

# 24V.204

## FRONTAGE TYPE STANDARDS

### 24V.204.010 Purpose and Applicability

#### A. PURPOSE

This Section identifies the frontage types allowed within the Victoria Avenue Corridor Area, and provides design standards for the configuration of a building's primary entrance, the treatment of its front and side setback zones, and the type of features permitted to encroach into the required setback to ensure that development relates appropriately to appropriately form the public realm of the street.

#### B. APPLICABILITY

Private frontage includes both:

1. Portions of a property between the back-of-sidewalk line and the primary building façade along any Street.
2. All primary building facades up to the top of the first or second floor, including building entrances, located along and oriented toward streets as shown in Figure 4, Private Frontage.
3. Each proposed building shall be designed to incorporate a Private Frontage Type designed in compliance with this regulation. A property's permitted and/or required Private Frontage Types shall be limited to those specified by Transect Zone. Permitted frontage types may be combined within a single building. Private frontage regulations apply along the full length of the property frontage, even where there is no building façade. Public and institutional buildings are not required to comply with Private Frontage Type regulations.

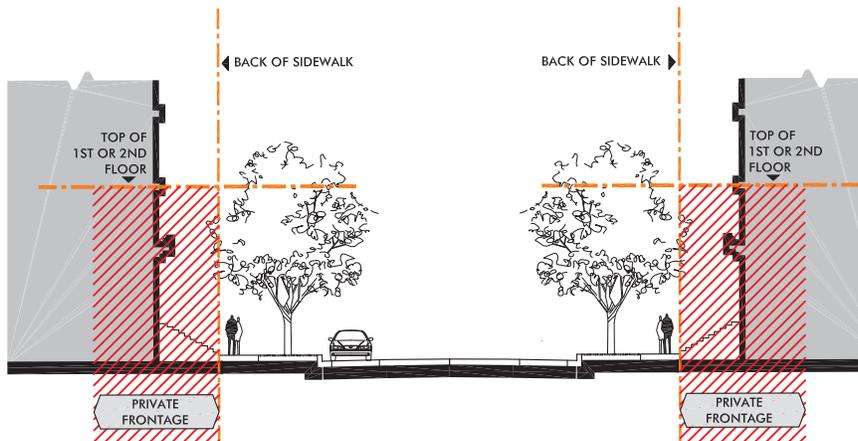


Figure 4 Private Frontage

### C. ALLOWABLE FRONTAGE TYPES BY ZONE

A lot may be developed only with a building having a frontage type allowed by Section 24V.200.040 or 24V.200.050 in the transect zone applicable to the lot.

### D. Access

1. The configuration of any Private Frontage Type shall not create a hallway for entry to any ground floor unit in which the sole access for that entry has a wall or railing that requires walking past one or more other entry doors.
2. Front setback areas shall provide pedestrian access connecting the public sidewalk to the front door and to any parking areas.
3. Private Frontage Types that incorporate stairs shall meet access and visibility requirements of the Americans with Disabilities Act by means of providing alternate entrance(s) with level or ramped connections to the sidewalk, or by adding an ADA-compliant ramp to the design of the required Private Frontage Type.

### E. CORNER PARCELS

1. Corner Parcels must locate an entrance(s) along Front Streets. Entrances are permitted, but not required along Secondary Streets.
2. Where a corner parcel has frontage along either Victoria Avenue or a new Main Street, Victoria Avenue or the Main Street shall be defined as the Front Street.
3. Where a new Main Street intersects Victoria Avenue, both streets shall be defined as Front Streets.
4. Along all other streets, front streets may be determined by the developer.
5. Private Frontage treatments shall apply to corner parcels as shown in Figure 5, Private Frontage – Corner Parcels

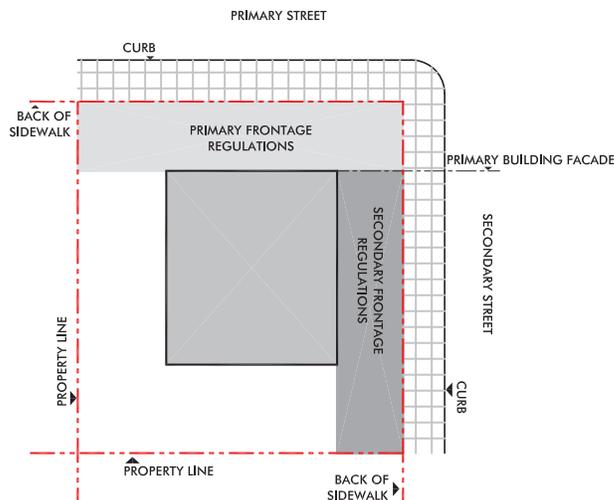


Figure 5 Private Frontage - Corner Parcels



## 24V.204.020 Frontage Summary and Definitions

The character and arrangement of the private frontage is regulated by the Frontage Type Standards herein, these shall be applied to each Transect Zone to create a particular and appropriate transitional relationship between the private and public realm. This relationship between the private and public realm is what collectively defines the nature of the streetscape. Frontage types are required for all buildings within each zone as shown in Table D. Frontage types represent a range of extensions of the basic façade of the building. While the Urban Standards of this Code provide a range of frontage types permitted within each zone, the actual choice and review of a type shall be dictated by individual building designs and, ultimately, the Design Review Committee's discretion.

TABLE D: Private Frontages

	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p><b>a. Common Yard:</b> a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>				
<p><b>b. Porch &amp; Fence:</b> a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.</p>				
<p><b>c. Dooryard:</b> a frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for cafes as the eye of the sitter is level with that of the standing passerby.</p>				
<p><b>d. Stoop:</b> a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>				
<p><b>e. Forecourt:</b> a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>				
<p><b>f. Lightcourt:</b> a frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.</p>				
<p><b>g. Shopfront and Awning:</b> a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>				

**TABLE D: Private Frontages. (continued)**

	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p><b>h. Gallery:</b> a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.</p>				
<p><b>i. Arcade:</b> a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.</p>				
<p><b>j. Grand Portico:</b> A portico is a roofed entrance supported by columns appended to the primary plane of the building's front façade. A "Grand Portico" is a portico expressed at a civic scale, meant to project the image of an important community building. A Grand Portico is an appropriate frontage for civic buildings such as city halls, libraries, post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters.</p>				
<p><b>k. Grand Lobby Entry:</b> A grand lobby entry is an entrance with a significant architectural expression. A grand lobby entrance should be prominent and easy to identify. This frontage type is appropriate for office and multi-family residential uses accessed from a common lobby. It is also intended for limited use in Commercial Block Buildings featuring ground level shopfronts, to provide access to lobbies serving upper level residential, office or hotel uses.</p>				

## 24V.204.030 Common Yard

### A. DESCRIPTION

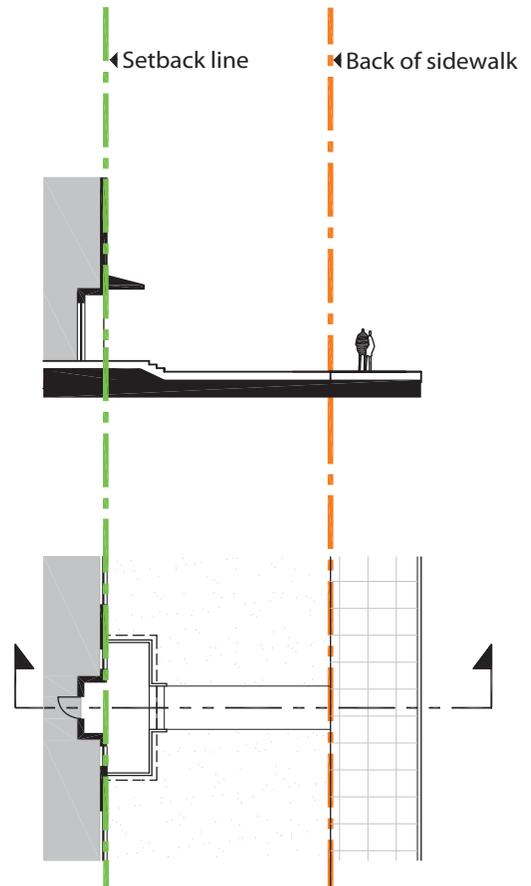
A frontage wherein the facade is set back substantially from the property line/frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

A common yard features a residence's main entrance with a deep setback, creating a gracious open space along the property frontage.

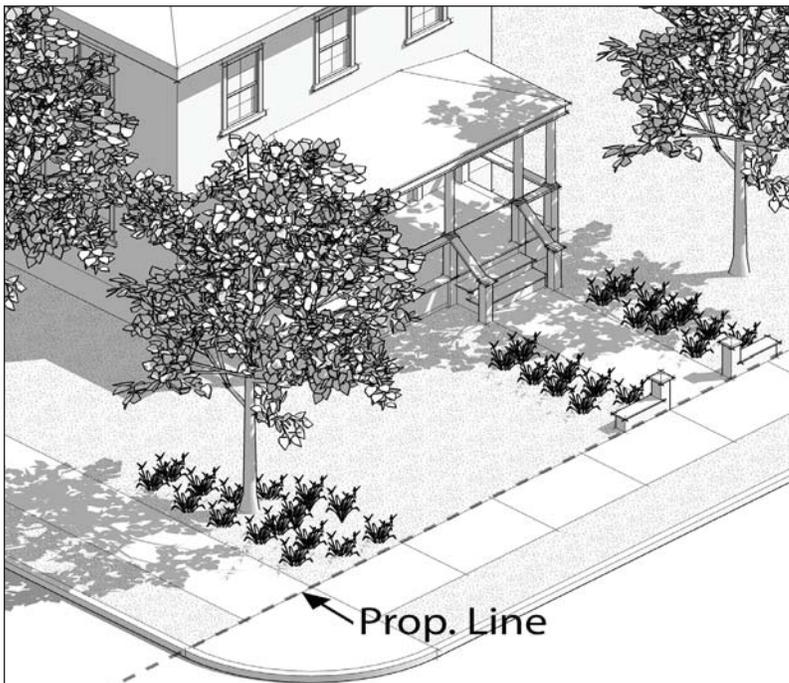
This frontage type is appropriate for residential use only.

### B. DESIGN STANDARDS

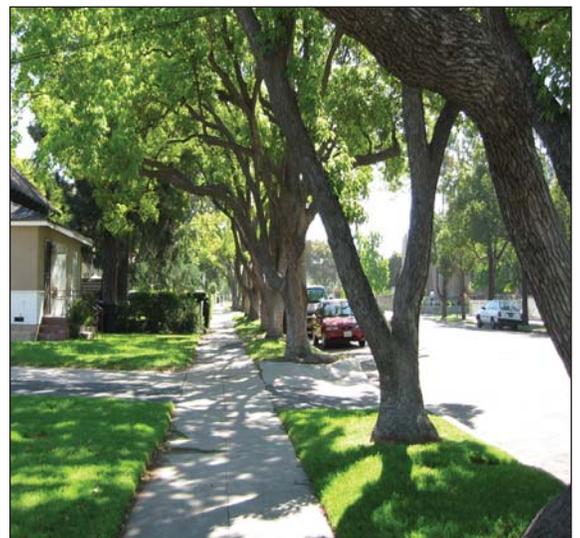
Setback areas must be landscaped.



Section Diagram



Axonometric Diagram



Illustrative Photo

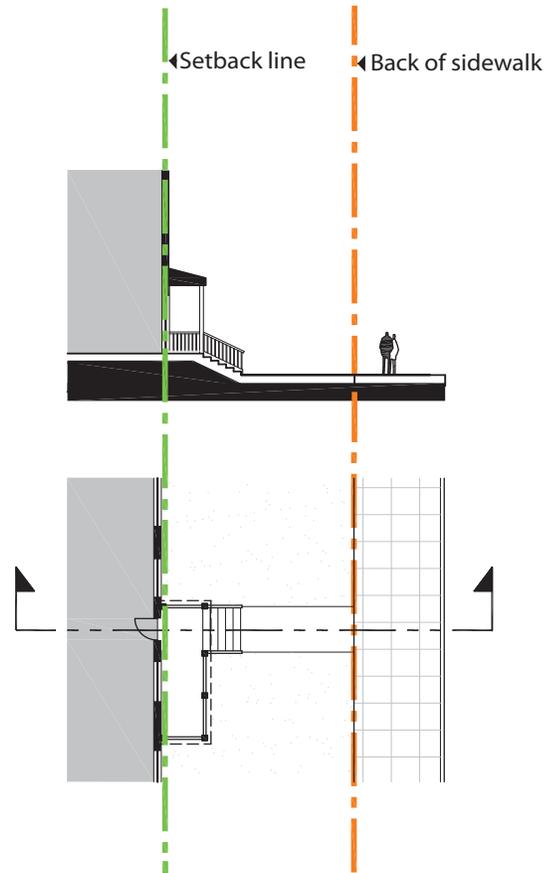
## 24V.204.040 Porch and Fence

### A. DESCRIPTION

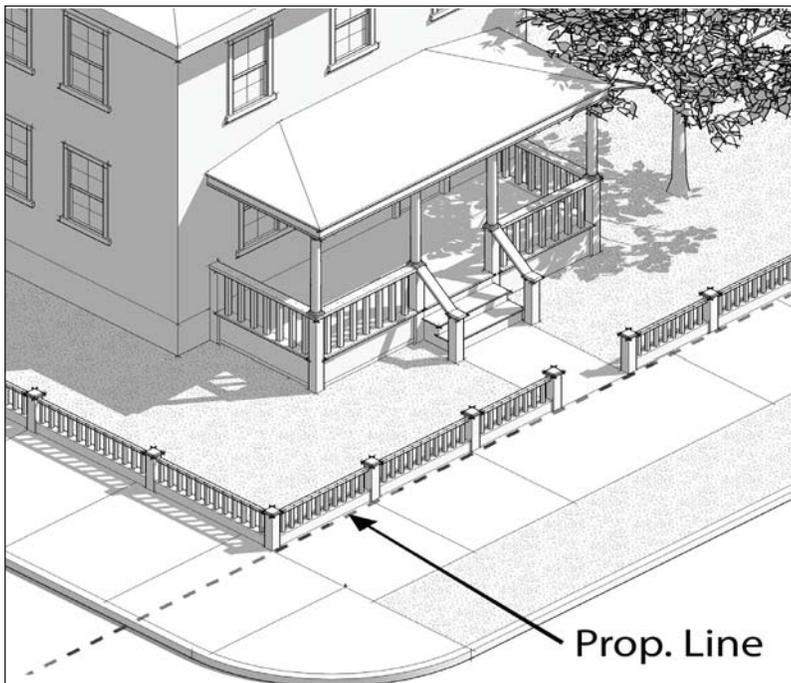
Fences are common frontages associated with single family houses, where the facade is setback from the right-of-way with a front yard. A fence or wall at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the facade. A great variety of porch and fence designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

### B. DESIGN STANDARDS

1. Porch Encroachment into setback line: 8' max.
2. Porches shall be 8' min. deep (clear), 12' min. wide (clear) and 9' min. tall (clear).
3. Porches shall be raised 18" min. and 3' max. from the adjacent finished grade, and located at the 1st story.
4. Fences enclosing the front yard shall not exceed 4' in height as measured from the adjacent sidewalk.
5. Fences may be made of wood or wrought iron. Wood fences shall be 30% opaque minimum. Wrought iron shall be vertical, 5/8" minimum dimension, 4" - 6" spacing. Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.



Section Diagram



Axonometric Diagram



Illustrative Photo

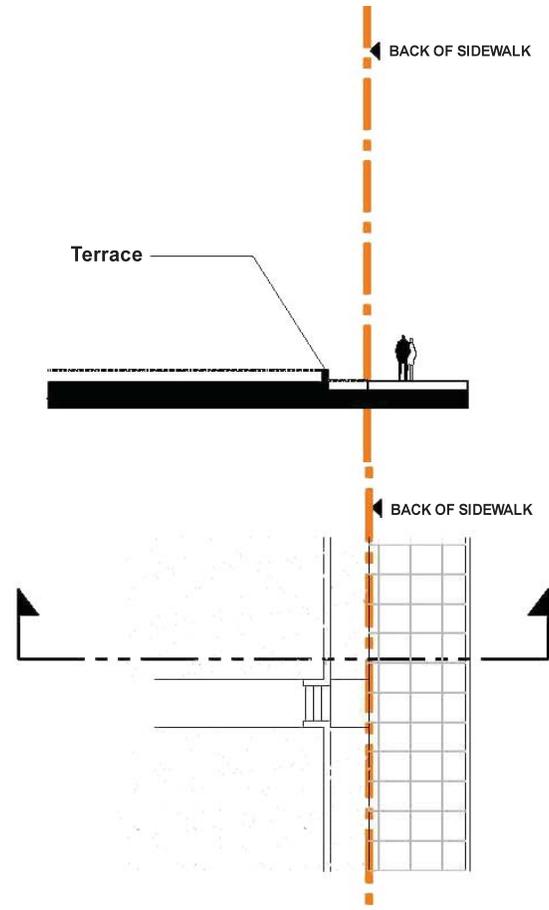
## 24V.204.050 Dooryard (a synonym of Terrace)

### A. DESCRIPTION

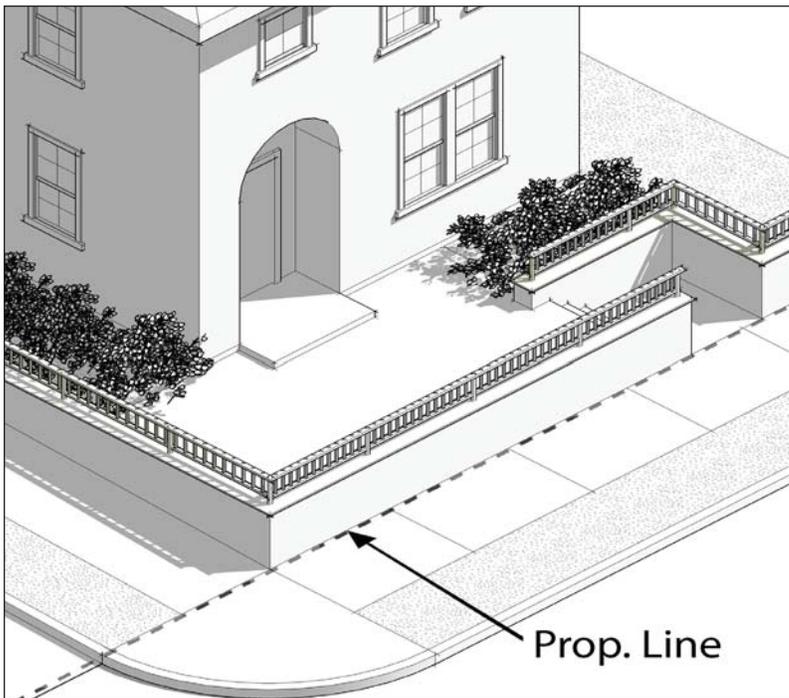
Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.

### B. DESIGN STANDARDS

1. Dooryards/Terraces shall be 10' minimum deep, and raised a minimum of 12" and a maximum of 5' above the finished grade.
2. A retaining wall may be built around the dooryard or terrace.
3. The retaining wall may not be higher than structurally necessary.
4. The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.



Section Diagram



Axonometric Diagram



Illustrative Photo

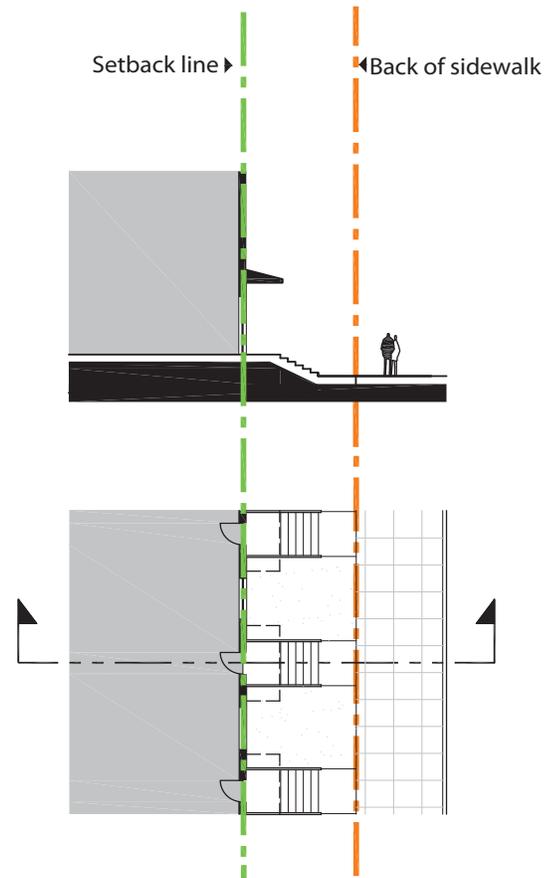
## 24V.204.060 Stoop

### A. DESCRIPTION

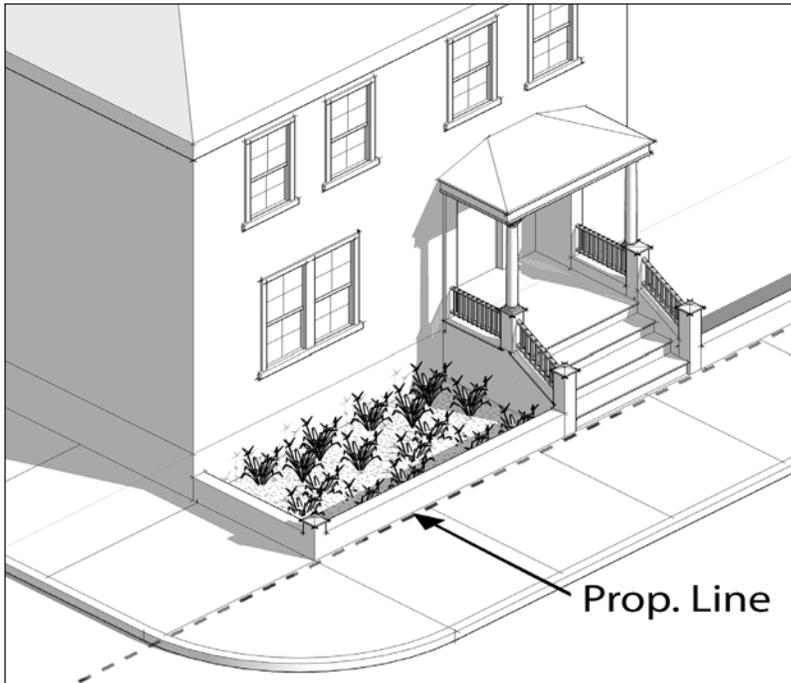
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may be interspersed with the Shopfront & Awning frontage type.

### B. DESIGN STANDARDS

1. Setback encroachment: 8' max.
2. Stoops shall be raised 18" min. and 36" max. from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3' wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6' min. and 10' max. wide.
5. There may be a low (30" or less) decorative fence along the property lines.
6. Multiple stoops may be combined to increase the scale of the entrance.
7. Setback areas must be landscaped.



Section Diagram



Axonometric Diagram



Illustrative Photo

## 24V.204.070 Forecourt

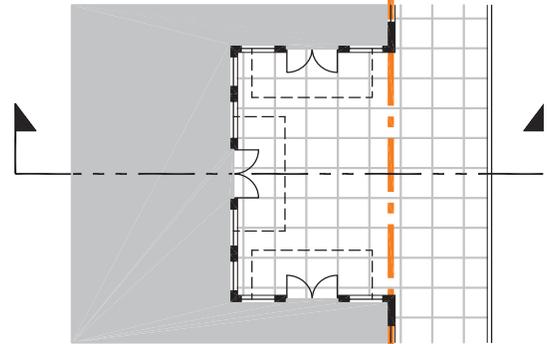
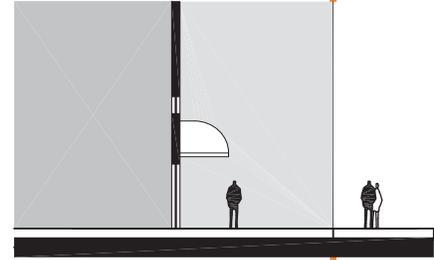
### A. DESCRIPTION

Forecourts are uncovered courts within a storefront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off loading. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court.

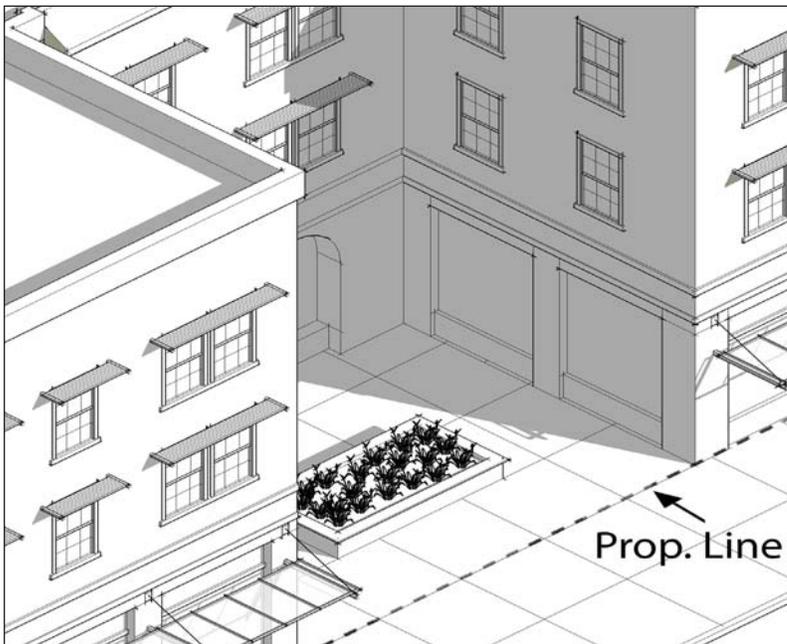
### B. DESIGN STANDARDS

1. A forecourt shall be 10' deep min. (clear) and 30' deep max. (clear)
2. A forecourt shall be 10' wide min. and 50' wide max. or 50% of lot width, whichever is less.
3. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
4. A fence or wall at the property line, not to exceed 3½ feet, may be used to define the private space of the court.
5. Entrances and pedestrian "gateways" should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.
6. If the forecourt is raised above the adjacent grade, it should not be more than 3' above the grade of the sidewalk.
7. When used for retail, restaurant, or service uses, all three sides of the courtyard must feature shopfront entrances and display windows.

Back of sidewalk/  
Setback line



Section Diagram



Axonometric Diagram



Illustrative Photo

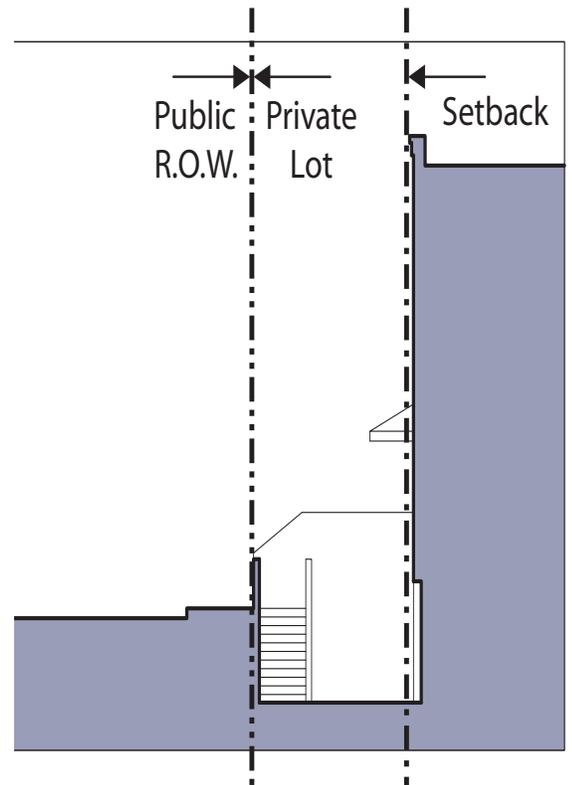
## 24V.204.080 Lightcourt

### A. DESCRIPTION

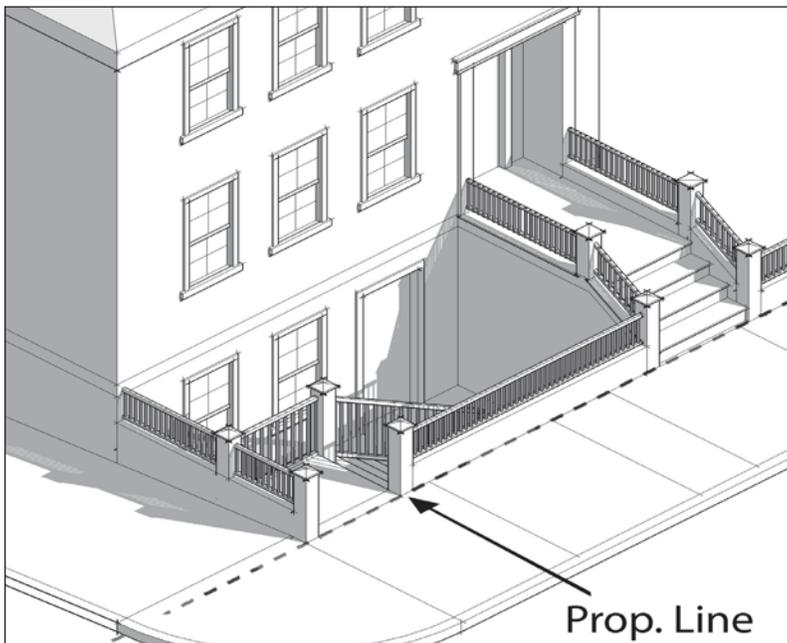
Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

### B. DESIGN STANDARDS

1. Basements accessed by a lightcourt shall be depressed at least 5' below, but not more than 7' below, the adjacent sidewalk.
2. Ground floors accessed by a lightcourt shall be raised at least 12" above, but no more than 5' above, the adjacent sidewalk.
3. Lightcourts must correspond directly with the building entry(s) and the stairs may be perpendicular to or parallel with the adjacent walk.
4. Lightcourts shall be at least 10' wide, clear of the stair to the raised ground floor.



Section Diagram



Axonometric Diagram



Illustrative Photo

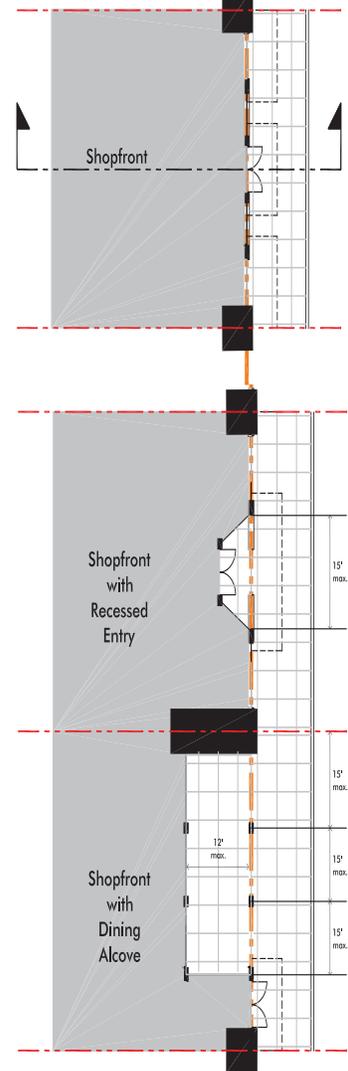
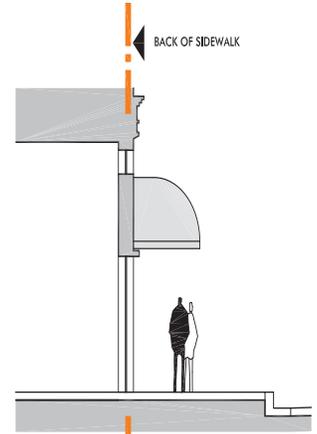
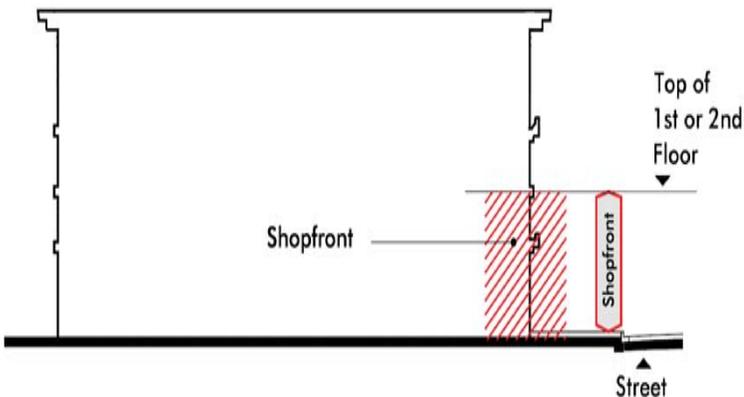
## 24V.204.090 Shopfront and Awning

### A. DESCRIPTION

Typically, the Shopfront & Awning frontage type applies to storefronts. Shopfronts are like small buildings with their own base, "roofline", and pattern of window and door openings. Shopfronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed shopfronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street. It has substantial glazing on the sidewalk level and defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks.

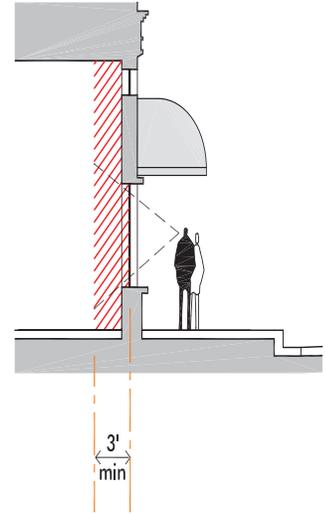
### B. DESIGN STANDARDS

1. Shopfronts shall be between 10' and 16' tall, as measured from the adjacent walk.
2. Shopfront width shall be a minimum of 10' and in the T5.3 zone, shall not exceed 50'. (See Shopfront Width Regulations chart on adjacent page). Larger retail space may be enabled by being set behind a row of smaller shopfront spaces; this technique is often referred to as "liner retail."
3. Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep provided that:
  - a. The set back portion of the façade that is oriented towards the street shall have display windows.
  - b. The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center.
  - c. The alcove may not rely on adjacent buildings for enclosure.



Section Diagram

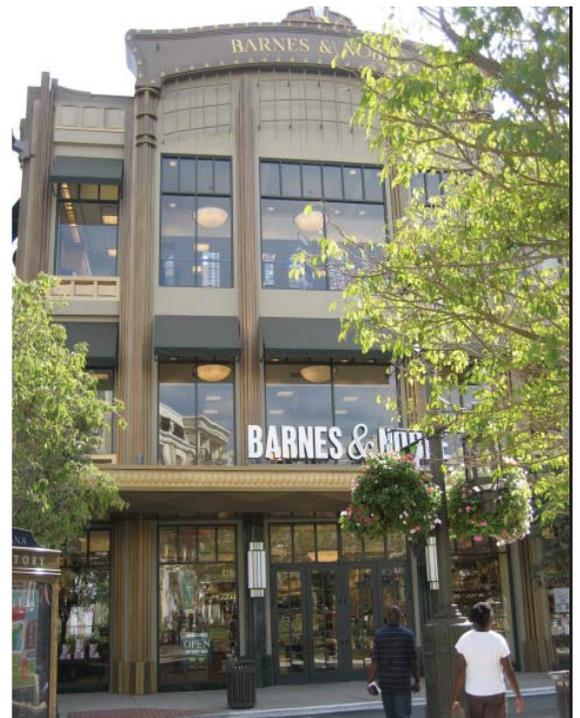
4. Each shopfront shall contain:
  - a. At least one welcoming building entrance at sidewalk grade. Recessed entrances are permitted with a maximum width of 15 feet.
  - b. Clear-glass display windows framed within storefront pilasters and base.
  - c. A minimum 3 foot zone behind the window glazing that provides an unobstructed view of the establishment's goods and services.
5. Shopfront composition should include projecting signs, as well as window signs and awning signs. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk. Awnings shall only cover storefronts and openings so as to not cover the entire façade.
6. Shopfront and awning design should vary from shopfront to shopfront.
7. Sideyard setbacks and space between buildings within the T5.3 Transect Zone may be utilized as extensions of shopfront activities including for location of outdoor displays of goods and for outdoor dining.
8. See Section 24V.207, Standard Design Guidelines, for recommended treatments.



Unobstructed View Required



SHOPFRONT WIDTH REGULATIONS		
Transect Zones	T5.3 & Shopfront Overlay	T4.5, T4.8, T4.9
<b>A - Shopfront Width</b>	50' max. (longer than 50' is conditional for Anchor Retail only)	N/A
<b>B - Tenant Width</b>	50' max. (longer than 50' is conditional for Anchor Retail only)	N/A
Note: There is no tenant depth requirement.		



Illustrative Photo

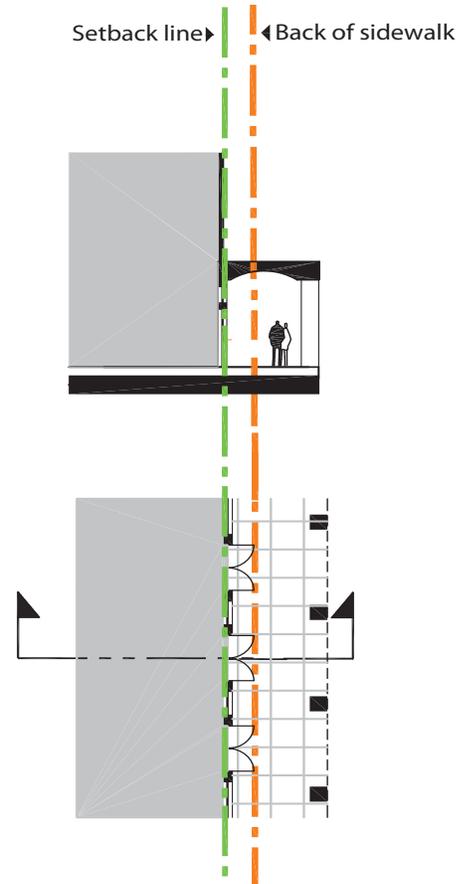
## 24V.204.100 Gallery

### A. DESCRIPTION

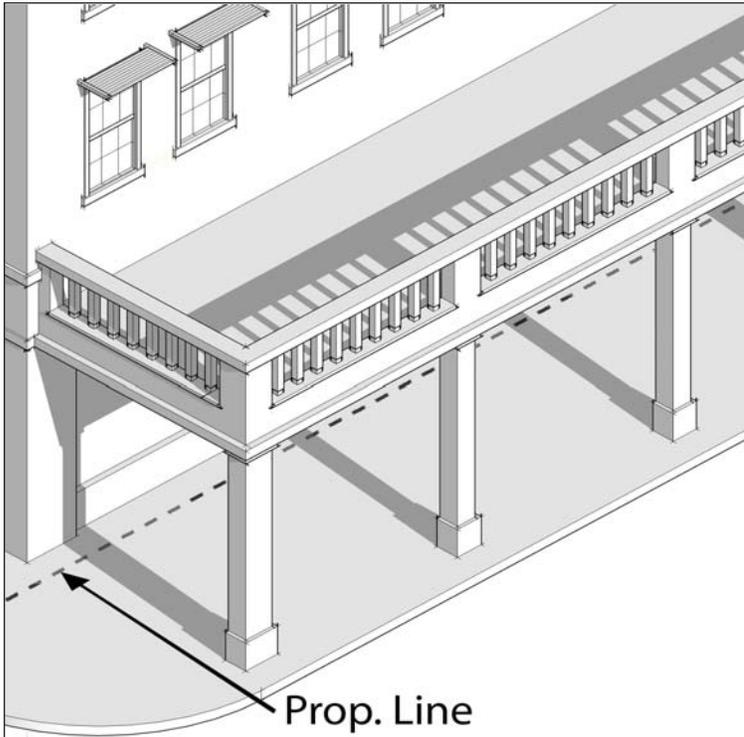
A gallery is an attached, cantilevered shed or a lightweight columnnaded space overlapping the sidewalk resulting in a covered sidewalk space. This frontage type requires the ground floor to be constructed at or close to sidewalk grade, and is not appropriate for buildings with ground-level residential use.

### B. DESIGN STANDARDS

1. Minimum gallery width is 12 feet, with 2' max. between curb face and gallery eave.
2. Maximum column spacing along the street is 15 feet.
3. Setback areas must be treated as an extension of the sidewalk space.
4. Ceiling beams and light fixtures that are located within the column spacing geometry greatly enhance the quality of the space and are recommended.
5. Galleries shall be no less than 10' wide clear in all directions
6. Along primary frontages, the gallery shall correspond to storefront openings.
7. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
8. Galleries generally extend along the entire width of a lot.
9. Placement: 1st and 2nd stories.



Section Diagram



Axonometric Diagram



II-

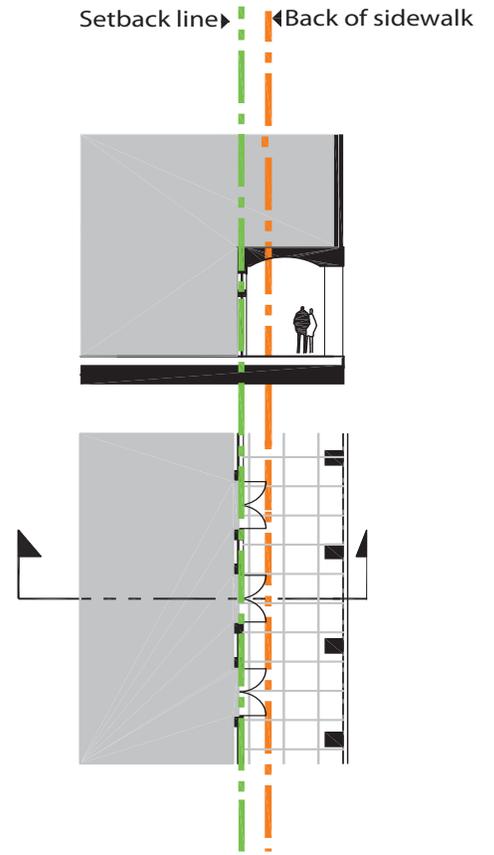
# 24V.204.110 Arcade

## A. DESCRIPTION

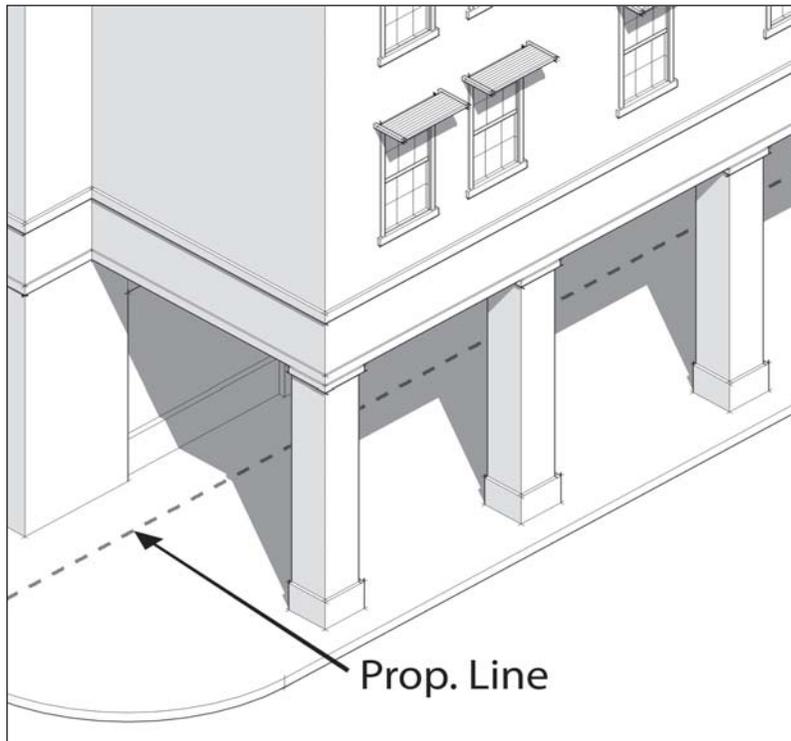
Arcades are facades with an attached colonnade that is covered by upper stories.

## B. DESIGN STANDARDS

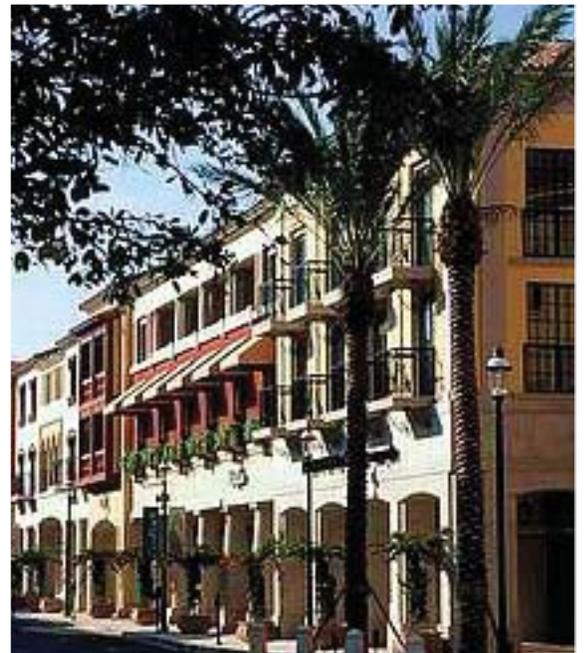
1. Arcades shall be no less than 10' wide clear in all directions.
2. Along primary frontages, the arcade shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 65% of the first floor wall area and not have opaque or reflective glazing.
4. Arcades generally extend along the entire width of a lot.



Section Diagram



Axonometric Diagram



II-

## 24V.204.120 Grand Portico

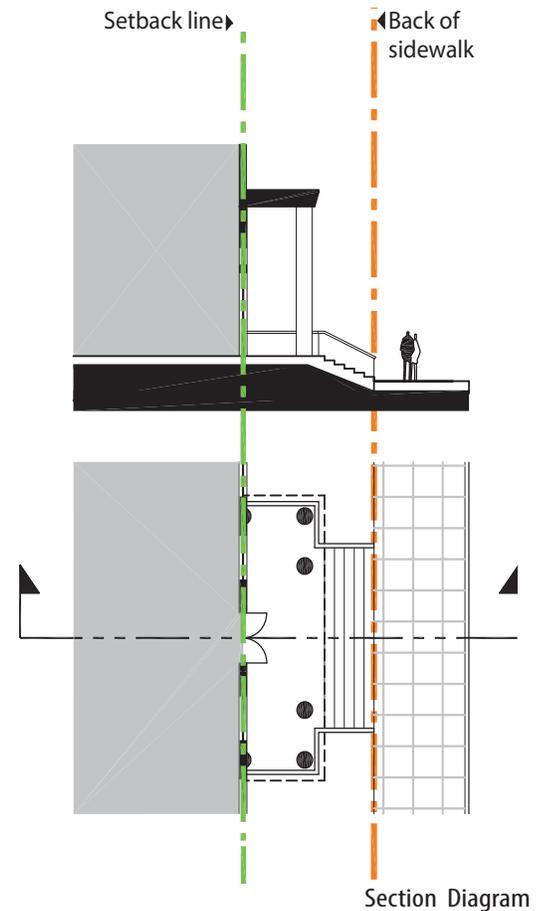
### A. DESCRIPTION

A portico is a roofed entrance supported by columns appended to the primary plane of the building's front façade.

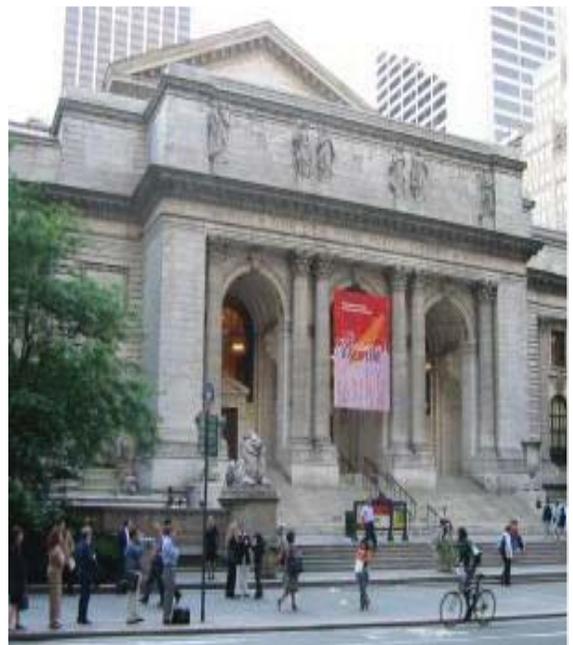
A "Grand Portico" is a portico expressed at a civic scale, meant to project the image of an important community building. A "grand stair" makes an excellent appendage to a grand portico frontage. A Grand Portico is an appropriate frontage for civic buildings such as city halls, libraries, post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters. This frontage type is not typically appropriate for residential buildings.

### B. DESIGN STANDARDS

1. The portico may encroach into the front setback area. Setback areas must be landscaped for noncommercial buildings and may be paved for commercial buildings.
2. Maximum setback requirements per the applicable zone district do not apply.



Illustrative Photo



II-

## 24V.204.130 Grand Lobby Entry

### A. DESCRIPTION

A grand lobby entry is an entrance with a significant architectural expression. A grand lobby entrance should be prominent and easy to identify.

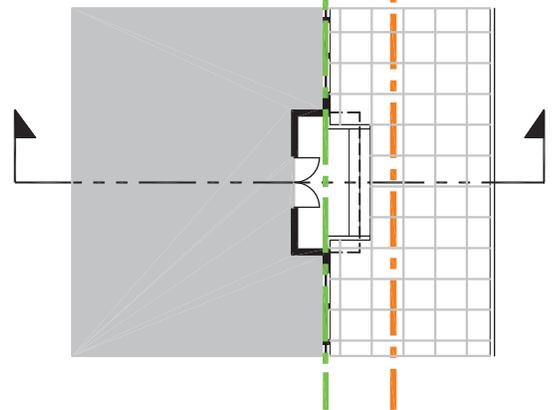
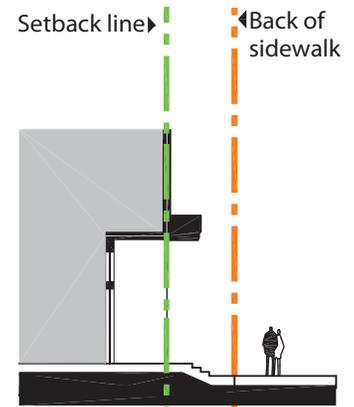
This frontage type is appropriate for office and multi-family residential uses accessed from a common lobby.

It is also intended for limited use in Commercial Block Buildings featuring ground level shopfronts, to provide access to lobbies serving upper level residential, office or hotel uses.

When used in this way, the setback area treatment is determined by the development's primary frontage type.

### B. DESIGN STANDARDS

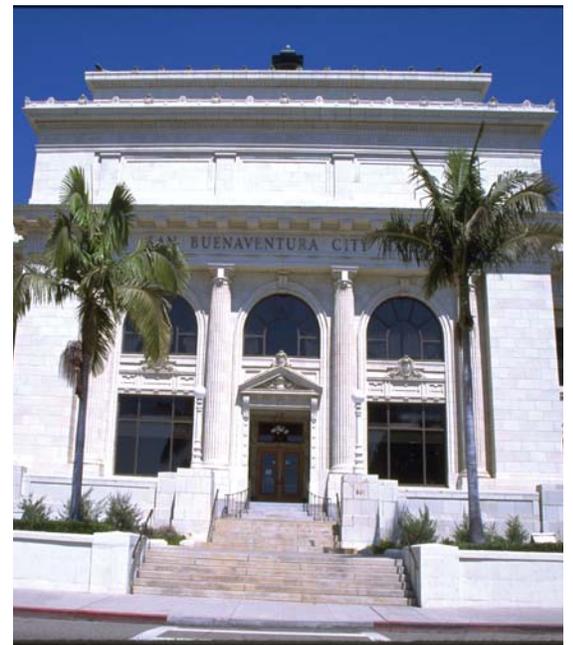
1. Entrances may be inset slightly from the primary building wall and are typically raised above the sidewalk.
2. Setback areas may be landscaped, paved, or be a combination of landscaping and paving.
3. Maximum setback requirements per the applicable zone district do not apply.



Section Diagram



Illustrative Photo



II-

