

Table 2.3.11. Knights Trail Development Standards

Knights Trail Development Standards Table				
Standard		Measurement Requirement		
Building Height		35' by right 46' through Height Exception		
Building Placement (min/max)	Front (Street)	Non-Res. /Multi- Family	Single Family Detached	Single Family Attached and Two Family/Paired Villas
		15'/100'	15' minimum	15' minimum
	Side	10'/50'	5' minimum	0' minimum
	Rear	10'/50'	10' minimum	10' minimum
Lot	Length (min)	100'	100'	90'
	Width (min)	50'	40'	20'
	Coverage (min/max)	10%/75%	75% maximum	75% maximum
Building Frontage Requirement	% Requirement	Not Restricted		
	Encroachments	Maximum Length: 25' or 50% of building frontage, whichever is less Maximum Encroachment: 6' Minimum Clearance: 8'	N/A	
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of Design Alternative request, building placement and building frontage requirements may be modified to accommodate the Active Use Area.		
	Entrances	Oriented to primary street. Direct pedestrian access is required from the public sidewalk to the street-facing entrance of the building.	N/A	
	Architecture	Style	The following Venice Historic Precedent standards are required: 7.10.3. Facades and Exterior Walls 7.10.5. Roofs 7.10.7. Other Building Features (2 or more categories A—D)	

	Blank Wall Area	Blank wall area is prohibited when the wall is adjacent to a street. Where applicable, design elements of the Venice Historic Precedent may be found in Secs. 7.10.6. through 7.10.7.
Parking	Placement	Not restricted. On-street parking may be permitted on internal streets.
	Percentage of Minimum Parking Required	100%
	Access	Access to internal street only; access directly into parking from Knights Trail prohibited where an alternative exists.
	Loading	See Section 3.6.5: Design Standards