

CHAPTER 1131
UCOD Urban Commercial Overlay District

1131.01 Purpose.
1131.02 Intent.

1131.03 General requirements.

1131.01 PURPOSE.

The UCOD Urban Commercial Overlay District is established to protect, re-establish, and retain the unique aesthetic and architectural character, including retail display windows, side and rear parking, minimal setbacks, and pedestrian-oriented site design, prevalent in central city commercial areas.

1131.02 INTENT.

The intent of the UCOD Urban Commercial Overlay District is to:

- (a) Promote an attractive and safe commercial and living environment that is compatible with existing historic structures;
- (b) Encourage pedestrian-oriented site design;
- (c) Encourage investment in compatible designed development, including retail display windows, side and rear parking, minimal setbacks, and other features of traditional urban design.

1131.03 GENERAL REQUIREMENTS.

All UCOD Urban Commercial Overlay District new construction shall meet the following criteria:

- (a) **Maximum Setback.** The distance between the principal building or structure and the public street right-of-way line shall not exceed ten (10) feet. Buildings on street corners shall comply with this maximum setback for both frontages.
- (b) **Building Standards.**
 - (1) Building facades facing public streets shall incorporate a main entrance door on the primary street.
 - (2) For commercially-used property, at least sixty (60) percent of each building façade facing public streets, between the height of two (2) feet and nine (9) feet above the sidewalk grade, shall be window glass.
 - (3) Building façades shall be a minimum of two (2) stories [twenty (20) feet] in height. If the building does not actually have at least two (2) stories, then it shall have appropriate architectural detail to appear to have a second story.
 - (4) Structures more than fifty (50) feet wide shall incorporate vertical elements into their façade design.