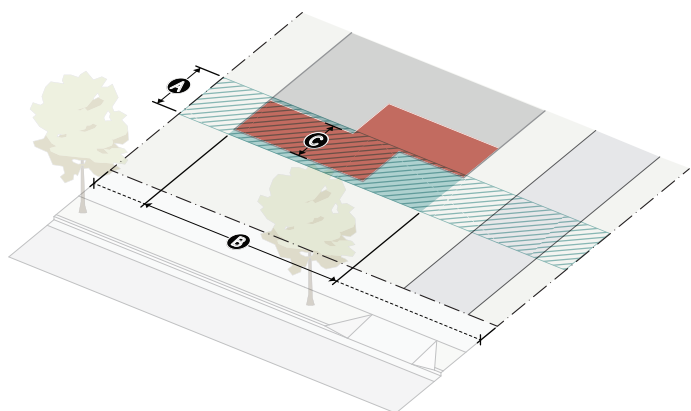


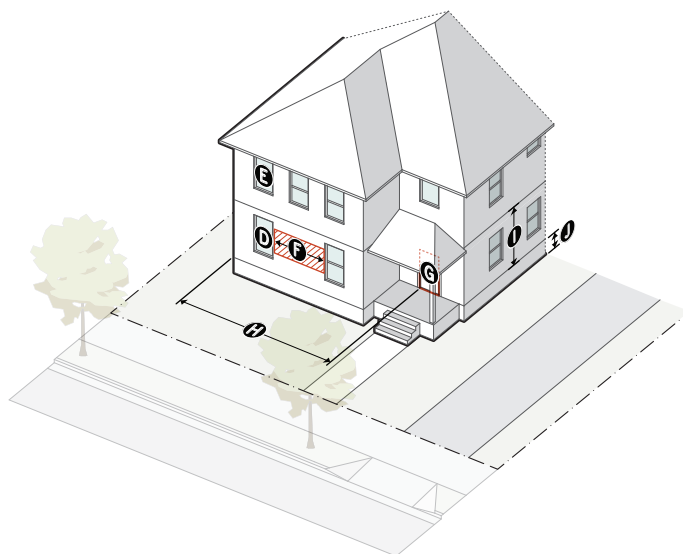
420.A. Neighborhood Yard 1 (N1)

1. STREET ORIENTATION



	Primary Street	Side Street
BUILD-TO	<u>Sec. 470.</u>	
Applicable stories (min)	All	All
A Build-to depth (max)	25'	20'
B Build-to width (min)	50%	30%
Pedestrian amenity allowance	n/a	n/a
C Active depth (min)	9'	5'
PARKING LOCATION	<u>Sec. 480.</u>	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	<u>Sec. 490.</u>	
Frontage planting area (min)	50%	50%
Frontage yard fence and wall type allowed	Type A3	Type A3

2. STREET-FACING FACADE



	Primary Street	Side Street
TRANSPARENCY	<u>Sec. 4100.</u>	
D Ground story transparency	20%	10%
E Upper story transparency	15%	10%
F Active wall spacing (max)	30'	40'
ENTRANCES	<u>Sec. 4110.</u>	
G Street-facing entrance	Required	n/a
H Entrance spacing (max)	30'	n/a
Required Entry feature	Required	No
Options	<ul style="list-style-type: none"> • Porch • Stoop • Forecourt 	
GROUND STORY	<u>Sec. 4120.</u>	
I Ground story-height		
Residential (min)	9'	9'
Non-residential (min)	10'	10'
J Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

490.B. Frontage Yard Fence and Wall

Fences, walls, and hedges allowed in a frontage yard.

1. Intent

To balance the needs for human-scale activation and visual interest along the public realm, and to provide security and privacy for private ground story uses in a manner appropriate to context.

2. Applicability

All fences, walls or hedges located in a frontage yard. For retaining walls see Sec. 620.G. Retaining Walls.

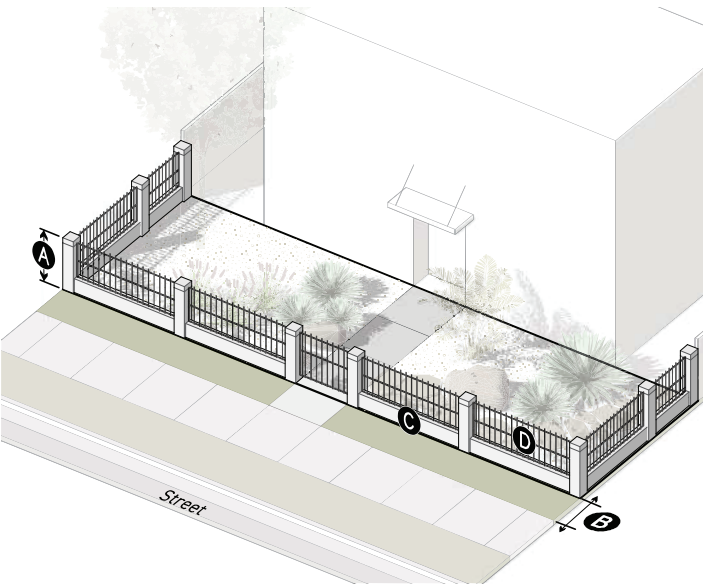
3. Standards

a. General

1. Allowed Frontage Yard Fence and Wall Types (Sec. 490.B.3.b.) are hierarchical. Where a frontage yard fence and wall type with a higher number designator is allowed by the applied Subpart 4B. Frontage Modules, all frontage yard fence and wall types having a lower number designator are also allowed. For example, if a Type A2 is allowed a Type A1 is also allowed.
2. A frontage yard fence and wall type with a greater number designator than the allowed frontage yard fence and wall type must not be located in the frontage yard. For example, if an A3 is allowed, an A4 is not allowed.
3. Where a required Sec. 620.C. Frontage Screens includes a wall or fence, the required fence or wall located in the frontage yard must comply with the allowed frontage yard fence and wall standards specified by the applied Subpart 4B. Frontage Modules.
4. All fences and walls including their sub-grade elements, such as footings or foundation, must be located on-site and offset 3 feet from any street lot line for utility access.
5. All fences and walls provided must include the necessary gates or openings, that meet minimum ADA pathway widths, to comply with the applicable pedestrian access package standards in Sec. 610.B.3.b. Site Access Packages.
6. All fences and walls provided must comply with Sec. 620.E.3.c. Design and Installation.
7. All hedges provided must comply with Sec. 620.F. Planting Standards.

3. Type A3

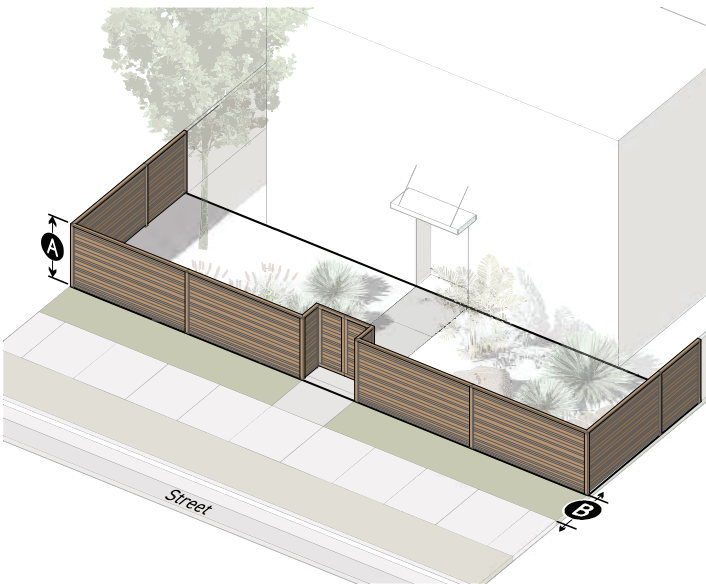
Intended for frontage yards where the need for visual interest and activation along the public realm must be balanced with the need for security between private ground story uses and the public realm.



Dimensional Standards	
Hedge height (max)	4.5'
Fence/wall	
A Height (max)	4.5'
B Street lot line setback (min)	3'
C Opacity below 3' in height (max)	100%
D Opacity 3' and above in height (max)	50%

4. Type A4

Intended for frontage yards in areas with high pedestrian and automobile traffic, where visual interest and activation along the public realm is less critical than the need to mitigate impacts from the public realm on private ground story uses.



Dimensional Standards	
Hedge height (max)	6'
Fence/wall	
A Height (max)	4.5'
B Street lot line setback (min)	3'