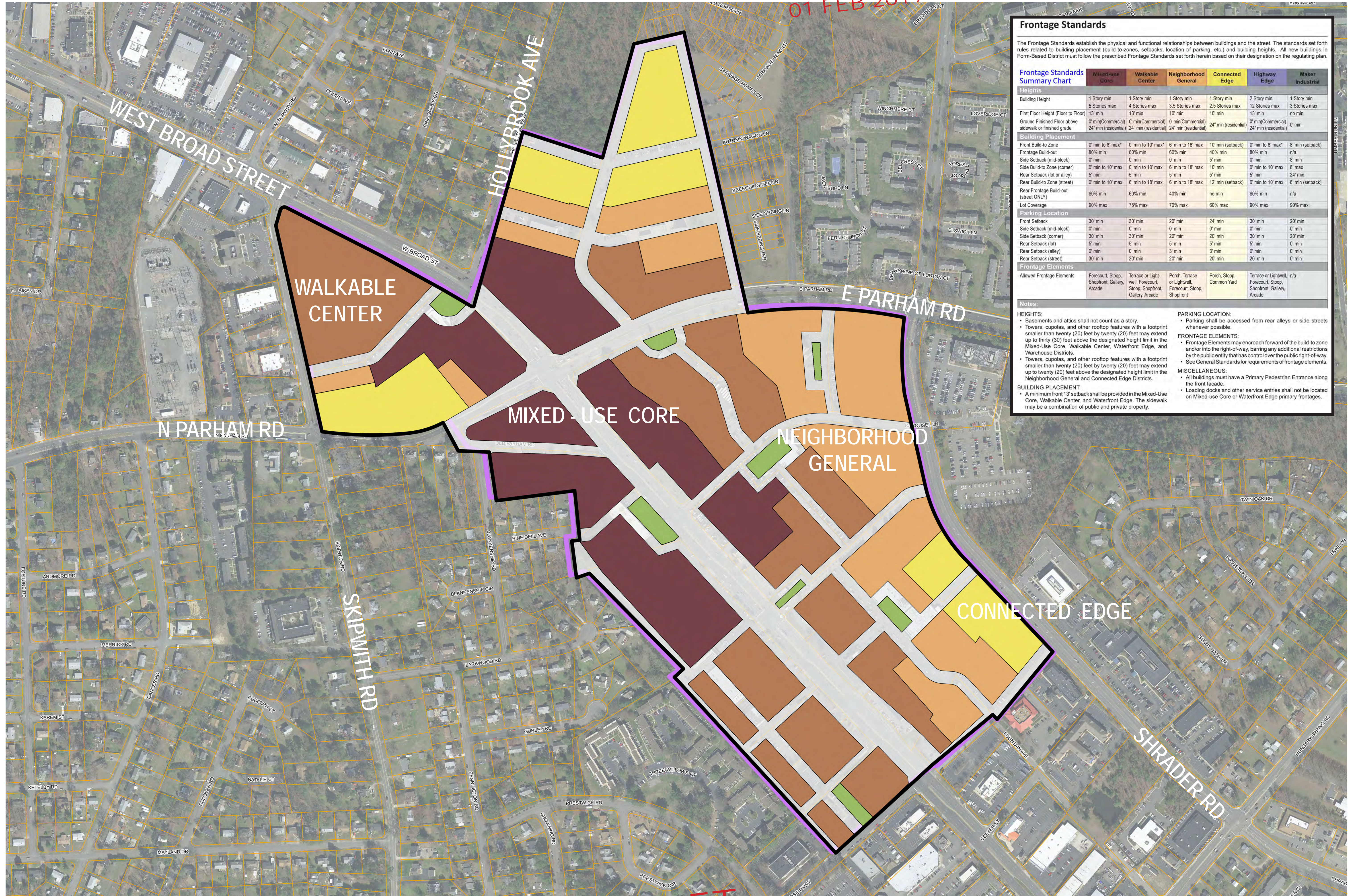


DRAFT
01 FEB 2019



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
Heights						
Building Height	1 Story min 5 Stories max	1 Story min 4 Stories max	1 Story min 3.5 Stories max	1 Story min 2.5 Stories max	2 Story min 12 Stories max	1 Story min 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) 24 min (residential)	0 min (Commercial) 24 min (residential)	0 min (Commercial) 24 min (residential)	24 min (residential)	0 min (Commercial) 24 min (residential)	0 min
Building Placement						
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' max
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
Parking Location						
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
Frontage Elements						
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

Notes:

HEIGHTS:

- Basements and attics shall not count as a story.
- 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.
- 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.

BUILDING PLACEMENT:

- 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.

PARKING LOCATION:

- Parking shall be accessed from rear alleys or side streets whenever possible.

FRONTAGE ELEMENTS:

- 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.

MISCELLANEOUS:

- All buildings must have a Primary Pedestrian Entrance along the front facade.
- Loading docks and other service entries shall not be located on Mixed-Use Core or Waterfront Edge primary frontages.

DRAFT
01 FEB 2019