

ZONING REGULATIONS

400 Attachment 2

City of Peculiar

Design Overlay Table

	Walkable Retail		Destination Retail		Mixed-Use Employment		Neighborhood Retail	
Development Pattern and Structure								
Block Size								
Small Block	R	at least 60% of area	O		O		R	
Medium Block	O		P		P		D	
Large Block	L	limited to perimeter of development	O		L	must reinforce pattern of campus open space	D	
Street Type/Streetscape								
"A" Street	R	min. 25%	P		R	min. 10%	R	min 50%
"B" Street	O	25% to 50%	P	15% to 50%	P	50% to 65%	O	max 50%
"C" Street	L	max. 25%	O	remainder	L	max. 40%	D	max 10%
Civic Space/Landscape								
Formal spaces	R	small, and at least 1 on every block; OR larger spaces can serve abutting blocks	O		O	mixed with open spaces and associated with high-activity buildings	R	small, and at least 1 on every block;
Open Space	O		R	for buffer/screening ; min 15%	P	large areas/connectivity; min 5%	D	
Campus Space	D		O		P	create natural setting; min 15%	D	
Natural Area	L	for resource protection	P	for buffer/screening	O	protection/connectivity	L	for resource protection

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Uses								
Scale of Use								
Small Scale	R	under 2,500 sq. ft.	L	at development entry	L	associated with formal open space and high-activity buildings	R	under 2,500 sq. ft.
Medium Scale	L	limited to B-streets	L	at development entry	P		L	One anchor tenant or grocery on B or C-street
Large Scale	L	on perimeter of dev.	P		O		D	
Mix of Uses								
Retail	R	min 75%	R	min 75%	L	max 20%; associated with formal open space and high-activity buildings	R	min 60%
Service	C	max 25%	O	max 25%	O	max 20%	O	max 40%
Employment	O	small scale/2nd floor	D		R	min 60%	O	Max 25%
Civic	O	max 25%	L	max 10%	O	max 25%	P	min 10% - max 25%
Residential	L	not of first floor	D		L	on perimeter of dev.	L	not of first floor
Site Design								
Building Type/Orientation								
Small Footprint	R		O		O		R	
Large Footprint	L		O		O		D	
Street Front	R/ P	R on "A-streets; P on "B-streets"	P		L	on "A-streets"	R	

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	Walkable Retail			Destination Retail			Mixed-Use Employment		Neighborhood Retail			
Site Design												
Enhanced Facade	R			O/P	P on "A" or "B-streets"		O/P	P on "A" or "B-streets" or any frontage on Campus Open Space		R		
Building Materials												
Facade Type		Principal/Enhanced	Other		Principal/Enhanced	Other		Principal/Enhanced	Other		Principal/Enhanced	Other
Primary Materials		80%	60%		70%	60%		70%	50%		80%	60%
Secondary Materials		20%	40%		30%	40%		30%	50%		20%	40%
Parking/Access												
Restricted Access	R			P			P			R		
Limited Access	L	"B" or "C-streets" only		O			O			L	"C-streets" only	
On-Street Parking	R/P	R on "A-streets"; P on "B-streets"		O	only on "A" streets		O			R/P	R on "A-streets"; P on "B-streets"	
Secondary Parking	O			O			O			L	Behind building or on perimeter of dev.	
Small Lot	P			O			P			R		

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Table Key:	R = Required
	P = Preferred
	O = Optional
	L = Limited
	D = Discouraged