

Mixed-Use Neighborhood - Roosevelt South

Building Placement

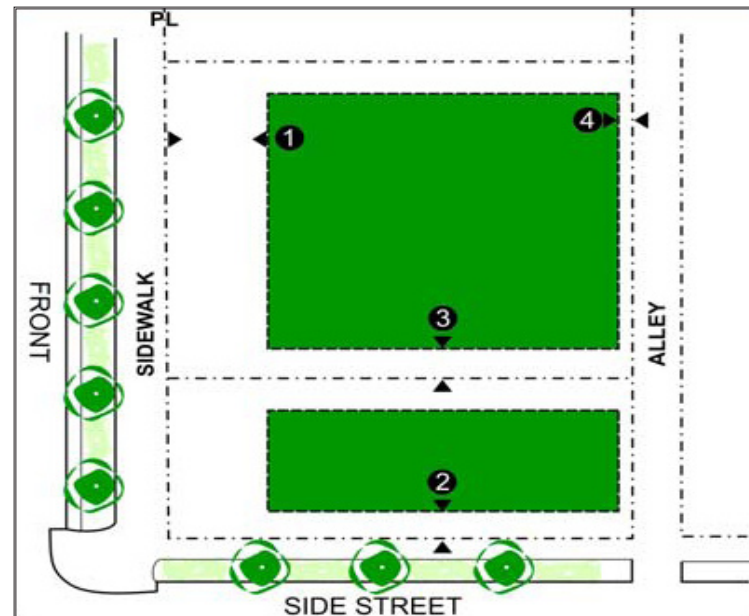


Diagram A



Roosevelt Park



High Rise at 4th Avenue & McKinley

1. PURPOSE AND INTENT

2. SETBACKS

2.1 PRIMARY BUILDING

Primary buildings shall be placed within the shaded areas as shown in Diagram A. Front streets shall be defined as North-South, and side streets shall be defined as East-West

- 1. FRONT STREET SETBACK: 20'
- 2. SIDE STREET SETBACK: 10'
- 3. INTERIOR SETBACK: 10'
- 4. REAR SETBACK: 0'

2.2 ACCESSORY STRUCTURES & UNITS

Detached garage, storage building, guest house, carriage house, studio to be placed in the shaded area as shown on Diagram A, and located behind the primary structure.

2.3 ARCHITECTURAL ENCROACHMENTS

- 2.3.1 Porte-A-Cochere: 10' Max into the Interior or Side Street Setback
- 2.3.2 Porches and stoops: 6' max. into Side Street Setback
- 2.3.3 Eaves and chimneys: 3' max. into all setback areas identified in Diagram A.

2.4 PARKING PLACEMENT

Placed in the shaded area as shown on Diagram A, and located behind the primary structure. Refer to Parking standards for screening standards.

3. DENSITY

3.1 REFER TO THE DENSITY REGULATING PLAN FOR REQUIREMENTS

- 3.1.1 Density Bonus allowed only for public benefits
- 3.1.2 Density Bonus shall not apply to properties with zoning heights of 250' or greater

4. HEIGHT

4.1 REFER TO THE HEIGHT REGULATING PLAN FOR REQUIREMENTS

- 4.1.1 Height Bonus does not apply

5. USES

5.1 GROUND FLOOR

Residential, Commercial & Office

5.2 UPPER FLOORS

Residential

6. BUILDING TYPES

6.1 COTTAGE/BUNGALOW

6.2 DUPLEX, TRIPLEX, 4 PLEX

6.3 COURTYARD HOUSING

6.4 LIVE/WORK

6.5 LINEAR BUILDING

6.6 STACKED FLATS

6.7 MID-RISE

6.8 TOWER ON PODIUM

7. BUILDING FRONTAGE

7.1 GROUND FLOOR RESIDENTIAL

- 7.1.1 Porches and stoops and landscaped patios preferred
- 7.1.2 Entrances to units to face the street

8. ARCHITECTURAL ELEMENTS

Place Holder

9. TRANSPARENCY STANDARDS

9.1 GROUND FLOOR TRANSPARENCY

- 9.1.1 Commercial/Office - Minimum .64 VTR

9.1.2 Residential - Minimum .64 VTR

- 9.1.3 Windows Oriented vertically and recessed a minimum 4'

Mixed-Use Neighborhood - Central Park

Building Placement

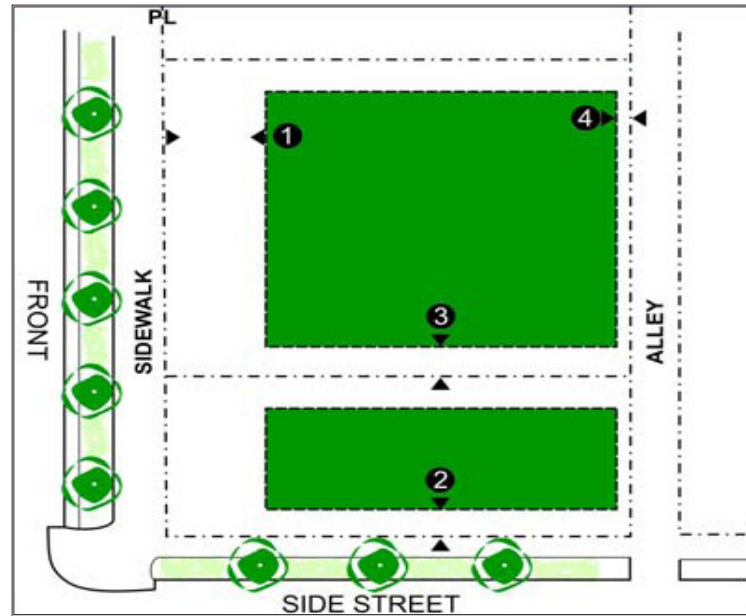


Diagram A



Existing Residence



Existing Residence

1. SETBACKS

1.1 PRIMARY BUILDING

Primary buildings shall be placed within the shaded areas as shown in Diagram A.

- 1. FRONT STREET SETBACK: 10'
- 2. SIDE STREET SETBACK: 10'
- 3. INTERIOR SETBACK: 5'
- 4. REAR SETBACK: 5'

1.2 ACCESSORY STRUCTURES & UNITS

Detached garage, storage building, guest house, carriage house, studio to be placed in the shaded area as shown on Diagram A, and located behind the primary structure.

1.3 ARCHITECTURAL ENCROACHMENTS

- 1.3.1 Porches and stoops: 6' max. into Side Street Setback
- 1.3.2 Eaves and chimneys: 3' max. into all setback areas as identified in Diagram A.

1.4 PARKING PLACEMENT

Placed in the shaded area as shown on Diagram A, and located behind the primary structure. Refer to Parking standards for screening standards.

2. DENSITY

2.1 REFER TO THE DENSITY REGULATING PLAN FOR REQUIREMENTS

- 2.1.1 Density Bonus allowed only for public benefits.

3. HEIGHT

3.1 REFER TO THE HEIGHT REGULATING PLAN FOR REQUIREMENTS.

- 3.1.1 Height Bonus does not apply

4. USES

4.1 GROUND FLOOR - Residential, Limited Commercial & Professional Office

4.2 UPPER FLOORS - Residential

5. BUILDING TYPES

COTTAGE/BUNGALOW/SINGLE FAMILY

DUPLEX, TRIPLEX, 4 PLEX

COURTYARD HOUSING

LIVE/WORK

STACKED FLATS

6. BUILDING FRONTAGE

6.1 GROUND FLOOR RESIDENTIAL:

- 6.1.1 Porches, stoops and landscaped patios preferred.
- 6.1.2 Entrances to units to face the street

7. ARCHITECTURAL ELEMENTS

7.1 ENTRANCES FACING THE STREET

7.2 GROUND-FLOOR PORCHES AND STOOPS

7.3 BUILDINGS TO RESEMBLE SINGLE UNITS

7.4 ARTICULATION AND BUILDING MODULATION REQUIRED

- 7.4.1 No more than 2 consecutive facades should have the same elevation, mirror elevations shall not be considered
- 7.4.2 Facades should have vertical wall plane articulation

8. PARKING

8.1 RESIDENTIAL - 1 SPACE/UNIT

8.2 COMMERCIAL - 1 SPACE/500 SQFT

9. ADAPTIVE RE-USE STANDARDS

9.1 OUTDOOR DINING – FRONT AND SIDE STREET

- 9.1.1 No permanent shading structure in front-yard setback
- 9.1.2 ADA Ramps: Materials to be compatible with building façade materials. Railings to be powder-coated.

9.2 FRONT AND SIDE STREET YARD PAVING

- 9.2.1 Paving materials: Any combination of pavers, bricks, permeable pavers, turf/groundcover and decomposed granite
- 9.2.2 Minimum 2' landscaped border along Front and Side Street and Interior setbacks