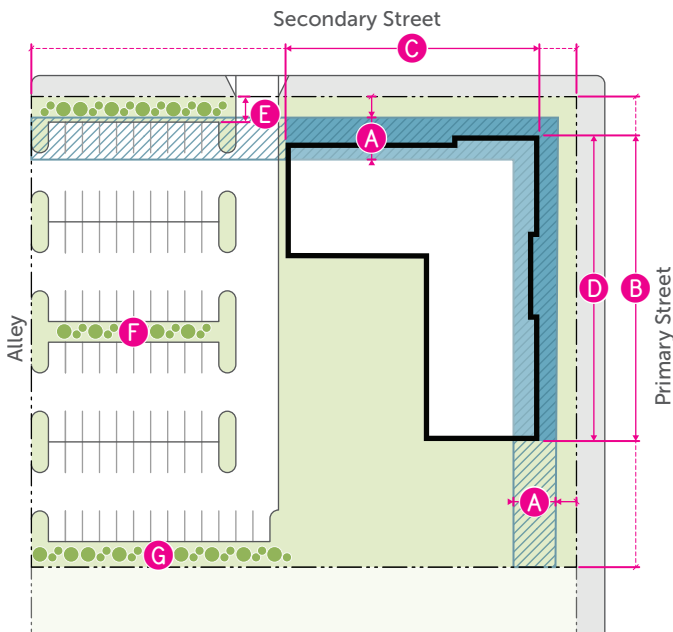


## E. Downtown Gateway

Gateway areas frame Downtown and contribute to a sense of entry into the urban center. These areas are in transition, evolving from an auto-oriented character to a more urban experience. They will include commercial and residential developments with a variety of building forms and street edge characteristics. New development should establish a more urban feel. Downtown Gateways often have edges that face established residential neighborhoods, and compatible transitions in these locations are important.

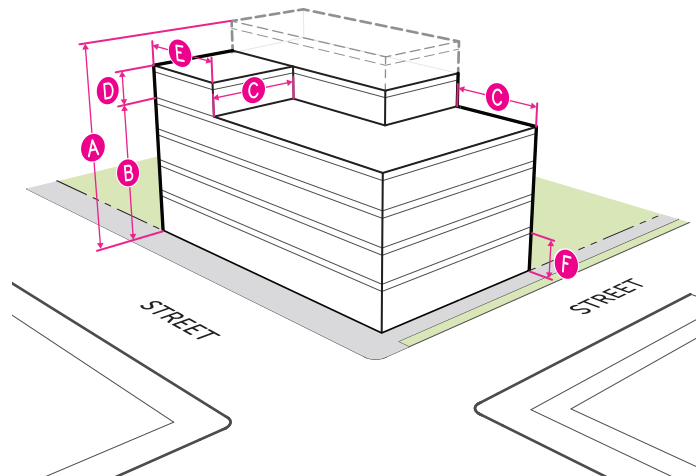
### 1. Site Design

(See 20.25.080C.3.)



### 2. Vertical Scale

(See 20.25.080C.4.)



#### BUILDING

<b>A</b>	Build-to zone (min/max)	5'/15'
<b>B</b>	Build-to width: primary street (min)	60%
<b>C</b>	Build-to width: secondary street (min)	30%
<b>D</b>	Building width (max)	325'

#### PARKING

<b>E</b>	Parking setback from street (min)	10'
<b>F</b>	Interior parking lot landscaping	Required
<b>G</b>	Parking lot perimeter screening	Required
	Parking between building and primary street	Prohibited
	Parking between building and secondary street	Limited

#### BUILDING HEIGHT

<b>A</b>	Building height (max)	See underlying zoning
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#### UPPER STORY STEPBACK

<b>B</b>	Street wall height (max)	60' 4 stories
<b>C</b>	Stepback depth (min)	15'
<b>D</b>	Stepback exception: height (max)	15' 1 story
<b>E</b>	Stepback exception: width (max)	30%

#### FLOOR TO CEILING HEIGHT

	Residential (min)	10'
<b>F</b>	Non-residential (min)	13'

# Downtown Gateway

## 3. Facade Design

(See 20.25.080C.5.)



## 4. Materials

(See 20.25.080C.6.)



	Primary Street	Secondary Street
<b>GROUND FLOOR</b>		
<b>A</b> Glazed area: commercial (min)	60%	40%
Glazed area: residential (min)	30%	30%
<b>UPPER FLOOR</b>		
<b>B</b> Glazed area (min)	20%	20%
<b>C</b> Blank wall width (max)	12'	12'
<b>ENTRANCES</b>		
Street-facing entrance	Required	n/a
<b>D</b> Distance between entries: Non-residential (max)	90'	90'
Distance between entries: Residential (max)	120'	120'

	Street-facing	Non-street-facing
<b>MATERIAL COVERAGE</b>		
<b>A</b> Natural material (min)	25%	25%
Traditional masonry (min)	n/a	n/a
<b>B</b> Synthetic Stucco: ground floor (max)	40%	80%
<b>C</b> Synthetic Stucco: upper floor (max)	60%	80%