

Special Building Footprint Provisions

Purpose

The scale and modulation of **building facades**, the spacing of building entrances in the downtown and more historic parts of the City have been, and are hereby deemed to be important to preserve and enhance the character and pedestrian-oriented nature of these areas. Most of the land in these areas contains existing **buildings**, some of which are and were historically connected behind their **façades**. Connections of this sort are in keeping with the character and history of these areas of the City, notwithstanding the overall resulting footprint of some of these assemblies of buildings.

To allow more flexible redevelopment of existing buildings and proposed buildings in these areas, the special **building footprint** exclusion provisions in this section shall apply. These areas are hereby defined to include: the Downtown Overlay District; Character District CD4; and, Character District CD5.

For areas outside the above Districts, the provisions of this section shall not apply.

Redevelopment of Existing Buildings

The renovation or redevelopment of any buildings existing at the time of the passage of this section (Existing Buildings) shall be permitted without a **Building Footprint** restriction, provided that the proposal complies with all of the following:

- 1) The proposal conforms with, or exceeds the requirements for maximum entrance spacing, maximum building façade modulation length. “Exceeds” in this case shall be interpreted to mean that the proposal reduces entrance spacing and/or façade modulation length of the Existing Buildings;
- 2) No ~~privately-owned~~ **Public Places** ~~streets, public alleys or public spaces~~ are covered or closed by **buildings** by the proposal;
- 3) New additions attached to Existing Buildings that create entrance and façade modulations conforming with the requirements of **the Zoning Ordinance** ~~this section~~ or which attach behind Existing Buildings and otherwise conform with the requirements of this section shall be allowed, provided that any such addition not exceed a **building footprint** area of 10,000 square feet. “Behind” in this case shall be interpreted to mean connections that do not front on a street;
- 4) In the event of the destruction of existing buildings by natural or other disaster, or approved demolition (“Removal”), the reconstruction rebuilds buildings no larger in **footprint** than those before the Removal and otherwise conforms with the requirements of this section; and,
- 5) The other applicable provisions of the Zoning Ordinance are complied with.

Let's discuss the following provision. I would like to see it removed from the ordinance unless I am missing something important. It also seems to me that its language is too contortedly specific to an unusual proposal.

Uncovered **community space** located immediately above a **building's story** below the **grade plane** shall not constitute **building footprint**, provided it is not more than 10 feet above the adjacent **street** grade.