

TOWER DISTRICT GUIDELINES AND STANDARDS ASSESSMENT OF EXISTING GUIDELINES

JANUARY 2025

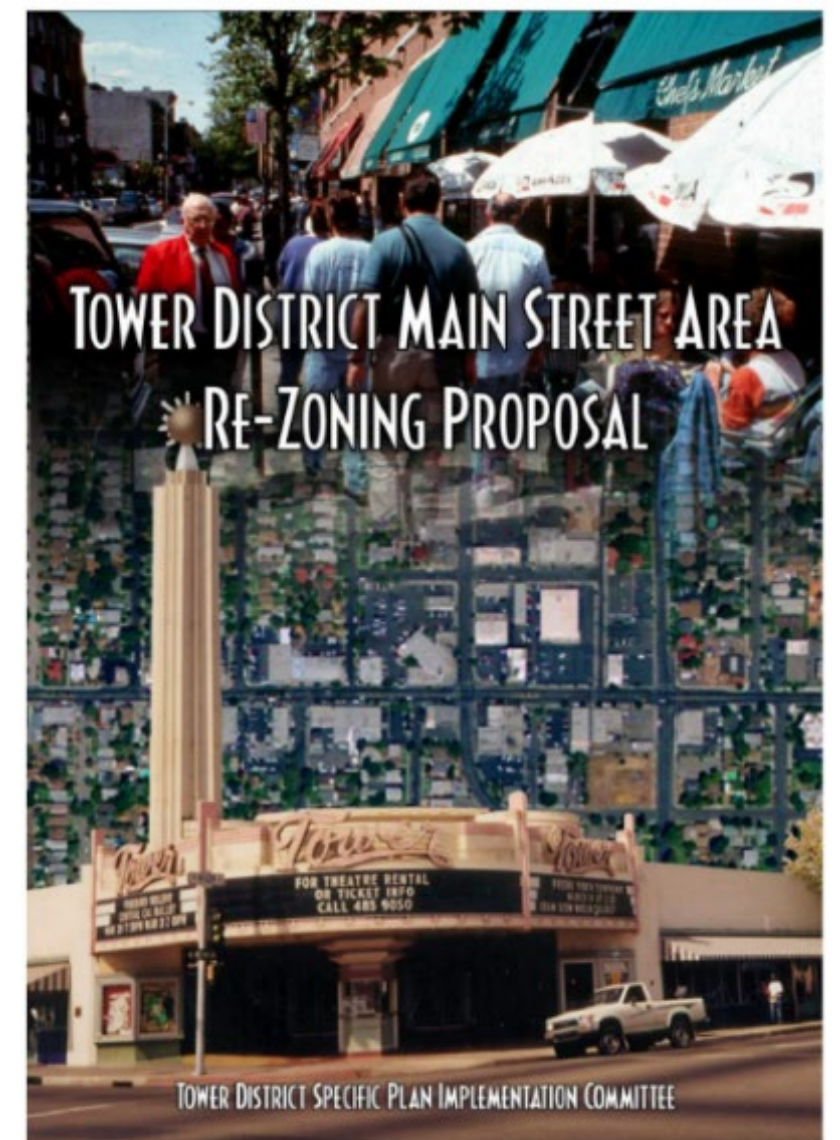
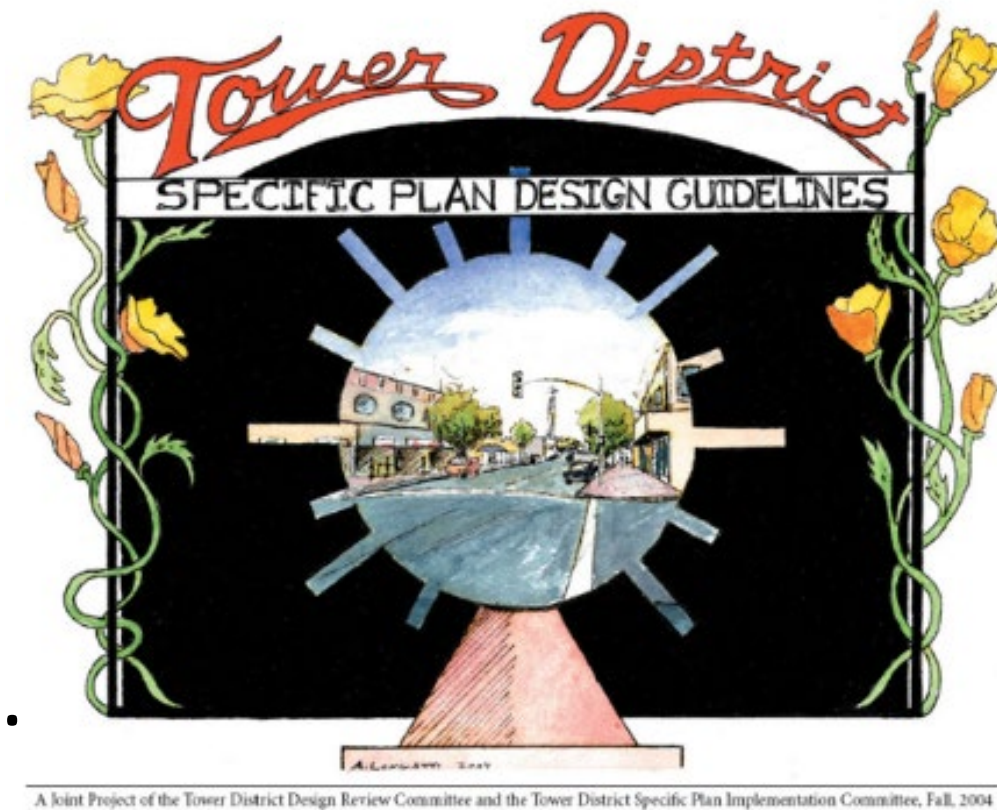


Why update the Guidelines and add Standards?

- The 2004 Guidelines are over 20 years old
- Key Guidelines were written into zoning in 2015, when the Citywide Development Code was adopted.
- Anticipated Specific Plan policies need to be integrated
- California law requires clear standards to expedite review of qualifying affordable housing projects (*relatively rare in Fresno*)

Note:

Standards are explicit requirements, whereas Guidelines are often interpreted through design review.



How will the **GUIDELINES AND STANDARDS** document be different than the **2011 Guidelines**?

1. Update terminology to match the Citywide Development Code.
2. Refer to Development Code where guidelines have already been codified.
3. Split each topic into two subsections: Standards and Guidelines.
 - a) When a guideline is already fairly objective, make it an objective standard.
 - b) When a guideline is more subjective, keep it as a guideline to maintain flexibility.
4. Update chapter introductions and guideline narratives on key concepts.



ORIGINAL STRUCTURE

E. Parking/Vehicular Access

1. Surface Parking Lot Design

- The rear of the lot is the preferred location for surface parking.
- Surface parking lots adjacent to a street should only be approved if site conditions make it impossible to locate the parking behind the building. Under no circumstances should a parking lot be located between a building and the street for new construction.
- In no case should surface parking occupy more than 50% of a lot.
- Handicapped and bicycle parking should be provided for per current City standards.
- When a parking lot must be located adjacent to a street, a clearly marked pedestrian walkway must be provided from the sidewalk to the entrance of the building.
- When a parking lot must be located adjacent to a street, it should be buffered from the street with a screening wall or fence 3 to 4 feet in height in order to enclose the parking lot. Screening walls or fencing must be attractively designed and must use complementary (or the same) materials used for the building or materials that are specific to the area.
- Screening walls should be located 2 to 3 feet back from the sidewalk to allow adequate room for landscape materials. In addition, greenery/vegetation on or through the wall or fence is encouraged.
- Screening walls must have one pedestrian access point for every 50 feet of street frontage.

THIS



The parking lot for this apartment house is behind the main structure, accessed by a driveway along the side of the building. This is the preferred placement for Multiple family parking.

NOT THIS



The parking lot for this apartment complex is in front of the main structure. This arrangement is never appropriate.

SUGGESTED NEW STRUCTURE

Refine general narratives to be Guidelines, such as at beginning of sections (not shown)

Divide items into Standards and Guidelines sub-sections

Remove items address by the Development Code

E. Parking Setback

Change terminology to match Development Code

1. Surface Parking

a. Standards

- Surface parking shall be located behind the primary building and shall not be located between any primary building and a public sidewalk or street. For corner lots, this standard shall apply to the street with the highest classification per the Land Use and Circulation Map in the Fresno General Plan.
- Surface parking shall occupy no more than 50% of any lot.

b. Guidelines

When a surface parking is permitted adjacent to a public sidewalk or street due to a corner location, the following guidelines will apply:

- A clearly marked pedestrian walkway should be provided from the sidewalk to the entrance of the building.
- The surface parking area should be buffered from the street with a screening wall or fence 3 to 4 feet in height. Screening walls or fencing should be attractively designed and should use complementary (or the same) materials used for the building or materials that are specific to the area.
- Screening walls should be located 2 to 3 feet back from the sidewalk to allow adequate room for landscape materials. In addition, greenery/vegetation on or through the wall or fence is encouraged.
- Screening walls should have one pedestrian access point for every 50 feet of street frontage.

Handicapped and bicycle parking should be provided for per current City standards.

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The parking lot for this apartment house is behind the main structure, accessed by a driveway along the side of the building. This is the preferred placement for Multiple family parking.

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The parking lot for this apartment complex is in front of the main structure. This arrangement is never appropriate.

ASSESSMENT OF EXISTING DESIGN GUIDELINES

The Guidelines have been evaluated and sorted using these categories.

GUIDELINE NARRATIVE

fundamental concepts, introductions and sidebars

REFER TO ZONING

already codified

MAKE A STANDARD

consider existing Zoning precedents

KEEP AS GUIDELINE

valuable but not readily quantified and/or needs flexibility



Assessment of Existing Guidelines

PART 1

GENERAL NEIGHBORHOOD STRUCTURE GUIDELINES



II. General Neighborhood Structure Guidelines

While the basic structure of streets, blocks, and lots is already in place in the Tower District, it is still useful to discuss it briefly. Certain situations may arise where this basic physical structure can be altered. Whether such a change is considered positive or negative should be based on the guidelines below:

A. Street Network

The street network is one of the most critical components of urbanism. It determines not only how a neighborhood looks on a map, but also how cars circulate, whether or not people can walk, and how land is developed. In pedestrian-oriented neighborhoods like the Tower District, an interconnected street grid with short blocks is crucial to the area's ability to function.

1. Street Interconnectivity

- Streets should form an interconnected network.
- Cul-de-sacs are inappropriate except when a freeway, railroad, or canal prevents connectivity.

2. Block Lengths

- Block lengths should be short, averaging 200 to 300 feet.
- Maximum block length should be 500 feet.
- When new development is proposed on blocks longer than 500 feet in length, new streets should be created to break up these oversized blocks, if possible.

3. Alleys

- Commercial mixed-use areas should have mid-block alleys

GUIDELINE NARRATIVE

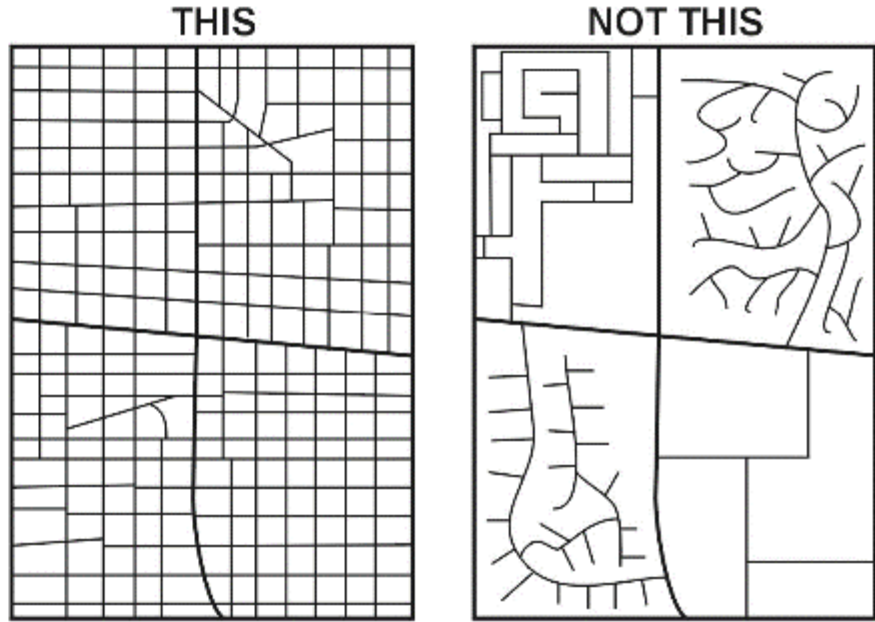
Stress importance of connectivity.
Address by limiting block length.

MAKE A STANDARD

Apply to project sites longer than 500 feet.

MAKE A STANDARD

Adapt Downtown Districts vehicular access standards (15-1504).



Street Network. Traditional neighborhood street patterns vs. conventional suburban street patterns

KEEP AS GUIDELINE

Encourage alleys but allow midblock parking layout flexibility.

- Alleys are also desirable in residential areas, though they are not as critical as in mixed-use and commercial areas.
- Redevelopment of blocks where alleys are missing should incorporate new alleys whenever possible.

REFER TO ZONING

Refer to FMC Section 13-110, Alley Closures.

- Alleys are not to be vacated or abandoned by the City of Fresno unless and until a showing can be made that the continuing existence of the subject alley clearly poses endangerment to the community's health and safety.

B. Lot Layout

GUIDELINE NARRATIVE

Describe desired scale of development.

Lots in traditional neighborhoods like the Tower District were small by modern suburban standards. Only later did lot sizes in the commercial areas dramatically increase. Future development should return to the small lot pattern of the past whenever possible in order to retain the neighborhood's diversity and pedestrian scale.

REFER TO ZONING

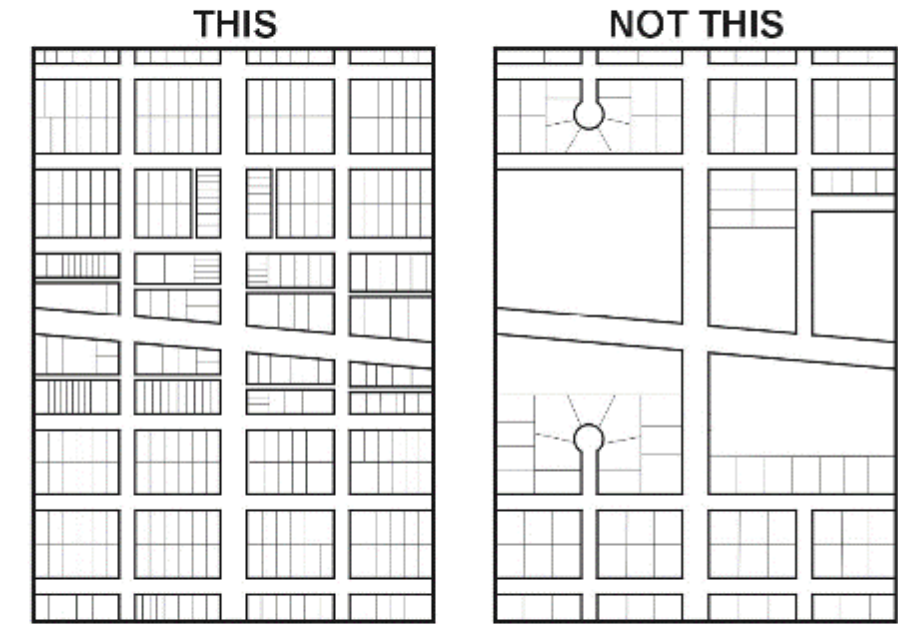
Refer to Base District standards.

- Single family residential lots should generally range from 4,000 square feet to 12,500 square feet.
- Multiple family residential lots should generally range from 6,000 square feet to 20,000 square feet.
- Commercial mixed-use lots should generally range from 6,000 square feet to 40,000 square feet.

GUIDELINE NARRATIVE

Describe desired scale of development.

- Lot width should be less than the lot depth.
- Each lot should front on at least one public street, but lots should not have frontage on two parallel streets. Rather, lots should extend to mid-block, backing onto another lot or an alley.
- No lot should be so large as to occupy its whole block, and no lot



Block and Lot Patterns. Shown on the left is a traditional neighborhood block and lot layout. Shown on the right is a "suburbanized" traditional neighborhood. This should not be allowed in the Tower District. New development should reintroduce the traditional pattern where it has been distorted by insensitive development.

Assessment of Existing Guidelines

PART 2

MEDIUM DENSITY RESIDENTIAL GUIDELINES

(applies to RS Zoning Districts)



III. Medium Density Residential Guidelines

The bulk of the land in the Tower District is occupied by medium density residential uses. These areas are characterized by a dominance of single-family dwellings, although small-scale apartment houses often co-exist nicely among the houses. Architecture is varied and ornate, and often historic in nature. Most activity in these areas will consist of remodeling or additions to existing structures. However, some replacements or new construction will take place occasionally.

A. Lot Size

While the zoning ordinance establishes minimum lot dimensions, the purpose of this section is to emphasize that the walkable character of the Tower District depends on smaller lots. Therefore, this section established guidelines for maximum lot sizes.

1. Width

- On average, lots should be 35 to 60 feet in width, and no larger than 100 feet in width.

2. Depth

- On average, lots should be 100 to 150 feet in depth. Except in the instances of unusually narrow blocks, lots should not extend the entire depth of the block, fronting on 2 streets. Rather, lots should extend to mid-block.

3. Area

- Lots should not exceed 0.5 acres in size.

B. Building Placement

The zoning ordinance establishes parameters for building placement through the use of minimum yard or building setback requirements.



Single Family Homes. Typical Tower District single-family residences.

GUIDELINE NARRATIVE

REFER TO ZONING

Refer to RM District standards.

These must be followed, or a variance must be obtained for an exception. The guidelines below offer additional guidance.

REFER TO ZONING

Refer to Base District standards.

MAKE A STANDARD

Adapt NR Overlay standard using average of existing front setbacks.

REFER TO ZONING

Refer to Base Zoning facade alignment standards.

REFER TO ZONING

Refer to Base District standards.

KEEP AS GUIDELINE

Describes exceptions in specific scenarios.

1. Front Yard Setbacks

- In general, single-family residential front yard setbacks vary in the Tower District. They range from as little as 5 feet to as much as 40. On built-up blocks, setbacks should be consistent with the established pattern of adjacent properties, as illustrated at right. On new blocks, or blocks with no clear pattern, front setbacks of 10 to 20 feet are most appropriate. The contemporary concept of meandering front yard setbacks is not appropriate in the Tower District.

2. Building Orientation

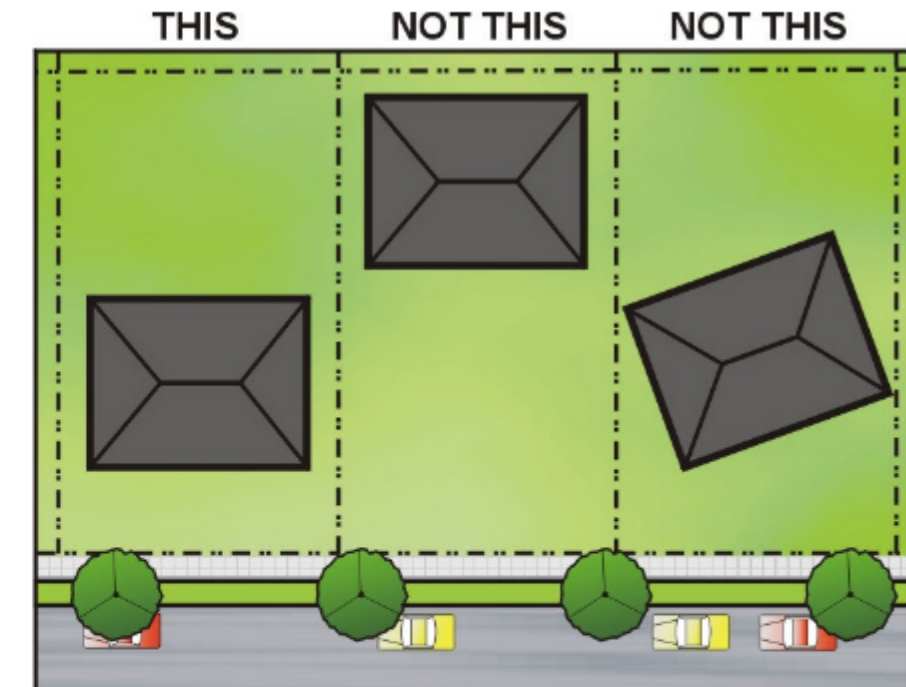
- Buildings should not be angled in orientation relative to the adjacent street right-of-way. Façades should be parallel to rights-of-way (i.e. facing the street).

3. Side and Rear Yard Setbacks

- In general, side and rear yard setbacks should be consistent with adjacent properties. On new blocks, or blocks with no established pattern, side and rear setbacks of 3 to 6 feet are most appropriate.
- In some instances, side yard setback requirements may present difficulties. For example, narrow lots without alley access may require that the dwelling be constructed within one of the side yard setbacks in order to allow adequate room on the other side for a driveway that leads to a detached garage. In these instances the Design Review Committee would be supportive of a variance from this requirement. If a structure is built within the minimum required setback requirement, a firewall may be required per City building codes.



Uniform Setbacks. This Tower District Street of uniform front yard setbacks creates a very pleasant place to live. These patterns should be preserved and maintained.








Front Setbacks and Building Orientation. Homes should be set back 20 to 30 feet from the street, and should be oriented parallel to the street, rather than at an angle.

KEEP AS GUIDELINE

Keep as important guidance. Interpret context compatibility during design review.

Common Architectural Features of Tower District Homes

This list is not meant to be exhaustive, nor will it be the sole determining factor in the review of projects. It is merely intended to give readers an idea of the styles of architecture present in the area.

	Style	Cladding Materials	Roofing Materials	Other Features
	Neo-Classical <i>Including Colonial Revival, Italianate, etc.</i>	Brick, clapboard, smooth stucco	Wood shingles, composite shingles, sometimes ribbed tin.	Pedimented doors and gables, classical columns, porticos, ornamented cornices, balustrades,
	Mediterranean <i>Including Spanish Colonial, Monterey, Mission Revival, etc.</i>	Smooth stucco.	Red ceramic tile of various types—straight barrel mission tile, tapered mission tile, Spanish tile, or American Spanish tile.	Quatrefoil windows, shaped parapets, arched entry porches.
	Tudor	Usually smooth stucco, sometimes brick or stone.	Wood shingles, slate shingles, composite shingles as a replacement.	Half-timbering, multiple front gables, multi-level eaves, rounded entryways.
	Craftsman	Usually clapboard, sometimes split wood shingles or stone.	Wood shingles, composite shingles.	Eaves decorated with exposed rafter tails and cutout brackets. large porches with tapered piers, low-pitched roofs.
	Prairie	Stucco, clapboard.	Clay tiles, wood shingles, composite shingles as a replacement.	Wide eave overhangs that are boxed without brackets, low pitched roofs, geometric patterns of small pane window glazing, tall casement windows.

Assessment of Existing Guidelines

PART 3

MEDIUM-HIGH & HIGH DENSITY RESIDENTIAL GUIDELINES

(applies to RM Zoning Districts)



IV. Medium-High & High Density Residential Guidelines

The zone of medium-high and high density residential uses lies primarily along major streets. These areas are a vital component of the neighborhood. They offer a range of affordable housing types for residents and a slightly more peaceful atmosphere than the commercial/mixed-use area. Unlike suburban apartment complexes, lots are small and individually owned. Large-scale “complex” development is not appropriate and is strongly discouraged. While not encouraged, single family residences are allowed.

A. Building Types

1. Building Types Encouraged

The following multiple family types are appropriate for moderate density areas and should be encouraged:

a. Multiple Family Residential

- *Tower 4-plexes* are an appropriate Multiple family housing type for the Medium-High Density area. Tower 4-plexes are typically 2 story buildings, with 2 units per floor. Each unit usually has its own entrance accessed from the front porch, with the upper-floor units each having an entrance which leads to a private, enclosed stairway leading up to the second floor unit.
- *Walk-up apartment houses*, such as The Nelson on Van Ness south of McKinley, are an appropriate form of Multiple family housing. These structures typically have 8 to 16 units and are 2 to 3 stories in height. A single street entrance, with a double-loaded corridor layout, characterizes them, i.e., each floor has a central interior corridor, with apartments lined up on each side.



Apartment Houses. Typical Tower District apartment houses of the pre-WWII vintage on Van Ness Avenue.



Tower 4-Plex at Wishon and McKinley.

GUIDELINE NARRATIVE

Update description of building types illustrative of desirable development. Consider making a sidebar.

GUIDELINE NARRATIVE

Update description of building types illustrative of desirable development. Consider making a sidebar.

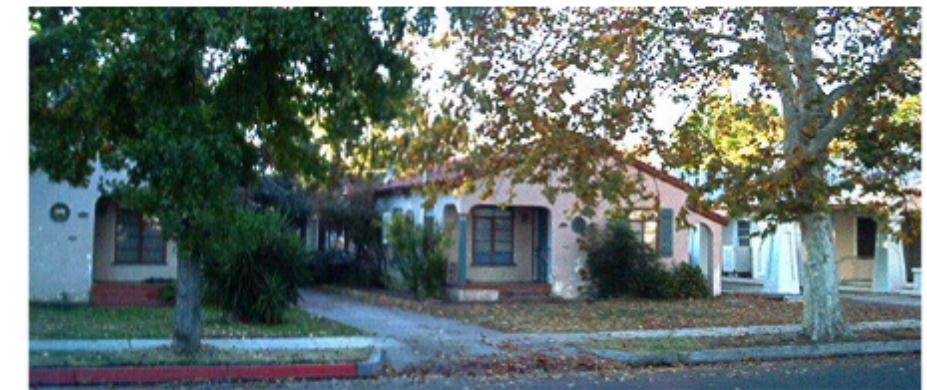
- *Stacked flats* are a type that are not currently common in the Tower District, but which would be appropriate. These are narrow buildings, perhaps 20 to 30 feet wide, with one apartment per floor. Stacked flats are usually two or three stories tall, and thus usually have two or three apartments. Usually, each unit has its own outside entrance, and upper-floor apartments are accessed via private interior stairways.
- *Courtyard apartments* are multiple family dwellings that are shaped like a letter "U," with the space in the middle landscaped as a courtyard. These are sometimes 1 story, but often two stories in height. Each unit typically has its own outside entrance. In two story examples, the upper floors are usually accessed by a shared outdoor staircase, which leads to an outdoor walkway that is used to access the apartments.
- *Bungalow courts* are a grouping of multiple detached apartments around a courtyard on a single lot.
- *Townhouses* are multiple family units arranged in a row, in a fashion similar to rowhouses. Each unit has its own exterior entrance and there is no vertical stacking of dwelling units.
- *Rowhouses*, narrow single-family homes that are built completely out to the side lot lines and form a solid street wall, are appropriate in the Medium-High Density Residential Area. Rowhouses are typically two or three stories in height.



Walk Up Apartment House at Belmont and Broadway.



Bungalow Court housing



GUIDELINE NARRATIVE

Update description of building types illustrative of desirable development.

2. Building Types Discouraged

The following building types are inappropriate for medium-high and high density areas and should not be constructed in this zone:

- a. Suburban-style apartment complexes

REFER TO ZONING

Refer to Base District standards.

B. Lot Size

While the zoning ordinance establishes minimum lot dimensions, the purpose of this section is to emphasize that the walkable character of the Tower District depends on smaller lots. Therefore, this section establishes guidelines for maximum lot sizes.

1. Width

- On average, lots should be around 50 to 75 feet in width, and no larger than 100 feet in width.

2. Depth

- On average, lots should be 100 to 150 feet in depth. Except in the instances of unusually narrow blocks, lots should not extend the entire depth of the block, with frontage on two parallel streets. Rather, lots should extend to mid-block.

3. Area

- Lots should not exceed 1/2 acre in size. Large-scale suburban-style complexes are strongly discouraged. Rather, the pre-WWII pattern of small apartment houses on small, individually-owned lots should be encouraged.

GUIDELINE NARRATIVE

Describe street-building relationship fundamentals.

C. Building Placement

1. Number of Buildings

- Generally, each lot should only have one primary building. The primary building will be the biggest, will be located at the front of



Suburban Style Apartments, on large lots and surrounded by gates, are not appropriate in the Tower District.

GUIDELINE NARRATIVE

Describe street-building relationship fundamentals.

the lot, and must clearly be primary in its use. "Complex" style development with multiple buildings arranged on large lots amongst landscaping and parking should be strongly discouraged. Exceptions will be made for "bungalow courts," described later in this section.

MAKE A STANDARD

Require street-oriented development. Adapt NR Overlay building frontage standards (15-1611).

- Each lot may have one accessory building. Accessory buildings must be smaller than the primary building, must be located behind the primary building, and must clearly be secondary in use to the primary building. Examples would include garages, storage sheds and "granny flats" (second dwelling units).

REFER TO ZONING

Refer to Base District vertical and horizontal alignment standards.

2. Building Orientation

- Buildings should not be angled in orientation relative to the adjacent street right-of-way. Façades should be parallel to street rights-of-way (i.e. facing the street).

REFER TO ZONING

Refer to RM District standards.

3. Front Yard Setbacks

- Front yard setbacks are not required unless mandated by the zone district of the parcel. If front yard setbacks are used, they should average 5 to 10 feet and should not exceed 20 feet. First floors of houses or apartment buildings placed less than 10 feet from the sidewalk should be elevated 3 to 5 feet above grade to ensure privacy.

MAKE A STANDARD

Adapt NR Overlay building frontage standards (15-1611)

- If the block is built up, then setbacks for new buildings must match those of existing buildings.
- For courtyard arrangements 50% of the street frontage should consist of building façades.

MAKE A STANDARD

Modify side setbacks to allow zero side setback for duplexes and townhouses.

4. Side Yard Setbacks

- Side yard setbacks are not required unless mandated by the zone district of the parcel. If side setbacks are used, they should not exceed a total of 10 feet or 25% of the street frontage.

Assessment of Existing Guidelines

PART 4

COMMERCIAL MIXED-USE GUIDELINES

(applies to MX and mixed-use projects in Commercial Districts)



V.



Commercial Mixed-Use Guidelines

The Commercial/Mixed-use areas of the Tower District are very important to its success, particularly the Olive Avenue corridor. It is the goal of the Specific Plan Implementation Committee and the Design Review Committee to ensure that new development in these critical areas remains pedestrian-oriented and attractive, and to encourage the integration of more residences into these areas, creating a vibrant mixed-use atmosphere.

A. Components of a Mixed-Use Area

A Commercial Mixed-use area should be comprised of a diverse range of commercial and residential components that are compatible with neighborhood living and foster lively street life. These components fit three general categories:

1. Pedestrian-Oriented Retail

Pedestrian-oriented retail uses are the backbone of traditional neighborhoods. They allow residents to acquire many of their daily needs conveniently on foot, reducing the need to drive as often as in newer suburban developments. The presence of shopkeepers ensures "eyes on the street," which helps to improve public safety. A variety of pedestrian-oriented retail establishments also ensures a fairly continuous flow of pedestrians who also serve as "eyes on the street" to provide a safe environment. Examples of pedestrian-oriented retail establishments are restaurants, cafes, bars, small grocery stores, shops, florists, bakeries, banks, and barber shops. Some small offices, which depend on foot traffic and pedestrian visibility, such as travel agents, are also included in this category for the purposes of these guidelines.

The scale of individual retail spaces should generally be limited to 10,000 square feet of building area in order to ensure diversity and pedestrian scale. "Big box" retailing is not appropriate in the Tower District.

GUIDELINE NARRATIVE

Address fundamentals for pedestrian-oriented retail, mixed-use development, and appropriate neighborhood scale.

REFER TO ZONING

Use Base District standard.



"Main Street." Excellent mixed-use development: King Street in Alexandria, Virginia.



Pedestrian-oriented Retail. A "Main Street" area in downtown San Luis Obispo, California.

GUIDELINE NARRATIVE

Important description of appropriate office and upper-story residential development.

2. Offices

Various professional offices, including medical, business, and administrative offices are also an important component in a mixed-use area. Laboratories for medical, dental, and optometric uses are also included in this category.

3. Residential

While the predominant focus of the Commercial Mixed-Use area may be commercial, it is the combination of housing and commercial components that provides a high level of convenience and amenity for those who choose to live there. Most residential units in the Commercial Mixed-Use area will be Multiple family in nature and will be located on upper-floors of mixed-use buildings. Hotels and “Bed and Breakfast” Inns are also an appropriate component of a commercial mixed-use area.

Certain uses are not compatible with a pedestrian-oriented traditional neighborhood and, therefore, would not be found in a commercial/mixed-use area, for example, businesses that cater exclusively to the automobile, including service stations, auto repair shops, and automobile sales. Convenience stores, fast food restaurants, and any business with a drive-through facility usually fall within this category. If any of these types of businesses do exist in a commercial/mixed-use area, they are designed for pedestrians. A key concept to maintaining the pedestrian environment is scale. Any proposed use that is too large will disrupt the pedestrian environment and not be considered compatible with the commercial/mixed-use area. Application of the design guidelines listed in this section will ensure that any proposed use in the commercial/mixed-use area will result in a change that fosters the pedestrian environment.

4. Mixing Components

It is strongly recommended that new buildings in the Commercial Mixed-Use Area mix uses. In order to ensure that the different uses are designed compatibly, the following guidelines should apply:



Automobile Oriented Commercial. Suburban-style highway commercial development is not compatible with the Tower District and should not be permitted.

GUIDELINE NARRATIVE

Keep description of mixed-use development.

REFER TO ZONING

Ground-floor uses regulated by Base District standard.

KEEP AS GUIDELINE

Update to reflect Entertainment District and Downtown District standards (15-1504 and 15-1504).

a. Location of Residential, Office, and Retail on single properties

- Individual buildings may mix retail, office, and residential uses.
- The ground floor of all buildings in the Commercial/Mixed-use area should be occupied by retail uses or small office uses which depend on foot traffic.
- The second floor of buildings may have limited retail uses, either as a continuation of a street-level retail use, or as a separate space with its own sidewalk entrance.
- The basement level of a building may have retail, office, or residential uses.
- Residential uses should be located on upper-floors.
- Office uses should be located on upper-floors.

b. Building Techniques to Minimize Conflicts Between Uses

- In order to facilitate a harmonious mix of uses, construction techniques should be used to minimize conflicts. Examples include soundproof walls/floors between uses, heavier walls or insulation than are used in single-use buildings, dual pane windows, and separate entrances and interior circulation halls for residential and non-residential areas of a building.

B. Lot Size

It is important to note that the zoning ordinance establishes minimums related to lot size. These guidelines also give maximums, in order to maintain the pedestrian scale of the area.



Mixed-use. This building shows the proper relationship between residential uses and retail uses when located in the same building. The residential uses are located on the upper two floors, while the retail is at the street-level.

REFER TO ZONING
Refer to Base District standard.

KEEP AS GUIDELINE
Address scale of development.

GUIDELINE NARRATIVE
Address appropriate scale of development.

GUIDELINE NARRATIVE
Address building frontage and frontage continuity.

REFER TO ZONING
Addressed by minimum frontage coverage.

REFER TO ZONING
Addressed by facade alignment standard.

1. Width

- On average, lots should be around 50 to 75 feet in width, and no larger than 200 feet in width.

2. Depth

- On average, lots should be 100 to 150 feet in depth. Except in the instances of unusually narrow blocks, double frontage lots are not appropriate.

3. Area

- Lots should not exceed one acre in size. Large-scale suburban-style shopping centers are strongly discouraged. Rather, the pre-WWII pattern of small structures on small, individually owned lots should be encouraged. Larger lots which are redeveloped should be subdivided whenever possible.

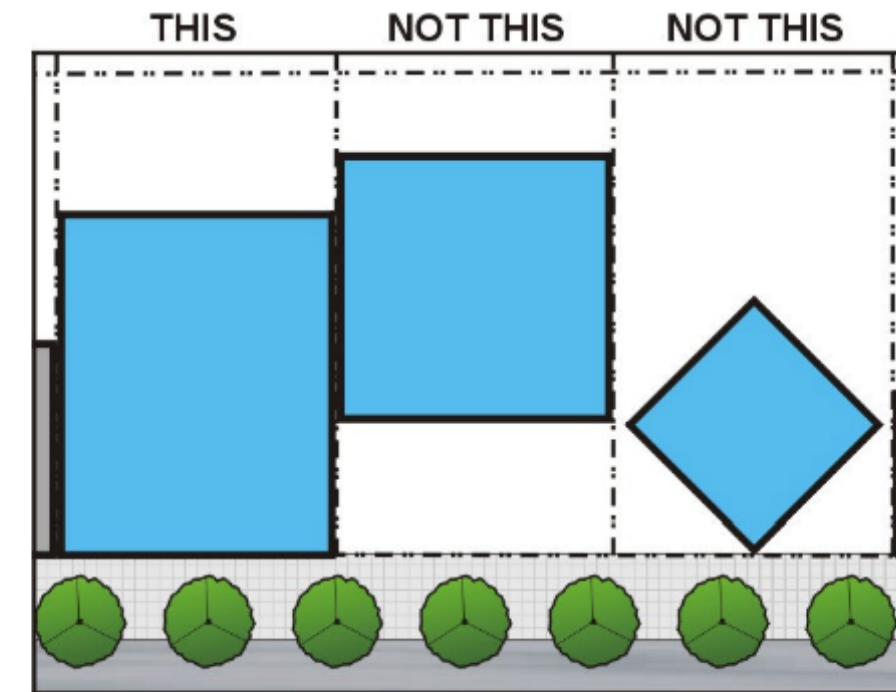
C. Building Placement

1. Number of Buildings

- Each lot should only have one primary building. The primary building will be the biggest, will be located at the front of the lot, and must clearly be primary in its use. Complex development with multiple buildings arranged on large lots amongst landscaping and parking is discouraged.
- Each lot may have one accessory building. Accessory buildings must be smaller than the primary building, must be located behind the primary building, and must clearly be secondary in use to the primary building.

2. Building Orientation

- Buildings should not be angled in plan relative to the adjacent



Front Setbacks and Building Orientation. In the “Main Street” area buildings should be brought right up to the street, with no front setbacks. Front setbacks inconvenience pedestrians, degrade the definition of the street as a public place, and leads to highway-strip signage that must “shout” at passing motorists.

street right-of-way. Façades should be parallel to rights-of-way.

3. Front Setbacks

- No primary building should be set back from the street in the Commercial Mixed-Use area unless it is for the purpose of providing a wider sidewalk or sidewalk dining. All primary buildings should be built out to the front lot line at the sidewalk edge. Buildings that are set back damage the pedestrian experience.

- Front façades should not be angled in orientation relative to the front property line.

4. Side Setbacks

- Buildings in the Commercial/Mixed-Use area should stand shoulder-to-shoulder, without gaps or spaces between them, forming a solid, continuous streetwall. This spatially defines the street, creating a pleasant pedestrian environment and forming a clear separation between the public and private realms. In particular, the front 12 feet of a building must be built out to the side lot lines, unless a side setback is necessary for vehicular access or a pedestrian passage from a parking area to the street.

In particular, the front 12 feet of a building must be built out to the side lot lines, unless a side setback is necessary for vehicular access or a pedestrian passage from a parking area to the street.

- If a side setback is necessary, then the building façade should not be less than the necessary area to accommodate the setback.
- The side walls beyond the front 12 feet may be set back.
- For corner lots, sides facing a street should be treated like the front of the lot, and setbacks should not be permitted.

5. Rear Setbacks

- There is no minimum requirement for rear setbacks. The rear of the lot is the preferred location for parking lots, yards, or other

GUIDELINE NARRATIVE

Address building frontage and continuity.

REFER TO ZONING

Refer to Base District standards.

MAKE A STANDARD

Adapt NR Overlay standard for vertical and horizontal alignment (15-1611-C).

REFER TO ZONING

Refer to frontage coverage standard.

GUIDELINE NARRATIVE

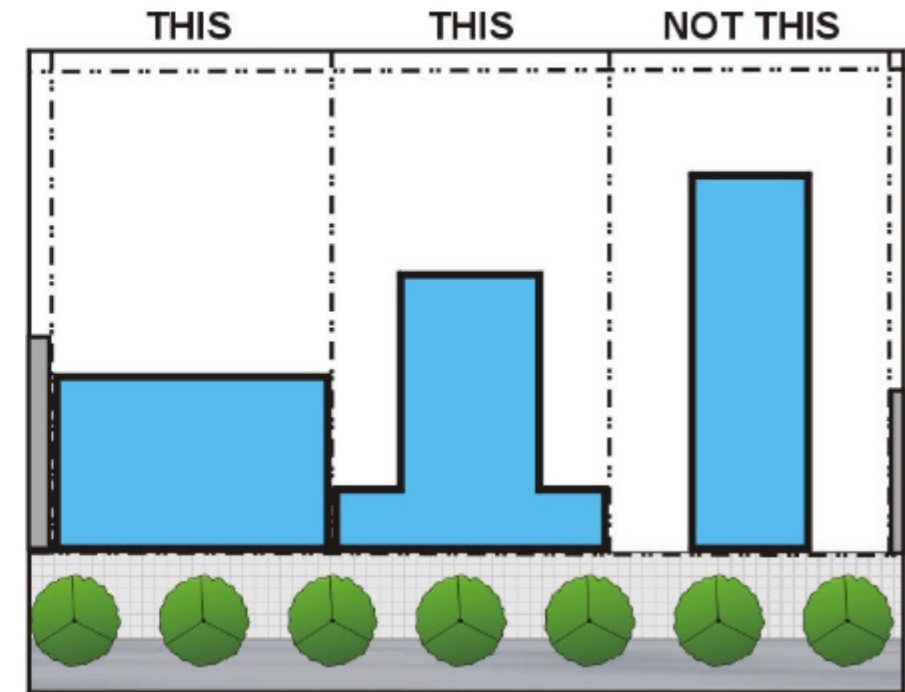
Address building frontage and continuity.

KEEP AS GUIDELINE

Encourage continuous frontage to extent possible.

REFER TO ZONING

Refer to parking setback and frontage coverage standards.



Side Setbacks. Main Street buildings should be built shoulder-to-shoulder to form a continuous street wall.