

REGIONAL MIXED-USE CAMPUS

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Prepared by: Development Services Department

INTRODUCTION

Vision

The Regional Mixed-Use Campus (RMC) is intended to develop as a high-intensity, interrelated live / work / learn / play district along Interstate 80 that emphasizes the pedestrian experience and public gathering spaces, promotes the clustering of various uses, respects the natural environment, and establishes a physical form that engages visitors, employees and residents.

Branding

The RMC shall be designated and marketed as **THE CAMPUS**.

Location of *The Campus*

The general boundaries of the RBC are I-80 on the south, 183rd Street on the north (with some portions extending to 179th Street), La Grange Road on the east, and approximately 107th Avenue on the west.



Guiding Principles

1. Places for People

For places to be well-used and well-loved, they must be safe, comfortable, varied, and attractive for people.

2. Promote a Positive Image

Walkable mixed-use developments are attractive and distinctive places that create a positive image for businesses, investors, and residents. Developments within the RMC shall strengthen this positive image by shaping the public and private realm based upon the overarching themes of innovation, accessibility, continuity, cooperation, pedestrian amenities, and sustainability.

3. Cultivate the Public Realm

Plaza areas, entrances to buildings, and other gathering places shall mark the origin and destination points of walking and bicycling trips, and collectively define the shape and extent of a multi-modal circulation system. Consistent landscaping, streetscape treatments, and signage shall provide visual continuity throughout the District.

4. Lead with Sustainability

Compact mixed-use developments concentrate development where the road, transit, and utility infrastructure can support it. Because of its planned concentrated character, the RMC shall be much more energy efficient than the same amount of development built in a typical one- and two-story, car-oriented style. Thus sustainability shall start at the scale of the District - leveraging existing natural assets - and trickle down and inform green tactics among the individual buildings. A system to award the inclusion of such techniques should be considered.

4. Target Diverse Users of Varying Scales

Encourage and enable mixed-use, cluster development to create active nodes of residential, office, retail, entertainment, advanced manufacturing and other compatible uses. The aim is to foster a variety of activity throughout the day and strengthen economic and knowledge spillover among users of various scales and interests - ranging from established corporations to start-ups.

6. Promote Quality Urban Design & Architecture

Successful communities apply urban design principles to orchestrate numerous physical and non-physical elements to create dynamic, attractive places. This District shall use urban design methodologies to enhance the inter-relationships between blocks, streets, open space, and landscaping, and weave together different building forms and uses. Buildings shall display a coherent and memorable aesthetic with coordinated design details that create a consistent, attractive and welcoming built environment.

7. Incentivize Code Conformance

The Village shall reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this code, with precise conformance resulting in a relatively quick review process.

Summary of Development Objectives

1. Interconnected Site Planning

Buildings shall be (1) located at the street edge and clustered together with (2) shared parking facilities and (3) common amenity space, including (4) regional stormwater detention facilities.

2. Life Between Buildings

The defining quality and character of the District shall be the campus feel created through a network of (5) public plazas and open space areas. The spaces between buildings shall flow together and provide visual and physical connections for pedestrians.

3. Pedestrian Experience

Sidewalks and pathways are required to (6) connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic.

4. Mix of Development Intensity

The vast majority of the District shall have no height limit, thereby encouraging more (7) intense development appropriate next to an interstate. Development of (8) low- and (9) medium-intensity structures will be encouraged to co-locate and share common areas.

5. Target Knowledge-Based Industries

A broad spectrum of users are encouraged to congregate within the District - office, retail, multi-family, entertainment, and recreation - with a special emphasis on knowledge-intensive sectors, such as research labs, advanced manufacturing (3D printing), and business incubator facilities.



Overview of Uses

Permitted Uses

Offices

Business Incubator Facilities

Laboratories for Research, Development, Testing, and Related Production Activities

Medical Research and Manufacturing Facilities, Including But Not Limited to Pharmaceuticals, Biomedical Technologies, Medical Instruments and Supplies

Printing, Publishing, Lithographing or Similar

Advanced Manufacturing and Assembly

Commercial Retail Establishments - Not Exceeding 30,000 Square Feet of Floor Area

Convenience Stores

Personal Service Establishments

Restaurants - Including Outdoor Seating

Wineries, Microbreweries and Distilleries

Financial Institutions

Hotels - Not Less Than 50 Rooms

Convention Centers, Meeting Space, and Banquet Facilities

Movie Theaters - Excluding Drive-in Theaters

Indoor Commercial Recreation

Day Care Facilities

Health Clubs and Fitness Centers

Dry-Cleaning and Laundry

Attached Dwellings - Provided that No Dwelling Units are Located on the Street Level unless the Dwelling Units are Part of a Mixed Use Development

Hospitals, Medical Rehabilitation Centers and Clinics for the Treatment of Human Ailments, No Overnight Stay

Government Uses, Including Offices, Public Schools, Parks, and Municipal and Recreational Facilities, and Incubator and Research Facilities

Boarding Schools

Colleges and Universities, Public and Private, Including Dormitories

Structured Parking

A detailed overview of this collection of Permitted Uses and Special Uses (next page), as well as a discussion on Prohibited Uses, starts on page 14 of this document.

Overview of Uses (cont.)

Special Uses

Warehousing and Distribution Establishments

Commercial Retail Establishments - Exceeding 30,000 Square Feet of Floor Area

Drive-Through Establishments (Accessory to Restaurants, Banks, Pharmacies and All Other Uses)

Hospitals, Medical Rehabilitation Centers and Clinics for the Treatment of Human Ailments, With Overnight Stay

Vocational Schools

Theater, Auditorium, Museum, Library, And Other Civic and Cultural Facilities

Golf Courses

Stadias, Auditoria and Arenas

Utility Substations

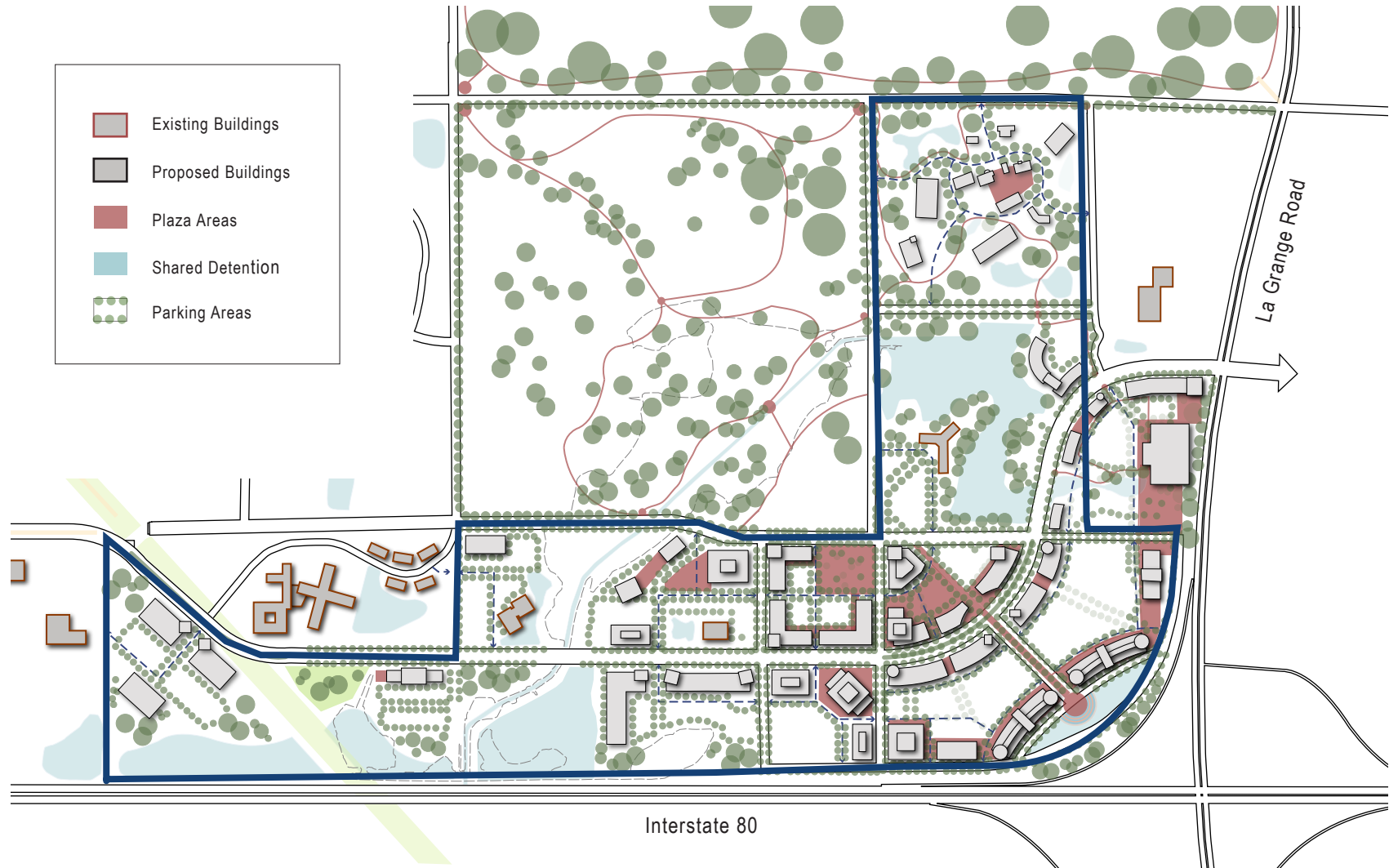
Public Transportation Facilities

Wireless Communication Facilities

CONCEPTUAL MASTER PLAN

Disclaimer

This Master Plan is a conceptual exercise intended to investigate the development potential and arrangement options within The Campus. It is not intended to assign certain obligations to property owners or imply approval, on or across properties, of a street network, storm water management plan, site layout, or building type / size / functionality.



THE CODE

Unique Features

The code for The Campus is unique for the following reasons:

- A developer can be awarded a reduced review schedule for compliance.
- The vast majority of the district has no height limit.
- There is no density or floor-area-ratio (FAR) limits.
- Plaza spaces are required for all projects over 30,000 square feet.
- Residential is allowed only as part of a mixed-use project.
- Certain Special Uses must comply with supplemental standards.

Potential Additions

Other sections that may be added to the code:

- Specific signage regulations.
- Requirements / credits for sustainable practices.
- Extraordinary storm water management techniques.

Blue text and images labeled “Example” within this draft code shall be considered non-binding and informational, presented here to clarify points and provide conceptual background. All such text and imagery may not be included in the final code.

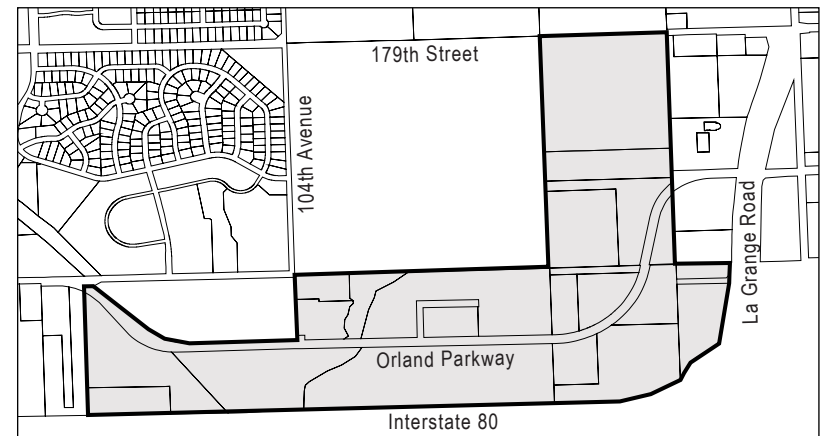
Section 6-214: Regional Mixed-Use Campus

A. Intent

These regulations for the Regional Mixed-Use Campus (RMC) are intended to guide the development of a high-intensity, interrelated live / work / learn / play district along Interstate 80 that emphasizes the pedestrian experience and public gathering spaces, promotes the clustering of various knowledge-based industries, respects the natural environment, and establishes a physical form that engages visitors, employees and residents.

B. Applicability

The general boundaries of the RMC are Interstate 80 on the south, 183rd Street on the north (with some portions extending to 179th Street), La Grange Road on the east, and approximately 107th Avenue on the west.



C. Principles

1. Promote a Positive Image
2. Cultivate the Public Realm
3. Lead with Sustainability
4. Target Diverse Users of Varying Scales
5. Embrace High-Intensity Development
6. Promote Quality Urban Design & Architecture

D. Process Overview

The following provides a concise overview of the general review process. The intent of this code is to reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this code.

1. Precise Conformance (Board Only)

Site plan matches the development and redevelopment goals of the code, including use, site plan, massing, and architectural details. Proposal requires no variances and needs no special approvals.

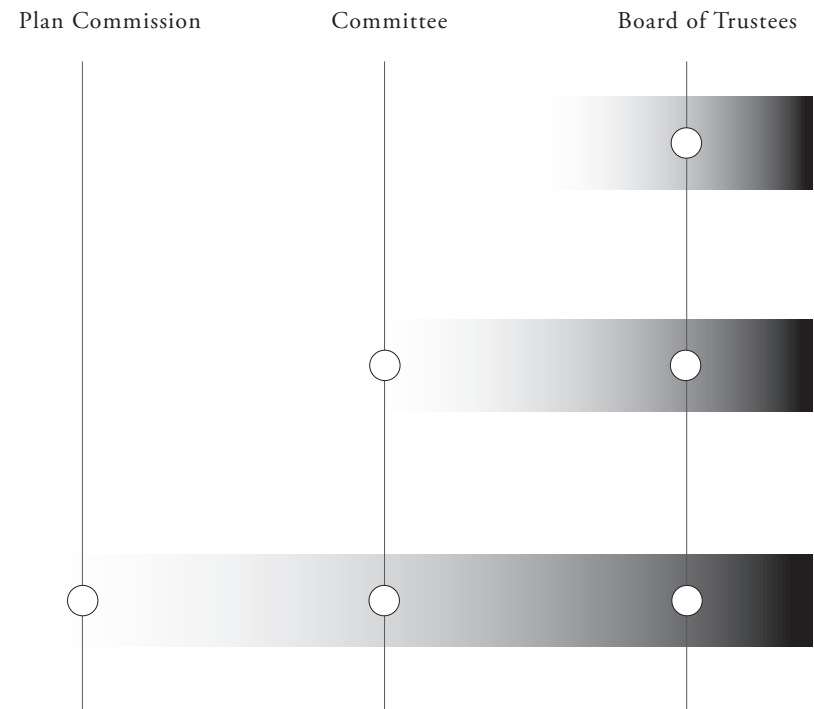
COMMENTARY: This review track may also require that the project include substantial sustainability elements (to be defined).

2. Moderate Conformance (Committee & Board Only)

Site plan matches the spirit and intent of the code, but there are some qualitative differences that do not require a variance and needs no special approvals.

3. Non-Conformance & Special Approvals (Full Process)

Site plan does not meet the spirit or intent of the code, and/or requires a special approval, such as: a Special Use Permit, map amendment, and/or a variance.



E. Uses

1. Permitted Uses

a. Office, Research & Manufacturing

Offices

EXISTING: This includes, but is not limited to, general business offices, government offices, insurance offices, medical offices, mortgage offices, credit unions, law offices and real estate sales and management offices.

Business Incubator Facilities

NEW: A facility and/or program, managed by public and/or private agencies, used for the start-up and growth of one or more small non-retail businesses, typically providing rental space with common areas and shared resources (e.g., clerical staff, office equipment, etc.).

Laboratories for Research, Development, Testing, and Related Production Activities

Medical Research and Manufacturing Facilities, Including But Not Limited to Pharmaceuticals, Biomedical Technologies, Medical Instruments and Supplies

Printing, Publishing, Lithographing or Similar

Advanced Manufacturing and Assembly

NEW: Means any manufacturing and assembly housed entirely within a building, including Business Incubator Facilities, relating to the use or application of advanced manufacturing technologies, precision tooling (including 3-D Printing), equipment and process technologies, environmental and energy technologies and information technology. It often requires a high level of unique skill training that is specific to each company. Also known as *Maker Labs*.

b. Commercial

Commercial Retail Establishments - Not Exceeding 30,000 Square Feet of Floor Area

COMMENTARY: Examples of retailers below this size include: Crate & Barrel, Barnes & Noble, and The Container Store.

Convenience Stores

EXISTING: Under 5,000 Square Feet of Floor Area

Personal Service Establishments

EXISTING: Means an establishment primarily engaged in providing services involving the care of a person or his/her apparel.

Restaurants - Including Outdoor Seating

Wineries and Microbreweries under 12,000 Square Feet, and Distilleries Under 5,000 Square Feet

Financial Institutions

Hotels - Not Less Than 50 Rooms

Convention Centers, Meeting Space, and Banquet Facilities

Movie Theaters - Excluding Drive-in Theaters

Indoor Commercial Recreation

EXISTING: Means a recreational facility conducted entirely indoors for commercial purposes, with or without seating capacity for spectators, and providing accommodations for a variety of individual, organized or franchised sports, entertainment or recreational uses. May contain secondary uses such as snack bars and retail sales of related merchandise.

Day Care Facilities

Health Clubs and Fitness Centers

Dry-Cleaning and Laundry

c. Civic & Institutional

Hospitals, Medical Rehabilitation Centers and Clinics for the Treatment of Human Ailments, No Overnight Stay

Government Uses, Including Offices, Public Schools, Parks, and Municipal and Recreational Facilities, and Incubator and Research Facilities

Boarding Schools

Colleges and Universities, Public and Private, Including Dormitories

Structured Parking

d. Residential

Attached Dwellings - Provided that No Dwelling Units are Located on the Street Level Unless the Dwelling Units are Part of a Mixed Use Development.

COMMENTARY: The intent is to preclude freestanding, single-use residential structures, including single-family detached units.

2. Special Uses

a. Office, Research & Manufacturing

Warehousing or Distribution Establishments

SEE: Section 6-214.G - Supplemental Standards for Special Uses

SPECIAL REQUIREMENTS: Architecture, Location, Loading Docks

COMMENTARY: This use will require special attention in order to preclude the overabundance of such facilities. An appropriate option is to prohibit the use entirely, or adopt strict guidelines.

b. Commercial

Commercial Retail Establishments - Exceeding 30,000 Square Feet of Floor Area

SEE: Section 6-214.G - Supplemental Standards for Special Uses

SPECIAL REQUIREMENTS: Architecture

Drive-Through Establishments (Accessory to Restaurants, Banks, Pharmacies and All Other Uses)

SEE: Section 6-214.G - Supplemental Standards for Special Uses

SPECIAL REQUIREMENTS: Location, Screening

c. Civic & Institutional

Hospitals, Medical Rehabilitation Centers and Clinics for the Treatment of Human Ailments, With Overnight Stay

SEE: Section 6-214.G - Supplemental Standards for Special Uses

SPECIAL REQUIREMENTS: Structured Parking

Vocational Schools

Theater, Auditorium, Museum, Library, And Other Civic and Cultural Facilities

Stadias, Auditoria and Arenas

Utility Substations

Public Transportation Facilities

Wireless Communication Facilities

3. Prohibited Uses

COMMENTARY: The uses presented in this Section are prohibited in the District. There are two common approaches to codifying such uses in a zoning document: (1) Explicitly prohibit by itemizing each individual use (as presented here) or (2) implicitly prohibit by way of their exclusion from both schedules of Permitted Uses and Special Uses. The benefit of the former is that it allows for specificity and sub-categorization.

a. General

Adult Regulated Uses

Automobile / Gasoline Service Stations

Automobile Car Wash (Either Manual or Automatic)

Automobile Repair Shops (Including Bodywork)

Automobile Rental

Building Material Sales

Congregate Senior Housing

Contractors or Construction Offices

Funeral Homes, Mortuaries, and Cremation Facilities

Furniture Stores

Greenhouses, Garden Centers, and Landscape Nurseries

Gun Dealer / Shooting Range

Industrial Facility (Heavy)

Kennel / Pound

Machinery and Equipment Rental and Sales

Motel or Motor Inn

Plumbing, Heating, Air Conditioning Sales and Service

Second Hand Stores, Flea Markets, Pawn Shops

Self-Service Storage Facility

Tattoo Parlor

Truck Depot / Truck Stop

(Warehousing or Distribution Establishments)

F. Private Lot Standards

1. Land Use Intensity

This District shall have no restrictions on Density or floor-area-ratio (FAR).

COMMENTARY: Land use intensity shall be regulated through dimensional checks related to setback requirements, height limits, and ancillary limiting factors (landscape areas, parking requirements, etc.). This approach was first introduced during stakeholder meetings in 2003 / 2004, and the rule is in agreement with the goals of this current working draft.

OPTION: A progressive technique to encourage the maximization of a parcel is to establish a minimum floor-area-ratio (FAR). For example, at FAR 1.0, a 10,000 square foot parcel must be improved with a building of at least 10,000 square feet; an FAR of 2.0 would require a building of 20,000 square feet or more on the same site. This tactic results in multi-storied buildings or single-story structures that cover the entire lot, with parking within or below the building envelope or situated in shared facilities. At any rate, a minimum FAR would discourage the pattern of small-scale, one-story buildings surrounded by single-user parking lots open to the sky.

2. Land Area Requirements

No minimum or maximum lot size.

3. Lot Width Requirements

No minimum or maximum lot width.

4. Maximum Lot Coverage

No more than eighty percent (80%) of the area of the parcel may be covered with building, pavement and storm water storage, leaving at least twenty percent (20%) of total parcel area in green space.

COMMENTARY: The aforementioned FAR methodology, if adopted, would require a recalibration of the maximum lot coverage to match the FAR minimum requirements.

OPTION: Another approach to dealing with lot coverage is to regulate the inverse, which means to state the minimum footprints for buildings, plazas, and the like. Similar to minimum FARs, this tactic promotes high-intensity development.

5. Maximum Building Height

a. Properties North of Orland Parkway: 10-stories or 120 feet, whichever is less.

b. Properties South of Orland Parkway: No height restrictions.

F. Private Lot Standards (cont.)

6. Dimensional Requirements

Table F.6.1 and Figure F.6.1 establish the dimensional regulations for the District, with the following special provisions:

- a. At least 50% of the length of the property line along the primary street frontage, excluding driveways, shall be occupied by the facade of the building.
- b. No more than 30% of the lot frontage of a site along a public right-of-way shall be devoted to parking or service.
- c. Where a plaza is between the building and the street, the actual maximum building setbacks from the public right-of-way shall be the depth of the plaza.

COMMENTARY: These special provisions are presented to provide direction regarding how buildings and parking lots interact with the right-of-way. Example 1 represents non-compliance since (1) only a small percentage of the building addresses the public-right-of-way, (2) the balance of the lot width is improved with an extreme landscape buffer, and (3) there is no pedestrian activated space or direct access to the building.

Example 2 shows a building that (4) meets the front setback in aggregate over at least 50% of the lot, (5) places no parking or buffer in the front setback, and (6) provides a “front door” plaza that stretches across the front of the parcel. Point C above establishes that a building can be setback from the street greater than the prescribed maximum if a plaza is provided. Example 2 highlights how this allows for uniquely shaped buildings and more public, pedestrian-oriented space along the streets.



Example 1 - Non-Compliance



Example 2 - Compliance

F. Private Lot Standards (cont.)

6. Dimensional Requirements (cont.)

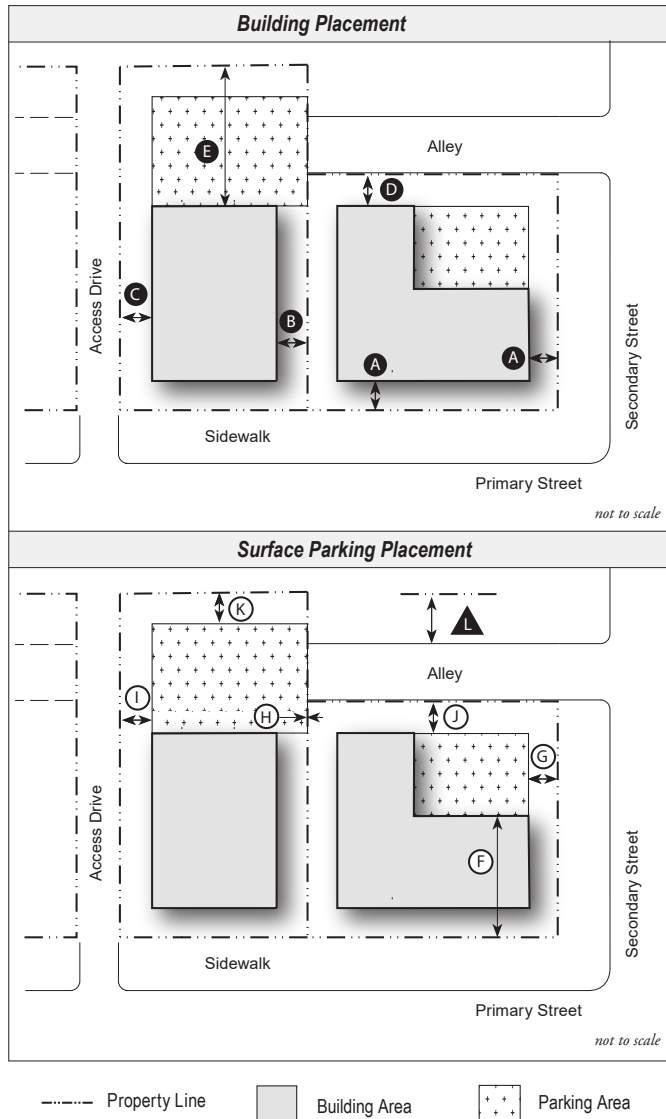


Figure F6.1

Building Setbacks		
Front Yard (primary street)	10-25'	Ⓐ
Front Yard (secondary street)	10-25'	Ⓐ
Side Yard (interior)	15' min.	Ⓑ
Side Yard (along access drive)	10' min.	Ⓒ
Rear Yard (with alley)	5' min.	Ⓓ
Rear Yard (no alley)	30' min.	Ⓔ
Parking Setbacks		
Front Yard (primary street)	50' min.	Ⓕ
Front Yard (secondary street)	10' min.	Ⓖ
Side Yard (interior)	0'	Ⓗ
Side Yard (along access drive)	10' min.	Ⓘ
Rear Yard (with alley)	0' min.	Ⓙ
Rear Yard (no alley)	10' min.	Ⓚ
Alley & Access Road Setbacks		
Alley Rear Yard Setback	5' min.	Ⓛ
Outdoor Dining Setbacks		
Front Yards	5'	
Other Yards	5' min.	

Table F6.1

F. Private Lot Standards (cont.)

7. Encroachments into Setbacks

Feature	Standard
Architectural Features	50% of setback
Awnings, Canopies, and Marquees	50% of setback
Drive-Throughs	prohibited
Flag Poles over 18'	prohibited
Landscape Features	50% of setback
Loading Facilities	prohibited
Parking Lots	prohibited
Porticoes	50% of setback
Public Art	100% of setback
Stairs / Stoop	100% of setback
Trash Enclosures	prohibited
Water Collection	50% of setback

8. Outdoor Seating

Outdoor seating shall have aisle widths of 36 inches or more, and any fence, wall, landscaping or similar barrier installed in or around the outdoor seating areas shall be not less than 24 inches in height and not greater than 48 inches in height. The service of liquor will also require conformance with the provisions outlined in Section 6-310 Fences, as well as the requirements of the Village Code, as amended.

9. Shared Parking Facilities

Large surface parking lots are not appropriate to the scale and character of this district. To promote smaller lots, shared parking, on-street parking and the shared use of public parking facilities, developments will be allowed to reduce the on-site parking requirements outlined in Section 6-306.B by up to 25%.

G. Design Standards

1. General Layout and Street Pattern

- a. Buildings shall be **(1)** located at the street edge and clustered together with **(2)** shared parking facilities and **(3)** common amenity space.
- b. Various land uses shall be laid out and spaced to make walking from one land use to any other land uses as easy as possible.
- c. Streets shall be laid out to create blocks, and blocks shall not exceed 600 feet in length before being interrupted by a street intersection.
- d. Streets shall be extended to abutting properties in logical locations, as determined by the Village. When warranted by unique circumstances, the Village may allow driveways to be used instead of streets for these connections, provided cross access for the driveway is guaranteed to the abutting property.

2. Pedestrian Design Standards

- a. Sidewalks, with a minimum unimpeded width of 8 feet, are required along all street frontages with Retail, Restaurant, and Related Uses. Sidewalks with a minimum width of 6 feet are required along all street frontages with other uses.
- b. Sidewalks are required to connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.



Example 3



Example 4

G. Design Standards (cont.)

3. Open Space and Plaza Design Standards

a. Required open space areas shall only consist of **(1)** plazas, **(2)** central greens, playgrounds, trails, greenways with trails, pedestrian malls, promenades, picnic areas, and other similar types of usable, public space.

b. Plazas shall meet the following requirements:

i. Developments shall provide 1 square foot of plaza area for every 40 square feet of gross building floor area; however, developments with less than thirty thousand (30,000) square feet of gross floor area are not required to provide any plaza area. Because of limits on the maximum size of plazas, more than one plaza area may be required in larger developments.

ii. Individual plazas shall be no smaller than 2,500 square feet and no larger than 75,000 square feet.

COMMENTARY: A shared plaza credit (similar to parking) may be added.

iii. Plazas shall be surrounded on all sides by either **(3)** streets or the **(4)** front facades of buildings.

iv. At least 25%, but no more than 80%, of the plaza shall be landscaped with trees, shrubs, and mixed plantings with year round interest.

v. The plaza shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.

vi. Plazas shall include a defining central element, such as a large fountain, sculpture, gazebo, pond, or similar feature.



Example 5



Example 6

G. Design Standards (cont.)

4. Parking Design Standards

a. Surface Parking

i. Surface parking lots shall be located to the **(1)** rear of principal buildings or to the side. Surface parking shall not be located between a building and a street.

ii. Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence, berm or hedge.

iii. Surface parking lots within a block in development shall be interconnected by access driveways.

iv. Each lot shall provide **(2)** cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots within the same block. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

b. Structured Parking

i. Except for their pedestrian and vehicular entrances, structured parking garages, or structured parking within a principal building, that is located within fifty (50) feet of a street curb-line at street level shall have **(3)** office, entertainment, institutional, apartment lobby, retail, restaurant, or a related use in occupied space along 70% of the first floor of the structured parking that faces the street.

ii. Cars shall be generally visually screened from the street through features such as grills, lattices, **(4)** mock windows, louvers, false facades, etc. Such screening shall be in keeping with the rest of the building's architectural style and materials. Blank walls are not permitted.



Example 7



Example 8

G. Design Standards (cont.)

5. Building Design Standards

a. Building Orientation and Entrances

i. Front facades of buildings shall be **(1)** oriented towards existing and proposed streets, with an everyday entrance in the front façade. Buildings with multiple front facades shall have entrances in each front façade, corner entrances, or, if permitted by the municipal governing body, entrances in only some of the front facades.

ii. All primary building entrances shall be **(2)** accentuated. Permitted entrance accents may include: recessed, protruding, canopy, portico, or overhang.

iii. Loading doors, service doors, and loading docks shall not be located in any façade facing a street or any portion of a façade within 35 feet of a street.

b. Walls and Windows

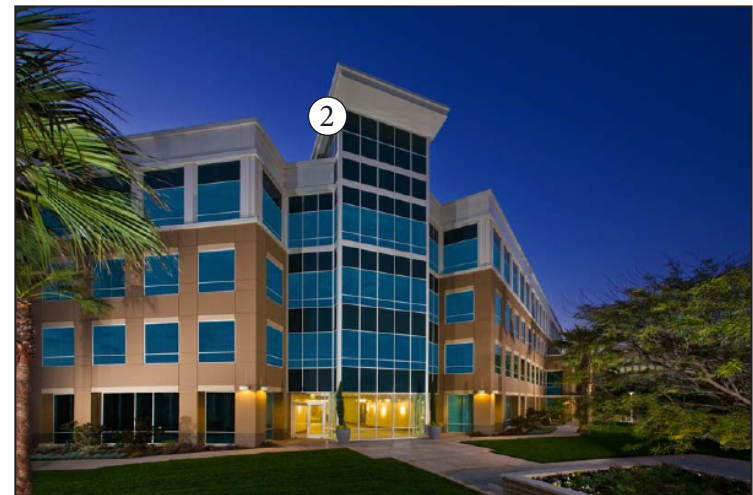
i. Blank walls shall not be permitted along any exterior wall facing a street. Walls in these locations shall comprise a minimum of 35 percent window area.

iii. Ground floor **(3)** facades of retail, restaurant, office and related uses facing a street shall comprise a minimum of 50 percent clear window area, with windows providing views of display areas or the inside of the building.

iv. Smoked, reflective, or black glass in windows is prohibited.



Example 9



Example 10

H. Supplemental Standards for Special Uses

1. Warehousing or Distribution Establishments

- a. Minimum Lot Size: one (1) acre
- b. Maximum Lot Size: three (3) acres
- c. Cannot be located with 200 feet of a public right-of-way.
- d. The building height shall not exceed 48 feet.
- e. All exterior portions and/or facades, including the roof, shall use colors consisting of a neutral earth tone.
- f. Storage bay doors shall not face any abutting property located, nor shall they be visible from any public street.
- g. No outside storage shall be permitted.

2. Drive-Through Establishments (Accessory to Restaurants, Banks, Pharmacies and All Other Uses)

- a. Drive through facilities cannot be located on the front of a building.
- b. The drive through should be designed as a single lane with a maximum width of 14' and a minimum turning radius of 20' from the centerline of the drive aisle.
- c. Drive through lanes must be a minimum of 10' from all property lines.
- d. Drive through lanes must be constructed with decorative pavement or pervious pavers.

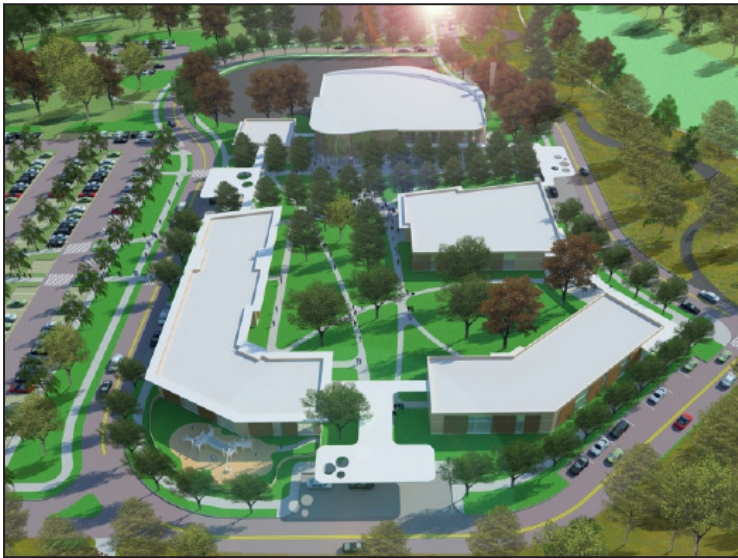
3. Commercial Retail Establishments - Exceeding 30,000 Square Feet of Floor Area

- a. Buildings shall be designed to achieve a fine-grained texture by dividing large facades into the appearance of several sections or smaller buildings to avoid the appearance of a large, monotonous building mass.
- b. Buildings must have at least a 3 foot break in depth in all front facades for every one hundred (100) feet of continuous façade.
- c. In addition to the required 3 foot break, building facades of two hundred (200) feet or more facing a street, surface parking lot, or walking area shall include design elements that will break up the façade, such as awnings, canopies, towers, bays, gables, changes in materials, changes in façade treatments, etc.

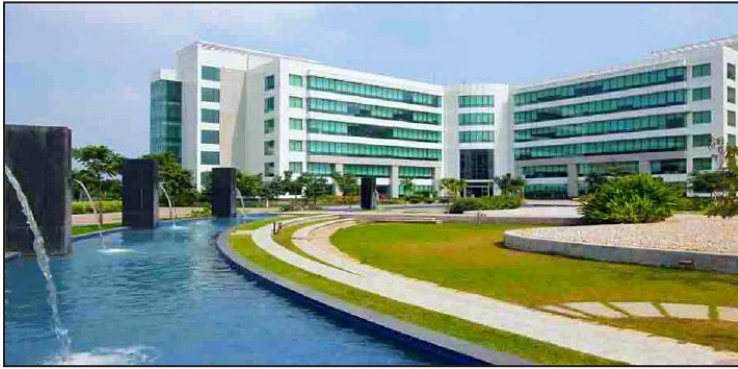
4. Hospitals, Medical Rehabilitation Centers and Clinics for the Treatment of Human Ailments, With Overnight Stay

- a. Structured parking shall be provided to accommodate at least 75% of required on-site parking.

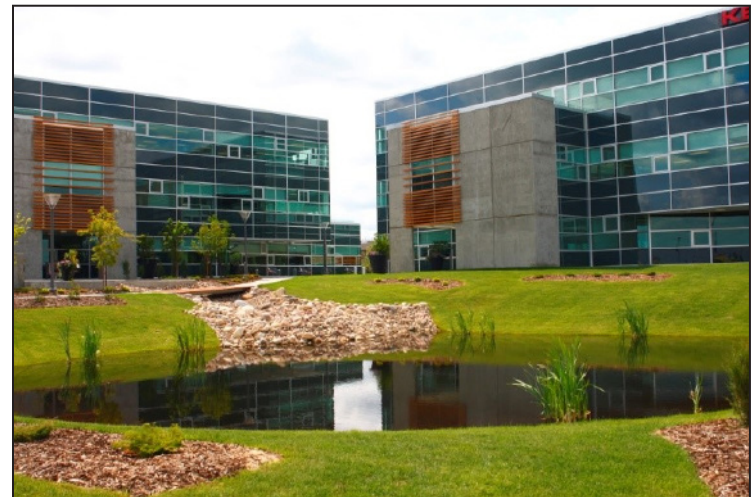
Additional of Examples



COMMENTARY: These examples showcase a variety of plaza and open space sizes and orientation, and highlights the relationship between the buildings, landscaping and pedestrian amenities.



COMMENTARY: Buildings and open space should frame required detention facilities in order to enhance the public realm and promote the clustering of uses.





COMMENTARY: This collection of structures represents the types of buildings that would meet in the intent of the architectural standards.



COMMENTARY: Surface parking lots shall be screened with berms or equivalent. Wherever possible, multiple buildings should share structured parking facilities.