## D. Downtown Hip Strip

The Downtown Hip Strip is a distinctively unique part of Downtown, with a mix of older and newer buildings of a moderate scale. It has a diverse range of building types that are interesting at the street level, and generally built close to the street edge in ways that invite exploration. Public art and creative signs, colors and artistic elements are encouraged.
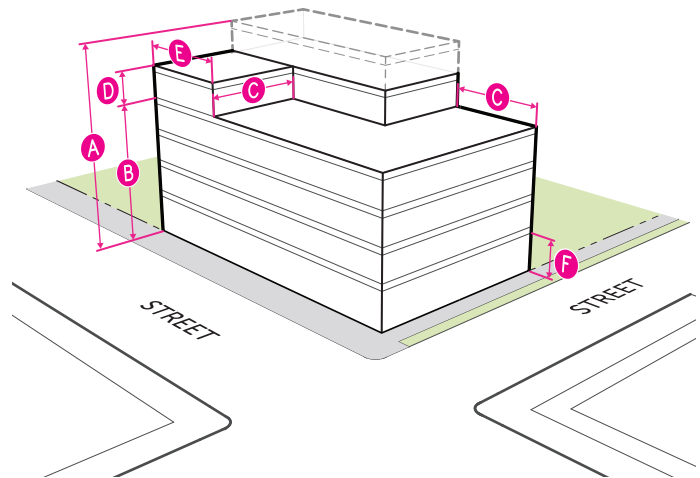
1. Site Design

(See 20.25.080C.3.)
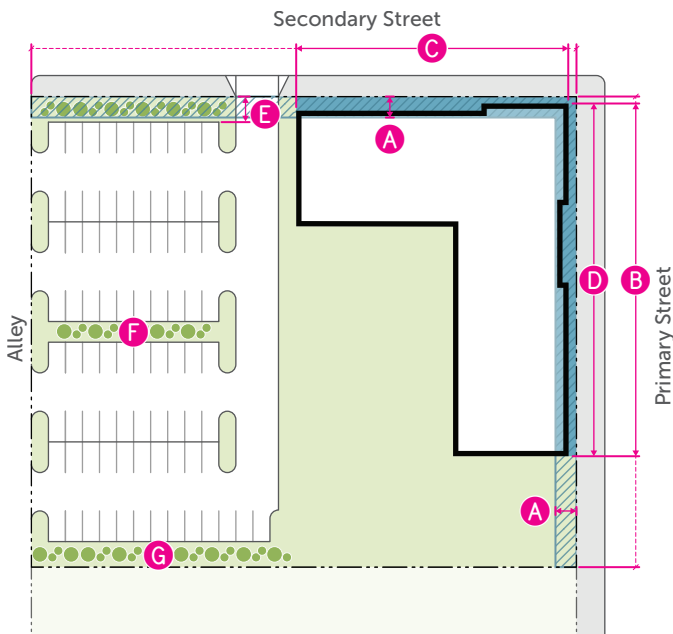
2. Vertical Scale

(See 20.25.080C.4.)

BUILDING	
A Build-to zone (min/max)	0'/5'
B Build-to width: primary street (min)	70%
C Build-to width: secondary street (min)	40%
D Building width (max)	275'
PARKING	
Parking between building and street	Prohibited
E Parking setback from street (min)	15'
F Interior parking lot landscaping	Required
G Parking lot perimeter screening	Required

BUILDING HEIGHT	
A Building height (max)	See underlying zoning
UPPER STORY STEPBACK	
B Street wall height (max)	60' 4 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 Hip Strip

3. Facade Design

(See 20.25.080C.5.)

4. Materials

(See 20.25.080C.6.)
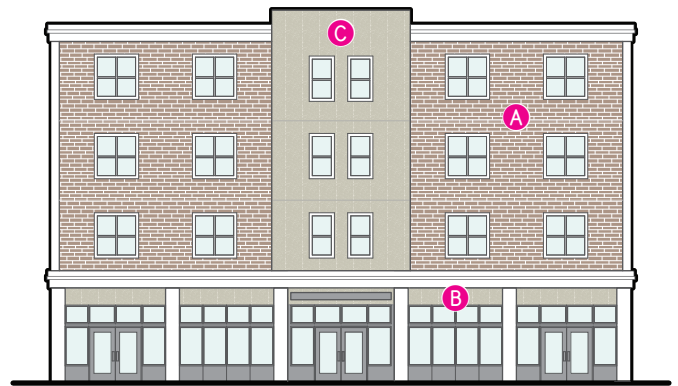
	Primary Street	Secondary Street
GROUND FLOOR		
Ⓐ Glazed area: commercial (min)	65%	40%
Glazed area: residential (min)	30%	30%
UPPER FLOOR		
Ⓑ Glazed area (min)	20%	20%
Ⓒ Blank wall width (max)	10'	10'
ENTRANCES		
Street-facing entrance	Required	n/a
Ⓓ Distance between entries: Non-residential (max)	70'	70'
Distance between entries: Residential (max)	100'	100'

	Street-facing	Non-street-facing
MATERIAL COVERAGE		
Natural material (min)	n/a	n/a
Ⓐ Traditional masonry (min)	50%	40%
Ⓑ Synthetic Stucco: ground floor (max)	20%	70%
Ⓒ Synthetic Stucco: upper floor (max)	40%	70%