

## VMC 20.670.030 Regulation of Uses

B. Ground Floor Use Regulation by Frontage Type. Ground floor uses shall be regulated by Frontage Type as shown in Figure 20.670-2.

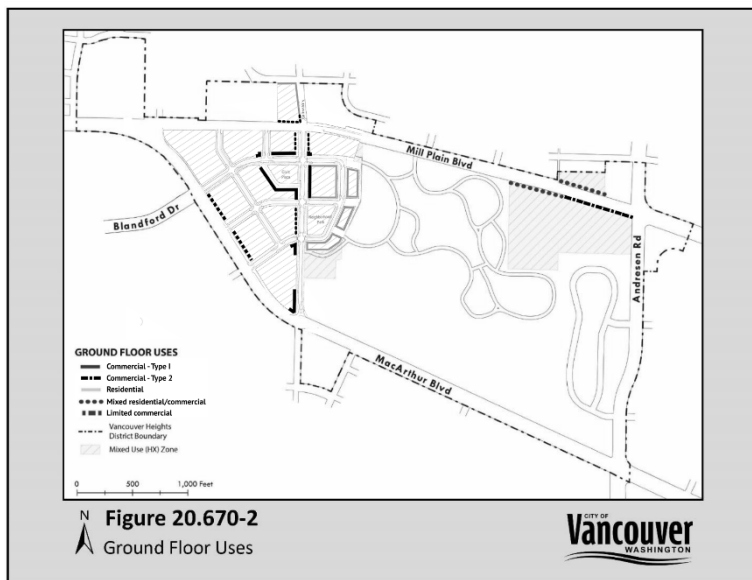
1. Active Commercial frontage:

- a. Only the following commercial uses are allowed - sales-oriented retail; eating, drinking and entertainment establishments; fitness center and community center.
- b. Residential and office uses prohibited except lobbies and entrances associated with upper story uses are allowed but limited to 25% of the total length of the street frontage.

2. Commercial frontage:

- a. All commercial uses permitted in the HX District, except office uses allowed.

Figure 20.670-2 Ground Floor Use Map



**VMC 20.670.040 Design and Development Standards**

2. Building Heights. The building height standards in Table 20.670.040-2 shall apply in the HX District.

**Table 20.670.040-2** Maximum Building Heights

<b>Sub-District</b>	<b>Maximum Height</b>
Activity Center	Maximum of 85 feet
Residential Neighborhood	Maximum of 85 feet
Innovation Hub	Maximum of 50 feet
District Gateway	Maximum of 55 feet not abutting residentially zoned properties
<b>Sub-District</b>	<b>Maximum Height</b>
	Maximum of 40 feet abutting residentially zoned properties
	Maximum of 35 feet fronting Idaho Street

Note: For the Heights District, abutting is defined as sharing a property line with residentially zoned property

7. *Ground floor plane.* For buildings five stories and above, the maximum ground floor plate area shall not exceed 16,000 square feet. An option to this standard is to demonstrate significant massing breaks in the building façade to include breaks and ground plane openings as pedestrian connections.

**B. MODULATION AND FAÇADE ARTICULATION**

4. *Building entry.* Main entrances shall be easily identifiable through the use of building articulation and modulation.

**D. ROOF FORMS**

1. *Roof lines.* The length of any continuous flat roofline shall not exceed more than 165 feet without modulation.

### VMC 20.670.040.L Limited Access Frontages

Vehicular access to development sites is prohibited along key frontages, where indicated, to reduce conflicts between automobiles and pedestrians and promote a safe and pleasant experience for walking. Vehicular access is restricted to one-curb-cut per block frontage where indicated.

