

Fremont Community Joint Zoning Ordinance

Chapter 5: Commercial Districts

Article 2: Urban Commercial District (C-2)

Type of District: Form-Based

Table of Contents

Section 5-2.01: Purpose and Intent

Section 5-2.02: Uses

Section 5-2.03: Siting

Section 5-2.04: Building Elements

Section 5-2.05: Accessory Provisions

SECTION 5-2.01: PURPOSE AND INTENT

The regulations applicable to the Urban Commercial District are planned to permit a mix of land uses that provide suitable shopping and service areas that are primarily focused on auto-oriented uses. The Urban Commercial area is intended as a diverse, generally auto-oriented environment where residents can work, shop and socialize. Its purpose is to instill a sense of pride throughout the commercial area.

Specific objectives include:

To express the community's special commitment to the visual quality of the area by establishing the minimum criteria for building design compatibility while promoting amenities necessary to attract business, residents and visitors; and

To establish clear development requirements in order to provide quick, efficient responses to typical development issues.

SECTION 5-2.02: USES

Purpose and Intent

The purpose of the Urban Commercial District is to provide a comfortable balance of uses appropriate for a commercial corridor. At the same time, some uses have more restrictive requirements or are prohibited altogether because they take up valuable retail space, which should be the focus of the downtown as a central shopping area for the community and the region.

Use	Uses by Right	Development Requirements	Special Land Uses	Use Restrictions and Requirements
Residential	Upper story residential	Floors with residential uses must be used for residential purposes, except that office uses are permitted.	None	
		Single-family detached and two family freestanding dwelling units are not permitted.		
Residential Care	None		Day care center (commercial)	
Government and Institutional	Government services		Community center & recreational center	
	Park, plaza, square, playground, walkway and similar uses		Medical centers and clinics, and administrative offices and related uses	

			Police station & firehouse	
			Social, fraternal and service organizations	
			Funeral homes and mortuary establishments	
			Golf courses, with or without club facilities	
Financial, Medical and Professional Office and Related Services	All		None except animal hospitals and contractor offices with a storage yard	
Personal Service	All		None	
Retail Sales	All except Special Land Uses	All uses with a GFA under 100,000 sq. ft.	All uses with a GFA of 100,000 sq. ft. or more	
			Lumber yards	
			Micro brewery under 8,000 sq. ft.	
			Auction Houses	
		Outdoor display areas may not take up required parking spaces.		
		Outdoor storage or display of pesticides and other similar substances is not permitted.		
		The display area must not interfere		

		with normal traffic circulation within the site.		
Automotive Oriented Businesses	None except vehicle body and repair shops		All except vehicle body and repair shops	
Entertainment and Recreation	All except Special Land Uses	For uses with outdoor seating, a minimum of 5 ft. of sidewalk along the curb and leading to the entrance to the establishment shall be maintained. Pedestrian circulation and access to the building entrance shall not be impaired by tables, chairs and other encumbrances.	Convention center	
			Sports & entertainment arena or club	
			Outdoor recreation developments not otherwise specified	
			Banquet halls and catering	
			Motels	
			Golf course, with or without club facility and with or without alcohol, except adult cabaret.	
			Sexually Oriented Business	Outdoor seating does not apply.
		Outdoor seating areas shall be limited to the area directly in front of the use to which it is accessory and shall not extend into adjoining sites. If located in the rear or side yard, it shall be contained		

		within the same lot, unless an agreement between the adjoining owners, acceptable to the applicable jurisdiction is submitted.		
Utility	Off-street surface parking in connection with an existing use		Utility substation, communications switch facilities, central heating & cooling plant	
	Wireless Communications Towers under 75 feet in height		Transit center, train and bus station	
			Off street parking structures	
			Wireless Communications Towers over 75 feet in height	

SECTION 5-2.03: SITING

Siting

The siting provisions of this District are intended to provide a development pattern that promotes a mix of uses, arranged in a manner that maximizes safety and convenience, to provide for smooth

traffic flow and to provide for certain building projections and variations in design. An additional purpose is to improve conditions for pedestrians while promoting accessibility to retail spaces.

Siting	Development Requirements		Administrative Departures
Building Placement and Projections	Required Building Line (RBL)	<p>With parking in the front yard:</p> <p>RBL 50 – 60 ft.</p>	<p>The RBL may be varied up to 5 ft. to account for changes in grade, landscape features, or other physical obstruction that does not permit the RBL to be maintained, provided that the RBL shall not be varied for the purposes of adding parking or building area within the RBL.</p>
		<p>No parking in the front yard:</p> <p>RBL 10 – 50 ft.</p> <p>Off-street parking shall be located at least 10 ft. behind the ROW.</p>	
		<p>A 50 – 60 foot RBL is required for buildings exceeding 3 stories.</p>	
		<p>At least sixty percent (60%) of the building façade shall occupy the RBL.</p>	
		<p>For sites allowed to have more than one main building, at least one</p>	

shall meet the RBL requirements.	
The building façade shall be built to the minimum RBL within 30 ft. of any block corner. Buildings on corner sites shall be located parallel to the street to frame the corner. At these corner locations, building facades shall be designed as storefronts along both frontages.	At corners, the minimum RBL may be increased if necessary to ensure clear vision at the intersection.
A street wall may be required along, or not more than 8 inches behind, any RBL frontage that is not otherwise occupied by a building	Landscaping of the same height (at planting) and at least seventy-five percent (75%) opacity may be used if it fulfills the same purpose.
An outdoor activity area or entry courtyard may occupy that portion behind the RBL not occupied by the building.	Space for bike racks, civic art, or other similar uses/activities may be permitted within the activity area or courtyard.
	Rooftop dining is allowed if properly secured for safety, subject to approval by the Zoning Administrator.
	If "Outdoor Service" is requested by a permanent liquor license holder, then service and consumption of alcoholic beverages and the area for patron assembly shall be confined

			to a permanent, structure or area approved by the Zoning Administrator.
Siting	Development Requirements		Administrative Departures
Building Placement and Projections	Side yard setback	None, except on a lot where a common lot line is shared with a residential district or use property line the main building shall be set back at least 30 ft. from the shared lot line, including any awning or balcony.	
	Rear yard setback	20 ft., except for lots with alley or rear service drive access where no setback is required and 50 ft. where a common lot line is shared with a residential district or use property line.	
	Projections	No part of any building, except overhanging eaves, awnings, covered walkways, balconies, shop fronts and bay windows, as specified by this district shall project forward of the RBL.	A ramp meeting ADA requirements may be placed forward of the RBL or in a setback, provided that it is at least 5 ft. from any lot line.
		The sections of the building façade at the RBL may include jogs of not more than 18 inches in depth, except as specified by this ordinance to allow shop	

		fronts, bay windows and balconies.	
		Awnings that projects over the sidewalk portion of a street-space shall maintain a clear height of at least 8 ft. and project a minimum of 6 ft. perpendicular to the façade.	
Lot Requirements	Minimum lot area	None	
	Minimum lot depth	150 ft.	
	Minimum lot width	100 ft.	
	Lot coverage	Ninety percent (90%) maximum lot coverage where storm water is collected; sixty-five percent 65% maximum lot coverage where storm water is not collected.	
Variances and Deviations: Siting	Variances	Placement of buildings, parking areas, driveways or projections resulting in a RBL or setback that is less than the above requirements, other than administrative departures.	
		All minimum lot requirements	
	Deviations	Minimum projection of awning; all others.	

SECTION 5-2.04: BUILDING ELEMENTS

Purpose and Intent

The intent of regulating building elements is to align building faces along the street and sidewalk. By doing so, building facades along a block face will form a street edge that frames the public realm, while retaining sufficient width for people to walk 2-3 abreast. Horizontal elements should be reflected in the design including lintels, windowsills, cornices, transoms, etc., but the vertical character of traditional storefronts as expressed by entries, window openings, and building height is emphasized. Walls visible from the public right-of-way include windows and architectural features customarily found on the front façade of a building, such as awnings, cornice work, columns, edge detailing or other decorative finish materials. A prominent and usable public building entrance is provided at the front of the building. Wall massing is broken up with architectural elements to reduce scale.

Building Elements	Development Requirements		Administrative Departures
Height	Maximum of 3 stories		Up to 1 additional story, not to exceed 4 stories may be permitted, provided the additional story is used for residential purposes.
	Ground Story Interior Height	The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.	
		The ground story shall have at least 12 ft. of	

		clear interior height (floor to ceiling) contiguous to the RBL frontage for at least a depth of 12 ft.	
		The maximum story height for the ground story is 20 ft.	
	Upper Story Interior Height	The maximum interior clear height (floor to ceiling) for stories above the ground story is 12 ft.	
	Mezzanines	At least eighty percent (80%) of each upper story shall have an interior clear height (floor to ceiling) of at least 9 ft.	
		Mezzanines having a floor area greater than fifty percent (50%) of the floor area of the story in which the mezzanine is situated shall be counted as full stories. Mezzanines shall not sit within 15 ft. of the RBL and are subject to the Use requirements of this District.	
	The height requirements may be exceeded by parapet walls not over 4 ft. in height or screening walls or enclosures as needed to conceal mechanical equipment from the view of the street in front or across the street from the building, and chimneys, television and radio antennas, cupolas, spires or other ornamental projections as needed.		
Façade Variation	New buildings whose façade exceeds 40 ft. in linear		The transparency

	<p>width shall be divided into multiple bays or shall create the impression of multiple storefronts.</p>	requirements may be varied if architectural style is in keeping with the intent of the requirement.
	<p>The ground level façade shall be designed to include the elements that make up a traditional storefront including:</p> <p style="padding-left: 40px;">A base panel between the sidewalk and the display windows</p> <p style="padding-left: 40px;">Display windows and an entry framed by piers/pilasters</p> <p style="padding-left: 40px;">A sign band</p> <p style="padding-left: 40px;">A string course separating the ground level façade from the upper story/stories.</p>	
Building Elements	Development Requirements	Administrative Departures
Windows/Transparency	Transparency requirements shall apply to the area of the façade between 2 and 10 ft. above the sidewalk regardless of where windows are located. Only clear or lightly tinted, non- reflective glass in windows, doors and display windows shall be considered transparent. Windows shall not be blocked by interior displays or otherwise have views to the interior obstructed for a depth of not less than 5 ft. into the building.	
	Façade transparency requirements do not apply for portions of structures in ground floor residential use, assembly area of theaters, auditoriums, churches and similar uses, provided that the façade is enhanced by architectural detailing, artwork, landscaping or similar features.	
	<p>Building facades facing public streets shall have the following percentages of window and door openings:</p> <p style="padding-left: 40px;">Minimum forty percent (40%); maximum of ninety percent (90%) for ground level storefronts</p>	The Zoning Administrator may approve a deviation from these façade requirements if the architectural style/detailing proposed satisfies the intent of the regulation.

	Minimum twenty percent (20%); maximum of forty percent (40%) for the building façade above storefronts.	
	Shop front or ground floor window sills shall not be higher above grade than 2 ft. above the fronting sidewalk.	The minimum height for sills may be varied to account for changes in grade or other physical features that make the maximum height impractical.
	Window openings and window panes shall be taller than they are wide or be divided into segments that are taller than they are wide.	
	Exterior steel barriers and other similar security devices are not permitted. If they are located inside a building, they may not be visible from the outside during business hours.	Security devices may be permitted for those uses required by law to provide them.
Roof Type	Pitched roofs shall be moderately steep with symmetrical slopes no less than 4:12 and not more than 12:12, except that entry-ways may have slopes of not less than 2:12.	Public buildings are exempt.
	Flat roofs shall not be visible when viewed from street level in the immediate vicinity of the building and shall be enclosed by parapets a minimum of 42 inches high, or as needed to conceal mechanical equipment.	
Exterior Building Wall Materials	<p>Durable building materials, simple configurations and solid craftsmanship are required. Eighty percent (80%) of the building façade (after transparency requirements are met) visible from public streets shall be constructed of the following materials:</p> <p>Brick</p> <p>Fiber cement siding equivalent or better siding</p> <p>Gypsum reinforced fiber concrete (for trim and cornice elements only)</p>	

	<p>Metal (beams, lintels, trim elements and ornamentation only)</p> <p>Split faced block (piers, foundation walls and chimneys)</p> <p>Split decorative block</p> <p>Stone</p> <p>Wood lap siding</p> <p>Wood designed for exterior use</p> <p>High quality vinyl siding</p>		
	<p>Awnings shall be made of a waterproof canvas material or similar material and shall be opaque to light (no under or in canopy illumination showing through).</p>		<p>Similar materials shall be approved before use.</p> <p>Vinyl/plastic awnings are not permitted.</p>
Entry	<p>The entrance shall be clearly identified using an awning, paving treatments, change in roofline or other features, such as canopies, porticos, arcades, arches and integral planters</p>		<p>Other methods, such as unique color treatments or other similar means may be approved provided the same effect is achieved.</p>
	<p>Main building entrances and exits shall face the street and shall be recessed.</p>		
Variances and Deviations	Variances	Maximum building height and/or number of stories other than administrative departures	
	Deviations	All others	

SECTION 5-2.05: ACCESSORY PROVISIONS

Signs

See Chapter 3 "General Provisions" for General Requirements.

Urban Commercial District Development Requirements		Administrative Departures
Pole or Ground	One sign is permitted for each lot, provided that for a corner lot property, 1 sign is permitted for each frontage, not to exceed 2, provided that the signs are separated by at least 300 ft. as measured along the front property lines.	
	Maximum sign area shall be 32 sq. ft. plus 1 sq. foot for each linear foot of street frontage in excess of 50 ft., not to exceed 100 sq. ft.	
	Business Centers with up to 50,000 sq. ft. of GFA may have a sign of 100 sq. ft. plus 2 sq. ft. for each full 1,000 sq. ft. of GFA above 50,000 sq. ft., not to exceed 200 sq. ft.	
	Pole signs shall not exceed 25 ft. in height. Ground signs shall be set back at least 10 ft. from any lot line and not exceed 8 ft. in height.	
	Up to thirty percent (30%) of a pole or ground sign may be dedicated to a reader board, electronic display or time and temperature sign.	
Wall	One wall signs is permitted per façade and/or frontage onto a parking area	In business centers where individual tenants do not have frontage, more than one sign may be permitted, provided that the aggregate area of

the signs does not exceed the maximum area as allowed.

A wall sign shall not exceed 1.5 sq. ft. per each linear foot of building wall length associated with the use to which it refers, with a maximum of 50 sq. ft. However, if an existing structure is set back more than 100 feet from the property line, then wall signs shall not exceed twenty percent (20%) of the wall area to which it is attached.

Signs shall be located on the wall facing street and off-street parking area designated for that use.

See "Sign" Section in Chapter 3 "General Provisions" for regulations pertaining to multiple uses in a building.

One additional wall sign per building, not exceeding 10 sq. ft., is permitted for the purposes of identifying uses on upper floors.

Up to twenty percent (20%) of a wall sign may be dedicated to a reader board or time and temperature sign.

Window

Signs may be painted, etched, or affixed to glass windows or doors provided they pertain to the business conducted on the premises and do not exceed twenty-five percent (25%) of the glass surface area or diminish any applicable façade transparency requirements. One electronic display sign may also be affixed to

	a window or door provided it does not exceed 20% of the glass surface area.	
Awning or Canopy	A sign may be painted, stenciled or otherwise affixed flat to the awning surface and cannot extend vertically or horizontally beyond the limits of the awning.	
	Characters can take up no more than fifty percent (50%) of the awning or canopy surfaces that face the primary street, but graphics/designs can encompass the entire canopy.	
	One suspended sign may be hung under an awning for each ground floor establishment, not exceeding 4 sq. ft. in area and having a minimum clearance of 8 ft. above the sidewalk or other pedestrian area.	
Menu Board	Two menu board signs are permitted per drive-through lane, each not exceeding 60 sq. ft. and 6 ft. in height, oriented to a drive-through lane, for approved drive-in and drive-through uses.	
Real Estate	One sign per lot is permitted not exceeding 6 sq. ft. in area, provided a corner lot may have one sign on each street frontage.	
Political	One sign per issue or candidate not exceeding 6 sq. ft. in area, per lot.	
Banner	Banners may be erected in the front or side of a building or on the	

subject property on a pole mount as long as they do not exceed 32 sq. ft., are properly maintained, setbacks are adhered to, and they are safely secured to the building or pole mount.

Parking

See Chapter 3 "General Provisions" for General Parking Requirements.

Urban Commercial District Development Requirements		Administrative Departures
Number	The number of off-street parking spaces shall not exceed the Standard Requirement for uses on the parcel by more than ten percent (10%) of the required spaces.	Additional parking spaces may be approved with a parking study provided by the applicant demonstrating that the parking will be required to accommodate the use on a typical day.
		Fewer parking spaces may be approved provided a parking analysis submitted by the owner is approved that demonstrates that the spaces planned will be sufficient.
	Off-street parking requirements may be met in a shared public or private parking lot located within 300 ft. of the building/structure served.	

Parking requirements shall not apply to that portion of restaurant seating which is outdoors and adjacent to the street and other uses generally considered as accessory to other principal uses on the same lot.

Use	Standard Requirement		
Retail Sales	3 spaces per 1000 sq. ft. of UFA; Auction houses – One parking space per 2 seats, one parking space per 28 sq. ft. of assembly area, or one parking space per 500 sq. ft. of UFA, whichever is most applicable, plus one space per employee.		
Automotive Oriented Businesses	2.5 spaces per 500 sq. ft. of GFA		
Personal Service	1 space per 500 sq. ft. of UFA		
Office	3 spaces per 1000 sq. ft. of UFA		
Residential	2 spaces per dwelling unit, except senior housing, which shall provide 1 space per dwelling unit	Residential uses shall provide reserved parking spaces per each dwelling	Parking should be located within 100 ft. of the building in which the dwelling is located; however, the Zoning Administrator may approve a greater distance provided that pedestrian ways are provided.
Residential Care	Residential requirement, plus 1 space per employee not in residence		
Utility	1 space per use		
Entertainment & Recreation	1 space per 3 persons by occupancy		
Government & Institutional	1 space per 3 persons by seating capacity in the largest assembly area; if no		Additional parking may be permitted for

		assembly area is provided, 1 space per 1000 sq. ft. of UFA	municipal vehicles.
Special Provisions	Parking lots with more than 50 automobile parking spaces shall set aside an area for bicycle spaces at a rate of one space for each 50 automobile parking spaces, with a minimum of 6 spaces. Bike racks are required.		
	A covered parking area strictly for the purpose of providing shelter to horse and buggy conveyances may be constructed in a parking area provided it may not be used for outdoor storage or parking of motor vehicles, and must be set back from any other building at least 10 feet. Hitching posts are allowed.		

Access Management

The intent of these provisions is to establish standards for driveways spacing and the number of driveways along the commercial district corridors. The requirements are intended to promote safe and efficient travel within the corridors; minimize disruptive and potentially hazardous traffic conflicts; separate traffic conflict areas by reducing the number of driveways; provide efficient spacing standards between driveways and between driveways and intersections; implement recommendations of the Comprehensive Plan and the M-82 Corridor Study; protect the substantial public investment in the street system; and to ensure reasonable access to properties, though not always the most direct access.

Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance and to provide the most favorable driveway grade.

Urban Commercial District Development Requirements			Administrative Departures
Driveway/Intersection Spacing	Minimum Spacing for a Full Movement Driveway	Minimum Spacing for a Channelized Driveway Restricting Left Turns	For sites with insufficient street frontage to meet the listed criterion, alternative arrangements may include a driveway along a side street, a shared driveway with an adjacent property,
Minimum spacing requirements between a proposed commercial	200 ft.	125 ft.	

driveway and an intersection either adjacent or on the opposite side of the street shall be not less than the distances listed.			construction of a driveway along the property line farthest from the intersection or a service road.
Commercial Driveway Spacing	Posted Speed Limit (MPH)	Minimum Driveway Spacing (In ft.)	In the case of expansion, alteration or redesign of an existing development where it can be demonstrated that pre-existing conditions prohibit adherence to the minimum commercial driveway spacing standards, the requirements may be modified by the minimum amount necessary, but in no case shall spacing of a full-access driveway be less than 60 ft., measured at the driveway throat.
Minimum spacing requirements between commercial driveways on the same side of the street shall be not less than the distances listed.	25	125	
	30	155	
	35	185	
	40	225	
	45	300	
To reduce left-turn conflicts, new commercial driveways shall be aligned with those across the roadway where possible. If alignment is not possible, driveways shall be offset a minimum of 250 ft. along West Main and 150 ft. along other streets from those on the opposite side of the roadway. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways.			This requirement may be reduced where topography or other site condition prevents compliance at the discretion of the Zoning Administrator.
Driveways, including the radii but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage.			Encroachment may be permitted if approved in writing by an adjacent property owner agreeing to the encroachment with the length of time the encroachment is allowed outlined in the Agreement.

Sidewalks

Urban Commercial District Development Requirements		Administrative Departures
Sidewalks	A minimum combined sidewalk and parkway dimension of 10 ft. shall be provided for the width of the lot.	Space for bike racks, civic art, or other similar uses/activities may be permitted, provided the minimum sidewalk clear area is met. In lieu of a sidewalk, a path that aligns and/or connects to the Town & Country Path is allowed.
	If provided, a minimum sidewalk width of 5 ft. is required adjacent to storefronts.	
Outdoor Temporary Display Areas	<p>Outdoor temporary display areas are permitted, but shall be limited to the following:</p> <p>If there is a sidewalk adjacent to a storefront, a display may be set against the front façade as long as there is at least five (5) feet for pedestrian passage.</p> <p>Displays may be set against the rear or side façade as long as traffic flow is not impacted.</p> <p>Displays may be set along any property line as long as the display does not exceed the height of the front façade of the principal building and does not impair the vision lines of vehicular traffic.</p> <p>Displays are not to extend into adjoining sites</p>	Alternate locations may be approved where pedestrian circulation or entrances to buildings are not impaired.
	A minimum 5 foot wide sidewalk shall be maintained from the curb or	

front sidewalk leading to the entrance to the establishment. Pedestrian circulation and access to the building entrance shall not be impaired.

Landscaping/Screening

Urban Commercial District Development Requirements		Administrative Departures
Street Trees	One 2-1/2 inch caliper street tree shall be provided and located at not less than 30 foot intervals of street frontage.	Spacing may be varied for individual site conditions.
Parking Areas	In order to enclose the portion of the parking exposed to view of public streets, parking lots visible from a public street, walkways, or adjacent residential districts or uses shall be screened by a decorative masonry wall no less than 3 ft. high and no greater than 4 ft. high. However, to allow pedestrian access, screening must be broken up at least every 50 feet.	Landscaping of the same height (at planting) may be used if it screens the parking area with at least seventy-five percent (75%) opacity.
	Parking lots exceeding 50 spaces shall provide interior landscaping, dispersed evenly throughout the parking lot in order to break up large expanses of pavement and assist with vehicular and pedestrian flow. At least one canopy tree shall be provided per each 12 parking spaces.	
	Where drive-in and drive-through lanes are permitted, a combination of trees and shrubs shall be planted	

	along the lanes to screen the lanes from view within the site and from adjacent properties.	
	Foundations	Trees and shrubs shall be arranged around the foundation of all buildings so that there shall be no portion of any wall in excess of 10 feet in width where there are not plantings at least 18 inches high.
	Screening	Exterior trash disposal areas/equipment shall be enclosed by brick, decorative concrete, treated wood, or a material that matches the material of the main building. The enclosure shall be a minimum of 6 ft. high, with 3 sides with a gate of similar material on the fourth side. Outdoor mechanical equipment shall be similarly screened, provided that the enclosure need only be as high as necessary to fully screen the equipment.

Other

Urban Commercial District Development Requirements		Administrative Departures
Lighting (See Chapter 3 “General Provisions” for General Requirements)	Lighting, if installed, shall be pedestrian-style lighting along all sidewalks and within parking areas.	
	For pole lighting within parking areas, light fixtures shall not exceed a height of 20 ft.	
	Higher fixtures not exceeding 30 ft. may be permitted for pole lighting	

	if the fixture is located at least 200 ft. from any adjacent residential district or use property line.	
	Building, wall and pole exterior lighting fixtures shall be directed downward in order to reduce glare onto adjacent properties and streets. Any fixtures or structures used in relation to lighting shall be architecturally compatible with the remainder of the structure.	
	All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and shall be arranged to reflect lights away from all adjacent residential districts or uses. Light shall not exceed more than 0.5 foot candles at a residential property line. Light shall not exceed more than 2.0 foot candles at a non-residential property line. The maximum intensity of lighting internal to the site shall be 12 foot candles.	Greater intensities may be allowed where additional security to prevent vandalism or to protect pedestrians or drivers may be needed. A lighting plan shall be submitted as part of a request for greater lighting. In no case shall illumination exceed 10 foot candles.
Accessory Buildings	Lighting internal to the site used for nonresidential purposes or those used for security shall not be less than 2 foot candles.	
	No more than one detached accessory building, not exceeding forty percent (40%) of the ground floor GFA of the main building or 800 sq. ft., whichever is less, and 16 ft. in height (as measured to the peak of the roof) may be permitted.	

	A detached accessory building shall be no closer to the front lines than the RBL and should be at least three (3) feet from the side and rear property lines unless the structure is adjacent to a residential district or use in which case the accessory building should be at least ten (10) feet from the side and rear property lines.	
	A detached accessory building shall be located at least 10 ft. from the main building.	
	Accessory structure: A covered parking area strictly for the purpose of providing shelter to horse drawn conveyances may be constructed in a parking area provided that it may not be used for storage or parking of motor vehicles and must be set back from any other building at least ten (10) feet. Hitching posts are allowed.	
Public Art	Public art is encouraged and may be located in appropriate areas without regard to setbacks, RBLs, etc.	

Variances and Deviations: Accessory Provisions

Urban Commercial District Development Requirements		
Variances	Signs	All sign types: number permitted, height and maximum area.
		Suspended signs: minimum clearance above the sidewalk

	Parking	Location
		Minimum number of parking spaces, except administrative departures
	Access Management	All requirements, other than administrative departures
	Sidewalks	Minimum sidewalk and parkway dimensions
	Landscaping/Screening	Dimensions of landscaping/screening (height, number, separation, etc.) except administrative departures
		Parking area requirements
	Lighting	All requirements, except lighting style and administrative departures
	Accessory Buildings	All requirements for accessory buildings permitted as a departure by the Planning Commission
Deviations	Accessory buildings, all others	