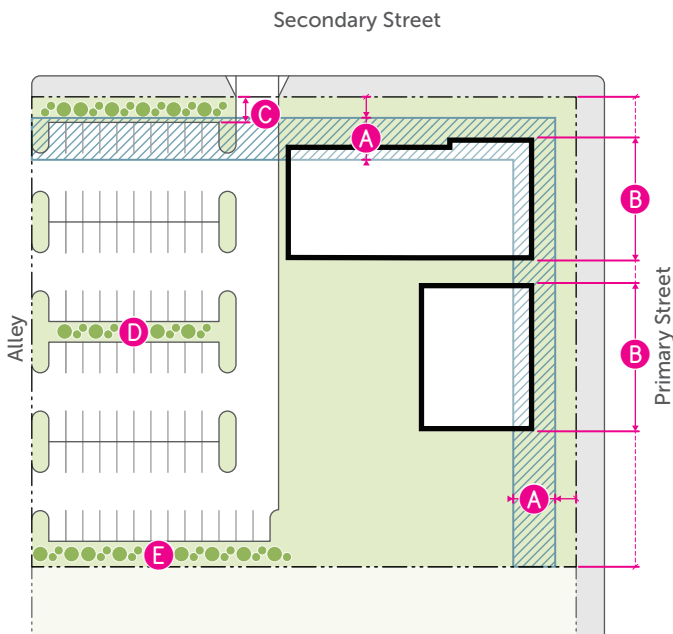


C. Corridor Typology 2

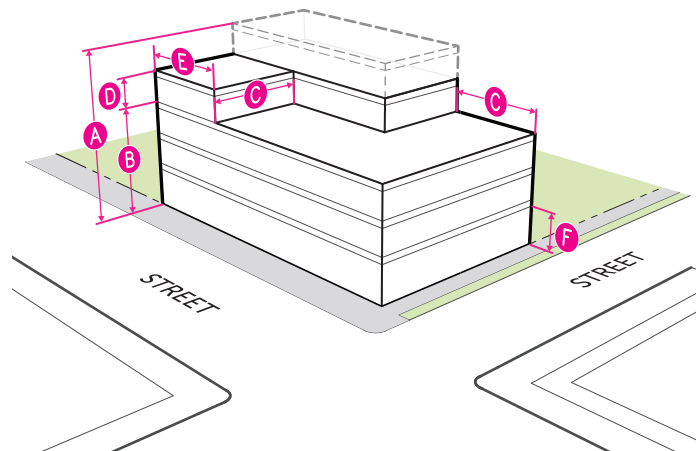
Typology 2 Corridors are closely knitted with the residential neighborhoods that surround them. Where residentially-zoned properties front a Corridor, adjacent commercial development should be designed to respond sensitively to them; designed with smaller scale elements and lower scale at the street edge to help them fit in. The visual impact of parking should be minimized to provide a highly walkable street edge. Buildings are oriented to the street, but building placement flexibility is promoted. Sets of buildings that cluster around courtyards or other amenities are encouraged.

1. Site Design



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

A	Build-to zone (min/max)	5'/15'
B	Build-to width: primary street (min)	50%
C	Build-to width: secondary street (min)	45%
B	Building width (max)	175'

PARKING

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

BUILDING HEIGHT

A	Building height (max)	See underlying zoning
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UPPER STORY STEPBACK

B	Street wall height (max)	45' 3 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)	10'

Corridor Typology 2

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)	50%	35%
Glazed area: residential (min)	30%	30%
UPPER FLOOR		
B Glazed area (min)	20%	20%
C Blank wall width (max)	12'	16'
ENTRANCES		
Street-facing entrance	Required	n/a
D Distance between entries: Non-residential (max)	80'	80'
Distance between entries: Residential (max)	100'	100'

	Street-facing	Non-street-facing
MATERIAL COVERAGE		
A Natural material (min)	20%	10%
B Synthetic Stucco: ground floor (max)	40%	70%
C Synthetic Stucco: upper floor (max)	60%	70%
MASS VARIATION		
Building width: 50' -80'	n/a	n/a
Building width: 80' +	Required	n/a
FACADE ARTICULATION		
Building width: 50' -80'	Required	n/a
Building width: 80' +	Required	n/a