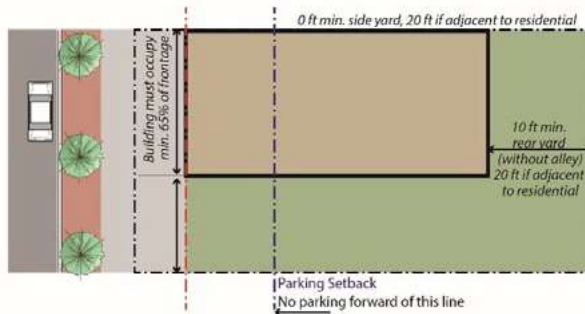
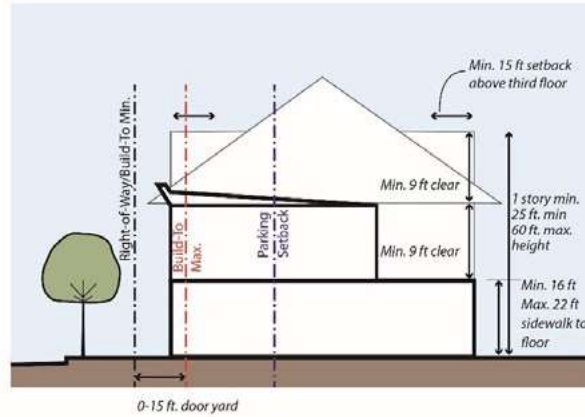


**SEC. 2.3-4 C-2 DOWNTOWN MIXED-USE DISTRICT**

**a. Intent and Applicability.** The intent of the Downtown District is to create a pedestrian-friendly, compact, mixed-use district. Downtown is characterized by a mixture of uses, which include retail, offices, attached residential, and civic uses. The Downtown Storefronts, as designated on the regulating plan as C-2A, is intended for the greatest density in Ironwood - a mixed-use, walkable, "Main Street" - and is required to meet the additional storefront regulations in Section 2.3-4 *c. C-2A Downtown Storefronts*. C-2 areas outside the Storefronts are encouraged to continue storefronts where possible but these areas are also suitable for greater flexibility in building siting and uses as the district transitions to adjacent residential districts.

**b. Siting and Building Requirements.**

Height		
Minimum	1 story	25 ft.
Maximum	4 stories	60 ft.
Ground Floor Elevation - Residential Units (min.)		3 ft.
Second Floor Finished Elevation		16 ft. to 22 ft.
Upper Stories Clear Height (min.)		9 ft.
Siting		C-2A
Build-To/Dooryard	0-15 ft.	0 ft.
Frontage Build-To (min.)	65%	85%
Parking Setback (1)	30 ft.	30 ft.
Side Setbacks (min.)	0 ft.	0 ft.
Rear Setback (min.)	With alley 3 ft.	3 ft.
	Without alley 10 ft.	10 ft.
Adjacent single-family residential setback (side and rear)	20 ft.	20 ft.
Upper story setback, above third story	15 ft.	15 ft.
Architectural Elements		
Ground Floor Fenestration	25 to 90%	70 to 90%
Upper Story Fenestration	25 to 70%	25 to 70%
Private Open Area (min.)	10%	10%



*C-2 Siting and Building Requirements*

(1) Surface parking is not allowed directly between a building facade and a street frontage.

**c. C-2A Downtown Storefronts**

1. Intent. This additional designation in the C-2 Downtown District requires ground floor storefront uses and architectural requirements in order to preserve the walkable, active downtown interface with the public realm. Storefront buildings shall also meet the design specifications for the Downtown district in the previous section, except as provided herein:

2. Fenestration

(a) Ground floor windows may not be made opaque by window treatments (except operable sunscreen devices). A minimum of 80% of the window surface shall allow a view into the building interior for a depth of at least 12 feet. Window displays showcasing goods that are oriented to the front facade may contribute to the 80% transparency requirement.

(b) The bottom of the window must be no more than 3 feet above the adjacent exterior grade.

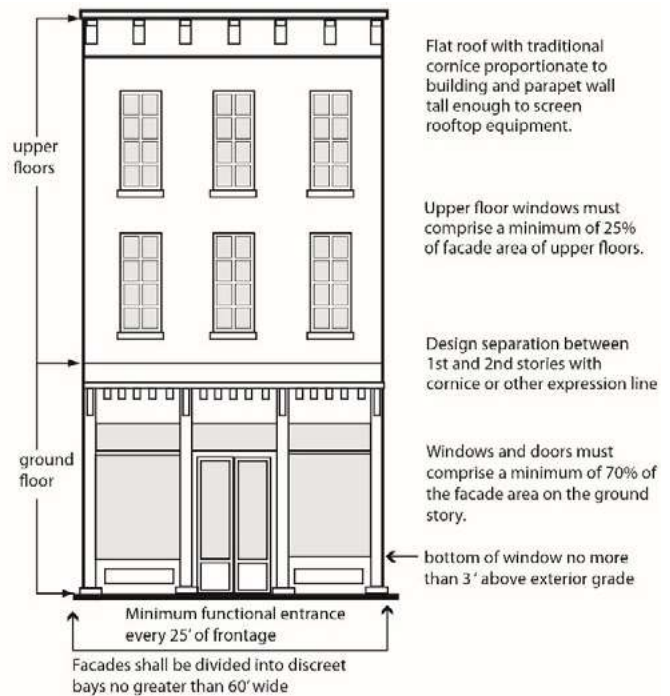
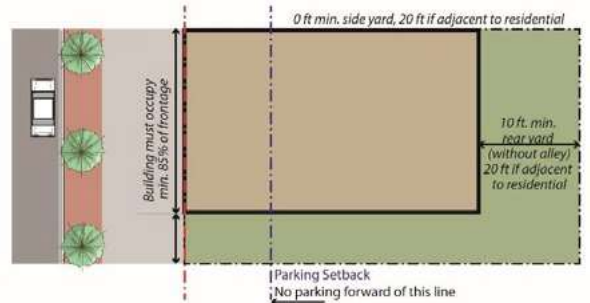
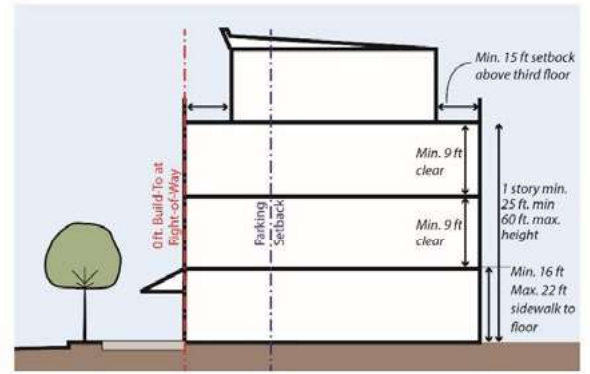
(c) The horizontal dimension of the opening shall not exceed the vertical dimension except for transom windows.

3. Horizontal Articulation

(a) Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller vertical components or bays. Bays shall extend continuously from base to top. Components shall be distinguished from one another through a combination of the following:

(1) Variations in overall massing. Changes in parapet projection height shall only occur with a corresponding change in plan

(2) Vertical bays defined by pronounced changes in plan to create recesses and projections, a minimum of three feet (3'-0") from build to line of the facade;



The above drawing is intended to illustrate the application of the design standards in this ordinance, but not require a specific architectural style.





(3) Distinct changes in exterior finish material corresponding to a change in the building plan- a minimum of three feet (3'-0") from build-to line of the facade- or a distinct organizing architectural feature with a projection a minimum of 8".

4. Ground floor Articulation

(a) Storefront buildings shall be designed to create a distinct and separated ground floor area through the use of a horizontal expression line, such as a string course, change in material or textures, awnings or canopies, or sign band between the first and second stories.

5. Building Materials

(a) Primary Building Materials: Brick, stone, and synthetic equivalents

(b) Secondary/Trim Materials: Wood siding and synthetic equivalents; metal; synthetic stucco such as EIFS above ground floor only.

Wall materials visible from streets	Primary Building Materials (min.)	Secondary Building Material and Trim
First and Second Floor Elevations	75%	25%
Above second floor	50%	50%

6. Uses

Only Active Ground Floor Uses are permitted within the first 30 feet of building depth:

(a) Retail sales and services

(b) Restaurants

(c) Bar/Lounge

(d) Office

(e) Residential and Lodging Uses: Support functions such as lobbies, rental offices, and club rooms may be located on the ground floor.

