

PUD MODIFICATIONS

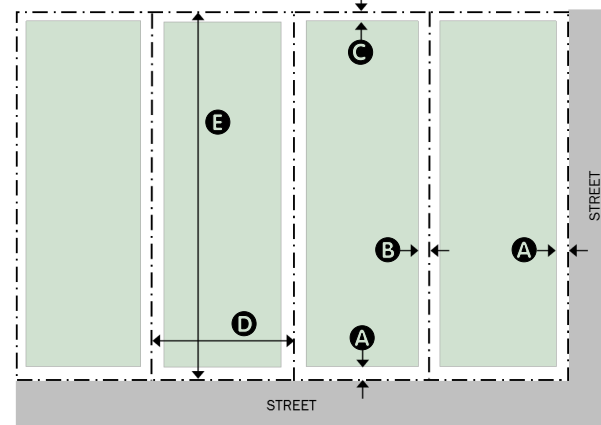
221 Zone District Standards Per Markups
Table 300-1 Parking 16 Spaces Required
Table 300-1 Public Safety Only Use by Right
Section 409 Snow Hauling Permitted
Section 602.L Open Space Not Required
Section 444 Modified Oak Street Standards

221 ZONE DISTRICT: COMMERCIAL OAK - TWO

221.A Purpose

The Commercial Oak zone districts are intended to provide areas along Oak Street for low-intensity commercial uses, such as office and limited retail and service. These zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential densities and forms compatible with permitted commercial uses. Commercial Oak accommodates uses and development that are complementary to and compatible with the surrounding neighborhood in terms of scale and intensity, as well as provide a buffer or transition between the Commercial Old Town zone district and the Old Town residential neighborhood.

221.B Dimensional Standards (See below.)



--- Property Line
■ Building Envelope

Building Placement		
Lot Line Setbacks		
Front		A
Principal Building	10' min.	
	30' max.	
Accessory Building	15' min.	
Side		B
Principal Building	10' min.	
Accessory Building	5' min.	
Rear		C
Principal Building	10' min.	
Accessory Building	5' min.	
Lot Size		
Width ¹	25' min.	D
	100' max.	
Depth ¹	no min.	E
Area	3,000 sf min.	
	14,000 sf max.	

28,500 sf max

Building Form		
Building Height ¹		
Principal Building		
Overall Height	32' max.	F
Average Plate Height	20' max.	G
Accessory Building		
Overall Height	32' max.	F
Average Plate Height	20' max.	G
Other Standards		
Building Intensity		
Lot Coverage	50% max.	
Floor Area Ratio	100% max.	
Density ²		
Dwelling Units per Lot	no max.	

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.

² Manufactured homes are prohibited.

Purpose & Administration	1
Zone Districts	2
Use Definitions & Standards	3
Development & Design Standards	4
Signs	5
Subdivision Standards	6
Development Process	7
Rules & Definitions	8

Principle Building Overall Height - Non-Conforming:

Majority of principle building meets maximum height limitations. The gabled roof portions are the only parts of the building that are non-conforming to existing CK-2 zoning. The intended purpose of the gables are to:

- 1) To Relate to the gabled forms of Centennial Hall.
- 2) To screen Required mechanical equipment.
- 3) To provide required interior height for hose-dry and roof access.

Principle Building Average Plate Height - Non-Conforming:

Average Plate height is set at 24'-0" as this is the minimum required clear height in the apparatus bay.

Accessory Building Height - N/A

Existing Lot Size = 24,500 sf
Proposed Fire Station
LVL 1 = 12,317 sf
LVL 2 = 5,990 sf
Total = 18,307 sf
Lot coverage = 50%
FAR = 75%

Front Setback - Non-Conforming:
Setback along Oak St. in current design shown to be 0' in order to maximize the Fire Apparatus Apron on the S. side of the station. This is to accommodate the maintenance, cleaning, and training activities associated with the fire apparatus'.

Side Setback - Conforming:
Current design provides a ~24'-0" side setback.

Rear Setback - Conforming:
Current design provides a ~42'-0" rear setback.

