

	Street Frontage			Side & Rear Setbacks			Buildable Area	
	Multiple Buildings Permitted on a Lot	Front Yard BTZ or setback (feet)	Corner Side Yard BTZ or setback (feet)	Minimum Coverage of Front Build-to Zone	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Landscape Area	Minimum Lot Width (feet)
Main Street Building I	No	0-15	0-15	85% 65% BTZ may exclude permitted driveway	0	5	10%	30
Main Street Building II	No	0-5	0-5	95%	0	5	0%	20
Main Street Building III	No	0-5	0-5	95%	0	5	0%	20
Corridor Building I	Yes	5-15	5-15	75% 65%	0	5	15% 10%	30
Corridor Building II	Yes	0-15	0-15	75%	0	5	15%	50
Lakefront Corridor Building	Yes	0-25 BTZ on Lakefront; 0-15 BTZ along Canal Park Drive	0-15	33% on street face; 65% on Lakefront	10% of lot width on each side or aggregate on one side	Not applicable	20%	50
Corridor Building III	No	0-5	0-5	85%	0	5	0%	50
Cottage Commercial I	Yes	5-20	5-20	60%	5	5	20% 10%	50
Cottage Commercial II	No	0-15	0-15	60%	0	5	20%	50
Iconic Building	Yes	5' Setback	5' Setback	Not applicable	5	5	20%	50

¹Tower permitted for all Building Types Land Use Supervisor Approval

² 2 driveways may be permitted through ~~[special exception]~~ if frontage exceeds 200'

³15 stories or 188' as measured from W Superior Street; Permitted from Mesaba Ave to N 4th Ave E

⁴Ground floor transparency may be greater depending on base type.

Parking & Access		Building Height		Transparency		Entrance	Cap & Base Type		
Location of Parking Facilities (yard)	Number of Permitted Driveways	Minimum Principle Building Height (stories)	Maximum Principle Building Height	Minimum Front & Corner Side Façade Transparency per Story ⁴		Blank Wall Limitations	Primary Entrance Locations	Allowed Cap Types ¹	Allowed Base Types
				Rear, Single or double side aisle permitted	1 driveway permitted per frontage ²				
Rear	If no alley exists, 1 driveway permitted per frontage ²	1	4 stories / 55'; 6 stories / 80' on Lake Avenue	20%	Required	Front or Corner Side Façade	Parapet, Flat Roof, Pitched Roof	Arcade, Storefront	
Rear	If no alley exists, 1 driveway permitted per frontage	1; 2 along Superior Street	6 stories / 80'; 9 stories / 116' on corner parcels only; 15 stories / 188' along Superior Street ³	20%	Required	Front or Corner Side Façade	Parapet, Flat Roof	Arcade, Storefront	
Rear, Single or double side aisle permitted	1 driveway permitted per frontage ²	1	3 stories / 45'	20%	Required	Front or Corner Side Façade	Parapet, Flat Roof, Pitched Roof	Stoop, Porch	
Rear	If no alley exists, 1 driveway permitted per frontage ²	1	4 stories / 55'; 6 stories / 80' on Lake Avenue	20%	Required	Front or Corner Side Façade	Parapet, Flat Roof, Pitched Roof	Stoop, Porch	
Must be screened from the Lakefront by building	1 driveway permitted per every 140' of frontage	1	4 stories / 55'	20%	Required only on street or Lakefront facades	Visible from street	Parapet, Flat Roof, Pitched Roof	Stoop or Porch on Lake or parking lot face; Storefront or Stoop on street face	
Rear	If no alley exists, 1 driveway permitted per frontage	1	6 stories / 80'; 9 stories / 116' on corner parcels only; 15 stories / 188' along Superior Street ³	20%	Required	Front or Corner Side Façade	Parapet, Flat Roof	Stoop	
Rear, Single or double side aisle permitted	1 driveway permitted per frontage ²	1	2.5 stories / 33'	20%	Not required	Front or Corner Side Façade	Pitched Roof	Shopfront, Porch, Stoop	
Rear	If no alley exists, 1 driveway permitted per frontage ²	1	2.5 stories / 33'	20%	Not required	Front or Corner Side Façade	Pitched Roof	Shopfront, Porch, Stoop	
Rear, Single side aisle permitted	1 driveway permitted per frontage ²	1	4 stories / 55'	10%	Not required	Front or Corner Side Façade	Parapet, Flat Roof, Pitched Roof	Stoop	

Main Street Building I

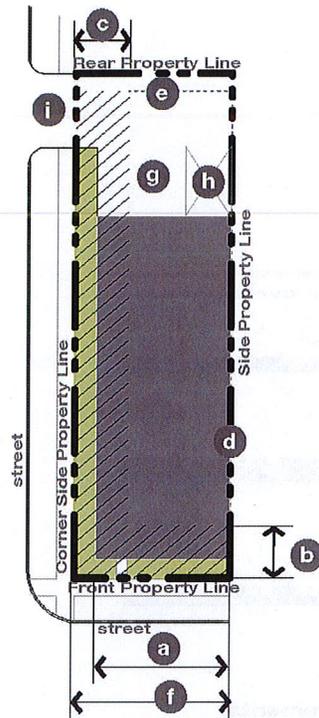


Figure 50-22.8(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Front Build-to Zone Coverage	65% 85%; BTZ may exclude permitted driveway (a)
Occupation of Corner	Required
Front BTZ	0' to 15' (b)
Corner BTZ	0' to 15' (c)
2. Buildable Area	
Side Yard Setback	0' (d)
Rear Yard Setback	5' (e)
Minimum Lot Width	30' (f)
Minimum Landscape Area	10%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear yard; Single or double aisle permitted in side yard (g)
Loading Facility Location	Rear building façade or side (h)
Access	1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200' (i)

B. Height	
Minimum Overall Height	1 story (j)
Maximum Overall Height	2.5 stories / 37' along East Superior; 3 stories / 45' along London Road (k)
Ground Story: Minimum Height	15' (l)
Ground Story: Maximum Height	24' (l)
Upper Stories: Minimum Height	9' (m)
Upper Stories: Maximum Height	14' (m)
Notes:	
If 20' or more in height, ground story shall count as 2 stories towards maximum building height.	

C. Uses	
Ground Story	Refer to Section 3. Permitted Uses (n)
Upper Story	Refer to Section 3. Permitted Uses (o)
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor (p)
Occupied Space	30' depth space required on ground floor facing Primary Street

Main Street Building I

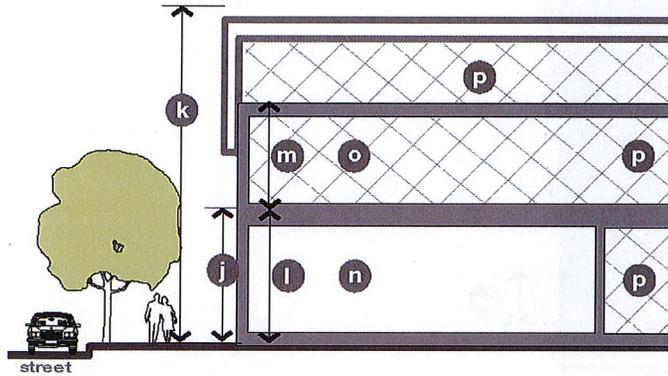


Figure 50-22.8(B): Height & Use Requirements.

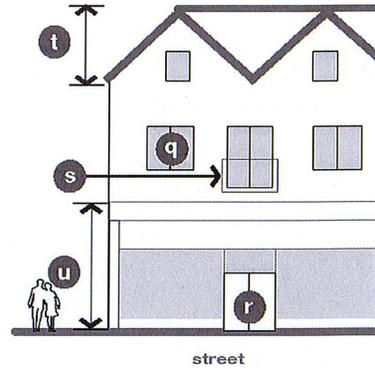


Figure 50-22.8(C): Façade Requirements.

D. Street Façade Requirements	
1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of building (r)
Street Façades: Number of Entrances	50' 1 per 75' of Front Façade
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of front & corner side façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the façade

E. Cap & Base Type Requirements	
Cap Type	Parapet, Flat Roof, Pitched Roof (t)
Tower	Permitted
Street Façade Base Type	Storefront (u)

Main Street Building II

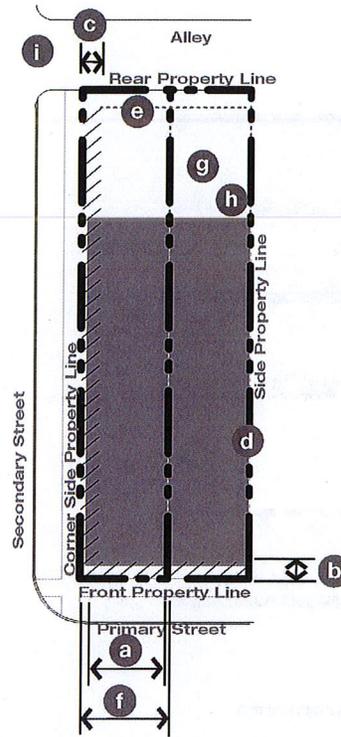


Figure 50-22.9(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Front Build-to Zone Coverage	95% (a)
Occupation of Corner	Required
Front BTZ	0' to 5' (b)
Corner BTZ	0' to 5' (c)
2. Buildable Area	
Side Yard Setback	0' (d)
Rear Yard Setback	5' (e)
Minimum Lot Width	20' (f)
Minimum Landscape Area	0%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building façade (h)
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200' (i)

B. Height	
Minimum Overall Height	1 story (j)
Maximum Overall Height	4 stories / 55' (k)
Ground Story: Minimum Height	15' (l)
Maximum Height	24'
Upper Stories: Minimum Height	9' (m)
Maximum Height	14'
Notes:	
If 20' or more in height, ground story shall count as 2 stories towards maximum building height.	

C. Uses	
Ground Story	Refer to Section 3. Permitted Uses (n)
Upper Story	Refer to Section 3. Permitted Uses (o)
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor (p)
Occupied Space	30' depth space required on ground floor facing Primary Street

Main Street Building II

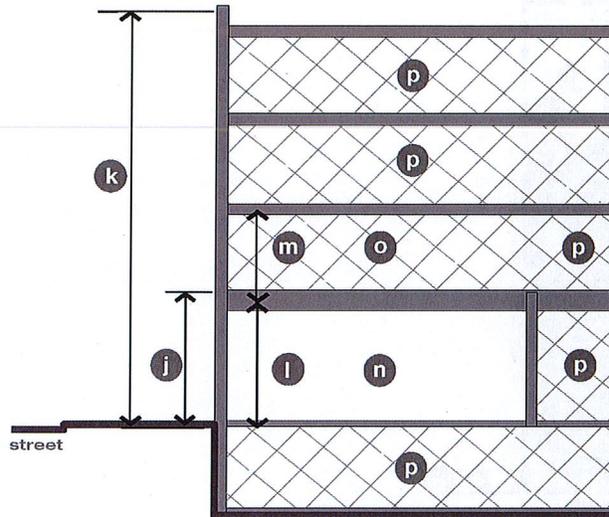


Figure 50-22.9(B): Height & Use Requirements.

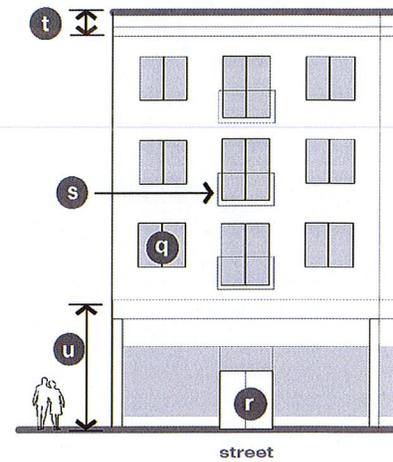


Figure 50-22.9(C): Façade Requirements.

D. Street Façade Requirements	
1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of building (r)
Street Façades: Number of Entrances	1 per 75' of Front Façade
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of front & corner side façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the façade

E. Cap & Base Type Requirements	
Cap Type	Parapet, Flat Roof, Pitched Roof (t)
Tower	Permitted
Street Façade Base Type	Arcade, Storefront (u)

F. Façade Materials Requirements ²	
Permitted Façade Materials	Durable, natural materials, such as stone, brick, stucco, metal, and concrete
Permitted Upper Story Façade Materials	Painted or Stained Wood
Required Materials	Minimum 60% masonry on each façade, red brick preferred
Materials to Avoid	Imitation materials intended to look like natural materials; Residential grade windows and doors on the ground story; painted brick or stone
Prohibited Materials on Façades	Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, and exterior insulation & finishing systems (EIFS)
Façade Colors	Historic Paint Palettes by any major brand, also on file at City Hall

Notes:

² Façade materials requirements apply only to the Canal Park area

Main Street Building III

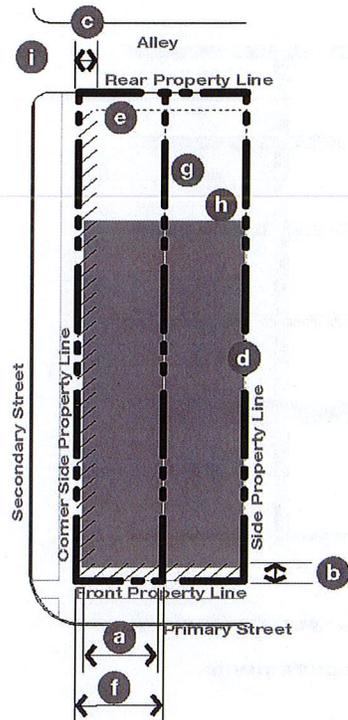


Figure 50-22.10(A) : Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Front Build-to-Zone Coverage	95% (a)
Occupation of Corner	Required
Front BTZ	0' to 5' (b)
Corner BTZ	0' to 5' (c)
2. Buildable Area	
Side Yard Setback	0' (d)
Rear Yard Setback	5' (e)
Minimum Lot Width	20' (f)
Minimum Landscape Area	0%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building façade (h)
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage (i)

B. Height	
Minimum Overall Height	1 story; 2 stories along Superior Street (j)
Maximum Overall Height	6 stories and 80'; 9 stories and 116' on all corner parcels except those on 2nd Street; 15 stories and 188' along Superior Street ^{1,2} (k)
Ground Story: Minimum Height	15' (l)
Maximum Height	24' (l)
Upper Stories: Minimum Height	0' (m)
Maximum Height	14' (m)
Notes:	
¹ 15 Stories/188' height shall be measured from Superior Street	
² 15 Stories permitted from Mesaba Ave to N 4th Ave E on W Superior Street	
³ If 20' or more in height, ground story shall count as 2 stories towards maximum building height	

C. Uses	
Ground Story	Refer to Section 3. Permitted Uses (n)
Upper Story	Refer to Section 3. Permitted Uses (o)
Parking within Building	Permitted in the rear of all floors and fully in any basement (p)

Main Street Building III

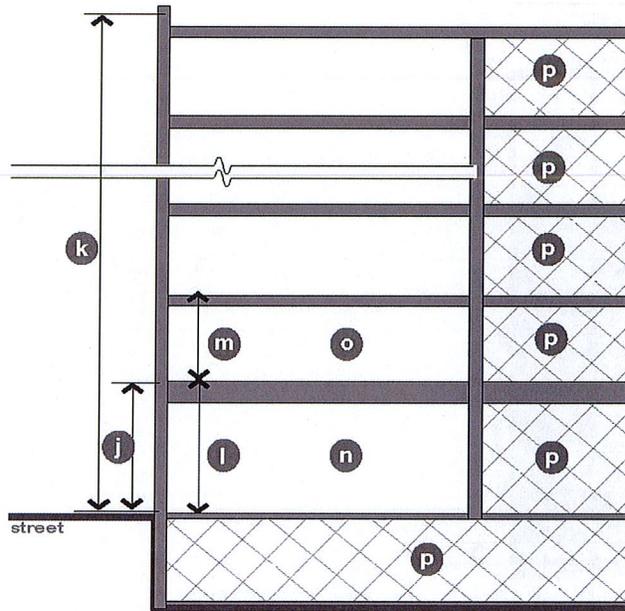


Figure 50-22.10(B): Height & Use Requirements.

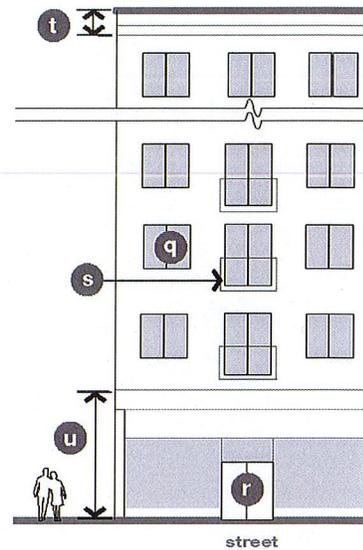


Figure 50-22.10(C): Facade Requirements.

Occupied Space	30' depth space required on all floors facing Primary Streets and on ground floor facing Secondary Streets
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D. Street Façade Requirements

1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of building (r)
Street Façades: Number of Entrances	1 per 75' of Front Façade
3. Balconies (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of front & corner side façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the façade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof (i)
Tower	Permitted
Street Façade Base Type	Arcade, Storefront (u)

Corridor Building I

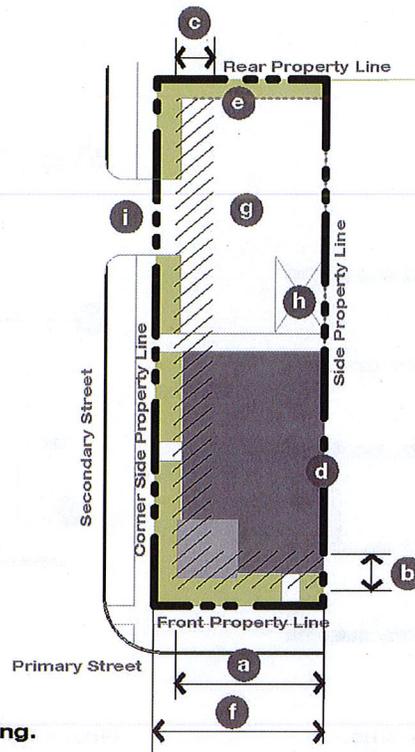


Figure 50-22.11(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Build-to Zone Coverage	65% - 75% a
Occupation of Corner	Required
Front BTZ	5' to 15' b
Corner BTZ	5' to 15' c
2. Buildable Area	
Side Yard Setback	0' d
Rear Yard Setback	5' e
Minimum Lot Width	30' f
Minimum Landscape Area	15% 10% f
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear yard; Single aisle permitted in side yard g
Loading Facility Location	Rear building façade h
Access	1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200' i

B. Height	
Minimum Overall Height	1 story j
Maximum Overall Height	3 stories / 45' k
Ground Story: Minimum Height	15' l
Maximum Height	24' l
Upper Stories: Minimum Height	9' m
Maximum Height	14' m

Notes:

If 20' or more in height, ground story shall count as 2 stories towards maximum building height.

C. Uses	
Ground Story	Refer to Section 3. Permitted Uses n
Upper Story	Refer to Section 3. Permitted Uses o
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor p
Occupied Space	30' depth space required on ground floor facing Primary Street

Corridor Building I

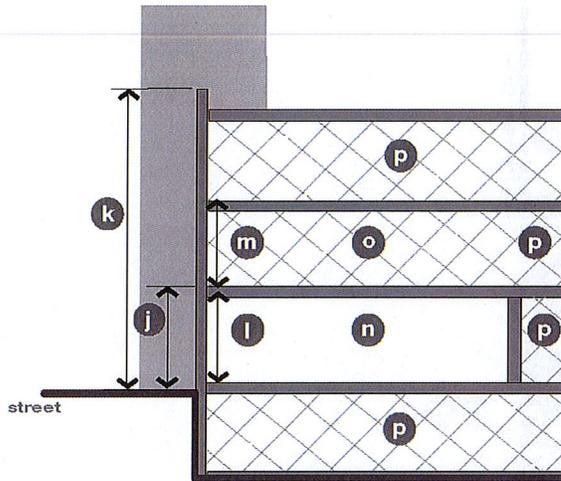


Figure 50-22.11(B): Height & Use Requirements.

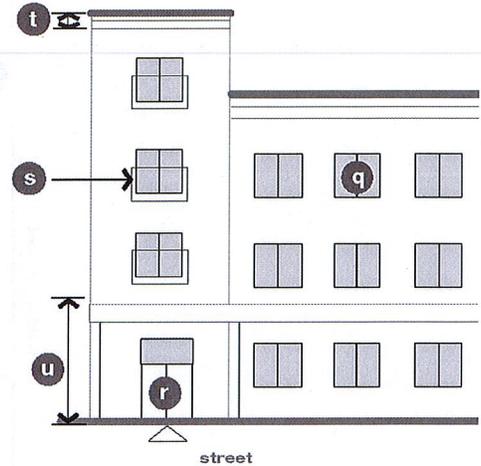


Figure 50-22.11(C): Façade Requirements.

D. Street Façade Requirements

1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of building (r)
Street Façades: Number of Entrances	50' 1 per 75' of Front Façade
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of front & corner side façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the façade

E. Cap & Base Type Requirements

Cap Type	Parapet, Flat Roof, Pitched Roof (t)
Tower	Permitted
Street Façade Base Type	Stoop, Porch ² (u)

Notes:

² Porch, Stoop, or stairs may encroach to within 2' of the property line

Corridor Building II

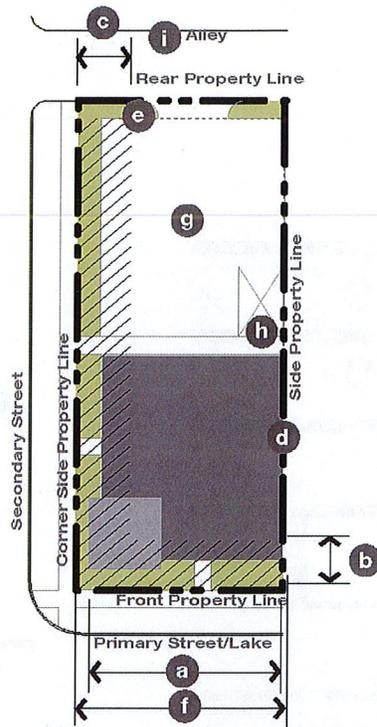


Figure 50-22.12(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Build-to Zone Coverage	75% (a)
Occupation of Corner	Required
Front BTZ	0' to 15' (b)
Corner BTZ	0' to 15' (c)
2. Buildable Area	
Side Yard Setback	0' (d)
Rear Yard Setback	5' (e)
Minimum Lot Width	50' (f)
Minimum Landscape Area	15%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear yard (g)
Loading Facility Location	Rear building façade (h)
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200' (i)

B. Height	
Minimum Overall Height	1 story (j)
Maximum Overall Height	4 stories / 55' (k)
Ground Story: Minimum Height	15' (l)
Ground Story: Maximum Height	24' (l)
Upper Stories: Minimum Height	9' (m)
Upper Stories: Maximum Height	14' (m)
Notes:	
If 20' or more in height, ground story shall count as 2 stories towards maximum building height.	

C. Uses	
Ground Story	Refer to Section 3. Permitted Uses (n)
Upper Story	Refer to Section 3. Permitted Uses (o)
Parking within Building	Permitted in the rear of the ground floor and fully in any other floor (p)
Occupied Space	30' depth space required on ground floor facing Primary Street

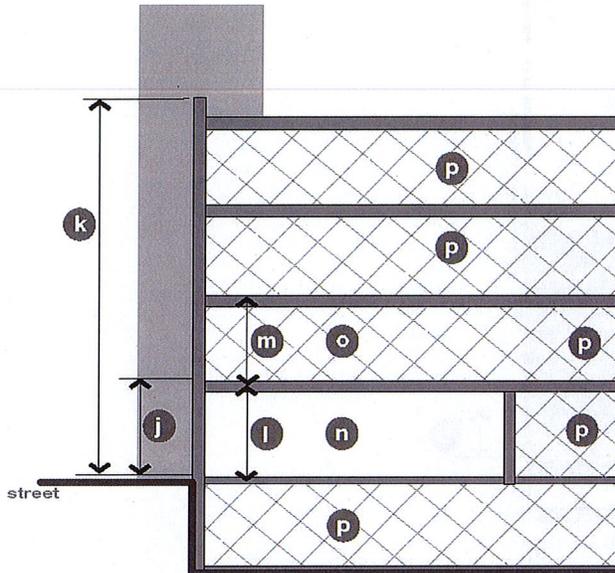


Figure 50-22.12(B): Height & Use Requirements.

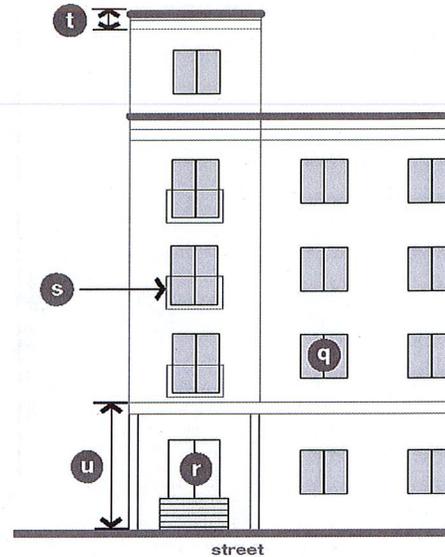


Figure 50-22.12(C): Façade Requirements.

D. Street Façade Requirements	
1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of building (r)
Street Façades: Number of Entrances	1 per 75' of Front Façade
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of front & corner side façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the façade

E. Cap & Base Type Requirements	
Cap Type	Parapet, Flat Roof, Pitched Roof (t)
Tower	Permitted
Street Façade Base Type	Stoop, Porch (u)

F. Façade Materials Requirements ²	
Permitted Façade Materials	Durable, natural materials, such as stone, brick, stucco, metal, and concrete
Permitted Upper Story Façade Materials	Painted or Stained Wood
Required Materials	Minimum 60% masonry on each façade, red brick preferred
Materials to Avoid	Imitation materials intended to look like natural materials; Residential grade windows and doors on the ground story; painted brick or stone
Prohibited Materials on Façades	Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, and exterior insulation & finishing systems (EIFS)
Façade Colors	Historic Paint Palettes by any major brand, also on file at City Hall

Notes:

² Façade materials requirements apply only to the Canal Park area

Lakefront Corridor Building

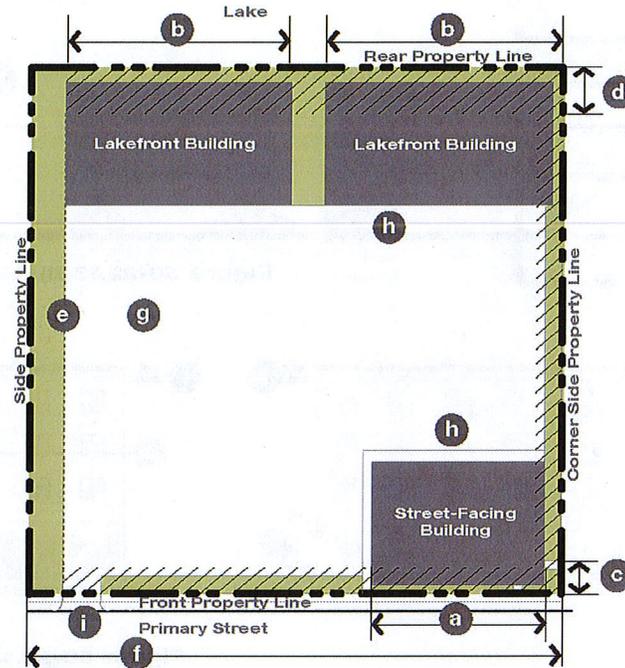


Figure 50-22.13(A): Building Siting.

A. Building Siting

1. Street & Lake Frontage

Multiple Principal Buildings	Permitted	
Build-to-Zone Coverage:		
Front & Corner B'1'Z on Street Face	33%	(a)
Rear BTZ on Lakefront	65%	(b)
Occupation of Corner	Required	
Build-to-Zone:		
Front & Corner BTZ on Street Face	0-15'	(c)
Rear BTZ on Lakefront	0-25'	(d)

2. Buildable Area

Side Yard Setback	20'	(e)
Rear Yard Setback	Not applicable	
Lakefront Access Easement	Minimum 50' wide easement from Canal Park Drive to the Lakewalk ¹	
Minimum Lot Width	50'	(f)
Minimum Landscape Area	20%	

3. Parking Lot, Loading & Access

Parking Lot Location	Must be screened from the Lakefront by building	(g)
Loading Facility Location	Not permitted on Street or Lakefront Façades	(h)

Access	1 driveway permitted per every 140' of street frontage	(i)
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Notes:

¹ Access easements are required at the terminus of any street with Canal Park Drive.

B. Height

Minimum Overall Height	1 story	(j)
Maximum Overall Height	4 stories / 55'	(k)
Ground Story: Minimum Height	15'	(l)
Maximum Height	24'	
Upper Stories: Minimum Height	9'	(m)
Maximum Height	14'	

Notes:

² If 20' or more in height, ground story shall count as 2 stories towards maximum building height.

C. Uses

Ground Story	Refer to Section 3. Permitted Uses	(n)
Upper Story	Refer to Section 3. Permitted Uses	(o)
Parking within Building	Permitted in the rear of all floors and fully in any basement	(p)
Occupied Space	30' depth space facing Primary Street or space on front façade	

Lakefront Corridor Building

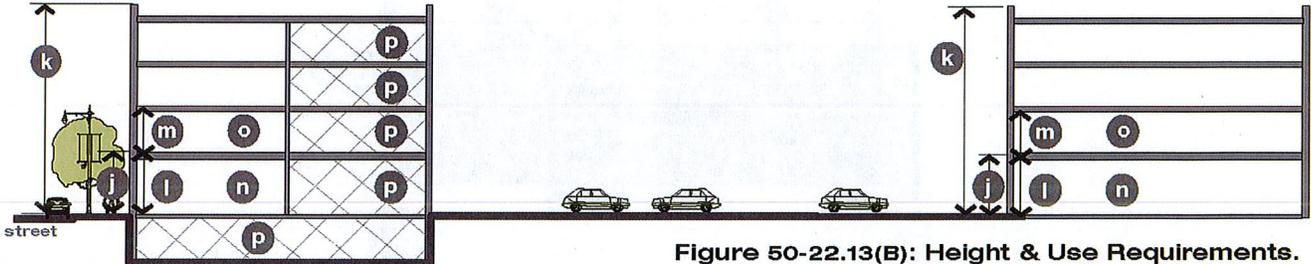


Figure 50-22.13(B): Height & Use Requirements.

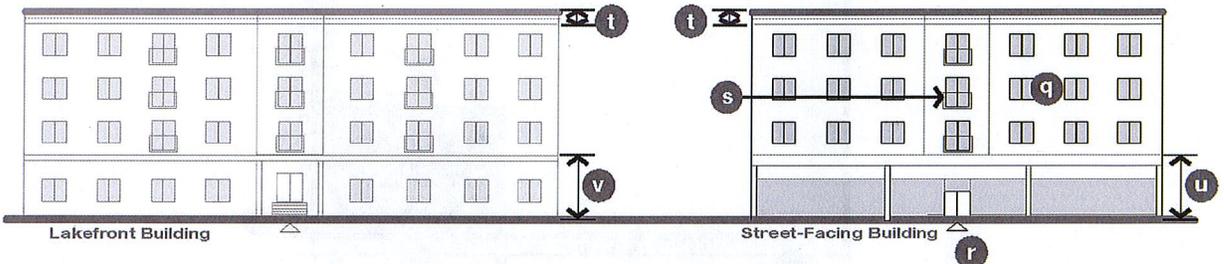


Figure 50-22.13(C): Façade Requirements.

D. Street, Lakefront, and Parking Lot Façade Requirements	
1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required only on Street and Lakefront Façades
2. Building Entrance	
Principal Entrance Location	Visible from Street (r)
Number of Entrances:	
Street Façade	1 per 100' of Front Façade
Lakefront Façade	1 per 150' of Front Façade
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of front & corner side facades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the façade

E. Cap & Base Type Requirements	
Cap Type	Parapet, Flat Roof, Pitched Roof (t)
Tower	Permitted
Street Façade Base Type	Storefront, Stoop (u)
Parking Lot Façade Base Type Visible from Street	Stoop, Porch (v)
Lakefront Façade Base Type	Stoop, Porch
F. Façade Materials Requirements	
Permitted Façade Materials	Durable, natural materials, such as stone, brick, stucco, metal, and concrete
Permitted Upper Story Façade Materials	Painted or Stained Wood
Required Materials	Minimum 60% masonry on each façade, red brick preferred
Materials to Avoid	Imitation materials intended to look like natural materials; Residential grade windows and doors on the ground story; painted brick or stone
Prohibited Materials on Façades	Concrete masonry units, utility or economy bricks more than 3" in height, untreated wood, and exterior insulation & finishing systems (EIFS)
Façade Colors	Historic Paint Palettes by any major brand, also on file at City Hall

Corridor Building III

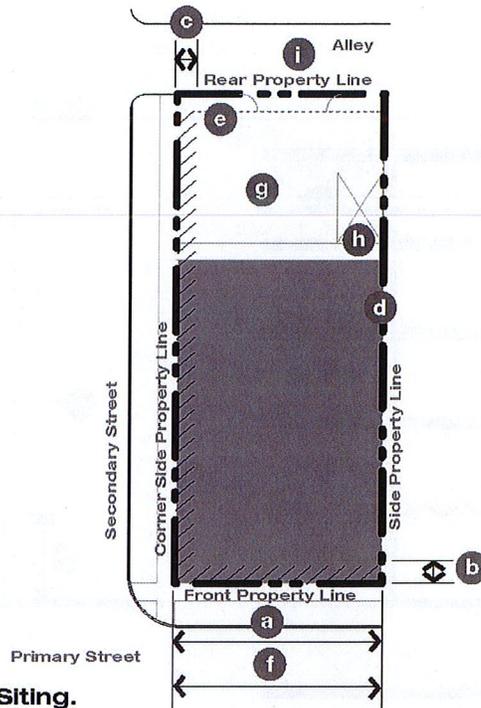


Figure 50-22.14(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Front Build-to Zone Coverage	85% (a)
Occupation of Corner	Required
Front BTZ	0' to 5' (b)
Corner BTZ	0' to 5' (c)
2. Buildable Area	
Side Yard Setback	0' (d)
Rear Yard Setback	5' (e)
Minimum Lot Width	50' (f)
Minimum Landscape Area	0%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear Yard (g)
Loading Facility Location	Rear Building Façade (h)
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage (i)

B. Height	
Minimum Overall Height	1 story (j)
Maximum Overall Height	6 stories / 80'; 9 stories and 116' on corner parcels only; 15 stories / 188' along Superior street ^{1,2} (k)
Ground Story: Minimum Height	15' (l)
Ground Story: Maximum Height	24' (l)
Upper Stories: Minimum Height	9' (m)
Upper Stories: Maximum Height	14' (m)
Notes:	
¹ 15 Stories/188' height shall be measured from Superior Street	
² 15 Stories permitted from Mesaba Ave to N 4th Ave E on W Superior Street	
³ If 20' or more in height, Ground Story shall count as 2 Stories towards maximum building height.	
C. Uses	
Ground Story	Refer to Section 3. Permitted Uses (n)
Upper Story	Refer to Section 3. Permitted Uses (o)
Parking within Building	Permitted in the rear of all floors and fully in any basement (p)

Corridor Building III

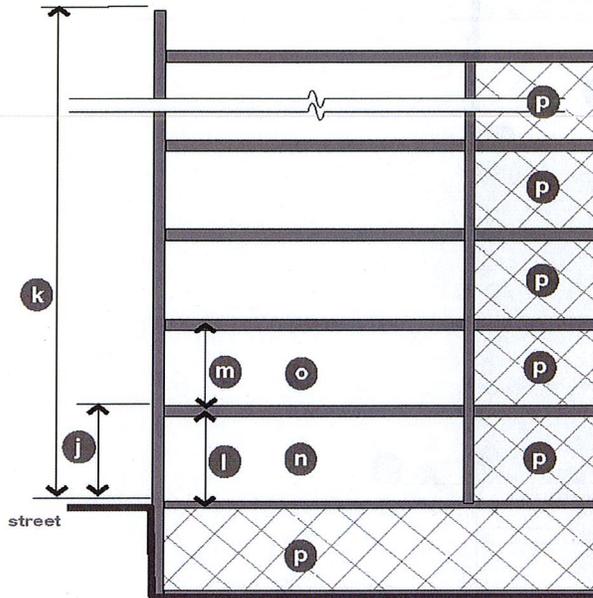


Figure 50-22.14(B): Height & Use Requirements.

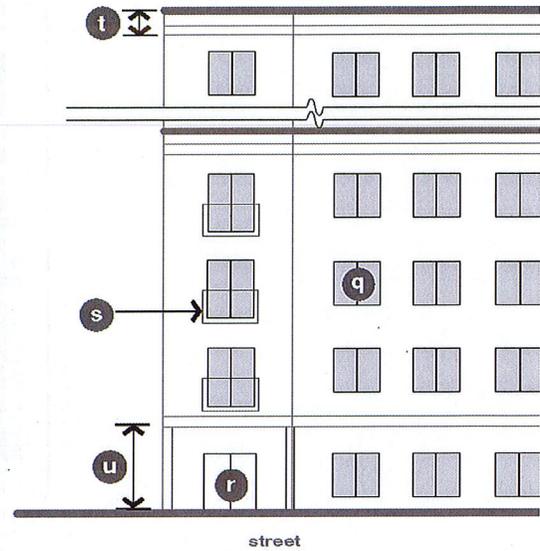


Figure 50-22.14(C): Façade Requirements.

Occupied Space	30' depth space required on all floors facing Primary Streets and on ground floor facing Secondary Streets
D. Street Façade Requirements	
1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of Building (r)
Street Façades: Number of Entrances	1 per 75' of Front Façade
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of Front & Corner Side Façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit

Structure	Independently secured and unconnected to other balconies; or integral to the Façade
E. Cap & Base Type Requirements	
Cap Type	Parapet, Flat Roof (t)
Tower	Permitted
Street Façade Base Type	Stoop (u)

Cottage Commercial I

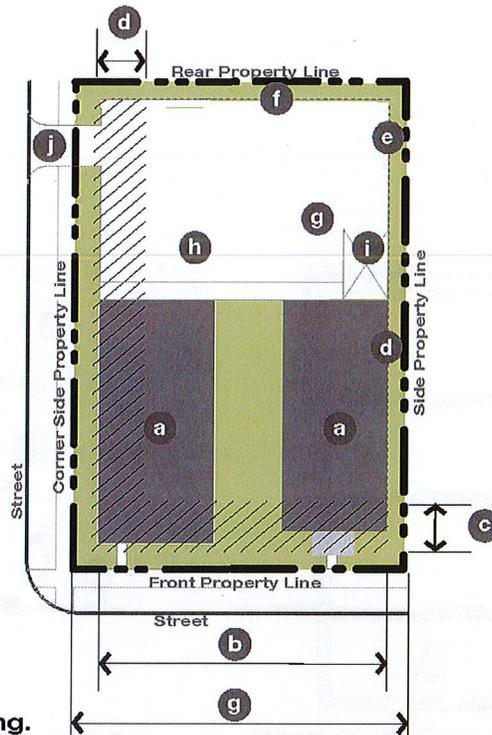


Figure 50-22.15(A): Building Siting.

A. Building Siting

1. Street Frontage		
Multiple Principal Buildings	Permitted ¹	a
Front Build-to Zone Coverage	60%	b
Occupation of Corner	Required	
Front BTZ	5' to 20'	c
Corner BTZ	5' to 20'	d
2. Buildable Area		
Side Yard Setback	5'	e
Rear Yard Setback	5'	f
Minimum Lot Width	50'	g
Minimum Landscape Area	20% - 10%	
3. Parking Lot, Loading & Access		
Parking Lot Location	Rear Yard; Single side aisle permitted or double	h
Loading Facility Location	Rear Building Façade or Side	i
Access	1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200'	j

Notes:

¹ Each principal building shall have a width of less than 75' and meet the applicable requirements for the Building Type included in this Section.

B. Height

Minimum Overall Height	1 story	k
Maximum Overall Height	2.5 stories / 33'	l
Ground Story: Minimum Height	15'	m
	Maximum Height 24'	
Upper Stories: Minimum Height	9'	n
	Maximum Height 14'	

Notes:

If 20' or more in height, Ground Story shall count as 2 Stories towards maximum building height.

C. Uses

Ground Story	Refer to Section 3. Permitted Uses	o
Upper Story	Refer to Section 3. Permitted Uses	p
Parking within Building	Permitted in the Rear of all Floors and fully in any Basement	q
Occupied Space	30' depth space facing Primary Street or space on front façade	

Cottage Commercial I

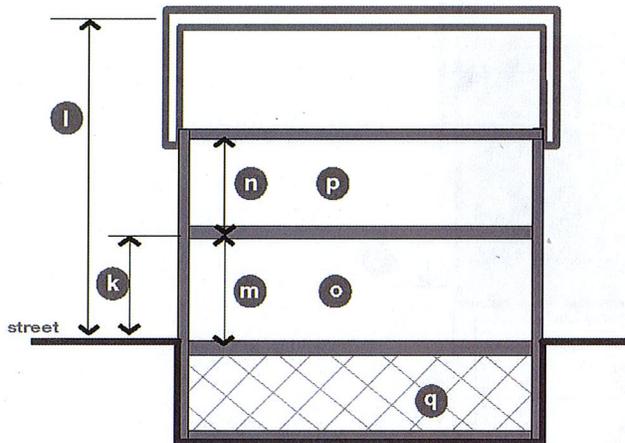


Figure 50-20.15(B): Height & Use Requirements.

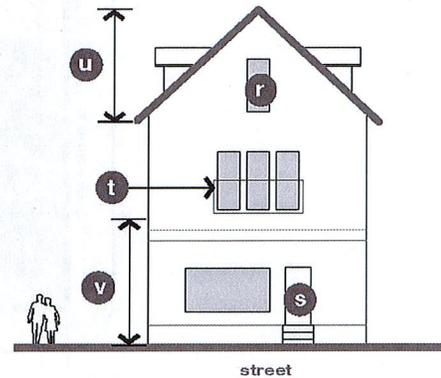


Figure 50-22.15(C): Façade Requirements.

D. Street Façade Requirements

1. Transparency		r
Minimum Transparency	20% per floor	
Blank Wall Limitations	Required	
2. Building Entrance		
Principal Entrance Location	Front or Corner Side Façade of building	s
Street Façades: Number of Entrances	Not required	
3. Balconies (if provided)		t
Size	Minimum 3' deep and 5' wide	
Façade Coverage	Maximum 30% of Front & Corner Side Façades, calculated separately	
Access to Balcony	Maximum one (1) dwelling unit	
Structure	Independently secured and unconnected to other balconies; or integral to the Façade	

E. Cap & Base Type Requirements

Cap Type	Pitched Roof	u
Tower	Permitted	
Street Façade Base Type	Shopfront, Porch, Stoop ³	v
Notes:		
³ Porch, Stoop, or stairs may encroach to within 2' of the property line		

Cottage Commercial II

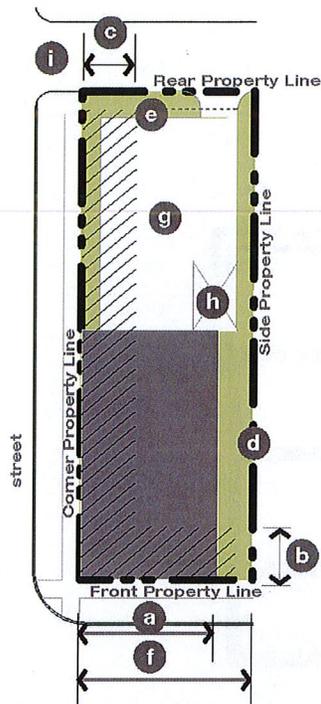


Figure 50-22.16(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Not permitted
Front Build-to Zone Coverage	60% (a)
Occupation of Corner	Required
Front BTZ	0' to 15' (b)
Corner BTZ	0' to 15' (c)
2. Buildable Area	
Side Yard Setback	0' (d)
Rear Yard Setback	5' (e)
Minimum Lot Width	50' (f)
Minimum Landscape Area	20%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear Yard (g)
Loading Facility Location	Rear Building Façade (h)
Access	No driveway permitted if alley access is available; If no alley exists, 1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200' (i)

B. Height	
Minimum Overall Height	1 story (j)
Maximum Overall Height	2.5 stories / 33' (k)
Ground Story: Minimum Height	15' (l)
Maximum Height	24'
Upper Stories: Minimum Height	9' (m)
Maximum Height	14'
Notes:	
If 20' or more in height, Ground Story shall count as 2 Stories towards maximum building height.	
C. Uses	
Ground Story	Refer to Section 3. Permitted Uses (n)
Upper Story	Refer to Section 3. Permitted Uses (o)
Parking within Building	Permitted in the Rear of all Floors and fully in any Basement (p)
Occupied Space	30' depth space facing Primary Street or space on front façade

Cottage Commercial II

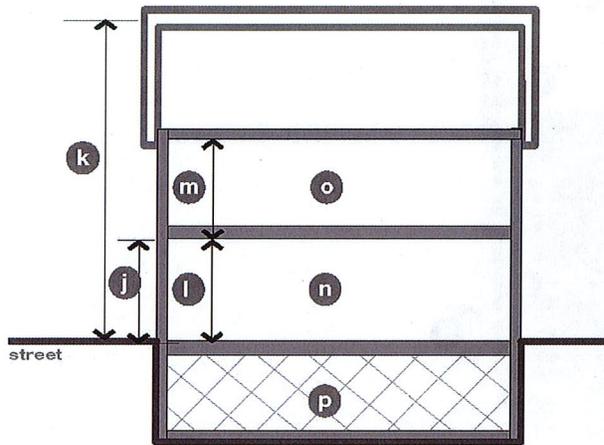


Figure 50-22.16(B): Height & Use Requirements.

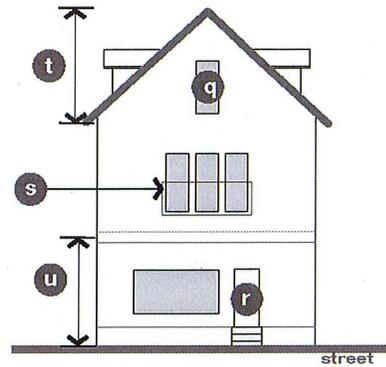


Figure 50-22.16(C): Façade Requirements.

D. Street Façade Requirements

1. Transparency (q)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of Building (r)
Street Façades: Number of Entrances	Not required
3. Balconies (if provided) (s)	
Size	Minimum 3' deep and 5' wide
Façade Coverage	Maximum 30% of Front & Corner Side Façades, calculated separately
Access to Balcony	Maximum one (1) dwelling unit
Structure	Independently secured and unconnected to other balconies; or integral to the Façade

E. Cap & Base Type Requirements

Cap Type	Pitched Roof (t)
Tower	Permitted
Street Façade Base Type	Shopfront, Porch, Stoop (u)

Iconic Building

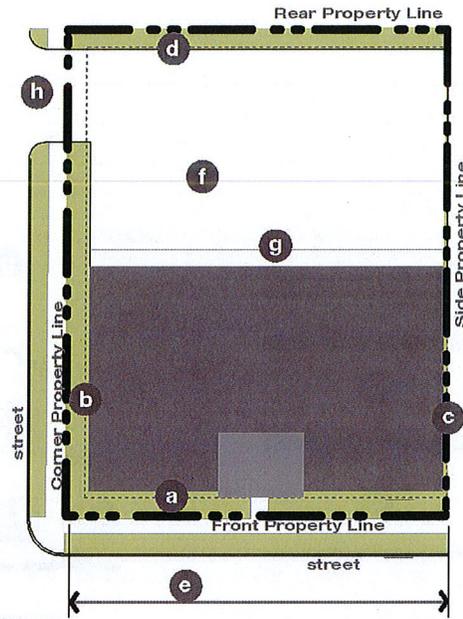


Figure 50-22.17(A): Building Siting.

A. Building Siting	
1. Street Frontage	
Multiple Principal Buildings	Permitted
Front Build-to-Zone Coverage	Not Applicable
Occupation of Corner	Not required
Front Setback	5' (a)
Corner Setback	5' (b)
2. Buildable Area	
Side Yard Setback	5' (c)
Rear Yard Setback	5' (d)
Minimum Lot Width	50' (e)
Minimum Landscape Area	20%
3. Parking Lot, Loading & Access	
Parking Lot Location	Rear Yard; Single aisle permitted in Side Yard (f)
Loading Facility Location	Rear Building Façade (g)
Access	1 driveway permitted per frontage; 2 driveways may be permitted through [special exception] if frontage exceeds 200' (h)

B. Height	
Minimum Overall Height	1 story (i)
Maximum Overall Height	4 stories / 45' (j)
Ground Story: Minimum Height	9' (k)
Maximum Height	30'
Upper Stories: Minimum Height	9' (l)
Maximum Height	14'
Notes:	
If 20' or more in height, Ground Story shall count as 2 Stories towards maximum building height.	

C. Uses	
Ground & Upper Stories	Only Civic, Institutional, Infrastructure, and Open Space and Recreation uses are permitted in the Iconic Building Type (see Section 3. Permitted Uses). (m)
Parking within Building	Permitted in the Rear of all Floors and fully in any Basement
Occupied Space	30' depth space facing Primary Street or space on front façade

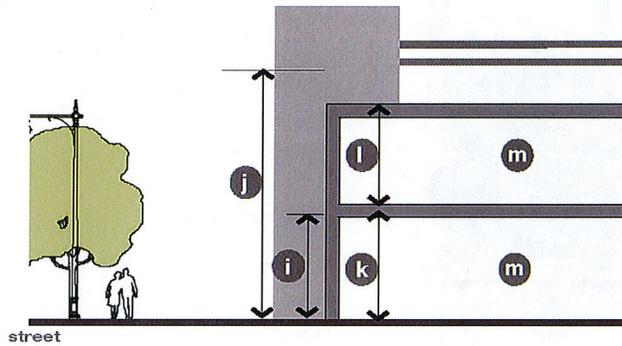


Figure 50-22.17(B): Height & Use Requirements.

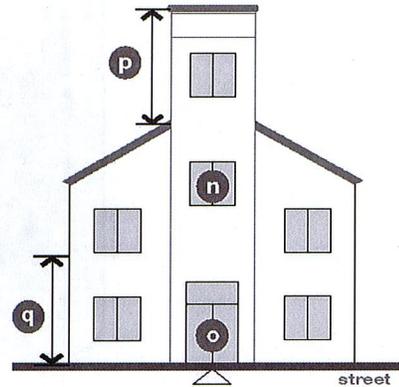


Figure 50-22.17(C): Facade Requirements.

D. Street Façade Requirements	
1. Transparency (n)	
Minimum Transparency	20% per floor
Blank Wall Limitations	Required
2. Building Entrance	
Principal Entrance Location	Front or Corner Side Façade of Building (o)
Street Façades: Number of Entrances	Not required

E. Cap & Base Type Requirements	
Cap Type ²	Parapet, Pitched Roof, Flat Roof (p)
Tower	Permitted
Street Façade Base Type	Stoop (q)
Notes:	
² Other cap types not listed here may be approved through a [special exception] (see Section XX)	