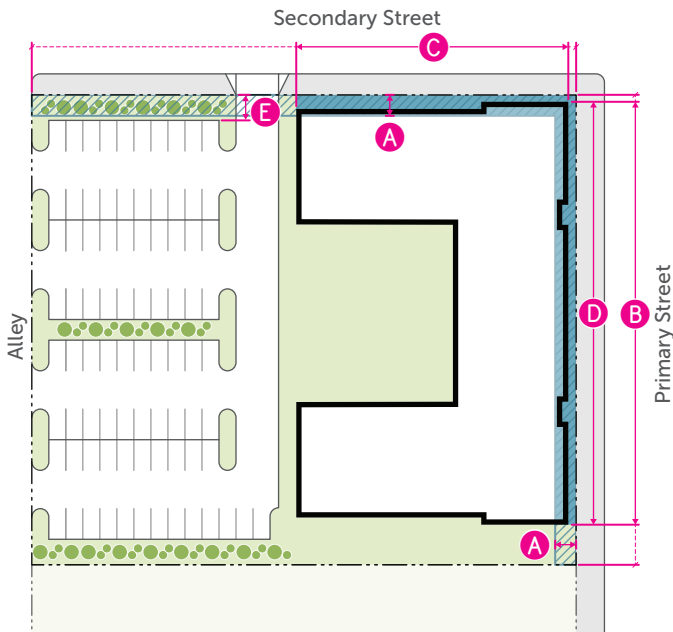


B. Downtown Inner Core

In the future, the Downtown Inner Core should remain the urban center of the community. It should be comparatively higher in density, in terms of building scale and intensity of land use. Compatibility with traditional character is paramount.

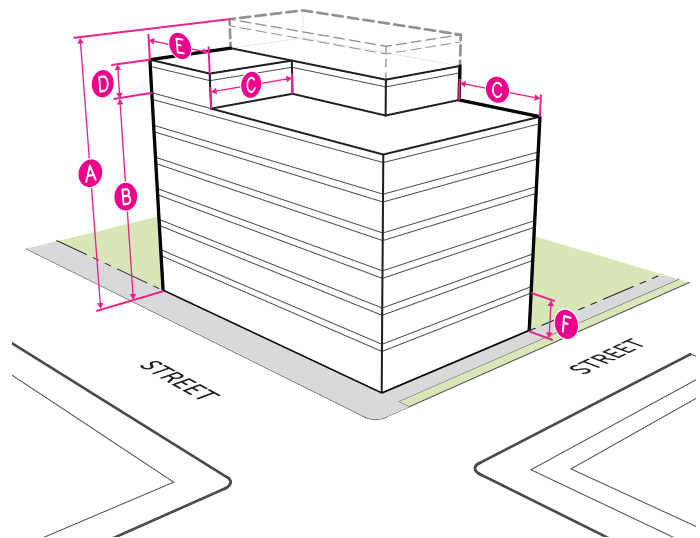
1. Site Design

(See 20.25.080C.3.)



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

A	Build-to zone (min/max)	0'/5'
B	Build-to width: primary street (min)	90%
C	Build-to width: secondary street (min)	70%
D	Building width (max)	325'

PARKING

	Parking between building and street	Prohibited
E	Parking setback from street (min)	15'
	Interior parking lot landscaping	n/a
	Parking lot perimeter screening	n/a

BUILDING HEIGHT

A	Building height (max)	See underlying zoning
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UPPER STORY STEPBACK

B	Street wall height (max)	85' 6 stories
C	Stepback depth (min)	10'
D	Stepback exception: height (max)	15' 1 story
E	Stepback exception: width (max)	30%

FLOOR TO CEILING HEIGHT

	Residential (min)	10'
F	Non-residential (min)	13'

Downtown Inner Core

3. Facade Design

(See 20.25.080C.5.)



4. Materials

(See 20.25.080C.6.)



	Primary Street	Secondary Street
GROUND FLOOR		
A Glazed area: commercial (min)	65%	50%
Glazed area: residential (min)	65%	50%
UPPER FLOOR		
B Glazed area (min)	20%	20%
C Blank wall width (max)	8'	8'
ENTRANCES		
Street-facing entrance	Required	n/a
D Distance between entries (max)	50'	50'

	Street-facing	Non-street-facing
MATERIAL COVERAGE		
Natural material (min)	n/a	n/a
A Traditional masonry (min)	70%	40%
B Synthetic Stucco: ground floor (max)	20%	70%
C Synthetic Stucco: upper floor (max)	40%	70%