

Sec. 94-127. - Brelsford Park district (BPD).

- a. *Intent.* As one of three single-family neighborhoods within the boundaries of the downtown, the intent of the Brelsford Park district is to improve its quality with new infill development and renovation of existing structures. While the majority of the building stock is one and two-story residential, new uses may include residential with live/work, professional offices, and design-arts related uses. Dixie Highway is predominantly a commercial corridor and should continue to develop as the main commercial corridor for Brelsford Park with low-scale buildings and a mix of uses. Attainable and workforce housing shall also be encouraged.
- b. *Development characteristics.*
 1. For BPD-5:
 - a. Dixie Highway is the main commercial corridor in this district and shall support pedestrian activity by providing a wide sidewalk, high quality storefront designs, landscaping, and canopies.
 - b. Towers shall be oriented toward Dixie Highway to protect the scale of the residential neighborhoods to the east and west.
 - c. Buildings on Dixie Highway should vary in height to enhance the corridor's visual character.
 2. For BPD-R:
 - a. All proposed developments should share a consistent scale with the existing building stock and shall be predominantly two-story structures with partial third stories.
 - b. All proposed developments shall have a similar ratio of open space created through the setback requirements, maximum lot area, and maximum footprint.
 - c. Front porches are encouraged to promote interaction between the semi-public open space and the public realm.
 - d. Adaptive reuse is encouraged by permitting existing buildings to convert their area for commercial uses.
 - e. Maximum lot area limits the size of proposed developments to a scale which is appropriate to the existing neighborhood.
 - f. Any new construction or renovation shall follow the design guidelines adopted by the city.
- c. *BPD subdistricts shall include:* BPD-5 and BPD-R.
- d. *Subdistrict requirements.* Developments shall comply with the following:
 1. Table IV-34: BPD-5.
 2. Table IV-35: BPD-R.
- e. *Additional subdistrict requirements.*
 1. *Minimum lot area.* Lots of record which existed prior to the adoption of these urban regulations may be considered buildable without limitation to minimum lot size.
 2. As of the effective date of this ordinance [Ordinance No. 4213-09], outdoor storage, along the east side of Railroad Avenue, meeting the requirements on section 94-105 will be considered as a temporary use, and is expected to be replaced with commercial or residential uses which are more compatible with the neighborhood in the future.

**TABLE IV-34:
BUILDING REQUIREMENTS — BPD-5**

FAR		
All Lots	2.75	
HEIGHT		
5 stories or 68' whichever is less; 5 (68')		
SETBACKS		
STREET DESIGNATION/SIDE/REAR	STORIES	
	TYPICAL SETBACKS	CONDITIONAL SETBACKS

**TABLE IV-34:
BUILDING REQUIREMENTS — BPD-5**

	MINIMUM GROUND TO 5 (68')	MAXIMUM AT GROUND	GROUND TO 5 (68')
			WHEN ABUTTING R SUBDISTRICTS
			MINIMUM
Avenue	16'	30'	—
Primary Pedestrian	16'	30'	—
Secondary	12'	35'	—
Residential	17'	35'	—
Side Interior	0' or NFPA	—	15'
Rear	5'	—	—
Olive Avenue	Contextual - 25' Minimum	—	—
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF		
Podium: Ground	87%		
Podium: 2 to 3 (44')	90%		
Tower: 4 to 5 (68')	90%		
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<25,000SF	>25,000SF	
Public	—	—	
Private	—	18%	
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')
Avenue	60%		60%
Primary Pedestrian	80%*		60%
Olive Avenue	80%*		60%
Secondary	30%		—
Residential	30%		—
*65% for lots with buildable lot frontage ≤250'			
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Olive Avenue	50%		
Secondary	30%		
Residential	30%		
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')
Commercial	20'		20'
Residential	15'		15'

**TABLE IV-35:
BUILDING REQUIREMENTS — BPD-R**

HEIGHT	
3 stories or 40' whichever is less; 3 (40')	
DENSITY	
Maximum	32 DU/Acre
LOT AREA	
Minimum	5,800 square feet
Maximum	15,000 square feet
MAXIMUM BUILDING FOOTPRINT	
STORIES	
Ground	40%*
2	40%*
3 (40')	40%*
*For commercial uses along North Railroad Avenue footprint may be increased in compliance with minimum setbacks to a maximum of 1.2 FAR.	
SETBACKS	
MAIN BUILDING	MINIMUM
Front	20'
Railroad Avenue	0'
Side Residential Street*	10'
Side Interior	25' for mixed-use along Railroad Avenue or 5' for residential construction
Rear	20'
Alley*	5'
*For commercial uses with frontage along Railroad Avenue	
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; Ord. No. 4690-16, § 9(Exh. E), 3-27-2017; Ord. No. 4720-17, § 3(Exh. A), 11-6-2017; Ord. No. [4986-21](#), § 4 (Exh. A), 02-07-2022; Ord. No. [5027-22](#), § 6, 01-09-2023)