



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-TA-10-13 Zoning Ordinance Text Amendment

January 3, 2018

Application No Z-TA-10-13: A request to amend Chapter 12 Downtown Code of the Zoning Ordinance to address revisions to and elimination of conflicts, clean-up clerical issues, and to add new provisions.

Staff Recommendation: Staff recommends approval of Z-TA-10-13 as shown in the proposed text in Exhibit A.

Purpose and Summary

The intent of the text amendment is to revise Chapter 12 (Downtown Code) of the Phoenix Zoning Ordinance to address several improvements to the code, including removal of redundant text, reorganization or relocation of items into appropriate sections, clarification of terminology; to update the code to add new land use provisions, add new frontage types to match those of the Walkable Urban (WU) Code, and to add flexibility language for public utility conflicts. The proposed language to be modified is contained in Exhibit A.

Background

The Downtown Form-Based Code went into effect on April 3, 2010. Since the effective date, and with the increase in development in downtown, staff identified a number of corrections that need to be made in order to address oversights, improve clarity, and provide consistency with other sections within the Phoenix Zoning Ordinance.

Reason for Addendum

The Downtown, Aviation, Economy, and Innovation (DAEI) Subcommittee heard the item on Dec. 6, 2017 and approved, by a 4-0 vote, per the memo dated Dec. 6, 2017 with the following modifications to Section 1204.C.28, which address public utility buildings and facilities:

- Add language to require notification and a meeting with registered neighborhood associations to discuss creative uses that would surround the public utility pursuant to 28.B.2 language.
- Add two categories created in 28.B.2 language that would require an applicant to meet a minimum one of the large scale installations and a minimum of two of the small scale installations.
- Reach out to community stakeholders and development community to ensure they review prior to the City Council meeting.

Proposed Changes

Following the DAEI subcommittee meeting, staff conducted additional outreach and discussion with community stakeholders and utility representatives. With input from these discussions, staff is proposing that the following changes be made to Section 28 of the Downtown Code language:

28. PUBLIC UTILITY BUILDINGS AND FACILITIES SHALL BE FULLY SCREENED AND SUBJECT TO THE FOLLOWING:
- A. MIXED USE OPPORTUNITIES SHOULD BE PRIORITIZED FOR LOCATING UTILITY BUILDINGS AND FACILITIES. THE APPLICANT SHALL SUBMIT A WRITTEN ANALYSIS TO THE PLANNING AND DEVELOPMENT DIRECTOR OR HIS/HER DESIGNEE OF POSSIBLE MIXED USE OPPORTUNITIES TO ALLOW FOR AN INTEGRATED DEVELOPMENT PROJECT THAT MINIMIZES THE VISUAL IMPACT OF THE PROPOSED UTILITY.
 - B. THE APPLICANT MUST HOLD A PUBLIC NEIGHBORHOOD MEETING AND SEND WRITTEN NOTIFICATION OF THE PUBLIC NEIGHBORHOOD MEETING AND THE DRC HEARING DATE TO REAL PROPERTY OWNERS AND TO NEIGHBORHOOD ASSOCIATIONS REGISTERED WITH THE CITY PURSUANT TO THE DRC PROCESS HANDOUT.
 - C. THE USE CANNOT BE LOCATED ON A TRANSIT STREET OR ADJOINING HANCE PARK, OR ONLY SEPARATED BY A STREET FROM HANCE PARK, UNLESS THE MIXED USE OPPORTUNITY OUTLINED IN SECTION 28.A (ABOVE) IS SATISFIED.
 - D. FOR THE REQUIRED FRONTAGE(S), THE DESIGN REVIEW COMMITTEE (DRC) MAY APPROVE ONE OF THE FOLLOWING:
 - 1. A WALL DESIGNED TO MIMIC THE FRONTAGE TYPE WHICH MEETS THE INTENT OF BOTH THE APPLICABLE CHARACTER

AREA AND THE STREETScape STANDARDS, AND THAT APPEARS TO BE A CONFORMING BUILDING AS VIEWED FROM STREET.

2. A CREATIVE USE OR FRONTAGE DESIGN ALTERNATIVE THAT SURROUNDS THE PUBLIC UTILITY BUILDING AND FACILITIES, AS DETERMINED BY THE DRC AS APPROPRIATE FOR SCALE OF THE AREA.
3. A MICRO-PARK, WHICH SHALL INCLUDE AT LEAST THREE OF THE FOLLOWING ELEMENTS, AS INDICATED BELOW, AND AS DETERMINED BY THE DRC AS APPROPRIATE FOR SCALE OF THE AREA:

A MINIMUM OF TWO OF THE FOLLOWING INSTALLATIONS:

- (I) RECREATIONAL AMENITIES SUCH AS BUT NOT LIMITED TO A SINGLE BASKETBALL HOOP, SWING, AND/OR CLIMBING EQUIPMENT.
- (II) LANDSCAPE AREAS DESIGNED TO CREATE OUTDOOR ROOMS OR USEFUL SPACES, WHICH MAY INCLUDE EXTENSIVE HARDSCAPE, DECORATIVE PAVING AND/OR ARTIFICIAL TURF.
- (III) SHADE TREES OR SHADE STRUCTURES.
- (IV) LIGHTING AND SEATING DESIGNED TO DISCOURAGE CAMPING.

IN ADDITION, A MINIMUM OF ONE OF THE FOLLOWING MORE SIGNIFIGANT SCALE INSTALLATIONS:

- (V) A LOCAL PUBLIC ART COMPONENT AND/OR WALL DISPLAYS FOR LOCAL PUBLIC ARTS ORGANIZATIONS.
- (VI) AN EDUCATIONAL COMPONENT THAT DESCRIBES THE HISTORY OR SETTING.
- (VII) FACILITIES FOR POP-UP RETAIL, RESTAURANT, FARMER'S MARKETS, AND/OR PUBLIC EVENTS, WHICH MAY INCLUDE PROGRAMMING THAT CHANGES SEASONALLY, IF PERMITTED IN THE CHARACTER AREA.
- (VIII) FACILITIES FOR PETS, WHICH MAY INCLUDE WATER SOURCES, ENCLOSURES FOR OFF-LEASH ACTIVITY, AND STATIONS FOR PET WASHING.

- E. WHEN CONSIDERING AN ALTERNATIVE FRONTAGE PROPOSAL IN ACCORDANCE WITH 28.D (ABOVE), THE DRC IS AUTHORIZED TO MODIFY PRESCRIBED STANDARDS OF THIS CHAPTER WITHOUT BEING SUBJECT TO THE RESTRICTIONS OF SECTION 1224.A.1.

Regarding Section 28.D.1, this submittal will be initially reviewed by the Planning and Development Department staff to ensure that the frontage types, character area intent, and streetscape standards are met. Following this review, staff will provide a recommendation and the DRC will ultimately determine compliance. Regarding Section 28.D.2 and Section 28.D.3, these items will go directly to the DRC for review and approval.

In addition, staff has included a change to Downtown Code language in Section 1205.B.1. The following changes provides additional clarity for applicants as to the Downtown Code Section that guides the Design Review Committee process:

B. BUILDING FAÇADE GENERAL STANDARDS.

- 1. ~~PLANNING AND DEVELOPMENT DEPARTMENT STAFF THE DESIGN REVIEW COMMITTEE (DRC) MAY CONSIDER APPROVE A FRONTAGE DESIGN ALTERNATIVE WHEN THE DESIGN MEETS THE INTENT OF PEDESTRIAN AND TRANSIT-ORIENTED FRONTAGES AND FAÇADES. APPEALS BEYOND STAFF LEVEL SUCH REQUESTS MAY BE FILED BY APPLICANTS FOR CONSIDERATION BY TO THE DESIGN REVIEW COMMITTEE PER SECTION 1224.~~

Exhibits

A: Proposed Downtown Code Language

EXHIBIT A: Proposed Language:

1201 Code Administration.

- A. **Purpose And Intent.** The purpose of the Code is to implement the vision, goals and policies of the Downtown Phoenix Plan and provide the physical environment necessary to create a pedestrian-oriented, dynamic urban center with an authentic sense of place. The intent of the Downtown Code is to address design that impacts the public realm by establishing standards and guidelines that will allow projects to develop over time in a scale and character consistent with the Downtown Phoenix Plan AND WITH THE VISION AND GOALS OF PLANPHX.
- B. **Applicability.** The Downtown Code applies to all land uses, subdivisions, and development within the boundary specifically identified in Section 1202.B and generally bounded by McDowell Road on the north, 7th Street on the east, Buckeye Road on the south, and 7th Avenue on the west. This boundary shall be hereafter known as Downtown. If a conflict occurs between requirements of the Downtown Code and the remainder of the City of Phoenix Zoning Ordinance, the requirements of the Downtown Code shall prevail.
- C. **Approval Requirements.** Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:
1. The land use or function must be allowed by the Use Matrix in the Character Area where the site is located.
 2. Development review approval must be obtained in accordance with Section 507 of the Phoenix Zoning Ordinance demonstrating compliance with the development standards and guidelines of the Downtown Code ~~with the exception that building additions of more than 500 square feet shall be required to meet the shading requirements in Section 1207.D. Development standards are requirements and development guidelines are equivalent to design presumptions.~~
 3. STANDARDS ARE REQUIREMENTS AND GUIDELINES ARE DESIGN PRESUMPTIONS.
 43. Existing structures and land uses established legally at the time of adoption of this Code shall be subject to the provisions of Chapter 9, Nonconformities, of the Phoenix Zoning Ordinance.
 54. Properties with Historic Preservation (HP) zoning are subject to the provisions of Chapter 8, Historic Preservation, of the Phoenix Zoning Ordinance in addition to the provisions of Chapter 12, Downtown Code. In the event of a conflict between the provisions of Chapter 8 and Chapter 12, the provisions of Chapter 8 shall prevail.

1204 Land Use Matrix.

- A. **Applicability:** The land use matrix shall replace all existing allowed land uses in the Downtown.
- B. **Use Regulations.** The regulations governing the uses of land and structures shall be set forth in the Land Use Matrix, Section 1204.D, and land use conditions in Section 1204.C. Any use not specifically listed in the Use Matrix shall not be permitted. All uses listed will be permitted (p), permitted with conditions (pc), permitted with the approval of a special permit (sp), permitted with the approval of a use permit (up) or not permitted (np).
- C. The following shall apply to uses that are permitted with conditions (pc) as indicated with a number that corresponds with the Land Use Matrix in Section 1204.D:

Screening:

- ~~1. Outdoor uses or activities must be screened by a minimum 6-foot-high solid fence or masonry wall.~~
- ~~2. Outdoor uses or activities must be screened by a minimum 8-foot-high solid fence or masonry wall.~~

Maximum Height:

- ~~3. No outdoor uses shall exceed a height of 10 feet.~~

Spacing:

- 14. No use shall be located within 1,320 feet of the same type of use as measured from the exterior walls of the building or portion thereof in which the use is conducted.

Separation:

- 25. The use shall not be located within 50 feet of a Buffer Alley identified on the map in Section 1202.F as measured from the exterior walls of a building or portion thereof in which the use is conducted to the right-of-way line of the Buffer Alley.
- 36. The use shall not be located within 25 feet of a Buffer Alley identified on the map in Section 1202.F as measured from the portion of the property on which the use is conducted to the right-of-way line of the Buffer Alley.

Environmental Quality:

47. Noise, odor, dust, gas, heat, smoke, glare or vibration shall not be emitted at any time by the use that exceeds the general or ambient level by uses immediately off-site as compared at the parcel boundary.
- ~~8. No amplified music or loudspeakers may be used outside.~~
59. No amplified music or loudspeakers may be used outside after 8:00 p.m. on Sundays and after 10:00 p.m. on Fridays and Saturdays, unless a use permit is obtained.
640. The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour-long interval.

Maximum Size:

- ~~11. The use shall not exceed 650 square feet of building area.~~
742. The use shall not exceed 2,500 square feet of building area.
843. The use shall not exceed 5,000 square feet of building area per tenant, unless a use permit is obtained.
944. The use shall not exceed 10,000 square feet of building area, unless a use permit is obtained.
105. The use shall not exceed 25,000 square feet of lot area.
116. The use shall not exceed 25% of the total under roof area, unless a use permit is obtained to enlarge to a maximum of 50% of the total under roof area.
127. The use shall not include more than 10 display vehicles.
- ~~18. The use shall not exceed 10% of the net floor area of the primary use.~~

Maximum Persons:

- ~~19. The use may not be conducted for more than 5 persons.~~
1320. The use may not be conducted for more than 10 persons.
1424. The use may not be conducted for more than 12 persons.

1522. The use may not employ more than 1 nonresident person.

Hours of Operation:

1623. The use is limited to Fridays, Saturdays and Sundays only.

1724. The use may not be conducted between the hours of 10 p.m. and 6 a.m.

~~25. The use may not be conducted between the hours of 12 a.m. and 10 a.m. from Sunday through Thursday, and between 2 a.m. and 10 a.m. from Friday through Saturday.~~

1826. The use may only be conducted between the hours of 10 a.m. and 12 midnight on Fridays and Saturdays and between 10 a.m. and 10 p.m. on Sundays, unless a use permit is obtained to extend the hours.

Location:

1927. The use may only occur on a site that is adjoining an arterial street.

208. Drive-through windows shall not face right-of-way and drive-through queuing must be screened from the view from the right-of-way unless approval is obtained from the Design Review Committee.

219. Used/second hand merchandise cannot be received or processed at a site in the Downtown Code Area for sale at another site. No outdoor sales or displays allowed.

~~2230.~~ Outdoor crafting of art subject to the following:

- a. Must be associated with an enclosed business when the subject parcel abuts an arterial or collector street.
- b. Storage of materials associated with the crafting area shall not exceed eight feet in height and shall be limited to the rear or side yard.
- c. Storage area shall be fully screened with a solid wall or landscaping.
- d. Storage of materials associated with the crafting area exceeding eight feet in height shall be subject to obtaining a use permit in accordance with the provisions of the Zoning Administrator section of the Zoning Ordinance.

234. Outdoor entertainment, subject to the following:

- a. Outdoor event or performances are open to the public.
 - b. The outdoor event or performance must be presented by an existing business on the property.
 - c. The business' regularly stocked items may be displayed outdoors and be available for purchase during the event or performance. Payment for all items shall occur indoors. No other items may be displayed for sale outdoors during the event or performance.
324. The facility shall be licensed by the State as a producer, domestic microbrewery or domestic farm winery.
- ~~2533.~~ Drug, alcohol, other substance abuse or mental health rehabilitation programs shall not be allowed as part of the shelter services.
26. FARMERS MARKETS, SUBJECT TO THE FOLLOWING:
- A. OBTAINING AN ADMINISTRATIVE TEMPORARY USE PERMIT (ATUP) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 708 IF NO FOOD OR BEVERAGE IS DISPENSED FROM A VEHICLE.
 - B. OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 IF FOOD OR BEVERAGE IS DISPENSED FROM A VEHICLE.
 - C. ON-SITE OPERATIONAL CONDITIONS AND IMPROVEMENTS MAY BE STIPULATED AS A CONDITION OF AN ATUP OR USE PERMIT APPROVAL
27. SINGLE-FAMILY ATTACHED, SUBJECT TO THE FOLLOWING:
- A. HISTORIC PRESERVATION DESIGNATED PROPERTIES OR PROPERTIES IN HISTORIC PRESERVATION DISTRICTS CANNOT USE THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION.
 - B. INDIVIDUAL UNIT LOT: MINIMUM 20' WIDTH, NO MINIMUM DEPTH.
 - C. PERIMETER STANDARDS: MAXIMUM 10' FOR UNITS FRONTING STREET RIGHTS-OF-WAY; MINIMUM 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA IS TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE.

- D. BUILDING SETBACKS, INDIVIDUAL UNIT LOT: NONE.
 - E. MAXIMUM STORIES: AS PER HEIGHT MAP, SECTION 1202.C.
 - F. LOT COVERAGE PER DWELLING UNIT: 100%
 - G. COMMON AREAS: MINIMUM 5% OF GROSS AREA
 - H. ALLOWED USES: SINGLE-FAMILY ATTACHED AND HOME OCCUPATIONS PER SECTION 608
 - I. DEVELOPMENT REVIEW PER SECTION 507
 - J. DESIGN: FRONT OF UNITS SHOULD FACE RIGHT OF WAY. NO GARAGES ALLOWED TO FACE PEDESTRIAN OR SIDE STREETS.
 - K. OTHER REQUIREMENTS OF SECTION 608.F.6 SHALL APPLY IF NOT SPECIFICALLY MODIFIED BY THIS SECTION.
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D. Land Use Matrix.

LAND USE CATEGORIES	CHARACTER AREAS															
	<i>ACTIV E USE</i>	<i>BioMed</i>	<i>BC</i>	<i>Central Park</i>	<i>Commercial Corridor</i>	<i>Dntn Gateway</i>	<i>East Evergreen</i>	<i>Evans Churchi ll East</i>	<i>Evans Churchi ll West</i>	<i>McDowe ll Corridor</i>	<i>Rooseve lt East</i>	<i>Rooseve lt North</i>	<i>Rooseve lt South</i>	<i>Townsen d Park</i>	<i>Van Buren</i>	<i>Warehou se</i>
Residential Uses																
Assisted Living Home		pc14	pc14	pc14,20	pc14,1320	pc14	pc14	pc14	pc14	pc14,1320	pc14,1320	pc14,1320	pc14,1320	pc14,1320	pc14	pc14

Group Home		pc14	pc14	pc14,1320	pc14,1320	pc14	pc14	pc14	pc14	pc14,1320	pc14,1320	pc14,1320	pc14,1320	pc14,1320	pC,14	pc14
Live-Work	x	p	p	pc116, 1522	p	p	p	p	p	p	p	np	p	p	p	p
SINGLE-FAMILY ATTACHED		NP	NP	PC27	NP	NP	PC27	PC27	PC27	PC27	PC27	PC27	PC27	PC27	PC27	PC27
Assembly Uses																

Day Care, Nursery School	x	p	p	pc1320, 1522	p	p	pc1320, 1522	p	p	p	p	pc1320, 1522	pc1320, 1522	p	p	p

General Retail Sales and Related Service Uses																
Artist Studio/Gallery	x	p	p	Pc 47, 640, 1724	p	p*	Pc 47, 640, 1724	p*	p*	p	Pc 47, 640, 1724	np	Pc 47, 640, 1724	p	p	p

ACCESSORY ONLY TO BAR/LOUNGE/NIGHT CLUB																

Brew Pub, Domestic	x	Up2432	Up2432	np	Up2432	Up2432	Up2432	Up2432	Up2432	Up2432	Up2432	np	Up2432	Up2432	Up2432	p2432

LAND USE CATEGORIES	CHARACTER AREAS															
	<i>ACTIVE USE</i>	<i>BioMed</i>	<i>BC</i>	<i>Central Park</i>	<i>Commercial Corridor</i>	<i>Dntn Gateway</i>	<i>East Evergreen</i>	<i>Evans Churchill East</i>	<i>Evans Churchill West</i>	<i>McDowe II Corridor</i>	<i>Roosevelt East</i>	<i>Roosevelt North</i>	<i>Roosevelt South</i>	<i>Townsend Park</i>	<i>Van Buren</i>	<i>Warehouse</i>
Microbrewery, Domestic Farm-Winery																

Farmers Market	x	PC26up	PC26up	np	PC26up	PC26up	PC26up	PC26up	PC26up	PC26up	PC26up	np	PC26up	PC26up	PC26up	PC26up

Restaurant	x	p	p	np	p*	p*	pc742	p*	p*	p	p*	np	pc25*	p	p	p
ACCESSORY ONLY TO RESTAURANT/BREW PUB																

- Outdoor Cooking	x	up	Pc 47, 1623	np	up	up	np	up	up	up	up	np	np	up	up	up
- Outdoor Dining	x	p	p	np	pc36*	p*	np	p*	p*	p	p*	np	pc25*	p	pc35	p

Retail Sales	x	p	p	np	pc105	p	pc742	pc944	pc105	pc105	pc944	np	pc944	pc843	p	p
Second Hand/Used Merchandise Sales	x	pc219	pc219	np	pc105, 219	pc219	pc 742, 219	pc 944, 219	pc105, 219	pc105, 219	pc 944, 219	np	pc 944, 219	pc 843, 219	pc219	pc219

Services																
Appliance Repair	x	pc 47, 640, 1724	np	np	pc 47, 640, 1724	pc 47, 640, 1724	np	pc 47, 640, 1724	pc 47, 640, 1724	pc 47, 640, 1724	pc 47, 640, 1724	np	np	pc 47, 640, 1724	p	p

UTILITY AND Transportation Uses																

LAND USE CATEGORIES	CHARACTER AREAS															
	<i>ACTIV E USE</i>	<i>BioMed</i>	<i>BC</i>	<i>Central Park</i>	<i>Commerci al Corridor</i>	<i>Dntn Gateway</i>	<i>East Evergree n</i>	<i>Evans Churchi ll East</i>	<i>Evans Churchi ll West</i>	<i>McDowe ll Corridor</i>	<i>Rooseve ll East</i>	<i>Rooseve ll North</i>	<i>Rooseve ll South</i>	<i>Townsen d Park</i>	<i>Van Buren</i>	<i>Warehou se</i>
- Motor Vehicle Rentals	x	up	pc127	np	up	pc127	np	sp	sp	sp	sp	np	np	sp	up	up
- Motor Vehicle Sales (new) and Leasing	x	sp	pc127	np	pc127	pc127	np	sp	sp	sp	sp	np	np	sp	pc127	pc127
- Motor Vehicle Service Station, Fuel Sales	x	np	sp	np	up1927	np	np	np	np	up1927	np	np	np	np	sp	np
PUBLIC UTILITY BUILDINGS AND FACILITIES		PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28	PC28

Accessory Uses and Facilities																

Dependent Care Facility		up	p	up	p	p	pc 214	p	p	p	p	up	pc 214	p	p	p
Drive-Through		np	np	np	pc1927, 208	np	np	np	np	pc1927, 208	np	np	np	np	np	np

Home Occupation AS PER SECTION 608.E.3		p	p	pc22	p*	p*	pc22*	p*	p*	p*	p*	pc22	p*	p	p	p
Outdoor Crafting of Art		up	up	up	p* 2230	up*	up	p*2230	p*2230	p2230	p*2230	up	np*	up	up	p2230

LAND USE CATEGORIES	CHARACTER AREAS															
	<i>ACTIVE USE</i>	<i>BioMed</i>	<i>BC</i>	<i>Central Park</i>	<i>Commercial Corridor</i>	<i>Dntn Gateway</i>	<i>East Evergreen</i>	<i>Evans Church II East</i>	<i>Evans Church II West</i>	<i>McDowell Corridor</i>	<i>Roosevelt East</i>	<i>Roosevelt North</i>	<i>Roosevelt South</i>	<i>Townsend Park</i>	<i>Van Buren</i>	<i>Warehouse</i>

Outdoor Entertainment	x	up	pc 47, 16, 23, 34	np	up*	pc 59, 16, 23, 1826*,34	up	pc 59, 16, 23, 1826*,34	pc 59, 16, 23, 1826*,34	up	up*	np	up*	up	pc 47, 16, 23, 34	pc 47, 16, 23, 34
Pocket Shelter (accessory to Religious Assembly only)		pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533	pc 1320, 2533
REPAIR AND/OR STORAGE FACILITIES (ACCESSORY TO PUBLIC UTILITY BUILDING AND FACILITIES ONLY)		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP

1205. Frontage STANDARDTypes.

A. **Intent:** The Frontage STANDARDS AND Types IN THIS SECTION regulate the area between the property line and the front facade of a building IN ORDER TO SUPPORT AN URBAN, PEDESTRIAN AND TRANSIT-ORIENTED ENVIRONMENT ~~Building frontages require that building entrances and seating areas face toward the street in order to meet the intent of activating the public realm.~~

B. BUILDING FAÇADE GENERAL STANDARDS.

1. ~~PLANNING AND DEVELOPMENT DEPARTMENT STAFF THE DESIGN REVIEW COMMITTEE (DRC) MAY CONSIDER APPROVE A FRONTAGE DESIGN ALTERNATIVE WHEN THE DESIGN MEETS THE INTENT OF PEDESTRIAN AND TRANSIT-ORIENTED FRONTAGES AND FAÇADES. APPEALS BEYOND STAFF LEVEL SUCH REQUESTS MAY BE FILED BY APPLICANTS FOR CONSIDERATION BY TO THE DESIGN REVIEW COMMITTEE PER SECTION 1224.~~
2. BUILDING FACADES MAY INCLUDE MULTIPLE FRONTAGE TYPES ALONG THE LENGTH OF THE PROJECT.
3. BUILDING ENTRANCES SHALL FACE TOWARD THE STREET IN ORDER TO MEET THE INTENT OF ACTIVATING THE PUBLIC REALM.
4. BUILDING FACADES SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT THE GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN THE GROUND FLOOR AND ALL ADDITIONAL STORIES.
 - A. SIDE AND REAR BUILDING FACADES SHOULD HAVE A LEVEL OF TRIM AND FINISH COMPATIBLE WITH THE FRONT FACADE, PARTICULARLY IF THEY ARE VISIBLE FROM THE STREET.
5. FENCE STANDARDS FOR PROPERTIES LOCATED WITHIN AN HISTORIC PRESERVATION (HP) OVERLAY DISTRICT. FENCES OR FREESTANDING WALLS IN THE FRONT SETBACK MAY NOT EXCEED A MAXIMUM HEIGHT OF THREE FEET, AND ARE CONDITIONED UPON OBTAINING A CERTIFICATE OF APPROPRIATENESS OR NO EFFECT IN ACCORDANCE WITH SECTION 812 OF THE PHOENIX ZONING ORDINANCE. THIS HEIGHT LIMITATION EXTENDS TO A POINT THREE FEET BEYOND THE FRONT CORNER(S) OF THE PRIMARY STRUCTURE.

C. PROJECTIONS IN THE RIGHT-OF-WAY

1. WHERE PUBLIC UTILITY EASEMENTS, WATER/SEWER LINES OR IRREGULAR LOT LINES CAUSE CONFLICTS WITH SPECIFIC FRONTAGE TYPES AND FRONTAGE SETBACK TYPES, PLANNING AND DEVELOPMENT STAFF MAY MODIFY NUMERIC SETBACK AND LANDSCAPE REQUIREMENTS UP TO 20 PERCENT AND ALLOW BUILD TO DIMENSIONS TO BE TAKEN FROM THE BACK OF THE PUBLIC UTILITY EASEMENT.
2. ANY PROJECTIONS INTO PUBLIC RIGHT-OF-WAY SHOULD BE PERMITTED ONLY UPON ISSUANCE OF AN ENCROACHMENT PERMIT AS ADMINISTERED BY THE CITY OF PHOENIX, AND IF APPLICABLE, APPROVAL FROM AFFECTED PUBLIC UTILITY COMPANIES.
3. A MINIMUM 16-FOOT HEIGHT CLEARANCE SHOULD BE PROVIDED FROM PUBLIC WATER/SEWER LINES, UNLESS SHADE IS RETRACTABLE OR AN ENCROACHMENT PERMIT IS SECURED FROM THE CITY OF PHOENIX.

DB. FRONTAGE TYPE: Active Front Yard.

2. ~~Single-family residential units. No vehicle parking or maneuvering shall be permitted within the Active Front Yard with the exception of a driveway no greater than 16 feet in width to provide access to the rear of the property.~~
23. A permanent hardscaped or landscaped area shall be provided in accordance with the following standards:
34. **Fences.** Maximum height 40 inches.
~~For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three feet beyond the front corner(s) of the primary structure.~~
45. A minimum of one primary entrance shall be provided along each frontage that directly connects to the street, unless a corner entrance is provided.
56. The area between the property line and main facade of the building which is not improved with permanent hardscape shall be landscaped in accordance with Section 1207.E, Landscaping Standards.

EG. FRONTAGE TYPE: Dooryard.

3. **Fences.** Maximum height six feet.

~~For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three feet beyond the front corner(s) of the primary structure.~~

~~***~~

FD. FRONTAGE TYPE: Stoop/Door Well.

~~***~~

- Fences.** Maximum height 40 inches.

~~For properties located within an Historic Preservation (HP) Overlay District, fences or freestanding walls in the front yard, meaning the space between the structure and the street right-of-way line, may not exceed a maximum height of three feet, and are conditioned upon obtaining a Certificate of Appropriateness or No Effect in accordance with Section 812 of the Phoenix Zoning Ordinance. This height limitation extends to a point three feet beyond the front corner(s) of the primary structure.~~

~~***~~

GE. FRONTAGE TYPE: Storefront Standards.

- Definition:** A Storefront means the area between the property line and main facade of the building when the building is located within 10 feet of the property line and which includes a ground floor elevation with a high percentage of transparent windows to create visual interest from the adjacent public sidewalk. THIS A-Storefront FRONTAGE is traditionally used for retail, LIVE/WORK, AND OTHER NON-RESIDENTIAL ACTIVE USES frontage and MAY typically includes a cantilevered canopy or awning.

~~***~~

H. FRONTAGE TYPE: COMMON ENTRY. THIS FRONTAGE TYPE IS APPROPRIATE WHEN AN ENTRANCE ON THE GROUND FLOOR IS REQUIRED AS THE MAIN ACCESS TO UPPER FLOOR RESIDENTIAL AND COMMERCIAL UNITS. THIS TYPE SHOULD BE USED IN CONJUNCTION WITH OTHER FRONTAGE TYPES TO ACHIEVE THE MINIMUM REQUIREMENT FOR ACTIVE USES ON THE GROUND FLOOR.

REQUIREMENTS

1. A COLLECTIVE ENTRY TO A MULTI-TENANT LOBBY IS REQUIRED AT THE PRIMARY BUILDING ENTRANCE FACING THE STREET.
 - A. ENTRY SHOULD BE DESIGNED TO PROVIDE A CLEAR ARCHITECTURAL DISTINCTION FROM THE REST OF THE DEVELOPMENT.
2. ENTRY GRADE: UP TO 60-INCH MAXIMUM FROM SIDEWALK GRADE.
3. IF THE FRONTAGE INCLUDES A STOOP ENTRANCE:
 - A. STOOP MINIMUM DIMENSION: 6-FEET
 - B. MINIMUM AREA: 36 SQUARE FEET
4. STOOPS AND RELATED STRUCTURES MAY PROJECT INTO *FRONTAGE* SETBACKS NO MORE THAN 10 FEET.



I. **FRONTAGE TYPE: FORECOURT.** THE FORECOURT FRONTAGE TYPE IS APPROPRIATE FOR EITHER RESIDENTIAL OR COMMERCIAL DEVELOPMENT. THE FORECOURT MAY BE USED AS AN ENTRY COURT AND SHARED GARDEN SPACE FOR RESIDENTIAL USES, OR AS ADDITIONAL SHOPPING OR RESTAURANT SEATING AREAS FACING THE STREET.

REQUIREMENTS

1. FORECOURTS ARE ALLOWED TO SETBACK FROM MAXIMUM SETBACK STANDARDS IN ALL CHARACTER AREAS.
2. FORECOURT AREAS SHOULD BE A MINIMUM OF 500 SQUARE FEET WITH A MINIMUM DIMENSION OF 20-FEET PARALLEL TO THE STREET.
3. A MAXIMUM HEIGHT OF 40-INCH OPEN VIEW FENCE PERMITTED AT OUTDOOR SEATING AREAS AND AT BUILDING SETBACK LINES.
4. VEHICULAR PARKING, LOADING AND MANEUVERING WITHIN THE FORECOURT ARE NOT PERMITTED.
5. A MINIMUM OF 50 PERCENT OF FORECOURT AREA SHALL BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHOULD BE PROVIDED BY TREES OR TRELISED VINES.
6. RIGHT-OF-WAY SHADE REQUIREMENTS AS PER SECTION 1207.E.



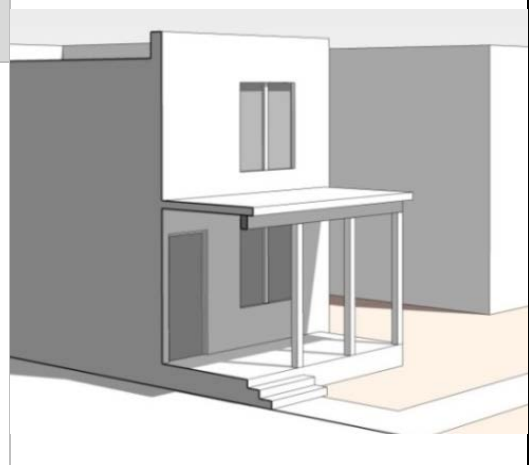
ACTIVATION AND GLAZING

7. NON-RESIDENTIAL FORECOURTS: FORECOURT GROUND FLOOR SHOULD BE LINED WITH ACTIVE USES. 75 PERCENT MINIMUM GLAZING REQUIREMENT FOR FRONTAGES WITHIN THE FORECOURT.
8. GLAZING AT STREET FRONTAGE: MINIMUM OF 75 PERCENT OF THE STOREFRONT AREA ALONG A PRIMARY STREET GROUND FLOOR FRONTAGE AND 50 PERCENT ON SECONDARY STREET GROUND FLOOR FRONTAGE.

J. **FRONTAGE TYPE: PORCH.** THIS FRONTAGE TYPE INCLUDES A COVERED STRUCTURE ENCLOSING AN OUTDOOR AREA DEEP ENOUGH TO ENSURE USABILITY. THE PORCH PROVIDES A TRANSITION BETWEEN PUBLIC AND PRIVATE SPACE, AND CREATES OPPORTUNITY FOR INTERACTION BETWEEN NEIGHBORS.

REQUIREMENTS

1. ENTRY GRADE: MAXIMUM OF FIVE FEET ABOVE ADJACENT GRADE
2. A PORCH IS REQUIRED AT THE PRIMARY BUILDING ENTRY.
3. A PRIMARY BUILDING ENTRANCE PER UNIT IS REQUIRED WHEN FRONTING A STREET.
4. MINIMUM DEPTH: 6- FEET
5. MINIMUM WIDTH: 50 PERCENT OF THE FAÇADE.
6. PORCHES AND RELATED STRUCTURES MAY PROJECT INTO FRONTAGE SETBACK NO MORE THAN 10 FEET.



KG. **Side Street Standards.**

1206 Parking and Loading Standards and Guidelines.

A. **Applicability.** The following standards shall apply to all property within the Downtown Area unless modified by the Character Area.

B. **DRIVEWAY STANDARDS.** DRIVEWAY WIDTH: MAXIMUM 24 FEET.

CB. **Parking AND LOADING Standards**

1. VEHICLE P Parking shall be provided in accordance with the following standards: ~~with the exception that no parking is required for nonresidential uses in the Business Core and Warehouse Character Areas.~~

2. No parking shall be allowed between the front of the building and sidewalk.

A. **SINGLE-FAMILY RESIDENTIAL UNITS.** NO VEHICLE PARKING OR MANEUVERING SHALL BE PERMITTED WITHIN THE FRONT YARD WITH THE EXCEPTION OF A DRIVEWAY NO GREATER THAN 16 FEET IN WIDTH.

DG. **Loading Standards.** On-site loading bays shall be a minimum of ten feet in width and 30 feet in length and be used for the standing, loading and unloading of vehicles.

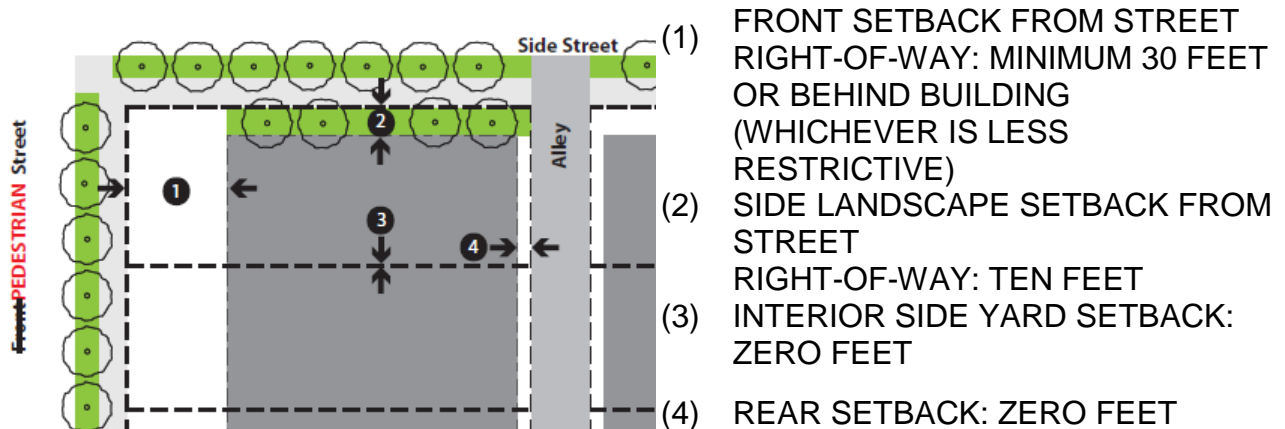
D. **Driveway Standards.** Driveway width: maximum 24 feet.

E. **Parking and Loading Guidelines.**

34. **Parking and loading placement.**

Off-street parking and loading should be provided in accordance with the following standards:

Parking and loading should only be allowed in the shaded area as shown in the diagram below, unless subterranean.



Key code for surface parking diagram: (1) front setback from street right-of-way: 30 feet or behind building (whichever is less restrictive), (2) side landscape setback from street right-of-way: ten feet, (3) interior side yard setback: zero feet, and (4) rear setback: zero feet.

42. **Parking and loading access.**

a. ~~Pedestrian Streets should not have P parking AND or loading access if~~ **SHOULD BE PROVIDED AS FOLLOWS: an alley or Side Street access is available.**

PARKING AND LOADING ACCESS TABLE		
CONDITIONS	PRIMARY ACCESS	SECONDARY ACCESS
COMPATIBLE ALLEY AND COMPATIBLE SIDE STREET(S)	ALLEY	SIDE
COMPATIBLE ALLEY AND PEDESTRIAN STREET	ALLEY ONLY	PER SECTION 1224
COMPATIBLE SIDE STREET AND PEDESTRIAN STREET	SIDE ONLY	PER SECTION 1224
2+ COMPATIBLE SIDE STREETS AND PEDESTRIAN STREET	SIDE	SIDE OR PER SECTION 1224

PARKING AND LOADING ACCESS TABLE		
CONDITIONS	PRIMARY ACCESS	SECONDARY ACCESS
PEDESTRIAN STREET ONLY	SHARED ACCESS OR ONE PEDESTRIAN STREET.	PER SECTION 1224

b. *Driveways.*

~~Access may be from one of the Pedestrian Streets for projects with multiple Pedestrian Streets and no Side Street.~~

(5) ~~Site vehicular access should be provided according to the following table:~~

<i>Conditions</i>	<i>Primary Access</i>	<i>Secondary Access</i>
Compatible Alley and Compatible Side(s)	Alley	Side
Compatible Alley and Front Street	Alley Only	None
Compatible Side and Front Street	Side Only	None
2+ Compatible Side Streets and Front Street	Side	Side
Front Street Only	Shared Access or Refer to Section 1206.E.2.b.3	

53. **Subterranean parking guideline.** Subterranean parking may extend to a height of five feet above finished grade; provided, that the garage perimeter wall either aligns with the face of the building, or becomes part of a stoop or dooryard frontage.

1207 General Standards and Guidelines.

E. **Shade Standards.** ~~All buildings over 5,000 square feet shall provide the following:~~

1. ~~ALL BUILDINGS OVER 5,000 SQUARE FEET SHALL PROVIDE THE FOLLOWING: A minimum of 75 percent of public sidewalks shall be shaded.~~

(A) ~~A MINIMUM OF 75 PERCENT OF PUBLIC SIDEWALKS SHALL BE SHADED.~~

2. ~~A minimum of 50 percent of all accessible public and private open space areas shall be shaded, of which 50 percent of the shade shall be provided by trees or trellised vines.~~

(B) A MINIMUM OF 50 PERCENT OF ALL ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL BE SHADED, OF WHICH 50 PERCENT OF THE SHADE SHALL BE PROVIDED BY TREES OR TRELLISED VINES.

3. ~~Shade calculations shall be based on the summer solstice at 12:00 p.m.~~
 (C) SHADE CALCULATIONS SHALL BE BASED ON THE SUMMER SOLSTICE AT 12:00 P.M.

4. ~~Shade cast from a building shall count towards shade calculations.~~
 (D) SHADE CAST FROM A BUILDING SHALL COUNT TOWARDS SHADE CALCULATIONS.

2. BUILDING ADDITIONS OF MORE THAN 500 SQUARE FEET SHALL BE REQUIRED TO MEET THE SHADING REQUIREMENTS.

1208 Biomed.

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width

4th Street Garfield St. to Fillmore St.	5'	10'	Minimum 75%	SD, S, GA, FC	6'	8'
5th Street Garfield St. to Fillmore St.	0'	5'	Minimum 75%	S, GA, FC	10'	10'

6th Street Garfield St. to Fillmore St.	5'	10'	Minimum 75%	SD, S, GA, FC	10'	10'
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(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1209 Business Core.

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width

Taylor Street 1st St. to 3rd St.	5'	5'	Minimum 75%	S, GA, S F	8'	6'
Polk Street Central Ave. to 2nd St.	0'	5'	Minimum 75%	S, GA, S F	8'	6'

Adams Street 87th Ave. to 7th Ave.	0'	5'	Minimum 75%	ALL	5'	840'
Adams Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Adams Street 3rd Ave. to 2nd St.	0'	5'	Minimum 75%	S, GA, CE	10'	6'
Washington Street 8th Ave. to 2nd St.	0'	5'	Minimum 75%	S, GA, CE	10'	6'
Washington Street 2nd St. to 7th St.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Jefferson Street 8th Ave. to 3rd Ave.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Jefferson Street	0'	5'	Minimum 75%	S, GA, CE	10'	6'

3rd Ave. to 5th St.						
Jefferson Street 5th St. to 7th St.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Madison Street 8th Ave. to 7th Ave.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Madison Street 5th Ave. to 1st St.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Jackson Street 7th Ave. to 5th Ave.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Jackson Street 4th Ave. to 1st Ave.	0'	5'	Minimum 75%	S, GA, CE	8'	6'
Jackson Street 1st St. to 4th St.	0'	5'	Minimum 75%	S, GA, CE	10'	6'

3rd Avenue Fillmore St. to Van Buren St.	5'	10'	Minimum 75%	SD, DY, S, GA, FC, PO	8'	6'
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8th Avenue Adams St. to Madison St.	5'	10'	Minimum 75%	S, GA, S Y	8'	6'
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3rd Avenue Fillmore St. to Van Buren St.	5'	10'	Minimum 75%	SD, DY, S, GA, FC, PO	8'	6'
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5th Street Van Buren St. to Jefferson St.	5'	10'	Minimum 50%	S, GA, SY	8'	6'
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(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

(1) Per plans approved by Street Transportation Department.

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1210 Central Park.

Streetscape Standards Matrix

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Tonto Street Alley west of 1st St. to 4th St.	5'	25'	Minimum 50%	AFY, SD, DY, POSY	5'	7'
Hadley Street Alley west of 1st St. to 1st St.	5'	25'	Minimum 50%	AFY, SD, DY, PO	5'	7'
Hadley Street 1st St. to 2nd St.	15'	25'	Minimum 50%	AFY, SD, DY, PO	5'	7'
Hadley Street 2nd St. to 4th St.	5'	25'	Minimum 50%	AFY, SD, DY, S, CE, PO	5'	7'
1st Street South of Grant St. to north of Buckeye Rd.	15'	25'	Minimum 50%	AFY, SD, DY, S, PO	5'	7'

2nd Street South of Grant St. to north of Buckeye Rd.	15'	25'	Minimum 50%	AFY, SD, DY, PO	5'	7'
3rd Street South of Grant St. to north of Hadley St.	15'	25'	Minimum 50%	AFY, SD, DY, PO	5'	15'
4th Street South of Grant St. to Hadley St.	15'	25'	Minimum 50%	AFY, SD, DY, PO	5'	None Required*

AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*Seven-foot front yard landscape required for developments with a net area greater than 20,000 square feet.

**ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1211 Commercial Corridors.

Streetscape Standards Matrix

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
7th Avenue Corridor						

Roosevelt Street Alley east of 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	5'	6' or greater if established
McKinley Street Alley east of 7th Ave. to alley	5'	10'	Minimum 50%	AFY, SD, DY, S, SY	5'	5' west of 7th Ave. 9' east of 7th Ave.

west of 7th Ave.						
Pierce Street 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, S¥	5'	5'
Fillmore Street Alley east of 7th Ave. to alley west of 7th Ave.	5'	10'	Minimum 50%	AFY, SD, DY, S, S¥	5'	7' or greater if established

Central Avenue South Corridor

Grant Street 2nd Ave. to 2nd St.	5'	10'	Minimum 50%	SD, DY, S, S¥	5'	10'
Sherman Street 2nd Ave. to 1st Ave. crossover	5'	10'	Minimum 50%	SD, DY, S, S¥	5'	6'
Hadley Street 1st Ave. to alley east of Central Ave.	5'	10'	Minimum 50%	SD, DY, S, S¥	5'	7'
Tonto Street 1st Ave. to alley east of Central Ave.	5'	10'	Minimum 50%	SD, DY, S, S¥	5'	7'

4th Street Tonto St. to Buckeye Rd.	10'	20'	Minimum 50%	AFY, SD, DY, S, S¥	5'	5'
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(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*Seven-foot front yard landscape required for developments with a net area greater than 20,000 square feet.

**ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1212 Downtown Gateway.

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
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McDowell Road 1st Ave. to Alvarado Rd.	0'	5'	Minimum 75%	SD, GA, S	8'	8'
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1st Avenue Alley north of Almeria Rd. to McDowell Rd.	5'	20'	N/A	SD, SY	8'	8'
1st Avenue Roosevelt St. to McKinley St.	0'	5'	Minimum 75%	SD, GA, S ALL	8'	8'
1st Avenue McKinley St. to Fillmore St.	0'	5'	Minimum 75%	SD, GA, S ALL	8'	8'

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1213 East Evergreen.

Building Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width

Lynwood Street West of 7th St. to 4th St.	15'	25'	Minimum 50%	AFY, PO	5'	5' North 4' South
Willetta Street West of 7th St. to east of 3rd St.	15'	25'	Minimum 50%	AFY, PO	5'	14'
5th Street South of McDowell Rd. to I-10 Freeway	5'	15'	Minimum 50%	AFY, PO, DY, SY	5'	14'

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1214 Evans Churchill East.

Streetscape Standards Matrix

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Moreland Street 3rd St. to 7th St.	10'	20'	Minimum 75%	AFY, SD, DY, PO, FC	5'	15'
Portland Street 3rd St. to 7th St.	10'	20'	Minimum 75%	AFY, SD, DY, PO, FC	5'	15'

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1215 Evans Churchill West.

Streetscape Standards Matrix

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Moreland Street 1st St. to 3rd St.	5'	15'	Minimum 50%	SD, DY, S, GA, S¥	5'	15'
Portland Street Alley east of Central Ave. to 3rd St.	5'	15'	Minimum 50%	SD, DY, S, GA, S¥	5'	15'

Garfield Street Alley east of Central Ave. to 4th St.	5'	15'	Minimum 50%	SD, DY, S, GA, S¥	5'	15'
McKinley Street Alley east of Central Ave. to 4th St.	5'	15'	Minimum 50%	SD, DY, S, GA, S¥	5'	15'
Pierce Street Alley east of Central Ave. to 2nd St. and 3rd St. to 4th St.	5'	15'	Minimum 50%	SD, DY, S, GA, S¥	5'	10'
Fillmore Street Alley east of Central Ave. to 5th St.	5'	15'	Minimum 50%	DY, S, GA, S¥	8'	6'

Fillmore Street 1st St. to 2nd St.	5'	15'	Minimum 50%	DY, S, GA, SY	5'	10'
Fillmore Street 2nd St. to 3rd St.	5'	15'	Minimum 50%	DY, S, GA, SY	5' North 8' South	5' North 7' South
Fillmore Street 3rd St. to 5th St.	5'	15'	Minimum 50%	DY, S, GA, SY	8' North 5' South	7' North 10' South

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

(1) Per plans approved by Street Transportation Department.

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1216 McDowell Corridor.

Streetscape Standards Matrix

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
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Lynwood Street East of 7th Ave. (north side only)	15'	20'	Minimum 50%	AFY, SD, DY, PO	5'	10'
Lynwood Street 5th St. to west of 7th St.	15'	20'	Minimum 75%	AFY, SD, DY, PO	5'	10'

5th Avenue Alley north of McDowell Rd. to alley south of	5'	15'	Minimum 50%	SD, S, SY	5'	11'
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McDowell Rd.						
3rd Avenue Alley north of McDowell Rd. to alley south of McDowell Rd.	5'	15'	Minimum 75%	SD, S, SY	5'	As Established

5th Street McDowell Rd. to Lynwood St.	5'	15'	Minimum 50%	SD, S, SY	5'	15'
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(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*Five-foot street side landscape setback required for developments greater than 20,000 square feet net area.

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1217 Roosevelt East.

Building Standards						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width

McKinley Street 3rd Ave. to alley west of 1st Ave.	0'	10'	Minimum 50%	SD, DY, SY	5'	10'
Fillmore Street 3rd Ave. to alley west of 1st Ave.	0'	10'	Minimum 50%	SD, DY, SY	5'	10' North Side 6' South Side

2nd Avenue Roosevelt St. to McKinley St.	20'	20'	Minimum 50%	AFY, SD, DY, S, PO, FC	10' ⁽¹⁾	
2nd Avenue McKinley St. to Fillmore St.	10'	20'	Minimum 75%	AFY, SD, S, PO, FC	10' ⁽¹⁾	
3rd Avenue Latham St. to Roosevelt St.	0'	10'	Minimum 50%	SD, DY, S, SY	6'	As Established
3rd Avenue Roosevelt St. to McKinley St.	20'	20'	Minimum 50%	AFY, SD, S, PO, FC	6'	14'
3rd Avenue McKinley St. to Fillmore St.	10'	20'	Minimum 50%	AFY, SD, S, PO, FC	6'	14'

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

⁽¹⁾ Per plans approved by the Street Transportation Department

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1218 Roosevelt North.

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1219 Roosevelt South.

Streetscape Standards Matrix						
Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width

6th Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, PO, FC, S	5'	6'
5th Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, PO, FC, S	5'	14'
4th Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, PO, FC, S	5'	15'
3rd Avenue Roosevelt St. to Fillmore St.	20'	25'	Minimum 50%	AFY, SD, DY, PO, FC, S	5'	15'

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1220 Townsend Park.

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*Five-foot street side landscape required for developments with a net area greater than 20,000 square feet.

**ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1221 Van Buren.

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.

1222 Warehouse.

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (CE) COMMON ENTRY, (FC) FORECOURT, (PO) PORCH, (ALL) All Frontage Types

*ALTERNATIVE FRONTAGE TYPE MAY BE SELECTED AS PER SECTION 1205.B.
