

Street Front Requirements Comparison Note this chart is for reference only. Refer to OMC Section 18.120.020.B

Guideline	Proposal				Current Pedestrian Overlay		
	A	B	C	Entry	A	B	18.06.100 Retail over 25,000 sf
Transparency	75% between 2' and 8' (Pedestrian oriented facades required.)	75% between 2' and 8' (Pedestrian oriented facades required.)	No blank walls	For buildings near ROW: Commercial 50% Residential 15%	No blank walls	No blank walls	60% transportation if one business is wider than 100'
Weather Protection	5' deep over 65% of facade	5' deep over 65% of facade	Protection over entry	3' deep along pedestrian routes	Width per UBC. No back lot awnings.	NA	4 ½' wide over 80% of facade
Setback/Street Wall	12' minimum from curb – plazas allowed over 80% of front	12' minimum from curb. Plazas allowed.	10' minimum setback from curb to allow for sidewalk and planting.	Parking lot screening per 18.36.180	10' max from ROW. Plazas allowed minimum height: 16'.	NA	Facades over 50' articulated
Vehicle Access and Parking	No parking No drives unless City determines there is no better option.	Surface parking prohibited. No drives unless no better option.	Parking must be screened	No parking in front of buildings. Parking limited to 50% of frontage or 65'.	No surface parking	NA	NA
Front "Yard"	Pedestrian-oriented open space only	Pedestrian-oriented open space only	No large item storage or sales except in Art-Tech district	No outdoor storage or sales	Pedestrian-oriented open space	NA	NA
Upper Story Step Back	15' step back over 65' high	NA	NA	NA	NA	NA	NA
Ground Floor Use	Non-residential only	Ground floor residential facades must comply with 18.120.B.6	Ground floor residential facades must comply with 18.120.B.	NA	75% street front must look like a storefront	NA	Must be able to subdivide retail space
Parking Structure Location and Design	Ground floor parking garages prohibited	Parking garage design guidelines apply	Parking garage design guidelines apply	Parking garage design guidelines apply	Blank wall treatments must have occupiable uses if over ½ block	Blank wall treatments must have occupiable uses if over ½ block	NA
Ground Floor Facade Requirements	Entry & ground floor facade articulation required	Entry & ground floor facade articulation required	Covered entry with direct access to sidewalk required	Covered entry with direct access to sidewalk required	Entry required	Entry required	entry on each face abutting street