

EXHIBIT F

URBAN MIXED (UM) ZONING DEFINITION

4.25 Urban Mixed Use District "UM"

4.251 Purpose. The Urban Mixed Use District is established to provide for a district that will allow for the development of a variety of different uses that can be compatible within an urban setting and/or will provide a compact, efficient land use pattern. This district will create new development that is livable, diverse and sustainable, and will promote efficient and economic uses of land. The Urban Mixed Use District will promote development patterns that encourage walkable circulation patterns and conserve energy and will offer residents an excellent opportunity for the ability to live, work, shop and have entertainment and recreational opportunities within a short commute of their residence. This district will also provide ability for the redevelopment and/or quality infill opportunities within areas of the community that may be underutilized and in compliance with the Comprehensive Plan.

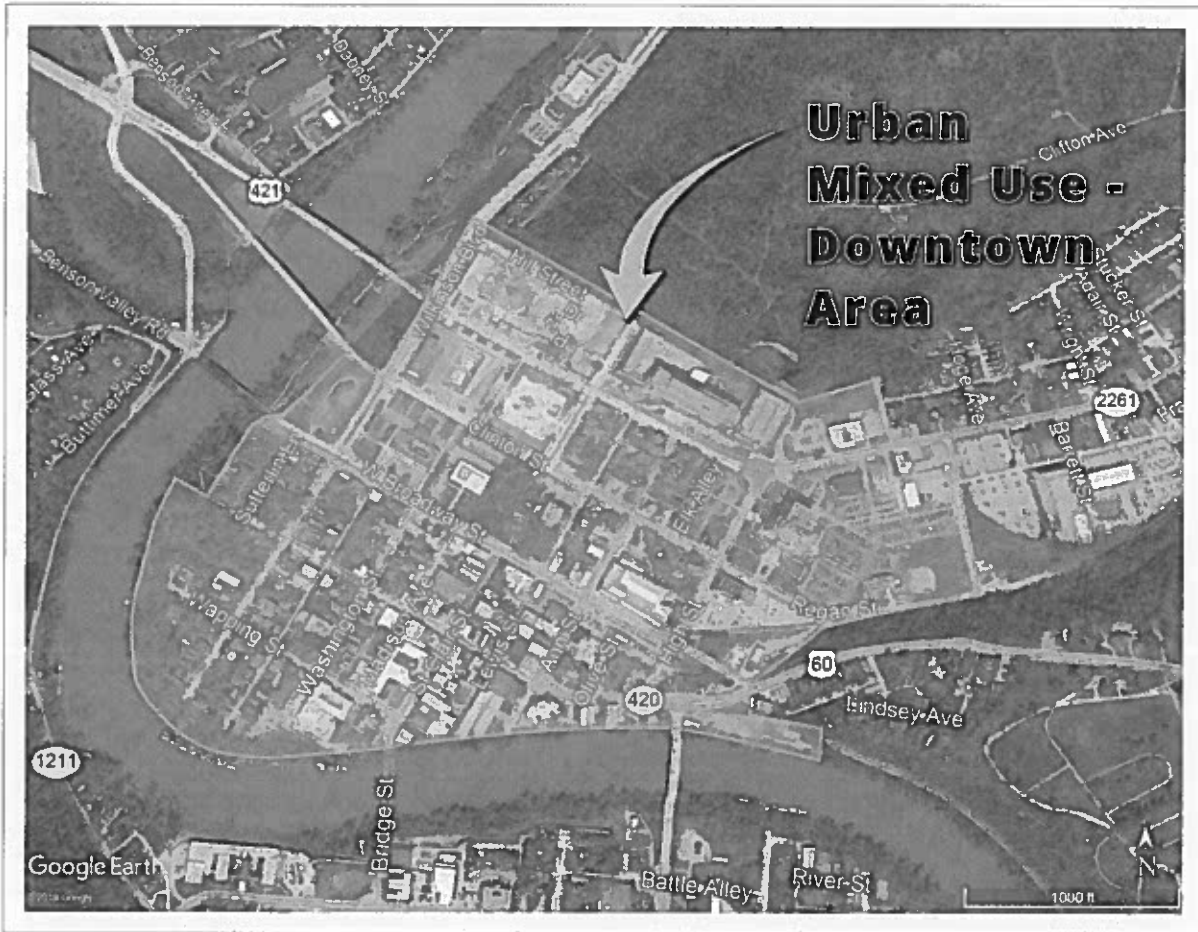
Requirements contained within the City of Frankfort Subdivision and Development Plan Regulations remain in force in "UM" districts in addition to these requirements.

4.252 Definitions. For the purposes of the language contained within this section of the Zoning Ordinance the following terms are defined as follows:

Abutting Property – Touching and sharing a common point or line. This term shall not be deemed to include parcels which are across a street or public right-of-way from each other.

Adjacent Structure – Adjacent structures are defined as structures that touch each other, have the same wall or border or are only separated by a drive, alley, patio or are directly across a non-divided street from one another (with the exception of Saint Clair Street from its intersection with Clinton Street to its intersection with Mero Street. Structures that are part of the same "UM" development are not considered adjacent.

Downtown Area – The downtown area is defined for the purposes of this regulation by the following map.



Principal Frontage – On corner lots, the principal frontage is the frontage that contains the principal entrance(s) to the building, the one designated to bear the address of the building or the highest classification street the structure fronts.

Secondary Frontage – On corner lots, the frontage that is not the principal frontage.

Storefront – A portion of the frontage of a building generally for retail use, with substantial glazing and often with an awning, and containing the primary entrance to the retail use of that portion of the building. The design of the storefront will generally stand out from the architectural style of the rest of the façade(s) of the building.

- 4.252 Permitted Uses. Generally, retail, office, eating and drinking establishments, microbreweries, craft distilleries, hotels, residential, multi-family, churches, libraries, museums. Refer to Section 4.05, Chart of Permitted Uses, for a complete listing of all uses permitted in the Urban Mixed-Use District.

4.253 Conditional Uses. Those uses indicated as a Conditional Use in the "UM" district in Section 4.05, Chart of Permitted Uses.

4.254 Accessory Uses.

- a. Outdoor patios, which are accessory to any permitted eating and drinking establishment or hotel.
- b. Conference centers, banquet facilities and convention facilities, when accessory to a hotel or motel.
- c. Parking lots or parking garages.

4.255 Required Mixture of Uses.

- a. Each "UM" Development shall include a mixture of both residential and non-residential uses.

4.256 Bulk, Density and Height*

- a. Minimum lot size – None
- b. Minimum lot frontage – None
- c. Minimum front yard setback –

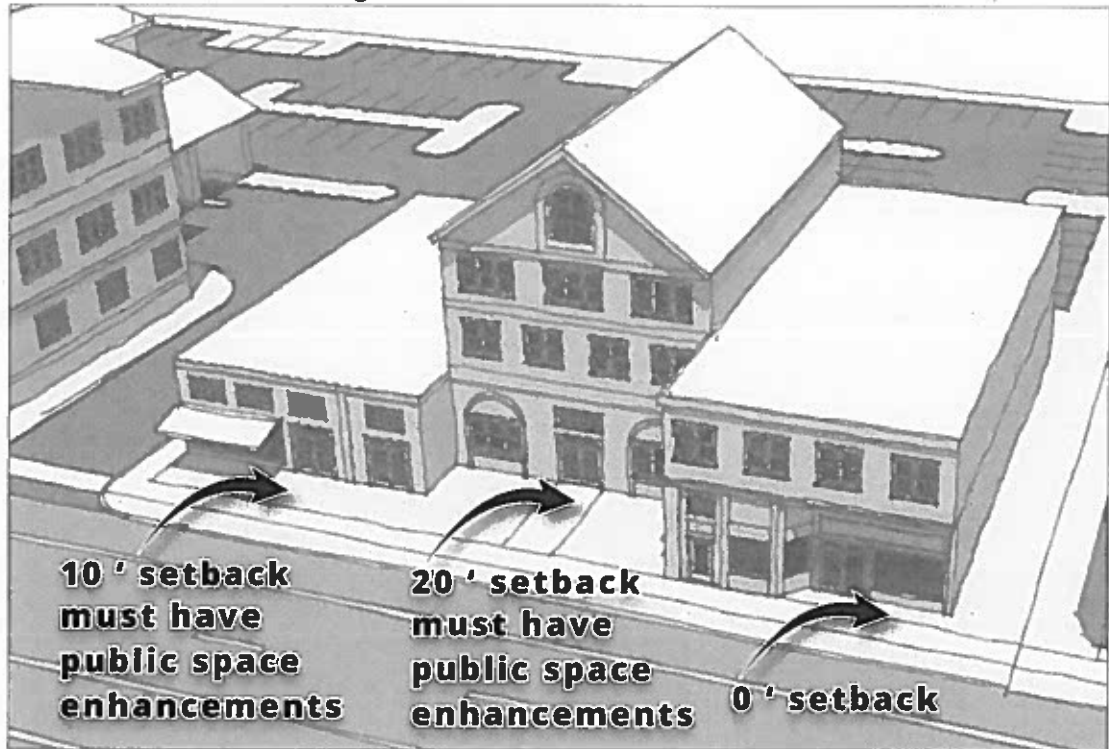
Downtown – None, urban buildings shall be built to the front property line along the street. Buildings may be setback up to 20' when necessary to include public space design enhancements such as public art installations, wide sidewalks, pedestrian plazas, or patio/seating area.



Non-Downtown – None required but buildings may be setback up to 30' when necessary to include public space design enhancements such as pedestrian plazas/facilities, patios, or shared common open space for the development.

Commentary: Building to the front property line or close to it with pedestrian scale storefronts is a typical part of the fabric

of a traditional urban downtown. There may be cases where a building could appropriately be set back from the property line but staff believes that we should guide/control when and how that occurs. For example, a building in an UM zone downtown that is relatively tall might be appropriately setback further from the property line with public space/patios/plazas/cafes within the setback to avoid being overwhelming to the overall streetscape and surrounding buildings.



- d. Minimum side yard – None
- e. Minimum rear yard – None.
- f. Maximum lot coverage – None
- g. Maximum height – 65 feet Maximum, but height shall respect the average height of adjacent structures. For structures built with zero setback any stories above 125% of the average height of adjacent structures must be setback at least 10' per additional story. Any proposed structure taller than 65 feet shall require Planning Commission review.
- h. Minimum height of principal structures 20' or 2 stories. Minimum height does not apply to accessory structures within "UM" zones.

Note: Average height calculation is a non-weighted calculation of all adjacent structures as defined in this Article.

Commentary: While the 65' maximum height may be acceptable in some locations depending on the surrounding area there may be locations or portions of a development location that the 65' (especially with no setback requirement) would not be the most appropriate for the surrounding area. It also may be that on a large parcel the building which is closest to external adjacent properties may fittingly be kept to an appropriate height but the building(s) further away or on an interior portion of the development may be permitted to be taller.

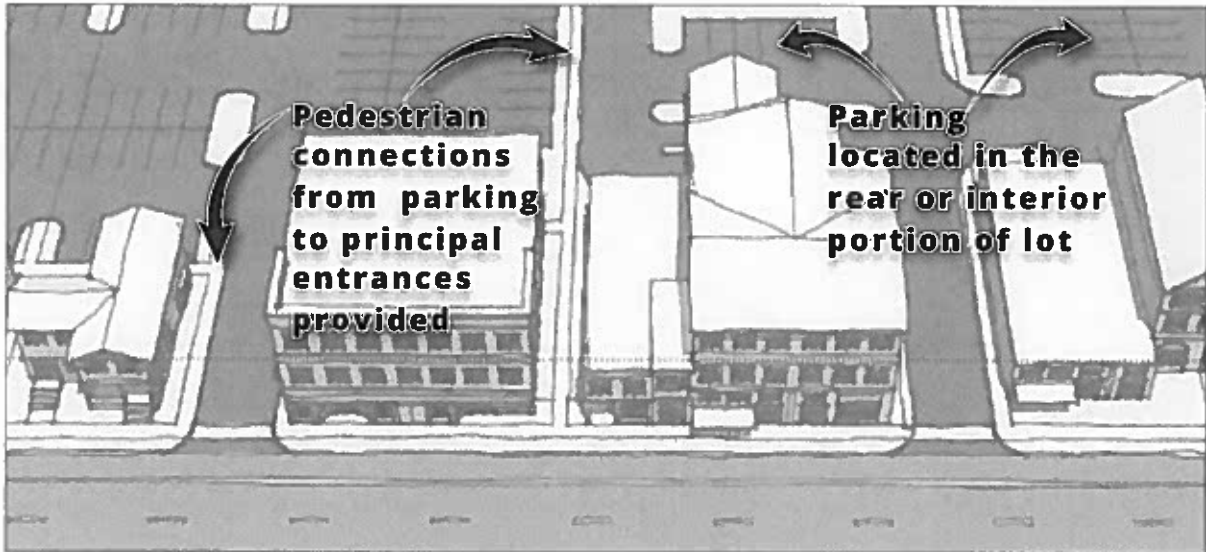
4.257 Relationship to Surrounding Area

- a. "UM" developments in the Downtown Area shall connect to and extend the existing street grid.
- b. "UM" developments shall incorporate their interior pedestrian facilities into the outside network. Interior pedestrian facilities/connections should provide access from outside the development as well as from within.
- c. Curb cuts in redeveloped parcels shall be placed in the original alley position if applicable.

Commentary: Connectivity has been a significant concern brought up in the public input for the Downtown Master Plan. The identified "guiding principles" included improved traffic circulation, encouraging walkability, and fostering a greater connectivity. Another part of encouraging the pedestrian friendly nature of urban spaces is by having appropriately sized city blocks. It is recommended that block length in "UM" districts mimic existing downtown block lengths (generally less than 500') as much as possible.

4.258 Off-Street Parking

- a. For UM districts developed within the Downtown Area, as designated in this regulation, no parking shall be required on individual parcels.
- b. Any off-street parking provided in UM districts shall not be placed in the front yard. Off Street parking shall be placed on the interior of blocks or behind buildings which front the public right-of-way. In the event that off-street parking is desired in the side yard it must be shielded from the front yard/right-of-way with a combination wall and/or fence with landscaping placed along the lot frontage to continue the adjoining streetscape and to maintain walls of continuity.



- c. Off street parking shall be screened from view from the public right-of-way.
- d. Shared driveways for shared off street parking lots should be used as much as possible to minimize curb cuts.



Parking is located along frontage in the side yard but is shielded from the front yard/right-of-way with a combination wall and/or fence with landscaping placed along the lot frontage to continue the adjoining streetscape and to maintain walls of continuity.

- e. For UM districts developed outside of the Downtown Area, as designated in this regulation, parking shall be required at the rate of 0.5 space per dwelling unit for residential uses and one (1) space per 400 square feet for non-residential uses; except for restaurants, which shall provide the greater of one (1) space per 200 square feet or one (1) space per every four (4) indoor seats. Parking provided shall not exceed the minimum required number of spaces plus 25% of the minimum. The required parking does not necessarily have to be met per parcel, but rather is encouraged to be provided in shared parking areas in "UM" districts.
- f. Parking Structures in the Downtown Area – Height – 65 feet Maximum, but height shall respect the average height of adjacent structures. For structures built with zero setback any stories above 125% of the average height of adjacent structures must be setback at least 10' per additional

story. Any proposed structure taller than 65 feet shall require Planning Commission review.

- g. Parking Structures in the Downtown Area – Frontage – Parking structures may be located along the Principal Frontage as long as they provide first floor commercial space along the right-of-way with the exception of the locations of any ingress egress points or driveways. Parking structures may be located along the Secondary Frontage. Portions of structures visible from either frontage shall be designed so that they are complementary regarding massing and use of materials of their surrounding structures.



Parking structure is located along frontage but has commercial space on the first floor and architectural treatment that helps it blend with surrounding buildings

4.259 Signs.

- a. Three signs shall be permitted per street frontage or per tenant.
- b. The fascia sign area is calculated using the linear distance of the primary storefront at a 1:1 ratio. The calculated fascia sign area may be applied upon the primary storefront, secondary storefront and one elevation containing the exact style, finish, material type and design as the primary storefront.
- c. Hanging signs which are four (4) square feet or less and do not extend further than thirty-two (32) inches from the face of the building with a minimum of 7 feet of vertical clearance or 14 feet of vertical clearance when no sidewalk is present are permitted.
- d. Signs on Awnings are permitted in the same size ratio as set forth in subsection 4.258 B of this section.
- e. Freestanding Signs are not permitted in "UM" districts in the Downtown Area.
- f. No sign in the downtown area shall be internally illuminated.

- g. Signage in "UM" Districts outside of the Downtown Area shall follow the signage regulations contained in Article 13 of the City of Frankfort Zoning Ordinance.

4.260 Design Standards for UM Zones in the Downtown Area

The site design and architectural standards of the UM district are meant to ensure high quality development near the historic downtown area. UM zones that may occur in the Downtown Area shall be constructed to complement these valuable historic assets. While these developments cannot be held to the same standards as existing historic structures, some standards are necessary to ensure compatible high-quality development in some of our most valuable neighborhoods.

1. Design Standards

- a. Building Materials – New buildings in UM zones should be built using high quality materials. UM zones that occur in the downtown area have a particular need to include materials and architectural features that complement the surrounding historic architecture and neighborhoods.

Commentary: This is not to say that buildings in these zones should attempt to copy historic architectural styles or avoid using modern materials. Whether using modern materials or similar materials to historic structures these building materials guidelines are meant to encourage the use of durable materials with long functional life spans. In fact, it is appropriate for these zones to use modern materials to highlight the differences between modern architecture and materials and that of the surrounding historic structures.

- b. The use of brick, fiber-cement board, stone, stucco (with the exception of EIFS, which is not permitted), or steel (or combinations thereof) are encouraged. Vinyl siding is prohibited in the downtown area. Glass which is not a part of the window and/or storefront design may be used as building material.

- c. On facades along street frontage the use of only a single building material on a facade with no secondary material, accent or trim differentiation is prohibited.

Commentary – By requiring the use of some mix of building materials along facades it should help in avoiding any large monolithic structures. The Compatibility Standards for large commercial buildings in the Zoning Ordinance have similar language concerning the incorporation of at least 2 exterior materials.

- d. Fencing – Maximum height 6' in front yard, 8' in rear and side yards. Chain link fencing is not permitted. Wooden privacy fences (6') should only be used as necessary for screening of mechanical equipment, utility equipment or dumpster enclosures.

- e. Building materials and articulated detailing, or other appropriate architectural detailing, should be used to establish a base, middle and top portion for the building to help visually break down the scale of large buildings.
- f. Facades & Storefronts
 - i. Storefront window glass shall be clear. Mirrored or shaded glass shall not be used.
 - ii. The storefront shall be designed with large quantities of clear glass – 75% of the storefront area.
 - iii. Buildings should be “pedestrian-friendly.” Design building façade elements that promote a pedestrian-friendly environment including: building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, lighting, and entrances that face the street.



This shows a consistent streetwall as well as the use of varying materials and a distinction between the 1st floor commercial uses and the upper story residential uses. The commercial uses also have large transparent storefronts on a pedestrian scale.

4.261 Design Standards for UM Zones Not in the Downtown Area

UM zones that are not located within the Downtown Area should be high quality development while allowing some additional flexibility than UM zones in the urban area. Non-Downtown UM zones may utilize more flexibility in site design including more open space, varied setbacks, off street parking and building materials and architectural styles.

1. Design Standards

- a. The use of brick, fiber-cement board, stone or stucco, steel, (or combinations thereof) are encouraged.
- b. Buildings should integrate multiple building materials as appropriate, particularly when utilizing vinyl siding.

- c. On facades along street frontage the use of only a single building material on a facade with no secondary material, accent or trim differentiation is prohibited.
Commentary – By requiring the use of some mix of building materials along facades it should help in avoiding any large monolithic structures. The Compatibility Standards for large commercial buildings in the Zoning Ordinance have similar language concerning the incorporation of at least 2 exterior materials.
- d. Variation in building setback of multiple buildings may be desirable on long straight street blocks to provide visual relief.
Commentary: This references different buildings along one frontage having varied setback.
- e. For each 100 linear feet (horizontal) of building façade there shall be provided a minimum of a 5' in depth and 25' in width recess or projection. Upon review, staff may waive this requirement for structures that have been designed to have a lengthy façade as a deliberate architectural purpose or those that create variability through other design features.
Commentary: This is for creating variability within single larger buildings. This requirement is taken from Article 11 Compatibility and Design Standards contained within the City of Frankfort Zoning Ordinance.
- f. Building materials and articulated detailing, or other appropriate architectural detailing, should be used to establish a base, middle and top portion for the building to help visually break down the scale of large buildings.
- g. Facades & Storefronts-
 - i. Storefront window glass shall be clear. Mirrored or shaded glass shall not be used.
 - ii. The storefront shall be designed with large quantities of clear glass, 75% of the storefront area.
 - iii. Buildings should be “pedestrian-friendly.” Design building façade elements that promote a pedestrian-friendly environment including: building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, lighting, entrances that face the street and in cases where the storefront is not placed at the edge of sidewalk appropriate facilities shall be in place to keep the storefront pedestrian-friendly.



This shows the use of varying materials and a distinction between the 1st floor commercial uses and the upper story residential uses. The structures also have varying setbacks and pedestrian scale amenities such as benches and landscaping. Also note on-street parking but no parking lots in front of buildings.

4.262 Landscaping Standards for UM Zones in the Downtown Area

1. Landscape buffering between land uses on the same mixed-use development is not required. When a mixed-use development is abutting any existing residential land use, a 5' minimum landscape easement is required with either 1 tree (A or B) @ 35' OC + a single row 6' hedge (E) or a 6' wall or fence + 1 tree (A or B) @ 35' OC.
2. All other landscaping requirements shall follow Article 7 of this zoning ordinance. In cases where the requirements of this Article conflict with requirements in Article 7 conformance shall be maintained with this Article.

4.263 Landscaping Standards for UM Zones Not in the Downtown Area

1. Site landscaping shall be required along all property boundaries, except where side yards are less than 3 feet; where front yards are less than 6 feet; or where approved shared-parking lots adjoin abutting properties.
2. Landscape buffering between land uses on the same mixed-use development is not required. When a mixed-use development adjoins any existing residential land use, landscaping will be provided in accordance with the requirements for any commercial zone or land use adjoining any residential use contained in Article 7.13.
3. All other landscaping requirements shall follow Article 7 of this zoning ordinance. In cases where the requirements of this Article conflict with requirements in Article 7 conformance shall be maintained with this Article.

EQUIPMENT & SUPPLIES	CODE	AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG	
Electrical transmission & distribution equipment	361																		9	P
Electrical industrial apparatus	362																		9	P
Household appliances	363																		9	P
Electrical lighting & wiring equipment	364																		9	P
Radio & Television receiving sets	365																		9	P
Communication equipment	366																		9	P
Electronics components & accessories	367																		9	P
Miscellaneous electrical machinery, equipment & supplies	369																		9	P
TRANSPORTATION EQUIPMENT	CODE	AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG	
Motor Vehicles & Motor Vehicle Equip.	371																			P
Aircraft & parts	372																			P
Ship & boat-building & repairing	373																			P
Railroad equipment	374																			P
Motorcycles, bicycles & parts	375																			P
Misc. transportation equipment	379																			P

PROFESSIONAL, SCIENTIFIC & CONTROLLING INSTRUMENTS, PHOTOGRAPHIC & OPTICAL

GOODS, WATCHES & CLOCKS	CODE	AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG	
Engineering laboratory & scientific research instruments & associated equip.	381													C	C				P	P
Instruments for measuring, controlling & indicating physical characteristics	382													C	C				P	P
Optical instruments & lenses	383													C	C				P	P
Surgical medical & dental instruments & supplies	384													C	C				P	P
Ophthalmic goods	385												21	C	C	21	21		P	P
Photographic equipment & supplies	386													C	C				P	P
Watches, clocks, & clockwork operated devices: parts	387													C	C				P	P
MISC. MANUFACTURING INDUSTRIES	CODE	AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG	
Jewelry, silverware & plated ware	391															C28	C28		C	P
Musical instruments & parts	393															C28	C28		C	P

Motor Vehicles & automotive equipment	501																	P	P					P	P			
Drugs, chemicals & allied products	502																								P	P		
Dry goods and apparel	503																								P	P		
Groceries & related products	504																								P	P		
Farm products--raw materials	505	P																							P	P		
Electrical	506																								P	P		
Hardware & plumbing & heating and air conditioning & refrigeration equip.	507																								P	P		
Machinery, equipment & supplies	508																								P	P		
Miscellaneous wholesalers	509																								P	P		
RETAIL TRADE (BUILDING HARDWARE & FARM EQUIPMENT)																												
Lumber & other building materials dealers	521				AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG						
Heating & plumbing equipment dealers	522																P	P							P	P		
Paint, glass & wallpaper stores	523															P	P	P	P					P	P	P	P	
Electrical supply stores	524															P	P	P						P	P	P	P	
Hardware & farm equipment	525	P														P	P							P	P	P	P	
RETAIL TRADE (GENERAL MERCHANDISE)																												
Department stores	531				AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG						
Mail order houses	532																P	P	P					P	P	P	P	
Limited price variety stores	533																P	P	P					P	P	P	P	
Merchandise vending machine operators	534																		C	C _{2B}					P	P		
Direct selling organizations	535																P	P	P					P	P	P	P	
Misc. general merchandise stores	539																P	P	P					P	P	P	P	
RETAIL TRADE - FOOD																												
Grocery stores & delicatessens	541				AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG						
Meat & fish markets	542															P	P	P	P					P	P	P	P	
Fruit stores & vegetable markets	543															P	P	P	P					P	P	P	P	
Candy, nut & confectionery stores	544														C	P	P	P	P					P	P	P	P	
Dairy products stores	545															P	P	P	P					P	P	P	P	
Retail bakeries	546															P	P	P	P					P	P	P	P	
Miscellaneous food stores	549														C	P	P	P	P					P	P	P	P	
AUTOMOTIVE DEALERS & GASOLINE SERVICE STATIONS																												
Motor vehicle dealers, new & used	551				AG	RE	RA	RB	RC	RS	RD	RL	RH	RM	PO	CL	CG	CH	CB	UM	IC	IG						
																	P	P	P					P	P	P	P	

