

3. Curb cuts. The width of new curb cuts shall not exceed twenty (20) feet. New curb cuts should be no closer than twenty-two (22) feet from the nearest existing curb cut to aid traffic circulation and increase the safety of pedestrians.
4. Parking.
 - a) To promote flexibility in design, preserve existing commercial areas and encourage pedestrian uses, the off-street parking requirements set forth in this Chapter may be reduced or waived by the Zoning Board of Appeals based on existing remote parking access, shared spaces and the magnitude of the parking demand from the proposed project. A parking study may be required from the project proponent.
 - b) Parking areas shall be located in the rear half of the parcel unless the parking is completely enclosed within the main structure.
 - c) Surface parking lots shall comply with landscaping and screening requirements of Section 17-4-7 of this Chapter except that any fence, berm or landscaping feature at maturity shall comply with Section 15-3-2 of this Code.
5. The following provisions apply to areas adjacent to minor arterials, collectors and local streets.
 - a) New drive-through or drive-in uses shall not be allowed.
 - b) The main entrance to a building shall be from the abutting street.
 - c) The building façade abutting the street shall have at least thirty percent (30%) of the street-level façade area, as measured from the street level upward a maximum of twelve (12) feet, devoted to display windows or windows affording views into the interior area.
 - d) Awnings or canopies over display windows, doors and entryways may extend over the sidewalk to not more than two (2) feet inward from the edge of the curb or to the point where they interfere with street trees and shall have a minimum clearance of eight (8) feet above the sidewalk.
 - e) All mechanical equipment on the roof of buildings shall be architecturally screened or enclosed to blend with the roof surface as seen from public rights-of-way. Solar energy collection panels, wireless communications antennas and satellite dish antennas should be blended into architectural features or incorporated into building designs.
 - f) Outdoor dining is allowed subject to the requirements of Section 9-10-84 of this Code, and provided that a clear distance (unobstructed width) of four (4) feet is maintained for all sidewalks along public streets.
- d. Mixed-use and residential projects. The following provisions are applicable to mixed use projects (projects that combine residential and commercial uses within the same building) and residential-only buildings with three (3) or more dwelling units.
 1. Three- to five-family dwelling unit structures shall have a minimum of four thousand five hundred (4,500) square feet of land area or one thousand five hundred (1,500) square feet per dwelling unit, whichever is greater.
 2. Six- or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of land area or one thousand (1,000) square feet per dwelling unit, whichever is greater.
 3. In calculating the floor area ratio, only fifty percent (50%) of the area devoted to residential uses shall be included.
 4. Balconies for residential units may extend for a distance of six (6) feet into a required yard facing a street, provided that the balconies are a minimum of ten (10) feet above the ground level and do not extend into the public right-of-way.
 5. Open space shall be provided as follows:
 - a) Private outside open area for residential units shall provide no fewer than one hundred (100) square feet per dwelling unit.
 - b) Common outside open area for residential units shall provide no fewer than one hundred (100) square feet per dwelling unit.
 - c) Residents shall have access to useable outside open area, whether public or private, for recreation and social activities. The design and orientation of these areas shall take advantage of available sunlight and shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
 - d) The common outside open area shall be located conveniently for the majority of dwelling units.
 - e) Private outside open areas shall be contiguous to the dwelling units they serve, be screened from public view and have a minimum dimension of six (6) feet in any direction.
 6. A separate area having a minimum of three hundred (300) cubic feet of private and secure storage space shall be provided for each residential unit.
 - a) The storage area may be located within a garage, provided that it does not interfere with garage use for automobile parking.
 - b) Normal closet and cupboard space within the living spaces of the dwelling unit shall not count toward meeting this requirement.

- 7. All primary ground-floor common entries and individual dwelling unit entries for mixed-use projects fronting on streets shall be oriented to the street, not to the interior or to a parking lot.
- 8. The residential units in mixed-use projects shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the nonresidential uses. Nonresidential and residential uses shall not have common entrance hallways or common balconies except when one (1) residential unit is located above or behind one (1) commercial space.
- 9. On-site pedestrian circulation for mixed-use projects shall be continuous and connect various uses on site, as well as connect to off-site transit stops and parking.
- 10. Security lighting that meets the current City lighting standards shall be used in all parking areas and pedestrian walkways within the residential portions of projects.
- 11. All mechanical equipment shall be screened from view of the on-site residential units, with the exception of solar energy collection panels, wireless communications antennas and satellite dish antennas. Such screening should be made to appear to be an integrated part of the overall architectural design.
- 12. The following provisions are required to enhance the compatibility of uses within mixed-use projects:
 - a) Residential portions of a mixed-use project shall be designed to limit the interior noise caused by the commercial and parking portions of the project to a maximum of forty-five (45) db(A) in any habitable room with windows closed. Proper design may include, but shall not be limited to, building orientation, double or extra-strength windows, wall and ceiling insulation and orientation and insulation of vents. Where it is necessary that windows be closed to achieve the required level, means shall be provided for ventilation or cooling to provide a habitable environment.
 - b) No use, activity or process within a mixed-use project shall produce continual vibrations or noxious odors that are perceptible without instruments by a reasonable person within the interior of on-site residential units.
 - c) All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to on-site residential units.

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43. Off-street parking non-residential.

Landscape: *Required. § 17-4-7*

Public Sidewalks: § 17-4-44

Permitted Uses Uses depend upon the type of street along the front of the building containing the use, as shown in the table in Section 17-4-51 (9.3)