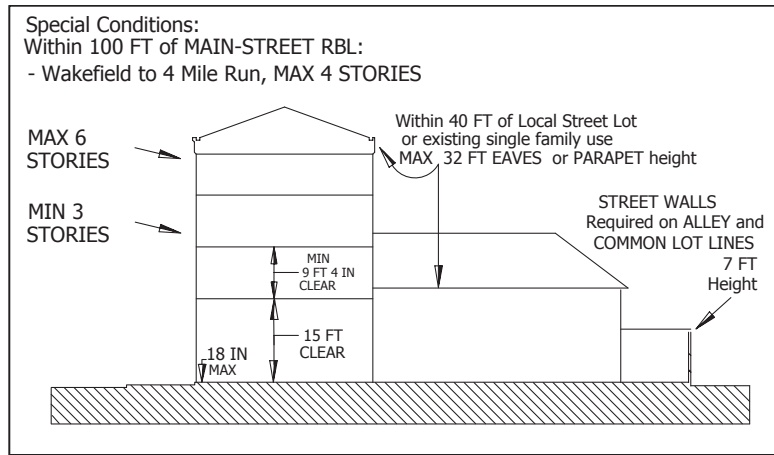


B. BUILDING ENVELOPE STANDARDS: MAIN-STREET SITES



Height Specifications

Height Specifications

Building Height

1. Principal building height is measured in STORIES. These parameters preserve appropriate STREET-space and allow for greater variety in building height.
2. Each building shall be between 3 and 6 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

Parking Structure Height

No parking structure within the BLOCK shall exceed the EAVE height of any building (built after 2002) within 40 feet of the parking structure.

GROUND STORY Height

1. The GROUND STORY floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 24 feet
2. The GROUND FLOOR shall have at least 15 feet clear (floor to ceiling) height for at least 1/3 of its area contiguous to RBL frontage.

Upper Stories Height

1. The maximum floor-to-floor STORY HEIGHT limit for STORIES other than the GROUND STORY is 14 feet.
2. At least 80 percent of the upper STORIES shall each have at least 9 feet 4 inches clear (floor to ceiling) height.

Mezzanines and Podiums

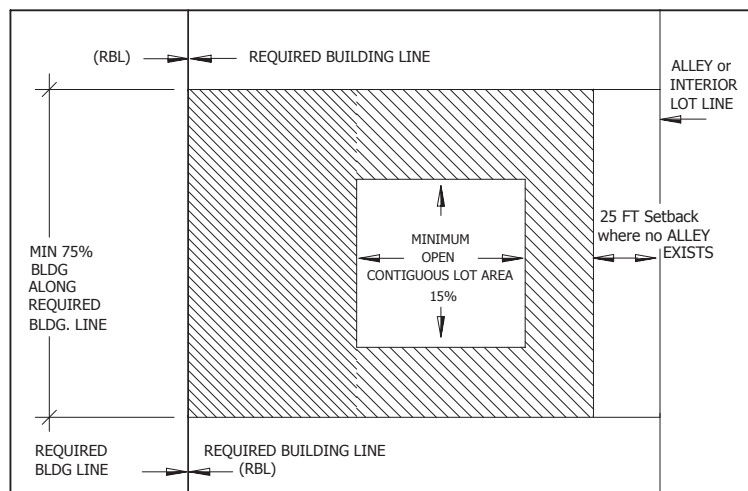
Mezzanines and podiums greater than 2/3 of the floor area footprint shall be counted as full STORIES.

STREET WALL Height

1. Any unbuilt ALLEY and/or COMMON LOT LINE frontage shall have a STREET WALL built along it, 7 feet in height.
2. STREET WALL heights are measured relative to the adjacent sidewalk or to the ground elevation when not fronting a sidewalk.

Other

Where a MAIN-STREET site is within 40 feet of a LOCAL SITE, NEIGHBORHOOD SITE or a single-family home, the maximum height for that portion is 32 feet to the EAVES or PARAPET



Siting Specifications

Siting Specifications

STREET Façade

1. The STREET façade shall be built to not less than 75 percent of the overall RBL. However, the GROUND FLOOR portions of the STREET façade within 7 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
2. The STREET façade shall be composed as a simple plane (limited jogs less than 24 inches are considered a simple plane within this requirement) interrupted only by porches, STOOPS, BAY WINDOWS, shopfronts, and BALCONIES.

BUILDABLE AREA

Buildings shall occupy only the area of the LOT specified in the siting specifications of the BUILDING ENVELOPE STANDARDS as buildable area. No part of any building excepting overhanging EAVES and BES permitted BALCONIES, BAY WINDOWS, STOOPS, and shopfronts shall encroach into the STREET beyond the RBL. No part of any building (excepting overhanging EAVES, BALCONIES, STOOPS, and small and unroofed garden structures) shall occupy the remaining LOT area. The minimum open contiguous area shall comprise at least 15% of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

There are no required side LOT line setbacks unless shared with an existing single family house where an 8-foot setback is required.

Garage and Parking Entrances

1. Garage/parking entrances shall be no closer than 50 feet from any BUILDING CORNER or 100 feet from any BLOCK CORNER (except where otherwise designated on the REGULATING PLAN).
2. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of automobile access to a site.
3. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL. Vehicle parking areas (except where a STREET WALL exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-street parallel parking.

ALLEYS

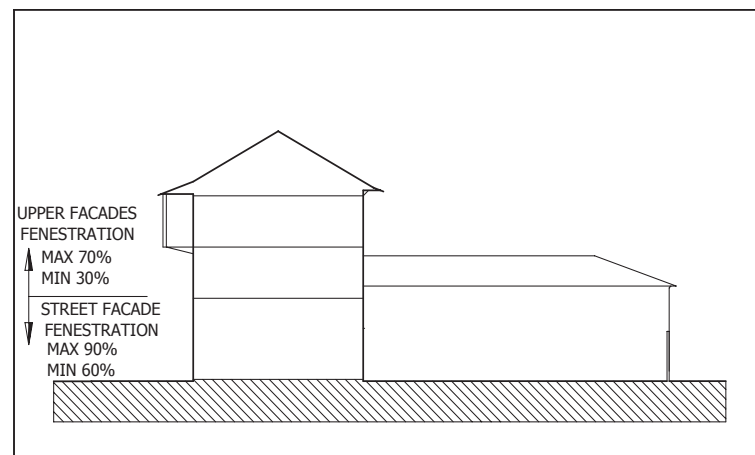
On sites with no ALLEY access, there shall be a 25-foot setback from the rear LOT line.

Corner LOTS

Corner LOTS shall be treated as having STREET FRONTAGE on both the front and side streets (or RBLs).

Unbuilt RBL and COMMON LOT LINE Treatment

Any unbuilt RBL shall have a STREET WALL along it, between 6 feet and 10 feet in height. STREET WALLS may also be constructed along any unbuilt COMMON LOT LINE.



Elements Specifications

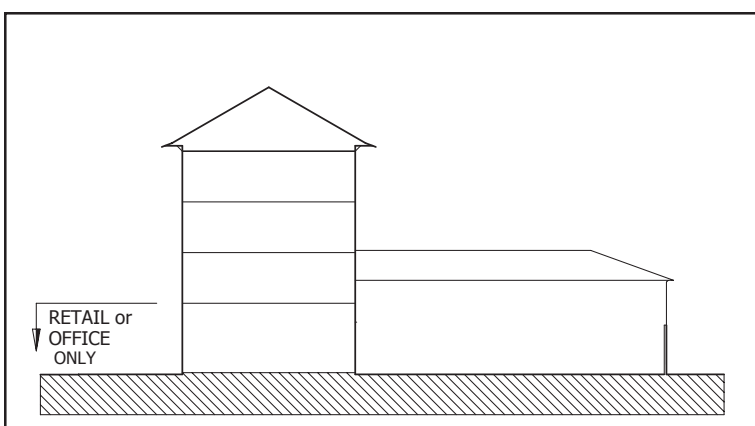
Elements Specifications

GROUND STORY-FENESTRATION

The GROUND STORY façade shall have between 60 percent and 90 percent FENESTRATION (measured as a percentage of the façade that is between 2 and 10 feet above the fronting sidewalk). AWNINGS and overhangs are encouraged (except where otherwise designated on the REGULATING PLAN).

Upper Stories-FENESTRATION

Upper story facades shall have between 30 percent and 70 percent FENESTRATION (measured for each STORY as a percentage of the façade that is between 3 and 9 feet above the finished floor).



Use Specifications

Use Specifications

GROUND STORY

1. The GROUND STORY shall house retail uses as defined on page 17-18 as well as lobby and access for upper story uses.
2. There shall be functioning entry door(s) along the street façade at intervals not greater than 60 feet within any site.

Upper Stories

Retail uses are not permitted on the upper STORIES (except those of less than 900 square feet and/or second STORIES as an extension of the GROUND STORY

use and with direct Columbia Pike frontage). Second STORY restaurants do not violate this rule. Business and professional offices including medical, legal, insurance, philanthropic, real estate, banking, and other offices which in the judgement of the Zoning Administrator with a recommendation from the ADMINISTRATIVE REVIEW TEAM are of the same general character as those listed above max be located on all floors of MAIN STREET sites.