



ZONING CODE

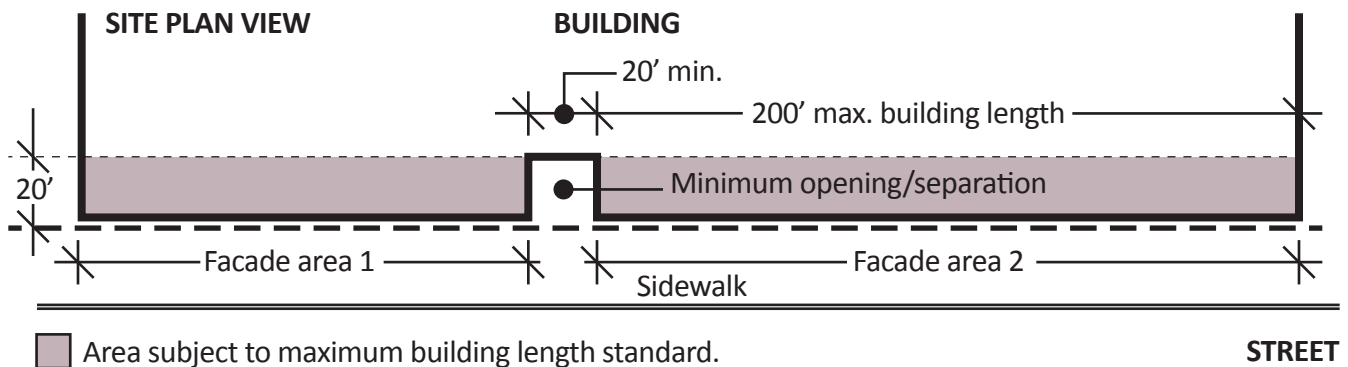
INFORMATION GUIDE

Building Length and Façade Articulation

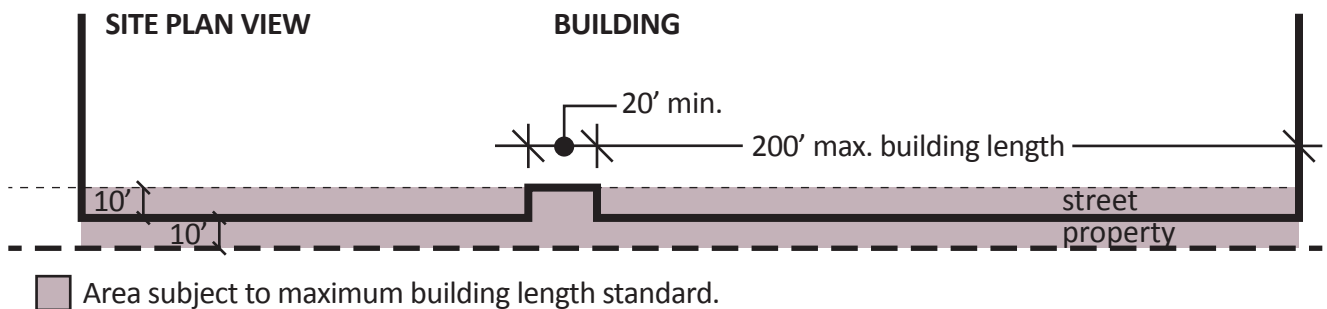
The maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet.

- This standard applies in the CR, CM1, CM2, CM3 and CE zones.
- The standard applies only to buildings more than 200 feet in length.
- The standard applies to the first 20 feet from a street lot line. The location of buildings within the first 20 feet from the street property line determines the portion of the building subject to the standard.

In the CR, CM1, CM2, CM3 and CE zones, the maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. The portions of buildings subject to this standard must be separated by a minimum of 20 feet when located on the same site.



Maximum Building Length Example

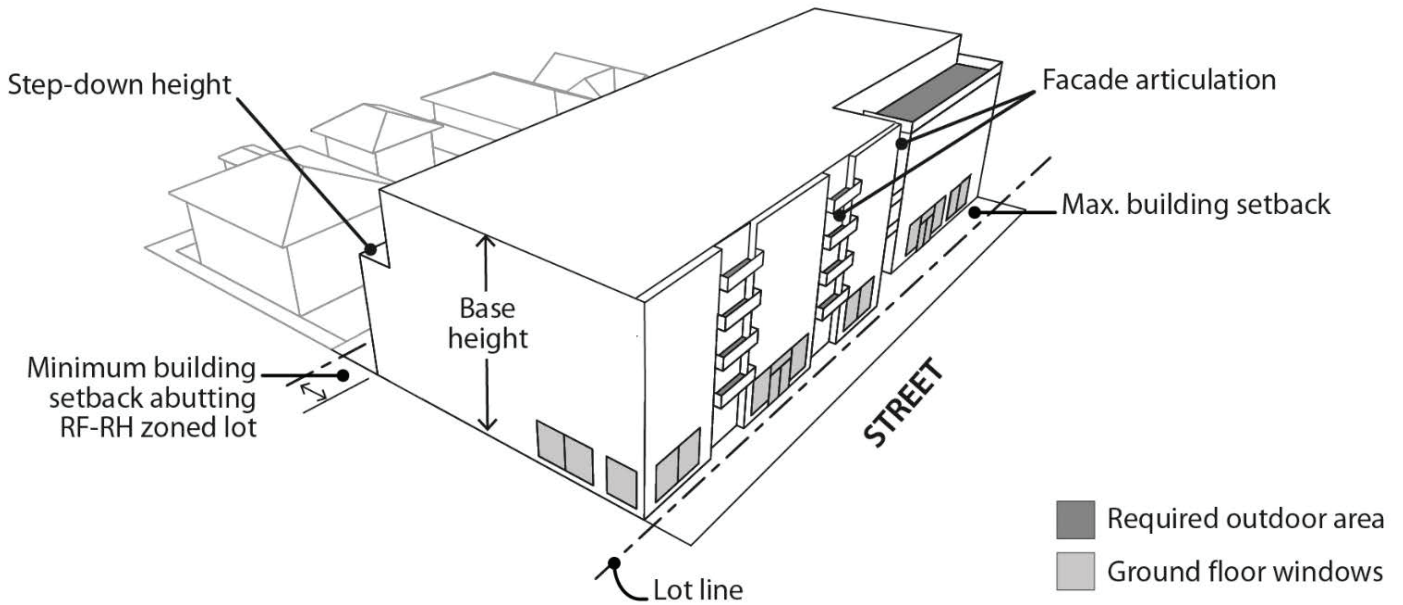


At least 25 percent of the façade within 20 feet of a street lot line must be divided into façade planes that are off-site by at least 2 feet in depth from the rest of the façade.

- The standard applies in the CM2, CM3 and CE zones.
- Façade projections over the right-of-way are not counted toward the standard, unless 2 feet or greater of the projection is outside of the right-of-way.
- Portions of building façades that are vertically separated by a gap of 10 feet in width or more, and at least 20 feet in depth measured from the street lot line are considered separate façades.
- Balconies enclosed by more than 75 percent of facade even within articulated areas of the building are building area and do not count toward the standard.
- The 25 percent requirement may be applied to one contiguous area or the sum of multiple articulated portions of the building.

At least 25 percent of the façade within 20 feet of a street lot line must be divided into façade planes that are off-set by at least 2 feet in depth from the rest of the façade. Façade area used to meet the façade articulation standard may be recessed behind or project out from the primary façade plane, but projections into street right-of-way do not count toward meeting the standard.

Some building form and setback development standards



BUILDING LENGTH AND FAÇADE ARTICULATION