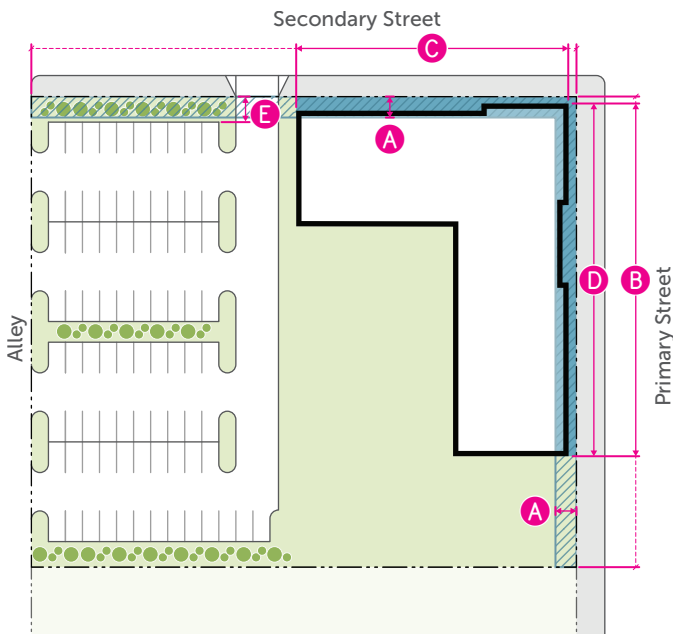


C. Downtown Outer Core

The Downtown Outer Core is an essential part of the urban center and should be experienced as part of it. It contains many historic resources that provide a reference for design, but the area is more diverse in building types than the Downtown Inner Core. Nonetheless, most buildings contribute to an urban street experience, with facades located at the street edge and activated with storefronts. New designs in the Downtown Outer Core should contribute to this engaging street experience.

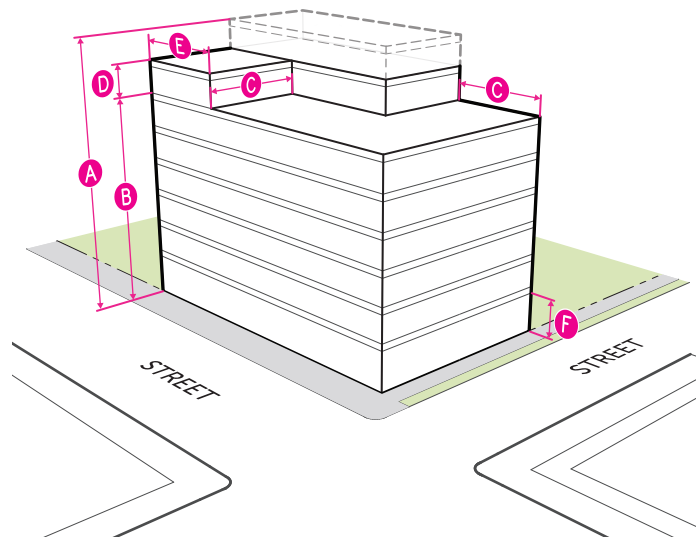
1. Site Design

(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)	80%
C	Build-to width: secondary street (min)	60%
D	Building width (max)	275'

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
----------	-----------------------	-----------------------

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 Outer 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%	40%
Glazed area: residential (min)	30%	30%
UPPER FLOOR		
B Glazed area (min)	20%	20%
C Blank wall width (max)	10'	10'
ENTRANCES		
Street-facing entrance	Required	n/a
D 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
A Traditional masonry (min)	60%	40%
B Synthetic Stucco: ground floor (max)	20%	70%
C Synthetic Stucco: upper floor (max)	40%	70%