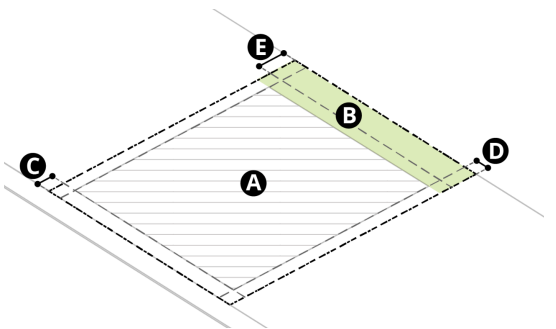


# Squares + Streets Dimensional Standards

## Reference Guide

Below is a summary of the key dimensional standards found in Squares + Streets Districts. These lot and building form requirements dictate the overall building envelope allowed in each district. Some districts have more requirements than others, such as for ground floor active uses, outdoor amenity space, or additional requirements for larger lots. Please refer to the zoning text for more detailed information on each requirement.

### A. Lot Regulations

| Illustrated Lot Standards  |                         |
|--|-------------------------|
|  | A Building Lot Coverage |
|  | B Permeable Area of Lot |
|  | C Front Yard            |
|  | D Side Yard             |
|  | E Rear Yard             |

- A. **Building Lot Coverage:** The maximum percentage of Lot Area that is permitted to be covered by the Building Floor Plate of each building on the lot. Excludes any one-story detached buildings that are exempt from building code such as small tool or storage sheds, playhouses, and the like.
- B. **Permeable Area of Lot:** The Lot Area that must be covered by natural ground cover or any material/surface on the ground that allows water to pass through at a rate and quantity equal to or greater than natural ground cover. This includes surfaces such as vegetative landscapes, such as lawn and trees; vegetated green infrastructure, such as rain gardens and bioswales; porous paving materials, such as porous asphalt and permeable pavers.
- C. **Yards:** The required open space extending across the full width of the Lot between the front, rear, or side lot lines and the nearest building. Yards are measured from the front, rear, or side lot line to a parallel line drawn inside the lot, at the depth required in the Code.
  - a. *Party wall:* In some Districts there is not a Side Yard requirement when there is a Party Wall attaching buildings. A Party Wall is any wall located on a lot line

between adjacent buildings, which is used or adapted for joint service between the two buildings.

## B. Building Form

| Illustrated Building Form Standards |                                       |
|-------------------------------------|---------------------------------------|
|                                     | A Building Floor Plate                |
|                                     | B Building Width                      |
|                                     | C Height                              |
|                                     | D Highest Story Rear Stepback         |
|                                     | E Ground Floor Ceiling Height         |
|                                     | F Ground Floor Active Use Requirement |

- A. Building Floorplate:** The total floor area of a single story within a Building. A story's floor plate includes the area measured from the outside surface of the Building's exterior walls and the area of any covered porches or covered balconies extruding from said story. Building Floorplate excludes decks, balconies, & porches open to the sky.
- B. Building Width:** Width is measured parallel to the facade of a building, from the exterior of each side wall.
- C. Height:** Building height is measured as the vertical distance from grade to the highest point of the roof beams for a flat roof, or the mean level of the highest gable or slope of the roof for a non-flat roof.
- D. Stepback:** A recess of an upper story façade a set distance behind the façade of the story below.
- E. Ground Floor Active Uses:** Active Uses must occupy a specified percentage of the total width of the building on the ground floor that fronts the primary lot frontage. Active Use spaces must be a specified depth measured as the distance from the facade towards the interior of the building.
- Active Uses:* Depending on the District active uses can include Restaurants, Community Centers, Cannabis Establishments, Grocery Stores (small, large), Entertainment/Events (small, medium, large, extra large), Museum or Art Gallery, Retail (small, medium, large, extra large), Social Club, Service Establishment (small, large), Indoor Activities.

- F. Blank Wall:** The maximum continuous width of a portion of the building facade that fronts a Primary Lot Frontage which does not have windows or pedestrian entrances.
- G. Outdoor Amenity Space:** A space open to the outdoor air directly accessed from the ground floor or upper stories of a building and/or a pedestrian accessway, that is intended to be used for active or passive recreational use such as playing, gathering, and seating by building occupants and/or the public. Overhead structures that provide shade or protection from the elements, but are otherwise open to the outdoor air, such as pergolas and canopies, may be included as part of outdoor amenity space. Types of spaces that shall count towards outdoor amenity space include:
- a. Publicly Accessible Open Space, as defined in Article 8; or
  - b. New portions of public sidewalks created within the lot line; or
  - c. Outdoor space for tenants or customers, including restaurant seating or outdoor event and performance areas; or
  - d. Publicly accessible through-block pedestrian connections of a width not less than ten (10) feet; or
  - e. Private amenity space intended to be used primarily by the building occupants, such as porches, interior courtyards, shared gardens, playgrounds, shared terraces, and/or programmed or landscaped yards, provided that such spaces have an unobstructed length of not less than ten (10) feet and an unobstructed depth of not less than ten (10) feet; or
  - f. Private amenity space dedicated for use by a single dwelling unit, and that is directly accessible from that dwelling unit, such as fenced/walled patios, private terraces, and balconies, provided that such a space has an unobstructed length of not less than five (5) feet, an unobstructed depth of not less than five (5) feet, and an overall area of not less than thirty (30) square feet; or
  - g. Roofdecks, occupiable vegetative roofs, and other programmed recreational spaces on rooftops that are accessible by building occupants or the public through common circulation.