

CENTRAL BUSINESS DISTRICT

To develop this new district, I propose we discuss and determine criteria for the following standards. As a beginning point, please consider the ideas in blue type. Remember, these are just suggestions to begin the discussion.

1. Establish the Intent of district.

The intent of the district is to create and maintain a high density commercial, office, service and residential area meeting community needs. It encourages the full utilization of public services and contributes to the economic base of the City. The district allows future development of downtown Palmer in a way that balances its historic character and encourages economic development.

Do we want to include something about Pedestrian scale?

The central business district is to be considered primarily as a pedestrian orientated domain.

2. Boundary

insert legal description of the area in P&Z Resolution.

3. List of Permitted uses.

All uses permitted by right in the R-1, R-2, R-3, R-4, CL, CG, P, and CG.

4. List of conditional uses.

Commercial parking lots

5. Prohibited uses

6. Building height limits

Building height. Buildings within the downtown CBD Zone shall not exceed fifty (50) feet as measured above the highest adjacent sidewalk elevation;

- The height will be measured from the existing ground elevation at the time of the adoption of this ordinance, to the highest pitch of the roof. Any uninhabitable spaces on top of the roof, such as bell towers, finials, cupolas, etc. are permitted as long as they do not exceed twenty (20) percent of the length of the roof line along the street.
materials

7. Lot area restrictions

Dimensional Requirements.

- (a) Min. lot width (feet): 50
- (b) Lot coverage: None

8. Setback requirements

Residential uses:

a. Front yard setback:

Without alley access:

(1) Minimum of 25 feet to the garage door of residential units with a driveway from the public street.

(2) Minimum of 15 feet to the front façade of a residential unit.

(c) Minimum of ten feet to the front porch of a residential unit.

With alley access:

(3) Minimum of ten feet to the front façade of the residential unit.

(4) Minimum of five feet to the front porch of the residential unit.

b. Side yard setback:

i. Adjoining a non-residential zoning district: Minimum of five feet.

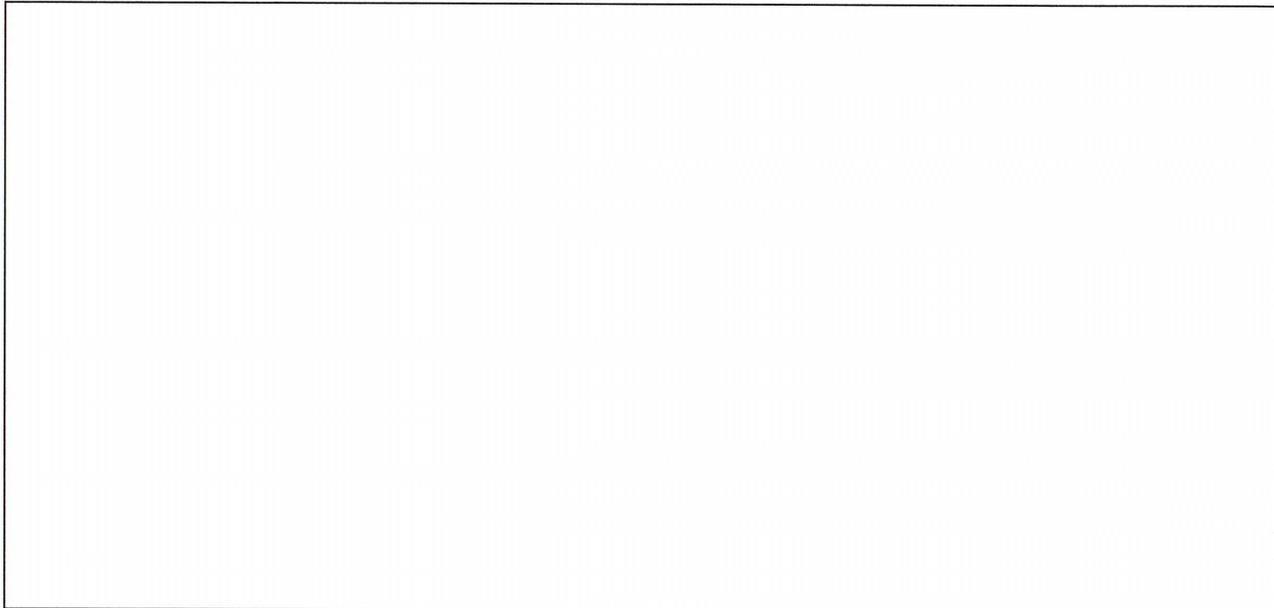
ii. Adjoining a residential zoning district:

(a) Single-story construction: Minimum of five feet from an adjoining side yard.

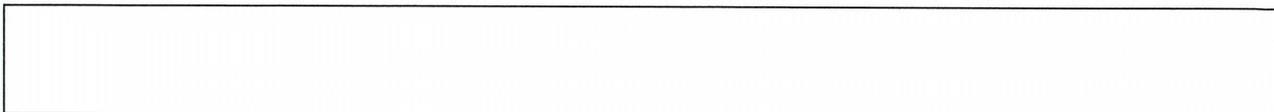
(b) Two-story or greater construction: Minimum of 7-1/2 feet from an adjoining side yard.

c. Street side yard setback: None required unless the street side yard is used for a driveway, in which case the minimum setback shall be 25 feet to the garage.

* For every foot of increased height of structures over twenty (20) feet, the developer shall provide additional interior side and rear yard setbacks at a 1:1 ratio where abutting a residential district.



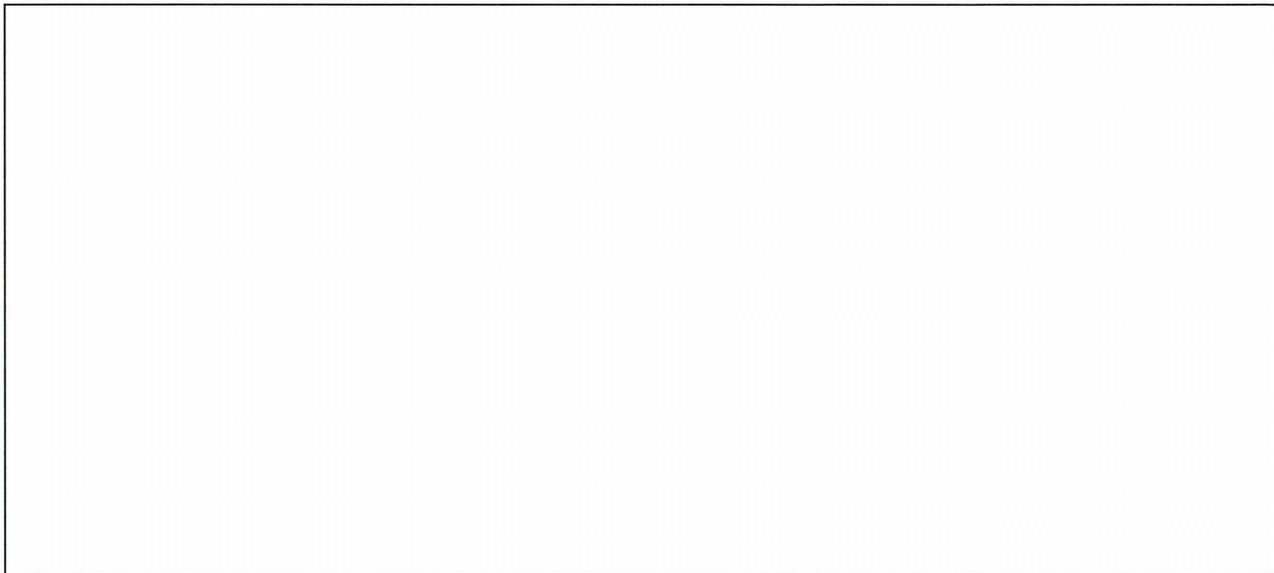
9. Open space requirements



10. Parking

Parking.

Retail	2.61 spaces per 1000 gross square feet
Industrial	0.63 spaces per 1000 gross square feet
Service	3.51 spaces per 1000 gross square feet
Restaurant/Entertainment	7.72 spaces per 1000 gross square feet
Office	2.64 spaces per 1000 gross square feet
Education	2.94 spaces per 1000 gross square feet
Residential	1.28 spaces per 1000 gross square feet
Mixed Use	2.77 spaces per 1000 gross square feet
Government	3.63 spaces per 1000 gross square feet
Hotel	0.85 spaces per guest room

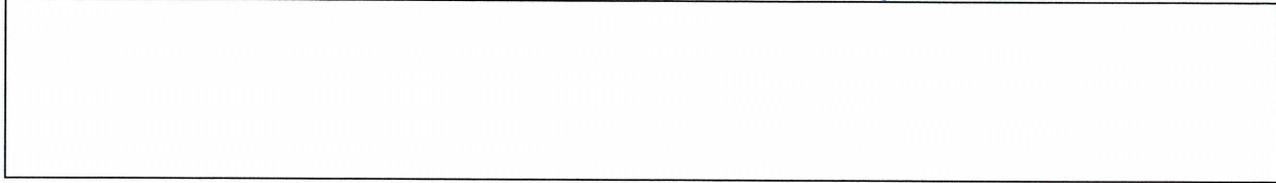


11. Other standards to discuss and consider:

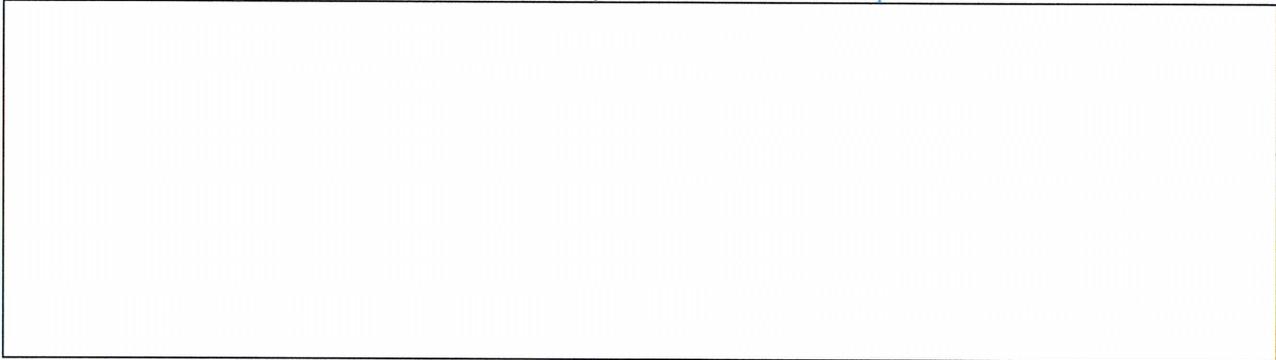
Massing and development scale. Facades shall be designed to reduce the massing, scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be appropriate to the developed character of downtown Palmer through the use of detail and scale. Large building facades shall be varied so that they are divided into distinct massing elements utilizing details that are perceived at the scale of the pedestrian.



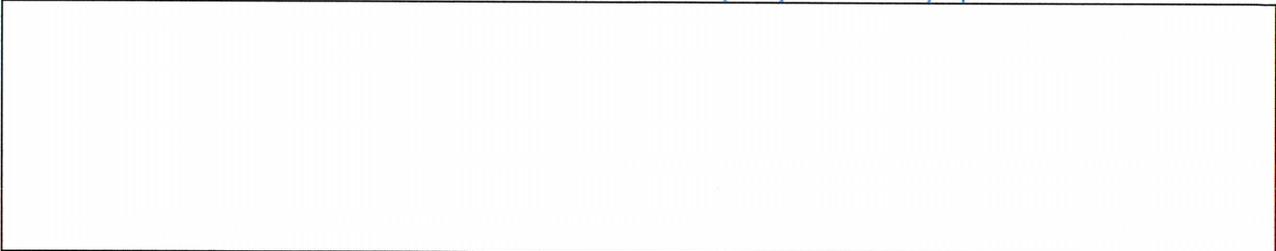
Street wall definitions. New commercial and multi-family residential buildings shall be constructed immediately adjacent to or within five (5) feet of the street right-of-way. In addition, exceptions to this requirement may be permitted to align buildings with the setbacks of neighboring structures or to preserve historic public vistas.



Street level facades. Retail stores shall front onto public sidewalks to reinforce activity levels along public streets. Window glazing shall be the predominant material in the first story of the street level facade for commercial retail development. Such glazing shall be transparent under all lighting conditions, however, spandrel or colored glass may be used in the area above the height of the door head. Storefront glazing shall extend from the sill or from a base of contrasting material to at least the height of the door head. Storefront entrances shall be recessed from the property line allowing a pedestrian space between the sidewalk and the front door. For buildings located on street corners, a corner entrance is permissible.



Parking and access. For all new commercial building construction on corner or double frontage lots, curb cuts to parking lots shall be placed on side streets, and/or to the rear of buildings, except where no other access is available. New surface parking lots shall be located to the interior sides and rear of buildings and screened from the principal street frontage by permanent walls, fences, shrubbery or hedges no more than four (4) feet in height. Chain link fences are not permitted. Landscaped islands with trees shall be interspersed throughout the lots, so that a tree will be located within one hundred (100) feet of any space.



Drive-up windows and service islands. Drive-up windows and service islands shall be located in the side or rear yards. For corner lots, drive-up windows or service islands shall be located in the rear.

Residential garages and accessory structures. Only rear or side yard site is permitted. The scale of the freestanding garage or accessory structure shall not be greater than fifty (50) percent of the primary structure in massing and scale.

Additional treatments. HVAC equipment, air conditioning window units, and other electrical equipment shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or on the roof of the building and screened from the right-of-way. Through-wall mechanical units are permitted on any facade if they are incorporated into the design of the building, flush with the facade on which they are located, concealed by a vent cover and have an internal drip system for condensation. Utility meters, transformers and fixed trash disposal receptacles which cannot be located out of sight shall be screened.

Landscaping Requirements. A minimum of five percent of the lot area shall be landscaped in accordance with Landscaping Guide.

Access and Circulation. Adequate provisions for access and internal circulation of vehicles shall be provided for all uses allowed in the CBD in accordance with the requirements of this code.

External Storage of Merchandise. The external storage of merchandise and/or materials, directly or indirectly related to a business, is hereby prohibited within the CBD.

Outdoor Displays of Merchandise. Outdoor displays of merchandise are permitted during business hours only and shall not exceed ten percent of the total retail sales area.