

B-3 Zone Regulations – Checklist for New Projects

I. Development Standards:

- Setbacks (None)
- Building Height (Map 22-1)
- Floor Area Ratio (Table 22-1). Is an increase proposed?
 - Yes – Project must comply with Basic Design Stds. and Bonus Design Elements. See Section III below.
 - No – Project must comply with Basic Design Stds.

II. Basic Design Standards -

- Remodel or New Construction?
 - Remodel. Some standards may apply if changes to building exterior proposed
 - New Construction – all of the basic design standards apply
- Street and Parking Standards.
 - Sidewalk design. Sidewalks and street trees
- Special streetscape treatment. Provide **at least two** of the following:
 - Special surfacing treatment, such as unit pavers, special materials, and inlays.
 - Artwork incorporated into or along the sidewalk.
 - Decorative tree grates.
 - Decorative clocks.
 - Informational kiosks.
 - Corner curb bulbs or other landscaping elements incorporated into the sidewalks.
 - Other treatments as approved by the City.
- Parking Lot Requirements. The following requirements shall apply to parking lots located in the B-3 zone:
 - Parking lot prohibited at this location? See Map #22-2 (Prohibited on corner lots and adjacent to Retail Streets)
 - Parking lot location. Surface parking cannot be located between the building and street.
 - Parking lot access – must be from alley (with possible exception)
 - Provide raised, 5' wide landscape planter
 - Interior landscaping (for >60 stalls standard is one tree/20 stalls)
- Parking Garage Design. Must obscure view of cars
 - Max. 120 feet of ground level building frontage can be occupied by parking.
 - Small setbacks with terraced landscaping elements.
 - Artwork, grillwork, special building material treatment/design.
 - Use of the articulation treatments that break up the massing above ground floor level.
- Building Design.
 - Ground Floor Transparency (40% non-resid. or 20% resid. between 2-10' above grade)
 - Window Treatments (recess, project, or add trim with possible exception)
 - Materials (see stds. for siding, concrete block, EIFS and prohibited materials)
 - Building Entrances – Provide 6' deep weather protection (3' for residential)
 - Building Corners – Provide one or more: turret; balcony or bay; curved façade; etc.
 - Facades of Large Buildings – Provide modulation or treatment for facades >120'

- Blank Wall Treatments – Applies to ground floor walls > 15’ length or 400 s.f.
- Rooftop Mechanical Equipment – Integrate into building design
- Non-Residential Uses.
 - Storefront Details (cornices, window design, moldings, signage, fenestration, lighting)
- Multi-Family Residential Uses.
 - Open Space. Provide common courtyard, decks, gardens, tot lots or other green space.
 - Setbacks/Privacy. Ground floor units must be set back 10’ from street or elevated 3’
 - Modulation/Articulation. Applies mainly to residential. See the standards.
- Retail Street Standards. Apply to Hewitt,, Rucker, Colby and Wetmore (see Map 22-2).
- Downtown Connector Street Standards. Apply to Wall, Hewitt, California, Hoyt, Oakes).
- Colby Avenue Standards. 10’ setback or stepback above 5th floor facing Colby.

III. Floor Area Ratio (FAR) Bonus Features

- Bonus Design Elements. Allows increase of 1.0 FAR for one element; 2.0 FAR for 2 elements or more for additional elements as provided by Table 22-1. Height increase allowed for 3 or more bonus elements.
 - Publicly Accessible Open Space. Must be within 3 vertical feet of nearest sidewalk.
 - Distinctive Building Geometry
 - Public Benefit Use. Including auditorium, movie theater, or retail frontage on a publicly accessible private open space.
 - Retention and Renovation of Any Listed Historic Structure.
 - Below Grade Parking (at least 40%).
 - Building an off-site park, open space or community gardens (value of 1% of project cost).
 - Works of Art or Water Feature in Open Spaces (value of 1% of project cost).

_____ Total Number of FAR Bonus Design Elements
 _____ Basic FAR permitted by Table 22-1
 _____ Total Permitted FAR for project
 _____ Total FAR proposed

IV. Other Requirements

- Transfer of Development Rights from Significant Historic Properties to new sites. All unused FAR from a historic site (sending site) to a proposed development site (receiving site).
- Signs. Supplements EMC Chapter 19.36.
 - Illumination Standards.
 - Backlit Signs.
 - Wall Signs.
 - Projecting Signs.
 - Special Sign District: Hewitt Avenue
- Off-Street Parking. One per d.u. No minimum for non-residential uses (market-based).
- Bicycle Facilities. Required for office buildings >10,000 g.s.f.
- Pedestrian Skybridges. Prohibited on retail and connector streets.