Sec. 33-284.62. Development Parameters.

(A) Summary Chart - The chart below summarizes the parameters of the thirteen (13) zone and frontage type situations.

<table>
<thead>
<tr>
<th>Building/Transaction Height</th>
<th>Core Sub-District</th>
<th>&quot;A&quot; Street</th>
<th>&quot;B&quot; Street</th>
<th>&quot;C&quot; Street</th>
<th>&quot;D&quot; Street</th>
<th>&quot;E&quot; Street</th>
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</thead>
<tbody>
<tr>
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<td>Maximum</td>
<td>Minimum</td>
<td>Maximum</td>
<td>Minimum</td>
<td>Maximum</td>
<td>Minimum</td>
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<td>1-story</td>
<td>3 stories</td>
<td>7 stories</td>
<td>13 stories</td>
<td>15 stories</td>
<td>15 stories</td>
<td>15 stories</td>
</tr>
<tr>
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<td>7 stories</td>
<td>13 stories</td>
<td>15 stories</td>
<td>15 stories</td>
<td>15 stories</td>
</tr>
<tr>
<td>3-story</td>
<td>3 stories</td>
<td>7 stories</td>
<td>13 stories</td>
<td>15 stories</td>
<td>15 stories</td>
<td>15 stories</td>
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</table>

(B) Placement Diagrams.

The following diagrams in this section identify design parameters specifically for the thirteen (13) subdistrict and frontage type situations.

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Notes:
- In districts where buildings are stacked vertically, a maximum of two (2) stories may be built above the street level, with a minimum setback of five (5) feet, of habitable space between each story.
- In districts where buildings are stacked horizontally, a maximum of two (2) stories may be built above the street level, with a minimum setback of five (5) feet, of habitable space between each story.
Core Sub-District – “A” Street

Building Height
- Pedestal – At street front four (4) stories minimum / seven (7) stories maximum.
- Tower – Thirteen (13) stories maximum.
- Penthouse – Five (5) stories maximum. Floorplate maximum is fifty (50) percent of largest tower floorplate.

Building Placement
- Front – Zero (0) foot build-to-line for pedestal / twenty (20) foot minimum setback for tower and penthouse.
- Interior Side/Rear – Zero (0) foot setback for pedestal / thirty (30) foot minimum setback for tower and penthouse.

Frontage Length
- Minimum eighty (80) percent of lot width. Free standing colonnades shall not count for frontage length.

Streetwalls
- Colonnade – Two (2) story high for full required frontage at build-to line. Fifteen (15) foot minimum depth. Colonnade depth shall not exceed exterior height. Exterior of colonnade shall be no closer than two (2) feet from curb line and no farther than forty-four (44) feet. Interior wall of colonnade shall be a minimum of sixty (60) percent clear-glazed area except for jewelry store, which may be a minimum of twenty (20) percent, and for residential uses which may be a minimum of forty (40) percent.

Vehicular Entries – Not permitted, except when not accessible from a street of lesser hierarchy. If other frontages do not permit vehicular entries, the maximum vehicular entry width permitted shall be thirty-three (33) feet.

Habitable Space – Twenty (20) foot minimum depth for full height and length of pedestal.

Expression Line – Required at the top of the third story.

Off-Street Parking
- Columnade Levels – Twenty (20) foot minimum setback from interior wall of colonnade.
- Other Levels – Twenty (20) foot minimum setback from pedestal’s build-to line.

Core Sub-District – “B” Street

Building Height
- Pedestal – At street front three (3) stories minimum / seven (7) stories maximum.
- Tower – Thirteen (13) stories maximum.
- Penthouse – Five (5) stories maximum. Floorplate maximum is fifty (50) percent of largest tower floorplate.

Building Placement
- Front – Zero (0) foot build-to line for pedestal / twenty (20) foot minimum setback for tower and penthouse.
- Interior Side/Rear – Zero (0) foot setback for pedestal / thirty (30) foot minimum setback for tower and penthouse.

Frontage Length
- Minimum seventy-five (75) percent of lot width.

Streetwalls
- Vehicular Entries – Allowed. Each entry may be up to thirty-three (33) feet wide, with a minimum interval of sixty (60) feet of habitable space between each vehicular entry along frontage.

Habitable Space – Twenty (20) foot minimum depth for full height and length of pedestal.

Expression Line – Required at the top of the second story.

Off-Street Parking
- All Levels – Twenty (20) foot minimum setback from pedestal’s build-to line.