

## Sec. 94-125. - Loftin district (LD).

- a. *Intent.* The Loftin district (LD) is envisioned as a mixed-use district with an emphasis on auxiliary office and residential uses compatible with the alternative uses in the industrial chic, Brelsford Park and Providencia Park. The LD will provide a transition from the northern residential enclave planning area to the QGD and the ICD. Proposed developments in this district should maintain the medium scale of the existing building stock, should have a quasi-industrial character, and provide special attention to residential entrances with creative shading devices, change in building materials, and larger window openings.
- b. *Development characteristics.*
  1. Dixie Highway will anchor the district as the primary commercial corridor with wide sidewalks and high quality storefront designs to promote pedestrian activity.
  2. Ground floor active uses are encouraged on Olive Avenue.
  3. All building frontages facing or oriented towards consolidated public open space should have active uses.
- c. *LD subdistricts shall include:* LD-10, LD-5, LD-4 and LD-R.
- d. *Subdistrict requirements.* Developments shall comply with the following:
  1. Table IV-30: LD-10.
  2. Table IV-31: LD-5.
  3. Table IV-32: LD-4.
  4. Table IV-33: LD-R.
- e. *Additional subdistrict requirements.*
  1. *Open space.*
    - a. *Consolidated public open space.* The open space requirement for multiple proposed developments may be consolidated into one centralized open space for the entire district subject to the following requirements:
      1. Consolidated public open space shall be located within the district.
      2. The public open space shall be developed by one entity. One entity shall be defined as either a single owner or a group of owners which form a legal partnership for the purpose of consolidating their open space requirements.
      3. Consolidated public open space shall be developed and open for use prior to issuance of the first certificate of occupancy of the building or buildings for which the open space is required.
      4. Provisions for the maintenance of the open space shall be determined and documented in a written agreement with the city prior to the issuance of the first certificate of occupancy.
      5. Consolidated public open space shall satisfy the open space standards described in section 94-109.
  2. *Building placement.*
    - a. New buildings shall be sited in a manner so as to result in the maximum distance from adjacent residential structures.
    - b. Towers shall be oriented towards Dixie Highway and away from the lower scale neighborhoods to the east.

**TABLE IV-30:  
BUILDING REQUIREMENTS - LD-10**

(a) FAR	
Lot Frontage > 55'	2.75
Lot Frontage ≤ 55'	3.50
(b) HEIGHT	

**TABLE IV-30:  
BUILDING REQUIREMENTS - LD-10**

10 stories or 128' whichever is less; 10 (128')

**(c) SETBACKS**

STREET DESIGNATION/SIDE/REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 10 (128')		ABOVE 3 (44')	ABOVE 5 (68')
	MINIMUM	MAXIMUM	PARKING USES ONLY MINIMUM	MINIMUM
Avenue	16'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Secondary	12'	35'	27'	—
Residential	17'	35'	32'	—
Side Interior	0' or NFPA	—	—	20'
Rear	5'	—	—	—

\*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.

**(d) MAXIMUM BUILDING FOOTPRINT**

STORIES	LOT AREA	
	<50,000SF	50,000SF—80,000SF
Podium: Ground	87%	84%
Podium: 2 to 3 (44')	90%	87%
Podium: 4 to 5 (68')*	90%	60%
Tower: 6 to 10 (128')	90%	55%

\*The maximum building footprint may be adjusted in compliance with Section 94-109.

**(e) MINIMUM OPEN SPACE**

TYPE	LOT AREA	
	<50,000SF	50,000SF—80,000SF
Public	—	3%
Semi-Public	—	1%
Private	25%	25%

**(f) MINIMUM ACTIVE USES**

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—
Olive Ave	30%	60%
Residential	30%	—

\*65% for lots with buildable lot frontage ≤ 250'

**(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR**

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Pedestrian	50%
Secondary	30%
Residential	30%

**(h) MINIMUM ACTIVE USE LINER DEPTH**

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'

**TABLE IV-30:  
BUILDING REQUIREMENTS - LD-10**

Residential	15'	15'
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**TABLE IV-31:  
BUILDING REQUIREMENTS — LD-5**

(a) FAR			
Lot Frontage > 55'	2.75		
Lot Frontage ≤ 55'	3.50		
(b) HEIGHT			
5 stories or 68' whichever is less; 5 (68')			
(c) SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		
	GROUND TO 5 (68')		
	MINIMUM	MAXIMUM	
Avenue	16'	30'	
Primary Pedestrian	16'	30'	
Secondary	12'	35'	
Residential	17'	35'	
Side Interior	0' or NFPA	—	
Rear	5'	—	
(d) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Tower: 4 to 5 (68')	90%	60%	55%
(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<50,000SF	50,000SF-80,000SF	>80,000SF
Public	—	3%	3%
Semi-Public	—	1%	2%
Private	25%	25%	25%
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Avenue	60%	60%	
Primary Pedestrian	80%*	60%	
Secondary	30%	—	
Residential	30%	—	
*65% for lots with buildable lot frontage ≤ 250'			
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
Residential	30%		
(h) MINIMUM ACTIVE USE LINER DEPTH			

**TABLE IV-31:  
BUILDING REQUIREMENTS — LD-5**

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

**TABLE IV-32:  
BUILDING REQUIREMENTS — LD-4**

(a) FAR			
Lot Frontage > 55'	1.75		
Lot Frontage ≤ 55'	2.50		
(b) HEIGHT			
4 stories or 56' whichever is less; 4 (56')			
(c) SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 4 (56')		ABOVE 3 (44')
	MINIMUM	MAXIMUM	WHEN ABUTTING AN ELIGIBLE HISTORIC STRUCTURE
Secondary	12'	35'	—
Residential	17'	35'	—
Side Interior	5' or NFPA	—	15'
Rear	5'	—	—
(d) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF		
Podium: Ground	87%		
Podium: 2 to 3 (44')	90%		
Tower: 4 (56')	90%		
(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<50,000SF		
Private	25%		
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')
Avenue	60%		60%
Primary Pedestrian	80%*		60%
Secondary	30%		—
Residential	30%		—
*65% for lots with buildable lot frontage ≤ 250'			
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
Residential	30%		
(h) MINIMUM ACTIVE USE LINER DEPTH			

TABLE IV-32: BUILDING REQUIREMENTS — LD-4		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-33: BUILDING REQUIREMENTS — LD-R	
(a) HEIGHT	
3 stories or 40' whichever is less; 3 (40')	
(b) DENSITY	
Maximum	14 DU/Acre
(c) LOT AREA	
Minimum	5,800 square feet
(d) MAXIMUM BUILDING FOOTPRINT	
Maximum	40%
(e) SETBACKS	
MAIN BUILDING	MINIMUM
Front	20'
Side Street	10'
Side Interior	20% of lot width; 5' min per side
Rear	20'
OUTBUILDING/ACCESSORY APARTMENT	AREA NOT TO EXCEED 1,000 SF
Front	40'
Side Street	10'
Side Interior	5'
Rear	5'

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)