



Campus Commercial Overlay District - Green Street Corridor



Performance Standards

Campus Commercial Overlay District

In effect from January 1, 2010

(a) Property located within the Campus Commercial Overlay District shall be subject to the regulations of both the CB zoning district and the Campus Commercial Overlay District, provided that when the regulations of said districts conflict, the provisions of the Campus Commercial Overlay District shall govern. Properties in the Campus Commercial Overlay District, shall comply with the performance standards in this Section except as otherwise provided herein.

(b) The floor area of an existing building, defined in this Section as a building that was lawfully in existence prior to January 1, 2010, or that was constructed pursuant to a building permit validly issued or a completed planned development application submitted prior to January 1, 2010, may be increased by up to fifty percent (50%) of the original floor area of the existing building without complying with the performance standards of the Campus Overlay District

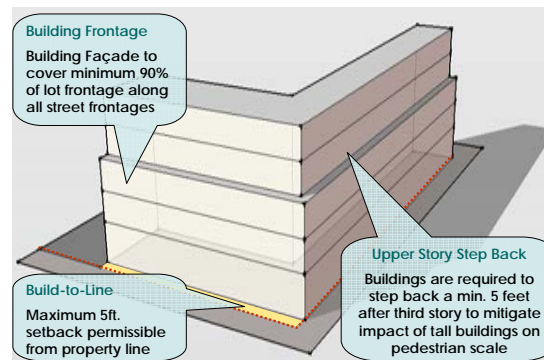
(c) The performance standards in the Campus Overlay District shall include the following:

- (1) All structures shall be a minimum of two
- (2) stories above grade in height.
- (2) The total Floor Area Ratio of all buildings on a parcel shall not exceed 6.0.

(3) Buildings shall be setback from the street right-of-way a maximum of five (5) feet.

(4) All building facades facing a public street, excluding alleys, shall have a minimum width of 90% of the lot width as measured along the property line along said street frontage, except to the extent that said 90% minimum width must be reduced to accommodate a driveway that is otherwise permitted by this Chapter. The width of such a driveway shall not exceed twenty-two (22) feet.

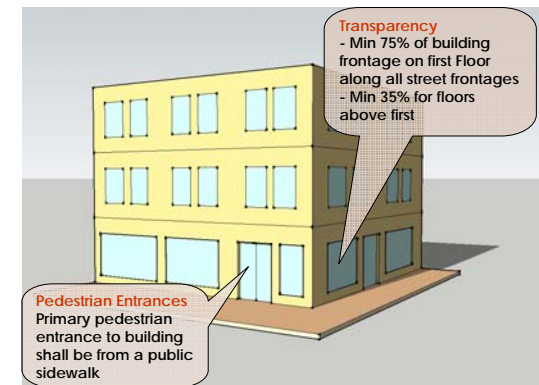
(5) All floors above the third (3rd) floor must be set back a minimum of five (5) feet from the front façade at street level, along all street frontages.



(6) A minimum of 75% of the area of any building façade facing a public street other than an alley, measured from grade level to ten (10) feet in height above grade must consist of transparent¹ glass.

(7) A minimum of 35% of the area of any building façade facing a public street, other than an alley, on all floors above the first, shall consist of glass. Said glass shall be transparent¹, provided that on any floor that is occupied by a parking garage, said glass shall have a maximum Visible Transmittance¹ of 0.5

(8) The primary pedestrian entrance to any building shall be from a public sidewalk. For buildings fronting on Green Street, the primary pedestrian entrance shall be oriented towards Green Street.



(9) Multi-family Parking – The vehicular parking requirement otherwise applicable in the CB District for any residential uses provided in the building shall be reduced by

¹ *Transparent* shall mean non-reflective glass with a visible transmittance rating of 0.50 or greater per the National Fenestration Rating Council. Visible Transmittance is a measure of how much light passes through a window. Visible Transmittance ranges from 0 (0% - no light) to 1 (100% - all light).

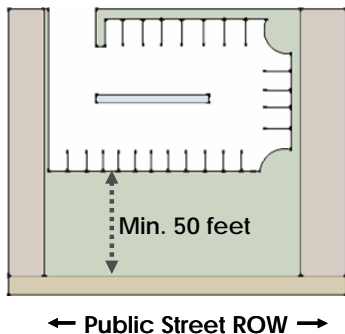


ten (10) parking spaces. Bicycle parking requirements otherwise applicable to said residential uses will still apply.

(10) Parking must be accessed from the alley if the parcel is adjacent to an alley. If a parcel is not adjacent to an alley, one point of access is permitted from a side street. If neither an alley nor side street is available, one point of access is permitted from the primary street. For properties facing multiple streets, the street having the lower ranking as set forth in the following table shall be considered the side street.

Street	Rank
Green Street	1
Wright St., Sixth St., Fifth St., Fourth St., Third St., Second St., First St. and Locust St.	2
Healey St., John St. and Daniel St.	3

(11) Parking Lots and Accessory Lots shall be setback no less than fifty (50) feet from a public street right-of-way, excluding alleys, when the parking and public street right-of-way is not separated by a building



(12) All exterior walls on floors above the ground level that are used for vehicular parking shall extend from the floor to ceiling of that floor for the entire length of any facade facing a street.

(13) Density Bonus for Green Buildings:

13.1 A property owner, developer or other applicant (the Applicant) shall be entitled to a density bonus permitting the construction of a building with a higher Floor Area Ratio (FAR) than is otherwise permitted in the Campus Commercial Overlay District upon a showing that the building has been designed to a specified level of LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council.

13.2 The density bonus shall be awarded by the Planning Director or the Director's designee in accordance with the following schedule:

- (i) For LEED Certification –0.50 FAR
- (ii) For LEED Silver – 0.75 FAR
- (iii) For LEED Gold – 1.00 FAR
- (iv) For LEED Platinum – 1.25 FAR

13.3 In order to receive the density bonus described herein, the Applicant must work with the LEED for new construction rating system and submit at the time of building permit application, design approval documents (a LEED Scorecard) certified by the Green Building Certification Institute (GBCI) that documents that a sufficient number of credits are anticipated to meet the

requirements for the level of LEED certification necessary for the density bonus that is being applied for if the development is constructed in accordance with plans submitted to the GBCI.

13.4 Once the density bonus is awarded in the manner provided in this Section, the Applicant shall be required, within one year of obtaining an occupancy permit for the building in question, to submit to the Planning Director the LEED Certification letter by the GBCI that documents that the required level of LEED certification for the awarded density bonus has been met or exceeded. Each day that an Applicant has failed to submit the LEED Certification Letter after the deadline provided herein for said submittal shall be deemed a separate violation of this Chapter.

Map III-B: Campus Commercial Overlay District

