

CHAPTER II

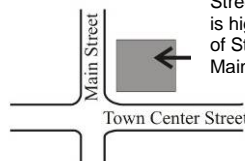
PALETTE *of* STREET TYPES



Development under this Code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these spaces intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street frontage.

A. Hierarchy of Street Types:

- | | |
|--|--|
| <p>Highest
(Primary)</p> <p>↑</p> <p>Lowest
(Secondary)</p> <p>↓</p> | <ul style="list-style-type: none"> • Four-Lane Avenue • Two-Lane Avenue • Main Street • Town Center Street • Town Center Street B • Neighborhood Street • Neighborhood Lane • Two-Way Edge Drive • One-Way Edge Drive |
|--|--|



Example:

This building is located at the intersection of Main Street and Town Center Street types. Main Street is higher than Town Center Street in the Hierarchy of Street Types, therefore the building should follow Main Street requirements.

(Alleys are covered under General Provisions, as they are never fronted by main structures.)



This illustration depicts a district of streets and buildings suited to serve a fine-grained mix of uses. The City expects a mix of allowed uses to occur in all neighborhoods and blocks. The City will require a mix of uses within buildings along Main Street and the Four-Lane Avenue. The City will not require particular uses nor a particular distribution of uses, but will require the integration of residential and commercial uses. Uses allowed by right or by permit or that are prohibited are listed in Chapter V of this Code.

The City will require a variety of architectural styles along all street types. However, along Main Street and the Four-Lane Avenue, proposals for colonnades will be scrutinized to ensure adequate sight distance for automobile drivers.

1. Four-Lane Avenue

The Four-Lane Avenue is designed for locations where the movement of larger volumes of traffic is desired. Wide sidewalks, on-street parking, and doors and windows facing the street make this high-traffic street pedestrian friendly as well.

Notes:

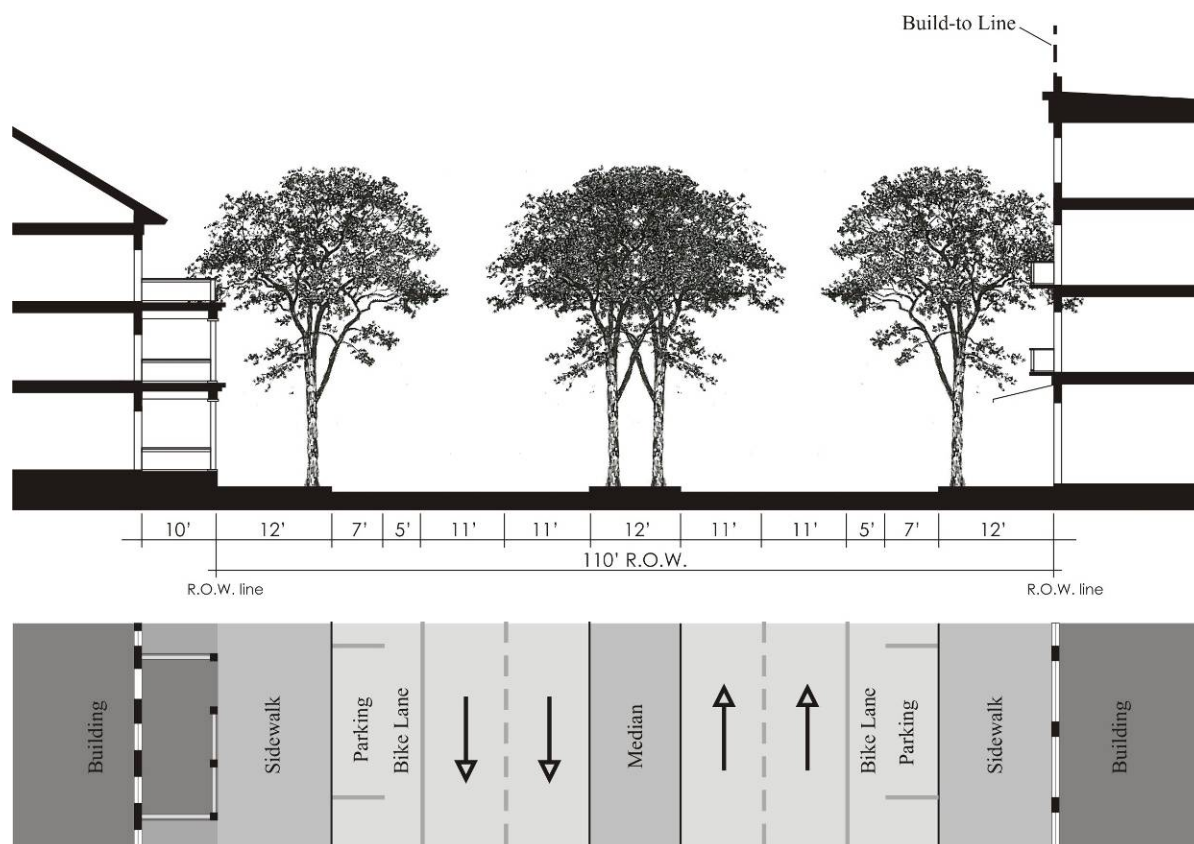
1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: marquee, awning, or 2nd floor balcony.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	0–10 ft. from property line
Space Between Buildings:	0 ft. if attached 6–10 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	2 stories minimum 4 stories maximum 55 ft. maximum The first floor shall be a minimum of twelve (12) feet in height



1. Two-Lane Avenue

A wide median and plentiful street trees make the Two Lane Avenue a quiet address especially well suited to residential and office uses.

Notes:

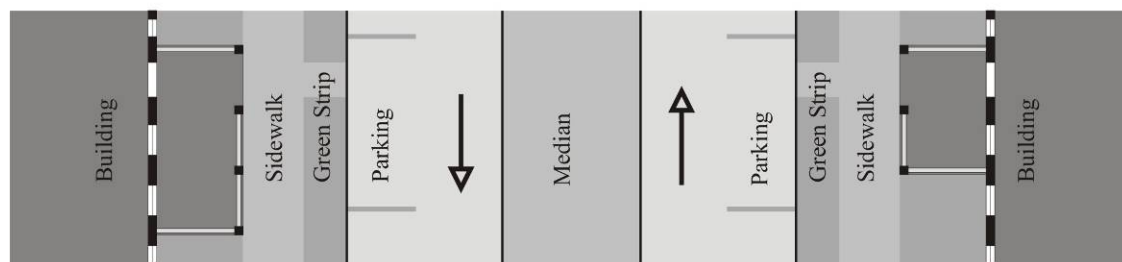
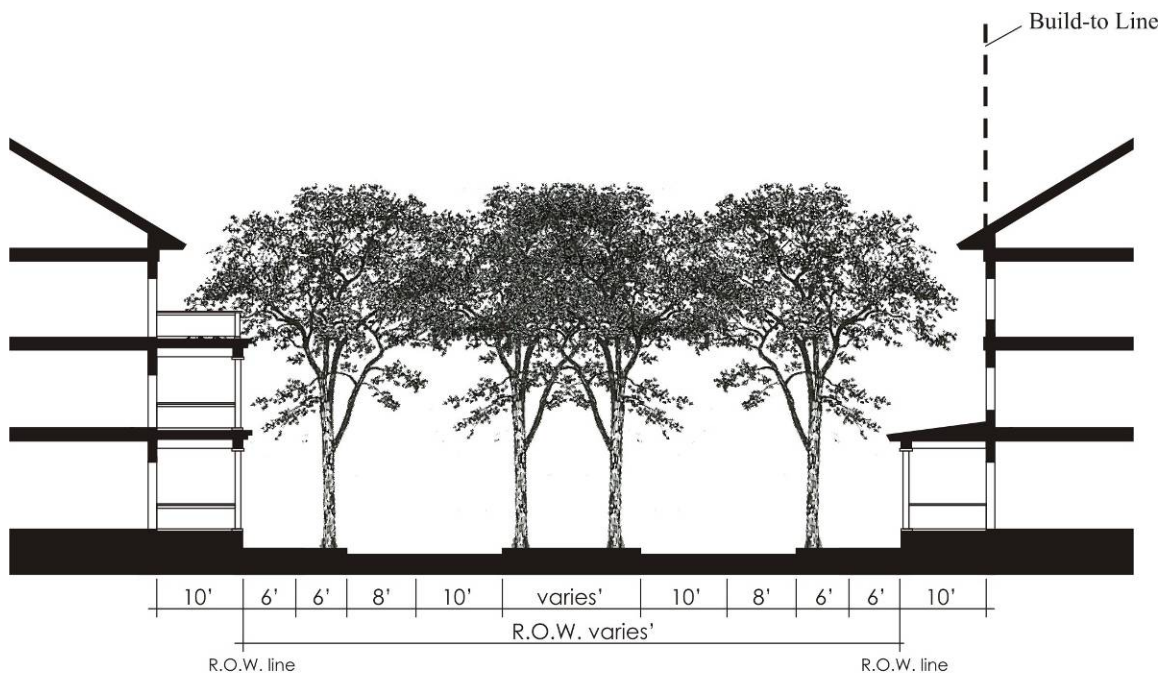
1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	0–10 ft. from property line
Space Between Buildings:	0 ft. if attached 6–10 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	2 stories minimum 4 stories maximum 55 ft. maximum The first floor shall be a minimum of twelve (12) feet in height



3. Main Street

Main Street is lined with mixed-use shopfront buildings that are positioned at the front of each lot. It features angled parking or parallel parking and wide sidewalks. Trees in the right-of-way are optional. Colonnades are encouraged, to help give the street narrower proportions and better spatial definition.

Notes:

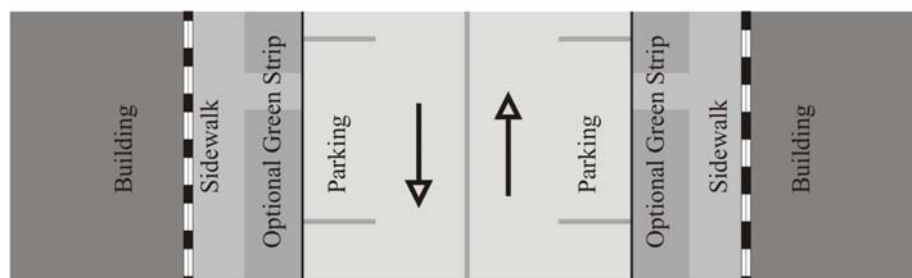
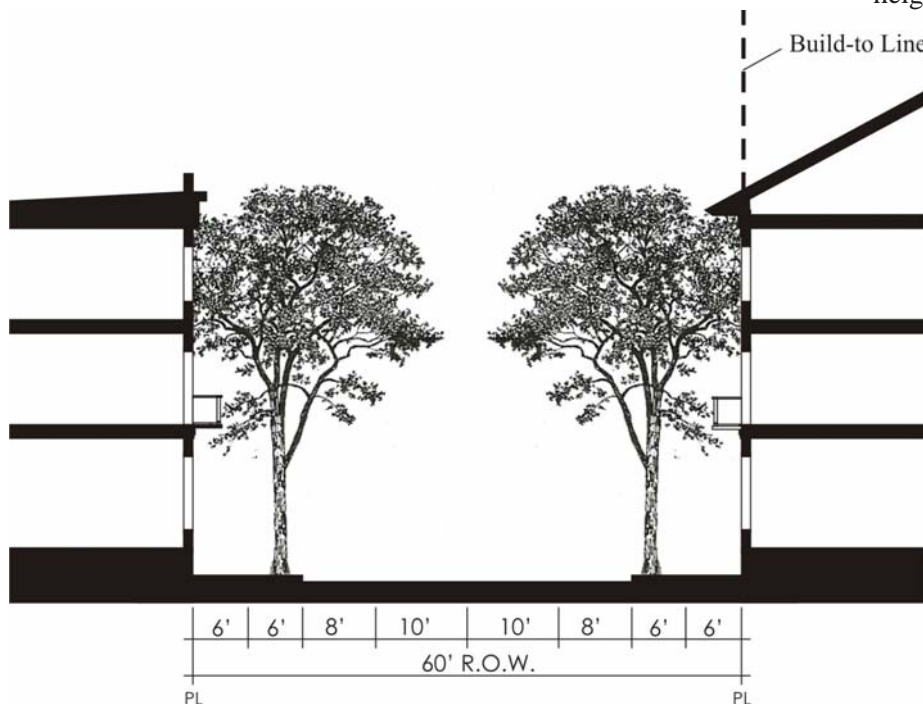
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3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	0 ft. from property line
Space Between Buildings:	0 ft. if attached 6–10 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	3 stories minimum 5 stories maximum 55 ft. maximum The first floor shall be a minimum of twelve (12) feet in height



4. Town Center Street

Parallel parking and wide sidewalks on both sides of the Town Center Street create a safe inviting place for both pedestrians and motorists. 12-ft-wide sidewalks with tree wells are preferred, but 6-ft-wide sidewalks with 6-ft-wide green strips are also acceptable.

Notes:

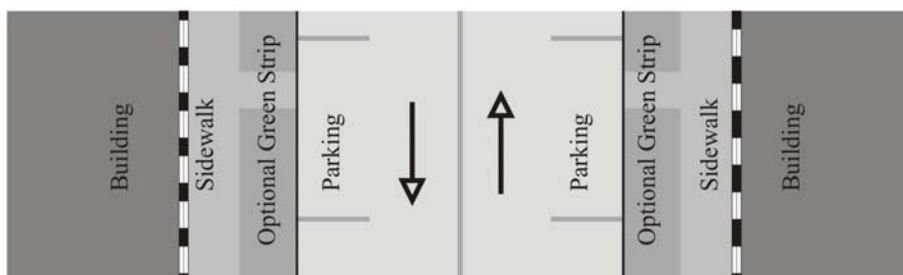
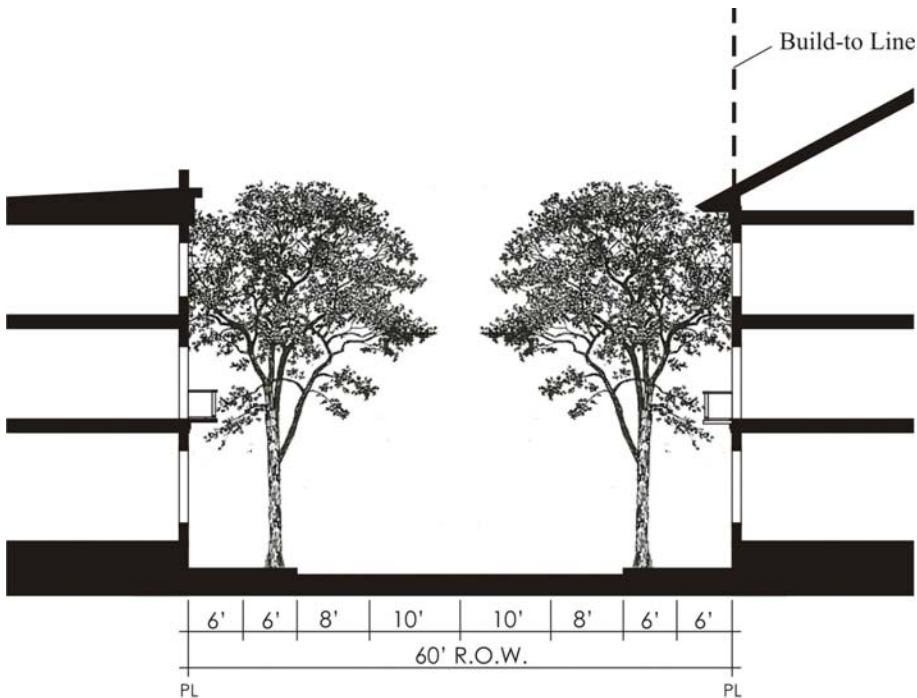
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3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	0 ft. from property line
Space Between Buildings:	0 ft. if attached 6–10 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	2 stories minimum 4 stories maximum The first floor shall be a minimum of twelve (12) feet in height



5. Town Center Street B (with bike lanes)

Parallel parking, wide sidewalks, and bike lanes on both sides of the Town Center Street B create a safe inviting place for pedestrians, cyclists, and motorists. 12-ft-wide sidewalks with tree wells are preferred, but 6-ft-wide sidewalks with 6-ft-wide green strips are also acceptable.

Notes:

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	0 ft. from property line
Space Between Buildings:	0 ft. if attached 6–10 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	2 stories minimum 4 stories maximum 55 ft. maximum

6. Neighborhood Street

The Neighborhood Street is a quieter, more intimate street. Build-to lines are set back and a green strip is incorporated. If needed, the Build-to location can be paved to provide a wider sidewalk for intense uses, thus eliminating the door yard.

Notes:

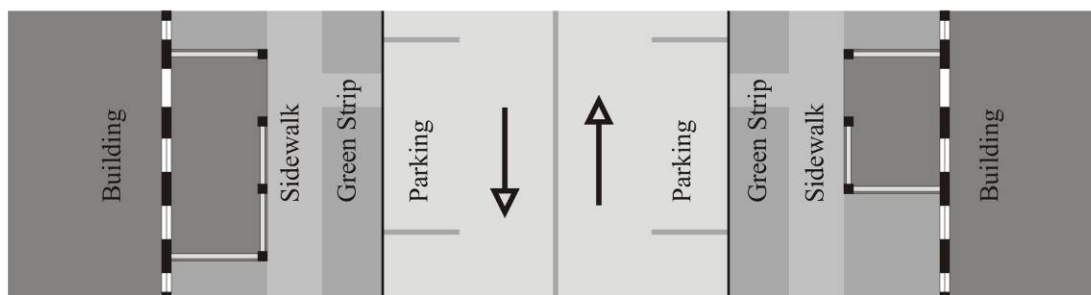
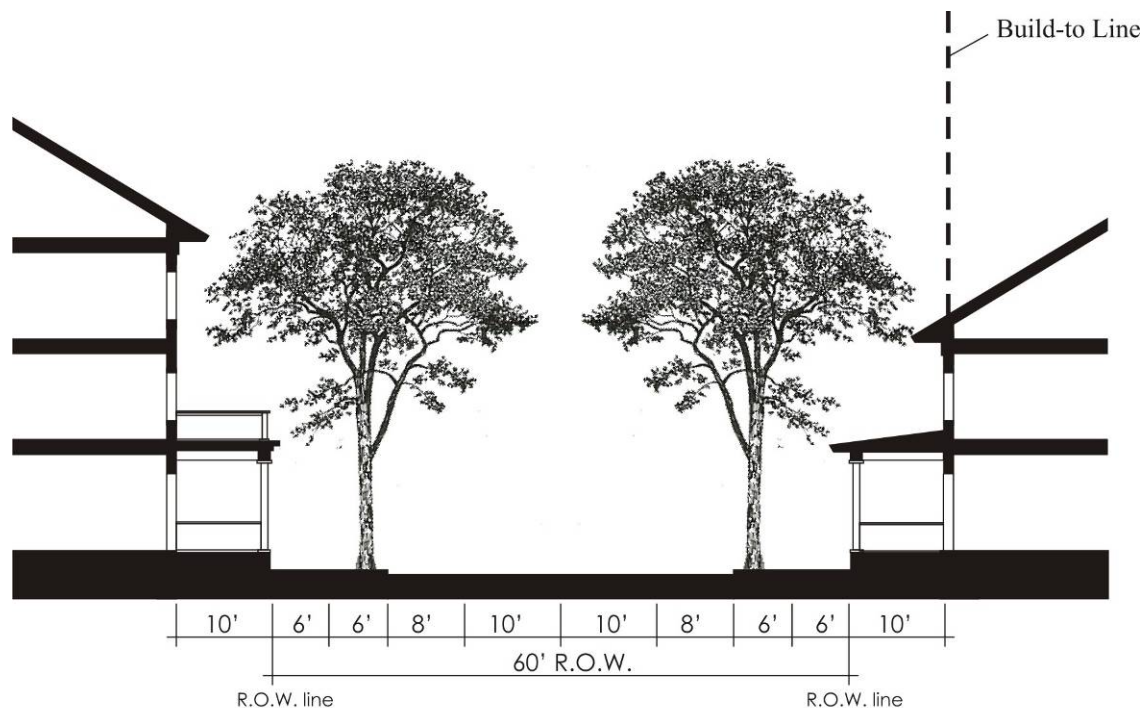
1. Appurtenances may extend beyond the height limit.
2. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	10 ft. from property line
Space Between Buildings:	0 ft. if attached 6–15 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	2 stories minimum 4 stories maximum 55 ft. maximum



7. Neighborhood Lane

The Neighborhood Lane is designed to calm traffic. This street section is used primarily in residential areas or secondary streets. On-street parking is located on one side.

Notes:

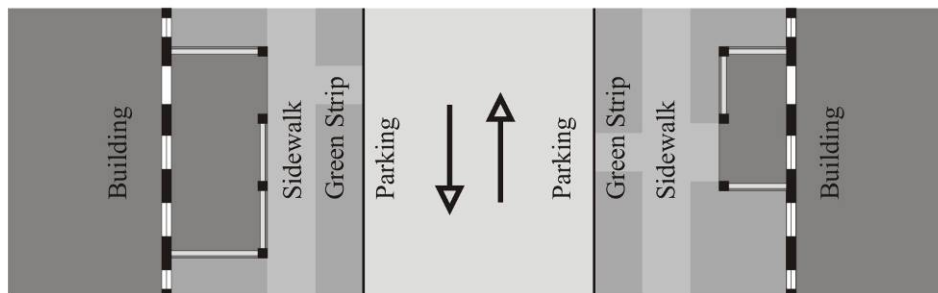
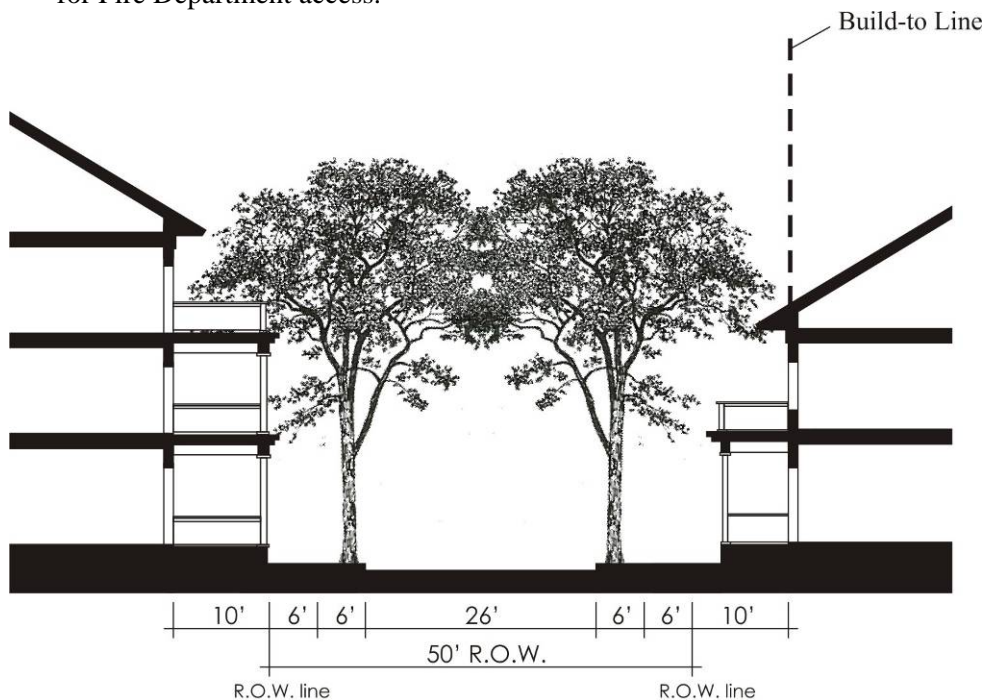
1. Appurtenances may extend beyond the height limit.
2. Parallel parking permitted on both sides of the street.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.
4. A minimum 20-ft clearance must be maintained between parked cars and traffic for Fire Department access.

A. Building Placement:

Build-to-line location:	10 ft. from property line
Space Between Buildings:	0 ft. if attached 6–15 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
Bldg. Depth:	125 ft. maximum
Bldg. Height:	2 stories minimum 4 stories maximum 55 ft. maximum



8. Two-Way Edge Drive

The Two-Way Edge Drive provides public access along natural boundaries of the Central Quarter area. This street has the front of buildings positioned to face across to scenic open spaces.

Notes:

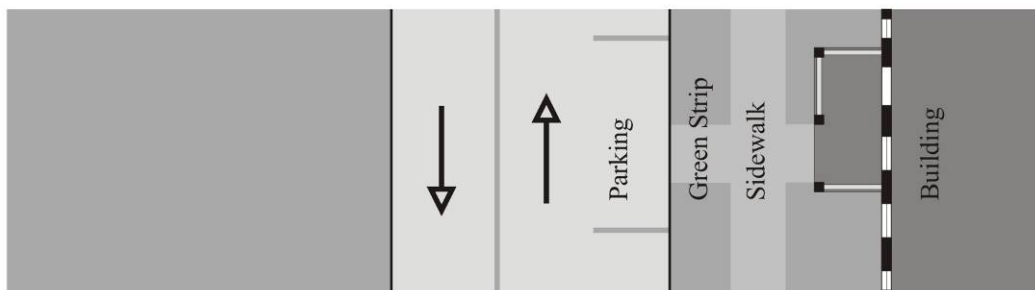
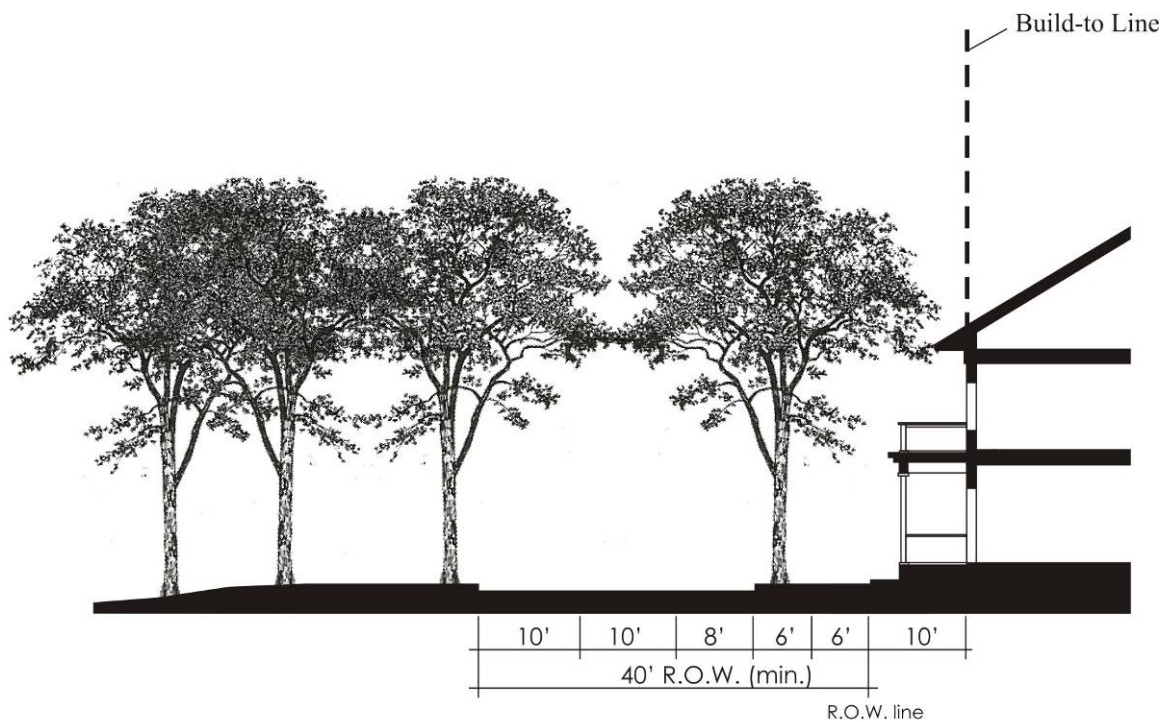
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B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
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Bldg. Height:	2 stories minimum 4 stories maximum 55 ft. maximum



9. One-Way Edge Drive

The One-Way Edge Drive is a very narrow street primarily used around the edges of open spaces such as neighborhood squares and parks. It provides a layer of on-street parking to uses facing these open spaces and is very easy for pedestrians to cross.

Notes:

1. Appurtenances may extend beyond the height limit.
2. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

A. Building Placement:

Build-to-line location:	0–10 ft. from property line
Space Between Buildings:	0 ft. if attached 6–15 ft. if detached

B. Building Volume:

Bldg. Width:	16 ft. minimum 160 ft. maximum
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