

ORDINANCE NO. 701 - EXHIBIT B
COMMUNITY COMMERCIAL DESIGN STANDARDS AND GUIDINES
PROPOSED AMENDMENTS

UPMC 19.52

CC9 Setbacks.

Building to the back of the sidewalk, a courtyard or plaza facilitates easy pedestrian access. Varying building setback and projection provides horizontal articulation and architectural interest.

A. Standards.

1. All site plan layouts shall give first consideration to pedestrians.
2. All buildings shall be oriented and built at the edge of the sidewalk except:
 - a. Where a plaza or courtyard lies between the building and sidewalk, in which case the building shall be built to the edge of the plaza or courtyard.
 - b. At significant corners a minimum setback of 20 feet is required between the building and sidewalk, to accommodate a plaza or courtyard.
 - c. When a minimum of 60 percent of a lot's street frontage is occupied by buildings, additional buildings may be built in the interior of the project site.
 - d. As provided in CC9(B) below.
3. No side setbacks are required; however, if a building is set back, then a minimum of 10 feet is required, to provide access between buildings.
4. At least 40 percent of the street facade of a building shall be set back a maximum of 10 feet from the wall plane established at the sidewalk, to provide horizontal articulation of the building facade.
5. A minimum 30-foot setback is required from R1 and R2 zones.

B. Drive-Through and Drive Up Facilities in Commercial Center exception

1. Where drive-through or drive-up facilities are proposed to be located within existing commercial centers, and where drive-through lanes are permitted between a building and a street in accordance with UPMC 19.70.130(D)(2)(d)(1) a minimum of two of the following requirements shall be met:

- a. An additional pedestrian connection between the public street and the principal building within the commercial center.
- b. An additional pedestrian connection to a second public street for commercial centers with two or more street frontages.
- c. Provide two additional pedestrian connections between parking areas located within the center and buildings within the center.
- d. Provide an additional 750 square feet of plaza area within the commercial center. The plaza area shall be improved in accordance with Chapter 19.52 UPMC.
- e. Provide a pedestrian connection from the principal building to a neighboring property.
- f. Provide enhanced walkways that exceed the design standards through landscaping and design.
- g. Provide enhancement to an existing pedestrian connection within the commercial center, or upgrade the existing connection to current pedestrian connection standards as described in subsection (D)(1)(b) of this section.
- h. Provide amenities that achieve the goal of the CC Zone that meet or exceed the options listed above and are approved by the Director.

2 Pedestrian connections shall be a minimum of five feet wide. Raised walkways are preferred. The City may consider alternative designs where major design challenges exist. The walkways shall be differentiated from the parking area by use of alternate materials or finishes. Paint striped walkways would not be allowed to meet this requirement. Alternate materials can include but are not limited to: concrete, pavers, stamped and painted asphalt, or others subject to City approval.

CC27 Doors and entryways.

Doors and entryways provide a welcoming sense of arrival and attract people to enter.

A. Standards.

1. Primary building and store entrances shall be oriented toward the principal street except in Level II Commercial Centers where a grade difference of more than 6 feet and a slope greater than 150% between the adjacent street and the property in question precluding direct pedestrian entrance from a street a minimum of two of the following requirements shall be met:

- a. An additional pedestrian connection between the public street and the principal building within the commercial center.

- b. An additional pedestrian connection to a second public street for commercial centers with two or more street frontages.
- c. Provide two additional pedestrian connections between parking areas located within the center and buildings within the center.
- d. Provide an additional 750 square feet of plaza area within the shopping center. The plaza area shall be improved in accordance with Chapter 19.52 UPMC.
- c. Provide a pedestrian connection from the principal building to a neighboring property.
- d. Provide enhanced walkways that exceed the design standards through landscaping and design.
- e. Provide enhancement to an existing pedestrian connection within the commercial center, or upgrade the existing connection to current pedestrian connection standards as described in subsection (D)(1)(b) of this section.
- f. Provide amenities that achieve the goal of the Community Commercial zone that meet or exceed the options listed above and are approved by the Director.

2. Pedestrian connections shall be a minimum of five feet wide. Raised walkways are preferred. The City may consider alternative designs where major design challenges exist. The walkways shall be differentiated from the parking area by use of alternate materials or finishes. Paint striped walkways would not be allowed to meet this requirement. Alternate materials can include but are not limited to: concrete, pavers, stamped and painted asphalt, or others subject to City approval.

23. Recessed or projecting entrances shall be designed so that they do not exceed 50 percent of the width of the storefront, nor 10 feet in depth/projection.

3-4 Except as provided above Placement and design of doors shall provide a direct connection to the sidewalks and streets,

4-5 Provide a diversity of entrance types including recessed, projecting and traditional entrances.

B. Guidelines.

1. Tenants should create a unique and identifiable entryway that distinguishes their brand identity.
2. Additional entrances may be on a walkway, plaza or courtyard.
3. Restaurants are encouraged to provide a clear throughway and a visual connection to exterior seating areas.

CC59 Temporary signs.

A temporary sign is any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other similar materials, with or without a frame, intended to be displayed for a limited time only. Holiday decorations and other special events are considered temporary.

A. Standards.

1. One real estate sign is permitted per building street frontage.
2. Real estate signs shall be located on the ground floor near the entrance.
3. Real estate signs are not permitted in the window of a residential unit.
4. Except ~~political~~ temporary non-commercial yard signs, temporary signs shall not be freestanding.
5. One new residential development wall sign is permitted per street frontage.
6. Inflatable dirigibles are not permitted.
7. A-board signs are prohibited.