



171037



MAIN CORRIDOR OVERLAY DISTRICT



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING
AND DEVELOPMENT
DEPARTMENT



1. INTRODUCTION

A. PURPOSE

The Main Corridor Overlay (MCO) aims to provide for a cohesive development pattern along Main Street and major intersecting corridors. The following regulations create design standards that promote the use of transit, context sensitive density, pedestrian friendly spaces, and overall design excellence. Uses are regulated by this overlay to ensure compatibility between transit and adjacent uses. This overlay generally extends along Main from Pershing Road to Emanuel Cleaver II Boulevard.

B. APPLICABILITY

- i. The standards of this article apply to all development in the Main Corridor Overlay District. This document establishes the development standards that vary from the underlying base zoning for the properties in the Main Corridor Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 - Zoning and Development Code.
- ii. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
- iii. If provisions of this overlay district are inconsistent with a Historic Overlay District then the provisions of the Historic Overlay District shall apply.
- iv. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted the standards of this document shall be met.
- v. Buildings listed on the National Register of Historic Places and following the Secretary of the Interior's Standards through the National Parks Service shall be exempt from the Lot & Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay.
- vi. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.

1. NEW DEVELOPMENT

Full compliance with this article applies to all new buildings constructed within this district.

2. ENLARGEMENTS AND EXPANSIONS

Full compliance with this article applies only to the enlargement or expansion area.

3. FAÇADE CHANGES

Compliance with this article applies to façade changes to existing buildings.

4. CHANGE OF USE OR OCCUPANCY

Compliance with use standards apply whenever the use or occupancy of a property changes.

5. SIGNAGE

Compliance with signage standards apply when a sign permit is required.

2. ZONE DESCRIPTIONS



A. NEIGHBORHOOD MAIN STREET

Neighborhood Main Streets provide a diverse critical mass of walkable services for adjacent neighborhoods. These areas anchor residential neighborhood reinvestment and revitalization and restore the vibrant walkable character of the corridor and adjacent neighborhoods.



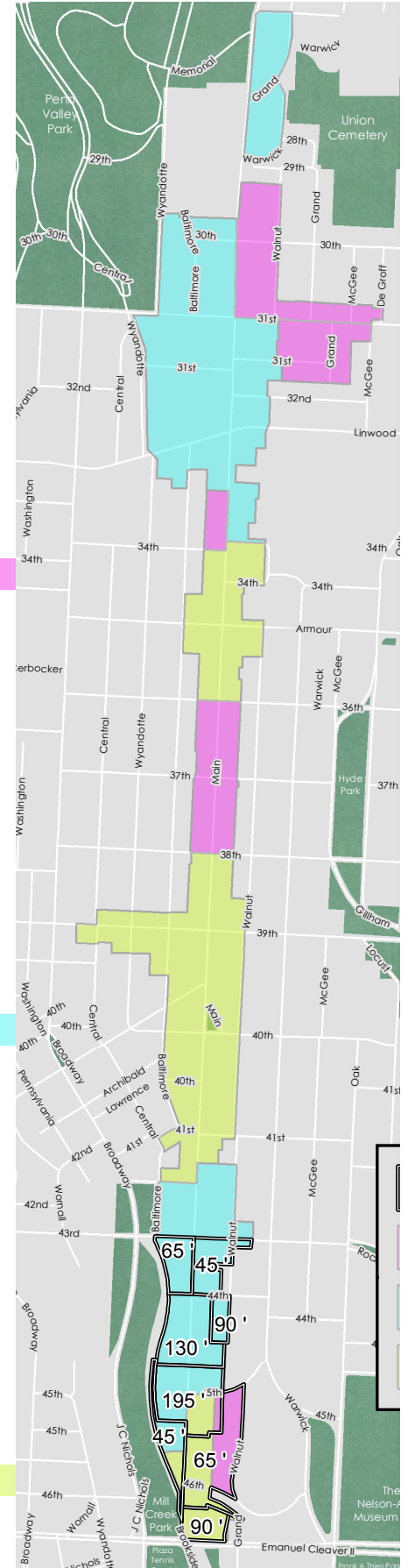
B. TRANSIT NODES

Transit nodes are centered around a rapid transit stop. Transit nodes encourage an appropriate mixture of density and uses around rapid transit stops to increase ridership and support transit investments. These nodes are characterized by compact development that facilitates access between rapid transit stops and nearby residential, commercial, civic, recreational, and institutional uses.

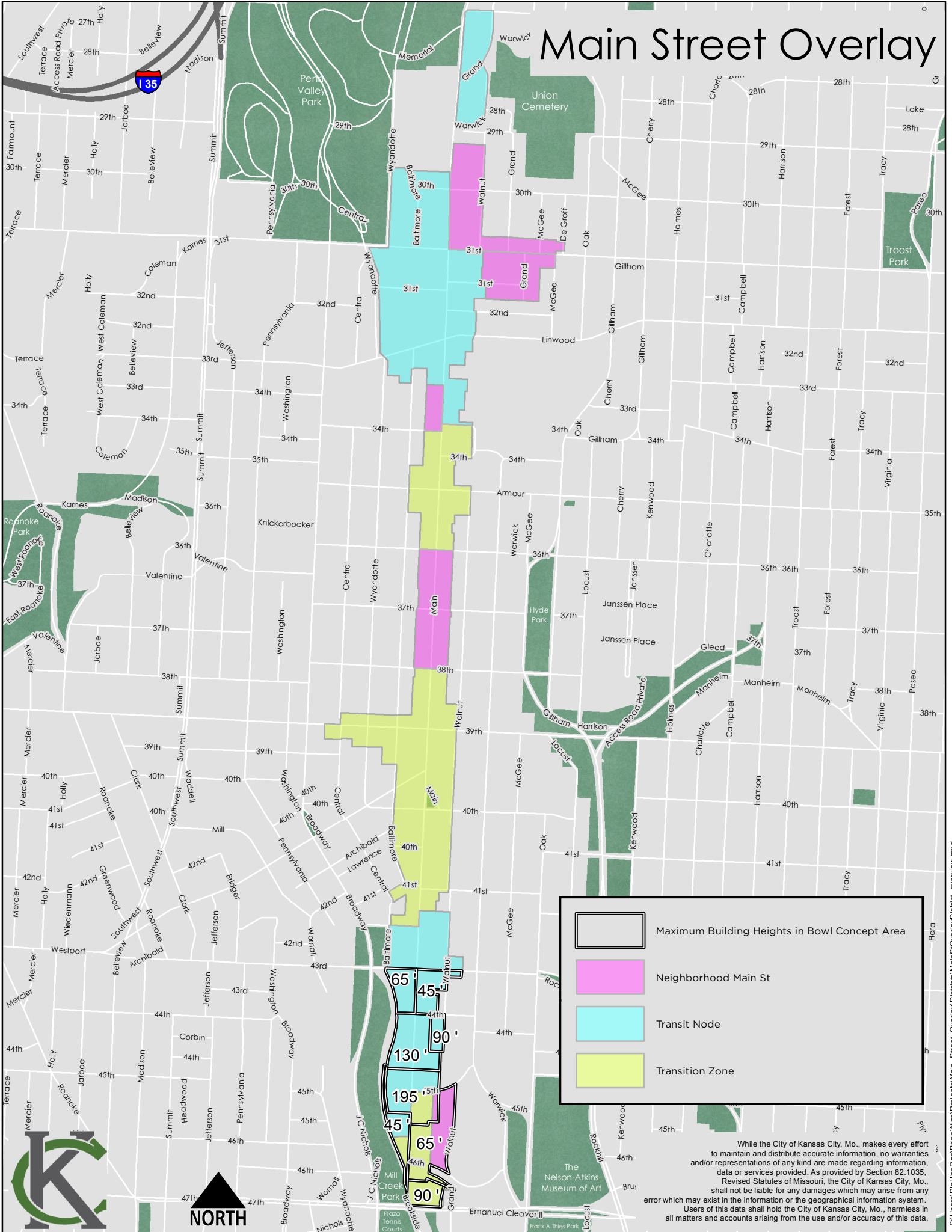



C. TRANSITIONAL ZONES

Transitional zones provide a balanced transition from Transit Nodes to Neighborhood Main Streets.




Main Street Overlay

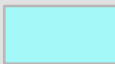




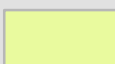
Maximum Building Heights in Bowl Concept Area



Neighborhood Main St



Transit Node



Transition Zone

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3. USES

A. USE SPECIFIC STANDARDS

I. DRIVE-THROUGH FACILITIES

In addition to 88-340 Drive-Through Facilities and in order to apply for a Special Use Permit for a Drive-Through the following standards must be met:

1. Drive-through facilities are only permitted within Neighborhood Main Street Districts.
2. Drive-through facilities shall be limited as accessory uses to financial services uses.
3. Drive-through uses shall only be permitted on a corner lot.
4. Street access to drive-through lanes shall be offset by at least 15 feet to prevent vehicles from stacking onto Main Street or any cross street.
5. No more than one curb cut shall be granted per street frontage for any use with a drive-through.

II. TAVERN OR NIGHTCLUB

1. Approval of a Special Use Permit is required for any Tavern or Nightclub with a gross floor area equal to or greater than 3,000 square feet.

III. SHELTER OR BOARDING

1. Shelters or Boarding facilities shall not have any outdoor kennels. Outdoor play areas are allowed but shall not exceed 1,000 square feet.
2. Outdoor play areas shall be located in the rear yard and shall be secured with a solid six (6) foot fence.
3. Non-accessory parking is only permitted within a parking garage. Surface parking lots shall not be allowed as non-accessory parking.

IV. GASOLINE AND FUEL SALES

1. No such establishment shall be located within 2,000 feet of another gasoline or fuel sales establishment within the overlay district.



USES

MAIN CORRIDOR OVERLAY USE TABLE													
USE CATEGORY specific use type	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards			
RESIDENTIAL	O	B1	B2	B3	B4	M1	M2	M3	M4				
HOUSEHOLD LIVING										88-110-04 & 88-110-06-C.			
Single family home	P	P	P	P	P	S	S	S	S	88-323			
In single-purpose residential building	–	P	P	P	P	P	P	P	P	88-323			
Above ground floor (in mixed-use building)	P	P	P	P	P	P	P	P	P	88-323			
GROUP LIVING										88-350			
Group home	S	S	S	S	S	S	S	S	S	88-350			
Domestic violence residence	P	P	P	P	P	S	S	S	S	88-350			
Domestic violence shelter	P	P	P	P	P	S	S	S	S	88-350			
Nursing home	P	P	P	P	P	S	S	S	S	88-350			
Fraternity, sorority, dormitory	P	P	P	P	P	S	S	S	S	88-350			
Convent/Monastery	P	P	P	P	P	S	S	S	S	88-350			
PUBLIC / CIVIC	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards			
BICYCLE SHARING FACILITIES	P	P	P	P	P	P	P	P	P	88-322			
CLUB, LODGE, OR FRATERNAL ORGANIZATION	P	P	P	P	P	P	P	P	P				
COLLEGE/UNIVERSITY	P	P	P	P	P	P	P	P	P				
DAY CARE													
Home-based (1–5)	P	P	P	P	P	P	P	P	P				
Family (up to 10)	P	P	P	P	P	P	P	P	P				
Group (up to 20)	P	P	P	P	P	P	P	P	P				
Center (21+)	P	P	P	P	P	P	P	P	P				
DETENTION AND CORRECTIONAL FACILITIES	–	–	–	–	–	–	–	–	–	88-335			
HALFWAY HOUSE	–	–	–	–	–	–	–	–	–	88-352			
HOSPITAL	S	P	P	P	P	P	P	P	P				
LIBRARY/MUSEUM/CULTURAL EXHIBIT	P	P	P	P	P	–	–	–	–				
PARK/RECREATION (except as noted below)	P	P	P	P	P	P	P	P	P				
Community center	P	P	P	P	P	P	P	P	P				
Homes association amenities	P	P	P	P	P	P	P	P	P	88-805-03-H.			
RELIGIOUS ASSEMBLY	P	P	P	P	P	P	P	P	P				
SAFETY SERVICES													
Fire station	P	P	P	P	P	P	P	P	P				
Police station	P	P	P	P	P	P	P	P	P				
Ambulance service	S	S	S	S	S	P	P	P	P				
SCHOOL	P	P	P	P	P	P	P	P	P				
UTILITIES AND SERVICES (except as noted below)	S	S	S	S	S	S	S	S	S				
Basic, minor	P	P	P	P	P	P	P	P	P				

USES

COMMERCIAL	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
ADULT BUSINESS										88-310
Adult media store	–	–	–	–	–	–	–	–	–	88-310
Adult motion picture theater	–	–	–	–	–	–	–	–	–	88-310
Sex shop	–	–	–	–	–	–	–	–	–	88-310
ANIMAL SERVICES										88-315
Sales and grooming	–	P	P	P	P	P	P	P	P	88-315
Shelter or boarding	–	–	P	P	P	P	P	P	P	88-315 & MCO Use-Specific Standards
Stable	–	–	–	–	–	–	–	–	–	88-315
Veterinary office	–	–	P	P	P	P	P	P	P	88-315
ARTIST WORK OR SALES SPACE	P	P	P	P	P	P	P	P	P	
BUILDING MAINTENANCE SERVICE	–	–	–	P	P	P	P	P	P	
BUSINESS EQUIPMENT SALES AND SERVICE	–	–	P	P	P	P	P	P	P	
BUSINESS SUPPORT SERVICE (except as noted below)	–	–	–	P	P	P	P	P	P	
Day labor employment agency	–	–	–	–	–	–	–	–	–	88-331
COMMUNICATIONS SERVICE ESTABLISHMENTS	–	–	–	P	P	P	P	P	P	
DRIVE-THROUGH FACILITY	–	–	–	S	S	S	S	S	S	88-340 & MCO Use-Specific Standards
EATING AND DRINKING ESTABLISHMENTS										
Restaurant	P	P	P	P	P	P	P	P	P	
Tavern or nightclub	–	–	–	P/S	P/S	P/S	P/S	P/S	P/S	MCO Use-Specific Standards
Smoking lounge	–	–	–	–	–	–	–	–	–	
ENTERTAINMENT AND SPECTATOR SPORTS										
Indoor small venue (1–149 capacity)	–	–	S	P	P	P	P	P	P	
Indoor medium venue (150–499 capacity)	–	–	S	S	S	S	S	S	S	
Indoor large venue (500+ capacity)	–	–	–	S	S	S	S	S	S	
Outdoor (all sizes)	–	–	–	S	S	S	S	S	S	
FINANCIAL SERVICES										
Bank	P	P	P	P	P	P	P	P	P	
Pawn shop	–	–	–	–	–	–	–	–	–	
Short-term loan establishment	–	–	–	–	–	–	–	–	–	88-325
FOOD AND BEVERAGE RETAIL SALES	–	–	S	P	P	P	P	P	P	
FUNERAL AND INTERMENT SERVICE										88-345
Cemetery/columbarium/mausoleum	–	–	–	–	–	–	–	–	–	88-345
Crematory	–	S	S	–	–	–	–	–	–	88-345
Undertaking	–	S	P	S	S	S	S	S	S	88-345

USES

GASOLINE AND FUEL SALES	-	-	-	S	S	-	-	-	-	88-323
LODGING										
Bed and breakfast	-	P	P	P	P	-	-	-	-	88-320
Hotel/motel	-	-	-	P	P	P	P	P	P	88-323 & 88-378
Recreational vehicle park	-	-	-	-	-	-	-	-	-	
MOBILE VENDOR PARK	-	-	P	P	P	P	P	P	P	88-358
OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL	P	P	P	P	P	P	P	P	P	
OFFICE, MEDICAL (except as noted below)	P	P	P	P	P	P	P	P	P	
Blood/plasma center	-	-	-	-	-	-	-	-	-	
PARKING, ACCESSORY	P	P	P	P	P	P	P	P	P	88-323
PARKING, NON-ACCESSORY	-	-	-	P	P	P	P	P	P	3biv
PERSONAL IMPROVEMENT SERVICE	P	P	P	P	P	P	P	P	P	
REPAIR OR LAUNDRY SERVICE, CONSUMER	-	P	P	P	P	P	P	P	P	
RESEARCH SERVICE	P	P	P	P	P	P	P	P	P	
RETAIL SALES	-	P	P	P	P	P	P	P	P	
Outdoor Retail Sales – Class A	-	-	-	P	P	P	P	P	P	88-366-01
Outdoor Retail Sales – Class B	-	-	-	-	-	-	-	-	-	88-366-02
REUSE OF DESIGNATED HISTORIC LANDMARK (local or national) if proposed use is not permitted	P/S	P/S	P/S	S	S	S	S	S	S	88-367
SPORTS AND RECREATION, PARTICIPANT										
Indoor	-	P	P	S	S	S	S	S	S	
Outdoor	-	-	-	S	S	S	S	S	S	
VEHICLE SALES AND SERVICE										
Car wash/cleaning service	-	-	-	-	-	-	-	-	-	
Heavy equipment sales/rental	-	-	-	-	-	-	-	-	-	
Light equipment sales/rental (indoor)	-	-	-	-	-	-	-	-	-	88-323
Light equipment sales/rental (outdoor)	-	-	-	-	-	-	-	-	-	
Motor vehicle repair, limited	-	-	-	-	-	-	-	-	-	88-323
Motor vehicle repair, general	-	-	-	-	-	-	-	-	-	88-323
Vehicle storage/towing	-	-	-	-	-	-	-	-	-	88-375

USES

INDUSTRIAL	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
JUNK/SALVAGE YARD	–	–	–	–	–	–	–	–	–	88-425-09
MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE										
Artisan (except as noted below)	–	P	P	P	P	P	P	P	P	
Artisanal Food and Beverage Manufacturing	–	P	P	P	P	P	P	P	P	88-318
Catering Establishments	–	S	S	S	P	P	P	P	P	88-318
Limited	–	–	–	–	–	S	S	S	S	
General	–	–	–	–	–	–	–	–	–	88-323
Intensive	–	–	–	–	–	–	–	–	–	
MINING AND QUARRYING	–	–	–	–	–	–	–	–	–	88-355
RECYCLING SERVICE										
Limited	–	–	–	–	–	–	–	–	–	
General	–	–	–	–	–	–	–	–	–	
SELF-STORAGE WAREHOUSE	–	–	–	–	–	–	–	–	–	88-323 & 88-369
WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT										
Indoor	–	–	–	–	–	–	–	–	–	88-323
Outdoor	–	–	–	–	–	–	–	–	–	88-323 & 88-378
WASTE-RELATED USE										
Composting Facility	–	–	–	–	–	–	–	–	–	88-328
Demolition debris landfill	–	–	–	–	–	–	–	–	–	88-380
Solid waste separation facility	–	–	–	–	–	–	–	–	–	88-380
Transfer station	–	–	–	–	–	–	–	–	–	88-380
AGRICULTURE	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
Agriculture, Animal	–	–	–	–	–	–	–	–	–	*Chapter 14
AGRICULTURE, CROP	–	–	–	–	–	–	–	–	–	88-312-01
AGRICULTURE, URBAN										
HOME GARDEN	P	P	P	P	P	P	P	P	P	88-312-02-A
Community garden	P	P	P	P	P	P	P	P	P	88-312-02-B
Community-supported agriculture (CSA) farm	P	P	P	P	P	P	P	P	P	88-312-02-C
ACCESSORY SERVICES	O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards
WIRELESS COMMUNICATION FACILITY										
Freestanding	–	–	P	P	P	P	P	P	P	88-385
Co-located antenna	P	P	P	P	P	P	P	P	P	88-385

4. LOT AND BUILDING STANDARDS

A. THE FOLLOWING LOT AND BUILDING STANDARDS APPLY TO ALL NEW CONSTRUCTION WITHIN THE OVERLAY DISTRICT:

LOT AND BUILDING STANDARDS	
LOT SIZE	None
FLOOR AREA RATIO	<p>NEIGHBORHOOD MAIN STREET: Refer to underlying zoning</p> <p>TRANSITIONAL ZONES: • Minimum: 0.5</p> <p>TRANSIT NODES: • Minimum: 1.0</p>
MINIMUM FRONTAGE	70 percent
MAX. FRONT YARD SETBACK	<p>NEIGHBORHOOD MAIN STREET: 10 feet</p> <p>TRANSITIONAL ZONES: 5 feet</p> <p>TRANSIT NODES: 0 feet</p>
MAX. STREET-SIDE SETBACK	<p>NEIGHBORHOOD MAIN STREET: 10 feet</p> <p>TRANSITIONAL ZONES: 5 feet</p> <p>TRANSIT NODES: 0 feet</p>
MIN. REAR YARD SETBACK	
Abutting a non-residential district	0 feet
Abutting residential district	<p>NEIGHBORHOOD MAIN STREET: refer to underlying zoning district.</p> <p>TRANSITIONAL ZONES: 15 feet for first 3 stories. The fourth story and above shall be setback an additional 10 feet. Any story greater than 8 stories shall be setback an additional 10 feet.</p> <p>TRANSIT NODES: 15 feet for first 3 Stories. The fourth story and above shall be setback an additional 10 feet. Any story greater than 8 stories shall be setback an additional 10 feet.</p>
Abutting an alley (any zoning district)	0 feet
HEIGHT ON MAIN STREET	<p>NEIGHBORHOOD MAIN STREET:</p> <ul style="list-style-type: none"> • Minimum 2 stories • Maximum 5 stories <p>TRANSITIONAL ZONES:</p> <ul style="list-style-type: none"> • Minimum 2 stories • Maximum 10 stories <p>TRANSIT NODES:</p> <ul style="list-style-type: none"> • Minimum 3 stories • Maximum 15 stories <p>BOWL CONCEPT AREA:</p> <ul style="list-style-type: none"> • Maximum building heights shall not exceed heights specified in areas labeled "Maximum Building Heights in Bowl Concept Area" on map on page 4.

B. EXCEPTIONS TO LOT & BUILDING STANDARDS

i. Features allowed to be setback greater than the maximum allowed setback include:

EXCEPTIONS TO THE LOT AND BUILDING STANDARDS		
FEATURE	MAXIMUM PERCENT OF FAÇADE	MAXIMUM SETBACK
CHANGES IN FAÇADE SETBACK FROM THE MAXIMUM ALLOWED SETBACK	Fronting street: 50 percent Fronting side yard: 75 percent	5 ft.
RECESSED PRIMARY ENTRANCE	25 percent	5 ft.
PATIO (SEE PATIO STANDARDS BELOW)	60 percent	15 ft.

ii. No more than 75 percent of the front façade shall be set back more than the maximum allowed setback.

5. ARCHITECTURAL MATERIALS

A. PERMITTED MATERIAL

Materials identified with a "PM" are Primary Materials and allowed on all stories of a structure.

B. PERMITTED SECONDARY MATERIAL

Materials identified with a "SM" are Secondary Materials and allowed on the second story and above of a structure or for the required building elements. Permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20 percent of the first story façade.

C. PROHIBITED MATERIALS

Materials identified with an "-" are expressly prohibited.

D. MATERIAL TRANSITION

Primary and secondary front façade materials shall wrap at the corners a minimum of 10 feet on the side façades.

E. MATERIAL PRESERVATION

Preservation or restoration of original facade materials is desired in existing structures. Applied 'faux' facades or other not permitted non-original materials shall not be used and should be removed when renovations occur.

F. DETERMINATION OF MOST SIMILAR MATERIAL

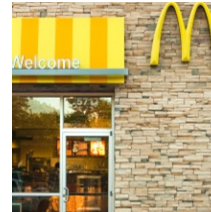
When a specific material cannot be readily classified, the city planning and development director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:

- iii. the appearance of the material;
- iv. the durability of the material;
- v. the method of installing the material;
- vi. the location of the material; and
- vii. information provided by the International Building Code.

BRICK



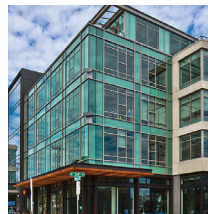
STONE



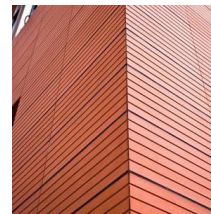
CAST STONE



GLASS



TERRA COTTA



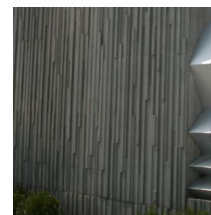
TILE



CAST-IN-PLACE CONCRETE SMOOTH



CAST-IN-PLACE CONCRETE TEXTURED



PRE-CAST CONCRETE



STUCCO



METAL



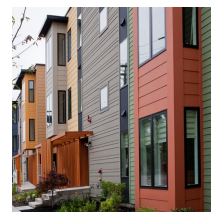
WOOD



FIBER CEMENT PANELS



FIBER CEMENT CLAPBOARD SIDING



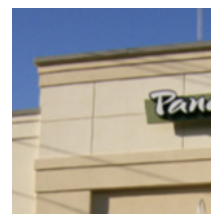
FIBERGLASS REPLICATION



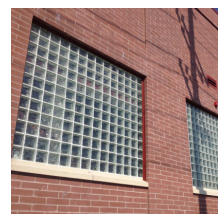
CMU / SPLIT FACED BLOCK



EIFS



GLASS BLOCK



ARCHITECTURAL MATERIALS

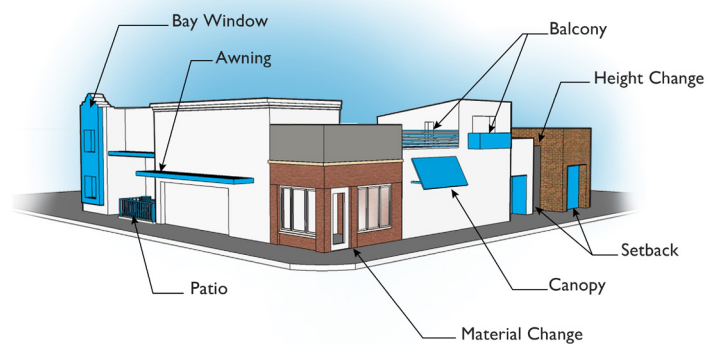
ALLOWED ARCHITECTURAL MATERIALS		
MATERIAL	FAÇADE FRONTING:	
	FRONT AND STREET-SIDE YARD	SIDE AND REAR YARD
BRICK	PM	PM
STONE	PM	PM
CAST STONE	PM	PM
GLASS	PM	PM
TERRA COTTA	PM	PM
TILE	SM	PM
CONCRETE		
>> Cast-in-place concrete – smooth/no texture	-	PM
>> Cast-in-place concrete – textured or patterned	SM	PM
>> Pre-cast concrete	PM	PM
STUCCO	SM	PM
METAL	SM	PM
WOOD (rough sawn wood is not permitted)	SM	PM
FIBER CEMENT		
>> Fiber cement panels	PM	PM
>> Fiber cement clapboard siding	SM	PM
FIBERGLASS REPLICATION	SM	PM
CONCRETE MASONRY UNIT	-	-
SPLIT FACED BLOCK	-	SM
GLASS BLOCK	-	SM
EIFS	-	SM

6. FAÇADE ARTICULATION AND COMPOSITION

A. BUILDING ELEMENTS

Building element standards apply to front and street-side facades.

- i. All buildings shall include at least two of the following elements:
 1. Two or more exterior finishes
 2. Two or more changes in roof lines
 3. Changes in façade setbacks no greater than 5 feet
 4. Bay windows
 5. Canopies and/or awnings
 6. Pilasters or columns
 7. Water Tables
 8. Balconies
 9. Patio
- ii. Single-purpose residential buildings with three or more units shall provide outdoor spaces for residents. Residential buildings and uses shall include one or more of the following features on the front façade:
 1. Porches- Porches are generally slightly above grade with an ornamental rail separating the porch from adjoining grade. Porches must have a minimum depth of 6 feet and shall span at least 50 percent of the front façade width.
 2. Balconies - Balconies are outdoor spaces above the ground floor. Balconies must have a guard rail enclosing the usable area. Juliet balconies shall not count toward this requirement.
 3. Stoops - Stoops are unenclosed steps and landings providing access to a primary entrance. Stoops must have an ornamental metal rails and cheek walls not exceeding 1 foot in height above the corresponding step. One stoop is required per front façade ground level unit. A minimum of 3 stoops is required to meet this requirement.



BALCONY



PORCH



BALCONY



STOOP

B. DOORS AND ENTRANCES

- iii. Primary entrances shall provide direct public access from Main Street to individual shops or businesses, lobby entrances, or to individual dwelling units. Primary entrances shall also be required for the following intersecting streets within the overlay boundaries: 31st Street, Linwood Boulevard, Armour Boulevard, 39th Street, Westport Road, 43rd Street and Emanuel Cleaver II Boulevard. On corner lots, entrances at building corners may be used to satisfy this requirement.
- iv. Primary entrances must be accentuated with two or more of the following architectural features:
 - 1. Change in building material
 - 2. Tile flooring
 - 3. Recessed entrance (setback no greater than 5 feet) with sidelight windows
 - 4. Transom windows and/or sidelight windows
 - 5. Porticos
 - 6. Canopies and/or awnings
 - 7. Projecting signage
 - 8. Decorative lighting
- v. Residential primary entrances shall not exceed 36 inches above grade. Non-residential primary entrances shall not exceed 12 inches above grade.



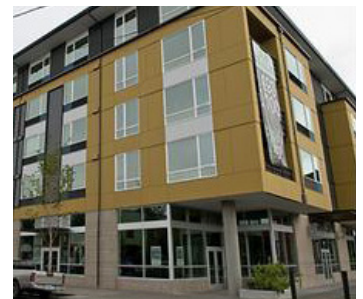
CANOPY



CANOPY, SIDELIGHT AND TRANSOM WINDOWS



RECESSED ENTRANCE, SIDE-LIGHT WINDOWS

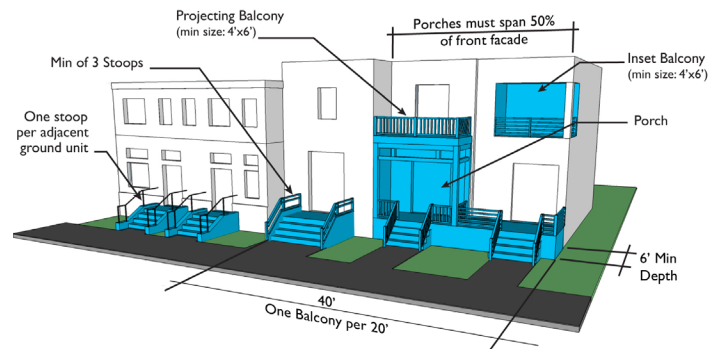


RECESSED ENTRANCE, SIDELIGHT AND TRANSOM WINDOWS

6. FAÇADE ARTICULATION AND COMPOSITION

C. PATIOS

- i. Up to 60 percent of a façade may be setback a maximum of 15 feet to allow for a patio.
- ii. Patios may be used for Outdoor Retail - Class A, dining or gathering space. Patios may not be used for outdoor storage.
- iii. Patios may be roofed with a permanent structure attached to the principal structure. No tents or other temporary structures shall be erected within the patio.
- iv. Patios must be enclosed with a permanent rail or wall constructed of metal, masonry, or wood and shall be no taller than 3 feet in height.



PATIO



CANOPY



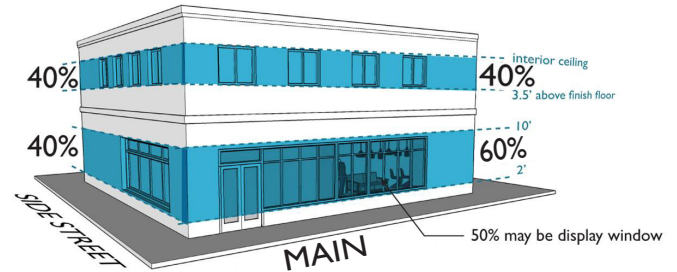
CHANGE OF MATERIALS, CAN-
OPIES, CHANGE OF SETBACK



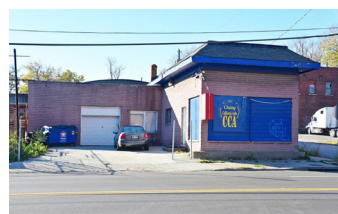
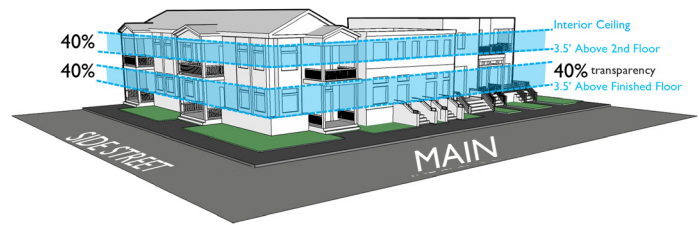
PATIO, CANOPY, CHANGE IN
SETBACK

7. TRANSPARENCY

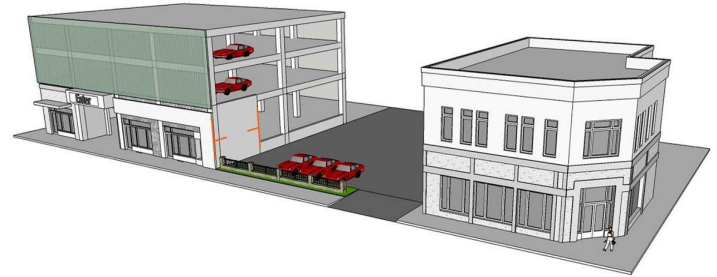
- A.** At least 60 percent of the façade fronting Main, between 3 feet and 10 feet above the sidewalk must be comprised of windows that allow clear views of indoor space or product display areas. On corner lots, this 60 percent transparency requirement applies only along Main. The minimum transparency standard for facades fronting streets other than those listed above is 40 percent, between 3 feet and 10 feet. Facades fronting parkways and boulevards shall comply with the standards set forth in 88-323 "Boulevard and Parkway Standards."
- B.** Buildings used solely for residential purposes may reduce their transparency to 40 percent on the first story, measured between 3 ½ feet above the finished floor and the interior ceiling.
- C.** The minimum transparency for the second story and above must be 40 percent on any façade fronting a street.
- D.** Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- E.** For non-residential structures, the bottom of any window or product display window used to satisfy the ground-level transparency requirements shall not be more than 3.5 feet above the adjacent sidewalk.
- F.** The bottom of any window used to satisfy transparency requirements for stories above the ground-level shall not be more than 3.5 feet above the interior floor.
- G.** No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- H.** Illumination of windows, display windows and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects.
- I.** No obstructions shall be placed on the outside of the window or door, including but not limited to bars, solid screens, signage, and shutters. Boards may be utilized in compliance with Chapter 48 (Nuisances). Required transparency shall not be obstructed by interior signage.



RESIDENTIAL

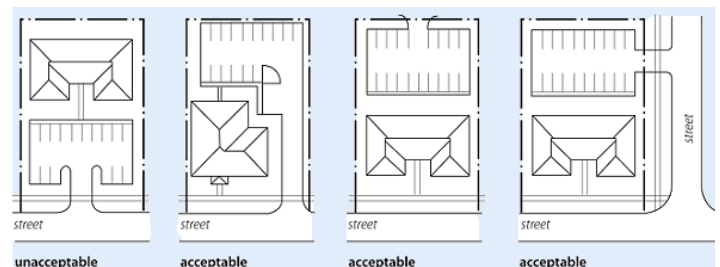
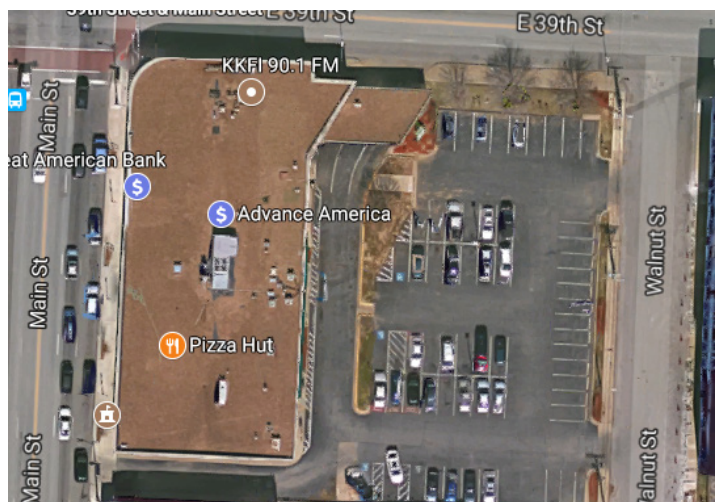


8. PARKING AND LOADING



In addition to the standards of 88-420 Parking and Loading, the following standards apply in the Main Overlay District:

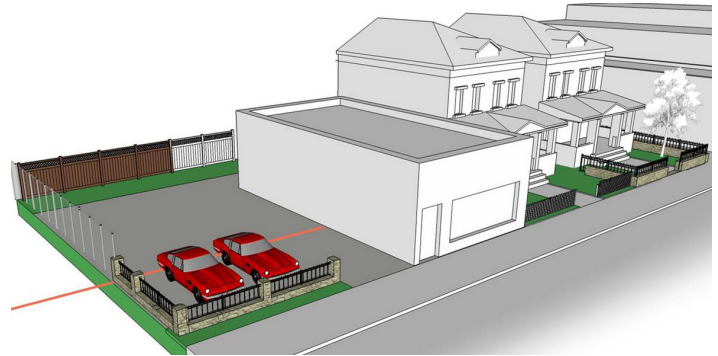
- A.** Any off-street parking provided must be located behind the building, in the side yard, within or under the building. Parking is not allowed in the street-side yard or front yard. Off-street parking shall be located no closer to an adjacent street than the front building line nearest the parking. On a boulevard, parking located on the side of a building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater.
- B.** Tenant spaces shall be included on the ground level of parking garage facades fronting Main. Spaces accommodating these uses shall have a minimum depth of 20 ft. and span a minimum of 50 percent of the total garage frontage.
- C.** When available, access shall be taken from side streets or alleys.
- D.** Vehicular egress shall only allow right-out traffic.
- E.** Vehicular Access Points on the same property shall be spaced at least 100 feet apart. The number of allowed vehicular access points shall not exceed the following table:



9. SCREENING, FENCING AND WALLS

A. In addition to 88-425-08 Screening of Containers and Mechanical/Utility Equipment the following standards must be met:

- i. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 20 feet from Main. Dumpsters and ground level mechanical/utility equipment shall not be located in the front or street-side setback.
- ii. Dumpsters shall be no closer to the street than the front building line.
- iii. Screening materials must be the same as the primary building materials.
- iv. Access for dumpsters and mechanical/utility equipment must be shared with any access for required parking.



B. Fencing and walls within the overlay district shall comply with the following standards:

- i. No fence over 6 feet shall be erected on any lot.
- ii. On a boulevard fencing must be of steel, iron, concrete, stone, or brick. Wood picket, stockade or chain link fencing is not permitted, per the Boulevard and Parkway Standards in Section 88-323.
- iii. Within 20 feet of the Main Street right-of-way lines:
 1. Fencing must meet or exceed 80 percent transparency.
 2. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 48 inches in height.
 3. Retaining walls adjacent to Main Street shall not exceed 48 inches in height.
 4. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.
 5. Chain link, vinyl, plastic, wood, and similar materials are prohibited.
- iv. Barbed-wire, razor wire, metal sheeting and similar materials are prohibited fencing materials.
- v. The finished side of the fence or wall must face the adjacent property or the street.
- vi. Patios shall be enclosed in accordance with 5(c) of this overlay.
- vii. At a minimum, a 36 inch tall decorative fence made of wrought iron or other metal picket shall be provided to enclose vehicular use areas from public right-of-ways. Said fence shall be located within the required perimeter landscape buffer strip.



C. When a vehicular use area is adjacent to a public right-of-way or a residential district, perimeter landscaping in accordance with 88-425-05 must be provided to provide physical and visual separation. Landscape buffer strips shall have a minimum depth of 5 feet. This requirement applies only when there are no intervening buildings between the right-of-way and the vehicular use area.

10. SIGNAGE

A. One wall sign; one awning, canopy or marquee sign; and one projecting sign per tenant with customer entrance are permitted, covering a maximum of 10 percent per tenant elevation.

B. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:

- The lot is developed with an existing principal structure is setback at least 30 feet from the property line adjacent to Main Street.
- The lot has an existing pole sign. The pole sign may be replaced with a monument sign.
- The sign is attached to or incorporated into freestanding wall or retaining wall.
- The site is a contributing official local or national historic landmark or a contributing building within an official local or national historic district.

C. When allowed, one monument sign is permitted per street frontage. Monument signs shall not exceed 20 square feet in area and 4 feet in height. Monument signs shall be constructed of primary materials matching the principal building. Content shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text. The area surrounding the monument sign shall be landscaped. Monument signs shall be setback in accordance with one of the following standards:

- On interior lots, monument signs shall be setback a minimum of five feet.
- On corner lots, monument signs shall be setback a minimum of 10 feet. Signs have a lesser setback if the proposed sign will not block any site distance triangles.
- When attached to wall or fence, signs may not extend above the top of the wall or fence. Monument signs may not project more than 3 inches from the face of the wall or fence.

D. A projecting sign mounted perpendicular to a building wall shall not exceed 12 square feet in area; if mounted radially on a building corner, it shall not exceed 24 square feet in area. The sign shall not exceed 50 percent of its projecting distance in thickness. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. No more than 50 percent of a projecting sign shall project above the parapet of the building.

Wall Signs



Monument signs



SIGNAGE

- E.** Wall signs shall be die cut and/or channel letter signs. Signs located on the ground level of the building shall be pin-mounted. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
- F.** Incidental signs are permitted in the district, according to the standards of 88-445-08-G.
- G.** Hand-painted wall signs are allowed subject to administrative approval by the director of city planning and development. On the front or street-side façade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 10a. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and shall be the only sign on that façade.
- H.** Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 50 years from the date of application. Historical signs may be removed and reinstalled for restoration. Retention of historical signs must receive approval by the director of city planning and development. In no case shall a pylon sign be considered a historical sign.
- I.** Roof signs are allowed within transit nodes. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.
- J.** Signs on the ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1 foot candle measured from the property line.
- K.** Animated neon signs may be permitted with administrative approval of the director of city planning and development.
- L.** Electronic, digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

Projecting Signs



Canopy, Awning, Marquee Signage



Roof Signs

