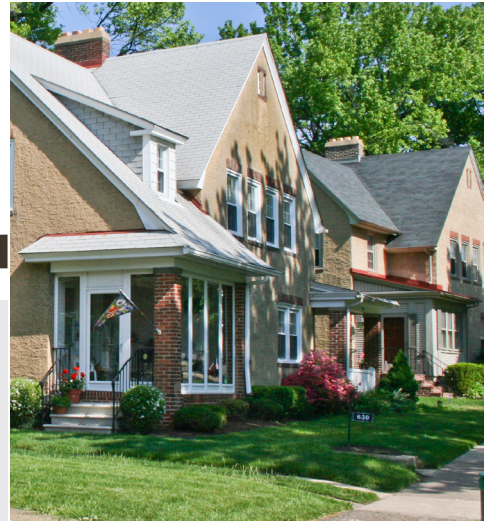
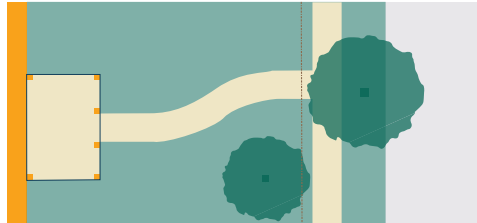
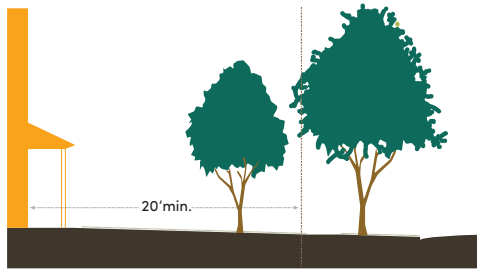


Front Yard

Description The main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Size Depth: 20 feet

Design Stds In the Front Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

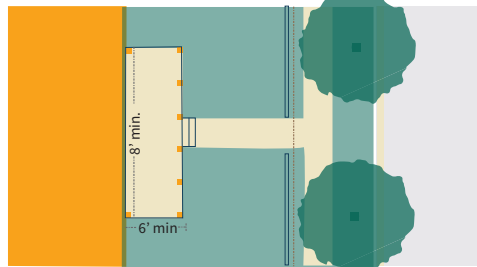
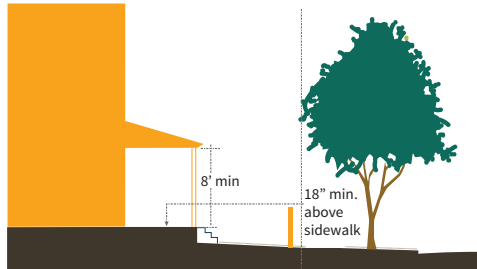


Porch & Fence

Description The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.

Size Width: 8 ft min
Depth: 6 ft min
Height: 8 ft min
Pathway: 3 ft wide min
Finished level above sidewalk: 18 in min

Design Stds Projecting porches must be open on three sides and have a roof.

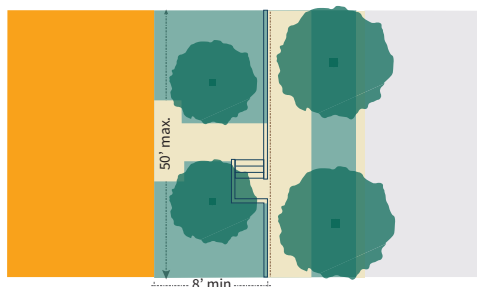
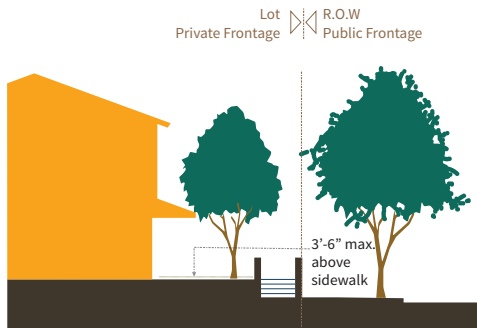


Dooryard

Description The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size Width: 8 ft min
Length: 50 ft max
Pathway: 3 ft wide min
Finished level above sidewalk: 3 ft 6 in max

Design Stds For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.

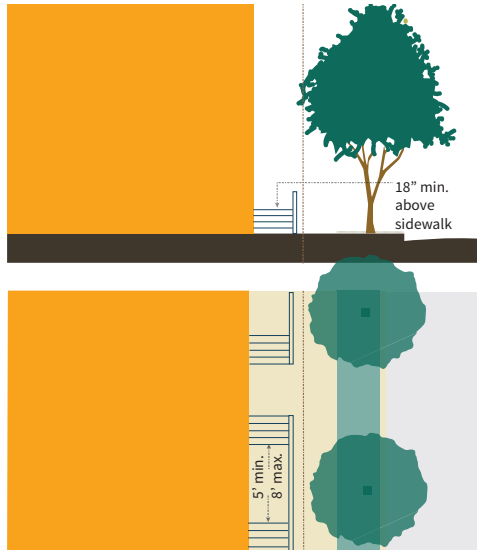


Stoop

Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

Size Width & Depth: 5 ft min; 8 ft max
Finished level above sidewalk: 18 in min

- Design Stds**
1. Stairs may be perpendicular or parallel to the building facade.
 2. Ramps shall be parallel to facade or along the side of the building.
 3. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

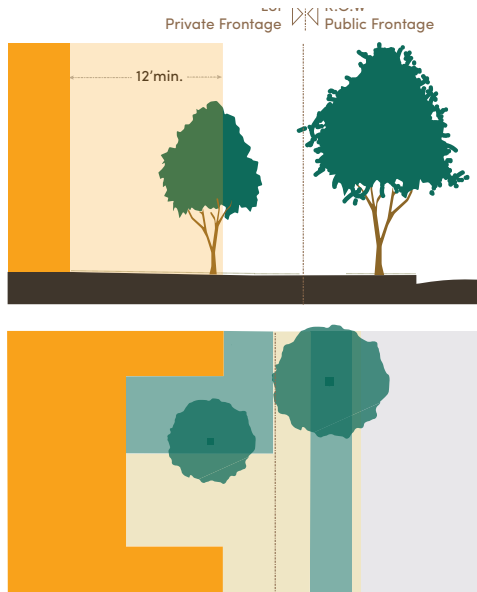


Forecourt

Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size Width & Depth: 12 ft min
Ratio, height to width: 2:1 max

Design Stds The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

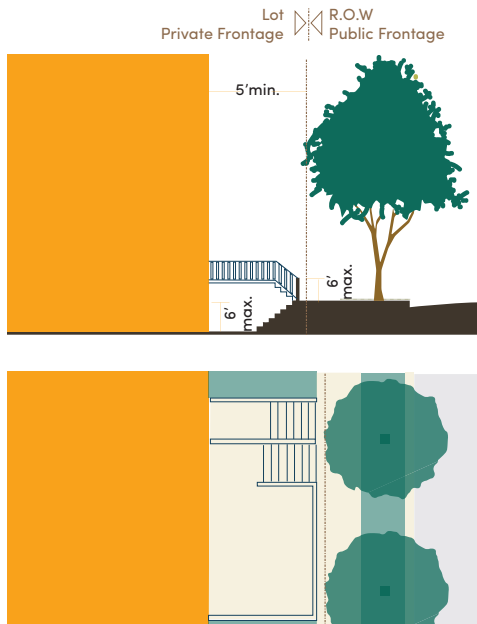


Lightcourt

Description The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

Size Width: 5 ft min
Height, landing above sidewalk: 6 ft min
Height, landing below sidewalk: 6 ft max

Design Stds A short fence may be placed along the built-to-line or setback where it is not defined by a building.



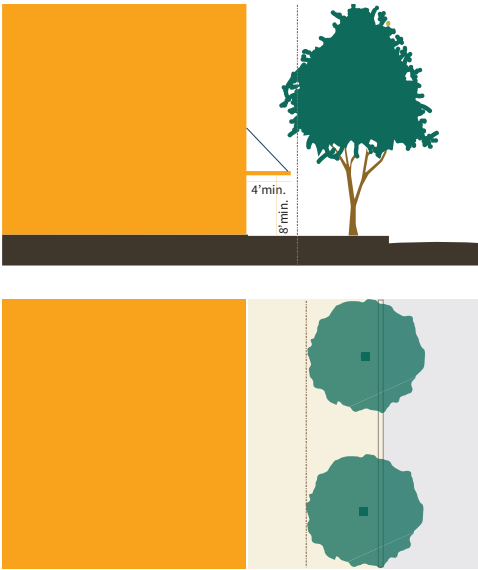
Shopfront

Description In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.

Size Ground Floor Transparency: 75% of frontage min
Shopfront recessed from property line: 12 ft min

Awning Depth: 4ft min
Setback from curb: 2 ft min
Height, clear: 8 ft max

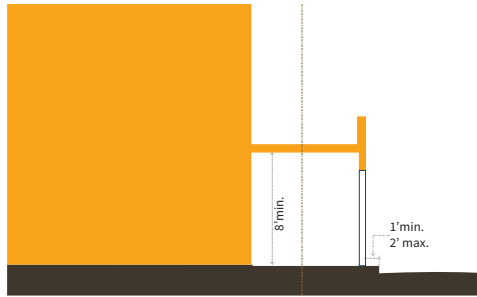
- Design Stds**
1. Shopfront glass shall be clear without reflective glass frosting or dark tinting.
 2. Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
 3. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
 4. Operable awnings are encouraged.



Gallery

Description

A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

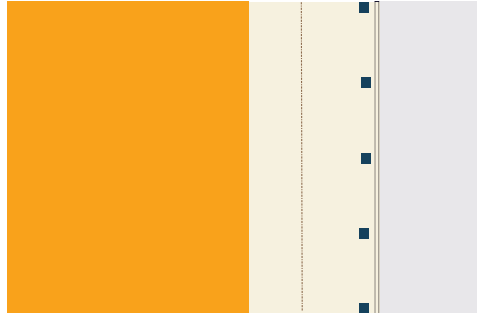


Size

Depth: 8 ft min
Ground floor height: 16 ft min
Setback from curb: 1 ft min, 2 ft max

Design Stds

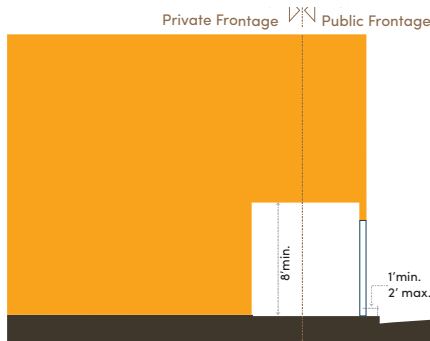
1. Galleries shall be combined with the Shopfront frontage type.
2. Galleries must have consistent depth along a frontage.
3. Ceiling light is encouraged.
4. Galleries may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.
5. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
6. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



Arcade

Description

Arcade frontages are composed of a building with ground floor facades which align with the property line, and upper floors which project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass which encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.



Size

Depth: 8 ft min
Ground floor height: 16 ft min
Setback from curb: 1 ft min, 2 ft max

Design Stds

1. Arcades shall be combined with the Shopfront frontage type.
2. Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.
3. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
4. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.

