

**Table 2.3.11. Knights Trail Development Standards**

| Knights Trail Development Standards Table |                       |   |                               |   |
|---|-----------------------|---|-------------------------------|---|
| Standard                                  |                       | Measurement Requirement   |                               |   |
| Building Height                           |                       | 35' by right<br><br>46' through Height Exception  |                               |   |
| Building Placement (min/max)              | Front (Street)        | <u>Non-Res. /Multi- Family</u>  | <u>Single Family Detached</u> | <u>Single Family Attached and Two Family/ Paired Villas</u> |
|   |                       | 15'/100'  | <u>15' minimum</u>            | <u>15' minimum</u>  |
|   | Side                  | 10'/50'   | <u>5' minimum</u>             | <u>0' minimum</u>   |
|   | Rear                  | 10'/50'   | <u>10' minimum</u>            | <u>10' minimum</u>  |
| Lot                                       | Length (min)          | 100'  | <u>100'</u>                   | <u>90'</u>  |
|   | Width (min)           | 50'   | <u>40'</u>                    | <u>20'</u>  |
|   | Coverage (min/max)    | 10%/75%   | <u>75% maximum</u>            | <u>75% maximum</u>  |
| Building Frontage Requirement             | % Requirement         | Not Restricted  |                               |   |
|   | Encroachments         | Maximum Length: 25' or 50% of building frontage, whichever is less<br><br>Maximum Encroachment: 6'<br><br>Minimum Clearance: 8'   | <u>N/A</u>                    |   |
|   | 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.  | <u>N/A</u>                    |   |
| Architecture                              | Style                 | The following Venice Historic Precedent standards are required:<br><br>7.10.3. Facades and Exterior Walls<br><br>7.10.5. Roofs<br><br>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   |