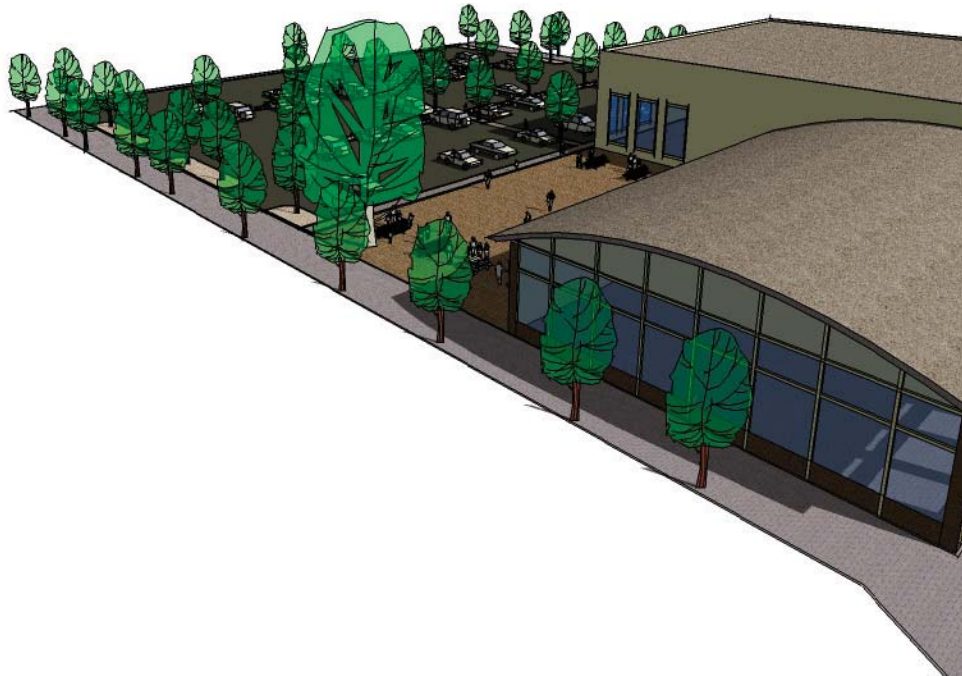


Zoning: DC-2 (Downtown Moderate Commercial) applies to portion of the perimeter of the downtown area where moderate and smaller scale business, with an orientation to abutting arterial streets, are the dominant use. This sub-district also permits mixed-use developments and attached dwellings at densities up to 30 units per acre. To maintain and enhance the existing character of this area, there are limits on the size of new buildings and the extent of outdoor commercial uses. New businesses, in this sub-district are encouraged to orient themselves not only to abutting arterials, but also to adjacent neighborhoods within the Downtown Plan District, which can accommodate outdoor seating, music and other community gatherings.

Site design: The proposed site layout depicts the required amount of parking, landscaping and pedestrian amenities associated with the 25,000 Sq. Ft. grocery store. Although two-stories are not required, the proposed diagram depicts a two-story volume along the arterial and 1-story volume to the neighborhood street. The neighborhood side of the building is further differentiated from the more urban arterial edge by a softer roof form and a large public plaza.



- Existing lot size-Approximately 65,000 Sq. Ft.
- Proposed building size (floor plate)- 25,000 Sq. Ft. (grocery store)
- Available parking area-40,000 Sq. Ft.
- Required number of parking spaces per zone: 4.5 spaces per 1000 Sq. Ft. (3.7 Spaces per 1000 Sq. Ft. x 125%)-112 total spaces
- Required parking area (112 parking spaces x 350 Sq. Ft. per space)-39,200 Sq. Ft.
- Other zoning standards depicted in the diagram:
- FAR: N/A
- Minimum building height: N/A
- Maximum building height: 40 feet
- Minimum building setbacks: 20-feet front, 0-feet side and rear
- Ground
- Building entrances are oriented towards the street.
- 10% parking lot landscaping
- Pedestrian path /walkway through the parking lot

Moderate Commercial Grocery Store (Approx. 25,000 Square Feet)