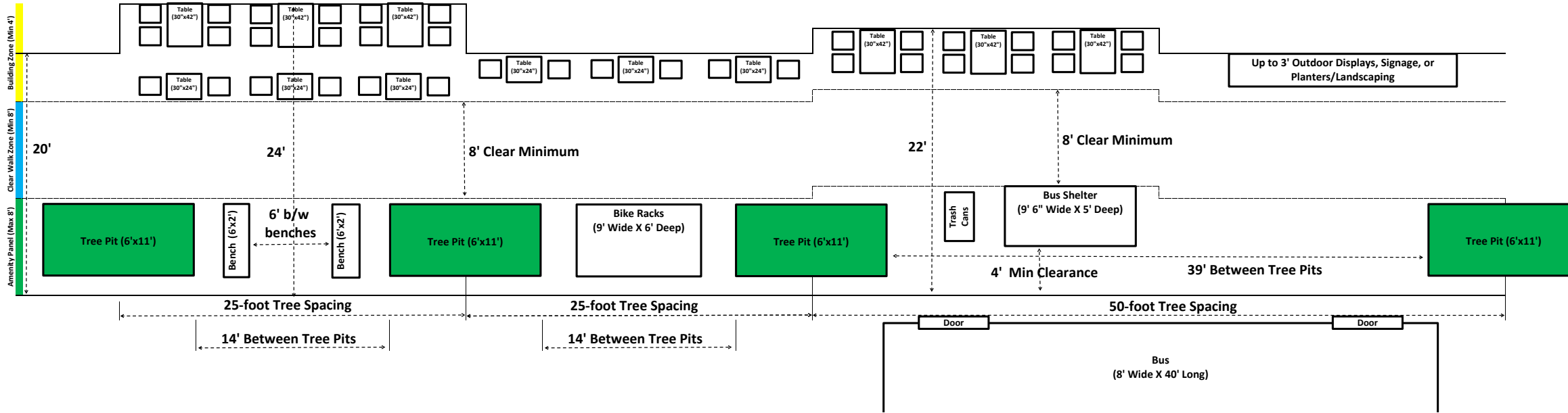
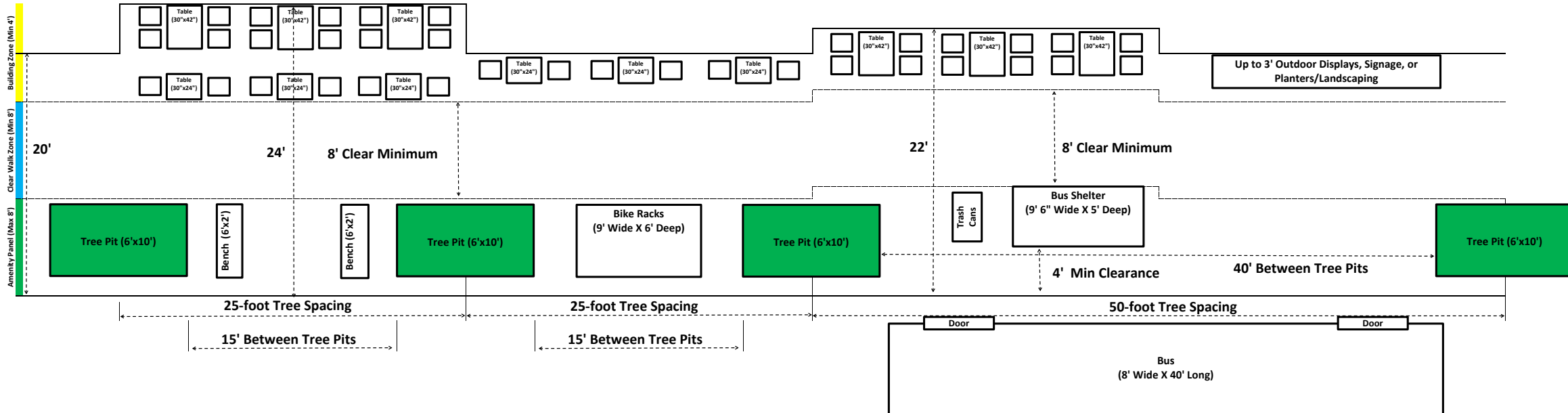
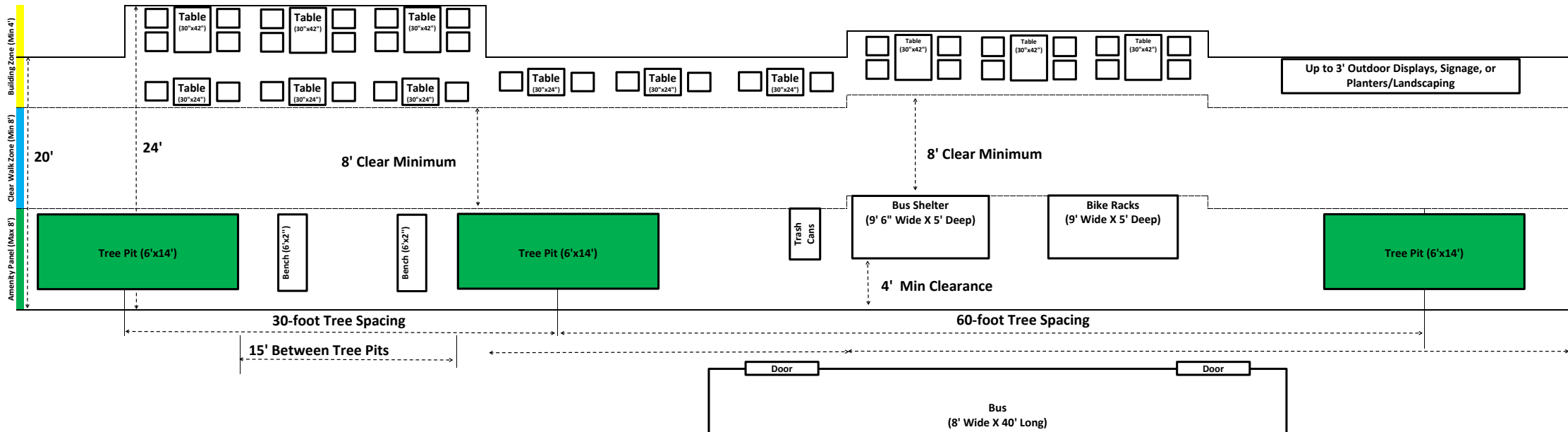


# Item 5c







## Potential Guidelines

- 1 Minimum 20-foot building setback from inside face of curb including any building projections at ground level (ie. stairs, railings, columns, elevated terraces, etc). Awnings, balconies or other projections above 9-feet high may be permitted in accordance with separate requirements.
- 2 For any building frontage on Broad or Washington greater than 50 linear feet, at least 50% or more should include an additional two-foot setback (for a minimum 22-foot setback) from inside face of curb for increased dining and other streetscape opportunities.
- 3 Every square foot of additional setback provided beyond 22-feet for a continuous distance of at least 20 linear feet may reduce frontage requirement on a one-for-one SF basis.

EXAMPLE - Assuming 100' of building frontage, an additional 100 SF of total setback (in addition to the 20-foot setback already required) is incorporated into the building design. Below are several ways to achieve:

Alternative #1: 50 feet of frontage with 20' setback and 50 feet of frontage with 22' setback



Alternative #2: Alternating 20' and 22' setbacks every 25 feet of frontage



Alternative #3: 25 feet of frontage with 24' setback, everything else at 20' setback



Alternative #4: 20 feet of frontage with 25' setback, everything else at 20' setback

