

C. Low-Scale 3 (LS3)

Structures in the Low-Scale 3 Form District are intended to support concentrated activity along pedestrian oriented streets where a traditional main street character is desired. Structures present a lower scale frontage and strong street wall that supports a vibrant pedestrian environment while building height gradually rises away from the street in order to accommodate development activity.

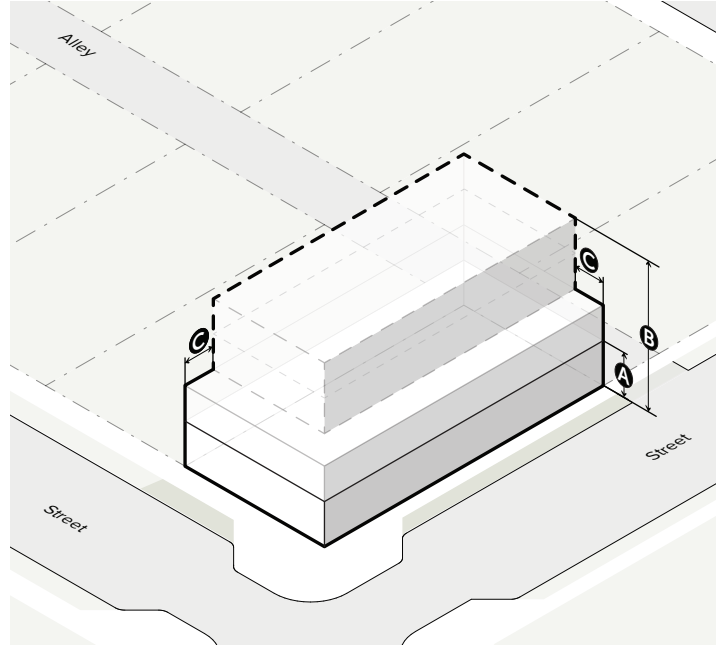
1. Lot and Site Parameters



Lot Size	
A Lot area for new lots (min)	n/a
B Lot width for new lots (min)	20'
Coverage	
C Building coverage (max)	100%
D Outdoor amenity space (min)	10%
Courtyard	■
Park	■
Paseo	■
Plaza	■
Upper-story terrace	■
Yard	■
Building Setbacks	
E Street (min)	see Frontage
F Common lot line (min)	0'
G Alley (min)	0'
Parking Setbacks	
H Street (min)	see Frontage
I Common lot line (min)	0'
J Alley (min)	0'

Key: ■ = Allowed -- = Not Allowed

2. Bulk and Mass

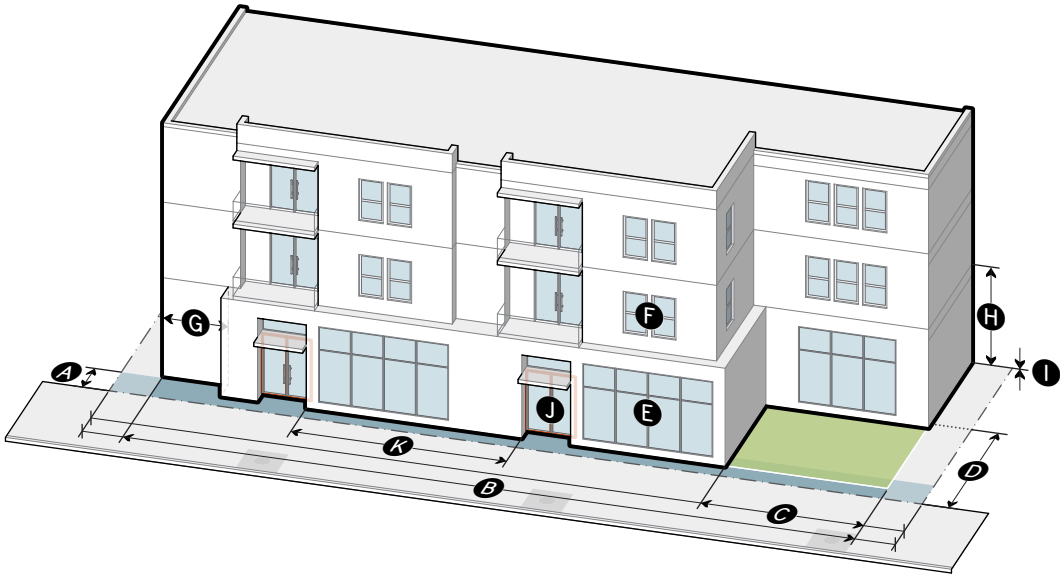


Building Height*	A Min	B Max
Base	15'	2 stories
Bonus	15'	4 stories
Floor Area Ratio (FAR)*		Max
Base		1.5
Bonus		2.5
Upper Story Setback		
C Above 2 stories, from street (min)		10'
Building Mass		
Building length (max)		n/a
Facade length (max)		n/a
Articulation		
Length of facade without articulation (max)		50'
Facade articulation techniques required (min)		2
Facade length/articulation applicability		4 stories
Connectivity		
Pedestrian connection spacing (min)		n/a

*Bonus achieved through incentive zoning system - under development.

A. Shopfront (SH)

The Shopfront Frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk and in order to prioritize the pedestrian experience, street wall continuity is emphasized.



	Primary St.	Side St.
Building Setbacks		
A Build-to range (min/max)	0'/5'	0'/10'
B % of lot width occupied by building facade in build-to range (min)	90%	70%
C Pedestrian amenity width (max)	25%	50%
Parking Setbacks		
D Street (min)	30'	5'
Transparency		
E Ground story (min)	70%	35%
F Upper story (min)	20%	20%
G Blank wall area (max)	20'	30'
Story Height		
H Ground story, floor to floor (min)	13'	13'
I Ground floor elevation (min/max)	0'/2'	0'/2'
Pedestrian Access		
J Street-facing entrance	Required	Required
K Entrance spacing (max)	50'	75'
Building Elements Allowed		
Awning/canopy	■	■
Balcony	■	■
Colonnade	--	--
Gallery	--	--
Porch	--	--
Recessed Entry	■	■
Stoop	--	--

Key: ■ = Allowed -- = Not Allowed