

REGIONAL COMMERCE DISTRICT

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CHAPTER VIII  
REGIONAL COMMERCE DISTRICT ADDENDUM



Conception sketch for the Versailles Center created during the *Design for Tomorrow* Citizens Workshop.  
Drawing by Dover Kohl and Partners

*This addendum provides for the exceptional circumstance of a Regional Commerce Center. This section lists the amendments to the REGULATING PLAN, BUILDING PLACEMENT STANDARDS, ARCHITECTURAL STANDARDS, and STREETScape STANDARDS specific to such a District. These amendments are primarily to the requirements of the REGULATING PLAN and BUILDING PLACEMENT STANDARDS.*

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### A. REGIONAL COMMERCE DISTRICT ADDENDUM

A REGIONAL COMMERCE DISTRICT may be created within the boundaries of a City, subject to the requirements of this Code, upon recommendation of the Planning Commission and Woodford County Planning Staff to the appropriate City Council. That finding shall be based on a need for commercial retail services within Woodford County that cannot reasonably be met via the expansion and or improvement of existing urban main streets using the *Shopfront* BUILDING PLACEMENT STANDARD.

Buildings within a REGIONAL COMMERCE DISTRICT shall be governed by the *Shopfront* BUILDING PLACEMENT STANDARD as modified in this addendum, as well as the REGULATING PLAN STANDARDS for site plans, and the ARCHITECTURAL STANDARDS (including the amendments for Commercial Streets), as modified below.

Amendments to the REGULATING PLAN *Siting* requirements:

1. Site Allocation, by *Building Placement Standard* type, as follows: maximum 60% *Shopfront* BUILDING PLACEMENT STANDARD type, maximum 25% *Workplace* BUILDING PLACEMENT STANDARD type, minimum 33% from among the residential BUILDING PLACEMENT STANDARD types (*Rowhouse, Townhouse, Small Apartment, Neighborhood House, Avenue House*). This allocation shall be measured as net lot (including all parking lot surface area – excluding on-street parallel parking area) for each approved Development Plan.
2. Not more than 50% of the allocation for Non-Residential BUILDING PLACEMENT STANDARDS Types shall be begun (building permits issued) until construction has begun on a minimum of four (4) residential models or units from the Residential BUILDING PLACEMENT STANDARD Types (*Rowhouse, Townhouse, Small Apartment, Neighborhood House, Avenue House*) (must be two (2) units facing two (2) units across a STREET).
3. Not more than 75% of the allocation for Non-Residential BUILDING PLACEMENT STANDARD Types shall be begun (building permits issued) until construction is completed on at least 50% of the required allocation for Residential BUILDING PLACEMENT STANDARD Types (*Rowhouse, Townhouse, Small Apartment, Neighborhood House, Avenue House*) and has begun on at least another 25% of the required allocation for Residential BUILDING PLACEMENT STANDARD Types within the Development Plan of a REGIONAL COMMERCE DISTRICT. Occupied upper storey apartments over *Shopfronts* may also be counted toward the residential allocation (can be counted once for the residential allocation and again for the *Shopfront* allocation). In meeting the percentage allocation, hotels may count up to 50% of the allocation for Residential BUILDING PLACEMENT STANDARD Types.
4. The maximum *average perimeter* of all BLOCKS within a REGIONAL COMMERCE DISTRICT shall not exceed 1800 feet.

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5. STREETS shall front the entire perimeter of the property. Excepting where:
  - a. Such siting will effectively complete a block by “backing” (facing the adjacent property with an ALLEY or the building rear) a similar BUILDING PLACEMENT STANDARD type that is itself backing the common property line,
  - b. Facing industrial and or warehouse uses, or
  - c. Where physical constraints (from existing development or environmental features) make is physically infeasible to construct such STREETS.
6. Parking provided shall not exceed the ratio of four per thousand for retail, three per thousand for office, and 1.5 per bedroom for residential. (These numbers can be taken as a sum threshold.) There are no minimum parking requirements.
7. Shared Parking: parking spaces within 800 feet of a building or user shall be included in any parking calculations.
8. Up to 20% of the Commercial parking area may be placed in a Parking Square configuration. That is: surrounded on 3 of 4 sides by Shopfront buildings, not greater in surface dimension than 200’ x 200’ and surrounded by Canopy Shade Trees as per the STREETScape STANDARDS. Excepting on STREET parallel spaces, all other parking shall located as per the BUILDING PLACEMENT STANDARD.
9. STREET TREE planting requirements may be waived for STREET FRONTAGES where roofed arcades or colonnades with permanent piers, posts, or columns sit no further than 24” off the curb-face (waived for that side of the STREET only).

### Amendments to the *Shopfront* BUILDING PLACEMENT STANDARDS:

10. Height Requirements:
  - a. Ten (10) percent of the buildings within a Development Plan may have a minimum height to the eave of sixteen (16) feet, except for buildings located within the first twenty-five (25) feet from the corner of any block. Not more than half of these buildings (or five (5) percent) may be sited in any one block.
  - b. On existing structures, the minimum height requirements do not have to be met if the proposed improvements do not exceed 50% of the replacement cost of the building.
11. Siting Requirements:
  - a. The maximum building/lot frontage width and maximum building depth requirements are replaced by floor-plate limits.

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- b. The maximum building floor-plate is 30,000 SF. One floor-plate of up to 60,000 square feet, per 10 Acres (total submitted site), is possible provided that a minimum 33% of the STREET FRONTAGE for the *Shopfront* (commercial) buildings have upper floor residential along their length.
  - c. The upper floor space and shell shall be constructed so as to be structurally sound for the intended eventual second story use.
  - d. For each block, building(s) along the STREET FRONTAGE shall present a complete and discrete vertical façade composition (e.g. a new façade) at a maximum *mean average* STREET FRONTAGE length of 60 feet. This composition shall include a functioning, primary STREET entry. (This may be satisfied through the use of “liner” shops for large floor-plate buildings.)
12. Use Requirements:
- a. Up to 2/3rds of the STREET FRONTAGE may have buildings along it that do not satisfy the residential prescriptions for the upper storey. These buildings may be all commerce (all office and/or retail) and/or office above ground floor retail – subject to the other requirements of this section. (In practice, this *allows* for extensive retail street frontage (the *Shopfront* type) with 1 or 2 floors of office use above, a significant office building or light industrial presence (the *Workplace* type), all integrated with residential uses).