

C. Low-Scale 3 (LS3)

Structures in the Low-Scale 3 Form District are intended to support concentrated activity along pedestrian oriented streets where a traditional main street character is desired. Structures present a lower scale frontage and strong street wall that supports a vibrant pedestrian environment while building height gradually rises away from the street in order to accommodate development activity.

1. Lot and Site Parameters



Lot Size

A Lot area for new lots (min)	n/a
B Lot width for new lots (min)	20'

Coverage

C Building coverage (max)	100%
D Outdoor amenity space (min)	10%
Courtyard	■
Park	■
Paseo	■
Plaza	■
Upper-story terrace	■
Yard	■

Building Setbacks

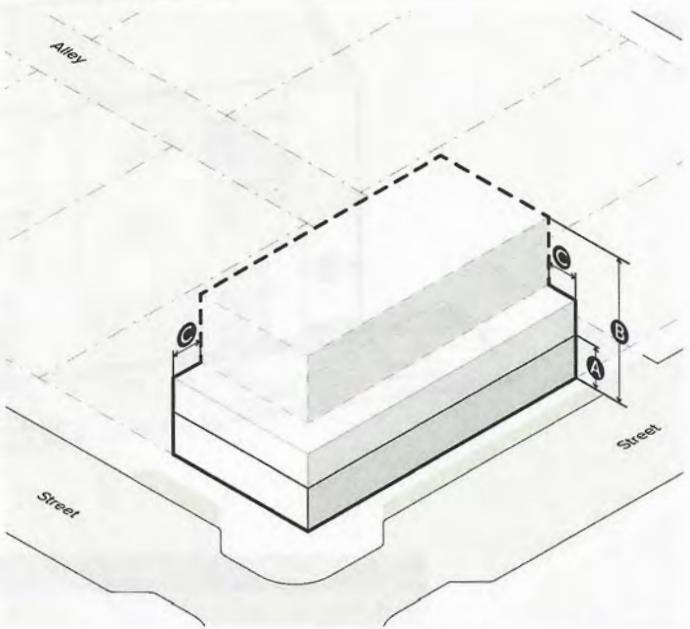
E Street (min)	see Frontage
F Common lot line (min)	0'
G Alley (min)	0'

Parking Setbacks

H Street (min)	see Frontage
I Common lot line (min)	0'
J Alley (min)	0'

Key: ■ = Allowed -- = Not Allowed

2. Bulk and Mass



Building Height*

	A Min	B Max
Base	15'	2 stories
Bonus	15'	4 stories
Floor Area Ratio (FAR)*		
Base		Max 1.5
Bonus		Max 2.5

Upper Story Setback

C Above 2 stories, from street (min)	10'
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Building Mass

Building length (max)	n/a
Facade length (max)	n/a

Articulation

Length of facade without articulation (max)	50'
Facade articulation techniques required (min)	2
Facade length/articulation applicability	4 stories

Connectivity

Pedestrian connection spacing (min)	n/a
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*Bonus achieved through incentive zoning system - under development.