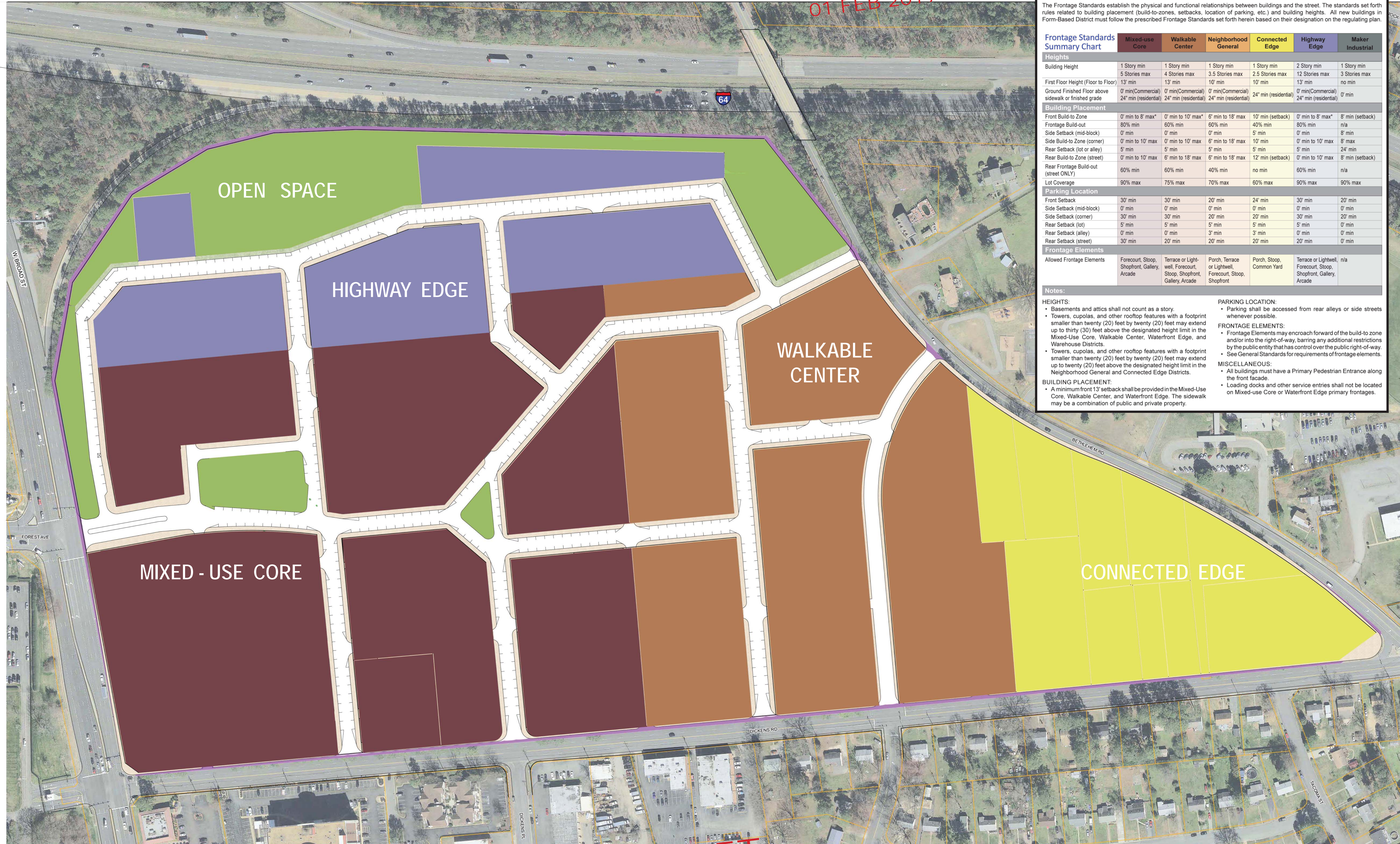


**DRAFT**  
01 FEB 2019



### Frontage Standards

The Frontage Standards establish the physical and functional relationships between buildings and the street. The standards set forth rules related to building placement (build-to-zones, setbacks, location of parking, etc.) and building heights. All new buildings in Form-Based District must follow the prescribed Frontage Standards set forth herein based on their designation on the regulating plan.

| Frontage Standards Summary Chart   | Mixed-use Core                               | Walkable Center  | Neighborhood General   | Connected Edge                 | Highway Edge   | Maker Industrial             |
|--|--|--|--|--------------------------------|--|------------------------------|
| <b>Heights</b>   |  |  |  |                                |  |                              |
| Building Height  | 1 Story min<br>5 Stories max                 | 1 Story min<br>4 Stories max                                       | 1 Story min<br>3.5 Stories max   | 1 Story min<br>2.5 Stories max | 2 Story min<br>12 Stories max                                      | 1 Story min<br>3 Stories max |
| First Floor Height (Floor to Floor)  | 13' min                                      | 13' min  | 10' min  | 10' min                        | 13' min  | no min                       |
| Ground Finished Floor above sidewalk or finished grade   | 0' min(Commercial)<br>24' min (residential)  | 0' min(Commercial)<br>24' min (residential)                        | 0' min(Commercial)<br>24' min (residential)  | 24' min (residential)          | 0' min(Commercial)<br>24' min (residential)                        | 0' min                       |
| <b>Building Placement</b>  |  |  |  |                                |  |                              |
| Front Build-to Zone  | 0' min to 8' max*                            | 0' min to 10' max*   | 6' min to 18' max  | 10' min (setback)              | 0' min to 8' max*  | 8' min (setback)             |
| Frontage Build-out   | 80% min                                      | 60% min  | 60% min  | 40% min                        | 80% min  | n/a                          |
| Side Setback (mid-block)   | 0' min                                       | 0' min   | 0' min   | 5' min                         | 0' min   | 8' min                       |
| Side Build-to Zone (corner)  | 0' min to 10' max                            | 0' min to 10' max  | 6' min to 18' max  | 10' min                        | 0' min to 10' max  | 8' min                       |
| Rear Setback (lot or alley)  | 5' min                                       | 5' min   | 5' min   | 5' min                         | 5' min   | 24' min                      |
| Rear Build-to Zone (street)  | 0' min to 10' max                            | 6' min to 18' max  | 6' min to 18' max  | 12' min (setback)              | 0' min to 10' max  | 8' min (setback)             |
| Rear Frontage Build-out (street ONLY)  | 60% min                                      | 60% min  | 40% min  | no min                         | 60% min  | n/a                          |
| Lot Coverage   | 90% max                                      | 75% max  | 70% max  | 60% max                        | 90% max  | 90% max                      |
| <b>Parking Location</b>  |  |  |  |                                |  |                              |
| Front Setback  | 30' min                                      | 30' min  | 20' min  | 24' min                        | 30' min  | 20' min                      |
| Side Setback (mid-block)   | 0' min                                       | 0' min   | 0' min   | 0' min                         | 0' min   | 0' min                       |
| Side Setback (corner)  | 30' min                                      | 30' min  | 20' min  | 20' min                        | 30' min  | 20' min                      |
| Rear Setback (lot)   | 5' min                                       | 5' min   | 5' min   | 5' min                         | 5' min   | 0' min                       |
| Rear Setback (alley)   | 0' min                                       | 0' min   | 3' min   | 3' min                         | 0' min   | 0' min                       |
| Rear Setback (street)  | 30' min                                      | 20' min  | 20' min  | 20' min                        | 20' min  | 0' min                       |
| <b>Frontage Elements</b>   |  |  |  |                                |  |                              |
| Allowed Frontage Elements  | Forecourt, Stoop, Shopfront, Gallery, Arcade | Terrace or Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade | Porch, Terrace or Lightwell, Forecourt, Stoop, Shopfront   | Porch, Stoop, Common Yard      | Terrace or Lightwell, Forecourt, Stoop, Shopfront, Gallery, Arcade | n/a                          |
| <b>Notes:</b>  |  |  |  |                                |  |                              |
| <b>HEIGHTS:</b>  |  |  | <b>PARKING LOCATION:</b>   |                                |  |                              |
| <ul style="list-style-type: none"> <li>Basements and attics shall not count as a story.</li> <li>Towers, cupolas, and other rooftop features with a footprint smaller than twenty (20) feet by twenty (20) feet may extend up to thirty (30) feet above the designated height limit in the Mixed-Use Core, Walkable Center, Waterfront Edge, and Warehouse Districts.</li> <li>Towers, cupolas, and other rooftop features with a footprint smaller than twenty (20) feet by twenty (20) feet may extend up to twenty (20) feet above the designated height limit in the Neighborhood General and Connected Edge Districts.</li> </ul> |  |  | <ul style="list-style-type: none"> <li>Parking shall be accessed from rear alleys or side streets whenever possible.</li> </ul>  |                                |  |                              |
| <b>BUILDING PLACEMENT:</b>   |  |  | <b>FRONTAGE ELEMENTS:</b>  |                                |  |                              |
| <ul style="list-style-type: none"> <li>A minimum front 13' setback shall be provided in the Mixed-Use Core, Walkable Center, and Waterfront Edge. The sidewalk may be a combination of public and private property.</li> </ul>   |  |  | <ul style="list-style-type: none"> <li>Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way. See General Standards for requirements of frontage elements.</li> </ul> |                                |  |                              |
|  |  |  | <b>MISCELLANEOUS:</b>  |                                |  |                              |
|  |  |  | <ul style="list-style-type: none"> <li>All buildings must have a Primary Pedestrian Entrance along the front facade.</li> <li>Loading docks and other service entries shall not be located on Mixed-use Core or Waterfront Edge primary frontages.</li> </ul>  |                                |  |                              |

**DRAFT**  
01 FEB 2019