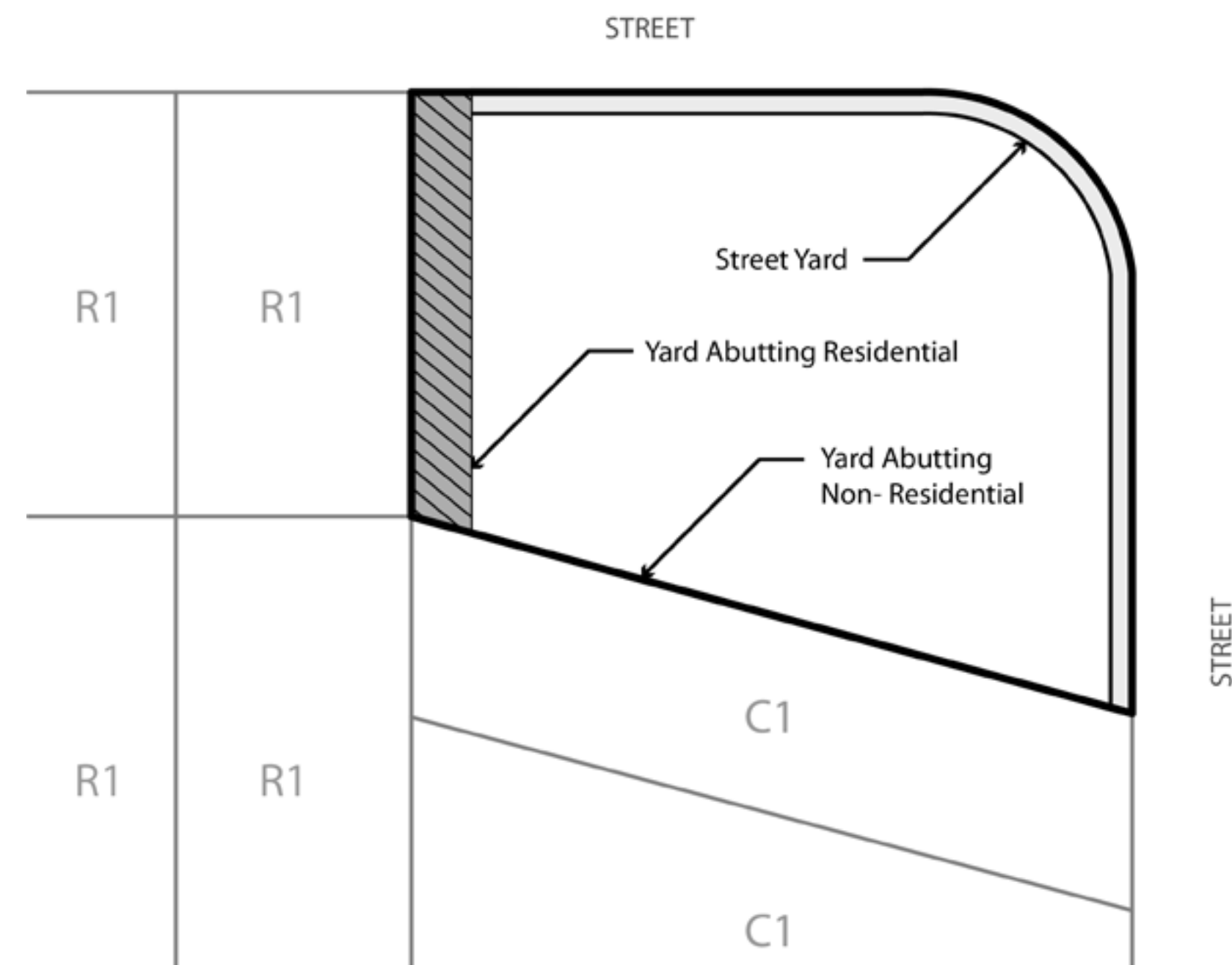


YARD CONTROLS

(Applies to commercial districts)

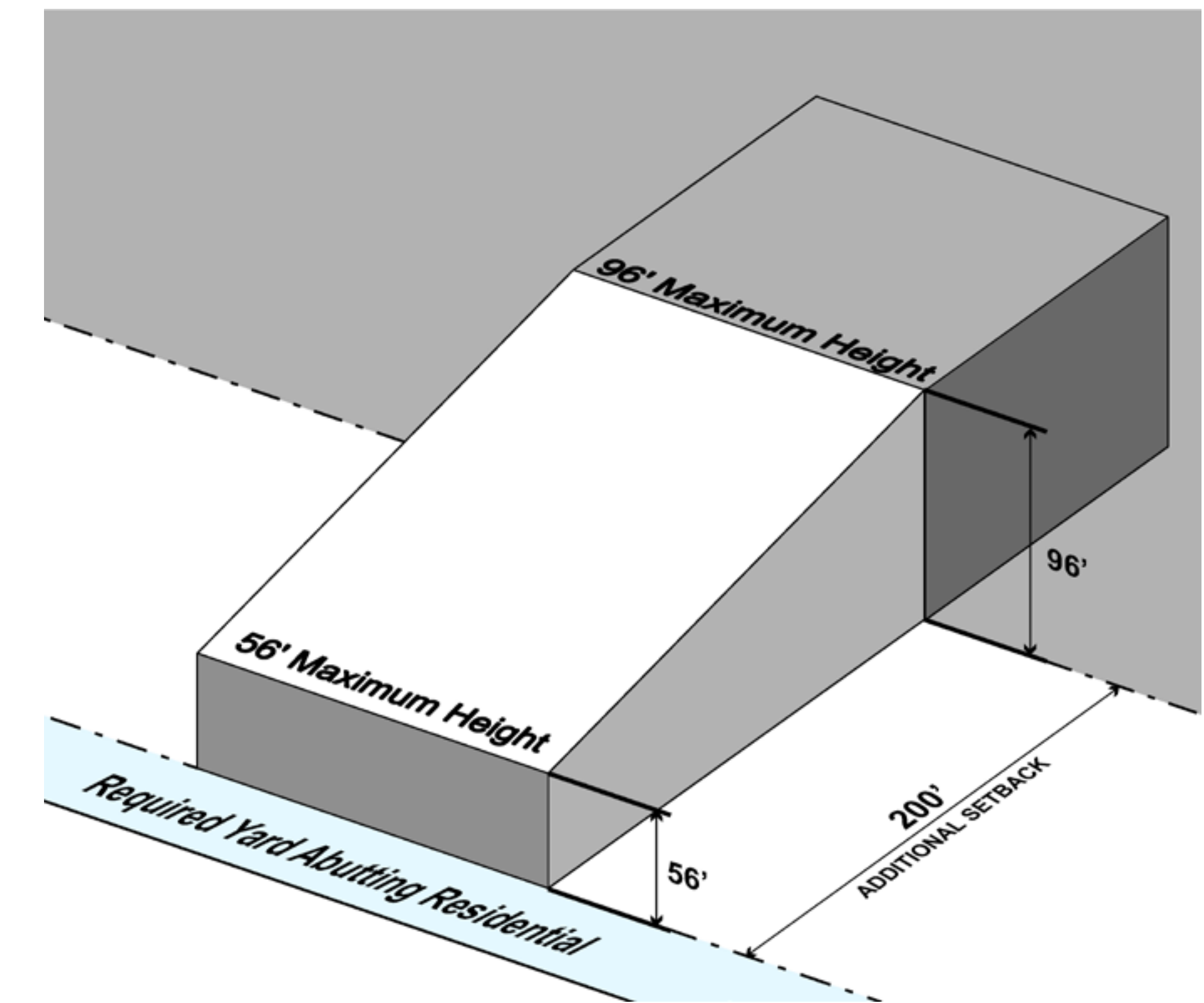
- » Street yard (any yard abutting a public right-of-way)
- » Yard abutting residential
- » Yard abutting non-residential or railroad right-of-way



BUILDING HEIGHT

(Applies to O, LI, and PIP Districts)

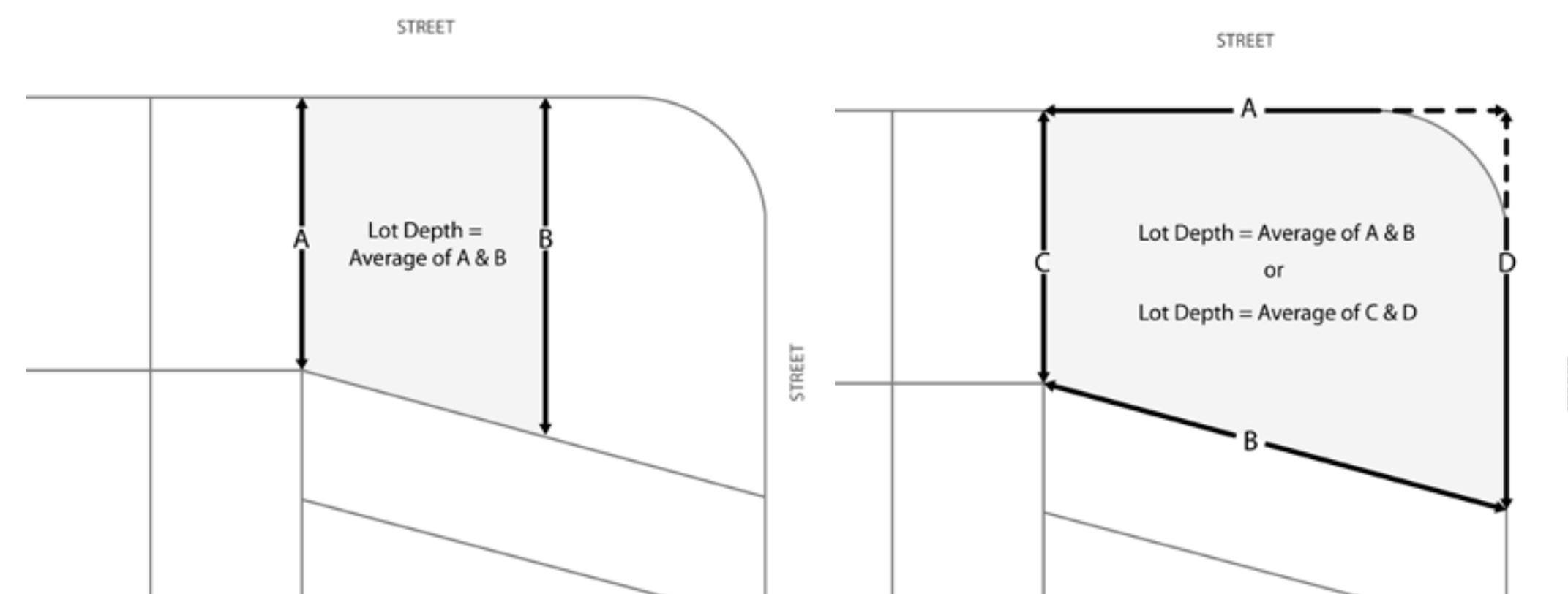
- » Maximum height of 96' in the O, LI, and PIP Districts (approximately 7 to 8 stories)
- » Any structure over 56' (approximately 4 stories) requires additional setback from any yard abutting residential
- » A building is limited to a 56' in height at the required yard where the lot line abuts a residential district; to develop at the maximum height of 96' the building would need to set back 5 additional feet from the required yard line for each 1 foot of building height over 56' along any yard abutting residential - requires an additional 200' of setback to reach such height
- » Any structure over 56' in height is limited to a 25,000 square foot building footprint
- » A minimum building separation regulation of 60 feet required between structures



LOT DEPTH

(Applies to O District)

- » District lot depth measurements calculated as the average of the side lot lines perpendicular to the street frontage
- » For corner lots, lot depth calculated as the average of the side lot lines running perpendicular to both frontages, choosing the lower value



DESIGN STANDARDS

(Applies to commercial districts)

- » To be included in the Subdivision and Land Development Ordinance
- » Standards for:
 - Façade design (articulation, massing)
 - Fenestration (transparency)
 - Site design (entrances, visual link through campus)
 - Roof design (materials, encourage sustainability)
 - Prohibited building materials

