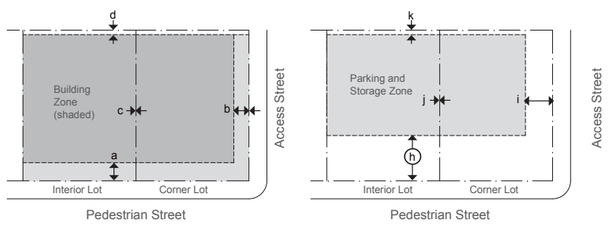
TABLE X (T5-HIGH). BULK STANDARDS - T5 - HIGH

BUILDING SETBACKS AND LOT REQUIREMENTS



MAIN BUILDING SETBACKS			PARKING AND STORAGE SETBACKS		
a	Pedestrian Street	1 - 12 ft. max.	h	Pedestrian Street	24 ft. min.
b	Access Street	20 ft. max.	i	Access Street	8 ft. min.
c	Side Lot Line	0 - 20 ft. max.	j	Side Lot Line	0 ft. min.
d	Rear Lot Line	3 ft. min.	k	Rear Lot Line	3 ft. min.

FRONTAGE BUILDOUT		LOT REQUIREMENTS	
Pedestrian Street:	80% min.	Building Height:	6 stories
Access Street: 30 ft. min. from Pedestrian Street setbacks		Lot Coverage:	80% max.

BUILDING FRONTAGE

REQUIRED FRONTAGE SETBACK TYPES	
Pedestrian Street:	shallow, urban or pedestrian forecourt
Access Street:	shallow, urban, pedestrian forecourt, vehicular forecourt or screened parking
Additional Requirements:	

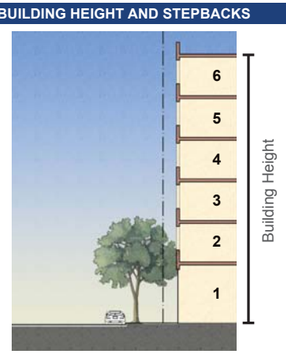
REQUIRED SPECIFIC FRONTAGE TYPES	
Pedestrian Street:	common entry, shopfront, arcade, gallery, terrace, stoop, or porch (access to ground floor residential uses only)
Access Street:	common entry, shopfront, arcade, gallery, terrace, stoop, or porch (access to ground floor residential uses only)

ACCESS RESTRICTIONS	
Pedestrian Street:	1 access way for lots up to 150 ft. of frontage, 1 access per 75 ft. for lots over 150 ft.
Access Street:	minimum spacing of 120 ft. between access ways associated with one lot

MINIMUM GLAZING		AMBIENT STANDARDS	
Ground Floor:	75%	Light Level:	2 fc. max.
Second Floor:	45%	Noise: 12am to 7am	60 dBa
Upper Floors:	30%	Noise: 7am to 10pm	75 dBa
		Noise: 10pm to 12am	65 dBa

TABLE X (T5-HIGH). BULK STANDARDS - T5 - HIGH

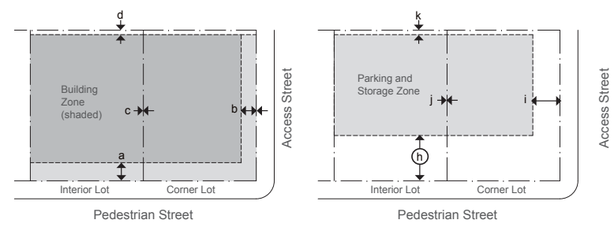
BUILDING HEIGHT AND STEPBACKS



BUILDING HEIGHT		BUILDING STEPBACKS
Building Height:	6 stories	20 ft. stepback required at 4 stories only at frontages on rights-of-way less than 70 ft. in width
Transit Bonus:	n/a	
Parking structures:	Building height minus one story	

TABLE X (T5-MEDIUM). BULK STANDARDS - T5 - MEDIUM

BUILDING SETBACKS AND LOT REQUIREMENTS



MAIN BUILDING SETBACKS			PARKING AND STORAGE SETBACKS		
a	Pedestrian Street	6 - 18 ft. max.	h	Pedestrian Street	24 ft. min.
b	Access Street	20 ft. max.	i	Access Street	8 ft. min.
c	Side Lot Line	0 - 20 ft. max.	j	Side Lot Line	0 ft. min.
d	Rear Lot Line	3 ft. min.	k	Rear Lot Line	3 ft. min.

FRONTAGE BUILDOUT		LOT REQUIREMENTS	
Pedestrian Street:	70% min.	Lot Coverage:	70% max.
Access Street: 30 ft. min. from Pedestrian Street setbacks			

BUILDING FRONTAGE

REQUIRED FRONTAGE SETBACK TYPES	
Pedestrian Street:	shallow, urban or pedestrian forecourt
Access Street:	shallow, urban, pedestrian forecourt, vehicular forecourt or screened parking
Additional Requirements:	common yard and fenced yard permitted for single family residential only

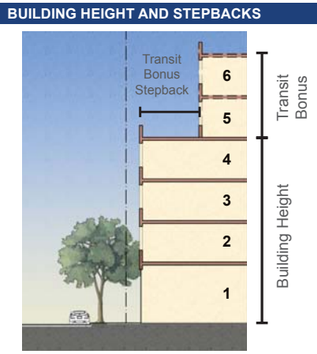
REQUIRED SPECIFIC FRONTAGE TYPES	
Pedestrian Street:	common entry, shopfront, arcade, gallery, terrace, stoop, or porch (access to ground floor residential uses only)
Access Street:	common entry, shopfront, arcade, gallery, terrace, stoop, or porch (access to ground floor residential uses only)

ACCESS RESTRICTIONS	
Pedestrian Street:	1 access way for lots up to 150 ft. of frontage, 1 access per 75 ft. for lots over 150 ft.
Access Street:	minimum spacing of 120 ft. between access ways associated with one lot

MINIMUM GLAZING		AMBIENT STANDARDS	
Ground Floor:	75%	Light Level:	2 fc. max.
Second Floor:	45%	Noise: 12am to 7am	60 dBa
Upper Floors:	30%	Noise: 7am to 10pm	75 dBa
		Noise: 10pm to 12am	65 dBa

TABLE X (T5-MEDIUM). BULK STANDARDS - T5 - MEDIUM

BUILDING HEIGHT AND STEPBACKS



BUILDING HEIGHT		BUILDING STEPBACKS
Building Height:	4 stories	20 ft. stepback required along frontages for all stories above 4
Transit Bonus:	2 stories	
Parking structures:	Building height minus one story	

TABLE X PERMITTED USES - T5

PERMITTED USES

	RESIDENTIAL		COMMERCIAL
P	Household Living	P	Commercial Lodging
P	Group Living	P	Custom Arts and Crafts
C	Transitional Housing	P	Eating and Drinking Establishments
P	Home Occupation (subject to Chapter 18.742)	C	Major Event Entertainment
	HOUSING TYPES	C	Outdoor Entertainment
P	Single Units, Attached	P	Indoor Entertainment
P	Single Units, Detached	N	Adult Entertainment
P	Accessory Units	P	Sales-Oriented (<30,000 sf per tenant)
P	Duplexes	P	Personal Services (<30,000 sf per tenant)
P	Multifamily Units	P	Repair-Oriented (<30,000 sf per tenant)
P	Manufactured Units	P	Bulk Sales (<30,000 sf per tenant)
N	Mobile Home Parks, Subdivisions	N	Outdoor Sales
	CIVIC (INSTITUTIONAL)	N	Animal-Related
C	Basic Utilities	N	Motor Vehicle Sales / Rental
P	Colleges	N	Motor Vehicle Servicing / Repair
P	Community Recreation	N	Vehicle Fuel Sales
P	Cultural Institutions	P	Office
P	Day Care	P	Self-Service Storage
P	Emergency Services	R	Non-Accessory Parking (city or LID operated only)
C	Medical Centers		**INDUSTRIAL**
P	Postal Service	N	Industrial Services
P	Public Support Facilities	N	Light Industrial
P	Religions Institutions	N	General Industrial
P	Schools	N	Heavy Industrial
P	Social / Fraternal Clubs / Lodges	N	Railroad Yards
	OTHER	P	Research and Development (accessory use only)
N	Agriculture / Horticulture	N	Warehouse / Freight Movement
N	Cemeteries	N	Waste-Related
N	Detention Facilities	N	Wholesale Sales
N	Heliports		
N	Mining		
P	Wireless Communication Facilities (subject to Chapter 18.798)		
N	Rail Lines / Utility Corridors		
N	Other		