

# Summary of Zones

Zoning District  
Intent



Desired Form

New buildings are block scale, up to 75 feet in height, buildings close to property line, and active ground floor commercial activities along 19th Street and Mildred Street.

New buildings are primarily house scale, up to 45 feet, buildings close to property line, and active ground floor commercial activities on along 19th Street, Mildred Street, and Regents Boulevard.

Streetscape and  
Public Realm Im-  
provements

Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment.

Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards porches, dooryard, stoop, forecourt, and lightcourt may extend privacy to residential frontages.

Parking

Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.

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General Use

Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.

Along 19th Street, Mildred Street, and Regents Boulevard buildings may occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.