The Zoning Applied

The following diagrams provide examples of how the new zoning would be required in the design of buildings.

**FORM & FRONTAGE ELEMENTS**

- Mid-block paseos for pedestrian access
- Required street-facing entrances
- Ground floor transparency
- Building facade variation or articulation

**FORM - TRANSIT NODE**

- Recessed storefronts and/or awnings for shade & pedestrian comfort
- Buildings built close to the sidewalk, unless they provide outdoor eating area or plaza space
- Incentive for developers to provide publicly accessible open space
- Parking in rear or within building, access from side street or alley

**FRONTAGE TYPES**

Zones can be assigned one or more frontage types, which are used to regulate design elements that influence a building facade’s relationship to the sidewalk and street, and create more walkable areas.

- Ground Floor Transparency
- Upper Floor Height
- Entrance Elevation
- Pedestrian Entrance Recess
- Pedestrian Entrance Spacing

**Insight**

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