

# 24M.204

## FRONTAGE TYPE STANDARDS

### **24M.204.010 Purpose and Applicability**

#### **A. PURPOSE.**

This Section identifies the frontage types allowed within the Midtown Area, and provides design standards for each type, to ensure that proposed development relates to its street frontage as necessary to appropriately form the public realm of the street.

#### **B. APPLICABILITY.**

Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with frontage type requirements.

#### **C. ALLOWABLE FRONTAGE TYPES BY ZONE.**

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

## 24M.204.012 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 Neighborhood 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 C. 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 C: Private Frontages.** The Private Frontage is the area between the building and the lot lines.

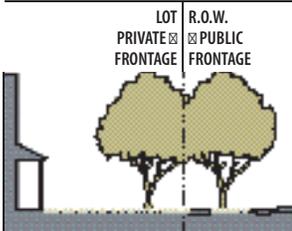
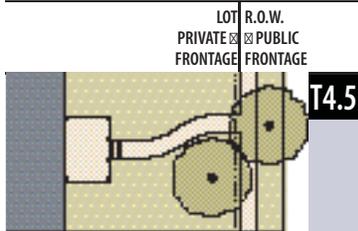
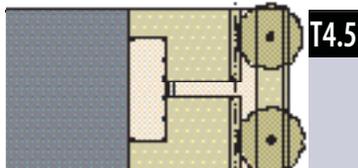
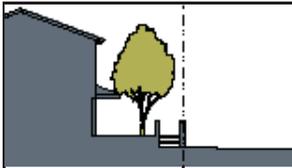
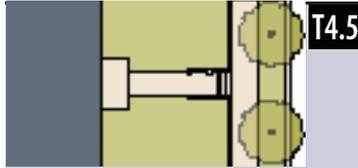
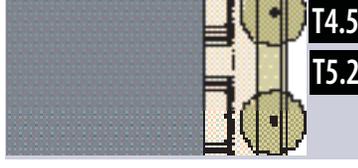
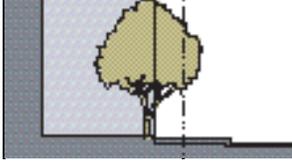
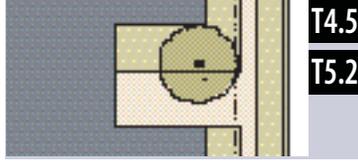
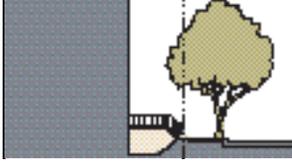
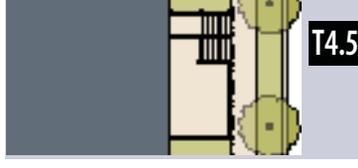
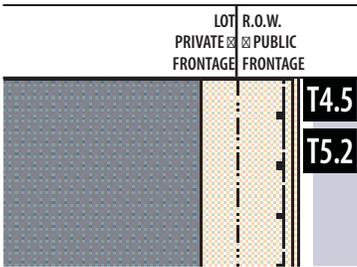
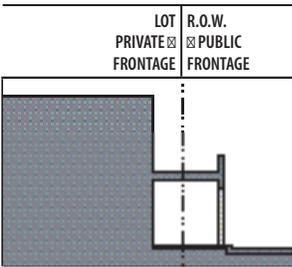
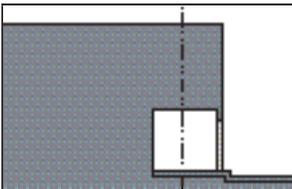
		
<p><b>a. Common Yard:</b> a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>		
<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 C: Private Frontages. (continued)

**h. Gallery:** 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.



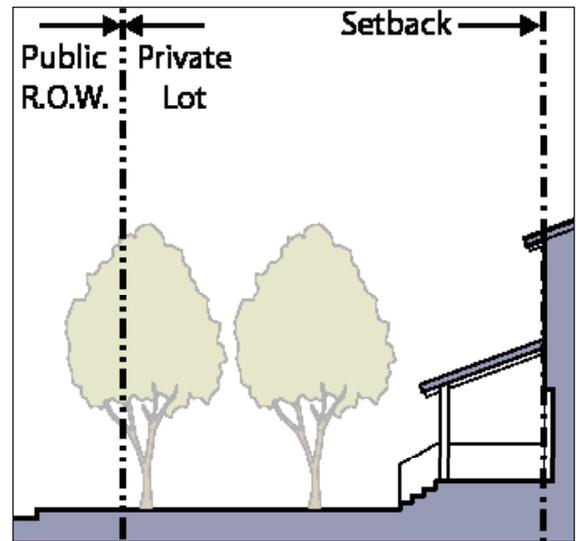
**i. Arcade:** a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.



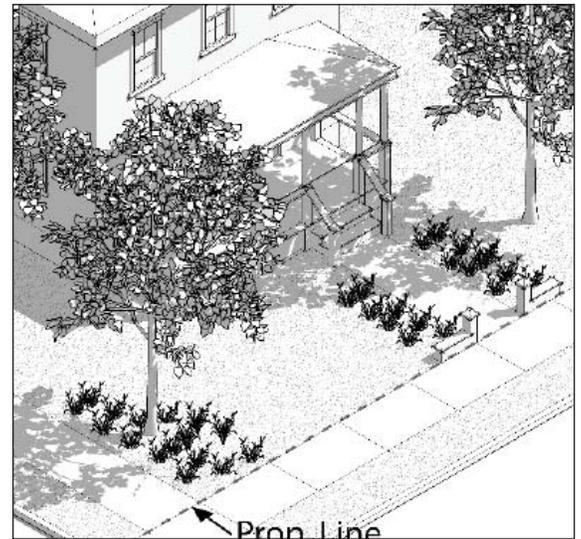
## 24M.204.020 Common Yard

### A. DESCRIPTION.

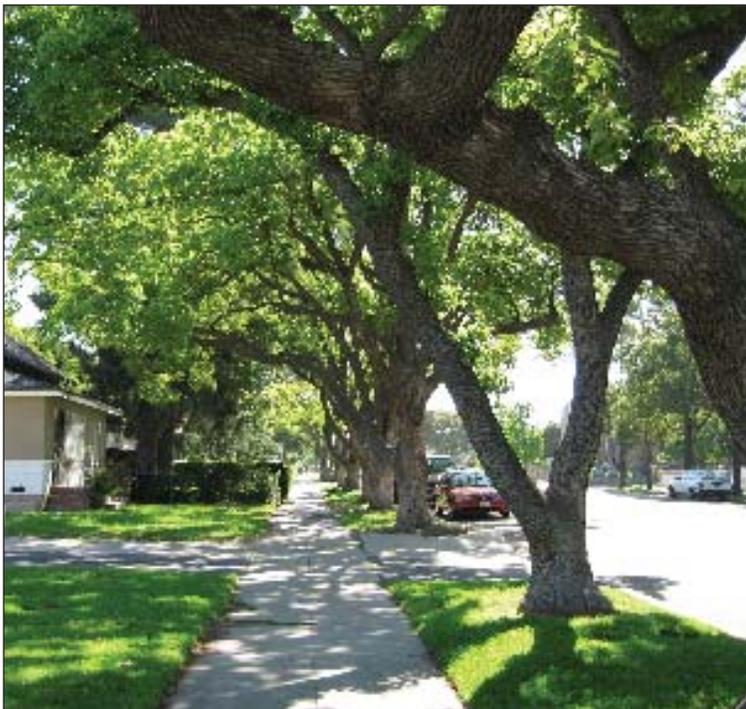
A frontage wherein the facade is set back substantially from the property line/frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.



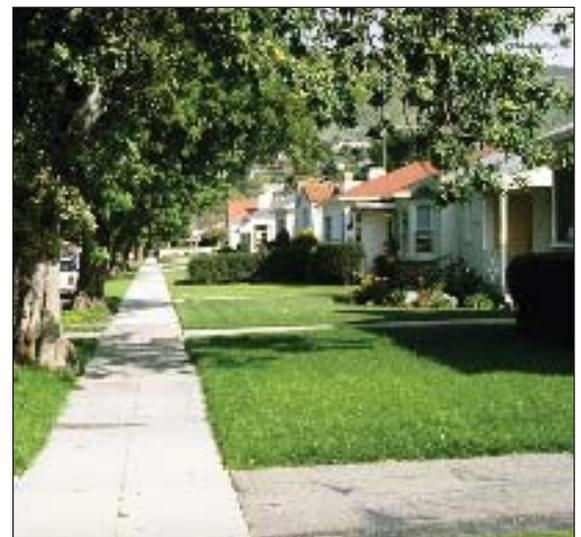
Section Diagram



Axonometric Diagram



Illustrative Photo



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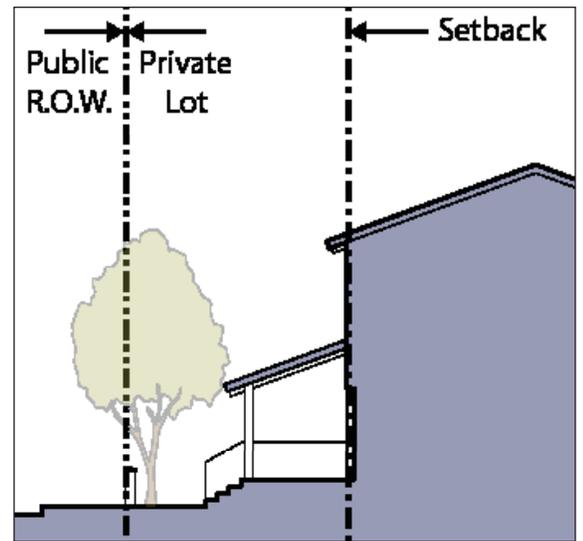
## 24M.204.030 Porch and Fence

### A. DESCRIPTION.

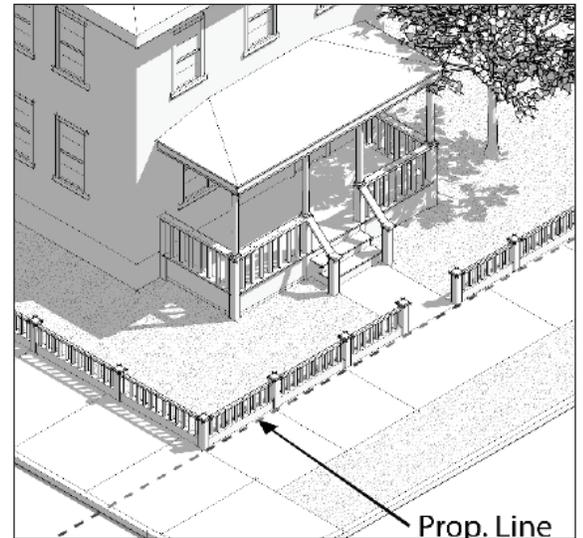
Fences are common frontages associated with single family houses, where the facade is setback from the right-of-way with a front yard. A fence or wall at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the facade. A great variety of 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 Street Build-to-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 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.
6. The length shall be at least 40% of the facade when in keeping with traditional architectural expressions (e.g., Victorian, Greek Revival, Gothic Revival, etc.).



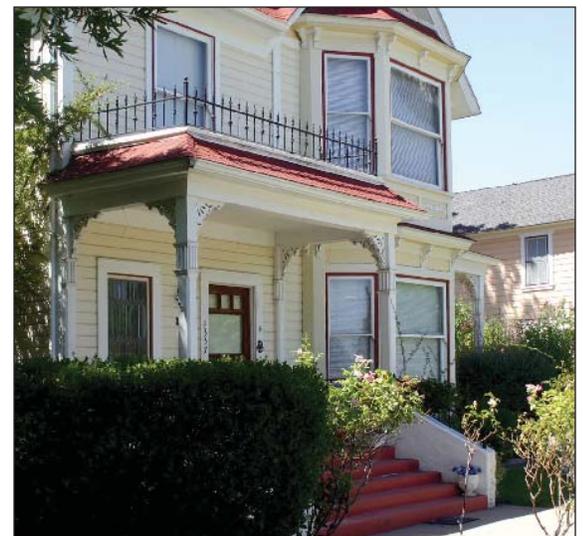
Section Diagram



Axonometric Diagram



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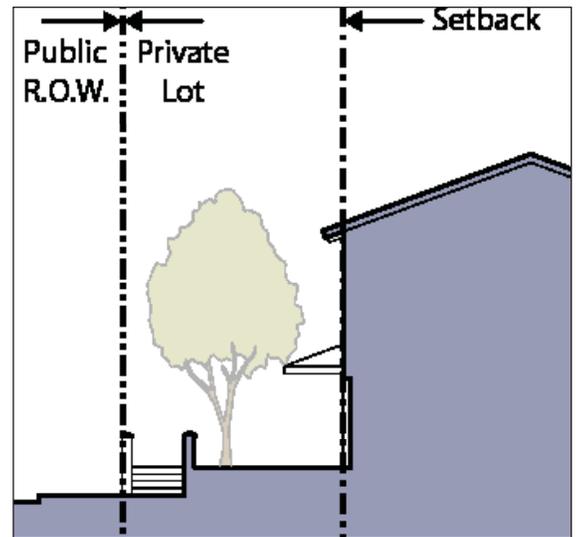
## 24M.204.040 Dooryard (a synonym of Terrace)

### A. DESCRIPTION.

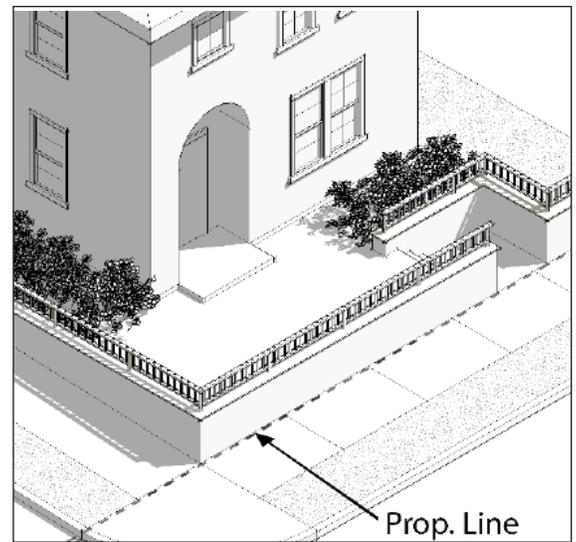
Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level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

### B. DESIGN STANDARDS.

1. Dooryards/Terraces shall be 10' min. deep, and raised at least 12" above, but no more than 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



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## 24M.204.050 Stoop

### A. DESCRIPTION.

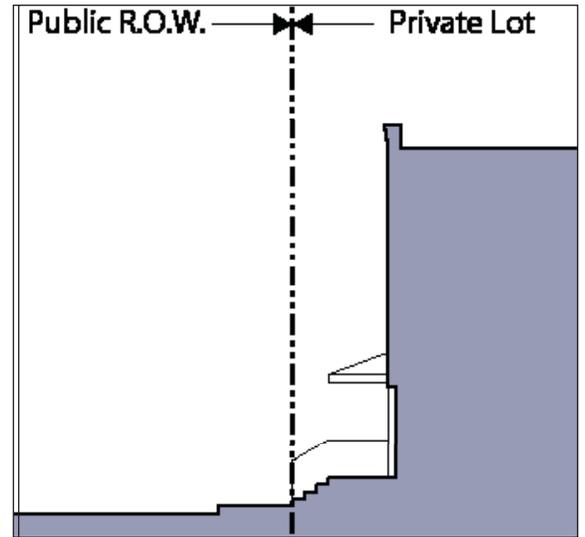
Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may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

### B. DESIGN STANDARDS.

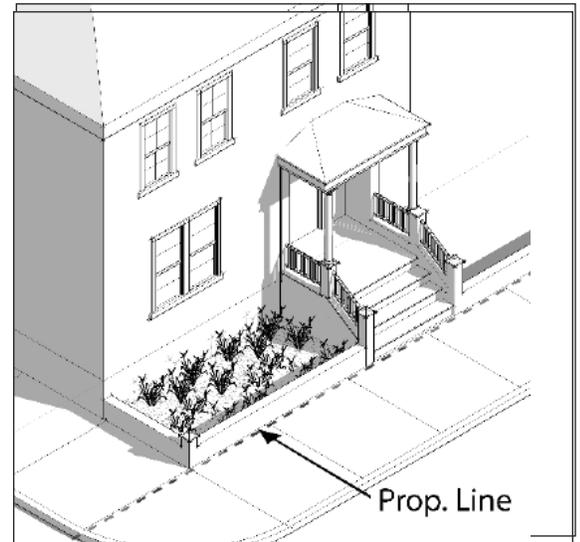
1. Street Build-to-Line Encroachment: 8' max.
2. Stoops shall be raised 18" min. and 36" max. from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3' wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6' min. and 10' max. wide.
5. There may be a low (30" or less) decorative fence along the property lines.



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Section Diagram



Axonometric Diagram



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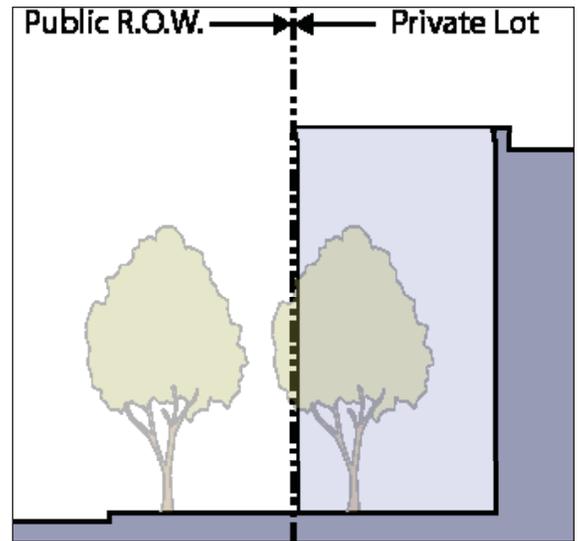
## 24M.204.060 Forecourt

### A. DESCRIPTION.

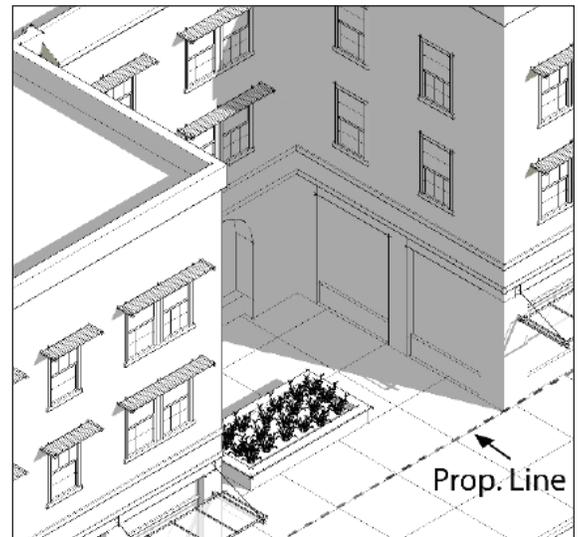
Forecourts are uncovered courts within a storefront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building Frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off loading. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

### 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 one-story fence or wall at the property line may be used to define the private space of the court.



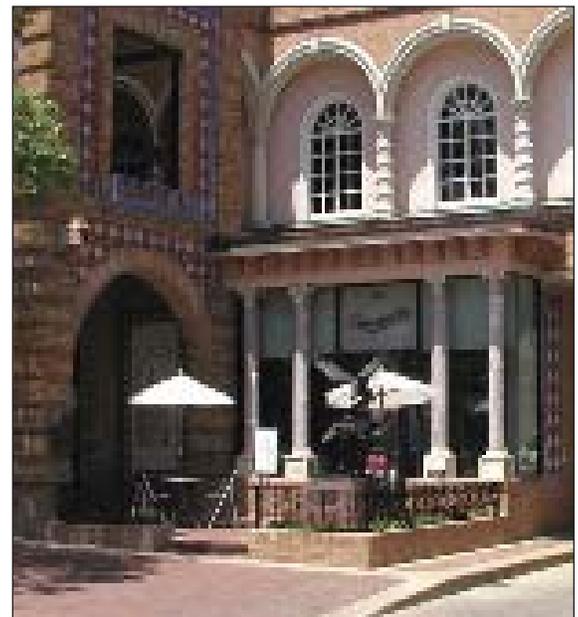
Section Diagram



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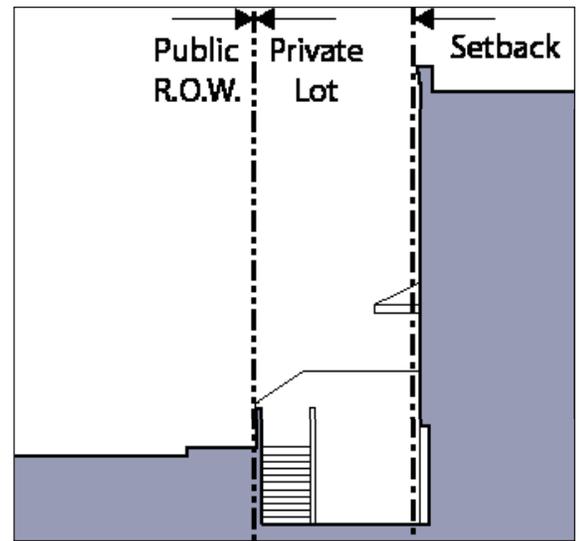
## 24M.204.070 Lightcourt

### A. DESCRIPTION.

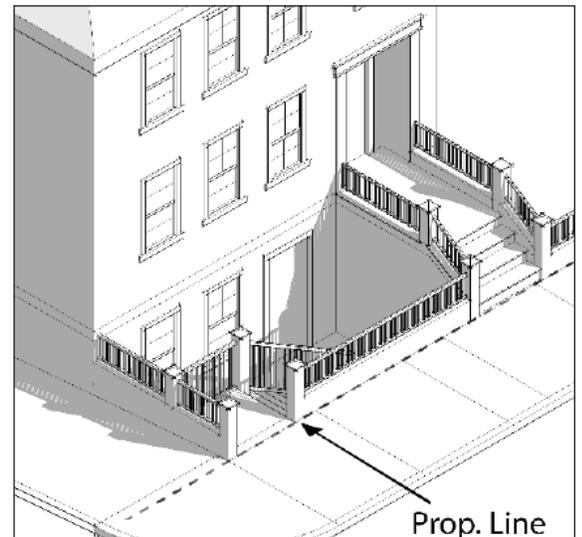
Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

### 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



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## 24M.204.080 Shopfront and Awning

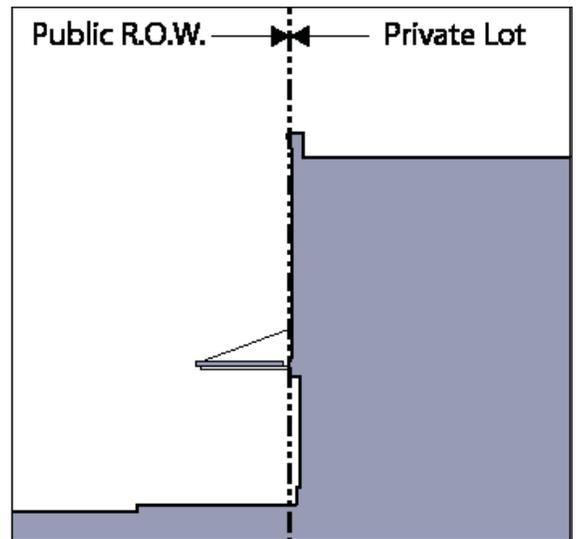
### A. DESCRIPTION.

Typically, the Shopfront & Awning frontage type applies to storefronts. Storefronts 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 storefronts 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.

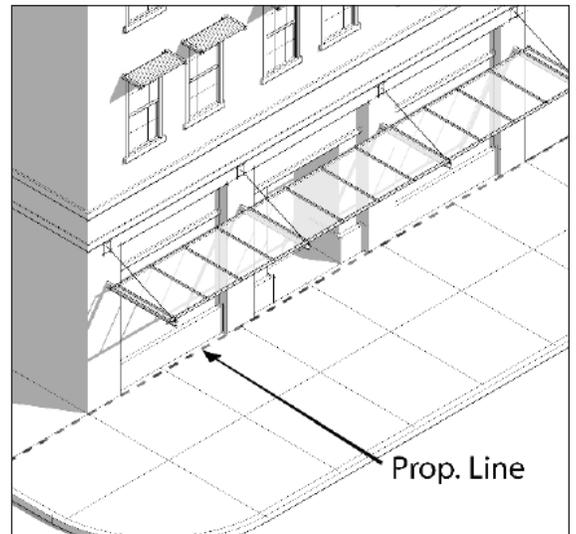
### B. DESIGN STANDARDS

Storefronts are like small buildings with their own base, “roofline”, and pattern of window and door openings.

1. Storefronts shall be between 10’ and 16’ tall, as measured from the adjacent walk, and 10’ wide min.
2. Storefront assemblies (the doors, display windows, bulkheads and associated framing) should not be set back into the Shopfront openings more than 2’ max., so that passing pedestrians have a clear view of the shop interior.
3. Storefronts may be set back up to 12’, but not less than 8’, for up to 25’ of the building Frontage in order to create a covered Alcove, in which outdoor dining or merchandising can occur within the volume of the building.
4. Base: A panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or “heavier” materials visually than walls.
  - a. Brick and wood should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
  - b. Ceramic tile is frequently used as a storefront base. Dark tile with light stucco is an effective combination. Different colors and sizes of tile may be used for decorative effect.
5. Display windows: The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the first floor wall area, and not have opaque or reflective glazing. Where privacy is desired for restaurants and professional services, etc., windows should be divided into smaller panes.



Section Diagram



Axonometric Diagram



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6. Clerestory windows are horizontal panels of glass between the storefront and the second floor. They are a traditional element of “main street” buildings, and are recommended for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window and other relatively non-obtrusive types of signs.
7. Recessed Entries are recommended as another traditional element of the main street storefront. Recommended treatments include:
  - a. Special paving materials such as ceramic tile;
  - b. Ornamental ceilings such as coffering; and
  - c. Decorative light fixtures.
8. Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. “Narrowline” aluminum framed doors are not recommended.
9. Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.
10. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk.
11. Awnings shall only cover Storefronts and openings, so as not to cover the entire Facade.
12. New or renovated storefronts within historic buildings should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example when the general form of a new storefront is like the original but the materials are contemporary.



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## **24M.204.090 Gallery**

### **A. DESCRIPTION.**

Galleries are attached colonnade.

### **B. DESIGN STANDARDS**

1. Galleries shall be no less than 10' wide clear in all directions, with 2' max. between curb face and gallery eave.
2. Along primary frontages, the gallery 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. Placement: 1st and 2nd stories.

## **24M.204.100 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.