

CHAPTER 556. - SCI—SECOND STREET CRAFT INDUSTRIAL CORRIDOR ZONE

Sec. 556.001. - Purpose.

The purpose of the Second Street Craft Industrial Corridor (SCI) zone is to implement the Industrial comprehensive plan map designation by allowing industrial uses and some complementary commercial uses, and orienting new development toward Second Street NW to activate the Second Street corridor between Patterson Street and Wallace Road NW.

( Ord. No. 3-18, § 6, 5-14-2018, eff. 6-13-2018)

Sec. 556.005. - Uses.

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the SCI zone are set forth in Table 556-1.

**TABLE 556-1  
USES**

| <b>Table 556-1: Uses</b> |               |                                       |
|--------------------------|---------------|---------------------------------------|
| <b>Use</b>               | <b>Status</b> | <b>Limitations and Qualifications</b> |
| <b>Household Living</b>  |               |                                       |

|               |   |   |
|---------------|---|---|
| Single family | P | <p>Single family is permitted, provided that it is:</p> <ul style="list-style-type: none"> <li>■ A dwelling unit for a caretaker on the premises being cared for or guarded; or</li> <li>■ Part of a live-work development. For purposes of this qualification, live-work development means a dwelling unit that is located in the same building with a commercial or industrial use allowed in the SCI zone, is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit.</li> </ul> |
|               | S | Manufactured home as a dwelling for a caretaker, subject to SRC <u>700.030</u> .  |
|               | N | All other single family   |
| Two family    | P | <p>Two family is permitted, provided that it is part of a live-work development. For purposes of this qualification, live-work development means that each dwelling unit located in the same building with a commercial or industrial use allowed in the SCI zone is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit.</p>  |

|              |   |   |
|--------------|---|---|
|              | N | All other two family  |
| Three family | P | Three family is permitted, provided that it is part of a live-work development. For purposes of this qualification, live-work development means that each dwelling unit located in the same building with a commercial or industrial use allowed in the SCI zone is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit. |
|              | N | All other three family  |
| Four family  | P | Four family is permitted, provided that it is part of a live-work development. For purposes of this qualification, live-work development means that each dwelling unit located in the same building with a commercial or industrial use allowed in the SCI zone is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit.  |
|              | N | All other four family   |

|                               |   |  |
|-------------------------------|---|--|
| Multiple family               | P | Multiple family is permitted, provided that it is part of a live-work development. For purposes of this qualification, live-work development means that each dwelling unit located in the same building with a commercial or industrial use allowed in the SCI zone is occupied by at least one person engaged in that commercial or industrial use, and each commercial or industrial business on the site is paired with no more than one live-work dwelling unit. |
|                               | N | All other multiple family  |
| <b>Group Living</b>           |   |  |
| Room and board                | N |  |
| Residential care              | N |  |
| Nursing care                  | N |  |
| <b>Lodging</b>                |   |  |
| Short-term commercial lodging | P | Short term rentals   |
|                               | N | All other short-term commercial lodging.   |
| Long-term commercial lodging  | N |  |
| Non-profit shelters           | N |  |

## Retail Sales and Services

Eating and drinking establishments

P

Retail sales

P

Retail sales is permitted, provided that the total building floor area of all retail sales establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site. In addition, individual retail sales establishments must meet one of the following standards:

- 1) Do not exceed 10,000 square feet in building floor area; or
- 2) The establishment may exceed 10,000 square feet in building floor area, provided that the products sold are primarily products manufactured on-site.

Personal services

P

Personal services is permitted, provided that:

- The total building floor area of all personal services establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site; and
- In no case may a single personal services establishment exceed 10,000 square feet in building floor area.

|   |   |  |
|---|---|--|
| Postal services and retail financial services | P | <p>Postal services and retail financial services is permitted, provided that:</p> <ul style="list-style-type: none"> <li>■ The total building floor area of all postal services and retail financial services establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site; and</li> <li>■ In no case may a single postal services and retail financial services establishment exceed 10,000 square feet in building floor area.</li> </ul> |
|---|---|--|

**Business and Professional Services**

|        |   |   |
|--------|---|---|
| Office | P | <p>Office is permitted, provided that:</p> <ul style="list-style-type: none"> <li>■ The total building floor area of all office establishments on any one development site may not exceed 30 percent of the total floor area of all buildings on the development site; and</li> <li>■ In no case may a single office establishment exceed 10,000 square feet in building floor area.</li> </ul> |
|--------|---|---|

|                               |   |  |
|-------------------------------|---|--|
| Audio/visual media production | P |  |
|-------------------------------|---|--|

|                                 |   |  |
|---------------------------------|---|--|
| Laboratory research and testing | P |  |
|---------------------------------|---|--|

**Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service**

|  |   |   |
|--|---|---|
| Motor vehicle and manufactured dwelling and trailer sales              | N |   |
| Motor vehicle services   | N | Gasoline service stations   |
|  | P | All other motor vehicle services.   |
| Commercial parking   | P |   |
| Park-and-ride facilities   | P |   |
| Taxicabs and car services  | P |   |
| Heavy vehicle and trailer sales  | N |   |
| Heavy vehicle and trailer service and storage                          | N | Truck stops   |
|  | P | All other heavy vehicle and trailer service and storage.  |
| <b>Recreation, Entertainment, and Cultural Services and Facilities</b> |   |   |
| Commercial entertainment—indoor  | P | The following commercial entertainment—indoor activities: <ul style="list-style-type: none"> <li>■ Health clubs and gyms</li> <li>■ Entertainment establishments.</li> <li>■ Membership sports and recreation clubs.</li> </ul> |
|  | N | All other commercial entertainment—indoor.  |

|   |   |   |
|---|---|---|
| Commercial entertainment—<br>outdoor            | P | The following commercial<br>entertainment—outdoor activities:<br><ul style="list-style-type: none"> <li>■ Membership sports and recreation<br/>clubs.</li> </ul>                |
|   | N | All other commercial entertainment—<br>outdoor.   |
| Major event entertainment                       | N |   |
| Recreational and cultural<br>community services | P | The following recreational and cultural<br>community services activities:<br><ul style="list-style-type: none"> <li>■ Art museums and art centers</li> <li>■ Museums</li> </ul> |
|   | N | All other recreational and cultural<br>community services   |
| Parks and open space                            | P |   |
| Non-profit membership<br>assembly               | P |   |
| Religious assembly                              | P |   |
| <b>Health Services</b>                          |   |   |
| Medical centers/hospitals                       | N |   |
| Outpatient medical services<br>and laboratories | P |   |
| <b>Educational Services</b>                     |   |   |
| Day care  | P | Child day care services   |
|   |   |   |

|   |   |  |
|---|---|--|
|   | N | All other day care                           |
| Basic education   | N |  |
| Post-secondary and adult education  | P | Vocational trade schools                     |
|   | N | All other post-secondary and adult education |
| <b>Civic Services</b>   |   |  |
| Governmental services   | P |  |
| Social services   | N |  |
| Governmental maintenance services and construction                            | P |  |
| <b>Public Safety</b>  |   |  |
| Emergency services  | P |  |
| Detention facilities  | N |  |
| Military installations  | N |  |
| <b>Funeral and Related Services</b>   |   |  |
| Cemeteries  | N |  |
| Funeral and cremation services  | N |  |
| <b>Construction Contracting, Repair, Maintenance, and Industrial Services</b> |   |  |
| General repair services   | P |  |

|  |   |   |
|--|---|---|
| Building and grounds services and construction contracting | N | The following buildings and grounds services and construction contracting activities: <ul style="list-style-type: none"> <li>■ Disinfecting and pest control services</li> <li>■ Building cleaning and maintenance services.</li> </ul> |
|  | P | All other buildings and grounds services and  |
| <b>Construction Contracting</b>                            |   |   |
| Cleaning plants  | P |   |
| Industrial services  | P |   |
| <b>Wholesale Sales, Storage, and Distribution</b>          |   |   |
| General wholesaling  | P |   |
| Heavy wholesaling  | N | The following heavy wholesaling activities: <ul style="list-style-type: none"> <li>■ Scrap and waste materials.</li> <li>■ Chemicals and allied products</li> </ul>   |
|  | P | All other heavy wholesaling   |
| Warehousing and distribution                               | P |   |
| Self-service storage                                       | P |   |
| <b>Manufacturing</b>                                       |   |   |

|                                  |   |  |
|----------------------------------|---|--|
| General manufacturing            | N | The following general manufacturing activities are prohibited: <ul style="list-style-type: none"> <li>■ Paperboard containers and boxes.</li> <li>■ Paper bag and coated and treated paper manufacturing.</li> <li>■ Drugs, cleaning agents, and personal care products.</li> <li>■ Batteries.</li> <li>■ Sign manufacturing</li> </ul>  |
|                                  | P | All other general manufacturing.   |
| Heavy manufacturing              | N | The following heavy manufacturing activities are prohibited: <ul style="list-style-type: none"> <li>■ Animal slaughtering and processing.</li> <li>■ Pulp, paper, and paperboard mills.</li> <li>■ Sawmills.</li> <li>■ Chemical manufacturing.</li> <li>■ Petroleum and coal products.</li> <li>■ Cement and concrete products.</li> <li>■ Foundries, smelting, and other similar activities.</li> <li>■ Ordnance, small arms, and ammunition.</li> </ul> |
|                                  | C | All other heavy manufacturing.   |
| Printing                         | P |  |
| <b>Transportation Facilities</b> |   |  |
| Aviation facilities              | N |  |

|   |         |   |
|---|---------|---|
| Passenger ground transportation facilities    | P       |   |
| Marine facilities                             | N       |   |
| <b>Utilities</b>                              |         |   |
| Basic utilities                               | P       |   |
| Wireless communication facilities             | Allowed | Wireless communication facilities are allowed, subject to SRC <a href="#">chapter 703</a> . |
| Drinking water treatment facilities           | P       |   |
| Power generation facilities                   | P       |   |
| Data center facilities                        | N       |   |
| Fuel dealers                                  | N       |   |
| Waste-related facilities                      | P       | Recycling depots  |
|   | N       | All other waste-related facilities  |
| <b>Mining and Natural Resource Extraction</b> |         |   |
| Petroleum and natural gas production          | N       |   |
| Surface mining                                | N       |   |
| <b>Farming, Forestry, and Animal Services</b> |         |   |
| Agriculture                                   | N       |   |

|  |   |  |
|--|---|--|
| Forestry                               | N |  |
| Agriculture and forestry services      | N |  |
| Keeping of livestock and other animals | N |  |
| Animal services                        | P |  |

(b) *Prohibited uses.* Notwithstanding Table 556-1, any permitted, special, or conditional use within the SCI zone shall be a prohibited use if developed with a drive-through.

( Ord. No. 3-18, § 6, 5-14-2018, eff. 6-13-2018; Ord. No. 1-20, § 2(Exh. B), 2-24-2020)

Sec. 556.010. - Development standards.

Development within the SCI zone must comply with the development standards set forth in this section.

(a) *Continued development.* Buildings and structures existing within the SCI zone on June 13, 2018, which would otherwise be made non-conforming by this chapter, are hereby deemed continued development. Continued development may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:

- (1) *Minor alterations.* Exterior alterations to buildings that alter an existing building facade area facing Second Street NW by less than 20 percent are exempt from all of the development standards in this chapter. Such alterations shall not increase the building facade's nonconformity to the design standards of SRC 556.020.
- (2) *Minor additions.* Additions to buildings that alter or enlarge an existing building facade area facing Second Street NW by less than 20 percent are exempt from all of the development standards in this chapter except for street frontage, setbacks abutting streets other than Second Street, interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building facade's nonconformity to the design standards of SRC 556.020.
- (3) *Major alterations.* Exterior alterations to buildings that alter an existing building facade area facing Second Street NW by between 20 percent and 60 percent shall decrease that

building facade's nonconformity to all design standards of SRC 556.020. Such alterations are exempt from all other development standards in this chapter.

- (4) *Major additions.* Additions to buildings that enlarge an existing building facade area facing Second Street NW by between 20 percent and 60 percent shall comply with at least two of the three design standards of SRC 556.020. Major additions must meet all other development standards in this chapter except for setback abutting a street and the parking location standard of SRC 556.010(i).
  - (5) *Substantial alterations.* Exterior alterations to buildings that alter an existing building facade area facing Second Street NW by more than 60 percent shall meet all applicable design standards of SRC 556.020. Such alterations are exempt from all other development standards in this chapter.
  - (6) *Substantial additions or redevelopment.* Additions to buildings that enlarge an existing building facade area facing Second Street NW by more than 60 percent shall meet all applicable development and design standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all development design standards in this chapter.
- (b) *Grade separated street frontage.* Portions of property street frontage that are separated from the grade of the street with a road ramp above the grade of the property line abutting the street are exempt from setbacks abutting a street, off-street parking location, and design review requirements.
  - (c) *Lot standards.* Lots within the SCI zone shall conform to the standards set forth in Table 556-2.

**TABLE 556-2  
LOT STANDARDS**

| <b>Table 556-2: Lot Standards</b> |                 |                                       |
|-----------------------------------|-----------------|---------------------------------------|
| <b>Requirement</b>                | <b>Standard</b> | <b>Limitations and Qualifications</b> |
| <b>LOT AREA</b>                   |                 |                                       |
| All uses                          | None            |                                       |
| <b>LOT WIDTH</b>                  |                 |                                       |
| All uses                          | None            |                                       |

|                        |             |  |
|------------------------|-------------|--|
| <b>LOT DEPTH</b>       |             |  |
| All uses               | None        |  |
| <b>STREET FRONTAGE</b> |             |  |
| All other uses         | Min. 16 ft. |  |

(d) *Setbacks.* Setbacks within the SCI zone shall be provided as set forth in Table 556-3.

**TABLE 556-3  
SETBACKS**

|   |                 |  |
|---|-----------------|--|
| <b>Table 556-3: Setbacks</b>              |                 |  |
| <b>Requirement</b>                        | <b>Standard</b> | <b>Limitations and Qualifications</b>  |
| <b>ABUTTING STREET</b>                    |                 |  |
| <b>Buildings and Accessory Structures</b> |                 |  |
| All uses                                  | 0 ft.           | Applicable to Second Street NW.  |
|   |                 | Setback greater than 0 feet, up to a maximum of 10 feet, is permitted if the space is used for pedestrian amenities. |
|   |                 | Not applicable to transit stop shelters.   |
|   | None            | Applicable to all other abutting streets.  |
|   |                 | Not applicable to transit stop shelters.   |
| <b>Vehicle Use Areas</b>                  |                 |  |

|                             |                                       |  |
|-----------------------------|---------------------------------------|--|
| All uses                    | Per SRC <u>chapter 806</u>            |  |
| <b>INTERIOR FRONT</b>       |                                       |  |
| <b>Buildings</b>            |                                       |  |
| All uses                    | Zone-to-zone setback<br>(Table 556-4) |  |
| <b>Accessory Structures</b> |                                       |  |
| Accessory to all uses       | Zone-to-zone setback<br>(Table 556-4) |  |
| <b>Vehicle Use Areas</b>    |                                       |  |
| All uses                    | Per SRC <u>chapter 806</u>            |  |
| <b>INTERIOR SIDE</b>        |                                       |  |
| <b>Buildings</b>            |                                       |  |
| All uses                    | Zone-to-zone setback<br>(Table 556-4) |  |
| <b>Accessory Structures</b> |                                       |  |
| Accessory to all uses       | Zone-to-zone setback<br>(Table 556-4) |  |

|                             |                                       |  |
|-----------------------------|---------------------------------------|--|
| <b>Vehicle Use Areas</b>    |                                       |  |
| All uses                    | Zone-to-zone setback<br>(Table 556-4) |  |
| <b>INTERIOR REAR</b>        |                                       |  |
| <b>Buildings</b>            |                                       |  |
| All uses                    | Zone-to-zone setback<br>(Table 556-4) |  |
| <b>Accessory Structures</b> |                                       |  |
| Accessory to all uses       | Zone-to-zone setback<br>(Table 556-4) |  |
| <b>Vehicle Use Areas</b>    |                                       |  |
| All uses                    | Zone-to-zone setback<br>(Table 556-4) |  |

**TABLE 556-4  
ZONE-TO-ZONE SETBACKS**

|   |                            |                    |                                  |
|---|----------------------------|--------------------|----------------------------------|
| <b>Table 556-4: Zone-to-Zone Setbacks</b> |                            |                    |                                  |
| <b>Abutting Zone</b>                      | <b>Type of Improvement</b> | <b>Setback (1)</b> | <b>Landscaping and Screening</b> |

|   |                                    |             |        |
|---|------------------------------------|-------------|--------|
| EFU   | Buildings and accessory structures | Min. 10 ft. | Type A |
|   | Vehicle use areas                  |             |        |
| Residential zone                                    | Buildings and accessory structures | Min. 40 ft. | Type B |
|   | Vehicle use areas                  |             |        |
| Mixed-use zone                                      | Buildings and accessory structures | None        | NA     |
|   | Vehicle use areas                  | Min. 5 ft.  | Type A |
| Commercial zone                                     | Buildings and accessory structures | None        | NA     |
|   | Vehicle use areas                  | Min. 5 ft.  | Type A |
| Public zone   | Buildings and accessory structures | None        | NA     |
|   | Vehicle use areas                  | Min. 5 ft.  | Type A |
| Industrial and Employment Zone: EC, IC, IBC, and IP | Buildings and accessory structures | None        |        |
|   | Vehicle use areas                  | Min. 5 ft.  | Type A |
| Industrial and Employment Zone: IG and II           | Buildings and accessory structures | None        |        |
|   | Vehicle use areas                  | Min. 5 ft.  | Type A |

## Limitations and Qualifications

(1) Zone-to-zone setbacks are not required abutting an alley.

(e) *Lot coverage; height.* Buildings and accessory structures within the SCI zone shall conform to the lot coverage and height standards set forth in Table 556-5.

**TABLE 556-5  
LOT COVERAGE; HEIGHT**

| Table 556-5: Lot Coverage; Height         |             |                                |
|---|-------------|--------------------------------|
| Requirement                               | Standard    | Limitations and Qualifications |
| <b>LOT COVERAGE</b>                       |             |                                |
| <b>Buildings and Accessory Structures</b> |             |                                |
| All uses                                  | No Max.     |                                |
| <b>REAR YARD COVERAGE</b>                 |             |                                |
| <b>Buildings</b>                          |             |                                |
| All uses                                  | No max.     |                                |
| <b>Accessory Structures</b>               |             |                                |
| Accessory to all uses                     | No max.     |                                |
| <b>HEIGHT</b>                             |             |                                |
| <b>Buildings</b>                          |             |                                |
| All uses                                  | Max. 70 ft. |                                |
| <b>Accessory Structures</b>               |             |                                |

|  |             |  |
|--|-------------|--|
| Accessory to single family, two family, three family, four family, and multiple family | Max. 15 ft. |  |
| Accessory to all other uses  | Max. 70 ft. |  |

- (f) *Landscaping.* Landscaping within the SCI zone shall be provided as set forth in this subsection.
- (1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.
  - (2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC chapter 806 and SRC chapter 807.
- (g) *Pedestrian access.* All development, other than development of single family, two family, three family, and four family uses, shall comply with the following pedestrian access standards:
- (1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.
  - (2) A pedestrian connection through the parking area to the primary building entrance shall be provided when that parking area contains more than 12 parking spaces.
  - (3) On development sites with multiple buildings, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.
  - (4) Pedestrian connections shall be paved, a minimum of five feet in width, and defined by visual contrast or tactile finish texture.
  - (5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.
- (h) *Project enhancements.* Development within the SCI zone shall include two or more of the following project enhancements:
- (1) Joint parking agreement under SRC 806.020(a)(5), or implementation of a plan to satisfy off-street parking requirements through alternative modes of transportation under SRC 806.015(e)(2);
  - (2) Construction of a building placed no more than ten feet from the right-of-way line of a public street other than Second Street NW, for a minimum of 50 percent of the building facade facing the street;
  - (3) Reuse of a portion of an existing building that is sited no more than ten feet from the

- right-of-way line of a public street, that incorporates a building entrance available for use by the public with a direct connection to the public sidewalk on that street;
- (4) Ground floor building facades facing a street other than Second Street NW include transparent windows on a minimum of 50 percent of the ground floor facade area. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent;
  - (5) Ground floor building facades facing a street other than Second Street NW include weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections fronting the street;
  - (6) The development site includes no off-street parking areas located between buildings and streets;
  - (7) Replacement of existing surface parking areas with new development of buildings or structures;
  - (8) Construction of one or more buildings at least two stories in height;
  - (i) *Off-street parking location.* Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and Second Street NW.
  - (j) *Industrial performance standards.* Within the SCI zone, no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law.

( Ord. No. 3-18, § 6, 5-14-2018, eff. 6-13-2018; Ord. No. 1-20, § 2(Exh. B), 2-24-2020)

Sec. 556.015. - Design review.

Design review under SRC chapter 225 is required for development within SCI zone as follows:

- (a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC 556.020 is required for all development within the SCI zone.
- (b) Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

( Ord. No. 3-18, § 6, 5-14-2018, eff. 6-13-2018; Ord. No. 6-19, § 1(Exh. A), 6-24-2019, eff. 7-24-2019)

Sec. 556.020. - Design review guidelines and design review standards.

(a) *Building orientation and design.*

(1) *Design review guidelines.*

- (A) Buildings facing Second Street shall create safe, pleasant, and active pedestrian environments.
- (B) Ground floor building facades facing Second Street shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.
- (C) Weather protection, in the form of awnings or canopies appropriate to the design of the building, shall be provided along ground floor building facades adjacent to sidewalks or pedestrian connections in order to create a comfortable and inviting pedestrian environment.

(2) *Design review standards.*

- (A) A primary building entrance shall be provided for each building facade facing Second Street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect.
- (B) Ground floor building facades facing Second Street shall include transparent windows on a minimum of 50 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.
  - (i) *Alternative standard for existing buildings.* Notwithstanding subsection (a)(1)(B)(ii) of this section, where a building existing on December 1, 2002, does not include transparent windows on a minimum of 50 percent of the ground floor facade facing Second Street, the percentage of transparent windows existing on the ground floor facade shall not be reduced. Additional windows meeting the transparency requirements of subsection (a)(1)(B)(ii) may be added without meeting the minimum ground floor facade window percentage of 50 percent.
- (C) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections facing Second Street NW. Awnings or canopies shall have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC 76.160.

( Ord. No. 3-18, § 6, 5-14-2018, eff. 6-13-2018)

Sec. 556.025. - Other provisions.

In addition to the standards set forth in the chapter, development within the SCI zone must comply with all other applicable development standards of the UDC, including but not limited to the following chapters:

- (a) Floodplain Overlay Zone SRC chapter 601.
- (b) General Development Standards SRC chapter 800.
- (c) Public Improvements SRC chapter 802.
- (d) Streets and Right-of-Way Improvements SRC chapter 803.
- (e) Driveway Approaches SRC chapter 804.
- (f) Vision Clearance SRC chapter 805.
- (g) Off-Street Parking, Loading, and Driveways SRC chapter 806.
- (h) Landscaping and Screening SRC chapter 807.
- (i) Preservation of Trees and Vegetation SRC chapter 808.
- (j) Wetlands SRC chapter 809.
- (k) Landslide Hazards SRC chapter 810.
- (l) Sign Code SRC chapter 900.

( Ord. No. 3-18, § 6, 5-14-2018, eff. 6-13-2018)