

Commercial Edge District – CE

Description

The Commercial Edge District - CE is intended to create an improved transitional “gateway” district at the primary southern entry point to Downtown Antioch at the intersection of State Highway 173 and Route 83/Main Street. This area currently consists of predominantly auto-oriented commercial uses, such as fast food restaurants and convenience retail. The CE District strives to enhance the character of the area by improving site and design standards for development of new buildings, streets, streetscapes and landscape character, as well as providing the opportunity to create an extended mixed-use district matching that of the Village Core.

Use

Ground Floor: Any combination of allowed commercial, retail, and office uses may be located on the ground floor of buildings in the CE.

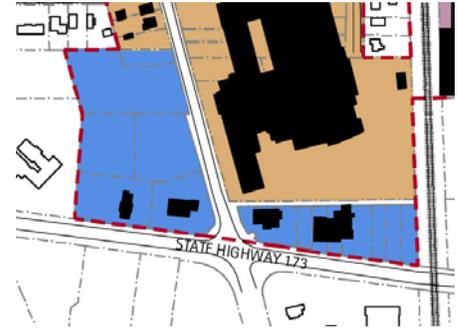
Above the Ground Floor: Any combination of allowed commercial, retail and office uses are allowed above the ground floor.

Height

Building height limits are established to ensure reasonable, predictable limits on maximum building height. The maximum allowed building height in the CE District is 45 feet.

Building Placement

Buildings may be placed in a similar relationship to the road as adjacent buildings, but also shall be encouraged to be placed closer to the right-of-way line to reduce the amount of parking along primary street frontages. Where possible, building siting should also focus on reducing views of building sides, drive throughs, loading zones, parking areas and service areas.

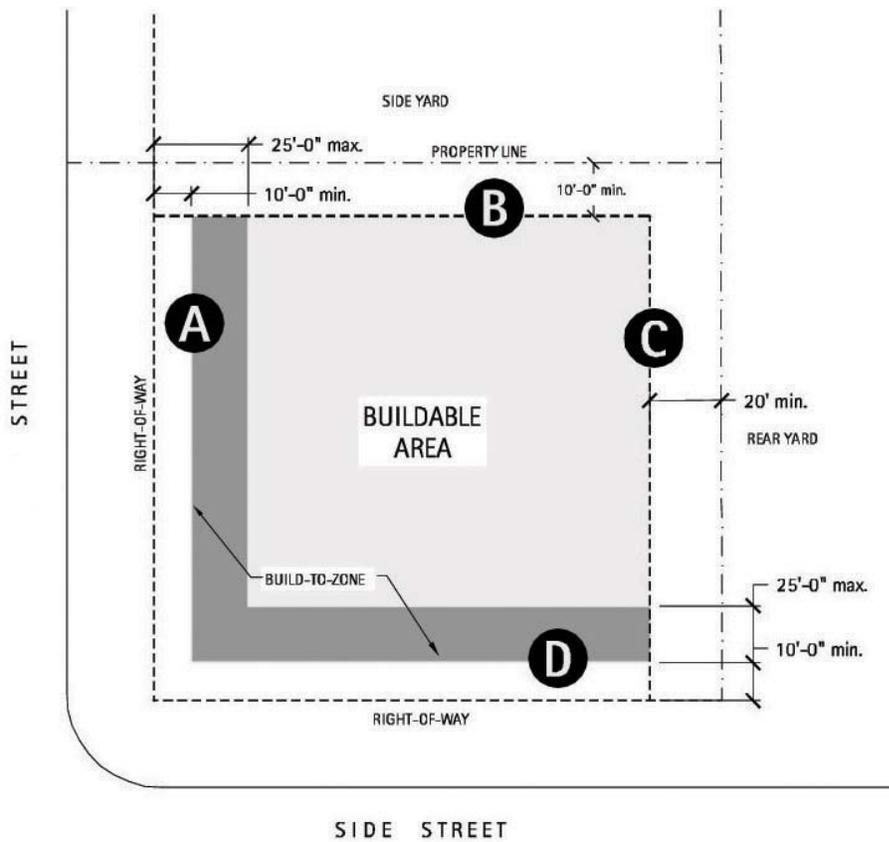


The CE District, shown in blue, is located on the far southern edge of the Downtown study area.

The outer perimeter of buildings must be placed within the “build-to zone” as shown in **Figure 3.31**, except as otherwise noted in this chapter.

- A. Building setback abutting street right-of-way:** 10 feet min./25 feet max.
- B. Building setback abutting other property lines:** 0 feet min./10 feet max. When a property is adjacent to a residential district or alley, 10 feet should be provided.
- C. Side yard, adjacent to an access drive:** 10 feet minimum.
- D. Rear yard:** 20 feet minimum

Figure 3.31: CE District Building Placement



Building Frontage

Building frontage standards address the ground-floor profile of buildings. These standards work with building placement guidelines to ensure an appropriate relationship between buildings and the sidewalk, which would help improve the character of the Commercial Edge.

- A.** A minimum of 50% of the street facing building façade between 2 feet and 8 feet in height, above the sidewalk, must consist of non-reflective windows that allow views of indoor retail/merchandising areas. The bottom of any window used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk. Consistency in this bottom area, or kneewall zone, should be considered between adjacent buildings.
- B.** Buildings must have a recognizable and defined public entrance facing the main street (sidewalk) frontage. If a lot abuts two streets, the required pedestrian entrance must face the street (sidewalk) with the highest pedestrian volumes. Lots that front on more than two streets must have at least one public entrance on at least two street frontages.
- C.** The depth and width of recessed building frontages may not exceed 6 feet.
- D.** The building's ground floor elevation must provide an accessible and barrier free entry and should be no more than zero and one foot above sidewalk grade.
- E.** The façade of all buildings exceeding 50 feet in width must be vertically divided and articulated into bays or other segments no more than 25 feet in width.

Parking Placement

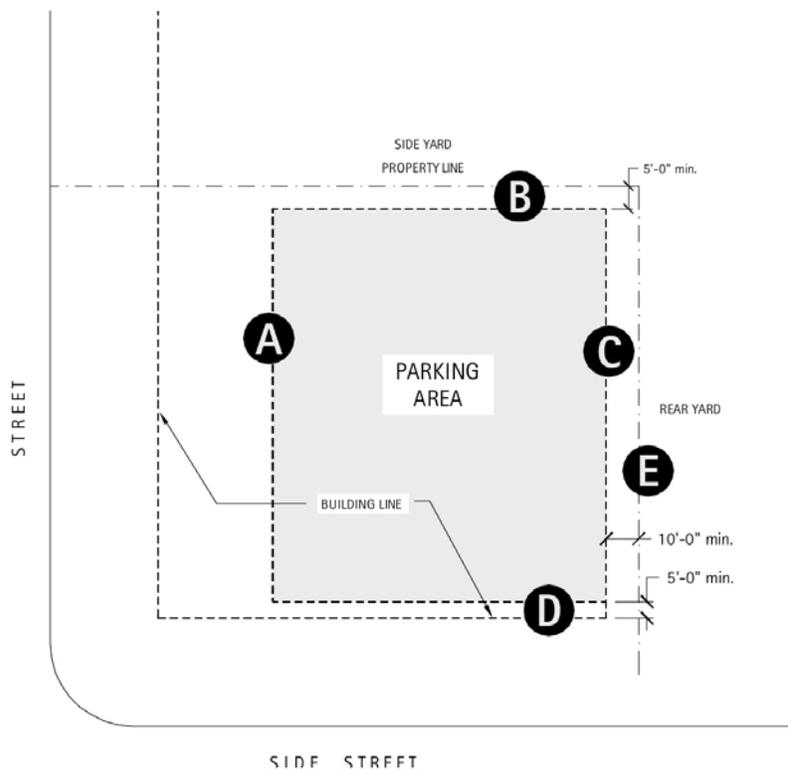
Off-street parking not contained within the building is encouraged to be placed in the rear of the building to reduce the visibility and impact on safety of the pedestrian

environment. As shown in **Figure 3.32**, surface parking must be placed as follows:

- A.** Placed in the rear 75% of the lot depth (from the front Building Line to the rear property line).
- B.** 5 feet from the side yard (adjacent commercial parking lots must be connected) at grade level.
- C.** 10 feet minimum from the rear of the lot if not adjacent to an alley.
- D.** 5 feet minimum from the rear of the lot if adjacent to an alley.
- E.** 5 feet from the Building Line on the side yard of a corner lot.

Note: Existing buildings undergoing rehabilitation shall relocate all parking behind the principal building setback, where practical.

Figure 3.32: CE District Parking Placement



Off-Street Parking + Loading Access

Mid-block curb cuts and access drives are permitted, but adjacent uses are strongly encouraged to share access drives wherever possible. For new development, loading is required to be placed in the rear of the building or on the interior of a block and accessed from an alley, interior drive or side street/access drive.