Title 88 Zoning Code Amendments – Large Format Uses

- "…" indicates that unedited portions of text within the edited section have been skipped.

100 Series Amendments

Proposed Amendments to Table 120-1 Office, Business, and Commercial Districts Use Table

Table 120-1 Office, Business, and Commercial Districts Use Table						
USE GROUP (refer to 88-805 Use Groups and Categories)	**ZONING DISTRICT**					**Use Standards**
Use Category » specific use type	**O**	**B1**	**B2**	**B3**	**B4**	
…						
INDUSTRIAL						
Data Center	-	-	-	-	S	88-339, 88-353
Manufacturing, Production and Industrial Service						
» Artisan	-	P/S	P	P	P	88-318
» Limited	-	-	-	-	S[4]	88-353
» General	-	-	-	-	S[2][4]	88-323, 88-353
» Intensive	-	-	-	-	-	88-353
Recycling Service						
» Limited	-	-	-	-	S[1][4]	88-353
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, Freight Movement						

Table 120-1 Office, Business, and Commercial Districts Use Table						
USE GROUP (refer to 88-805 Use Groups and Categories)	**ZONING DISTRICT**					**Use Standards**
Use Category » specific use type	**O**	**B1**	**B2**	**B3**	**B4**	
» Indoor	-	-	-	-	P[2][4]	88-323, 88-353, 88-378
» Outdoor	-	-	-	-	-	88-378
...						

Proposed Amendments to Table 130-1 Downtown Districts Use Table

Table 130-1 Downtown Districts Use Table				
USE GROUP (refer to 88-805 Use Groups and Categories)	**Zoning District**			**Use Standards**
Use Category » specific use type	**DC**	**DX**	**DR**	
...				
INDUSTRIAL				
Data Center	S	S	-	88-339, 88-353
Manufacturing, Production and Industrial Service				
» Artisan	P	P	P/S	88-318
» Limited	S	S	S	88-353
» General	S	S[2]	-	88-323, 88-353
Recycling Service				
» Limited	-	S[1]	-	88-353
Self-Storage Warehouse	-	S[2]	-	88-323, 88-353, 88-369
Warehousing, Wholesaling, Storage, and Freight Movement				
» Indoor	S[2]	S[2]	-	88-323, 88-353, 88-378
» Outdoor		S[2]	-	88-323, 88-378
...				

Proposed Amendments to Table 130-1 Downtown Districts Use Table

Table 140-1 Manufacturing Districts Use Table					
USE GROUP (refer to 88-805 Use Groups and Categories)	**Zoning District**				**Use Standards**
Use Category » specific use type	**M1**	**M2**	**M3**	**M4**	
INDUSTRIAL					
Data Center	P	P	P	P	88-339, 88-353
Manufacturing, Production and Industrial Service					
» Limited	P	P	P	P	88-353
» General	S[2]	P[2]	P[2]	P[2]	88-323, 88-353
» Intensive	-	-	P[1]	P[1]	88-353
Recycling Service					
» Limited	P[1]	P[1]	P[1]	P[1]	88-353
» General	S	S	S	P	88-353
Self-Storage Warehouse	P[2]	P[2]	P[2]	-	88-323, 88-353,88-369
Warehousing, Wholesaling, Storage, and Freight Movement					
» Indoor	P[2]	P[2]	P[2]	P[2]	88-378, 88-353

New proposed section

88-353 LARGE FORMAT USES

88-353-01 – PURPOSE; APPLICABILITY

88-353-01-A. PURPOSE

These regulations support the economic viability of large format uses; promote employment growth; prevent encroachment into planned or existing residential neighborhoods; minimize the impacts of construction vehicles and heavy truck traffic on the transportation network; and consider adequate infrastructure capacity, including electricity, water, and other essential utilities.

88-353-01-B. APPLICABILITY

Unless expressly stated otherwise, large format uses shall demonstrate compliance with these standards at such time that modifications to the property or building are made as set forth below.

1. New Development. Full compliance is required for all new structures.
2. Enlargements and Expansions. Full compliance is required for any improvements or modifications that constitute a major amendment pursuant to Section 88-516-06. Full compliance with this section is required only for the enlargement or expansion area.
3. Previously Approved Preliminary Plans and Development Plans. Permits may be issued for previously approved site-specific preliminary plans and development plans, including UR and MPD plans that were approved prior to the effective date of this section in accordance with the previously approved plan pursuant to Section 88-516-07.

88-353-02 – STANDARDS

88-353-02-A. IN ALL PERMITTED DISTRICTS

1. Large format uses shall require review and approval of a traffic impact study.
2. Large format uses shall not produce odors, dust, vibration, noise, spillover light, or other external impacts that are detectable beyond the property lines of the subject property.
3. Large format uses shall be subject to any adopted zoning overlay or special character area design guidelines.
4. Any fence in the front or street-side yard shall be wrought iron or other similar transparent decorative metal fencing and may exceed the height limitations in Section 88-425. Chain-link fencing is not permitted on front or street-side frontages. Fences directly abutting an R or DR district shall be, masonry, wrought iron or other similar decorative metal fencing. Required landscape buffers shall be on the exterior of the fence. The fence may run between buildings to reduce the amount of fencing required. Fencing shall not include any barbed wire or razor wire.

88-353-02-B. WITHIN 100 FEET OF R OR D DISTRICTS OR RESIDENTIAL USES

In addition to 88-353-02-A, the following facade, articulation, and composition requirements shall apply to any building facade located within 100 feet of an R or D district or within 100 feet of a residential building zoned UR or MPD. In the case of a residential building zoned UR or MPD, the distance shall be measured from the external wall of the large format use closest in proximity to the residential building to the closest point of the property line of the property containing the residential building.

1. Architectural Materials. A minimum of 40% of front and street-side facades and a minimum of 20% of side and rear facades shall be comprised of at least two of the following elements. Percentages are calculated as the total building façade area and can be comprised of any combination of the following architectural materials.
    a. Exterior colors, finishes and materials other than the primary color or smooth cast-concrete. Acceptable materials may include metal composite panels, stone, wood, brick, glass block, tile, cast metal, cast, split-face CMU, cultured stone, textured or patterned concrete panels, other forms of masonry panels, or similar as determined by the city planning and development director. Concrete block, cinderblock, corrugated metal, and similar materials are permitted building materials, but do not count towards the Architectural Materials requirement.
    b. Windows or glazing (windows may be transparent, opaque, mirrored or spandrel glass)
    c. Architectural grilles and/or decorative screens
2. Building Design Elements. Front and street-side facades shall include at least four of the following elements for every 500 linear feet of building facade. Side and rear facades shall include at least two of the following elements for every 500 linear feet of building facade.
    a. Louvered or vertical sunshades
    b. Awnings or canopies
    c. Pilasters or columns distributed evenly across the facade
    d. Water table consisting of masonry that extends at least 3 feet above the ground
    e. Articulated columns
    f. Embedded linear glow or accent lighting
    g. Building projections of greater than 5 feet in depth, evenly distributed across the facade
    h. Change in roofline height or angle such as a butterfly roof, curved roofline, parapet, or shed roof
    i. Modulated building heights 5 feet or greater
    j. Accentuated building entrance including multistory windows, and entrance canopies or trellises, and clerestory windows
    k. Horizontal roofline banding

3. Site Design Elements. The required Architectural Materials or Building Design Elements may be satisfied through the provision of Site Design Elements, as specified in Table 353-1. Each Site Design Element reduction shall be applied to both the Architectural Materials requirement and the Building Design Elements requirement.

    a. Applicants shall identify the Site Design Elements utilized and the specific requirement being offset at the time of development plan review.

    b. If the development fails to maintain the site design elements approved through the development plan the development shall be required to comply with the Architectural Materials and Building Design Elements outlined above.

Table 353-1 Site Design Elements

Feature	Measurement	% Reduction for Architectural Materials	% Reduction to Building Design Elements
Solar Panels	Capacity to produce a minimum of 20% of expected monthly energy usage at time of plan approval	50%	50%
Green Roof System	A minimum of 25% of roof area	50%	50%
Planting or preservation of trees above requirement outlined in 88-425-04-D	Per additional 100 caliper inches	2% per 100 caliper inches; maximum 50% reduction	2% per 100 caliper inches; maximum 50% reduction
Stream buffer preservation above requirement outlined in 88-415	Each additional 20 feet of protection beyond the outer zone	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction	10% per additional 20 feet protection beyond the outer zone; maximum 50% reduction

4. Alternative compliance plans that differ from the requirements of 88-353-02-B are subject to approval by the city planning and development director. Alternative compliance plans shall render equal or greater design benefits than those outlined in this section.

88-353-03 – SCREENING OF LARGE FORMAT USE FEATURES

88-353-03-A. BUFFER TYPES

1. All large format uses shall provide screening, in addition to any other screening requirements outlined in 88-425, from the following features in accordance with Table 353-2. If a feature requires multiple buffer types, the stricter requirement shall apply.

Table 353-2 Screening Requirements

	Buffer Type A	Buffer Type B
	When adjacent to: • R, SC and DR districts • Residential buildings within UR and MPD districts • Parks • Parkways and Boulevards • Image streets	When adjacent to: • Schools • Hospitals • Colleges/Universities • Libraries/Museums

Feature	Type A Requirements	Type B Requirements
Garage doors, off-street loading spaces, and/or outdoor storage	500 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet and a solid fence at least 6 ft. in height	250 ft. minimum setback Minimum 5 ft. tall berm with evergreen trees planted every 30 feet or a solid fence at least 6 ft. in height
Ground mounted mechanical equipment, on-site power substations and/or other utilities such as battery energy storage systems	500 ft. setback Shall be screened with a solid wall	250 ft. setback Shall be screened with a solid wall or landscaping

2. Alternative compliance plans that differ from the requirements of 88-353-03-A are subject to approval by the city planning and development director. Alternative compliance plans shall render equal or greater screening benefits than those outlined in this section.

New proposed section

88-339 DATA CENTERS

88-339-01 – PURPOSE

The purpose of these standards is to permit data centers in more districts due to their limited land use impact on adjacent properties while also acknowledging that such uses may negatively impact pedestrian-oriented areas of the city due to the relative lack of pedestrian traffic they generate. These standards allow data centers in more districts when the impact is minimized to improve active uses that support the vitality of the public realm adjacent to a building and encourage walk-in traffic.

88-339-02 – IN ALL PERMITTED DISTRICTS

88-339-02-A. Data centers with a continuous gross floor area of more than 500,000 square feet shall be considered a large format use and subject to the requirements of Section 88-353.

88-339-03 – IN B & D DISTRICTS

88-339-03-A. Data centers shall require review and approval of a special use permit.

88-339-03-B. Data centers may not exceed more than 50% of the ground floor gross floor area of any building with street frontage. For the purposes of this section, a building with street frontage is any building located within 50 feet of a street right-of-way line.

88-339-03-C. Data centers shall maintain all transparency requirements of the underlying zone or overlay district.

800 Series – Terminology and Measurements

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, ~~data centers,~~ and telegraph service offices.

New proposed sections

88-805-05-H. DATA CENTER

A building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations.

88-805-05-I. LARGE FORMAT USES

Large format uses are any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Uses primarily include data centers, manufacturing, warehousing, wholesale trade, and other industrial activities.

88-810-686 - GREEN ROOF

A green roof, also known as a vegetated or living roof, is a roofing system with a layer of vegetation planted over a waterproofing system, containing a drainage system, and designed to be structurally sound and capable of supporting the weight of the growing medium and vegetation. Green roofs include cool roofs that reflect more sunlight than traditional roofs through light-colored coatings or materials with high thermal emittance, and blue roofs that collect rainwater and slowly release it back into the atmosphere, helping to manage stormwater runoff and reduce strain on sewage systems may be used in place of a green roof.