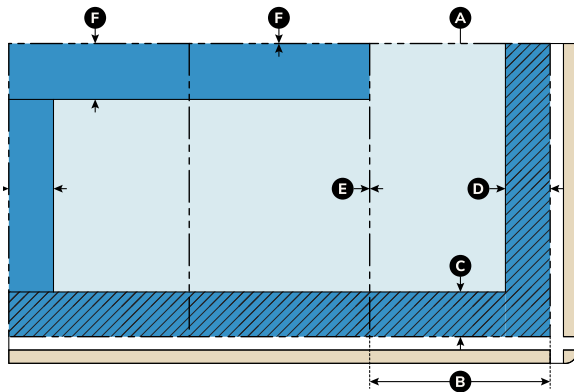
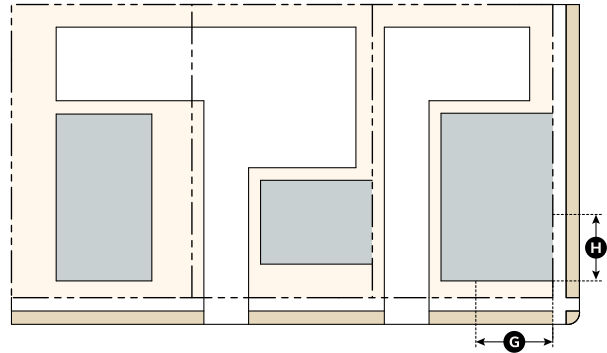


DOWNTOWN EDGE DISTRICT (PROPOSED DIMENSIONAL REQUIREMENTS)

Dimensions and Siting:



Buildout:



Dimensions and Siting

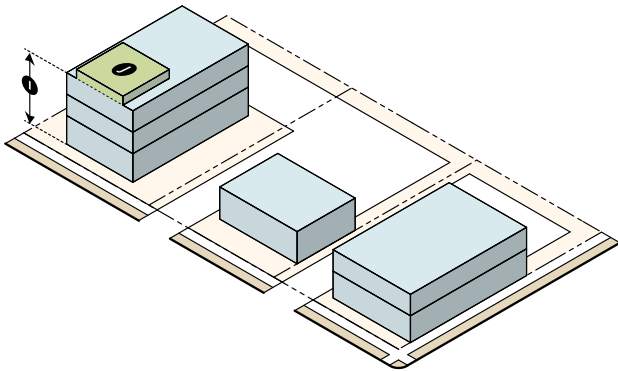
A	Minimum Lot Area	10,000 sf
B	Minimum Lot Width	50 ft
C	Front Setback ¹	0-20 ft Build-to Zone
D	Corner Side Setback ¹	0-20 ft Build-to Zone
E	Minimum Interior Side Setback	0 ft, unless abutting residential district or DT-T District, then 20 ft
F	Minimum Rear Setback	0 ft, unless abutting residential district or DT-T District, then 25 ft

Buildout

G	Minimum Front Build-to Percentage	60%
H	Minimum Corner Side Build-to Percentage	40%

¹ When the front or corner side lot line intersects or overlaps with the right-of-way line, the required build-to zone is measured from a line representing the average location of front lot lines along the same block. In no case shall a building be placed forward of this line.

Height:

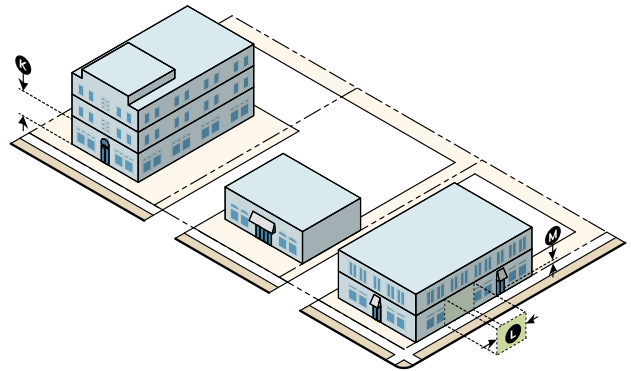


Building Height

	Minimum Building Height	None
1	Maximum Building Height	40 ft & 3 Stories
1	Permitted Height Exception	

Buildings may exceed maximum permitted height by 5' for a maximum of 25% of the square footage of the top floor. Such additional height may not be used to create an additional story.

Activation:



Building Activation

K	Minimum Ground Floor Height	12 ft
L	Maximum Blank Wall Area	30 ft
M	Maximum Height of Building Entry Threshold Above Sidewalk	18 in
	Minimum Ground Floor Transparency	30%
	Minimum Upper Floor Transparency	15%