

Development Code Modifications

Requirement	DTN Standard	Requested Modification
§15-1504: Site Design Development Standards		
<i>§15-1504-C-2: Required Minimum Height</i>	New structures shall meet both the minimum number of floors (1) and the minimum height in feet (18'). No more than the front 30 feet of lot depth, measured from all streets on which the project has frontage, shall be subject to Required Minimum Height regulations.	<ul style="list-style-type: none"> • <u>H Street</u> <ul style="list-style-type: none"> ○ Min. Height: 14' ○ Depth: No minimum • <u>Mono Street</u> <ul style="list-style-type: none"> ○ Min. Height: 14' ○ Depth: No minimum
<i>§15-1504-J-2: Commercial Sidewalk Connections</i>	Direct entrances from the sidewalk into ground-floor commercial establishments which are adjacent to streets shall be provided at a rate of no less than one per 50 feet of linear street frontage. <u>H Street</u> : 1 <u>Mono Street</u> : 3	<ul style="list-style-type: none"> • <u>H Street</u> <ul style="list-style-type: none"> ○ 1 • <u>Mono Street</u> <ul style="list-style-type: none"> ○ 1
§15-1505: Façade Design Development Standards		
<i>§15-1505-A-2-a: Building Height Articulation – Ground Floors</i>	A substantial horizontal articulation of the façade shall be applied at the top of the first story. On buildings of five stories or taller, this articulation may be applied at the top of the second story. This element shall be no less than 18 inches tall, and shall project no less than four inches from the adjacent wall plane. It shall be designed as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.	No Building Height Articulation requirements
<i>§15-1505-A-2-b: Building Height Articulation – Ground Floor/Upper Floor Differentiation</i>	Ground floor facades shall be distinct from upper floors through the use or finish of materials, colors, window sizes, or architectural details.	The Ground Floor/Upper Floor Differentiation requirements of Section 15-1505-A-2-b shall not apply.

<i>§ 15-1505-C: Window and Door Opening Design</i>	2-a. <i>Glazing Ratio</i> 2-b. <i>Ground Floor Commercial Transparency</i> 4. <i>Window Depth</i> 6. <i>Window and Door Materials and Detailing.</i>	The complete Window and Door Opening and Designs standards of Section 15-1505-C shall not apply.
<i>§ 15-1505-D-2: Horizontal Alignment</i>	<i>With the exception of bay windows and similar features, façades that are located within 30 feet of a public street or public plaza shall run parallel or perpendicular to said street or plaza.</i>	The Horizontal Alignment standards of Section 15-1505-D-2 shall not apply.
<i>§ 15-1505-G: Façade Elements</i>	Incorporate a minimum of two Façade Elements into the front and street side building facades as shown in Table 15-1505-F: A. Gallery B. Arcade C. Bay Window D. Balcony E. Awning, Canopy, Marquee, Sun Shade, Trellis	The Basic Standards (e.g. clear depth, length, height, and encroachment onto R.O.W.) for Façade Elements as shown in Table 15-1505-F shall not apply.