

14-910 ARTS, ARTS DISTRICT

(History: Ordinance No. 17642)

14-910-01 PURPOSE

The ARTS district is a special purpose zoning classification that is intended to encourage the preservation and enhancement of arts-related uses. The district is also intended to preserve and enhance the area as a center for a variety of retail, business services, housing and office uses and to promote a strong pedestrian character and scale throughout the district through the use of consistent sidewalks, landscaping and business signage. Utilizing the existing scale of structures, new structures and buildings will provide the opportunity to create a focus for revitalization and promotion of the cultural and artistic environment.

14-910-02 APPLICABILITY

The regulations in this section apply to all property in the ARTS district.

14-910-02-A. USES

Uses are allowed in the ARTS district in accordance with Table 910-1 below.

14-910-02-B. PERMITTED USES

Uses identified with a "P" in Table 910-1 are permitted as-of-right, subject to compliance with all other applicable standards of this development ordinance.

14-910-02-C. PERMITTED USES WITH MINIMUM USE STANDARDS

Uses identified with a "C" in Table 910-1 are permitted as-of-right, subject to compliance with the Use Standards referenced in the right column of Table 910-1, and all other applicable standards of this development ordinance.

14-910-02-D. SPECIAL USES

Uses identified with an "S" in Table 910-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-910-02-E. PROHIBITED USES

Uses not listed and those identified with a "-" in Table 910-1 are expressly prohibited.

14-910-02-F. USES STANDARDS

The "Use Standards" column of Table 910-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 910-1

(History: Ordinance No. 17832)

U.S. ES	ARTS District	Supplemental Standards
Use Category		
↳specific use type		
RESIDENTIAL		
Household Living		
↳above street level floor (in mixed-use building)	P	
↳Detached house	S	
Group Living		
↳Nursing Home	-	

U S E S	ARTS District	Supplemental Standards
Use Category		
↳specific use type		
↳Recovery Center	-	
PUBLIC / CIVIC		
Day Care	S	
Library/Cultural Exhibit	P	
COMMERCIAL		
Animal Service		
↳Sales and grooming	P	
↳Veterinarian	P	
↳Other	-	
Artist Work or Sales Space	P	
Eating and Drinking Establishments		
↳Tavern or nightclub	P	Maximum gross floor area: 5,000 sq. ft.
↳All other eating/drinking establishments	P	
Entertainment and Spectator Sports		
↳Indoor small venue (1-149 capacity)	P	
↳Indoor medium venue (150-499 capacity)	P	
↳Indoor large venue (500+ capacity)	P	
↳Outdoor (all sizes)	P	
Financial Service		
↳Pawn shop	-	
↳Short-term loan service	-	
↳Bail Bonds/Surety Recovery Agent	-	
↳All other financial services	P	
Food and Beverage Retail Sales	P	
Gasoline and Fuel Sales	S	
Lodging		
↳Bed and Breakfast	P	
↳Hotel/motel	P	
Medical Service	P	
Office	P	Maximum street level area: 2,000 sq ft
Personal Improvement Service	P	
↳Fortune Telling	-	
↳Body Art Service	S	
Repair or Laundry Service	P	
Retail Sales	P	
↳Gun and/or Ammo Sales/Service	-	
↳Knife Sales	-	
↳Military Surplus Sales	-	
Sports and Recreation, Participant		
↳Indoor	P	
↳Outdoor	S	
Vehicle Sales and Service		
↳Car Wash/Cleaning Service	S	14-413
↳Heavy Equipment Sales/Rental	-	
↳Light Equipment Sales/Rental (indoor)	S	
↳Light Equipment Sales/Rental (outdoor)	S	14-409
↳Motor Vehicle Repair, limited	S	
↳Motor Vehicle Repair, general	S	
↳Vehicle Storage/Tow Lot	-	
↳Tow Service Dispatch Center	-	
INDUSTRIAL		
Manufacturing, Production and Industrial Service		

U S E S	ARTS District	Supplemental Standards
Use Category		
↳specific use type		
↳Artisan	P	
↳Limited	-	
↳General	-	
Residential Storage Warehouse	-	

14-910-03 SIGN REQUIREMENTS

Signs are allowed in the ARTS district in accordance with Table 910-2 below:

Table 910-2

Land Use	Sign Type	Max. Number	Max. Area	Max. Height	Type of Illumination	Additional Requirements
PERMANENT SIGNS						
Single Tenant Building/ Multi-Tenanti Building	A-Frame (Sandwich Board)	1	6 sq ft	5 ft	None, direct illuminated	No off-site advertising is permitted. Sign shall be weighted to the ground
	Awning	1	18 sq ft	N/A	None or direct illuminated	
	Projecting	1	40 sq ft	N/A	None, direct illuminated or neon	A minimum clearance of 8 feet from finished grade to bottom of sign Top edge of sign shall not exceed the height of the wall from which it projects. The sign shall not project more than 4 feet from building or 2 feet from curb, whichever is less.
	Wall	1	10% of tenant lease space	N/A	None, direct illuminated or neon	Sign shall not project more than 6 inches from façade. Raceways shall be painted to blend with the main building.
	Over Canopy/ Under Canopy	1	50 sq ft	3 foot letters	None, direct illuminated or neon	A minimum clearance of 8 feet from finished grade to bottom of sign

Land Use	Sign Type	Max. Number	Max. Area	Max. Height	Type of Illumination	Additional Requirements
	Window		20% of window surface area	N/A	None or neon	
DISTRICT IDENTIFICATION SIGN						
						Allowed pursuant to Sec. 14-910-03
TEMPORARY SIGNS						
Single Tenant Building/ Multi-Tenant Building	Banner	1 per business	32 sq ft	N/A	None	See Sec. 14-504-14-F
	Window		20% of window surface area	N/A	None	Maximum duration of 14 days per event. Maximum of 12 events per calendar year.

14-910-03-A. ALTERNATIVE SIGNS

As an alternate to the sign requirements in Table 910-2, any property owner in the ARTS District can seek approval of any sign regulated by this section in accordance with Section 14-904-06.

14-910-03-B. PROHIBITED SIGNS

The following signs are expressly prohibited:

1. electronic message signs;
2. portable signs;
3. signs on trees and benches; and
4. inflatable signs.

14-910-03-C. SIGNS AS ART

Signs or murals used as art that meets the following criteria and can be shown to support the intent of this section are exempt from the sign requirements set forth within this section.

1. The sign is not used as advertisement;
2. The sign is structurally safe;
3. The sign meets all other applicable codes;
4. Signage should not block windows or entranceways, nor obstruct normal pedestrian circulation in and out of a building, or creating a “blind” spot for traffic or pedestrians; and
5. The signs must be in general good repair and fully functioning if the sign includes lights or animation.

14-910-04 NON-RESIDENTIAL DESIGN STANDARDS

14-910-04-A. APPLICABILITY

New Development. The regulations in this section apply to all new building construction.

Existing Buildings. The regulations in this Section to all renovation, remodeling, expansion of an existing building, or reconstruction of a damaged or destroyed building when:

1. the cost of the renovation, remodeling, expansion or reconstruction is greater than 50% of the current-year Jackson County market valuation or
2. structural façade renovation will be done.

Exemptions. Painting and ordinary maintenance/repair are exempted from the regulations in this section.

14-910-04-B. FAÇADE MATERIALS

All buildings and other structures shall be constructed of brick, stone, glass or other material compatible to the district approved through the Administrative Adjustment procedures of Sec. 14-706-01. The following materials are not allowed:

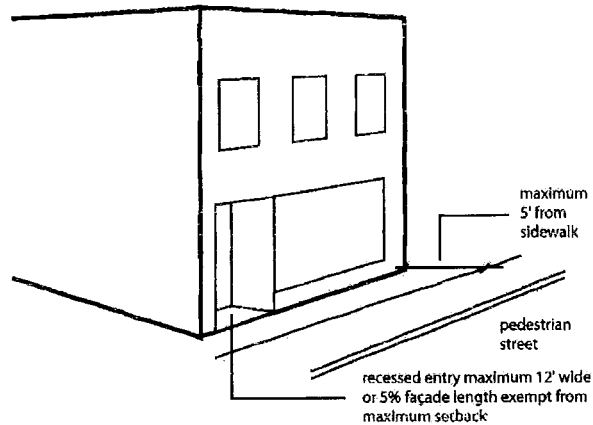
(History: Ordinance No. 17832)

1. Painted concrete block;
2. Aluminum or vinyl siding;
3. Precast concrete panels;
4. Painting previously unpainted brick with the exception of murals identified in Sec. 14-910-03-C; and
5. Wood siding.

14-910-04-C. ENTRANCE STANDARDS

1. Buildings must have a primary, working entrance door facing the primary street. Entrances at building corners may be used to satisfy this requirement.
2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.
3. Recessed building entrances are subject to the following standards:
 - a. The entrance width may not exceed 12 feet;
 - b. The entrance depth may not exceed the entrance width; and
 - c. The entrance may not exceed two stories in height.

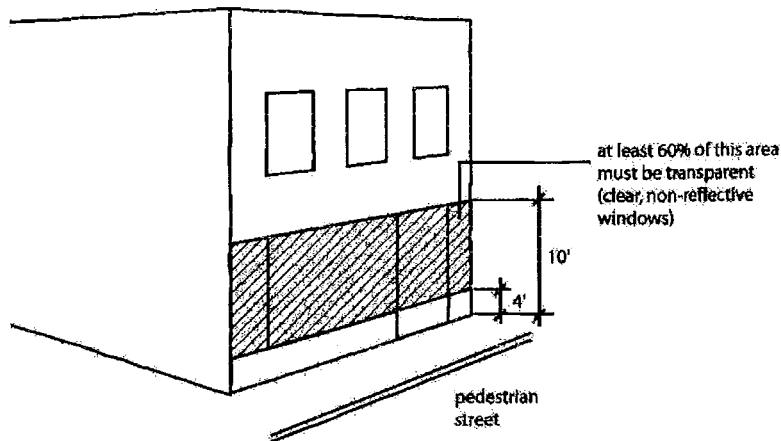
Figure 910-1



14-910-04-D. FAÇADE TRANSPARENCY

1. At least 60% of the street-facing façade between 3 feet and 10 feet above the sidewalk must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. On corner lots, this transparency requirement applies along the front of the building.
2. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 60% of the minimum transparency requirements, provided that they are internally illuminated and are at least two feet in depth.
3. The bottom of any window or product display window used to satisfy these requirements may not be more than four feet above the adjacent sidewalk.
4. Upper Level Windows. A minimum of 15% of the building's façade area above the first floor shall consist of transparent material.
5. Street Side or Rear Façade Windows. A minimum of 15% of the building's rear faced facing a public right-of-way, parking area, or open space shall consist of transparent material.
6. Reflective Glass. Tinted or reflective glass that blocks more than 40% of incident visible light is prohibited.

Figure 910-2

**14-910-04-E. SETBACKS**

No building shall be set back more than 5 feet from a sidewalk, except for residential structures. Residential structures shall comply with the front setback requirements as provided in Section 14-505-06-D. There are no interior setbacks required.

(History: Ordinance No. 17727)

14-910-04-F. HEIGHT

No building shall exceed 115% or be less than 85% of the average height of the buildings on the two nearest developed lots on either side of the subject lot. In no case shall a building height exceed 45 feet.

14-910-04-G. AWNINGS AND CANOPIES

1. Materials. Awnings and canopies shall be constructed of durable, protective, and water repellant materials. Vinyl and fiberglass awnings/canopies are prohibited.
2. Lighting. Backlit or internal illuminated awnings/canopies are prohibited.
3. Length. Awnings shall be no longer than a single storefront.
4. Color. Awning colors shall be compatible with the overall color scheme of the façade from which it projects. Solid colors or subtle striped patterns are preferred.
5. Projection. Awnings are allowed to project to within two feet of the curb line.
6. Minimum Clearance. A minimum clearance of 8 feet from finished grade to the bottom of the awning is required.

14-910-04-H. ROOFS AND PARAPETS

1. Rooflines shall mimic or complement the character or design of the rooflines of the two nearest developed lots on either side of the subject lot.
2. Sloped roofs are not allowed unless the roof form is concealed by a parapet on all sides of the building.

14-910-04-i. UTILITY AREAS AND MECHANICAL EQUIPMENT SCREENING

1. Utility areas, mechanical equipment, and screening will be designed so that they do not detract from the aesthetic appeal of the district.

2. Materials. The screening of exterior trash, storage areas, service yards, loading areas, and mechanical equipment must use the same materials, color and/or style as the primary building in order to be architecturally compatible with the primary building.
3. Roof Equipment. All roof equipment shall be screened from public view using parapet walls equal to the height of the unit(s) or individual screen walls incorporating similar detailing, features, and colors used in the building.
4. Ground Mounted Equipment. All ground mounted equipment shall be screened from public view with materials used on the exterior of the building or other alternative acceptable to the Community Development Director. Building mounted equipment, including but not limited to, vents, meters and flues, shall match or complement the permanent color of the adjacent building wall.
5. Screening. All exterior trash and loading areas, and service yards shall be screened in accordance with Sec. 14-503-08 and 14-503-09.

14-910-04-J. PARKING

1. No off-street parking is required for nonresidential uses unless such uses exceed 10,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 10,000 square feet. (See Article 14-501 for off-street parking ratios)
2. Any off-street parking that is provided must be located behind the building or within or under the building.
3. When the depth of the lot is insufficient to permit required parking to the rear of the building, parking may be located to the side of the building, provided that it does not occupy more than 30% of the subject lot's primary street frontage and is set back at least seven feet from the right-of-way. Existing parking areas shall be exempted from this requirement.

14-910-05 PROHIBITED ACTIVITIES

The following uses and activities are expressly prohibited in the ARTS District:

1. Outdoor storage of goods or materials.

14-910-06 OTHER APPLICABLE REGULATIONS

Uses and development in the ARTS District are subject to other standards including the following:

1. Landscaping and Screening. The regulations of Section 14-503, excluding Sections 14-503-08 and 14-503-09, do not apply.
2. Sidewalks. Sidewalks are required on both sides of all streets or in the context of the district. Any sidewalk required shall be installed in accordance with the Public Works Manual.
3. Accessory Uses and Structures. The regulations of Section 14-400 apply.