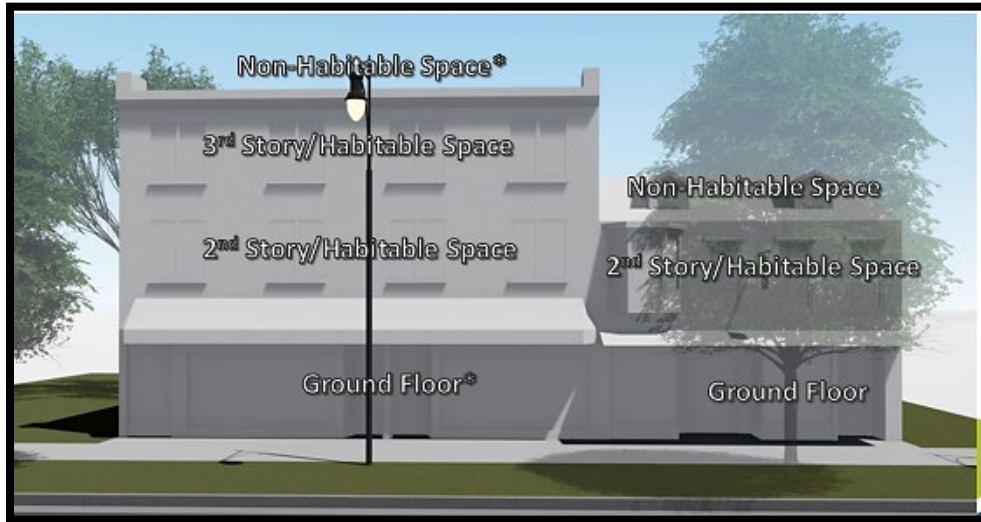


REFERENCE:
MIXED USE – DEVELOPMENT
STANDARDS DEFINITIONS

BUILDING HEIGHT

Building Height shall be defined by stories rather than a specific height expressed in feet. Except for single-family detached and two-family dwellings, stories shall be defined as follows and meet the minimum and maximum standards:



For the purposes of this section and by example, buildings expressed as a maximum of three (3) stories are limited (by conversion) to one (1) ground floor with a maximum of 15 feet and two (2) upper stories with a maximum of 12 feet each.

Stories are understood to include the habitable space of a building excluding rooflines, architectural features or similar. Non-habitable rooftop elements are limited to ten (10) feet in height. Non-habitable structures shall be limited to fifteen (15) feet in height, not including base floor elevation (B.F.E.).

BUILDING PLACEMENT + LOT

These are “Terms Defined” or explained as it relates to the next figure (Fig 5-3). The following terms are used in “Building Placement” and identify specific standards adopted in the respective Mixed Use Development Table. These terms are further illustrated as noted in each Mixed Use Development Table for each Mixed Use Area.

Sec. 5.2.2.1. Lot

Lots are parcels of land, either vacant or occupied intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership or possession or for development.

Sec. 5.2.2.2. Lot Length

Lot length is the distance between the front and rear property lines measured along a line midway between the side property lines (See Fig 5-3, B).

Sec. 5.2.2.3. Lot Width

Lot width is the distance between the side lot lines (generally running perpendicular to a street) measured at the primary street property line along a straight line or along the chord of the property line (See Fig 5-3, A).

Sec. 5.2.2.4. Coverage

Building coverage is guided by the minimum and maximum area of a lot that is permitted to be covered by roofed buildings or structures. Building coverage does not include paved areas such as parking lots, driveways or pedestrian walkways.

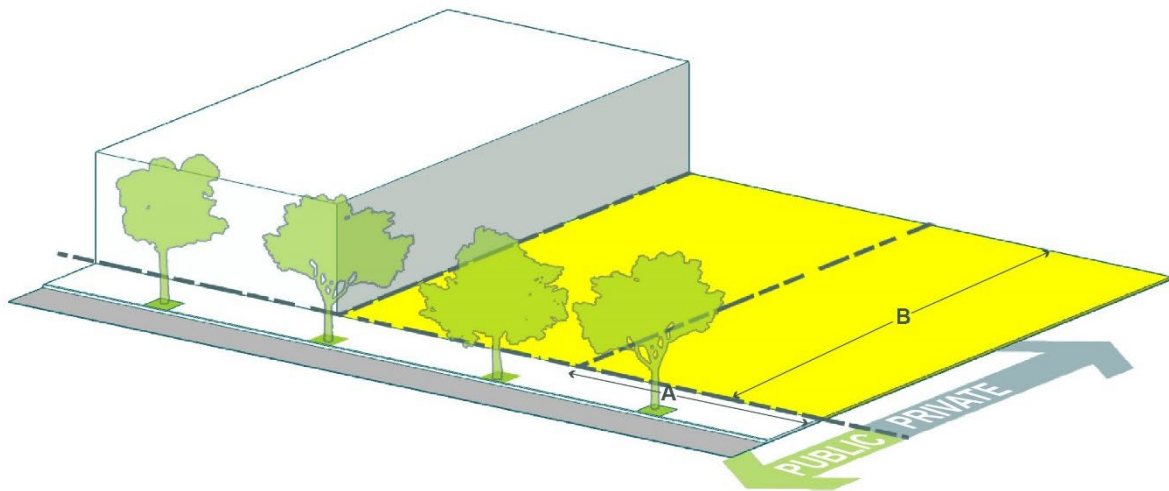


Fig. 5-3: A = Lot Width, B = Lot Length

FRONTAGE

These are “Terms Defined” or explained as it relates to the next figures (Fig 5-4, 5-5, 5-6). Building frontage is represented by the width of a building in relationship to the width of the lot abutting a street. The following terms are used in “Frontage” and identify specific standards adopted in the respective Mixed Use Development Table. These terms are further illustrated as noted in each Mixed Use Development Table for each Mixed Use Area.

Sec. 5.2.3.1. Encroachments

Building elements that are attached to a building volume and are permitted to exist within a yard, front setback or side street setback. These may include architectural elements that are intended to bring the public realm closer to the building, such as awnings, canopies, and projecting signs. Encroachments are intended to be defined as those elements that protrude into the public right-of-way, as internal or external.

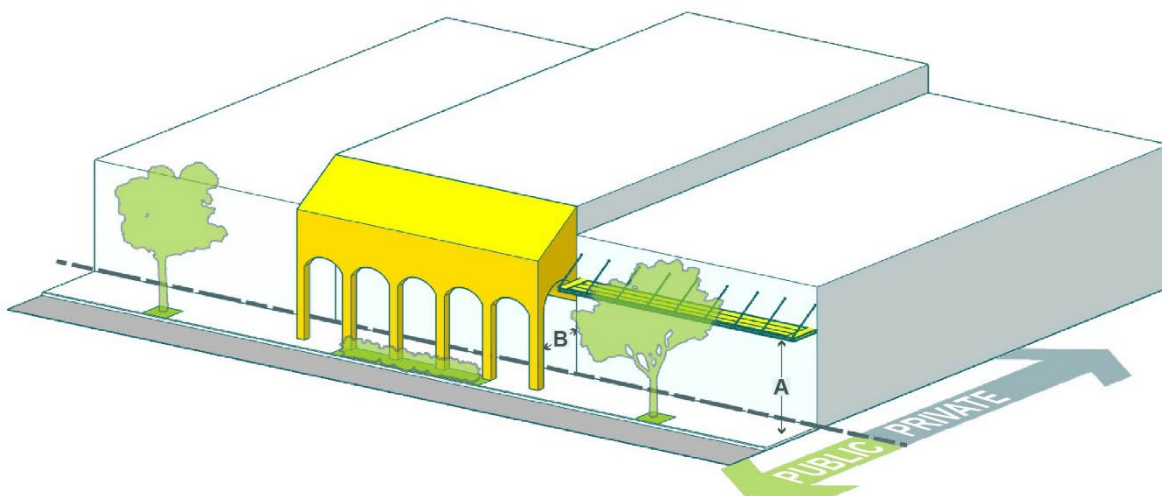


Fig. 5-4 Encroachments

Sec. 5.2.3.2. Active Use Areas

Active Use Areas refer to those areas along a frontage that may provide for forecourt, gallery/colonnade, arcade, courtyards, outdoor dining, merchandise display, and shared gardens. Active Use Areas are defined as those elements which protrude into the private realm. Examples of frontage types that typically accommodate Active Use Areas and include the following, though others may be proposed and a determination shall be made by the Director of Development Services.

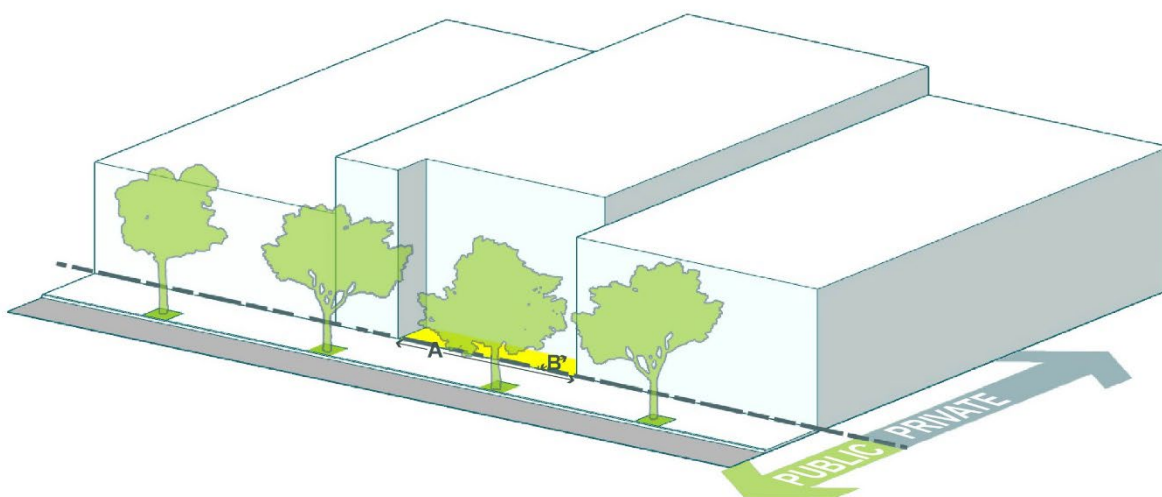


Fig. 5-5 Active Use Area

Sec 5.2.3.2.a Forecourt

This is a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. Forecourts may be used in commercial and mixed-use buildings to provide areas for outdoor dining, display of merchandise, entries to individual tenants, or vehicular drop-off areas.

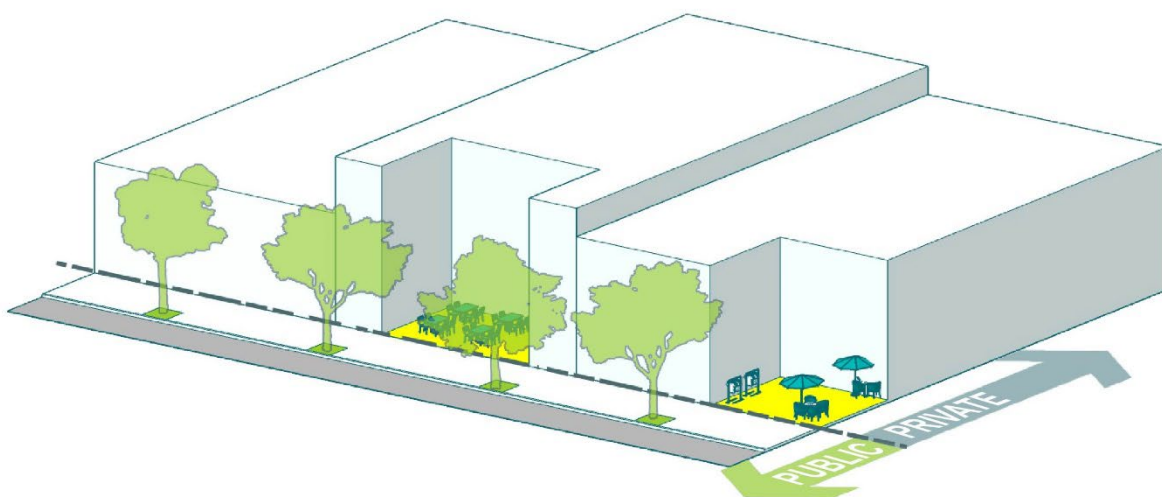


Fig 5-6 Forecourt

Sec 5.2.3.2.b Gallery/Colonnade

This is a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk.

Sec 5.2.3.2.c Arcade

This is a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line.