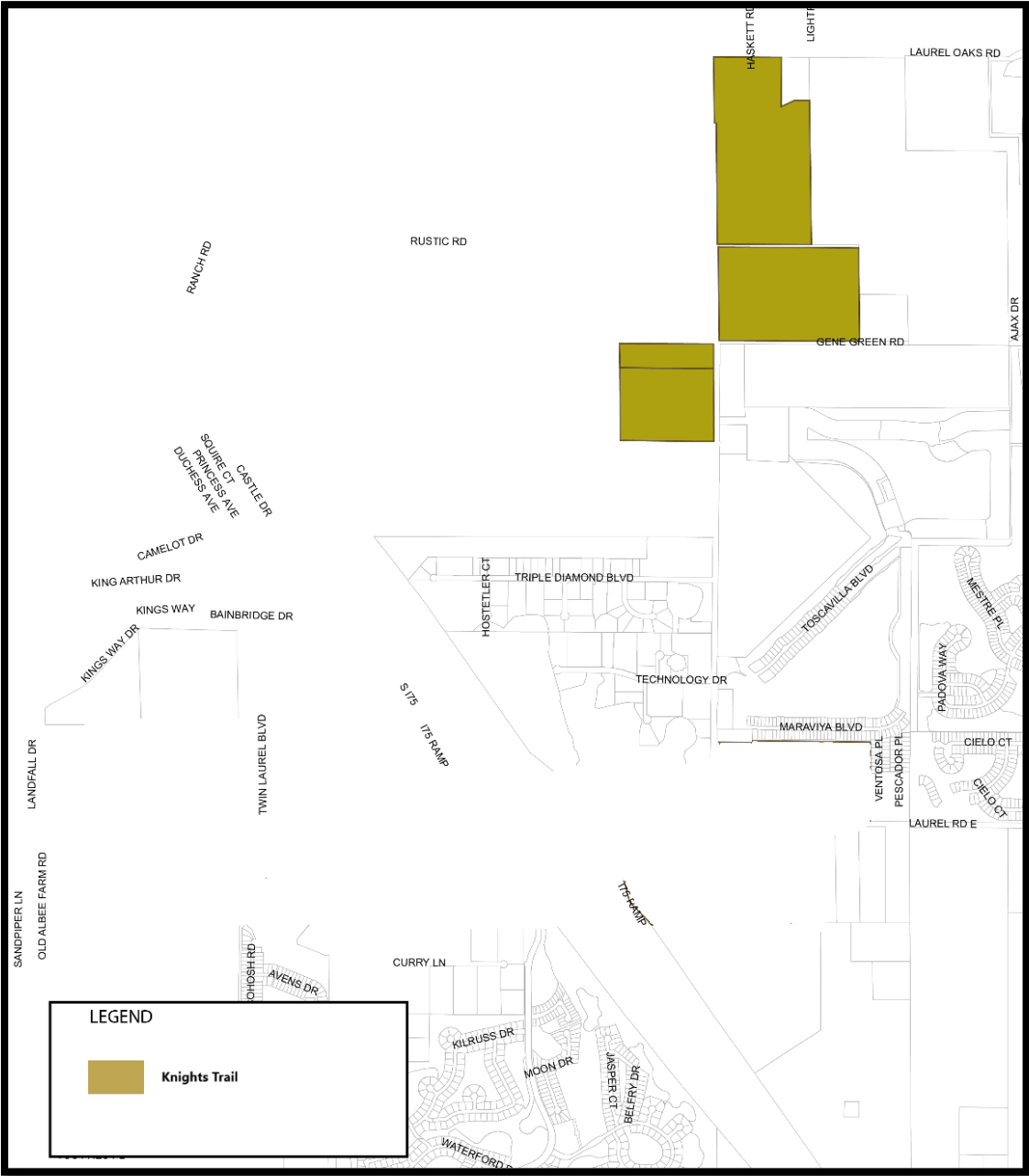
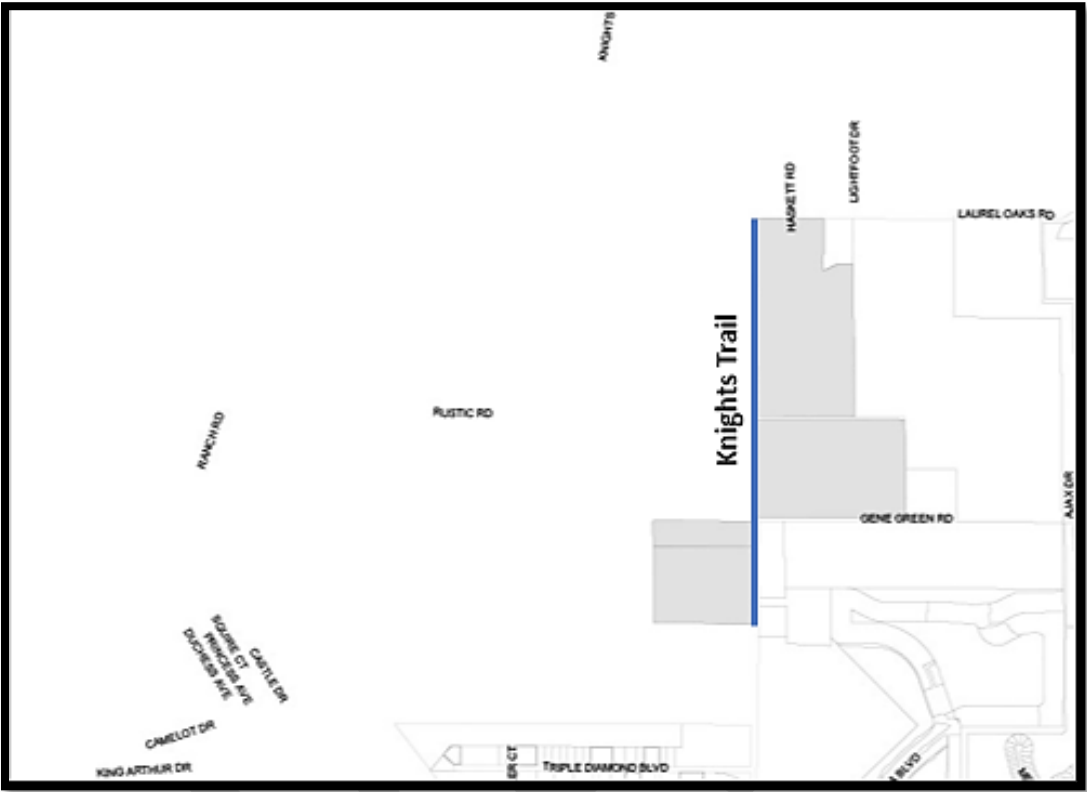


# KNIGHTS TRAIL MIXED USE CORRIDOR

Knights Trail Mixed Use Corridor Regulating Map



Knights Trail Mixed Use Corridor Primary Streets + Street Hierarchy



Knights Trail MUC Primary Street

Street hierarchy identifies a rank of priority for primary streets in a Mixed Use Area. Entrances shall be provided on the highest-ranking street for any building and shall act as the front for the building and lot. This does not preclude additional entrances from being provided on lower hierarchy and or non-designated streets.

Knights Trail Mixed Use Corridor Primary Streets	Street Hierarchy
Knights Trail	1

## Knights Trail MUC – Development Standards

Development Standards		Knights Trail Mixed Use Corridor
Building Height		4 stories <sup>a</sup>
Building Placement (min/max) <sup>1,b</sup>	Front/Street	50' <sup>c</sup>
	Side	30'
	Rear	30'
Lot	Length (min)	N/A
	Width (min)	150'
	Coverage (min/max)	50% / 75%
Frontage	% Requirement <sup>2</sup>	90%
	Encroachments <sup>3</sup>	<i>Max. Length: 25' OR 50% of building frontage/ (whichever lesser) / Max. Encroachment Depth: 8' / Min. Clearance: 8'</i>
	Active Use Area (AUA) <sup>4</sup>	<i>Max. Length: 25' OR 50% of building frontage (whichever lesser) / Max. AUA Depth: 8'</i>
	Entrances <sup>5</sup>	Oriented to street <sup>d</sup>
Architecture <sup>6</sup>		Venice Historical Precedent
Parking <sup>7</sup>	Placement	Off-street
	Shared Parking Standards	75%
	Access <sup>e</sup>	Side/Rear
	Loading	Not required
	Structures	Permitted w/ conditions
Signage <sup>8</sup>		Awning, Projecting, Sandwich Board, Wall, Window
Open Space/Landscaping <sup>f</sup>		Unique Open Space/Landscaping <sup>f</sup>

*Knights Trail Mixed Use Development Standards*

### **Standards of General Applicability.**

The following notes apply to the Mixed Use Development Standards and Tables.

<sup>1</sup> This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.

<sup>2</sup> This indicates the percentage of the width of the building in relationship to the width of the lot within the build-to-zone. This requirement may be achieved through the use of an Active Use Area (AUA).

<sup>3</sup> Awnings, canopies, and projecting signs are permitted.

<sup>4</sup> Active Use Areas are permitted along Primary Streets. The maximum length is measured parallel to the frontage, while the maximum width is measured perpendicular to the frontage.

<sup>5</sup> Entrances are required on a Primary Street; secondary entrances are permitted. If a property has frontage on multiple Primary Streets, the street hierarchy in the respective area shall govern the placement of entrances. For corner lots, an entrance may be placed at an angle facing the intersection of the two streets. Furthermore, corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

<sup>6</sup> Subject to Architectural Standards (Article 7.15 Architectural Standards and Review Board).

<sup>7</sup> See Article 7.4 for Required Parking Standards. Ratio provided in chart applies as multiplier to typical parking standard.

<sup>8</sup> See Article 7.3 for Signage Standards & Details.

**Knights Trail MUC-Specific Notes:**

<sup>a</sup> Rooftop uses allowed within maximum height threshold; architectural features (including parapet roofs) projecting above maximum height allowed but not to exceed 10' above maximum height; taller structures may be permitted for conditional uses; no minimum number of stories/ building height.

<sup>b</sup> Considerations for Institutional/Campus Development

<sup>c</sup> Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building

<sup>d</sup> On-street parking may be permitted on internal streets

<sup>e</sup> Side or rear access to internal street only; access directly into parking from Knights Trail prohibited

<sup>f</sup> Landscaping buffer may be required between new development and existing residential and institutional uses