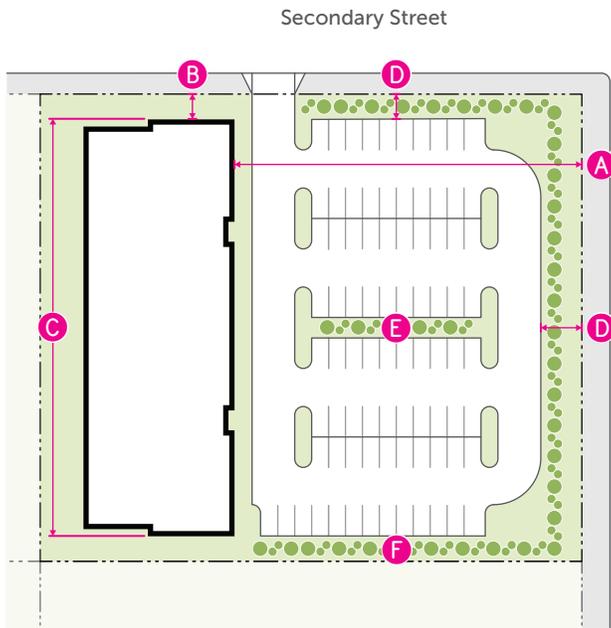


E. Corridor Typology 4

Typology 4 Corridors continue to facilitate larger-format commercial development that caters to the needs of drivers, but provide an attractive edge environment that softens the visual impact of parking and buffers the pedestrian. Flexibility in parking siting and variety in building placement relative to the street is supported. Development should not be a barrier to connectivity, and opportunities to enhance pedestrian and multi-modal mobility should be promoted.

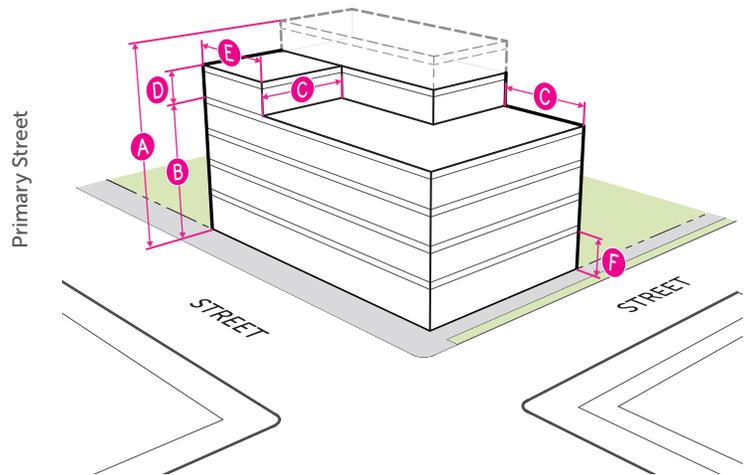
1. Site Design

(See 20.25.080C.3.)



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

A Street setback: primary street (min)	15'*
B Street setback: secondary street (min)	10'
Build-to zone (min/max)	n/a
Build-to width	n/a
C Building width (max)	600'

PARKING

Parking between building and street	Allowed
D Parking setback from street (min)	10'
E Interior parking lot landscaping	Required
F Parking lot perimeter screening	Required

* See 20.25.082E.5 for special setback.

BUILDING HEIGHT

A Building height (max)	See underlying zoning
--------------------------------	-----------------------

UPPER STORY STEPBACK

B Street wall height (max)	60' 4 stories
C Stepback depth (min)	15'
D Stepback exception: height (max)	15' 1 story
E Stepback exception: width (max)	30%

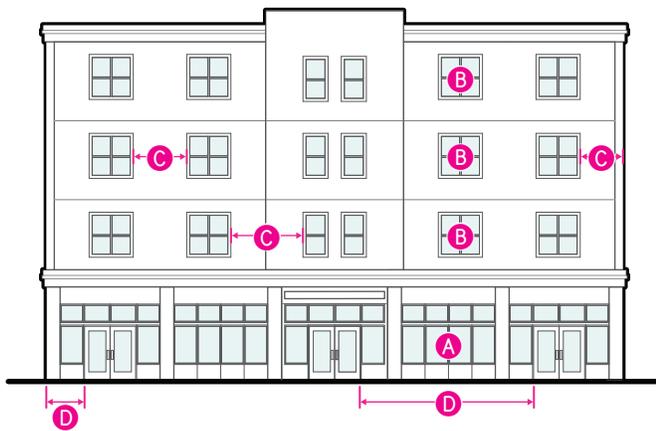
FLOOR TO CEILING HEIGHT

Residential (min)	10'
F Non-residential (min)	13'

Corridor Typology 4

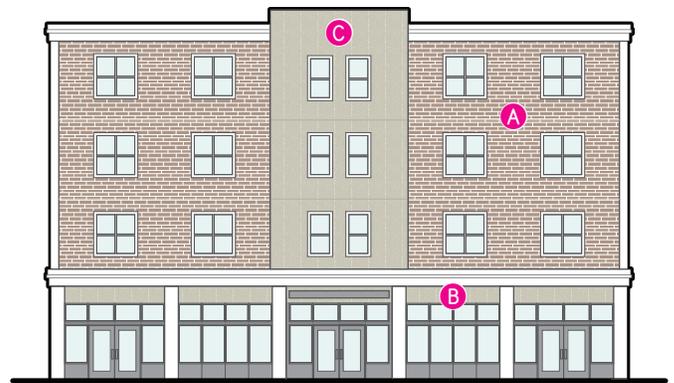
3. Facade Design

(See 20.25.080C.5.)



4. Materials / Articulation

(See 20.25.080C.6.) / (See 20.25.080C.7.)



	Primary Street	Secondary Street
GROUND FLOOR		
A Glazed area: commercial (min)	35%	25%
Glazed area: residential (min)	20%	20%
UPPER FLOOR		
B Glazed area (min)	20%	20%
C Blank wall width (max)	16'	16'
ENTRANCES		
D Street-facing entrance	Visible from the Corridor	n/a
E Distance between entries (max)	160'	160'

	Street-facing	Non-street-facing
MATERIAL COVERAGE		
A Natural material (min)	10%	n/a
B Synthetic Stucco: ground floor (max)	75%	n/a
C Synthetic Stucco: upper floor (max)	85%	n/a
MASS VARIATION		
Building width: 50'-200'	n/a	n/a
Building width: 200' +	Required	n/a
FACADE ARTICULATION		
Building width: 50'-200'	Required	n/a
Building width: 200' +	Required	n/a

5. Special Setback

In Corridor Typology 4, due to irregular right-way, the setback along the west side of Reserve Street generally from Mount Street and South 5th Street West, as more specifically depicted on the map below, will be measured from the back edge of a 30-foot “no build” line that begins at the back of the existing curb and approximates the right-of-way line for the blocks to the north and south of the designated area.

