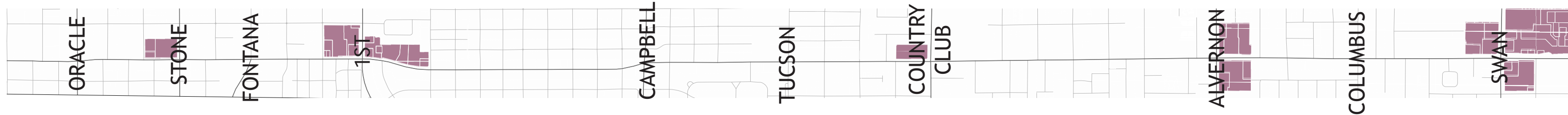
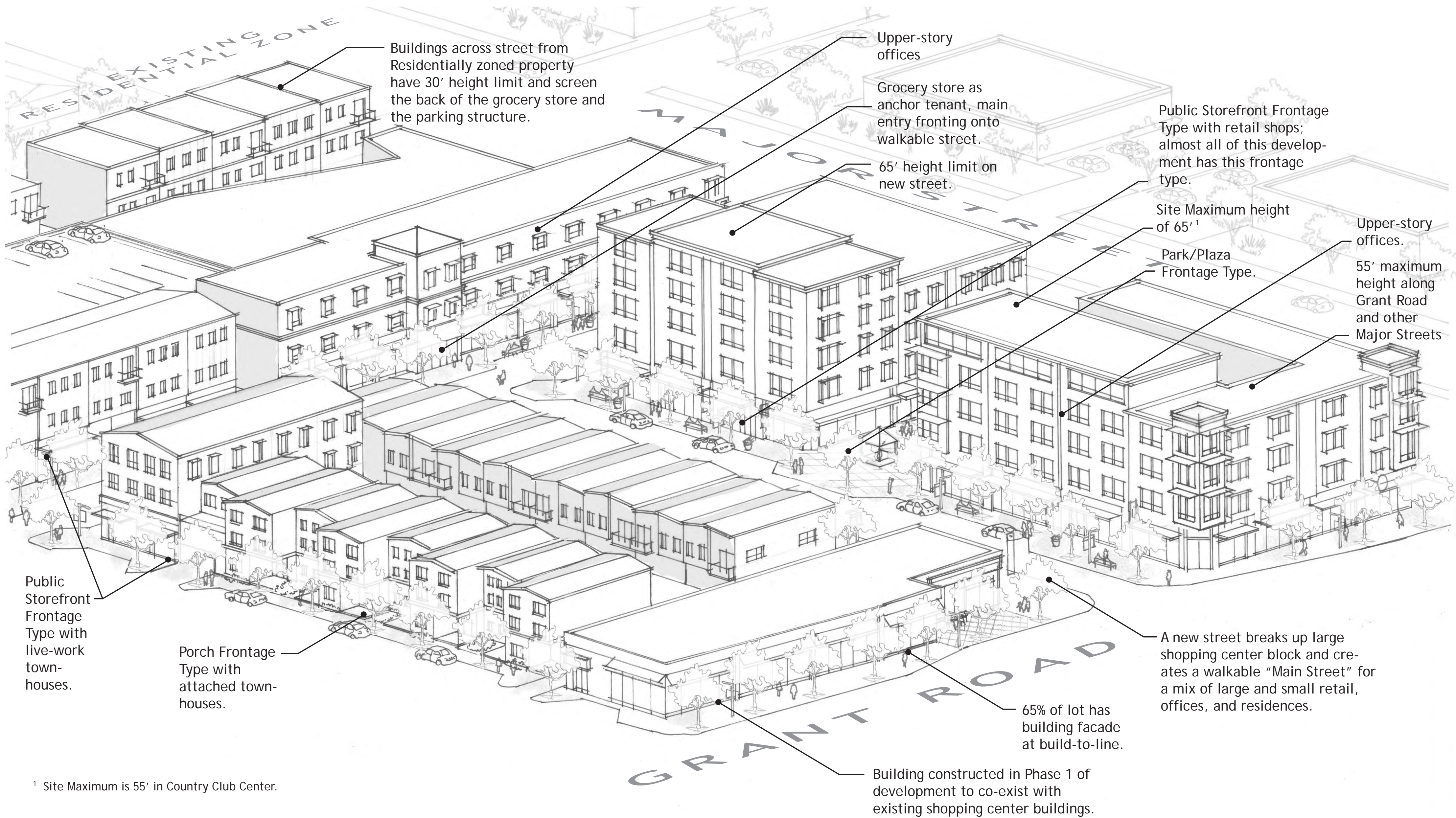


Center Marketplace

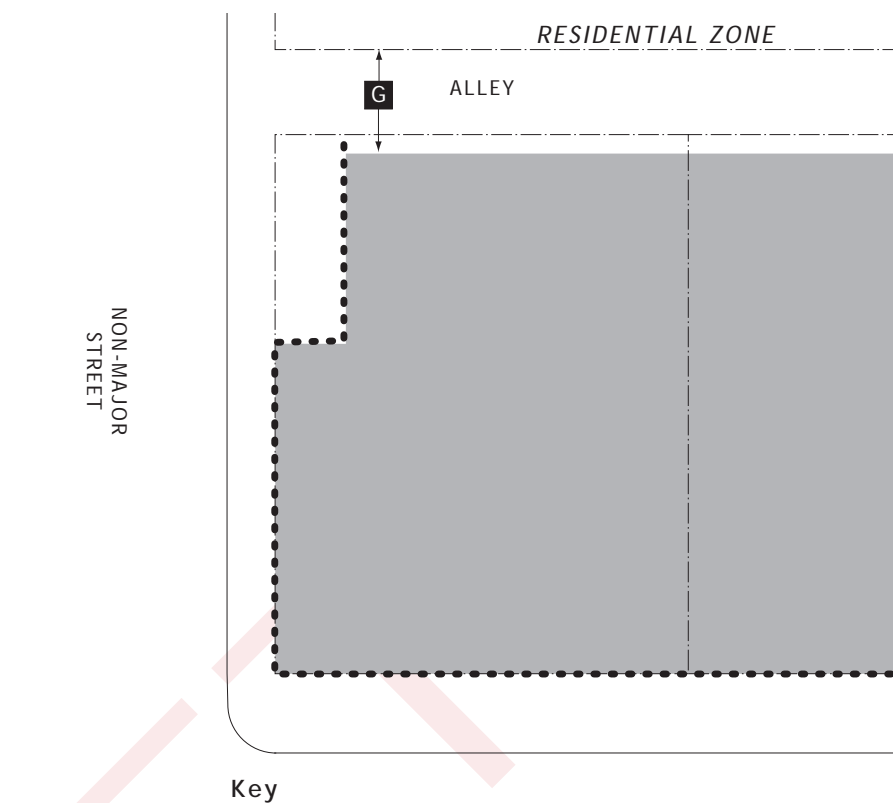
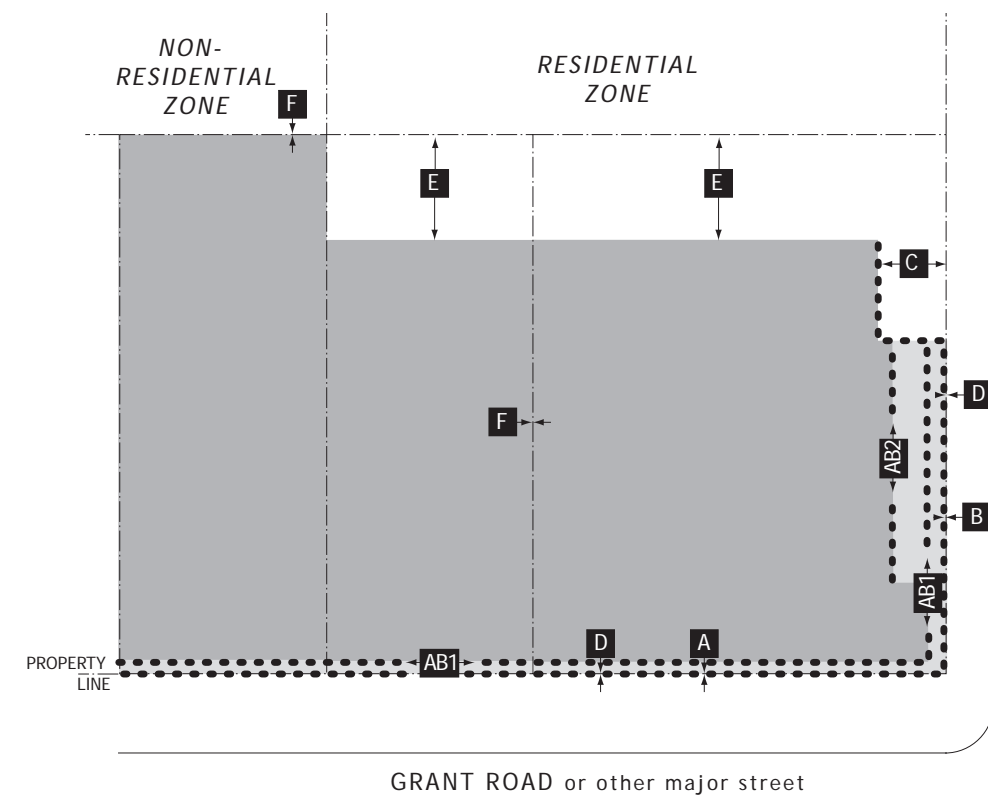


This category directs reconfiguration of large shopping center sites into retail-centered mixed use places with improved multimodal access. It allows for phased transformation of sites over time; allows intensity and creates walkability on new streets on the interior of sites; and requires high degrees of direct frontage onto Grant Road – whether for new “liner” buildings in existing sites or for newer larger buildings that may be part of a more fully revitalized site. The category encourages shared structured parking and new open spaces.

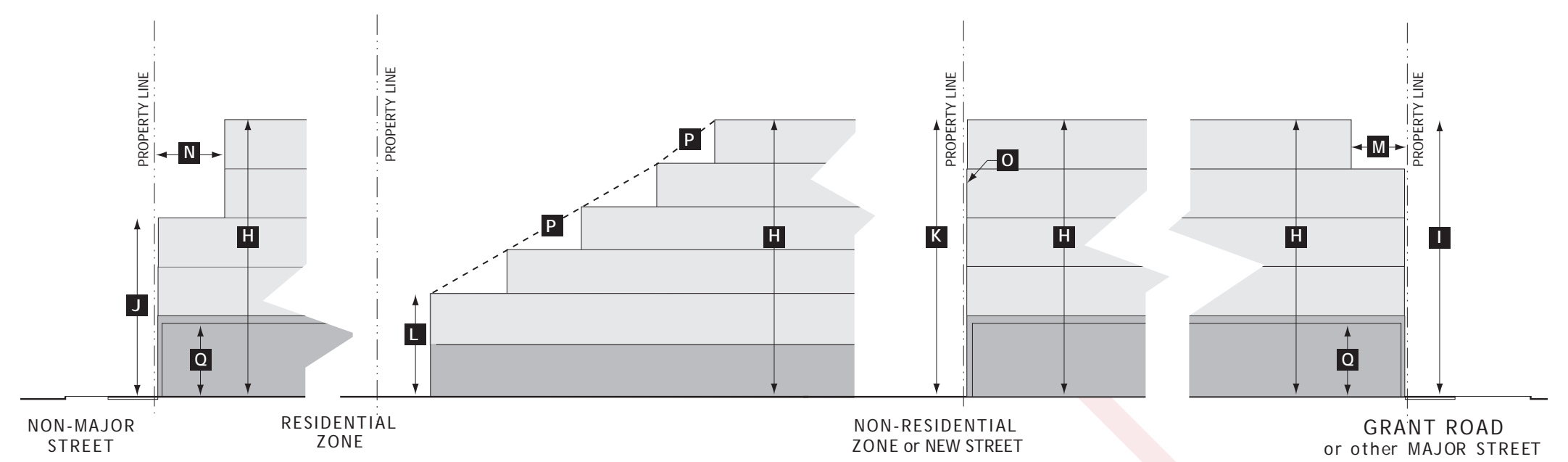


¹ Site Maximum is 55' in Country Club Center.

* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Key: Property Line, Buildable Area, Buildable Area dependent Frontage Type used



Street Frontage & Building Placement

Build-to Line ¹		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Private Storefront Frontage Type	up to 2'	AB1
Porch Frontage Type	up to 10'	AB2
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 65% of the lot frontage must have building facade at the build-to line.
- For individual lot frontages on existing non-Major Streets, at least 50% of the lot frontage must have building facade at the build-to line.
- Individual lot frontages must have building facade at the build-to line within 50' of intersections involving a Major Street and within 30' of intersections involving a new street.

Perimeter Yard Minimums ^{1,2}

Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential Zone	22'	E
abutting non-Residential Zone	0'	F
lots abutting alley may count alley width toward perimeter yard requirement		G

¹ See discussion of Minor Improvements for exceptions, on next page.

² See Frontage Types for Perimeter Yard Maximums.

Frontage Types

Public Storefront	Allowed
Private Storefront	Allowed only on non-Major Streets except within 30' of their intersections with Major Streets
Arcade	Allowed
Porch	Allowed only on non-Major Streets except within 30' of their intersections with Major Streets
Public Yard	Allowed except within 30' of intersections of Grant Road with Major Streets
Private Yard	Allowed only on existing non-Major Streets except within 30' of their intersections with Major Streets
Courtyard	Allowed
Parking Lot	Allowed except within 30' of intersections involving Major Streets
Park or Plaza	Allowed

Notes

- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Frontage Types must also achieve build-to line requirements.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.
- At least 80% of the building frontage along streets and open spaces shall contain active ground floor uses. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.

Building Height, Massing & Articulation

Maximum Building Height		
Site Maximum	65'	H
On Grant Road and other Major Streets	55'	I
On non-Major Streets (general)	45'	J
On non-Major Streets (across from Residential Zones except within 50' of an intersection with a Major Street)	30'	J
On new streets	65'	K
Abutting Residential Zones	25'	L
Abutting non-Residential Zones	65'	K
In Country Club Center, Site Maximum is 55'		
Minimum Upper Floor Stepbacks ³		
for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	10'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	15'	N
for heights above maximum allowed on new streets to Site Maximum	0'	O
for heights above maximum allowed abutting Residential Zones:		P
Above 25' and up to 55' of building height	2' for every additional 1' of height ⁴	
Above 55' to Site Maximum building height	1.5' for every additional 1' of height ⁴	
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	O
³ Alley widths may count toward stepback distances.		
⁴ Base point for stepback measurement is minimum perimeter yard.		
Ground Floor Height		
Minimum clear ground floor ceiling height on public frontages for non-residential use	16'	Q

Minor Improvements:

For the purposes of this sub-category, minor improvements are those where less than 50% of the existing buildings are demolished in the reuse of the property.

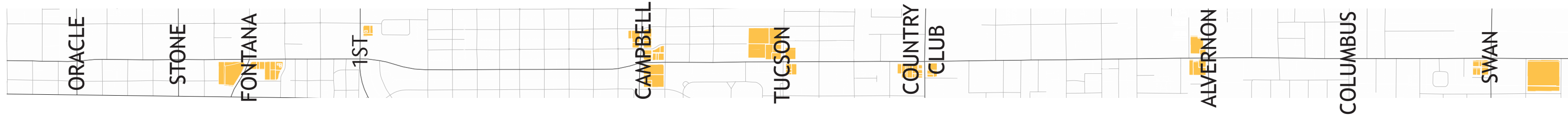
- Only new buildings and the portion of the property that is being redeveloped need comply with the Grant Road District build-to line, perimeter yard, frontage type, height, setback, and land use requirements.
- Compliance with multi-modal circulation requirements shall be through on-site circulation improvements (including sidewalks and landscaping) that begin to establish a pattern of blocks for the future revitalization of the property.

Multi-Modal Circulation:

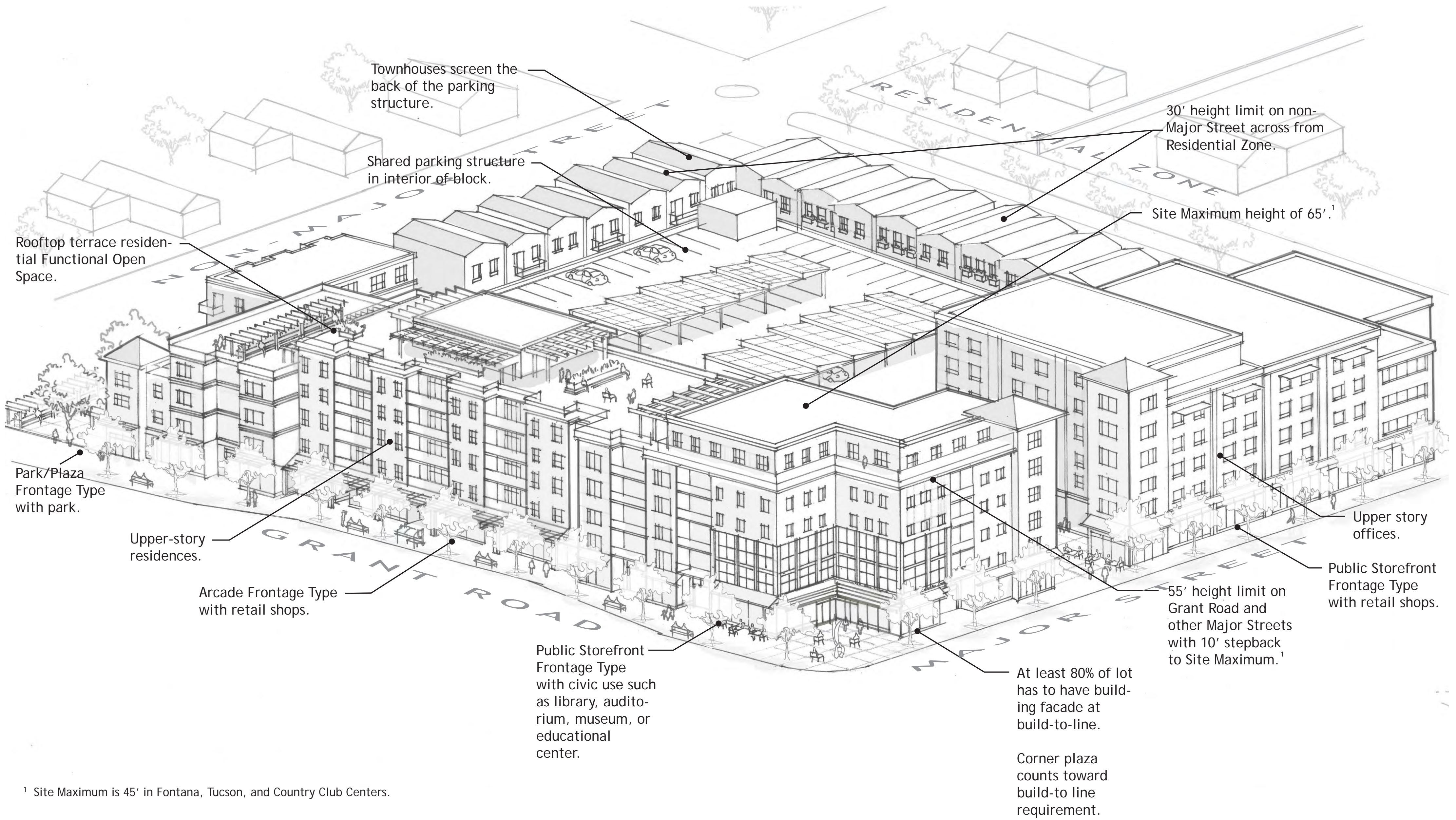
- The character of the Center Marketplace sub-category depends largely on the addition of new streets on the sites zoned with this sub-category. New streets can create the framework of the transition of sites from auto-focused shopping centers to walkable mixed-use shopping areas.
- Blocks with Major Street faces longer than 300' must be bisected by new streets
- See General Standards and Block and Circulation Standards for the design of new streets and other standards.

Grant Road District Draft Category Standards

Center Hub

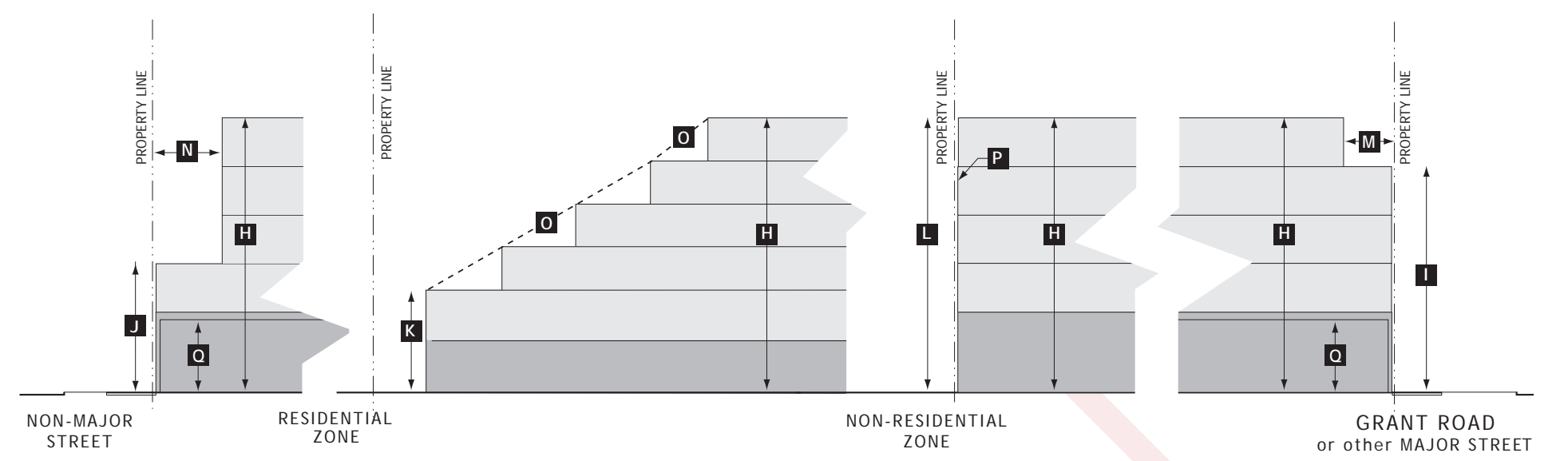
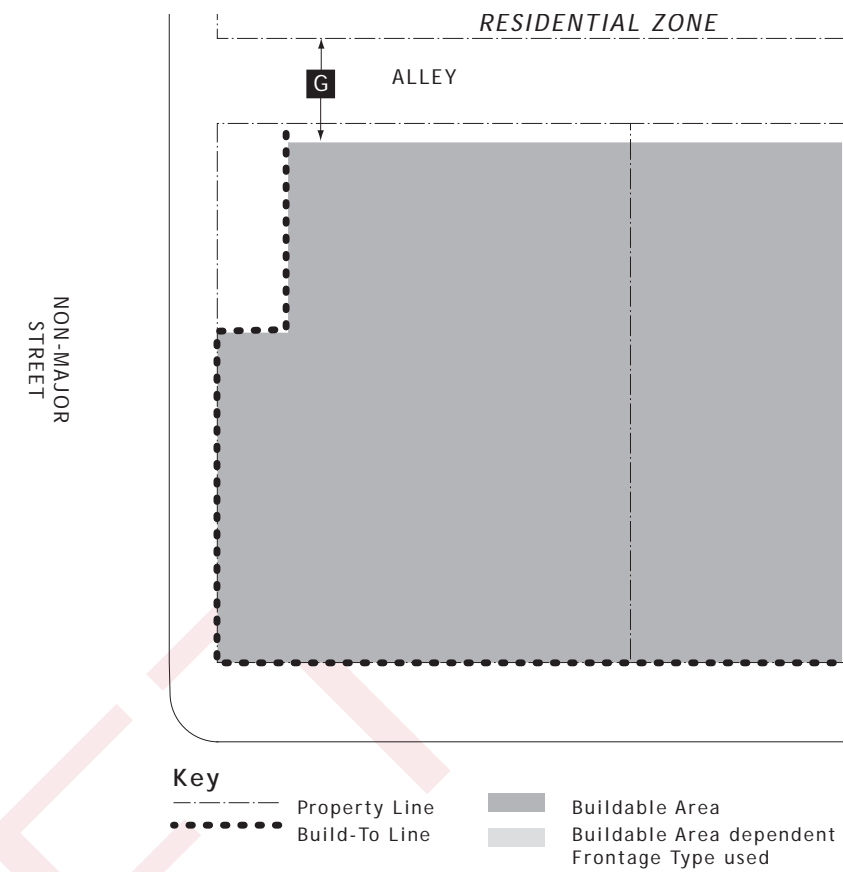
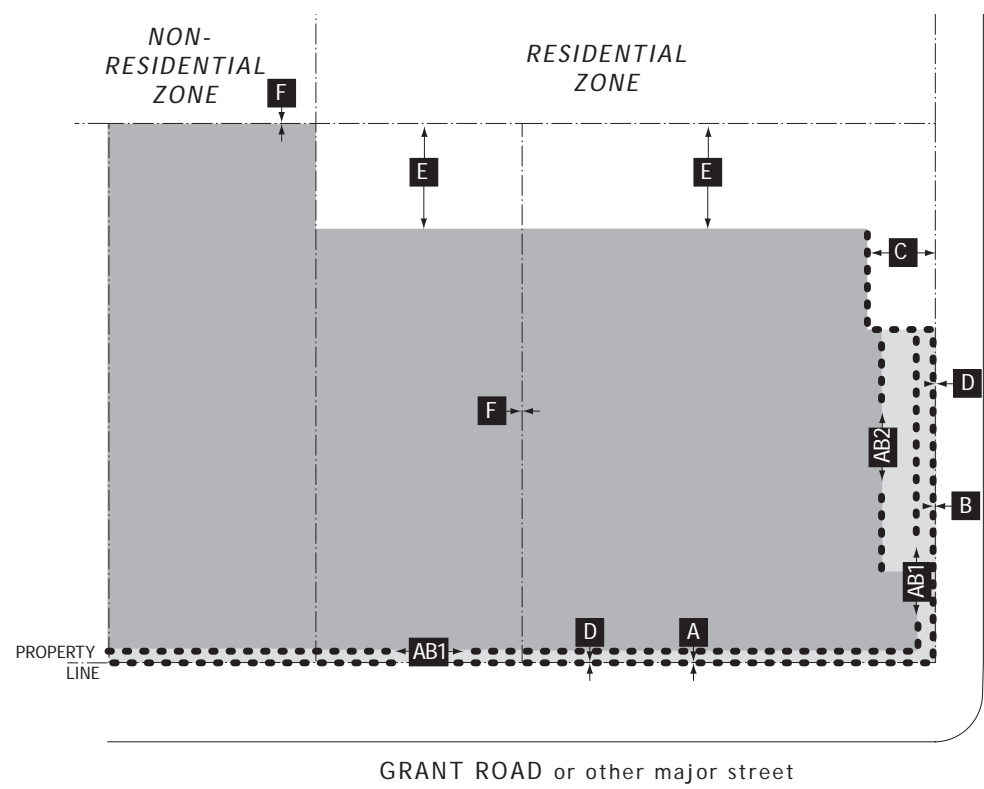


This category creates active focal points in centers with higher-intensity development that is sensitive to neighborhood context. The Center Hub category is typically designated at major intersections. This category includes key opportunity sites where active, mixed use community focal points are possible and desired by the community.



¹ Site Maximum is 45' in Fontana, Tucson, and Country Club Centers.

* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Private Storefront Frontage Type	up to 2'	AB1
Porch Frontage Type	up to 10'	AB2
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 80% of the lot frontage must have building facade at the build-to-line.
- For individual lot frontages on existing non-Major Streets, at least 65% of the lot frontage must have building frontage at the build-to-line.
- Individual lot frontages must have building facade at the build-to-line within 50' of street intersections involving a Major Street.

Perimeter Yard Minimums ¹		
Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential Zone	22'	E
abutting non-Residential Zone	0'	F
lots abutting alley may count alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums

Frontage Types		
Public Storefront	Allowed	
Private Storefront	Allowed only on non-Major Streets except within 30' from their intersections with Major Streets	
Arcade	Allowed	
Porch	Allowed only on non-Major Streets except within 30' from their intersections with Major Streets	
Public Yard	Allowed except within 30' of intersections of Grant Road and other Major Streets. Must be active: used for display, dining, or other active uses	
Private Yard	Allowed only on non-Major Streets except within 30' from their intersections with Major Streets	
Courtyard	Allowed	
Parking Lot	Allowed except within 30' of intersections involving a Major Street	
Park or Plaza	Allowed	

Notes

- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Frontage Types must also achieve build-to line requirements.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.
- Active ground floor uses are required on 80% of building facade on all streets and open space frontages. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.

Building Height, Massing & Articulation

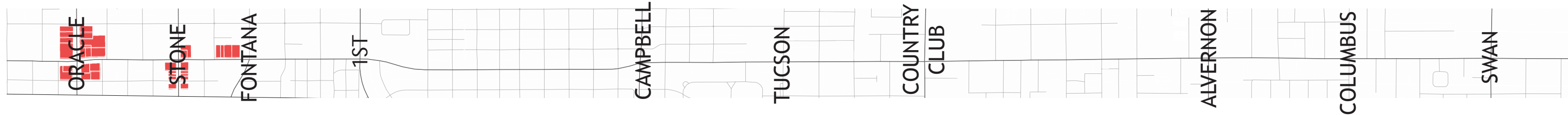
Maximum Building Height		
Site Maximum	65'	H
On Grant Road and other Major Streets	55'	I
On non-Major Streets (general)	45'	J
On non-Major Streets (across from Residential Zones)	30'	J
On non-Major Streets (across from Residential Zones and within 50' of Major Streets)	45'	
Abutting Residential Zones	25'	K
Abutting non-Residential Zones	65'	L
In Fontana, Tucson, and Country Club Centers, Site Max. is 45'		
Minimum Upper Floor Stepbacks ²		
for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	10'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	15'	N
for heights above maximum allowed abutting Residential Zones:		O
Above 25' and up to 55' of building height	2' for every additional 1' of height ³	
Above 55' to Site Maximum building height	1.5' for every additional 1' of height ³	
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P
Ground Floor Height		
Minimum clear ground floor ceiling height on public frontages for non-residential use	16'	Q

² Alley widths may count toward stepback distances.

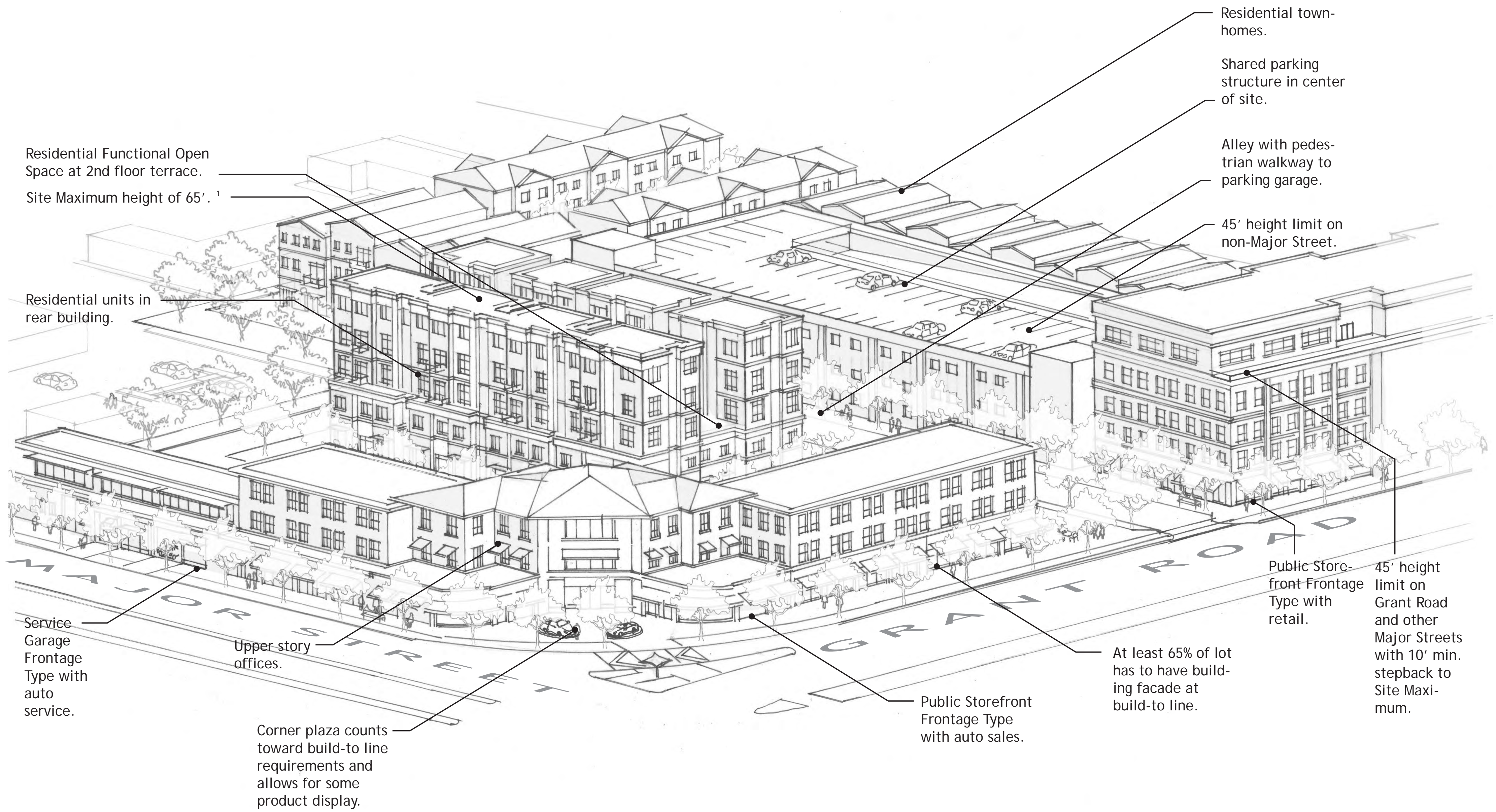
³ Base point for stepback measurement is minimum perimeter yard.

Grant Road District Draft Category Standards

Center Crossroads

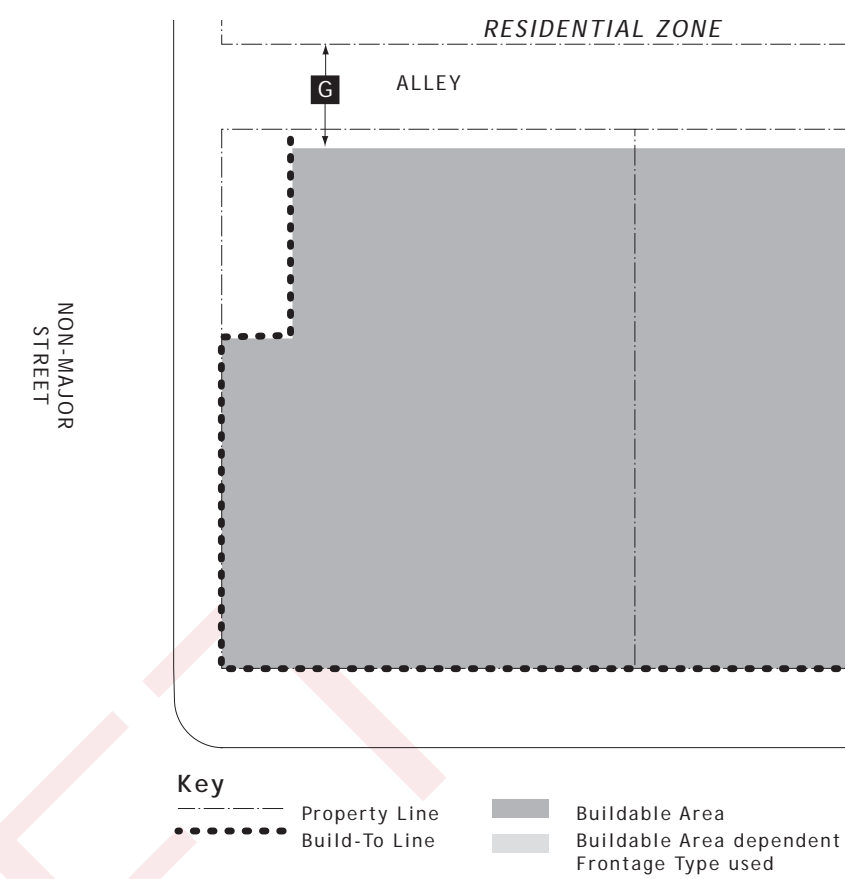
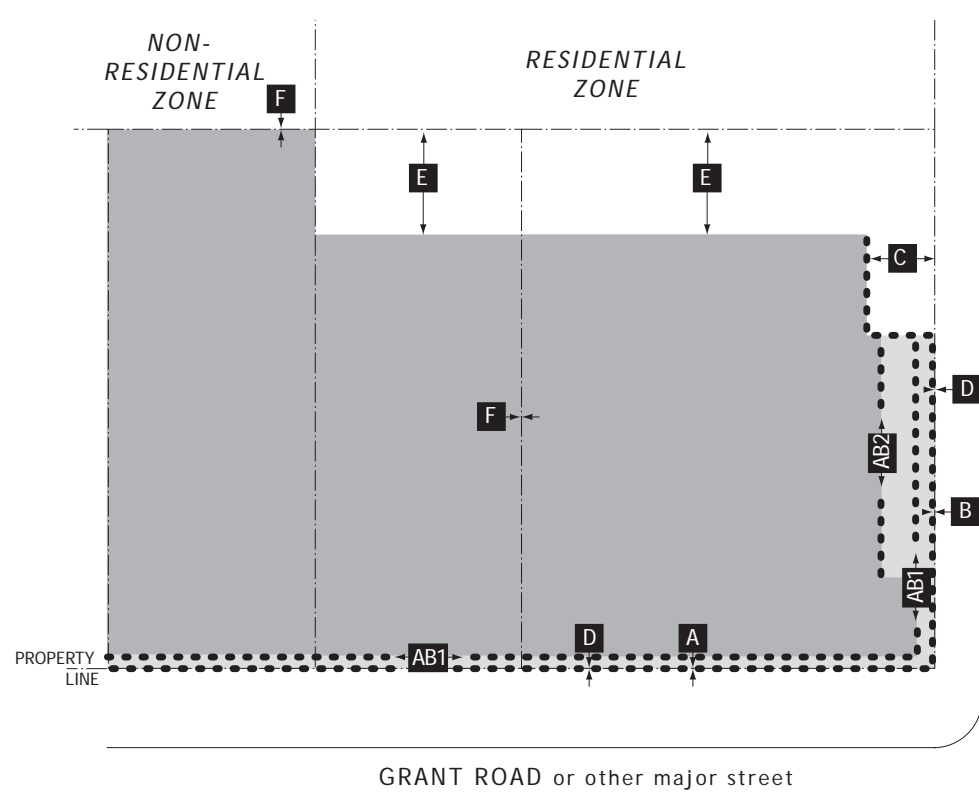


This category focuses intensity around major intersections in the western portion of the Grant Road District where a wide range of viable uses can take on a more urban form that contributes to the Grant Road pedestrian environment. It maintains wide flexibility concerning land uses in order to incorporate existing viable land uses of the area such as auto sales and service, but buildings must front directly onto Grant Road to a high degree. Upper floor massing is defined to frame and protect views.

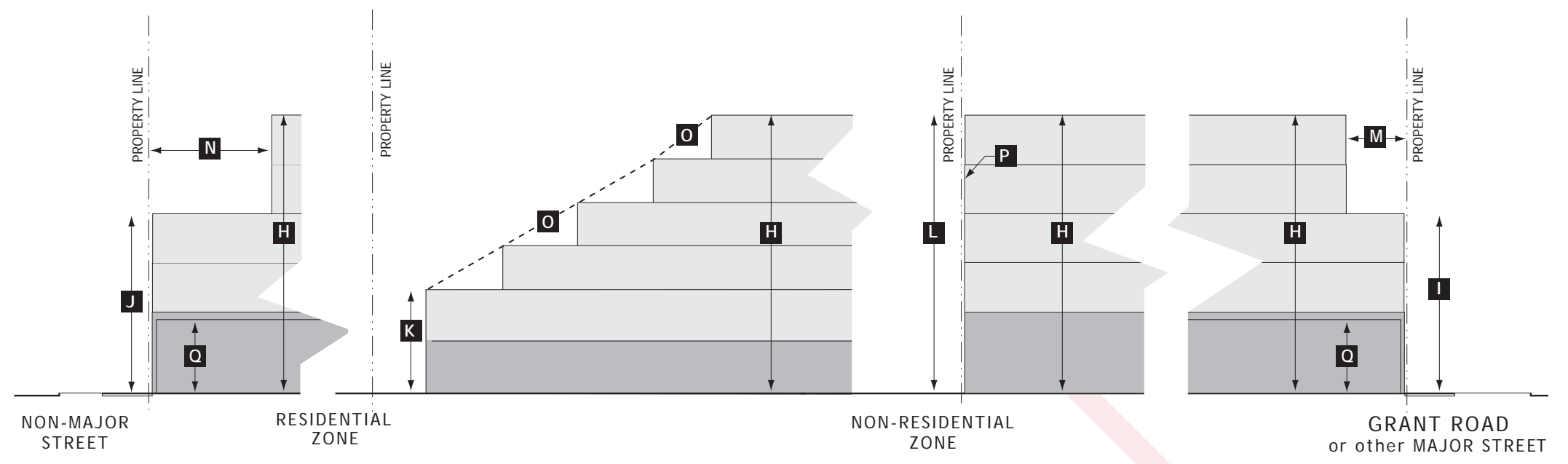


¹ Site Maximum is 45' in Fontana Center.

* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Key
 - - - - - Property Line
 - - - - - Build-To Line
 ■ Buildable Area
 ■ Buildable Area dependent Frontage Type used



Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Private Storefront Frontage Type	up to 2'	AB1
Porch Frontage Type	up to 10'	AB2
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 65% of the lot frontage must have building facade at the build-to line.
- For individual lot frontages on non-Major Streets, at least 50% of the lot frontage must have building facade at the build-to line.
- The Shared Motorcourt Frontage Type is an exception to the above standards; For Shared Motorcourts only 40% of the lot frontage must have building facade at the build-to line.
- Individual lot frontages must have building frontage at the build-to line within 50' of intersections involving a Major Street.

Perimeter Yard Minimums¹

Along Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential Zone	22'	E
abutting non-Residential Zone	0'	F
lots abutting alley may count alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums.

Frontage Types

Public Storefront	Allowed
Private Storefront	Allowed except within 30' of intersections of Grant Road with other Major Streets
Arcade	Allowed
Service Garage	Allowed in Oracle and Stone Centers only
Porch	Allowed only on non-Major Streets except within 30' of their intersections with Major Streets
Public Yard	Allowed except within 30' of intersections of Grant Road and other Major Streets
Private Yard	Allowed except within 30' of intersections involving a Major Street
Shared Motorcourt	Allowed in Oracle and Stone Centers only
Courtyard	Allowed
Parking Lot	Allowed but cannot be within 30' of intersections involving a Major Street
Park or Plaza	Allowed

Notes

- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Frontage Types must also achieve build-to line requirements.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.
- Active ground floor uses are required on 80% of building facade on all streets and open space frontages. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.

Building Height, Massing & Articulation

Maximum Building Height

Site Maximum	65'	H
On Grant Road and other Major Streets	45'	I
On non-Major Streets (general)	45'	J
On non-Major Streets (across from Residential Zones)	30'	J
On non-Major Streets (across from Residential Zones and within 50' of Major Streets)	45'	J
Abutting Residential Zones	25'	K
Abutting non-Residential Zones	65'	L
<ul style="list-style-type: none"> In Fontana Center, Site Maximum (H) is 45' Maximum Building Height (I) on Oracle Road is 18' 		

Ground Floor Height

Minimum clear ground floor ceiling height on public frontages for non-residential use	16'	Q
<ul style="list-style-type: none"> In Oracle Center, Oracle Road frontage has 20' stepback to maximum height 		

Minimum Upper Floor Stepbacks²

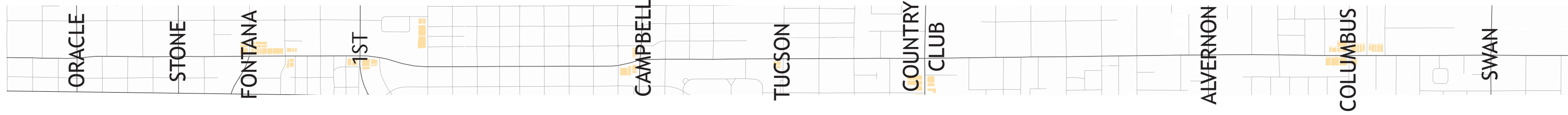
for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	10'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	30'	N
for heights above maximum allowed abutting Residential Zones:		O
Above 25' and up to 55' of building height	2' for every additional 1' of height ³	
Above 55' to Site Maximum building height	1.5' for every additional 1' of height ³	
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P

² Alley widths may count toward stepback distances.

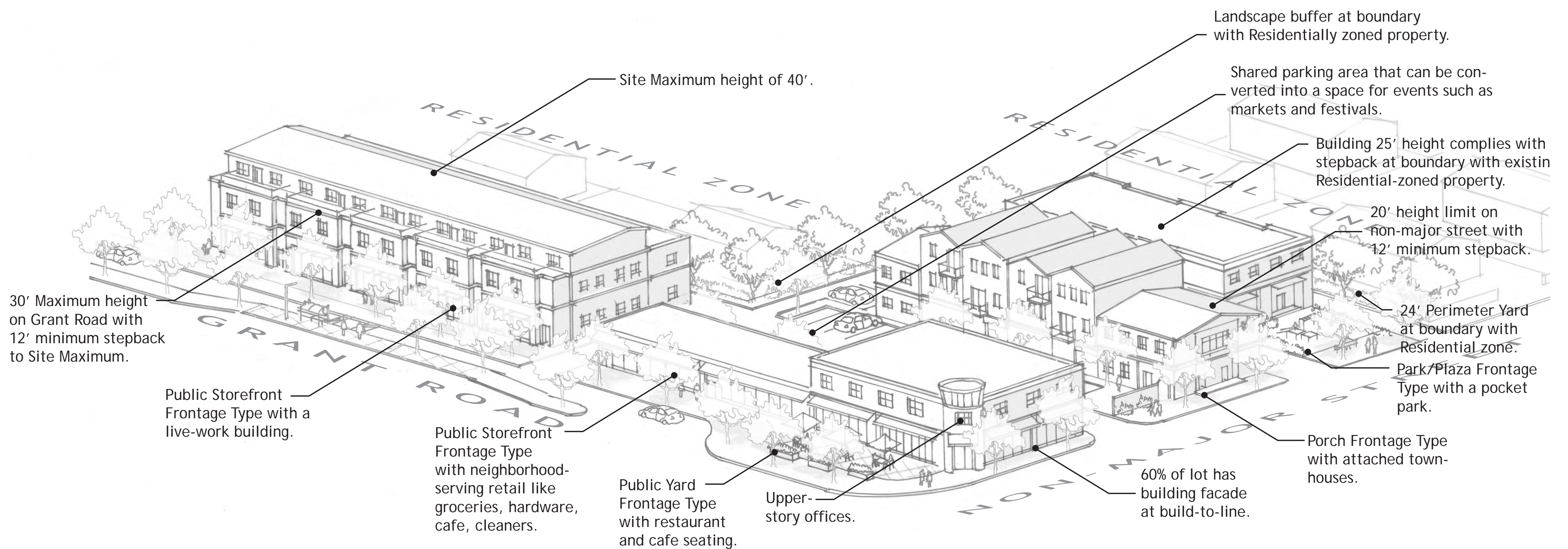
³ Base point for stepback measurement is minimum perimeter yard.

Grant Road District Draft Category Standards

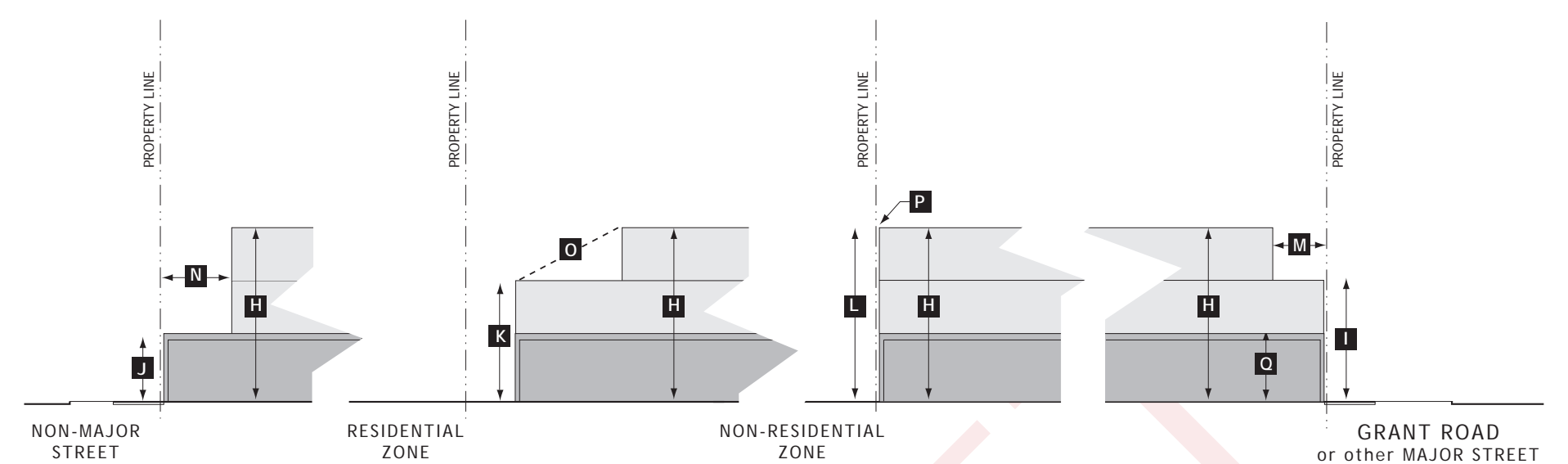
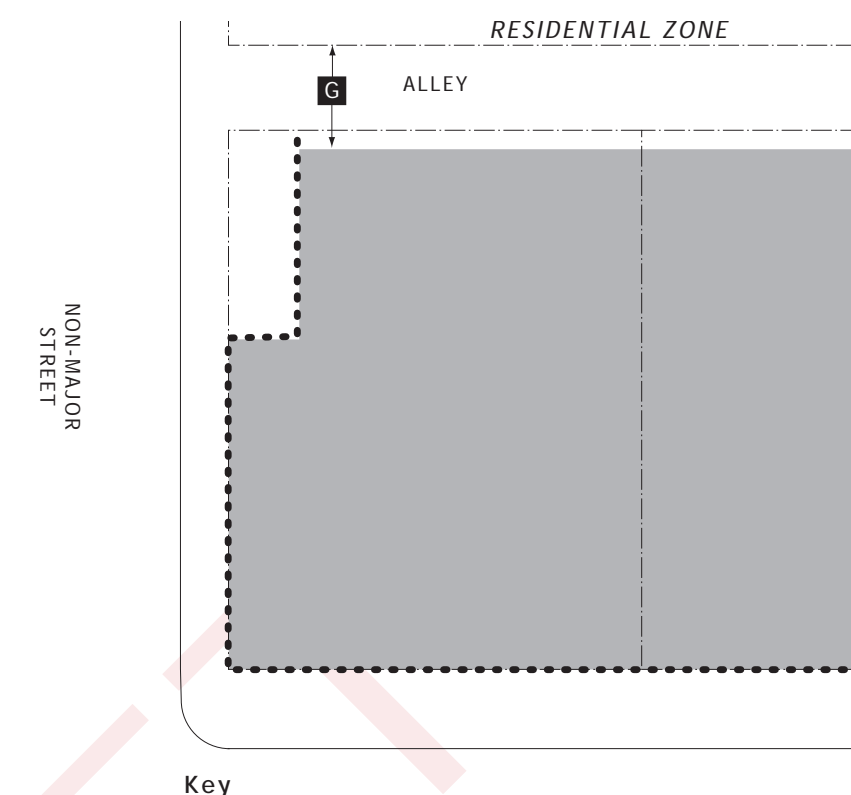
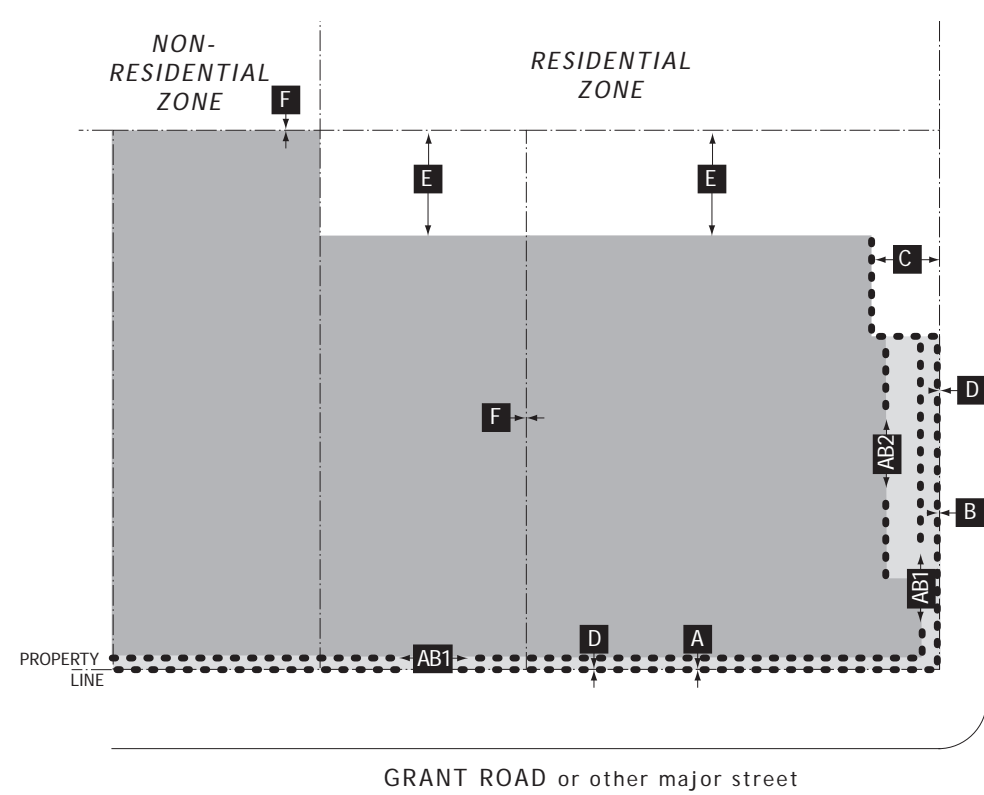
Center Neighborhood



This category coalesces development into medium-intensity neighborhood-serving gathering places that draw neighborhood residents to walk to and along the new Grant Road. The category allows for a flexibility of use and intensity of activity that will encourage substantial revitalization of properties in order to transform auto-oriented strips into walkable neighborhood centers.



* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Private Storefront Frontage Type	up to 5'	AB1
Porch Frontage Type	up to 10'	AB2
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 60% of the lot frontage must have building frontage at the build-to-line.
- For individual lot frontages on non-Major Streets, at least 40% of the lot frontage must have building facade at the build-to-line.
- Individual lot frontages must be built to the build-to line within 50' of street intersections involving a Major Street.

Perimeter Yard Minimums¹

Along Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential Zone	22'	E
abutting non-Residential Zone	0'	F
lots abutting alley can count alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums

Frontage Types

Public Storefront	Allowed
Arcade	Allowed
Porch	Allowed only on non-Major Streets except within 30' of their intersections with Major Streets
Public Yard	Allowed only for outdoor display and/or active uses such as dining
Private Yard	Allowed only on non-Major Streets except within 30' of their intersections with Major Streets
Courtyard	Allowed
Parking Lot	Allowed except within 30' of intersections involving Major Streets
Park or Plaza	Allowed

Notes

- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Frontage Types must also achieve build-to line requirements.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.
- Active ground floor uses are required on 80% of building facade on all streets and open space frontages. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.

Building Height, Massing & Articulation

Maximum Building Height		
Site Maximum	40'	H
On Grant Road and other Major Streets	30'	I
On non-Major Streets	20'	J
Abutting Residential Zones	25'	K
Abutting non-Residential Zones	40'	L

Minimum Upper Floor Stepbacks²

for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	12'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	12'	N
for heights above maximum allowed abutting Residential Zones:	2' for every additional 1' of height ³	O
Above 25' to Site Maximum building height		
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P

² Alley widths may count toward stepback distances.

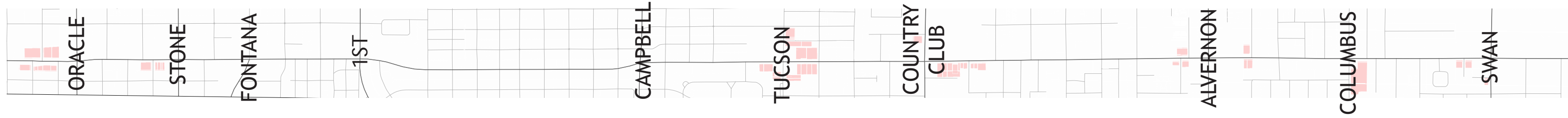
³ Base point for stepback measurement is minimum perimeter yard.

Ground Floor Height

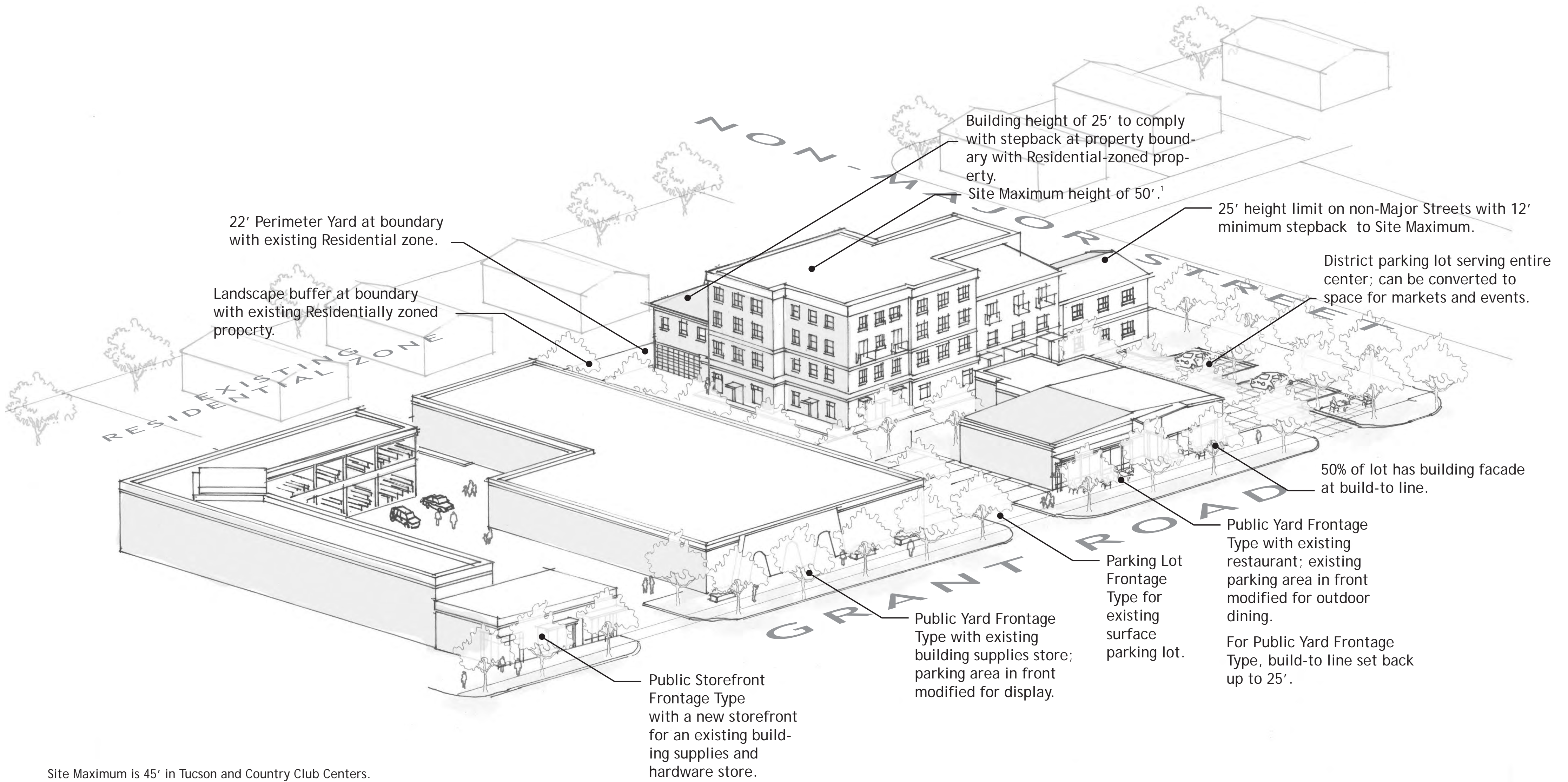
Minimum clear ground floor ceiling height on public frontages for non-residential use	12'	Q
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Grant Road District Draft Category Standards

Center General

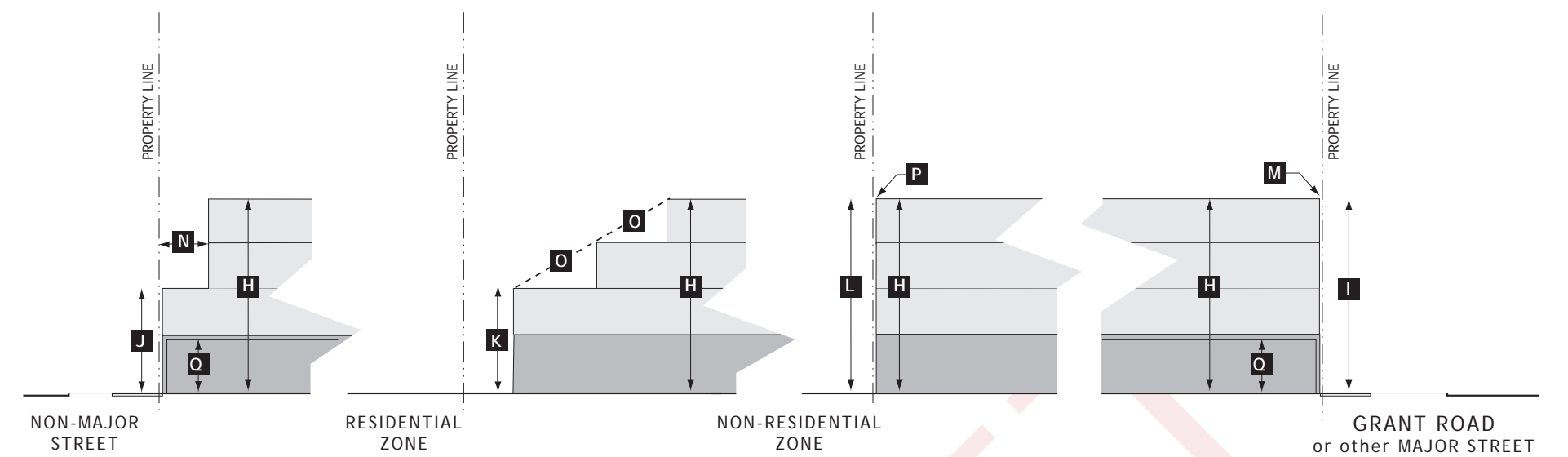
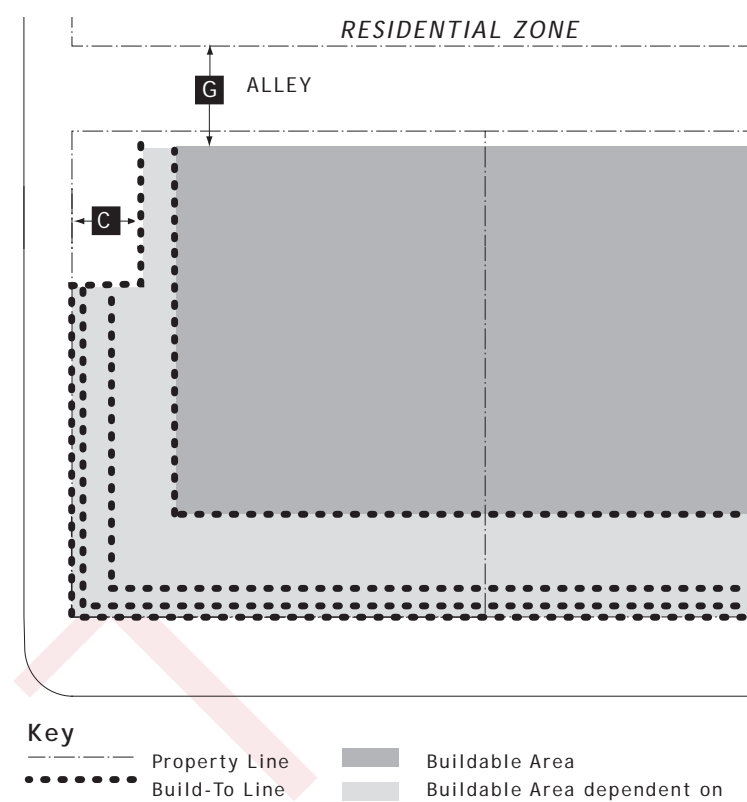
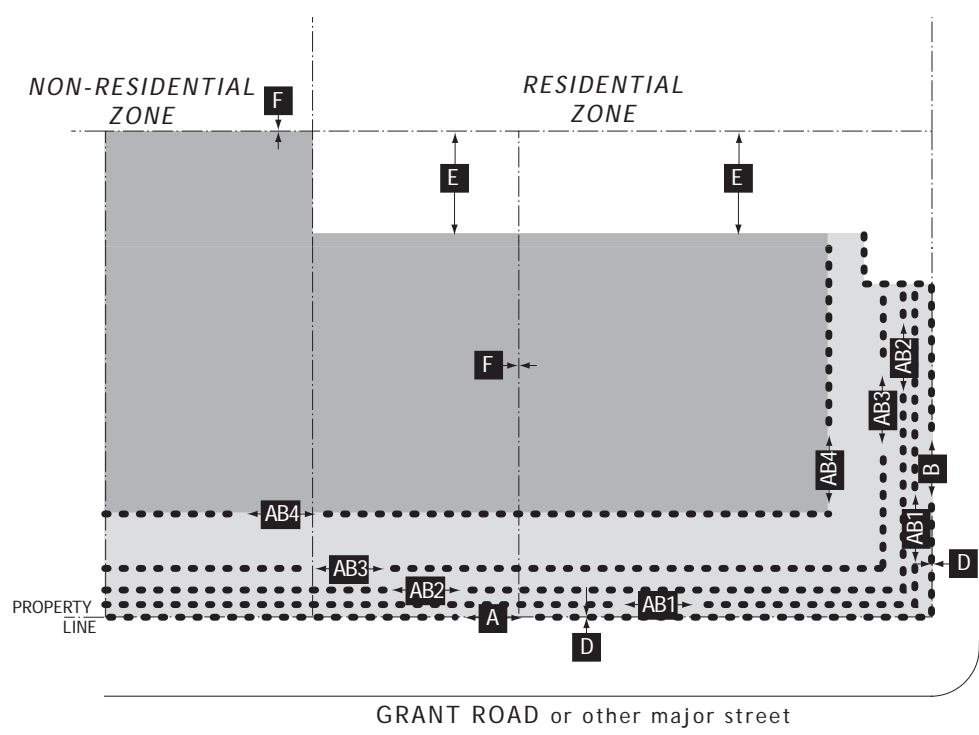


This category supports centers with uses complementing and supporting potential focal points. This category typically applies to smaller and/or shallower lots away from core of a Center but still in a Center. The category is sensitive of transitions to the level and type of activity in adjacent District areas, and can potentially absorb parking demand from other parts of Centers. It is intended to help preserve current viable commercial uses on Grant Road while enhancing their contribution to the Grant Road pedestrian environment.



Site Maximum is 45' in Tucson and Country Club Centers.

* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Public Storefront Frontage Type	up to 2'	AB1
Private Storefront Frontage Type	up to 5'	AB2
Porch Frontage Type	up to 15'	AB3
Public Yard Frontage Type	up to 25'	AB4
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 50% of the lot frontage must have building facade at the build-to line.
- For individual lot frontages on non-Major Streets, at least 35% of the lot frontage must have building facade at the build-to line.
- Individual lot frontages must have facade at the build-to line within 30' of intersections involving a Major Street.
- The Shared Motorcourt Frontage Type is an exception to the Build-to Line standards; For Shared Motorcourts only 40% of the lot frontage must have building facade at the build-to line.

Perimeter Yard Minimums¹

Along Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential Zone	22'	E
abutting non-Residential Zone	0'	F
lots abutting alley can count alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums

Frontage Types

Public Storefront	Allowed
Private Storefront	Allowed except within 30' of intersections of Grant Road and other Major Streets
Arcade	Allowed
Porch	Allowed except within 30' from intersections involving a Major Street
Public Yard	Allowed
Private Yard	Allowed except within 30' of an intersection involving a Major Street
Shared Motorcourt	Allowed
Courtyard	Allowed
Parking Lot	Allowed
Park or Plaza	Allowed

Notes

- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Use of Frontage Types must also achieve build-to line requirements, however some Frontage Types adjust the location of the required build-to line; see Build-to Line section.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.
- Active ground floor uses are required on 80% of building facade on all streets and open space frontages. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.

Building Height, Massing & Articulation

Maximum Building Height		
Site Maximum	50'	H
On Grant Road and other Major Streets	50'	I
On non-Major Streets	25'	J
Abutting Residential Zones	25'	K
Abutting non-Residential Zones	50'	L
In Tucson, and Country Club Centers, Site Max. is 45'		

Minimum Upper Floor Stepbacks²

for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	0'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	12'	N
for heights above maximum allowed abutting Residential Zones:	2' for every additional 1' of height ³	O
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P

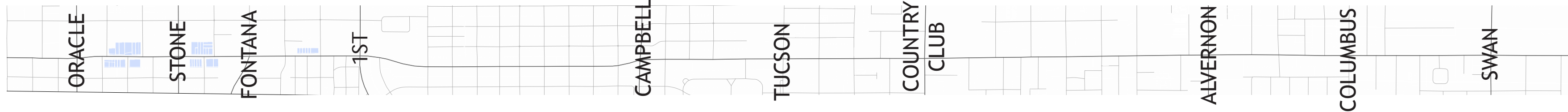
² Alley widths may count toward stepback distances.

³ Base point for stepback measurement is minimum perimeter yard.

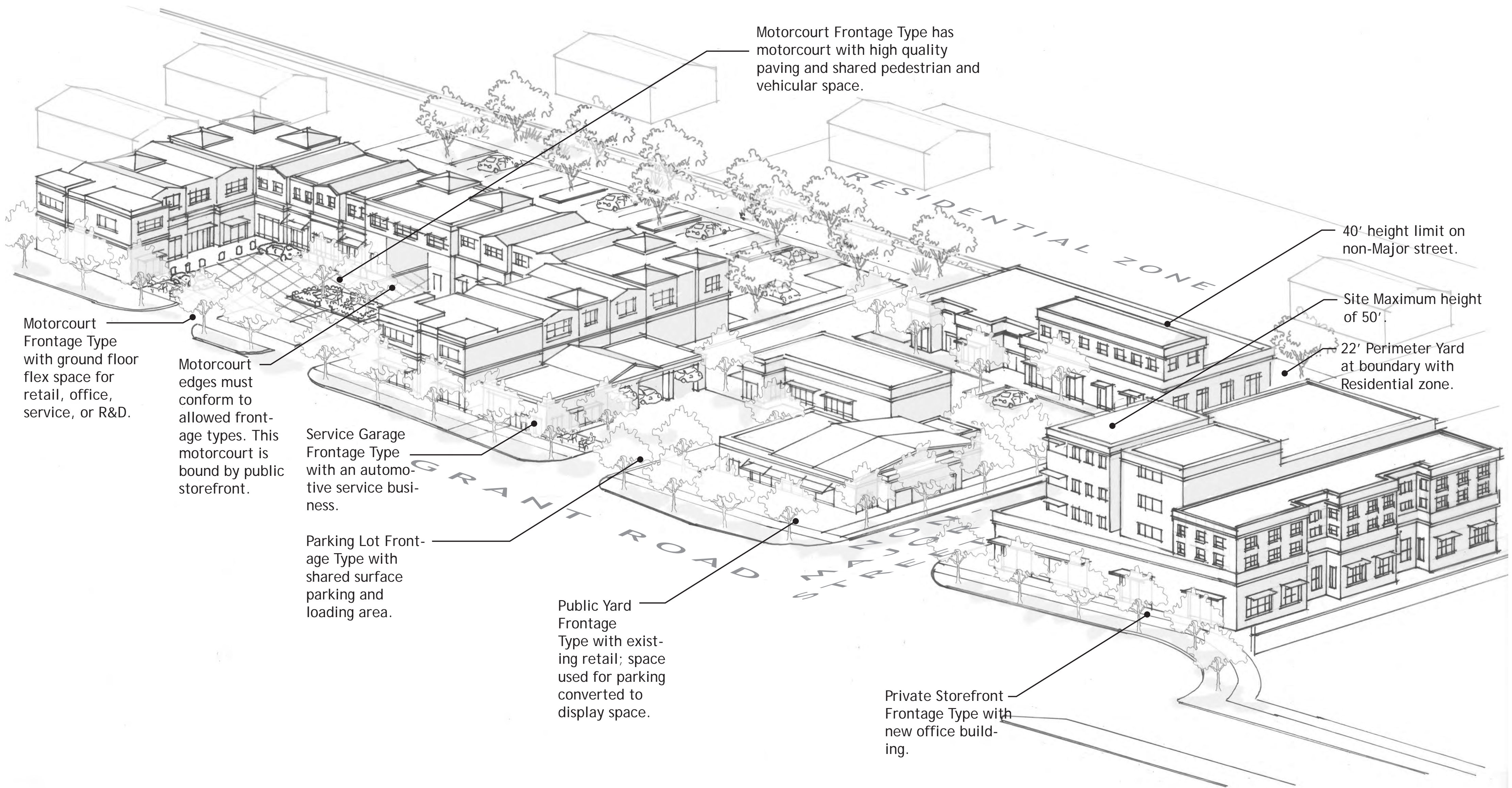
Ground Floor Height

Minimum clear ground floor ceiling height on public frontages for non-residential use	12'	O
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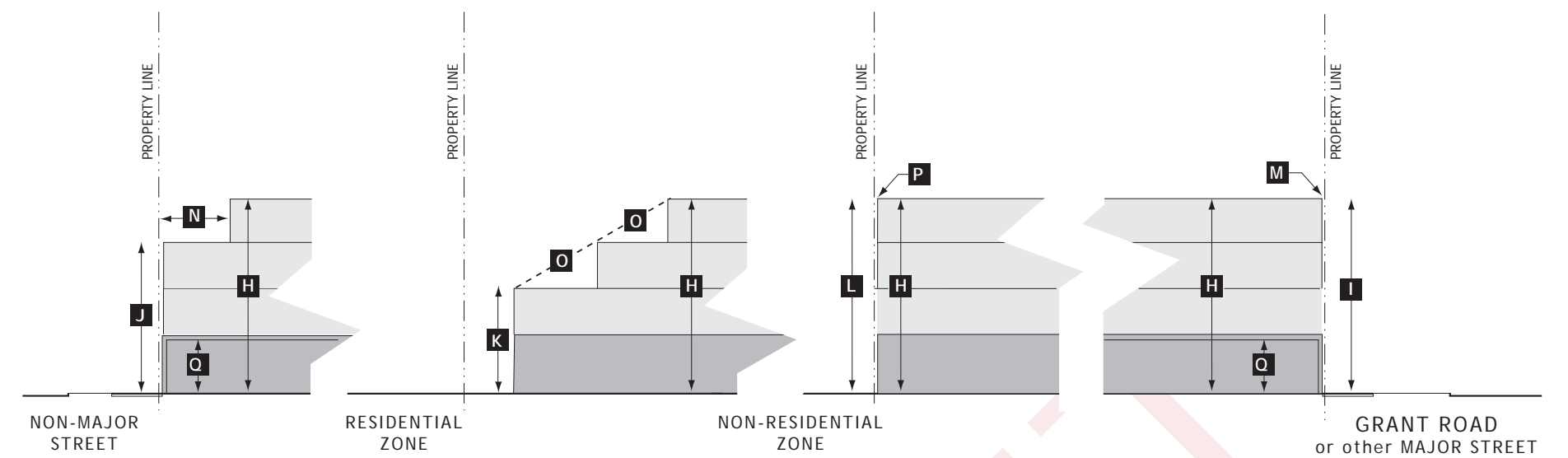
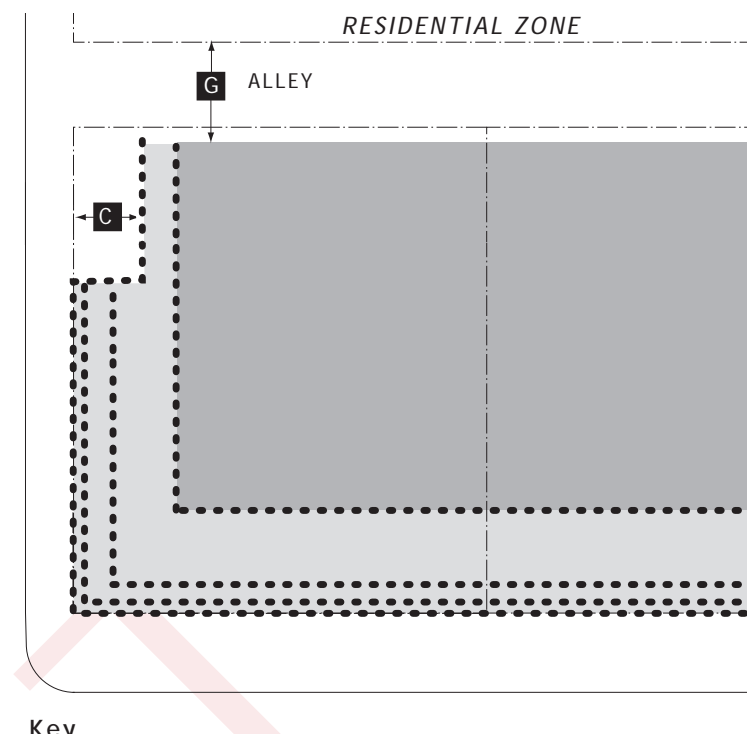
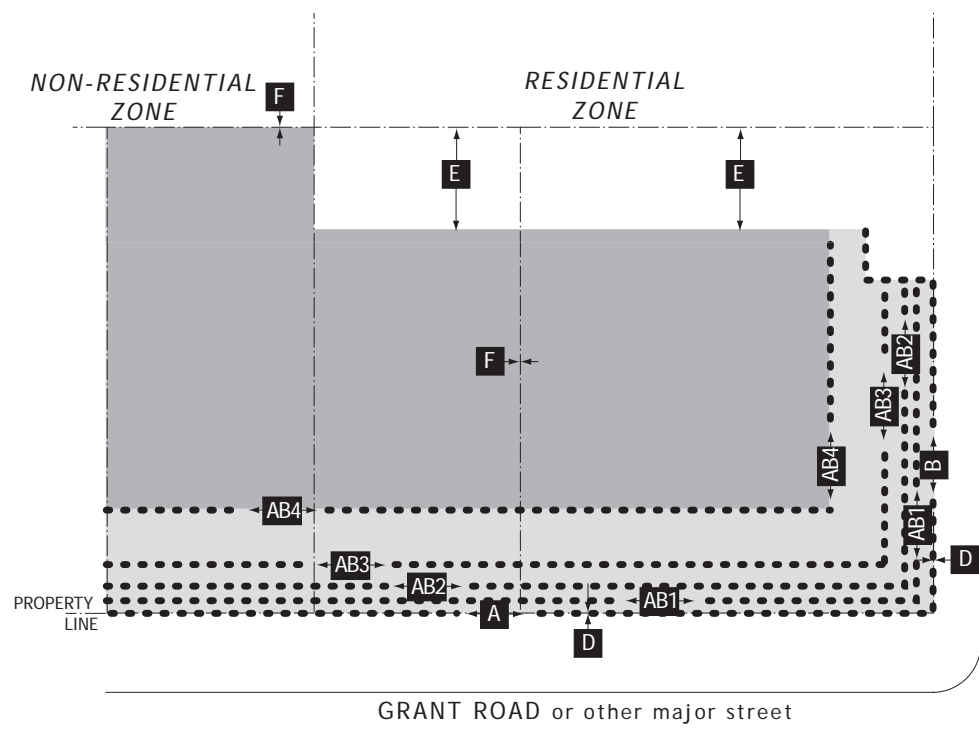
Segment West



This category balances and supports a wide mix of uses with reinterpreted classic roadside architecture that supports the pedestrian. It mixes commercial, auto, industrial, retail, and residential uses and encourages “motorcourt” building types. It balances the needs for regional-serving auto-based businesses and neighborhood-serving businesses.



* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Public Storefront Frontage Type	up to 2'	AB1
Private Storefront Frontage Type	up to 5'	AB2
Porch Frontage Type	up to 15'	AB3
Public Yard Frontage Type	up to 25'	AB4
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 50% of the lot frontage must have building facade at the build-to line.
- For individual lot frontages on non-Major Streets, at least 30% of the lot frontage must have building facade at the build-to line.
- Individual lot frontages must have building facade at the build-to line within 30' of intersections involving a Major Street.
- The Shared Motorcourt Frontage Type is an exception to the above standards; For Shared Motorcourts only 40% of the lot frontage must have building facade at the build-to line.

Perimeter Yard Minimums¹

Along Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential zone	22'	E
abutting non-Residential zone	0'	F
lots abutting alley may put alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums

Frontage Types

Public Storefront	Allowed
Private Storefront	Allowed
Arcade	Allowed
Porch	Allowed
Public Yard	Allowed
Private Yard	Allowed
Courtyard	Allowed
Shared Motorcourt	Allowed
Service	Allowed
Parking Lot	Allowed
Park or Plaza	Allowed

Notes

- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Use of Frontage Types must also achieve build-to line requirements, however some Frontage Types adjust the location of the required build-to line; see Build-to Line section.
- Active ground floor uses are required on 80% of building facade on all streets and open space frontages. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.

Building Height, Massing & Articulation

Maximum Building Height		
Site Maximum	50'	H
On Grant Road and other Major Street	50'	I
On non-Major Streets in Segment West	40'	J
On non-Major Streets in Segment East	20'	J
Abutting Residential Zones	25'	K
Abutting non-Residential Zones	50'	L

Minimum Upper Floor Stepbacks²

for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	0'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	12'	N
for heights above maximum allowed abutting Residential Zones:	2' for every additional 1' of height ³	O
Above 25' to Site Maximum building height		
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P

² Alley widths may count toward stepback distances.

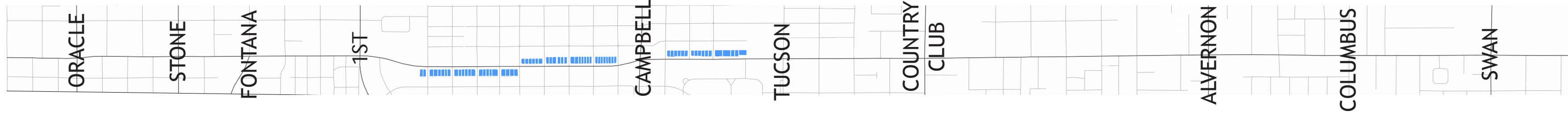
³ Base point for stepback measurement is minimum perimeter yard.

Ground Floor Height

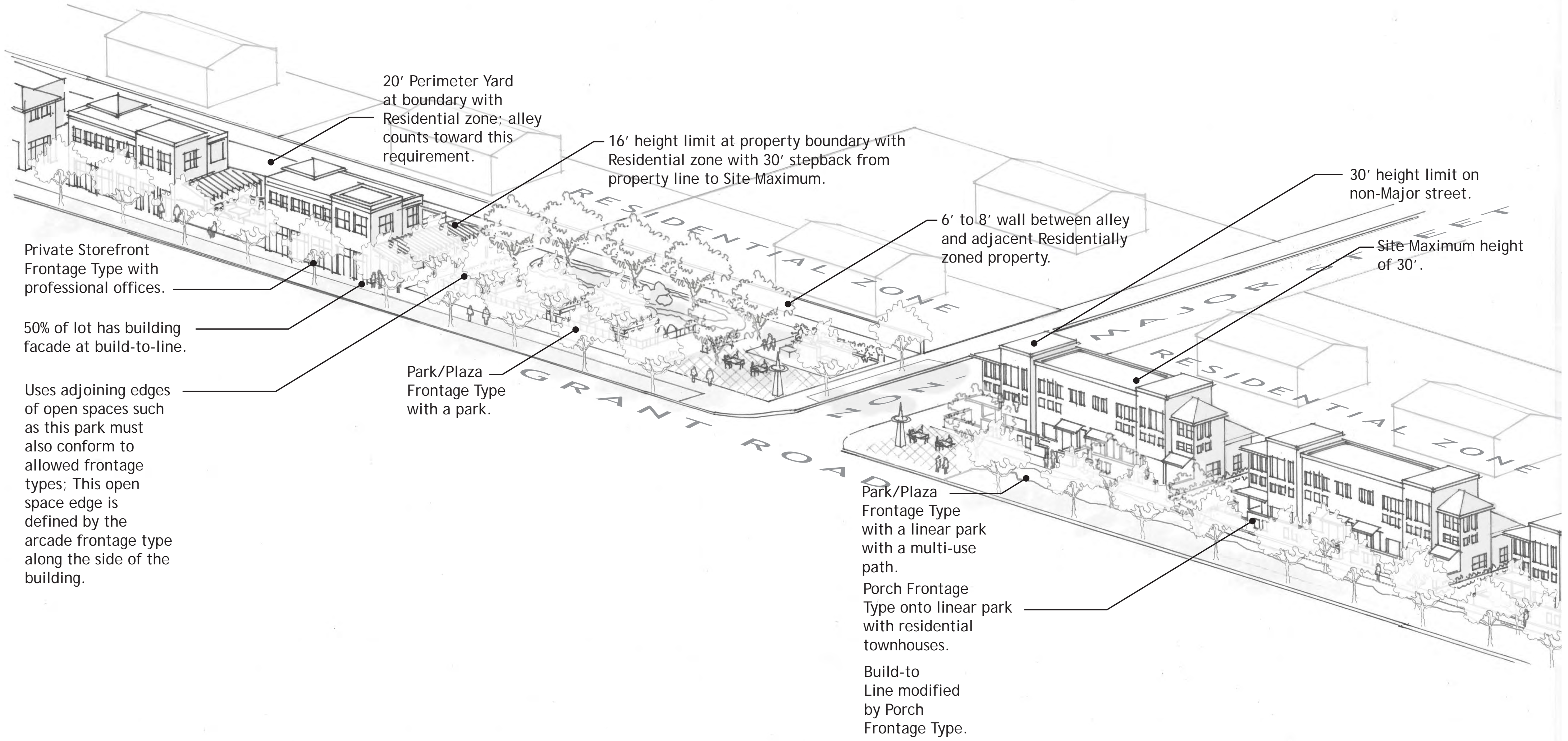
Minimum clear ground floor ceiling height on public frontages for non-residential use	12'	Q
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Grant Road District Draft Category Standards

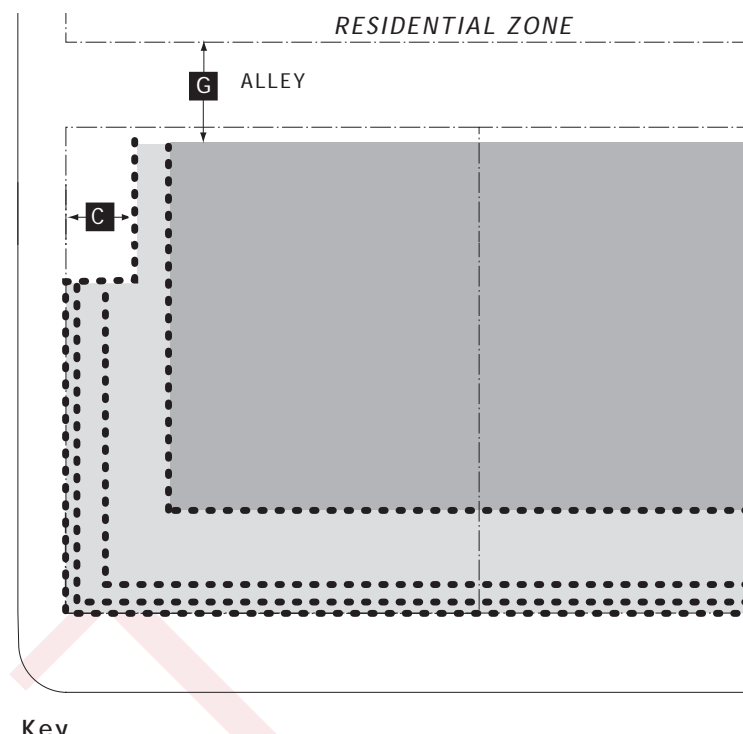
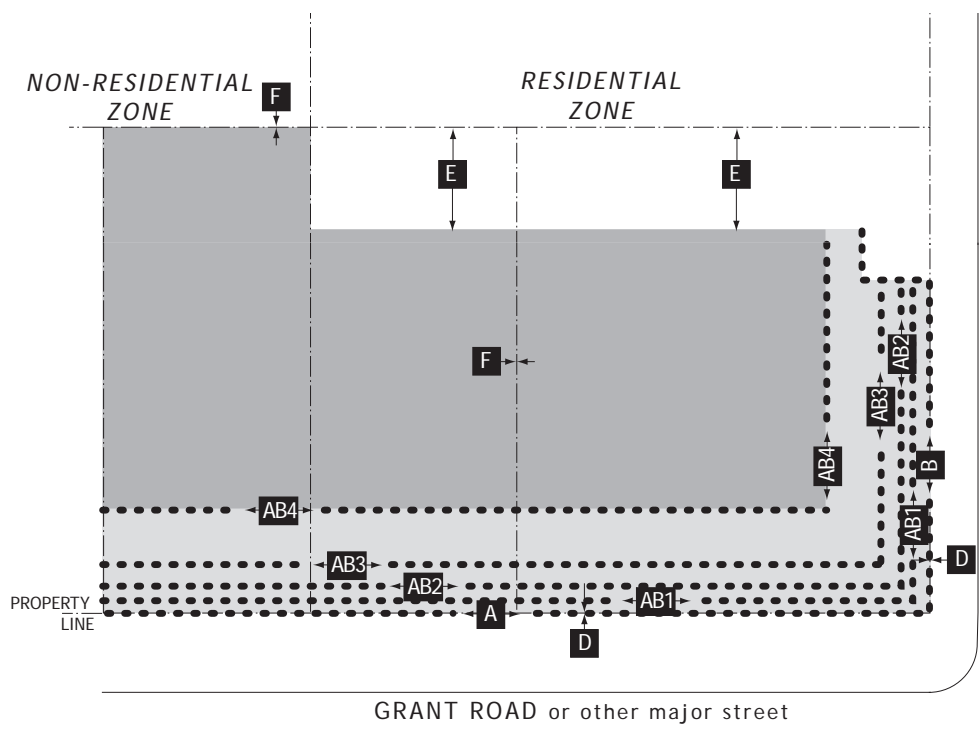
Segment Central



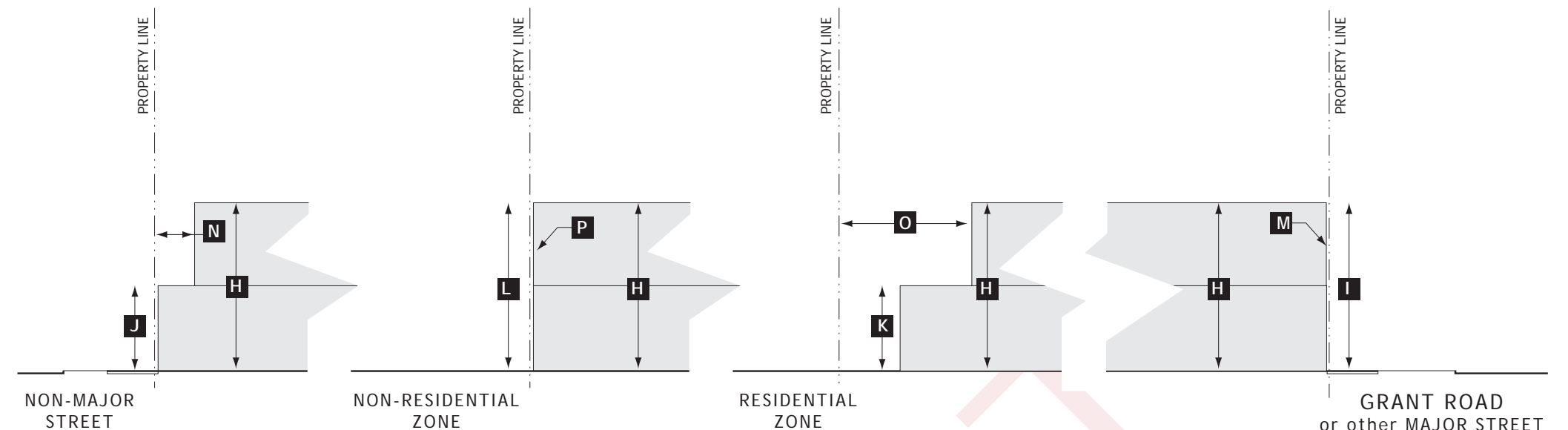
This category creates active and engaging buffers between adjacent single-family neighborhoods and Grant Road. It allows for residential, office, live work, open space, and limited retail (small food and beverage establishments, such as delis and cafes) land uses configured in a way that blends with the historic single family residential character of the surrounding neighborhoods and engages the pedestrian along Grant Road.



* This drawing is intended to illustrate the range of development and revitalization that could result from the Grant Road District Zoning Category standards. Street improvements and development shown are conceptual only.



Key
 - - - - - Property Line
 - - - - - Build-To Line
 ■ Buildable Area
 ■ Buildable Area dependent on Frontage Type used



Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
EXCEPT for:		
Public Storefront Frontage Type	up to 2'	AB1
Private Storefront Frontage Type	up to 5'	AB2
Porch Frontage Type	up to 15'	AB3
Public Yard Frontage Type	up to 25'	AB4
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

- For individual lot frontages on Major Streets, at least 50% of the lot frontage must have building facade at the build-to line.
- For individual lot frontages on non-Major Streets, at least 30% of the lot frontage must have building facade at the build-to line.
- Individual lot frontages must have building facade at the build-to line within 30' of street intersections involving a Major Street.

Perimeter Yard Minimums¹

Along Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of residential zone	C
On Lot Interior:		
abutting residential zone	20'	E
abutting non-residential zone	0'	F
lots abutting alley may use alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums

Frontage Types

Public Storefront	Allowed only on parcels adjacent to intersections of Grant Road and Major Streets
Private Storefront	Allowed
Porch	Allowed
Public Yard	Allowed
Private Yard	Allowed
Courtyard	Allowed
Parking Lot	Allowed but only for 80 linear feet of frontage at a time and cannot be within 30' of an intersection involving a Major Street
Park or Plaza	Allowed

Notes

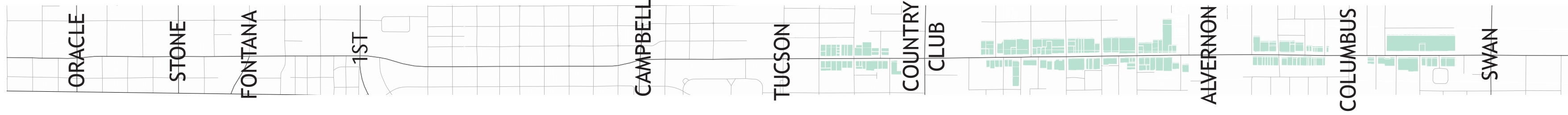
- See Frontage Types section in General Standards for standards for each Frontage Type.
- Vehicular drives prohibited along Major Streets within 30' of intersections.
- Use of Frontage Types must also achieve build-to line requirements, however some Frontage Types adjust the location of the required build-to line; see Build-to Line section.
- Publicly accessible open spaces should be treated as non-Major Streets for the purposes of allowed Frontage Types.
- Active ground floor uses are required on 80% of building facade on all streets and open space frontages. Active uses include retail space, lobbies, entries, offices, living rooms, and kitchens of residential uses, common rooms and recreation spaces of institutional and public gathering uses, and other similarly active uses. These do not include storage areas, bathrooms, bedrooms, or other similarly less active or private uses.

Building Height, Massing & Articulation

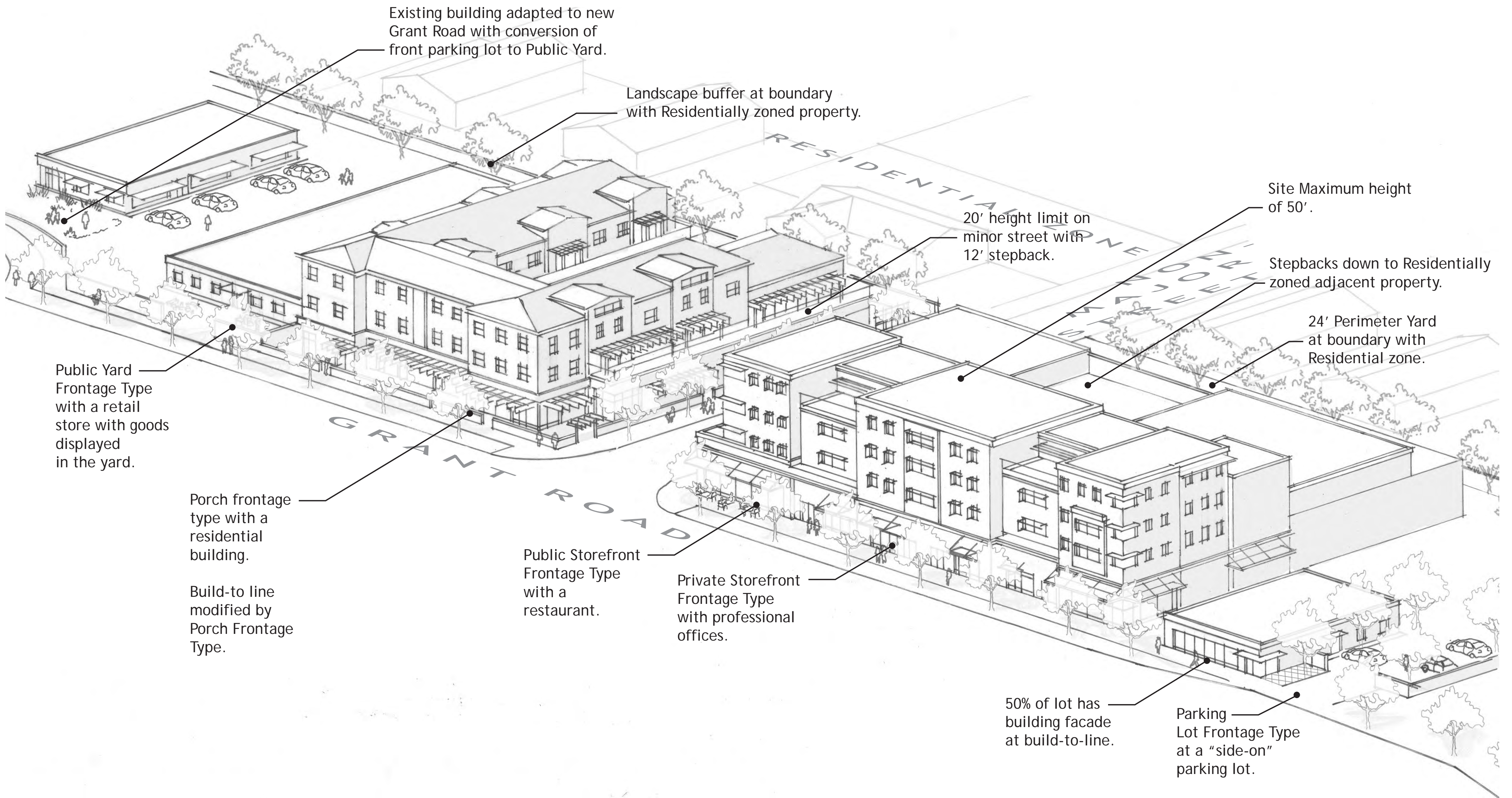
Maximum Building Height		
Site Maximum	30'	H
On Grant Road and other Major Street	30'	I
On non-Major Streets	16'	J
Abutting Residential Zones	16'	K
Abutting non-Residential Zones	30'	L
Minimum Upper Floor Stepbacks ²		
for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	0'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	5'	N
for heights above maximum allowed abutting Residential Zones to Site Maximum	30'	O
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P

² Alley widths may count toward stepback distances.

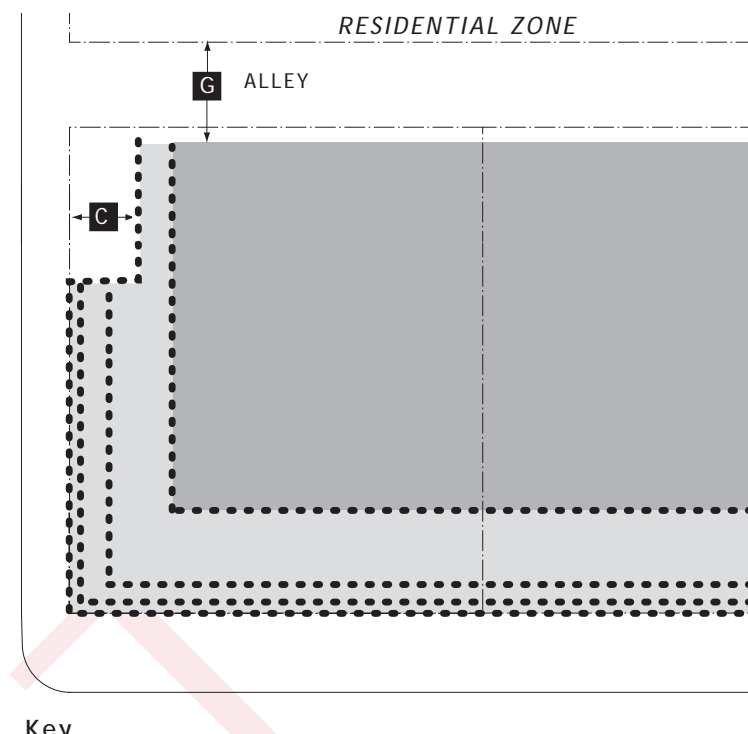
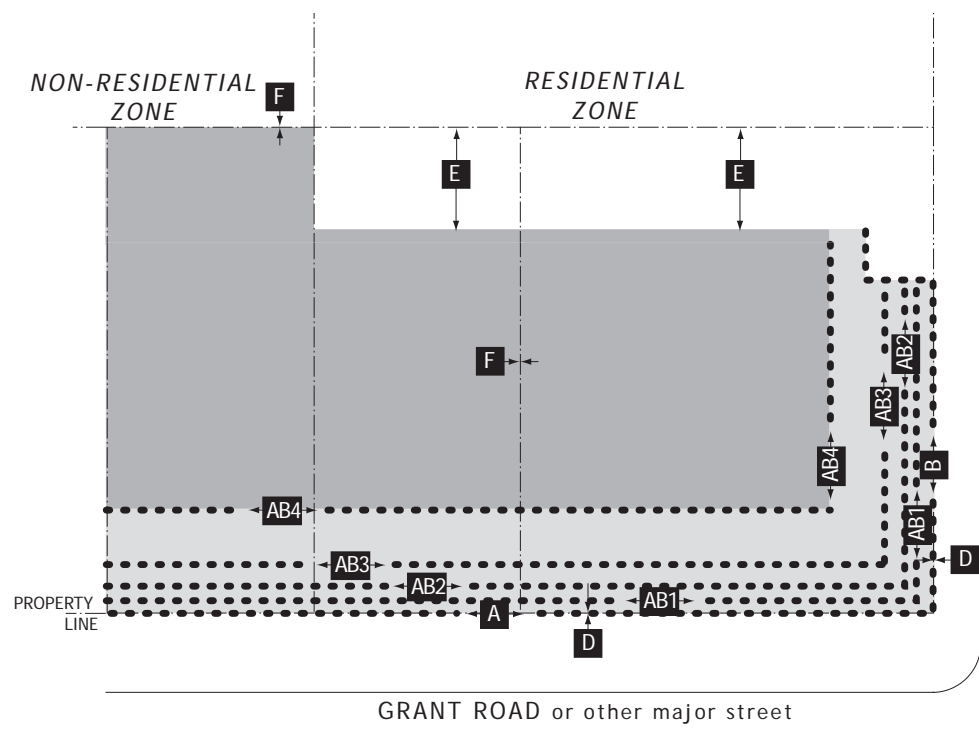
Segment East



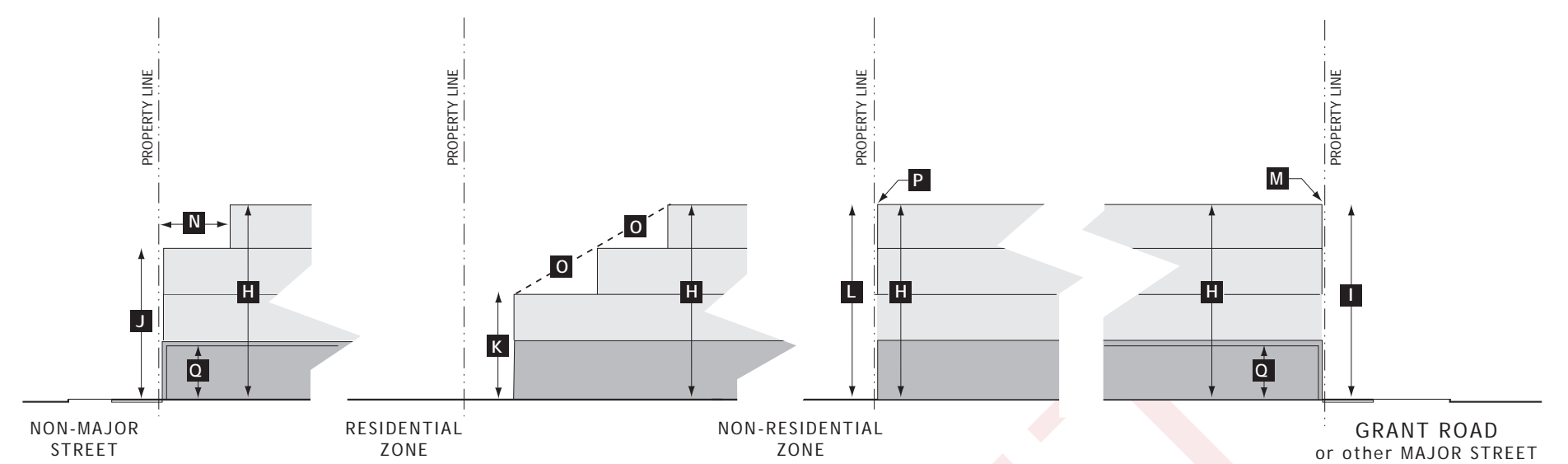
This category supports commercial viability and enhances community character. With retail focused in the Grant Road District's Centers, this category seeks increase viability and vitality of Grant Road by diversifying land uses with the addition of more office and residential uses. This category also seeks to adapt properties in the District East category to the walkable environment of the new Grant Road while allowing for enough auto parking to serve the types of uses that are likely to locate in this area.



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Key
 - - - - - Property Line
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 ■ Buildable Area
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Street Frontage & Building Placement

Build-to Line		
Along Major Streets	0'	A
Along other streets	0'	B
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Porch Frontage Type	up to 15'	AB3
Public Yard Frontage Type	up to 25'	AB4
Along all streets within 50' of a Residential Zone	prevailing setback of Residential Zone	C

Notes

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Perimeter Yard Minimums ¹		
Along Street Frontages	0'	D
Street frontages within 50' of a Residential Zone	prevailing setback of Residential Zone	C
On Lot Interior:		
abutting Residential zone	22'	E
abutting non-Residential zone	0'	F
lots abutting alley may put alley width toward perimeter yard requirement		G

¹ See Frontage Types for Perimeter Yard Maximums

Frontage Types

Public Storefront	Allowed
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Parking Lot	Allowed
Park or Plaza	Allowed

Notes

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Building Height, Massing & Articulation

Maximum Building Height

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On non-Major Streets in Segment West	40'	J
On non-Major Streets in Segment East	20'	J
Abutting Residential Zones	25'	K
Abutting non-Residential Zones	50'	L

Minimum Upper Floor Stepbacks²

for heights above maximum allowed on Grant Road and other Major Streets to Site Maximum	0'	M
for heights above maximum allowed on non-Major Streets to Site Maximum	12'	N
for heights above maximum allowed abutting Residential Zones:	2' for every additional 1' of height ³	O
Above 25' to Site Maximum building height		
for heights above maximum allowed abutting non-Residential Zones to Site Maximum	0'	P

² Alley widths may count toward stepback distances.

³ Base point for stepback measurement is minimum perimeter yard.

Ground Floor Height

Minimum clear ground floor ceiling height on public frontages for non-residential use	12'	Q
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Grant Road District Draft Category Standards