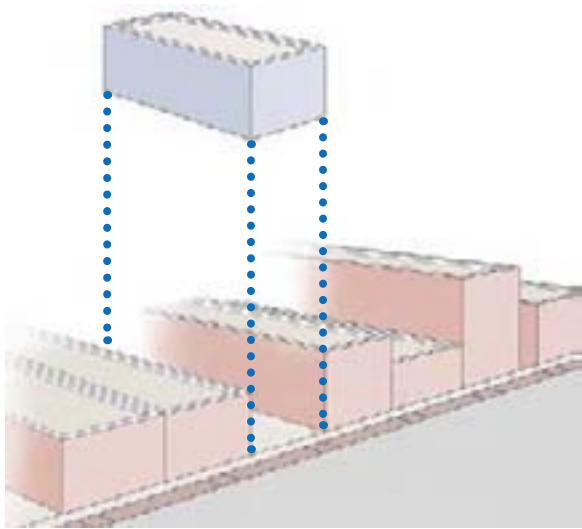




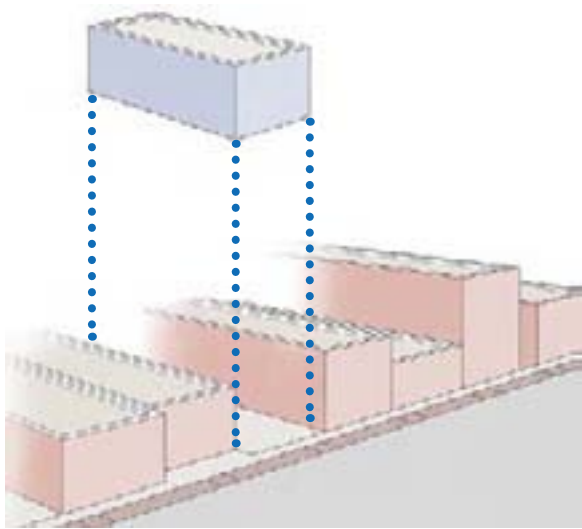
Design Manual: Building Setbacks

DETERMINING SETBACKS FOR NEW BUILDINGS



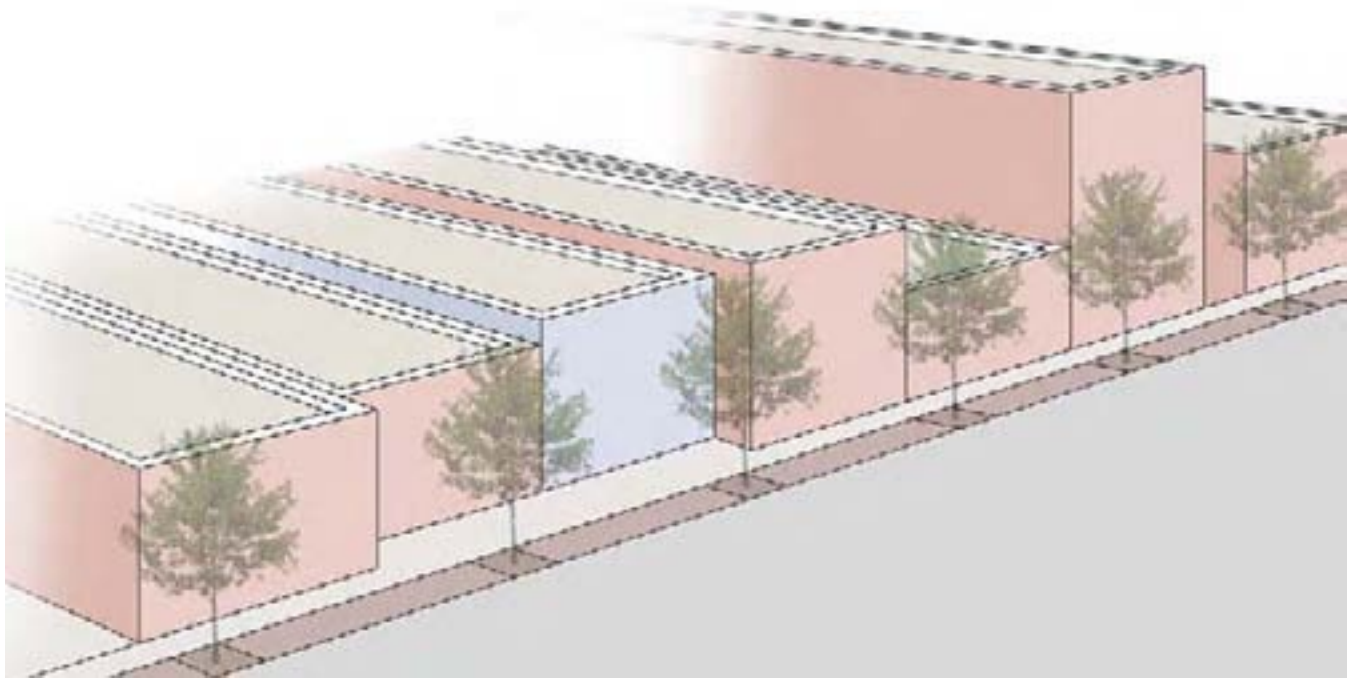
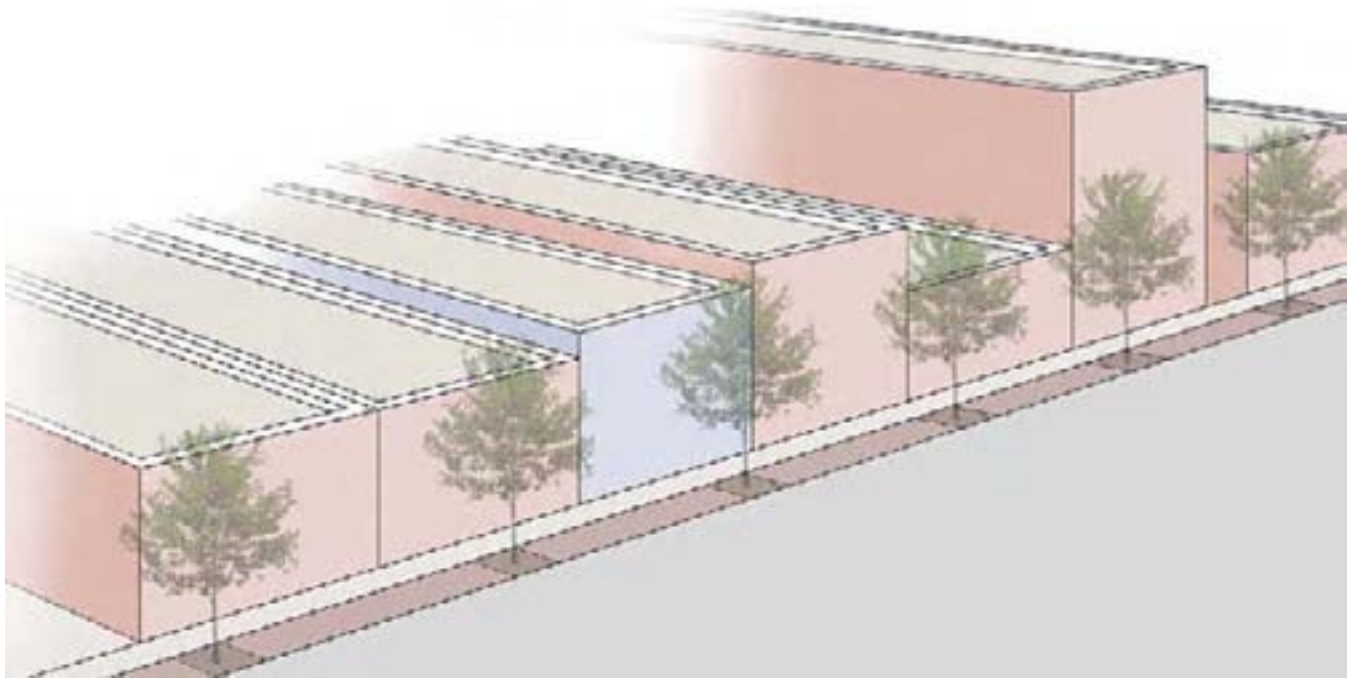
Standard Building Setbacks

Most commercially developed areas of Downtown have uniform setbacks. New or renovated buildings are to be sited with setbacks identical to adjacent buildings so as to maintain a unified appearance and spatial quality along the sidewalk.



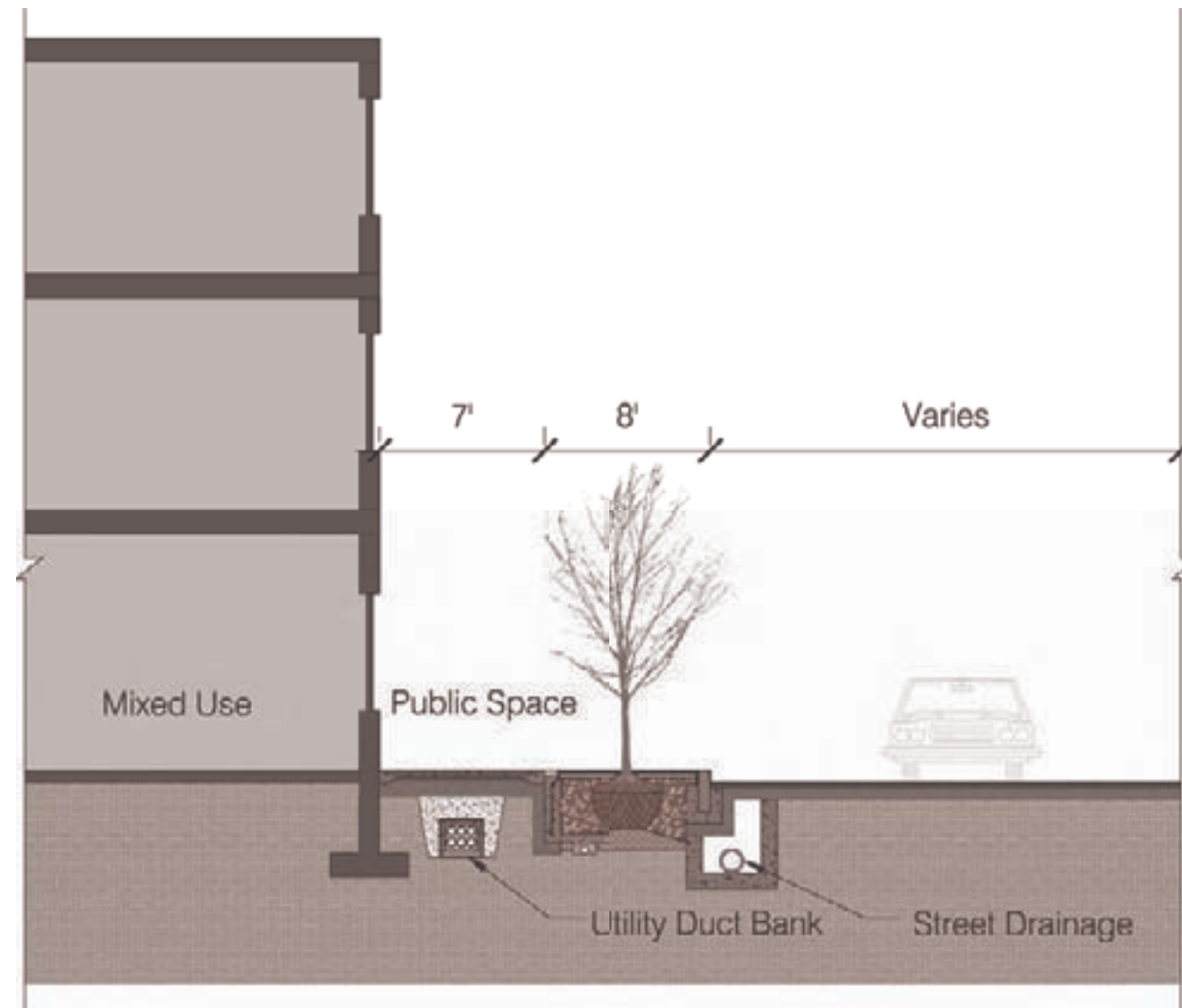
Varied Building Setbacks

In a scenario in which building setbacks are varied on either side of a parcel to be developed, the larger of the two setbacks should be applied to the new building. This will establish continuity with the streetscape while providing a wider public space along the sidewalk.



DESIGN MANUAL: BUILDING SETBACKS

Buildings carry an important role in the spatial character of streets and sidewalks. A minimum setback of 15 feet between buildings and the street will ensure that sidewalks provide adequate space for pedestrian movement while also accounting for utilities below. Providing guidelines for setbacks to developers is important to ensuring that new development will have a spatial relationship with the street that is consistent with existing development. The section and notes below describe the typical dimensions of the setback.



Typical Section: Building Setback

Setbacks fulfill the following functions:

1. Provide location for utilities and street trees
2. Provide accessible route for pedestrians along the street
3. Offer potential gathering spaces.

Note: Edges of private courtyards and plazas will be established based on the adjacent setback. Minimum setback of 15' refers to distance from the back of the curb to the building. Proposed courtyards and plazas will be located based on the current vision of the nano parks.

