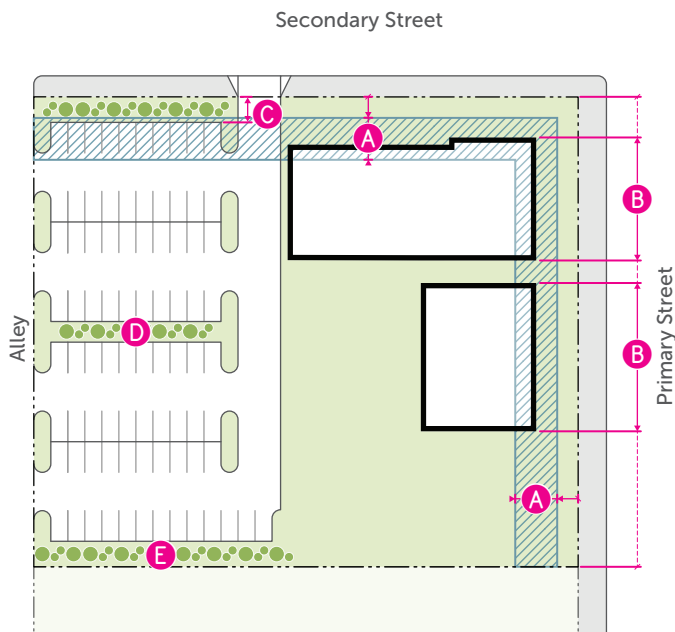


## C. Corridor Typology 2

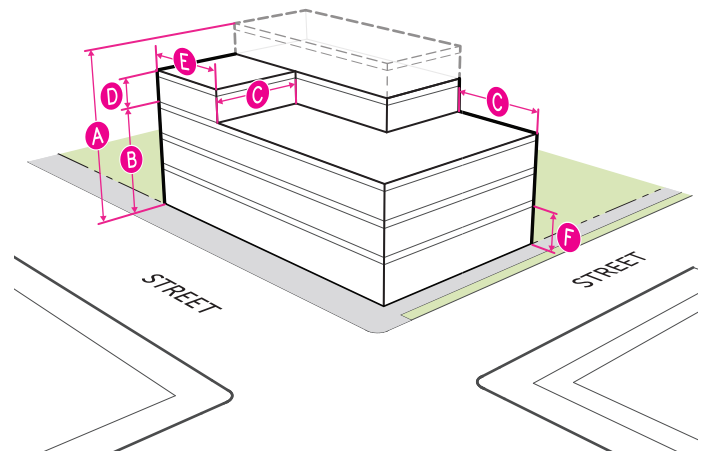
Typology 2 Corridors are closely knitted with the residential neighborhoods that surround them. Where residentially-zoned properties front a Corridor, adjacent commercial development should be designed to respond sensitively to them; designed with smaller scale elements and lower scale at the street 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

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

#### PARKING

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

#### BUILDING HEIGHT

<b>A</b> Building height (max)	See underlying zoning
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#### UPPER STORY STEPBACK

<b>B</b> Street wall height (max)	45' 3 stories
<b>C</b> Stepback depth (min)	15'
<b>D</b> Stepback exception: height (max)	15' 1 story
<b>E</b> Stepback exception: width (max)	30%

#### FLOOR TO CEILING HEIGHT

Residential (min)	10'
<b>F</b> Non-residential (min)	10'

## Corridor Typology 2

### 3. Facade Design

(See 20.25.080C.5.)



### 4. Variation

(See 20.25.080C.6.)



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

	Street-facing	Non-street-facing
<b>MASS VARIATION</b>		
Building width: 50' - 80'	n/a	n/a
Building width: 80' +	Required	n/a