

- c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Sec. 2.9.3.D.3.a and/or other architectural features.
- d. The facade variation requirements do not apply in BU-RA and BU-IX.

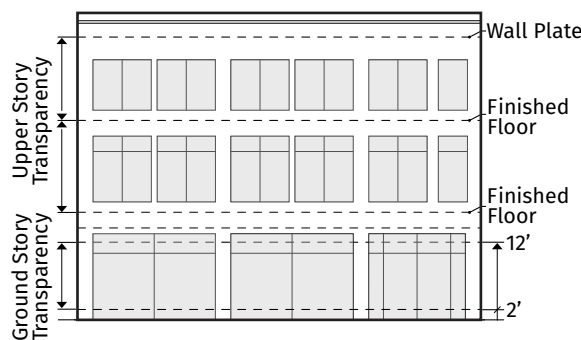
- 5. In BU-SH, a minimum of 60% of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).
- 6. The following alternatives may count towards a portion of the transparency requirement and can be used in singular or combination. Alternatives may count for no more than 50% of the total transparency requirement.

Alternative	Max % towards total requirement
Windows at the ground story but outside the 2 to 12 feet zone	40%
Wall mounted or recessed display cases at least 4 feet high	40%
Green screen system, planter walls, or similar vegetation	40%
Translucent, fritted, patterned, or color glazing:	40%
LEED certified windows	40%
Outdoor dining/seating located between the building and street	60%

Sec. 1.12.4. Public Realm

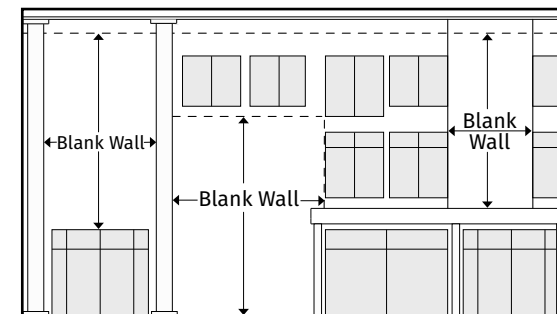
A. Transparency

1. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story facade.
2. Transparency applies to all publicly-accessible street or open space building facades.
3. Clear glazing must have a visible transmittance rating of 0.5 or greater to count towards the transparency requirement.
4. Ground story transparency is measured between 2 and 12 feet above the abutting sidewalk. Upper story transparency is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate above.



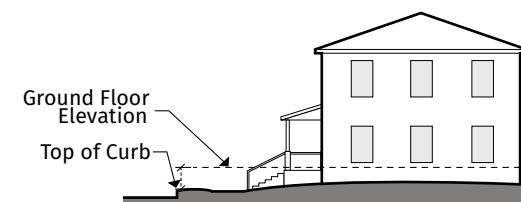
B. Blank Wall Area

1. Blank wall area means a portion of the exterior facade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).
2. Blank wall area applies in both a vertical and horizontal direction.
3. Blank wall area applies to all publicly-accessible street or open space building facades.



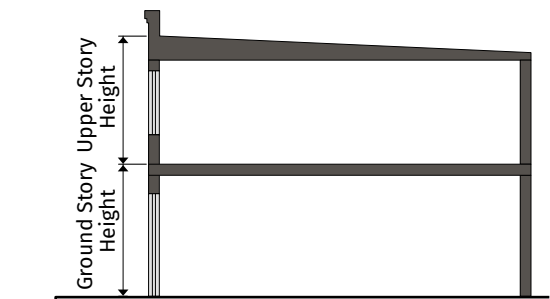
C. Ground Floor Elevation

1. Ground floor elevation is measured from top of the adjacent curb to the top of the finished ground floor.
2. Minimum ground floor elevation applies to the first 30 feet of the lot measured from the right-of-way.



D. Story Height

Story height is the height of each story of building and it is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story height is measured from the top of the finished floor to the top of the wall plate above.



E. Pedestrian Access

1. In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a building must have its main entrance front a primary street. The main entrance can not be from a public parking lot. Secondary entrances from parking lots are permitted.
2. The main building entrance must be operable to residents at all times and customers during regular business hours.
3. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.
4. Entrance spacing is measured from the edge of door to the edge of the next door.

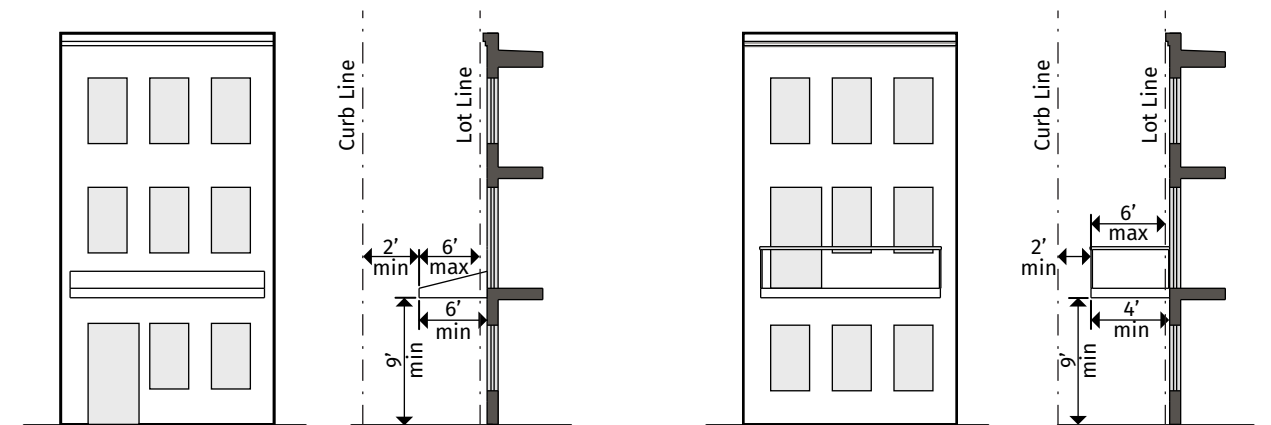
F. Building Materials

1. Not less than 70% of all new building facades (not including door and window areas) facing publicly-accessible streets or open space must be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement plaster stucco, cement board siding, cast stone or prefabricated brick panels.
2. Material changes must occur at inside corners.

Sec. 1.12.5. Building Elements

A. Intent

The following standards are intended to ensure that certain building elements when added to a building frontage are of sufficient size to be both usable and functional and be architecturally compatible with the building that they are attached to.



B. Awning/Canopy

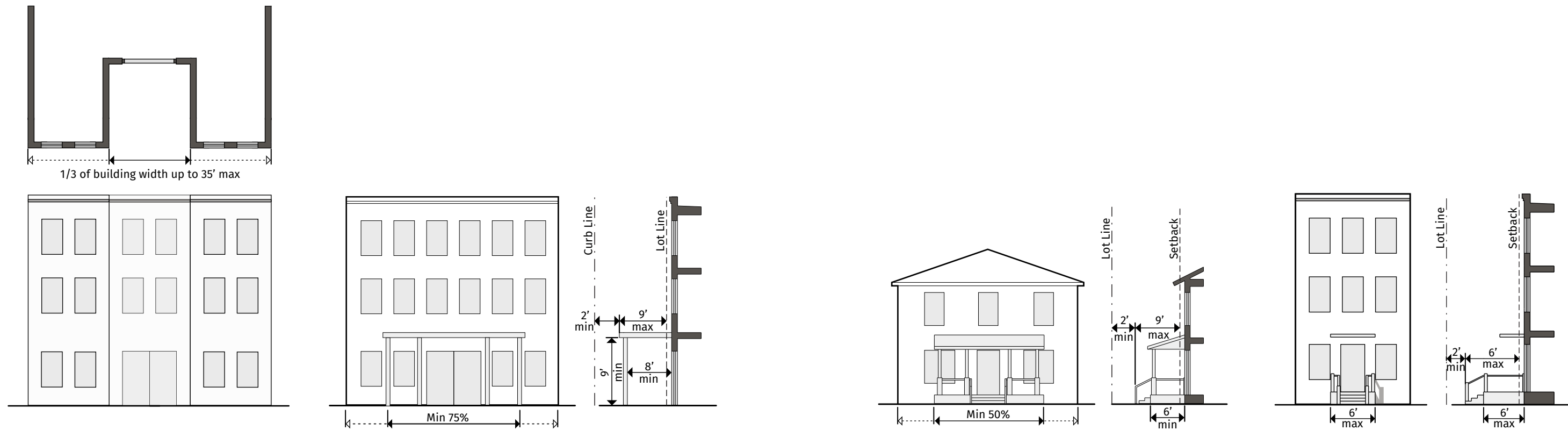
A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

1. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
2. An awning/canopy may extend into a primary or side street setback.
3. Subject to the issuance of a right-of-way encroachment agreement, an awning/canopy may encroach up to 6 feet over the right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

C. Balcony

A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

1. A balcony must be at least 4 feet deep.
2. A balcony must have a clear height above the sidewalk of at least 9 feet.
3. A balcony may be covered and screened, but cannot be fully enclosed.
4. An balcony may extend into a primary or side street setback.
5. Subject to the issuance of a right-of-way encroachment agreement, a balcony may encroach up to 6 feet over the right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



D. Forecourt

An open area at grade, or within 30 inches of grade, that serves as an open space, plaza or outdoor dining area.

1. A forecourt must be no more than one-third of the length of the building face, and in no case longer than 35 feet in width.
2. A maximum of one forecourt is permitted per lot.
3. A forecourt meeting the above requirements is considered part of the building for the purpose of meeting the build-to requirement.

E. Gallery

A covered passage extending along the outside wall of a building supported by arches or columns that is open on three sides.

1. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 9 feet.
2. A gallery may extend into a primary or side street setback.
3. A gallery must be contiguous and extend over at least 75% of the width of the building facade from which it projects.
4. Subject to the issuance of a right-of-way encroachment agreement, a gallery may encroach up 9 feet into the right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

F. Porch

A raised structure attached to a building, forming a covered entrance to a doorway.

1. A porch must be at least 6 feet deep (not including the steps).
2. A porch must be roofed and may be screened, but cannot be fully enclosed.
3. A porch must be contiguous, with a width not less than 50% of the building facade from which it projects.
4. A porch, including the steps, may extend up to 9 feet, including the steps, into a primary or side street setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
5. The porch, including the steps, may not encroach into the right-of-way.

G. Stoop

A small raised platform that serves as an entrance to a building.

1. A stoop must be no more than 6 feet deep (not including the steps) and 6 feet wide.
2. A stoop may be covered but cannot be fully enclosed.
3. A stoop, including the steps, may extend up to 6 feet into a primary or side street setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
4. The stoop, including the steps, may not encroach into the right-of-way.