

Bronzeville Cultural and Entertainment District Development Incentive Zone (DIZ)

(Adopted _____, 2022, File No. _____)

DRAFT – 9-12-22

EXHIBITS & ATTACHMENTS

- Exhibit A - Summary & Purpose of Overlay
- Exhibit B – Overlay Map
- Exhibit C – Permitted Uses
- Exhibit D – Design Standards
- Attachment 1 – Property Descriptions (**not included – This is a chart with tax keys and addresses**)
- Attachment 2 - Formula Business Definition and Reasoning

EXHIBIT A – SUMMARY & PURPOSE OF OVERLAY

Introduction

The goal of the Bronzeville Cultural and Entertainment District Overlay is to encourage development in Bronzeville that will support the growth of Bronzeville as a cultural and entertainment destination that highlights African-American arts and culture.

The Bronzeville Redevelopment Plan, the Northeast Side Area Plan, the Bronzeville Design Charrette, and the Equitable Growth through Transit Oriented Development Plan for King Drive all identified the importance of developing the Bronzeville district as a cultural and entertainment destination that highlights African American arts and culture. The Overlay takes the vision from those plans and sets standards and goals to shape development in Bronzeville.

The overlay is approximately five blocks and it includes all parcels adjacent to W. North Avenue.

History

Planning Background:

The original Bronzeville neighborhood served as Milwaukee’s primary African-American economic and social hub during the first half of the 20th Century. Originally centered along West Walnut Street in the heart of the African-American community, Bronzeville was a thriving commercial and entertainment district with hotels, restaurants, offices, cultural organizations, and numerous other Black owned businesses. It was also home to a vibrant nightlife scene anchored by a number of regionally known jazz clubs. The original Bronzeville area was disrupted by urban renewal, widespread housing demolition, freeway construction, and disinvestment. In the early 2000’s, elected officials, residents, and community leaders established a plan to recreate the Bronzeville Cultural and Entertainment District along West North Avenue.

There have been a series of planning efforts, strategic land acquisitions, real estate developments, and community initiatives designed to re-establish the Bronzeville Cultural and Entertainment District over the past 15 years.

The 2005 Bronzeville Redevelopment Plan was developed to establish a framework for a new Bronzeville Cultural and Entertainment District, a geographic area specifically focused on the attraction and promotion of African-American arts, entertainment and culture. The Redevelopment Plan envisioned Bronzeville being a year-round tourist destination celebrating a rich cultural heritage by offering authentic music, art and cuisine. As the District matures, the plan called for gallery space, more specialized retail opportunities, and regional theater. The plan was established to improve the physical character of the commercial district and the surrounding residential neighborhood, create investment and employment opportunity, support tourism, and celebrate racial diversity. The Redevelopment Plan authorized the acquisition of key sites in the area by the Redevelopment Authority of the City of Milwaukee, and established allowable uses and design standards for their disposition.

The 2008 Northeast Side Plan was adopted as an element of the City of Milwaukee's Comprehensive Plan, and included detailed land use, urban design, public realm, and economic development recommendations for Bronzeville. The Plan called for promoting mixed use development that includes retail, restaurants, and entertainment uses. It also encouraged building and facade improvements that promote the district's image as a cultural, arts and entertainment district and redevelopment of blighted properties to attract new cultural, entertainment, and complementary uses.

In 2010, the Common Council established the Bronzeville Advisory Committee to make recommendations to City departments and the Common Council regarding matters impacting Bronzeville to ensure that the decisions of these bodies reflect the perspectives, interests and desires of businesses, property owners, residents and other Bronzeville stakeholders. The Bronzeville Advisory Committee has met regularly since 2010 to carry out this role, as well as to support a variety of Bronzeville activities, including Bronzeville Week.

A Bronzeville Design Charette was conducted in 2013 in partnership between the Department of City Development, Bronzeville leaders, local architects, and the UWM School of Architecture and Urban Planning. The Charette explored six key sites and resulted in design concepts to highlight the neighborhood as an African-American arts, entertainment, and cultural district. Local architects, developers, property owners, lenders, artists, Business Improvement District members, city staff and officials collaborated on this process to generate design concepts for the six sites including new housing, a hotel, cultural center, entertainment, retail, neighborhood grocery, and a variety of public spaces.

After a yearlong process that involved significant community engagement, the Common Council adopted the Equitable Growth through Transit Oriented Development ("TOD") Plan for King Drive as an amendment to the Northeast Side Plan in November of 2018. The TOD Plan updated the Comprehensive Plan recommendations for the Bronzeville District, and added a detailed public arts plan. The TOD Plan made detailed land use recommendations to build on recent successes to create new housing, commercial and cultural and entertainment uses. It called for ground floor uses to reinforce the theme and vision of the Bronzeville Cultural and Entertainment District, prioritizing uses such as galleries, performance or cultural venues, eating and drinking establishments, and other specialty uses that reinforce Bronzeville as a regional destination.

All of these past planning efforts have made recommendations for land use and development strategies to advance the Bronzeville Cultural and Entertainment District. This includes recommendations to attract specific types of uses that will collectively reinforce the vision for the area as an arts, cultural, and entertainment hub. There has been momentum in achieving these goals, including the relocation of the Urban League headquarters to Bronzeville, the launch of Bronzeville Week, the opening of the Griot and Garfield School housing development, businesses such as the Bronzeville Collective, and the reopening of America's Black Holocaust Museum.

While the 2005 Redevelopment Plan contains use and design standards that apply to publicly owned property, private properties in Bronzeville are generally zoned Local Business (LB2). The LB2 zoning district allows many of the uses that are desired within the Bronzeville Cultural and Entertainment District; however, it also allows a number of uses that may not advance the goals of the district, or in some cases may be in conflict with them.

The Bronzeville Advisory Committee, Historic King Drive Business Improvement District (“BID”) and other local stakeholders expressed a desire to explore zoning changes, including the potential for an overlay district, that would align the zoning requirements for properties in Bronzeville with the land use recommendations contained within the planning documents described above, with a specific focus on ensuring future uses are compatible with a Cultural and Entertainment district.

Development of the Bronzeville Overlay

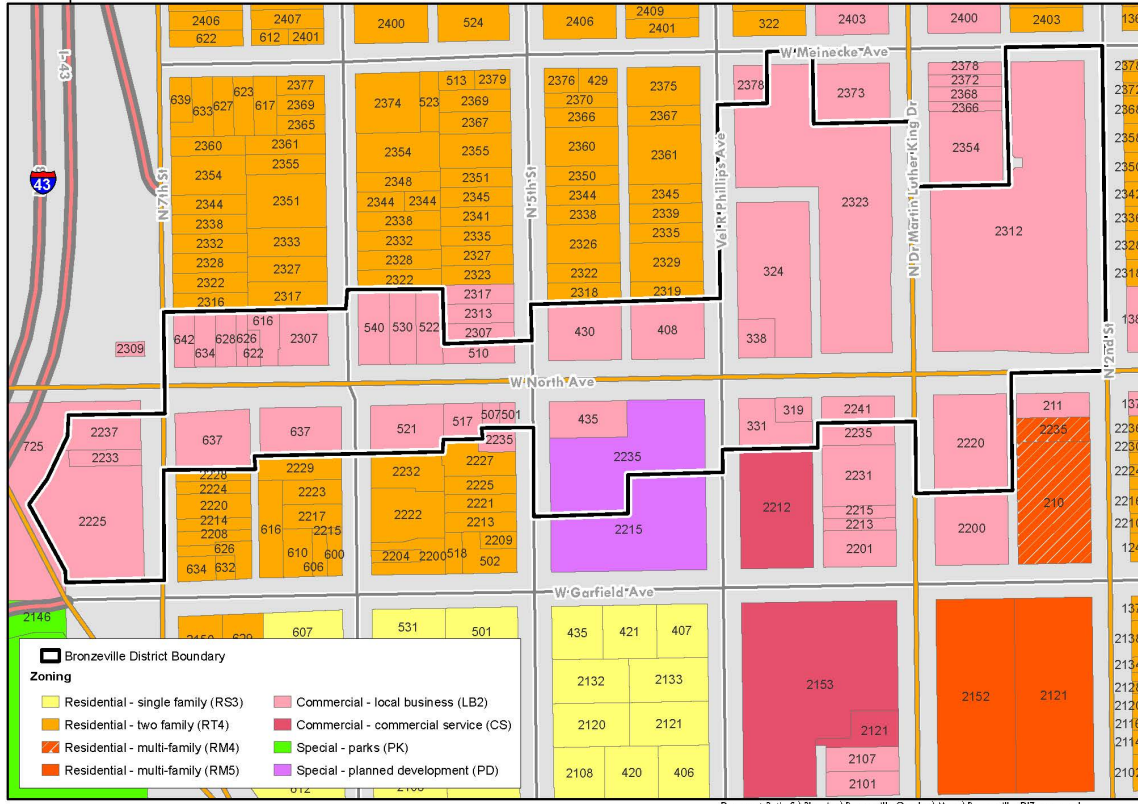
On September 21, 2021, the Milwaukee Common Council created an Interim Study Overlay for the Bronzeville Cultural and Entertainment District (File No. 210586). This interim study overlay was initiated at the request of the local alderperson representing the Bronzeville area, based on input from the Bronzeville Advisory Committee and other Bronzeville stakeholders working on the ongoing development of the Bronzeville Cultural and Entertainment District. During the time period when the Interim Study Overlay was in place, City staff and neighborhood stakeholders collaborated on the development of this Bronzeville Cultural and Entertainment Development Incentive Zone.

EXHIBIT B – OVERLAY MAP

NOTE: Rezoning in process for 2317-25 N 6th, and 2316-18 and 2322 N 7th - map subject to change

BRONZEVILLE CULTURAL AND ENTERTAINMENT DISTRICT Development Incentive Zone

Prepared by the Department of City Development Planning Division, 9/1/2022
Source: DCD Planning Division, City of Milwaukee Information Technology Management Division



Should a lot or lots be legally combined with a lot or lots within the mapped Overlay, the Overlay standards will apply to the full area of the legally combined lots.

Sites zoned Planned Development (GPD, DPD) are excluded from the Overlay standards.

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EXHIBIT C – LAND USE PRINCIPLES & PERMITTED USES TABLE

Land Use Principles

The land use principles listed below are the result of recommendations in previous planning projects and feedback received during the Bronzeville Overlay outreach process. The Land Use principles help guide land use decisions.

- A. Developments should expand on the mix of uses in the area and may include retail, restaurants, cultural, entertainment, and complementary uses.
- B. Discourage single-story buildings and encourage multi-family mixed-use development to bring customers and patrons for the arts, cultural, and entertainment uses.
- C. First floor uses should reinforce and support the vision for the area as an arts, cultural and entertainment destination that attracts, promotes, and celebrates African-American arts and culture.
- D. To support the vibrancy of the corridor, first floor uses should be street activating uses.
- E. Support development of spaces for artists to live and work.
- F. Encourage development and programming that provides affordable commercial space and encourages local ownership and local businesses.
- G. Support a mix of market-rate and workforce housing to ensure the area is affordable to a range of incomes and households.

The following table notes which uses are currently permitted in the LB2 zoning district, and which uses the DIZ changes from the base zoning. As new uses are added to the zoning code after this overlay is approved and effective, it should be assumed that the LB2 zoning classification should be followed with respect to whether the use is permitted on the properties within this overlay, unless the overlay use list is amended to include these new uses. Modifications to Commercial District Use Table 295-603-1 of the zoning code are shown below in the DIZ column. (Tables begin on the next page.)

- "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.
- "L" indicates a limited use. This use is permitted only when the use meets the limited use standards of the Overlay and underlying zoning district. If the use cannot meet these standards, it shall become a conditional use.
- "C" indicates a conditional use. This use is permitted only if City Plan Commission holds a public hearing and determines that the use meets the goals and principles of the Bronzeville Cultural and Entertainment Overlay as well as the conditions for approval of a special use permit as specified in Section 295-311-2-d.
- "N" indicates a prohibited use, which requires approval of a deviation from the DIZ standards as described in Section 295-311-9.

Bronzeville DIZ Use Table

Use	LB2	DIZ
RESIDENTIAL USES		
Single-family Dwelling	Y	N
Two-family Dwelling	Y	N

Multi-family Dwelling	Y	L a. On street frontages along W. North Avenue, or on N. Dr. Martin Luther King Jr. Drive, (arterial streets in the overlay), residential units are not permitted on the ground floor of the interior street frontage activation zone. b. The interior street frontage zone, which requires street-activating uses, shall be minimum 15 feet in depth in this overlay. c. On side streets (local streets), residential units at the ground floor are permitted. d. Common area to the residential building such as a lobby, community room or club/exercise room shall not occupy more than 25% of the arterial street frontage in the overlay. e. Accessory parking, storage facilities, and/or mechanical equipment shall not occupy more than 15% of the interior street frontage zone of the street level area along the arterial street.
Permanent Supportive Housing	Y	L - same as multi-family dwelling
Transitional Housing	S	C
Attached Single-Family Dwelling	Y	N
Live-work Unit	Y	L Live-work units are permitted on all street frontages; however, the following standards apply on arterial streets: a. The first 15' of the unit at first floor should be commercially oriented, (such as retail or office) street activating space, not residential unit rooms. Minimum 60% linear feet of glazing with active use behind glazing is required. b. The floor level of the live-work space shall not be more than 2' above adjacent sidewalk grade. Beyond 15' from front wall, the residential first floor inside could be raised above the commercially dedicated space if the residential spaces area located on the first floor level. c. No setback is required for unit, but may be allowed.
Mobile Home	N	N
Watchman/Service Quarters	N	N
Family Day Care Home	L	N
GROUP RESIDENTIAL USES		
Rooming House	S	N
Convent, Rectory, or Monastery	Y	L - same as multi-family dwelling
Dormitory	S	N
Fraternity or Sorority	S	N
Adult Family Home	L	L* - same as multi-family dwelling

FOSTER HOMES		
Foster Family Home	Y	L - same as multi-family dwelling
Small Foster Home	L	L* - same as multi-family dwelling
Group Home or Group Foster Home	L	L* - same as multi-family dwelling
SHELTER CARE FACILITIES		
Family Shelter Care Facility	Y	L - same as multi-family dwelling
Small Group Shelter Care Facility	L	L* - same as multi-family dwelling
Large Group Shelter Care Facility	S	C
Community Living Arrangement	L	L* - same as multi-family dwelling
EDUCATIONAL USES		
Day Care Center	L	N
School, Elementary or Secondary	S	N
College	Y	C
School, Specialty or Personal Instruction	Y	L - Permitted for a school offering instruction primarily in music, art, theater arts, or dance. All other uses conditional.
COMMUNITY-SERVING USES		
Library	Y	Y
Cultural Institution	Y	Y
Community Center	S	C
Religious Assembly	S	L - Use must be accessory to a use that is otherwise permitted
Cemetery or Other Place of Interment	N	N
Public Safety Facility	Y	Y
Correctional Facility	N	N
COMMERCIAL & OFFICE USES		
General Office	Y	L - The use is permitted if 1) the office is accessory to a use that is otherwise permitted and/or 2) the office is not located on the 1st floor. All other office uses are conditional upon a finding that the proposed use advances the goals of the Bronzeville Arts and Culture District. Change of office use or a new operator will constitute of a change of use and must demonstrate it meets the goals of the district.
Government Office	Y	L - same as general office
Bank or Other Financial Institution	Y	C
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N
Installment Loan Agency	S	N
Cash for Gold Business	S	N
Pawn Shop	S	N

	Retail Establishment, General	L	<p>L*</p> <p>Permitted retail users are those whose primary business includes but is not limited to the sale of apparel and accessories, luggage, art works, art and craft supplies and stationary, antiques, collectibles, flowers and plants, household goods, media such as books and music, toys and games, notions and novelties, food and beverages, baked goods, butcher shop, delicatessen, a grocery store, specialty food store, and dry goods.</p> <p>Retail establishments that are conditional upon a finding that the proposed use advances the goals of the Bronzeville Arts and Culture District include those whose primary business includes the sale of furniture and floor coverings, bicycles, sporting goods, hobbies, hardware, paint and wallpaper, beauty products, pharmaceutical products, pets, wellness stores, video rental or sales business, and any retail use not captured included in the list of permitted or prohibited retail uses.</p> <p>Retail establishments that are prohibited include: auto parts stores, firearm store, hardware stores, major appliance stores, tobacco product stores, liquor stores, a furniture or appliance rental establishment, or telephone store.</p> <p>Formula business retailers of any size and/or retail establishments utilizing more than 10,000 square feet within a building are a conditional use. (See Attachment 2 for the definition and information about Formula Businesses)</p>
	Garden Supply or Landscaping Center	Y	N
	Home Improvement Center	S	N
	Secondhand Store	L	C
	Outdoor Merchandise Sales	S	C
	Artist Studio	Y	Y
	Adult Retail Establishment	N	N
HEALTHCARE & SOCIAL ASSISTANCE			
	Medical Office	Y	L - The use is permitted, but may not be located on the ground floor within the interior street frontage zone along W. North Avenue or N. Dr. Martin Luther King Jr. Drive.
	Health Clinic	S	L - same as medical office
	Hospital	S	N
	Medical Research Laboratory	S	N
	Medical Service Facility	S	N
	Social Service Facility	S	N

	Emergency Residential Shelter	S	N
	Nursing Home	Y	N
	Adult day care	L	N
GENERAL SERVICE USES			
	Personal Service	Y	C
	Business Service	Y	L - Permitted for a photography studio. All other uses conditional.
	Catering Service	Y	L - Use must be accessory to a use that is otherwise permitted
	Funeral Home	Y	N
	Laundromat	Y	C
	Dry Cleaning Establishment	Y	C
	Furniture and Appliance Rental and Leasing	Y	N
	Household Maintenance and Repair Service	Y	N
	Tool/Equipment Rental Facility	Y	N
ANIMAL SERVICES			
	Animal Hospital/Clinic	L	L* - The use is permitted, but may not be located on the ground floor within the interior street frontage zone along W. North Avenue or N. Dr. Martin Luther King Jr. Drive. No outdoor run or outdoor kennels shall be provided on the premises.
	Animal Boarding Facility	L	N
	Animal Grooming or Training Facility	L	L* - Same as animal hospital
MOTOR VEHICLE USES			
<i>LIGHT MOTOR VEHICLE USES</i>			
	Sales Facility	S	N
	Rental Facility	L	N
	Repair Facility	S	N
	Body Shop	S	N
	Outdoor Storage	S	N
	Wholesale Facility	L	N
<i>HEAVY MOTOR VEHICLE USES</i>			
	Sales Facility	S	N
	Rental Facility	S	N
	Repair Facility	N	N
	Body Shop	N	N
	Outdoor Storage	N	N
<i>GENERAL MOTOR VEHICLE USES</i>			
	Filling Station	S	N
	Car Wash	L	N
	Drive-through Facility	L	N

Electric Vehicle charging facility	L	C
<i>PARKING</i>		
Parking Lot, Principal Use	L	N
Parking Lot, Accessory Use	L	L - The width of a paved parking area adjacent to the primary street frontage shall not exceed 45 feet as measured from the principal building to the side lot line.
Parking Structure, Principal Use	L	L - Vehicular entrances and exits are not permitted on W. North Avenue. At least 50% of the interior street frontage zone along W. North Avenue and/or N. Dr. Martin Luther King Drive, to a depth of 15 feet, shall be devoted to permitted street-activating uses.
Parking Structure, Accessory Use	L	L - Vehicular entrances and exits are not permitted on W. North Avenue. At least 50% of the interior street frontage zone along W. North Avenue and/or N. Dr. Martin Luther King Drive, to a depth of 15 feet, shall be devoted to permitted street-activating uses.
Heavy Motor Vehicle Parking Lot, Principal Use	S	N
Heavy Motor Vehicle Parking Lot, Accessory Use	S	N
ACCOMMODATION AND FOOD SERVICE		
Bed and Breakfast	Y	Y
Hotel, Commercial	Y	Y
Hotel, Residential	Y	C
Tavern	Y	L - For formula businesses with more than 11 locations, this use is conditional. (See Attachment 2 for the definition and information about Formula Businesses)
Brewpub	Y	L - For formula businesses with more than 11 locations, this use is conditional. (See Attachment 2 for the definition and information about Formula Businesses)
Assembly Hall	L	L* - Use must be accessory to a use that is otherwise permitted
Restaurant, without a drive through facility	Y	L - For formula businesses with more than 11 locations, this use is conditional. (See Attachment 2 for the definition and information about Formula Businesses)
Restaurant, with a drive through facility	S	N
ENTERTAINMENT AND RECREATIONAL USES		
Park or Playground	Y	Y
Festival Grounds	N	N
Recreation Facility, Indoor	S	C
Recreation Facility, Outdoor	S	C
Health Club	Y	L - The use is permitted, but may not be located on the ground floor within the street frontage zone along W. North Avenue or N. Dr. Martin Luther King Jr. Drive.
Sports Facility	S	C
Gaming Facility	N	N

	Theater	Y	Y
	Convention and Exposition Center	S	C
	Marina	Y	Y
	Outdoor Racing Facility	N	N
STORAGE, RECYCLING, AND WHOLESALE TRADE USES			
	Recycling Collection Facility	S	N
	Mixed-waste Processing Facility	N	N
	Material Reclamation Facility	N	N
	Salvage Operation, Indoor	N	N
	Salvage Operation, Outdoor	N	N
	Wholesale and Distribution Facility, Indoor	L	N
	Wholesale and Distribution Facility, Outdoor	S	N
STORAGE FACILITY			
	Indoor Storage Facility	L	N
	Self-service	N	N
	Outdoor Storage Facility	S	N
	Hazardous Materials	N	N
TRANSPORTATION USES			
	Ambulance Service	S	N
	Ground Transportation Service	S	N
	Passenger Terminal	Y	C
	Helicopter Landing Facility	S	C
	Airport	N	N
	Ship Terminal or Docking Facility	N	N
	Truck Freight Terminal	N	N
	Railroad Switching, Classification Yard, or Freight Terminal	N	N
INDUSTRIAL USES			
	Alcoholic beverage facility, micro	L	C
	Alcoholic beverage facility, large	N	N
	Food processing	L	C
	Manufacturing, Light	L	L* – The use is accessory to a permitted retail use, does not exceed 3,600 square feet, does not operate between the hours of 9 p.m. – 7 a.m., occurs within an enclosed building, and does not generate noise or odor in violation of Ch. 80.
	Manufacturing, Heavy	N	N
	Manufacturing, Intense	N	N
	Research and Development	S	C
	Processing or Recycling of Mined Materials	N	N

	Industrial wastewater treatment facility	N	N
	Contractor's Shop	L	N
	Contractor's Yard	S	N
AGRICULTURAL USES			
	Plant, Nursery or Greenhouse	S	N
	Raising of Livestock	S	N
	Community Garden	S	C
	Commercial Farming Enterprise	S	N
UTILITY AND PUBLIC SERVICE USES			
	Broadcasting or Recording Studio	Y	Y
	Transmission Tower	L	L*
	Water Treatment Plant	Y	N
	Sewage Treatment Plant	N	N
	Power Generation Plant	N	N
	Small Wind Energy System	S	N
	Solar Farm	S	N
	Substation/Distribution Equipment, Indoor	S	N
	Substation/Distribution Equipment, Outdoor	L	N
TEMPORARY USES			
	Seasonal Market	L	L*
	Temporary Real Estate Sales Office	L	L*
	Concrete/Batch Plant, Temporary	L	C
	Live Entertainment Special Event	L	L*

- All Conditional Uses in the Overlay shall demonstrate that the use contributes to the goals of the Bronzeville Cultural and Entertainment District.
- For uses noted above as L* - In addition to any limited use standards included in the DIZ Use Table, limited use standards found in 295-603-2 apply.
- Unless otherwise stated, uses that cannot meet the limited use standards become conditional uses.
- Items that become nonconforming with the base zoning due to the standards of the overlay shall be reviewed by CPC following the standards within this overlay and following language regarding nonconformities in Ch. 295-415 of the zoning code.

Note: wording of the bullets above may change a bit – technical language is still being worked on.

EXHIBIT D – DESIGN PRINCIPLES & STANDARDS

Exhibit D is organized into the following sections:

1. Overarching Design Principles
2. Site Design - Parking & Landscaping
3. Building Design
4. Lighting
5. Signage
6. Outdoor Amenities

The design goals and standards throughout this exhibit are the result of recommendations in previous planning projects and feedback received during the Bronzeville Overlay outreach process. The Design principles and standards guide the review of development proposals.

If, due to unique circumstances strict adherence to a specific design standard is impractical or causes undue hardship that can be mitigated via a minor relief from the standards, an alternative may be considered by the City Plan Commission, provided at least one of the following is demonstrated. If the Plan Commission determines that this standard is met, they may consider this in their review and approval of a proposal.

1. Alternative is consistent with the overall design principles
2. Alternative better achieves intent of the design principles
3. Alternative addresses unique site factor(s) that makes the standard impractical
4. Alternative is consistent with the spirit and intent of the DIZ.

If the City Plan Commission determines that none of the above criteria are met, the applicant shall be required to seek a deviation from the DIZ standards as described in 295-311-9.

City Plan Commission will review development plans including site work, new construction, and alterations or additions to existing buildings and determine compliance with the overlay standards. Conditional use approval will require a public hearing before the City Plan Commission. Deviations from the overlay standards will require approval by the City Plan Commission and Common Council as outlined in 295-311-9. Signage will be reviewed and approved by DCD staff provided the signs meet the overlay standards. If signage is determined to not meet the overlay standards, City Plan Commission approval will be required.

1. Overarching Design Principles

- A. Building and façades should promote the district's image as a cultural, arts and entertainment district.
- B. Restore and preserve buildings and architectural features of historic character when possible while also encouraging new developments that complement the existing character and activate the street.
- C. Buildings and development should be welcoming to the pedestrian with active façades, lighting, incorporate design that allows for natural surveillance of activity taking place in the public sphere, and integrating outdoor gathering spaces as appropriate.
- D. Parking lots will not be located in the front of establishments and shared parking is encouraged. Driveway placement should consider the safety of a pedestrian first, and to the extent possible,

driveways onto North Avenue or Dr. Martin Luther King Jr. Drive. should be avoided, and existing driveways should not be widened.

- E. Art should be integrated into building design, the adjacent right-of-way, and outdoor gathering spaces when feasible.
- F. Developments should incorporate sustainability and resilience elements and include elements to “green” with elements like planters, landscaping and stormwater management.

2. Site Design

a. *Site Design Principles*

- A. Encourage a balanced and accessible transportation system that considers pedestrians first and accommodates bicyclists, transit, cars, and vehicular deliveries.
- B. For developments with residential uses, the inclusion of an outdoor amenity or useable open space is strongly encouraged. For residential developments with family-sized units, inclusion of a play area is strongly encouraged.
- C. For any building, greening the street edge is strongly encouraged, and should include proper upkeep.
- D. Coordinate landscaping with building features

b. *Site Design Standards*

Parking Standards

Base zoning standards apply as described in 295-403 for motor vehicle parking, and as described in 295-404 for bicycle parking, both long-term resident/occupant internally located spaces and long-term publicly available visitor parking, which should be coordinated with DPW if positioned in the street right of way.

Landscaping Standards

Base zoning standards as described in 295-405 apply. Existing parking lots are encouraged to upgrade landscaping if not meeting current standards.

(Outdoor amenity information may be moved here)

3. Building Design

a. *Building Design Principles*

- A. New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.
- B. The development standards are intended to require buildings that have at least a two-story character and allow up to a 5 story building that has an appropriately tall first floor.
- C. Promote sustainable, resilient, green building and site design.
- D. Buildings shall have horizontal and vertical articulation, which may include recesses and projections, stepbacks of upper stories, changes in roof types and planes, building materials, and window patterns.
- E. The base of the building should relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.

- F. Building entrances shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are encouraged.

Existing buildings which do not meet the standards may be repurposed, however alteration should move design issues toward conformity and not enlarge nonconformity with exceptions of for specific enumerated items below.

b. *Building Design Standards*

Adherence to the building design standards shall be reviewed by City Plan Commission.

DIZ Building Design Standards Table

		DIZ	LB2 (base zoning)	
Primary Street Frontage	Front setback, minimum (ft.) (see s. 295-505-2-b)	none	none	
	Front setback, maximum (ft.) (see s. 295-505-2-b)	10*	average	<ul style="list-style-type: none"> a. A setback shall include active space such as a sidewalk or plaza b. In addition to the setback exceptions in Ch. 295-505-2, additional exceptions to the setback may be allowed for public and commercial outdoor uses that are shown to support the goals of an active pedestrian-oriented district. Examples include, but are not limited to, public plazas, restaurant/café seating, landscaping, public art, stormwater management, short-term bicycle parking, and a widened sidewalk. c. Unless demonstrated to be integral to the site design or unique to the site, the plaza should be no deeper than 25' feet and no wider than 25'. The applicant must demonstrate that the plaza supports the goals of the Bronzeville Cultural and Entertainment District and provide a maintenance plan.
	Minimum build-out, primary street frontage	75%*	30%	<ul style="list-style-type: none"> a. A public plaza or patio for a restaurant or similar use may count for up to 25% of the minimum 75% build-out requirement. The applicant must demonstrate that the plaza supports the goals of the Bronzeville Cultural and Entertainment District and provide a maintenance plan. b. Portions of building facades that meet the minimum height requirement but exceed the maximum setback allowed may be counted towards the build-out requirement if the area between the front façade and the street is used for public plaza or outdoor dining purposes associated with an adjacent active use.

Secondary Street Frontage	Side street setback, min. (ft.)	none	none	
	Side street setback max. (ft.)	10*	5	a. Same setback exceptions as front setback for the primary street frontage apply
	Minimum build-out, secondary street frontage	none*	none	a. For developments with secondary street of N. Martin Luther King Jr. Drive, primary street frontage minimum build-out applies.
Rear Street Setback	Rear street setback, minimum (ft.)	none	none	
	Rear street setback, maximum (ft.)	none	none	
Side Setback	Side setback, minimum (ft.)	none	none	
	Side setback, maximum (ft.)	none	none	
Rear Setback	Rear setback, minimum (ft.)	none	none	
	Rear setback, maximum (ft.)	none	none	
Lot Area per Dwelling Unit	Lot area per dwelling unit, minimum (sq. ft.)	300	800	
	Lot area per dwelling unit, permanent supportive housing, minimum (sq. ft.)	150	400;	
		300 for a unit with 2 or more bedrooms	800 for a unit with 2 or more bedrooms	
	Lot area per transitional housing client, minimum (sq. ft.)	150	400	
Height	Height, minimum (ft.)	30*	18	<ul style="list-style-type: none"> a. The height minimum must be met for at least 70% of the building façade on W. North Avenue and, when located on a corner lot, at least 70% of the sidewall of the side street façade. b. For a lot measuring 24 feet or less in width along the primary street frontage, the minimum height requirement of the base zoning LB2 district shall apply. c. Roof decks with a roofed area may count toward the minimum building height if the roof deck is visible (approximately 0-8 feet) from the street corridor in front of the building d. See 295-605-2-g for measuring height e. Additions to Conforming Buildings. An addition not meeting the minimum height requirement may be

				constructed along a street frontage provided it does not exceed 24 feet in width and meets the base minimum height requirement of the base zoning LB2 district. In all districts, an addition to the rear or other non-street wall area of a building shall not be required to meet a minimum height requirement.
	Height, maximum (ft.)	60*	60	<p>a. Exceptions for Maximum Building Height:</p> <ol style="list-style-type: none"> 1. A development meeting the outdoor amenity standards (as defined in the site design standards) would qualify for an exception to the height maximum, up to a height of 75 feet, granted the upper floor is set back 15 feet from the primary and secondary streets. 2. Roof decks with covered roofs are permitted above the height maximum as long as they occupy less than 25% of the roof deck and are set back 15 feet from primary and secondary street facades. 3. Any corner property at the gateway nodes of the Bronzeville Overlay Corridor may have a maximum height of 75' given their locations on prominent gateway entrances to the district. This includes any property that may be buffered from the intersection by state/county owned right-of-way. The gateway nodes are the intersections at W. North Avenue and N. 7th Street and at W. North Avenue and Dr. Martin Luther King Jr. Drive. 4. Additional exceptions to height can be found in 295-605-2-f. <p>b. For new construction on a parcel that is located within 100 feet of a single-family or two-family residentially-zoned parcel, the building side facing the residentially zoned parcel(s) shall have a setback of no less than 20' for any height above 60 feet.</p>
	Front ground floor height, minimum (ft.)	14	n/a	
	Side Street ground floor height, minimum (ft.)	14 (nonresidential) 10 (residential except for Live-Work)*	n/a	
	Ground Floor elevation (min/max)	0'/2' *	n/a	a. Applies to nonresidential and live-work uses
Windows and	Minimum glazed area, primary street frontage	60%	60%	

Minimum glazed area, secondary street frontage	15%	15%	
Ground floor sill height, maximum (ft.)	2.5	3.5	
Ground floor window height, maximum (ft.)	6*	4	*Storefronts shall have additional 2 foot transom windows
Multiple principal buildings permitted?	yes	yes	

Additional Building Design Standards

1. The facades of new buildings that are more than forty (40) feet in width should be divided into smaller vertical intervals through incorporating one or more of the techniques including but not limited to the following:
 - a. Facade modulation - Stepping back or extending forward a portion of the facade.
 - b. Vertical divisions using engaged elements such as columns, different textures, materials, or colors of materials. Materials should be drawn from a common palette.
 - c. Division into multiple storefronts, with separate windows and entrances.
 - d. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation intervals and de-emphasize the long horizontal cornice line
 - e. Arcades, awnings, window bays, arched windows, and balconies at intervals equal to the articulation interval to reinforce the vertical intervals.
 - f. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.
2. Storefront windows should be at least 6' in height, starting no more than 2' above grade, with a transom unit above that is minimally 2' in height. Existing windows that do not meet these standards are encouraged to be enlarged, however existing windows may not be reduced to heights lesser than standard, or linear percentages required per the table. Overhead motor vehicle serving garage doors for buildings, including structured parking, are prohibited on W. North Avenue.

4. Lighting

a. Lighting Design Principles

- A. Traditional pedestrian-scaled lighting is strongly encouraged and should be incorporated into new developments.
- B. Building façade lighting, which further enlivens the street and creates a nighttime sense of occasion, is strongly encouraged.
- C. Recesses for doors and overhanging upper floors should be lit within and below.

b. Lighting Design Standards

1. In addition to the lighting standards set in 295-409, Perimeter “rope lighting” style lighting is prohibited. This includes lights with bare bulbs (LED or other), that are not shielded from direct view from the street, or where flashing, blinking, or rotating lights are installed on the

exterior of buildings or within windows visible from the street. This does not include string lights with low illumination for patio lighting or similar use.

5. Signage

a. Signage Design Principles

- A. Signs in the district should promote variety and creativity for individual building/user signage.
- B. A useful way-finding and identity signage program should help further goals for the district.
- C. Signs should allow for visibility for future businesses
- D. Signs should be architecturally compatible to the building and its surroundings
- E. Existing signs that do not comply with the standards for new sign may remain, however upon change shall move towards compliance.

b. Signage Design Standards

1. Type A signs as described as 295-407-2b in the zoning code are permitted; base zoning standards apply unless otherwise stated.
2. Use of Type B signs as described as 295-407-2b in the zoning code is limited.
 - a. New Type B wall and projecting signs should have a similar appearance to Type A signs, per 295-407-2-b-2-c, with limited internal lighting. A fully illuminated box sign, which is considered a Type B sign, is prohibited. Faceplates of existing box signs may be replaced, however should be replaced with routed letter metal panels per zoning 295-407-2-b-2-c
 - b. Type B free-standing (pole) signs are prohibited
3. Free-standing signage is not permitted unless an integral part of the landscape, building or site elements. Free-standing signs cannot be taller than 8 feet designed as a monument sign
4. Off-premise signs are prohibited. Existing off premise signs may not be enlarged or replaced.
5. Proposed building signage that meets these standards may be approved by DCD staff without requiring approval by the City Plan Commission.

Outdoor Amenities

The outdoors amenity standards section is still being refined and we are seeking feedback.

Outdoor amenities activate space, build community, and allow for more eyes on the street. Inclusion of a shared outdoor amenity space(s) or individual usable outdoor amenities should use these standards as guidance.

As outdoor amenities can consume some of the developable space, a development meeting all of the minimum outdoor amenity standards would qualify for an exception to the height maximum, up to a height of 75 feet, granted the upper floor is setback 15 feet from the primary and secondary streets.

Definition: A shared outdoor amenity is an unenclosed area of a mixed-use residential development site designated for use by all residents and tenants. It may or may not be available for use by the general public. Examples and elements include, but are not limited to, plazas, roof decks, porches, balconies, accessible green roofs, play areas, gardening beds, seating and picnic areas, grilling areas and other above-ground outdoor amenities. Examples of individual usable outdoor amenity space include, but are

not limited to, porches and balconies. Juliet-style balconies are not considered usable outdoor amenity space, but are encouraged in the absence of individual balconies.

a. *Outdoor Amenity Standards*

1. An outdoor amenity space may be roofed, but not enclosed, by a shade structure, patio cover or lattice roof, provided that the amenity space is open on at least two sides.
2. The recommended minimum total amount of outdoor amenity space (inclusive of shared and individual space) is 40 square feet per residential unit. This may be a combination of shared or individual outdoor amenities.
3. Usable shared open space at ground level should be in a compact area of not less than two hundred (200) square feet, with no dimension less than 8 feet and no slope grade greater than ten percent (10%). Where lot width is less than 40 feet, the minimum dimension of usable open space may be reduced to 6 feet.
4. Usable open space should not include areas occupied by driveways, drive aisles, and off-street parking or walkways to these areas that would otherwise be necessary.
5. Roof decks, porches, and balconies may be used to meet the recommended outdoor amenity standards, provided that:
 - a. Roof decks shall have a minimum dimension of 15 feet and shall be free of any obstructions, improved and available for safe and convenient access to all occupants of the building.
 - b. Shared porches shall have a minimum width of 15 feet and minimum depth of six (6) feet and shall be free of any obstructions, improved, and available and be available to all occupants as a source of ingress and egress to the building.
 - c. Shared balconies shall have a minimum dimension of 6 feet and shall be free of any obstructions, improved, and available for safe and convenient access to all occupants of the building.
 - d. Private balconies and private porches shall have a minimum dimension of 4' feet.