Table 2.3.11. Knights Trail Development Standards

Knights Trail Development Standards Table

Standard Building Height		Measurement Requirement 35' by right 46' through Height Exception		
	15'/100'	15'	15'	
Side	10'/50'	5′	0'	
Rear	10'/50'	10'	10'	
Lot	Length (min)	100'	100′	90′
	Width (min)	50'	40'	20'
	Coverage (min/max)	10%/75%	75%	75%
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 Pro 7.10.3. Facades and Exterior Wa 7.10.5. Roofs	Precedent standards are required: Valls	
		7.10.5. Roofs 7.10.7. Other Building Features ((2 or more catego	ries 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