

B. Office-Buffer District (C-1)

1. Purpose

The C-1 District is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt. Since the buildings for office, office-type and public and semipublic uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district,

with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

TABLE 742-104-1

**C-1 DISTRICT
DIMENSIONAL STANDARDS**

| | | LOT STANDARDS | |
|--|---------------------|--------------------------|---------|
| Minimum street frontage | | 50 ft. | |
| | | SETBACKS | |
| | | METRO | COMPACT |
| Minimum depth front yard | See Table 744-201-3 | 10 ft. from existing ROW | |
| Minimum front transitional yard | 20 ft. | 10 ft. | |
| Maximum front setback | 85 ft. | 65 ft. | |
| Minimum width of side yard | 10 ft. | 0 ft. | |
| Minimum side transitional yard | 15 ft. | 10 ft. | |
| Minimum depth of rear yard | 10 ft. | 0 ft. | |
| Minimum rear transitional yard | 15 ft. | 10 ft. | |
| | | BUILDING STANDARDS | |
| | | METRO | COMPACT |
| Maximum height buildings and structures | 50 ft. | 38 ft. | |
| Maximum height along a transitional yard | 35 ft. | 25 ft. | |

This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

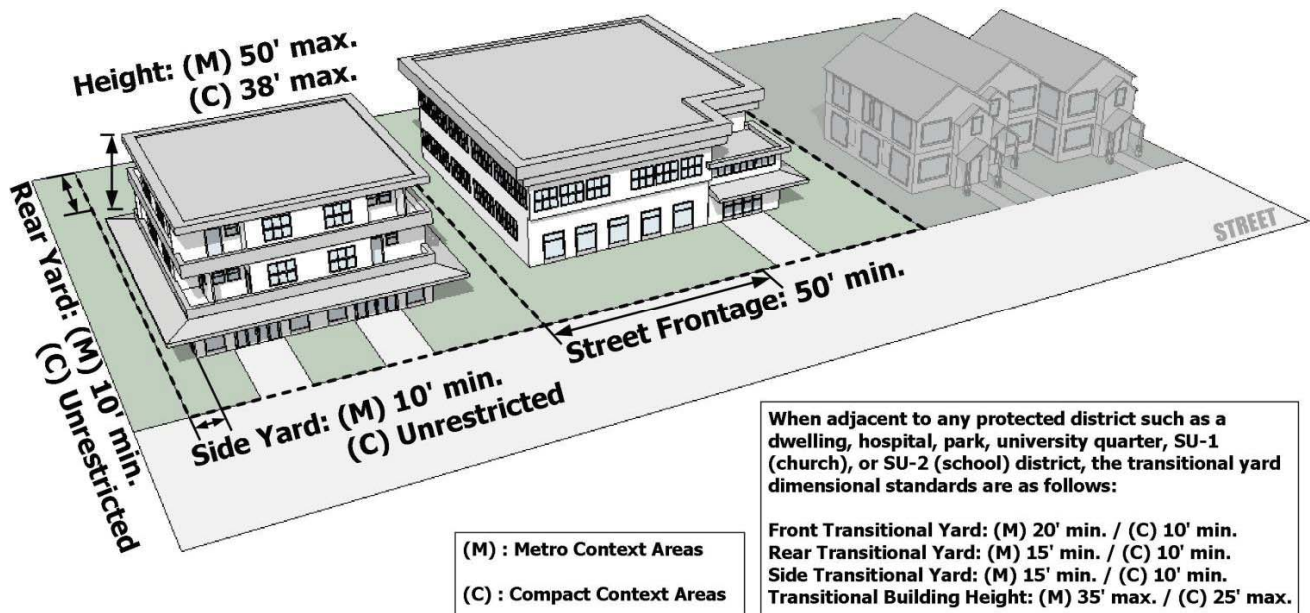
*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.

2. Examples





3. Illustration



4. Other Standards

a. *Windows/doors/transparency*

1. On the side of each primary building that has a public pedestrian entrance, at least 40% of the wall surface area between 3 feet and 8 feet above grade level and within 50 feet of each side of the entrance shall be of glass or other transparent materials. On any facade or side of a primary building that is located within 50 feet of a local, collector or arterial street, at least 40% of the wall surface area between 3 feet and 8 feet above grade level shall be of glass or other transparent materials.

2. Required ground floor glass or other transparent materials shall allow two-way visibility between 3 feet and 8 feet above grade level.
3. No glass or other transparent materials shall reflect more than 30% of visible light.
4. Replacing windows in an existing building is permitted; however, the replacing window must match the building's original window opening within a tolerance of 2 inches of each opening side.

b. **Roof**

All roof-mounted mechanical equipment shall be completely and effectively screened from view on all sides of the building with a parapet consistent with the building's design and materials.

C. Neighborhood Commercial District (C-3)

1. Purpose

The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters.

It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

2. Examples



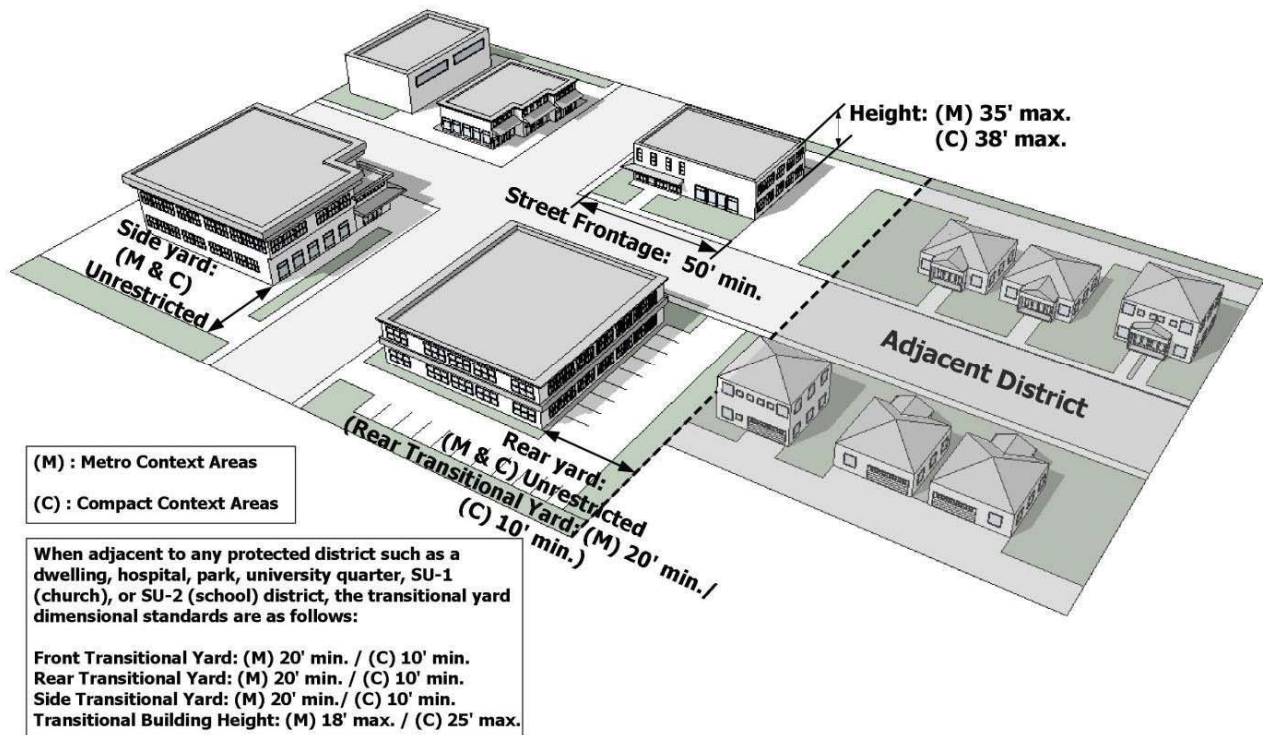
| TABLE 742-104-2 C-3 DISTRICT DIMENSIONAL STANDARDS | | |
|---|---------------------|---------------------------|
| | | LOT STANDARDS |
| Minimum street frontage | | 50 ft. |
| | | SETBACKS |
| | METRO | COMPACT |
| Minimum depth front yard | See Table 744-201-3 | 10 ft. from existing ROW |
| Minimum front transitional yard | 20 ft. | 10 ft. |
| Maximum front setback | 85 ft. | 65 ft. |
| Minimum width of side yard | 0 ft. | 0 ft. |
| Minimum side transitional yard | 20 ft. | 10 ft. |
| Minimum depth of rear yard | 0 ft. | 0 ft. |
| Minimum rear transitional yard | 20 ft. | 10 ft. |
| | | BUILDING STANDARDS |
| | METRO | COMPACT |
| Maximum height buildings and structures | 35 ft. | 38 ft. |
| Maximum height along a transitional yard | 18 ft. | 25 ft. |

This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.



3. Illustration



4. Other Standards

a. Windows/doors/transparency

1. On the side of each primary building that has a public pedestrian entrance, at least 40% of the wall surface area between 3 feet and 8 feet above grade level and within 50 feet of each side of the entrance shall be of glass or other

transparent materials. On any facade or side of a primary building that is located within 50 feet of a local, collector or arterial street, at least 40% of the wall surface area between 3 feet and 8 feet above grade level shall be of glass or other transparent materials.

2. Required ground floor glass or other transparent materials shall allow two-way visibility between 3 feet and 8 feet above grade level.
3. No glass or other transparent materials shall reflect more than 30% of visible light.
4. Replacing windows in an existing building is permitted; however, the replacing window must match the building's original window opening within a tolerance of 2 inches of each opening side.

b. **Roof**

All roof-mounted mechanical equipment shall be completely and effectively screened from view on all sides of the building with a parapet consistent with the building's design and materials.