**YARD CONTROLS**

(Appplies 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

**LOT DEPTH**

(Appplies 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

**BUILDING HEIGHT**

(Appplies 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

**DESIGN STANDARDS**

(Appplies 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