

ATTACHMENT C

Existing Applicable Regulations and Diagrams

Existing Applicable Definitions

§ 4.6 Regional Activity Center, Downtown and Beach Community Redevelopment Districts.

1. Definitions. For the purpose of this subsection (4.6. Regional Activity Center, Downtown and Beach Community Redevelopment Districts), the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACTIVE USE. An enclosed building use designed for human occupation with a direct view to adjacent streets or open space, commercial active uses generally include, but are not limited to, retail, personal services, offices, hotels, restaurants, coffee shops, libraries, municipal facilities, common areas, entrance lobbies, and the commercial uses associated with live/work. Residential active uses generally include, but are not limited to, residential units, common and lobby areas, lounges, gyms, and the residential uses associated with live/work. (See Appendix 1: Diagram 1)

ACTIVE USE DEPTH. The minimum depth of an Active Use, measured generally perpendicular to the building frontage. **Active use depth** minimums shall be pursuant to the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 1)

ACTIVE USE, GROUND FLOOR. An Active Use that attracts pedestrian activity; provides access to the general public; and conceals uses designed for parking and other non-active uses if present. (See Appendix 1: Diagram 1)

ACTIVE USE, LINER. An Active Use that serves to conceal uses designed for parking and other non-habitable uses. (See Appendix 1: Diagram 1)

ACTIVE USE, NON-. Building uses that are generally not intended for human occupation. Non-active uses include, but are not limited to, parking and building service areas such as storage, mechanical, electrical, and trash.

ANNULUS. The region between two coplanar concentric circles; defined by the minimum and maximum setbacks as indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 2.)

ARCHITECTURAL TREATMENT. The provision of architectural and/or landscape elements on a facade which serve to visually screen Non-Active Uses.

ARTICULATION. The composition of building elements, shape, mass, and form that modulate the rhythm of a facade, improving the overall composition and aesthetic quality. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

BALCONY. A horizontal projection above the ground floor that is unenclosed and designed for human occupation.

BASE. The area of a structure below the tower setback, as indicated by the Building Requirements Table in each district or subdistrict. For purposes of the Beach Community Redevelopment Districts, Section 4.6.B., the maximum allowable height of the Building Base is 25 feet. (See Appendix 1: Diagram 3)

BLANK WALL. Any portion of a facade that has an area greater than 20 percent of the entire facade elevation and is absent of fenestration and/or of articulation. (See Appendix 1: Diagram 4)

BUILDING FRONTAGE. The horizontal linear measurement of a building facade that is generally parallel, facing, or oriented toward a street or right-of-way. (See Appendix 1: Diagram 5)

COLONNADE. A continuous horizontal projection which covers open ground or street level pedestrian areas. Colonnades shall not encroach beyond minimum setbacks.

CROSS STREETS. For purposes of the Beach Community Redevelopment Districts, Section 4.6.B., Cross Streets shall mean any street, not to include Surf Road, State Road AIA and Broadwalk.

FACADE. The exterior surface of a building or parking structure.

FLOOR AREA. The sum of the horizontal areas of the floors of a building or buildings, measured from the outside face of exterior walls or from the centerline of walls separating two attached buildings. The calculation of floor area for unit sizes is measured from the centerline of a party wall to the interior face of an exterior wall. The floor area shall include all areas except for any floor area associated with accessory off-street parking; any floor area associated with service and loading; and unenclosed porches, and balconies.

FLOOR AREA RATIO (FAR). The ratio of the floor area of a building or buildings on any lot or site divided by the net area defined by property lines of the lot or site. The floor area ratio defines the maximum allowable floor area on a given lot.

FOOTPRINT. The maximum horizontal coverage of a lot by a building and its related components, excluding structures such as pools. Awnings, canopies, fences, balconies, or porches. (See Appendix 1: Diagram 6)

HEIGHT. The maximum vertical extent of a building, measured as a number of stories or a vertical dimension in feet, whichever is less. Height is measured from the median established grade of the lot or site to the top of the roof, excluding decorative elements and parapet walls. In the case of pitched roofs, height shall be measured to the average height between the bottom of the eave and the peak of the roof. Height limits do not apply to vertical projections not intended for human occupation such as, decorative roofs, vertical circulation, parapets, masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, solar energy systems and similar structures.

HEIGHT, FLOOR TO FLOOR. The minimum height of a story or level of a building, measured from finished floor to finished floor.

LANDSCAPE BUFFER. A continuous edge of land provided along the perimeter of a lot in which landscaping is used to screen, transition or obscure one land use from adjacent land uses or public areas.

LIVE/WORK. A type of mixed-use development that combines ground floor commercial space with a residential dwelling unit above. Both uses shall be occupied by a common owner or tenant. Live/work commercial uses shall not be retrofitted to accommodate a residential use and may be restricted with respect to hazardous materials, time of operation, noise, odor or other potential impacts to adjacent or nearby uses. The live/work units may be occupied as residential, commercial and office uses excluding food service, manufacturing or fabrication other than those associated with artistic pursuits.

LOT FRONTAGE. All or a portion of a lot line parallel to the street or public space, measured in a single plane. (See Appendix 1: Diagram 8)

LOT FRONTAGE, BUILDABLE. All or a portion of a lot line parallel to the street or public space, measured in a single plane, less applicable setbacks. (See Appendix 1: Diagram 8)

MEDIAN ESTABLISHED GRADE. The average of the highest and lowest established grade of the site.

OVERHEAD COVER. Any permanent man-made overhead structure intended to provide protection from sun or rain; or to provide pedestrian connections between buildings. Overhead cover includes, but is not limited to, awnings, canopies, colonnades, pergolas, trellises or other similar structures.

PHASED DEVELOPMENT. A site specific development which is intended to be built in stages or facets.

ROOFTOP AMENITIES. Rooftop open-air structures such as cabanas, gazebos, trellises, and other similar structures which accommodate outdoor common areas. It also includes non-habitable enclosed structures such as restrooms, vertical circulation, and storage areas.

SETBACK. The required minimum or maximum allowable horizontal distance between the lot line and the nearest building facade or vertical surface, measured perpendicular and inward from the respective plot lines and unobstructed from the ground to the sky except by encroachments specifically permitted by these regulations. (See Appendix 1: Diagram 10)

STOREFRONT FACADE AREA. An area of the building facade enclosing ground floor active uses and may include fenestration. Transparency, opaque materials, signage, etc. Storefront facade area is measured horizontally as the linear dimension of ground floor active uses at the building frontage and vertically from the average public sidewalk elevation to a line ten (10) feet above the average median established grade. (See Appendix 1: Diagram 14)

TOWER. Any portion of a building that occurs above the building base, at an elevation indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 3)

TOWER FLOORPLATE. The floor area of a building story within the tower, less balconies. When required, the average shall be calculated as the total cumulative tower floorplate area divided by the number of tower stories. (See Appendix 1: Diagram 11)

TOWER LENGTH. The maximum outward dimension of any tower portion of a building, measured horizontally from exterior wall to exterior wall, regardless of shape. (See Appendix 1: Diagram 12)

TOWER ORIENTATION. The placement of the tower such that it is near, fronting or adjacent to a specified lot boundary or right-of-way.

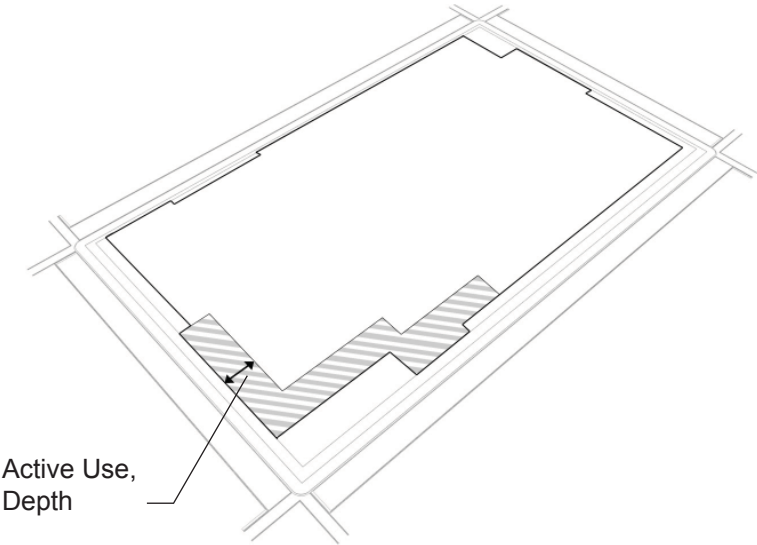
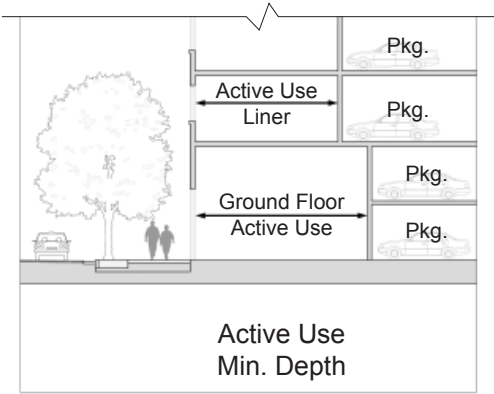
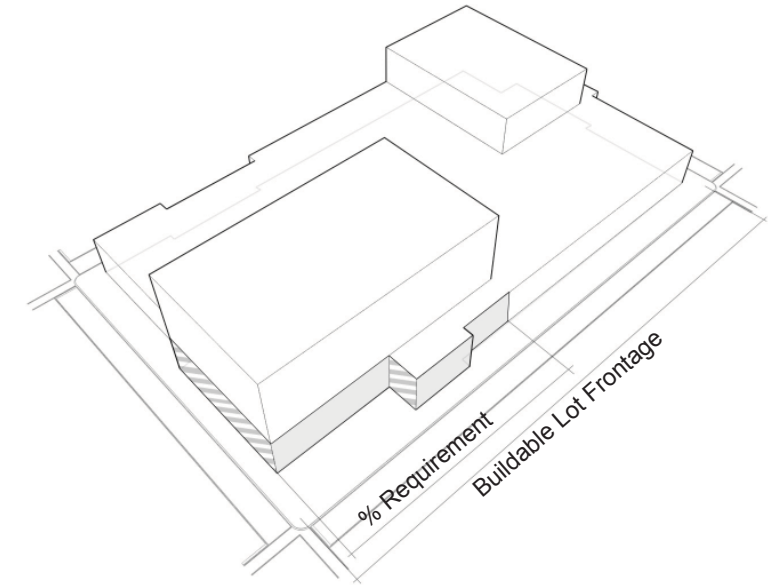
TOWER SEPARATION. The minimum allowable horizontal distance between two or more tower floorplates. (See Appendix 1: Diagram 13)

TRANSPARENCY. Building fenestration on non-residential uses which allows ground floor visual access between a building and its active uses from the public sidewalk. (See Appendix 1: Diagram 14)

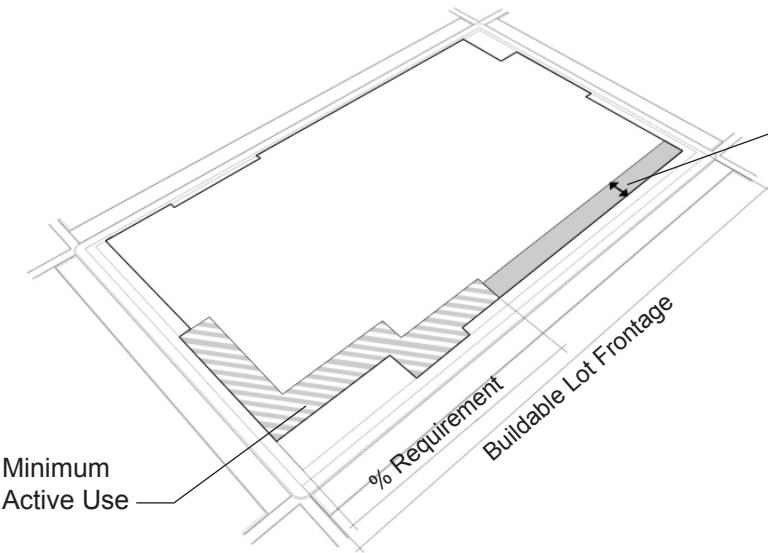
WALK-UP GARDEN. A space designed to buffer ground floor residential uses from the adjacent public sidewalk. (See Appendix 1: Diagram 17)

Appendix 1: Regional Activity Center and Downtown Redevelopment Districts Diagrams

DIAGRAM: 1
 ACTIVE USE/
 ACTIVE USE GROUND FLOOR/
 ACTIVE USE LINER/
 ACTIVE USE DEPTH



SAMPLE CALCULATION
 Lot Frontage - Setbacks = Buildable Lot Frontage (100 lf)
 80%* Ground Floor Active Uses = 80 lf
 60%* Ground Floor Active Uses = 60 lf
 (*varies by Subdistrict)



Active Use Exceeding the
 Minimum Required Frontage
 Min. Depth = 15 feet

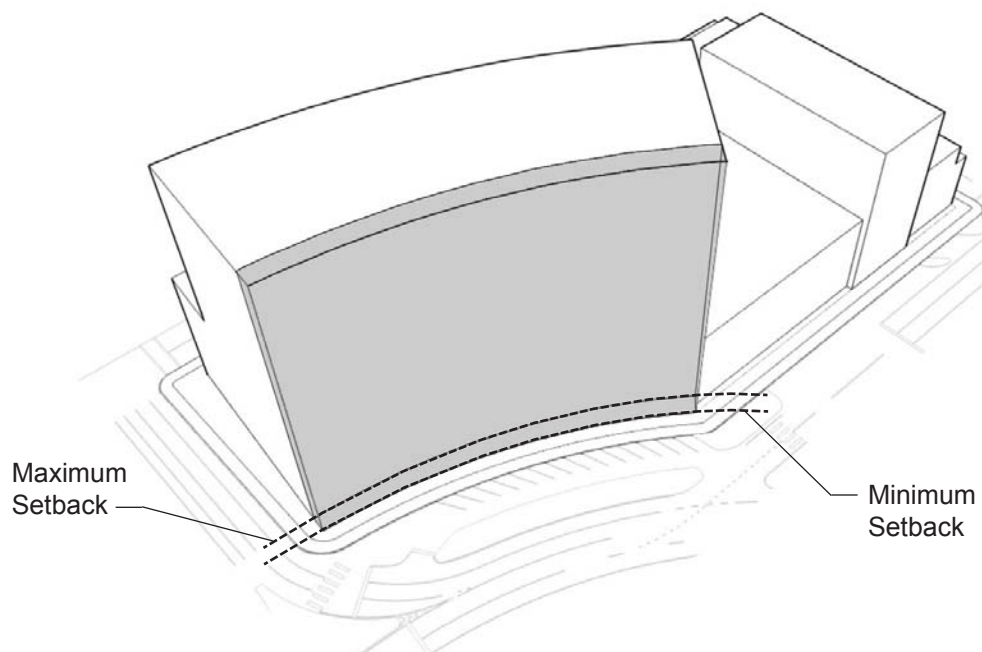
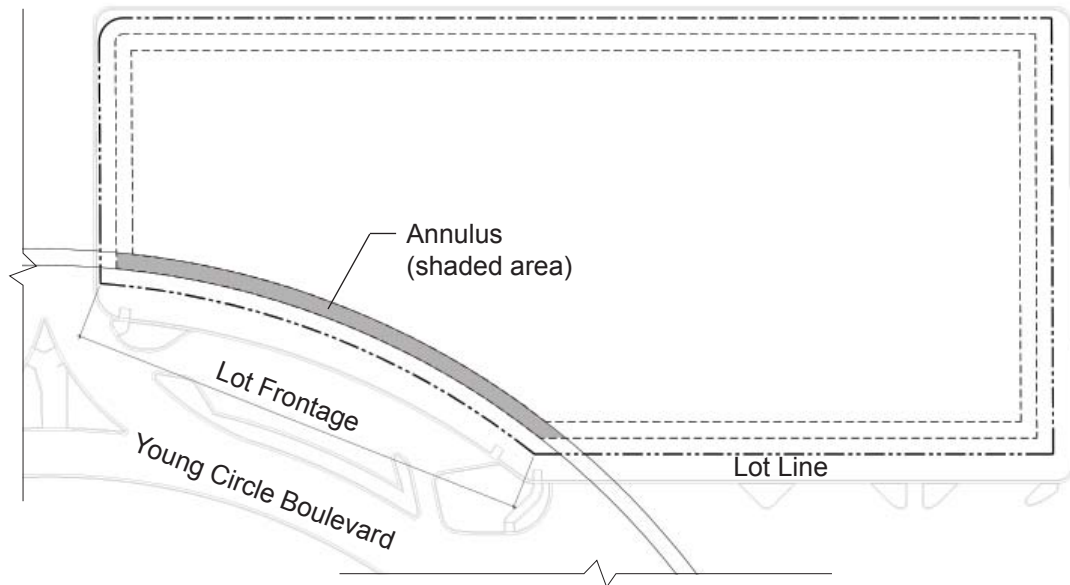
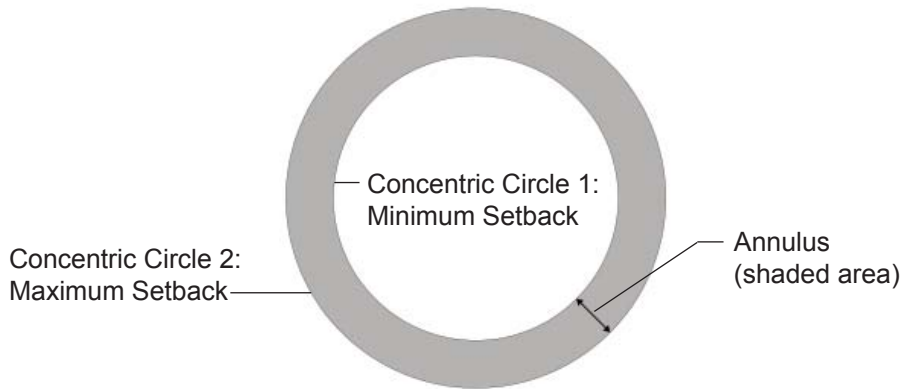


DIAGRAM: 3
BASE/
TOWER

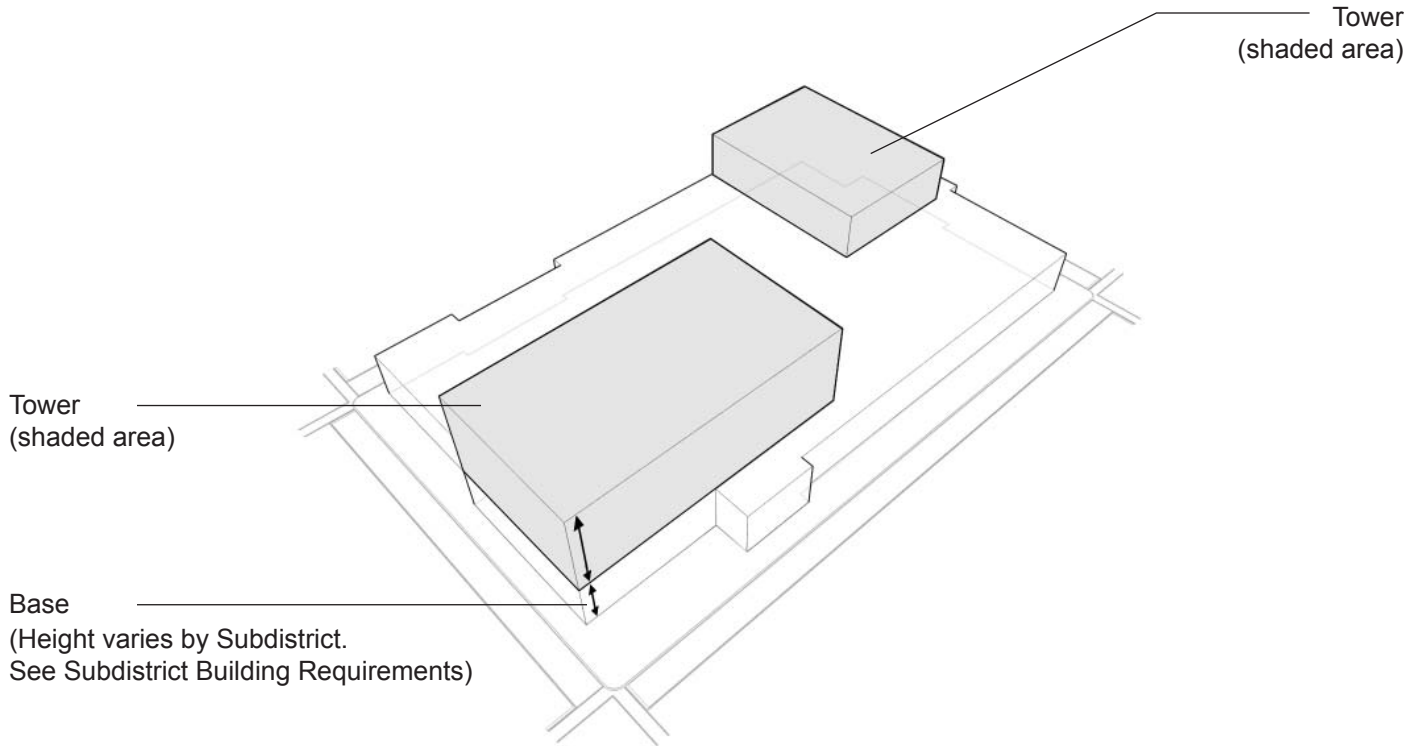


DIAGRAM: 4
BLANK WALL

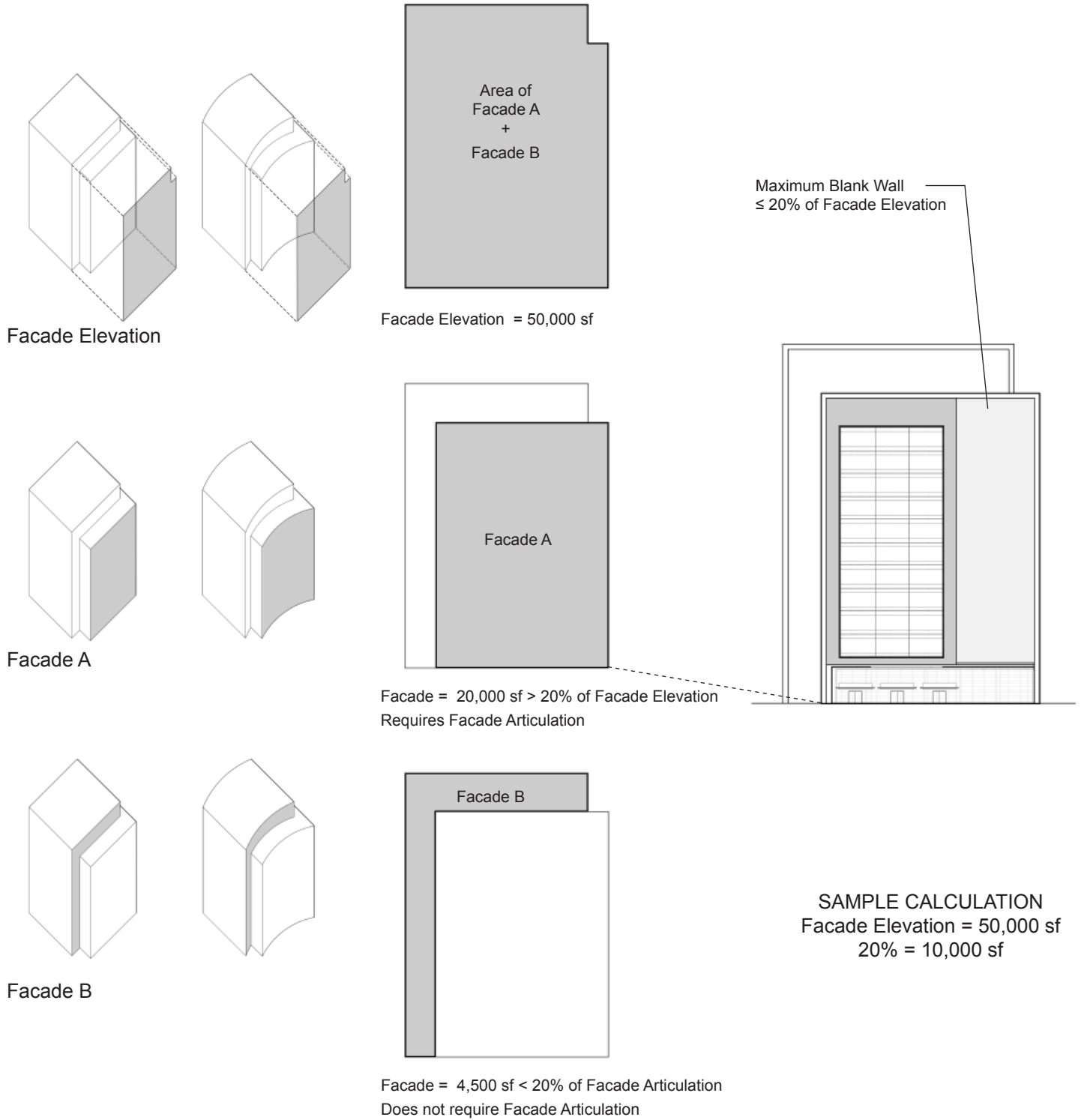
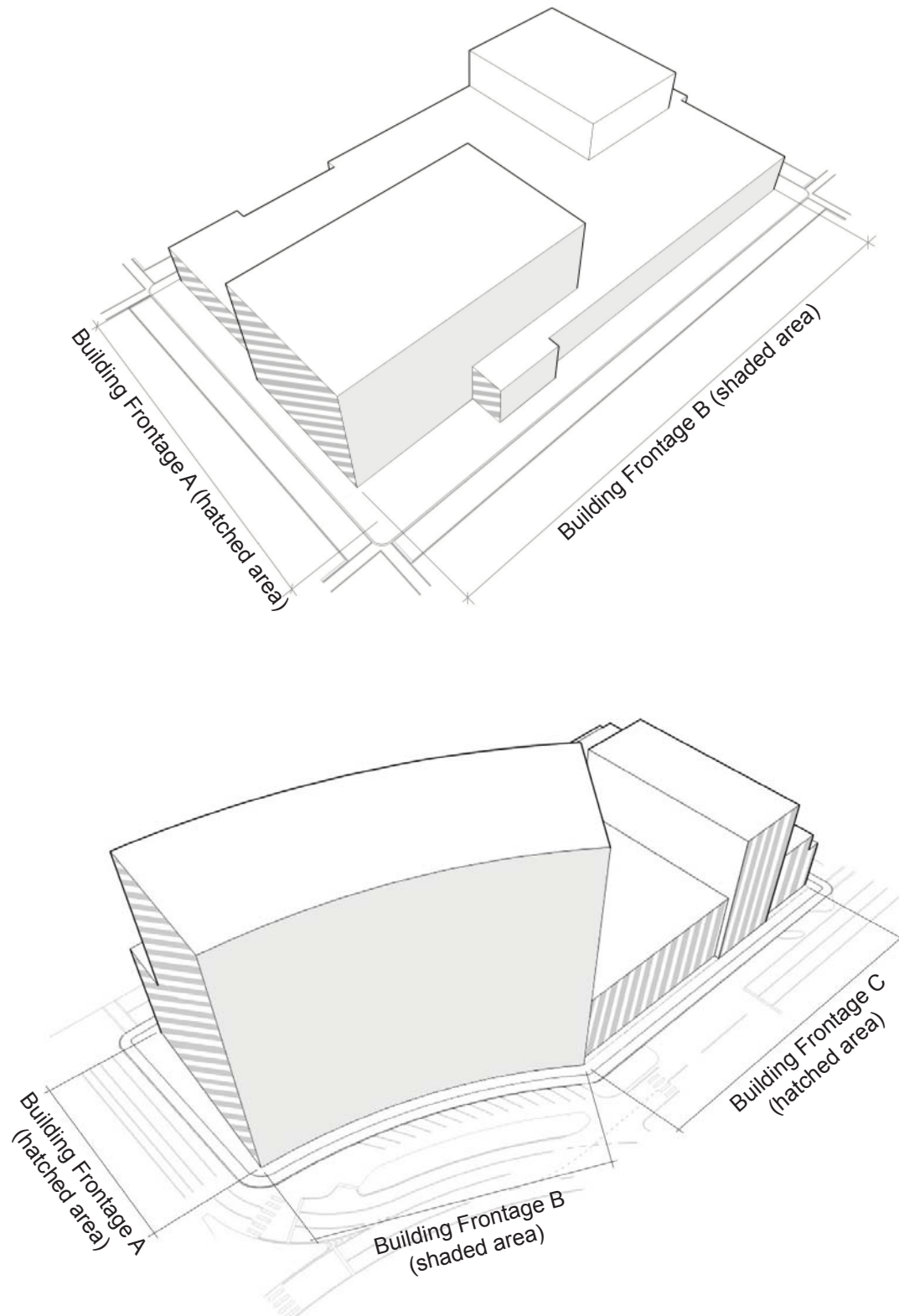


DIAGRAM: 5
BUILDING FRONTAGE



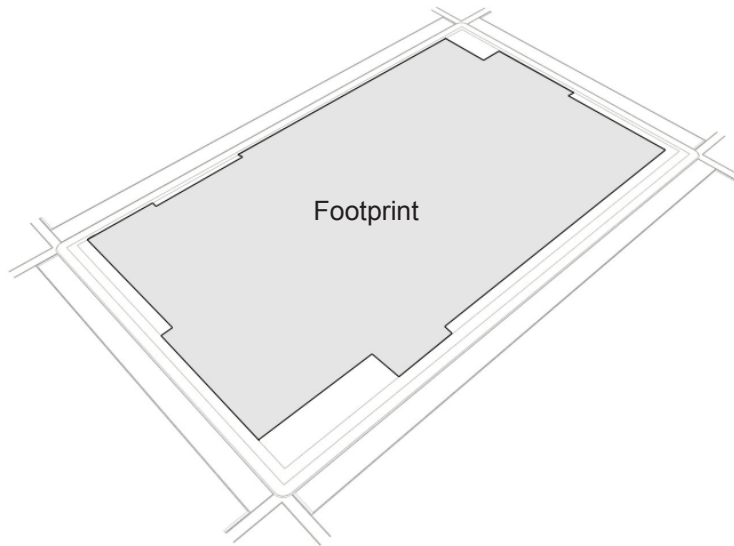
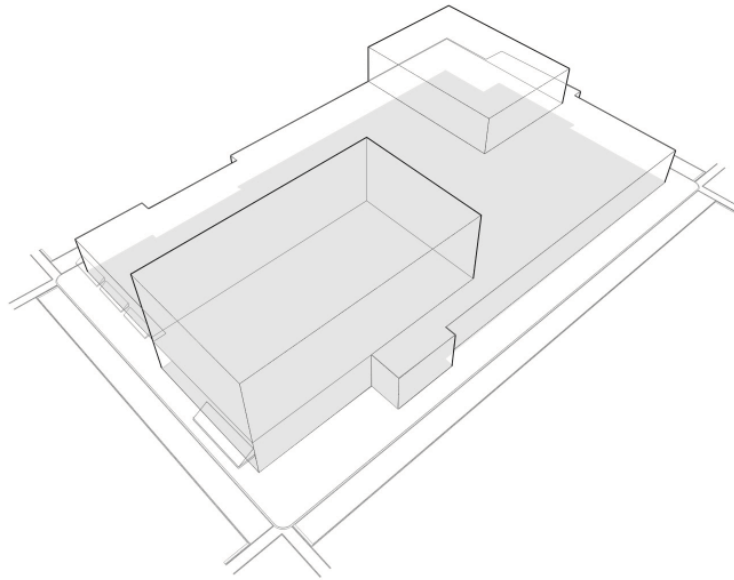


DIAGRAM: 7
GROUND FLOOR USES

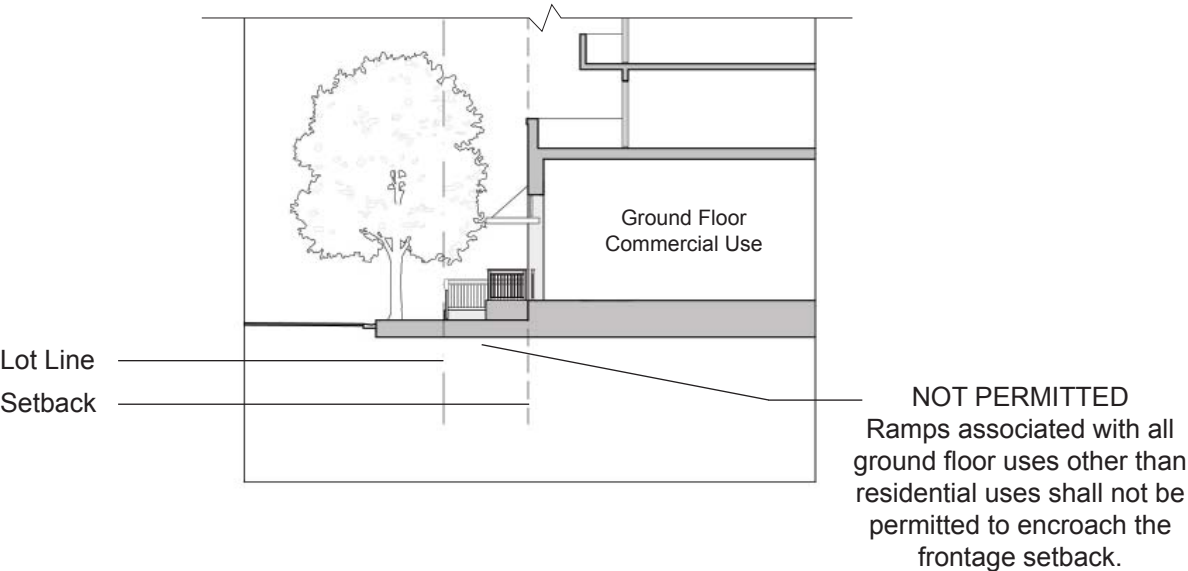
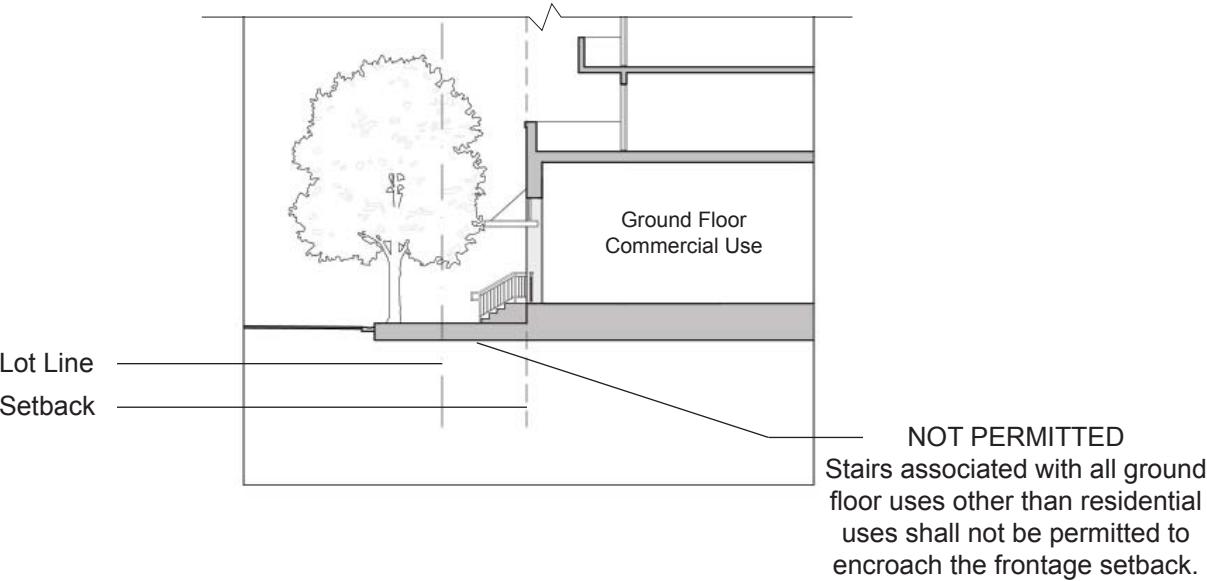
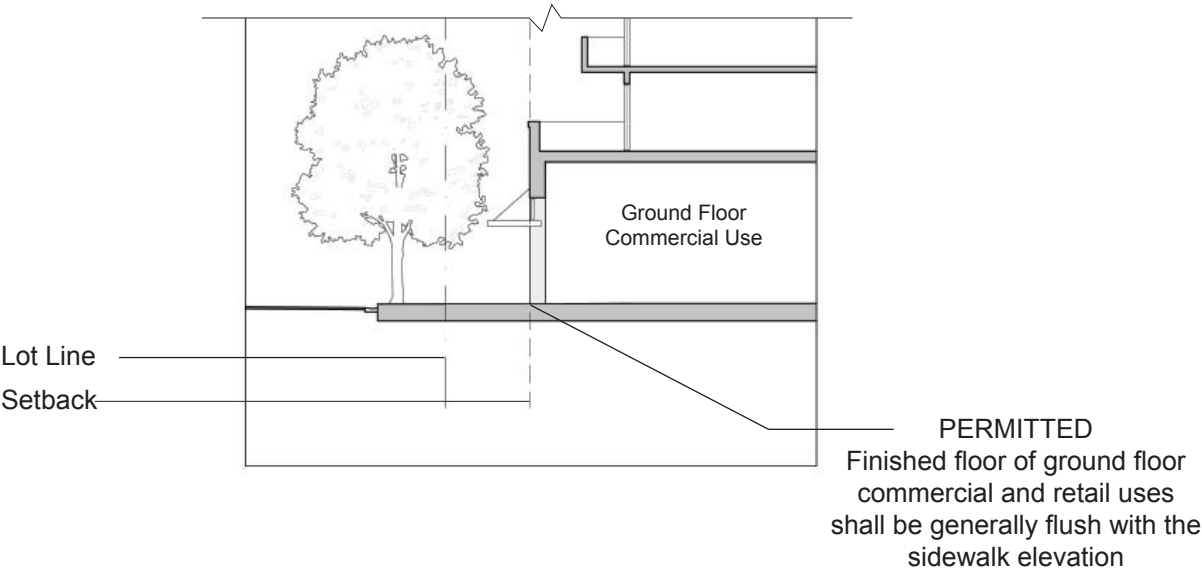
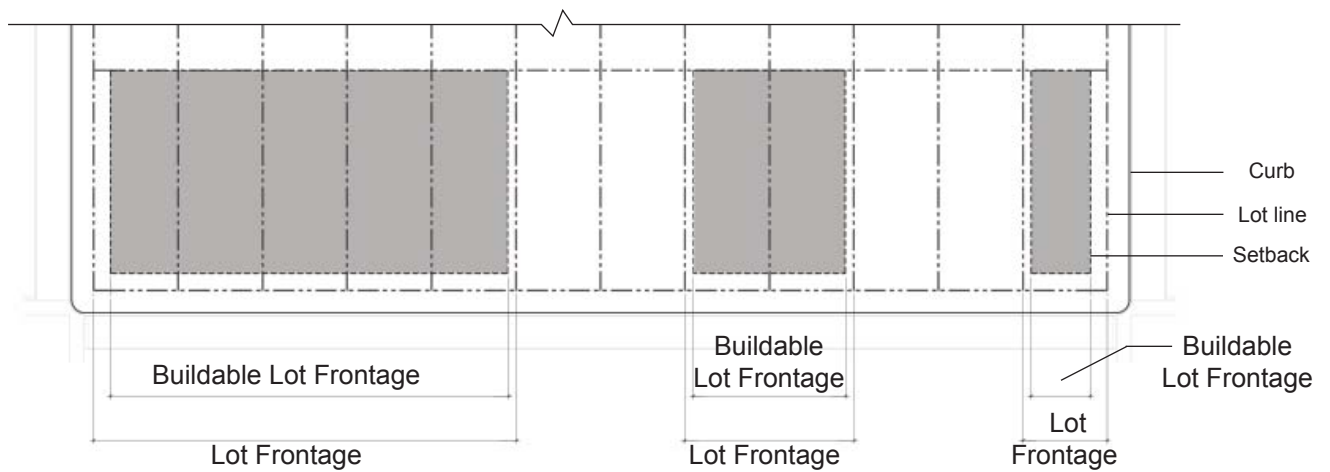
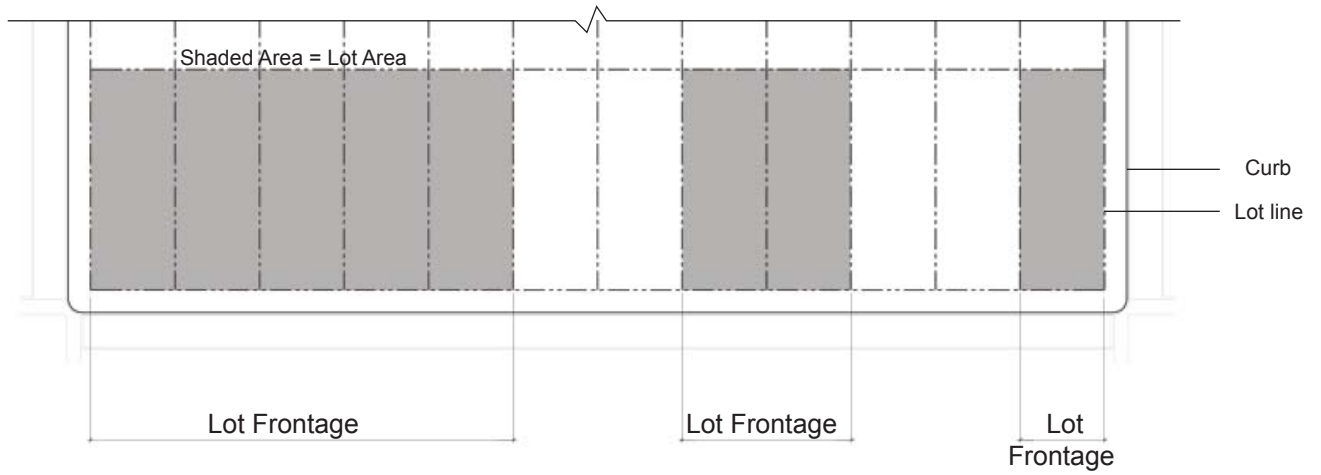
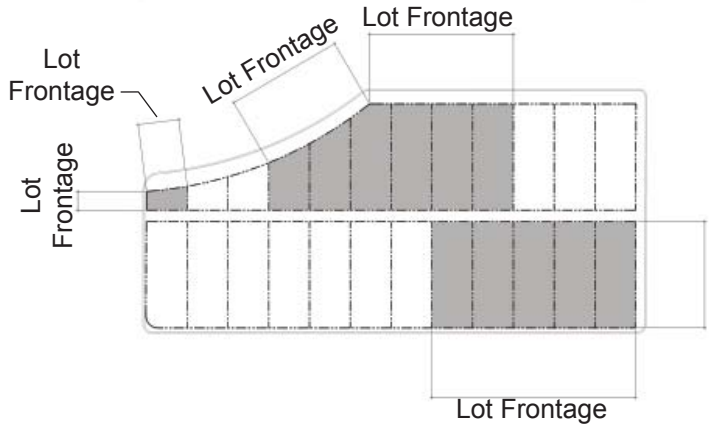
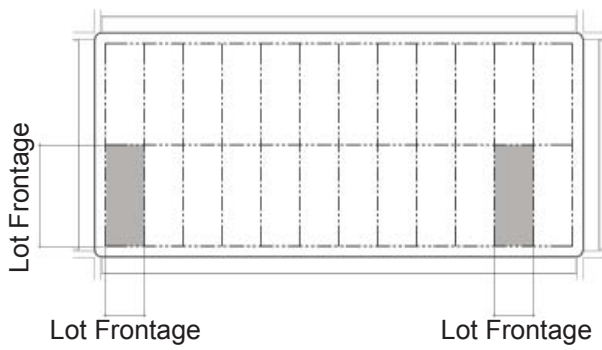
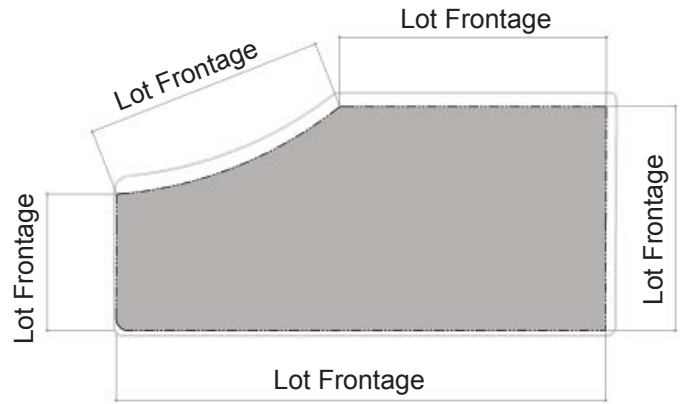
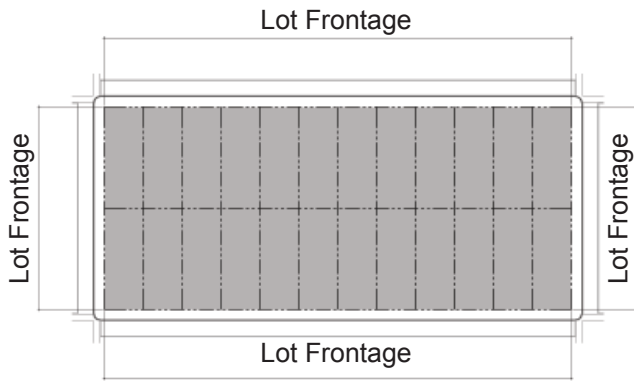
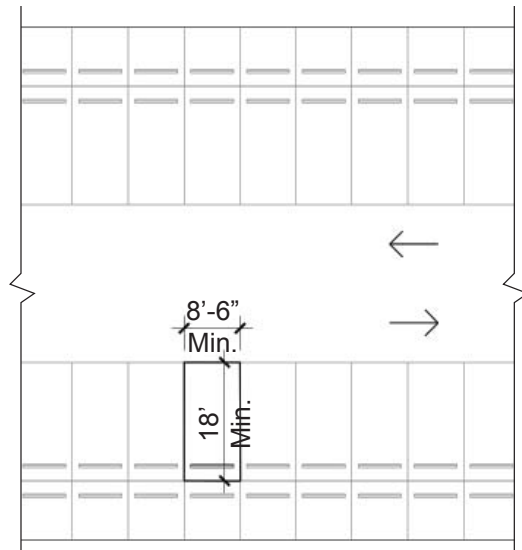
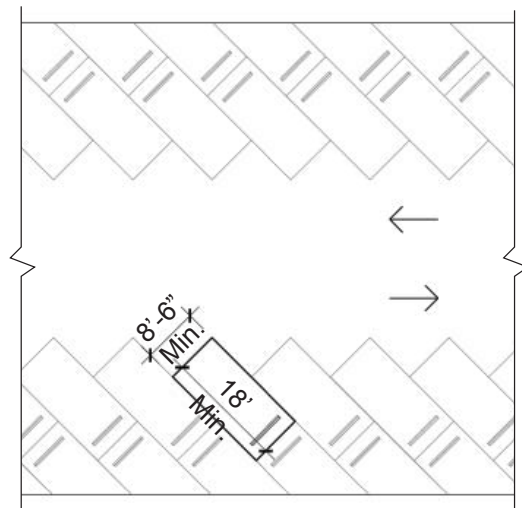


DIAGRAM: 8
 LOT FRONTAGE/
 LOT FRONTAGE, BUILDABLE

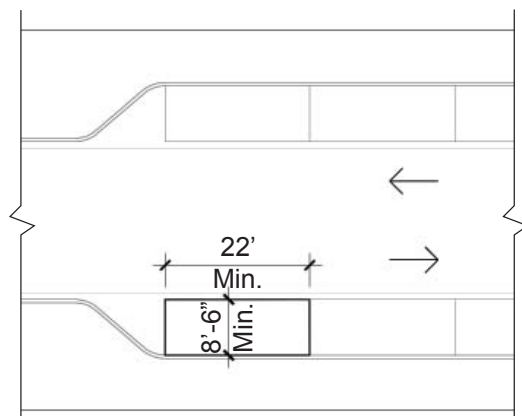




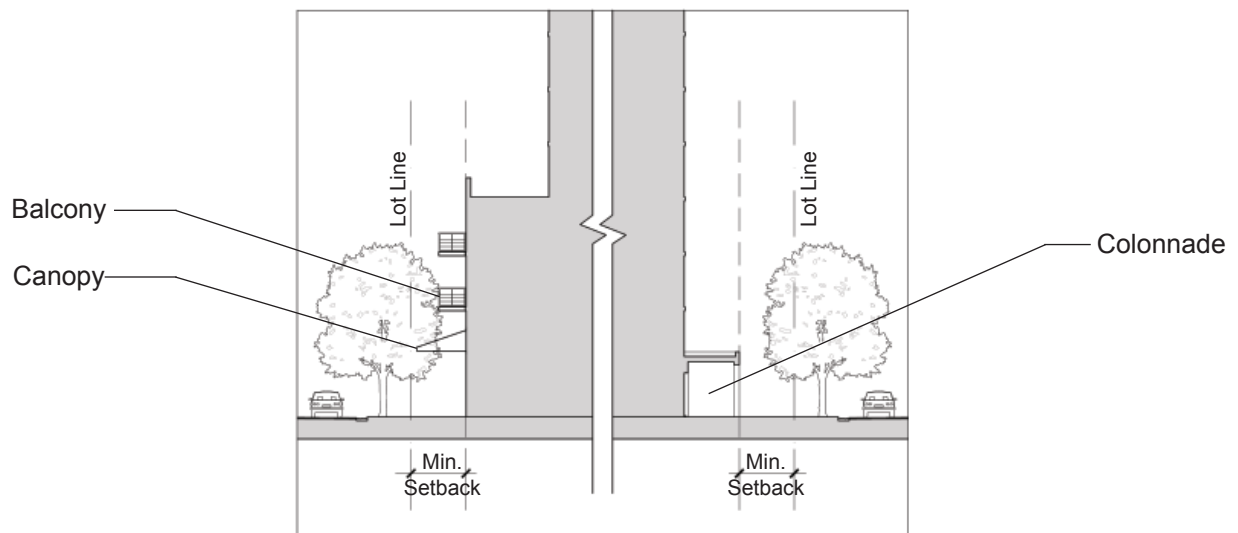
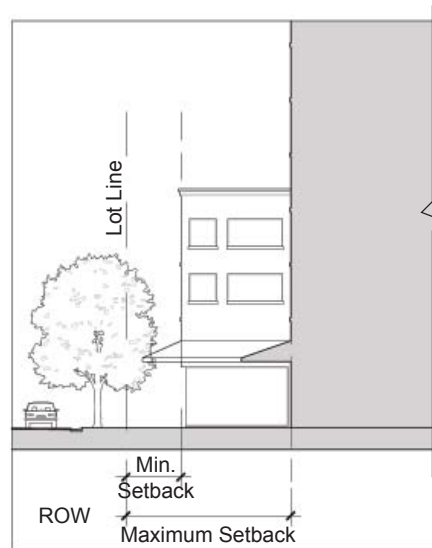
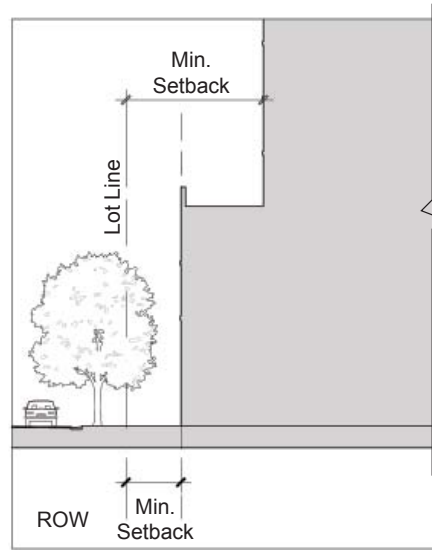
90 Degree Parking

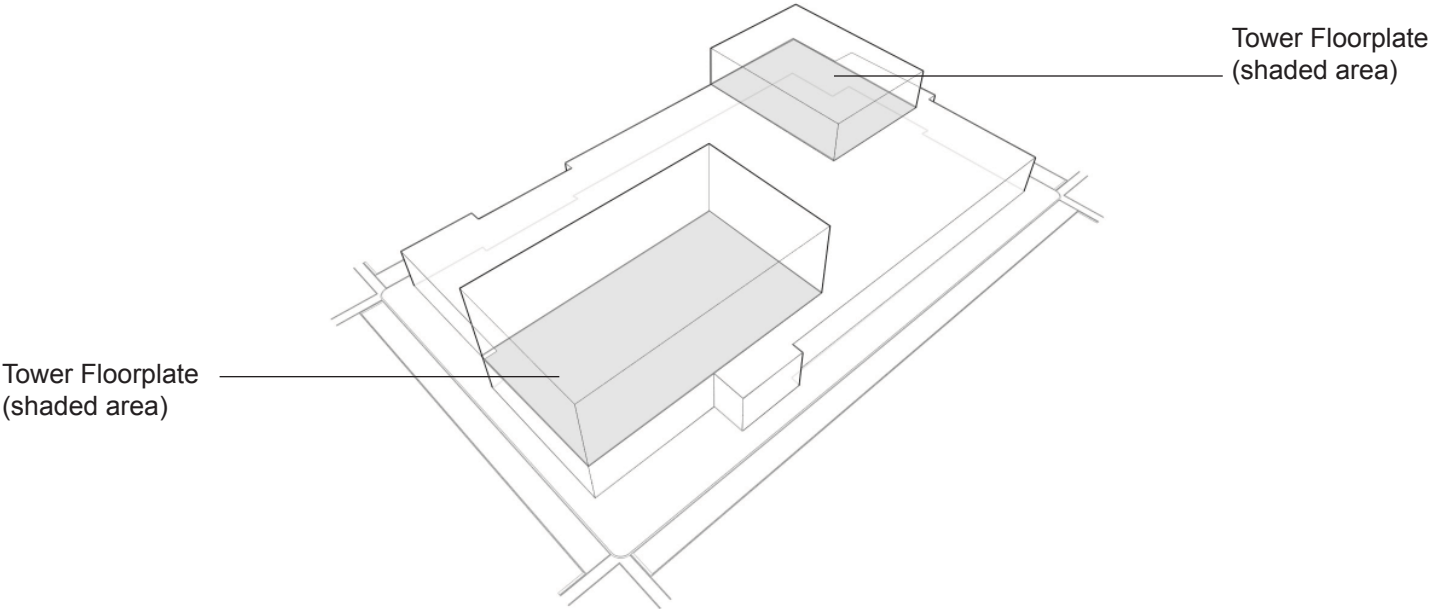


Angled Parking



Parallel Parking





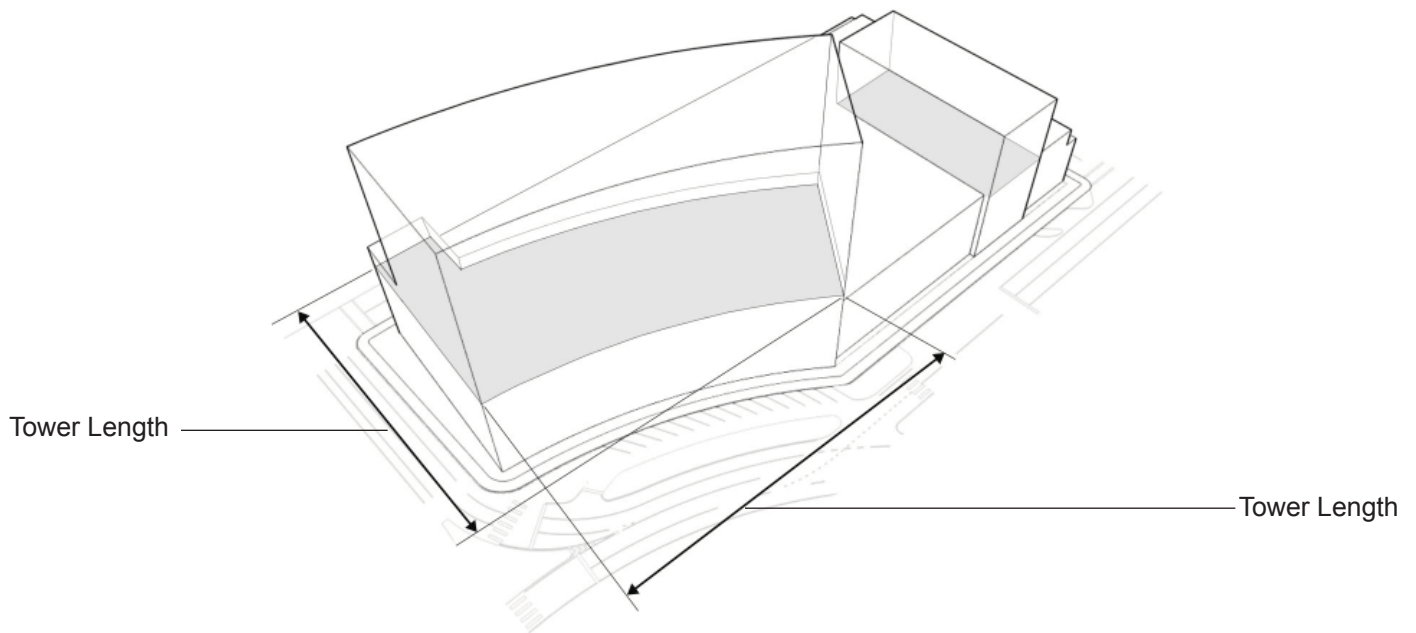
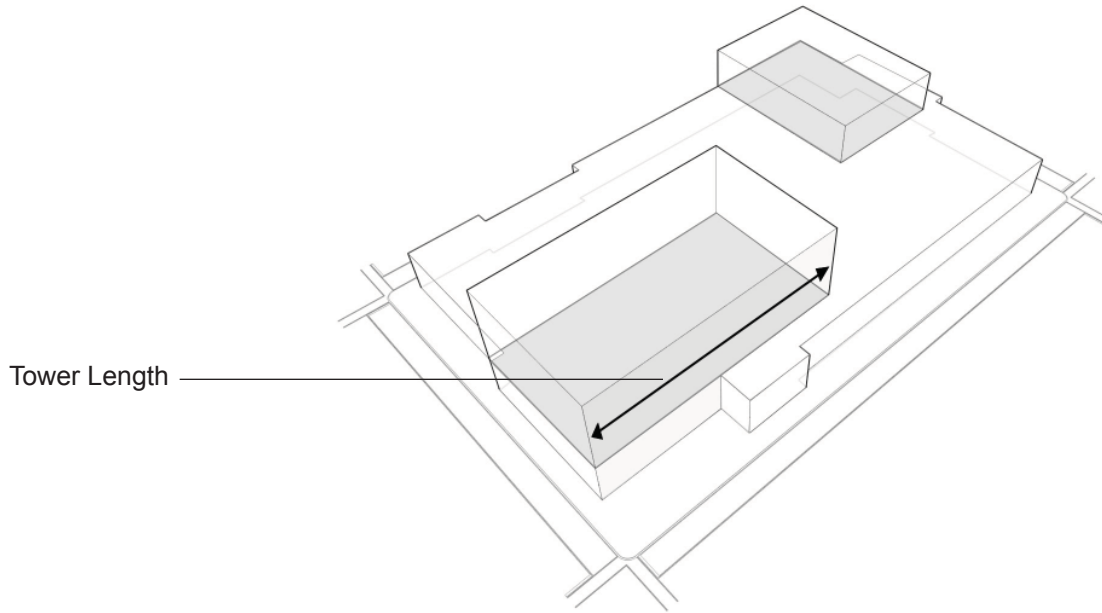
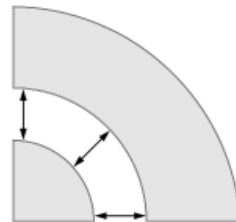
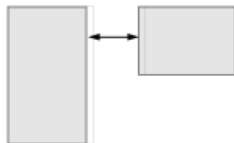
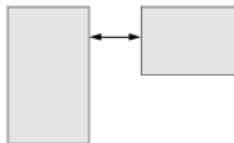
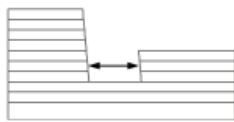
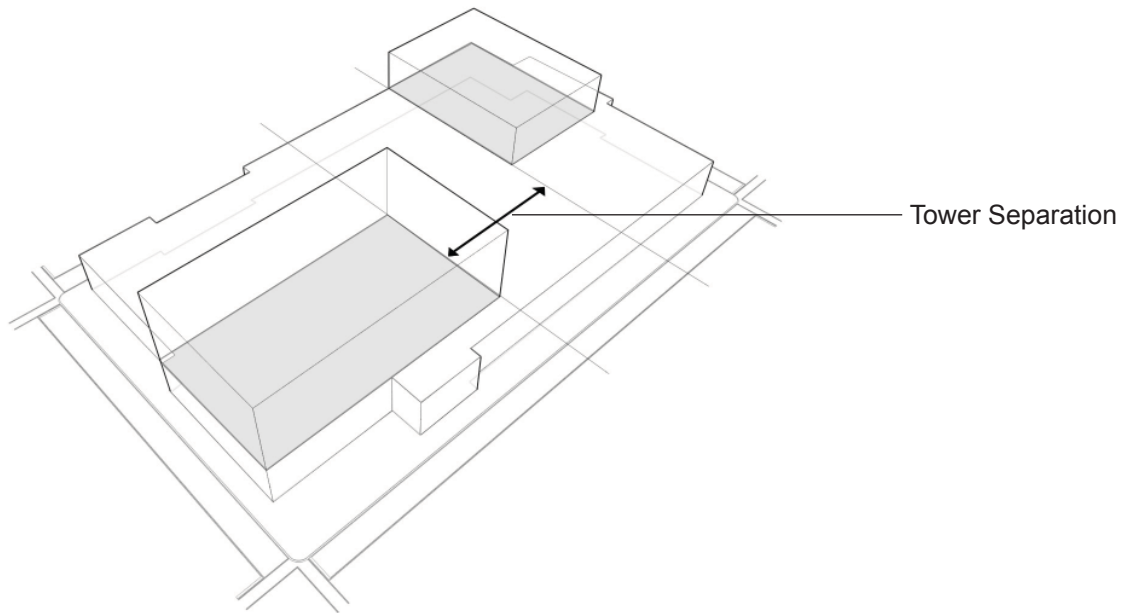
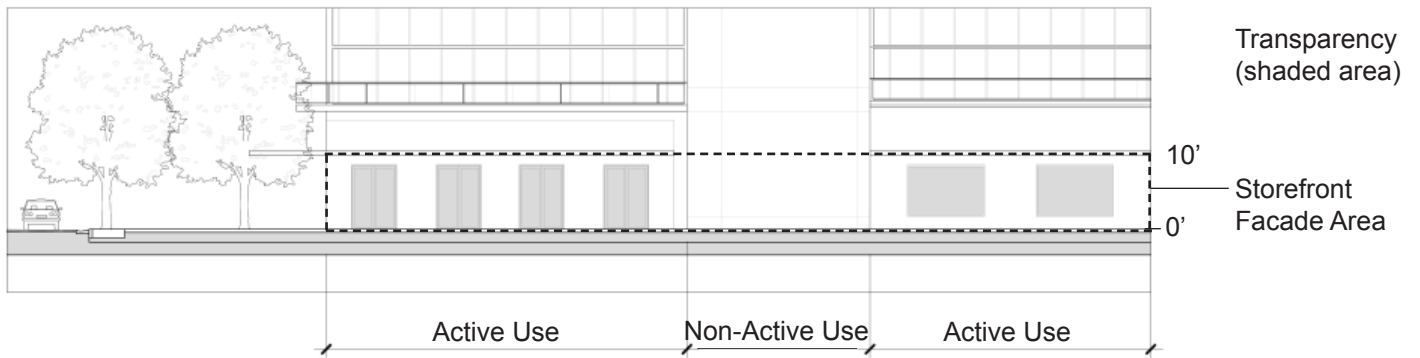


DIAGRAM: 13
TOWER SEPARATION



Tower Floorplate
Separation

DIAGRAM: 14
TRANSPARENCY /
STOREFRONT FACADE AREA



SAMPLE CALCULATION
Active Use Storefront area = 1,000 sf
50%* minimum Transparency = 500 sf
*varies by Subdistrict and Street Designation

DIAGRAM: 15
YOUNG CIRCLE
TOWER OFFSET SETBACK

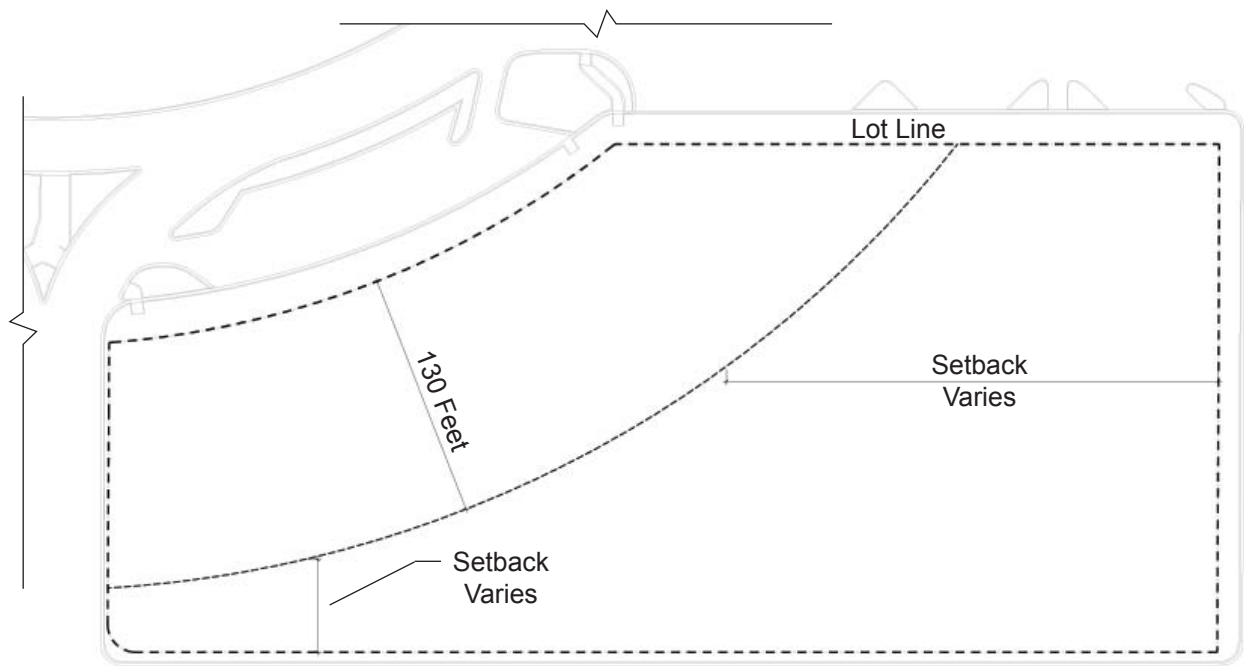


DIAGRAM: 16
YOUNG CIRCLE
GATEWAY SETBACK

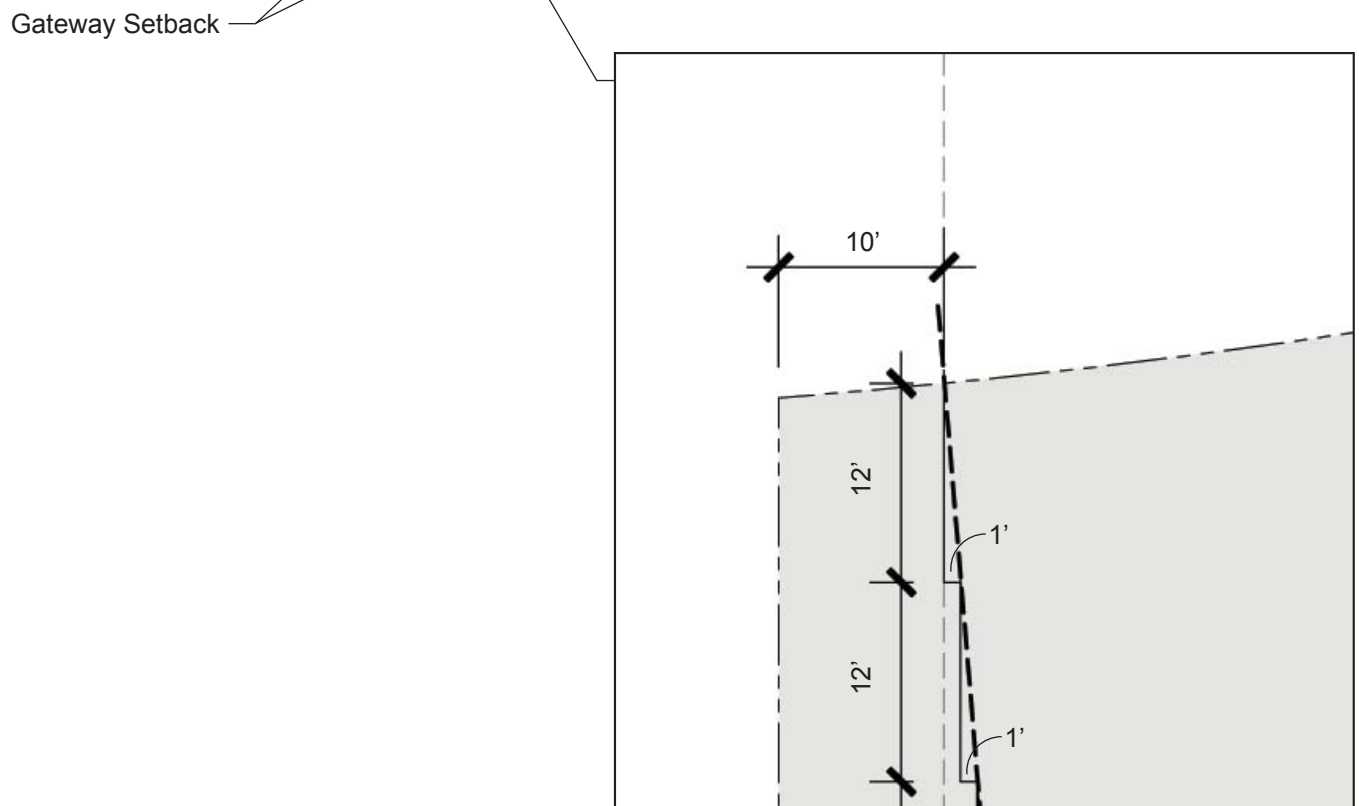
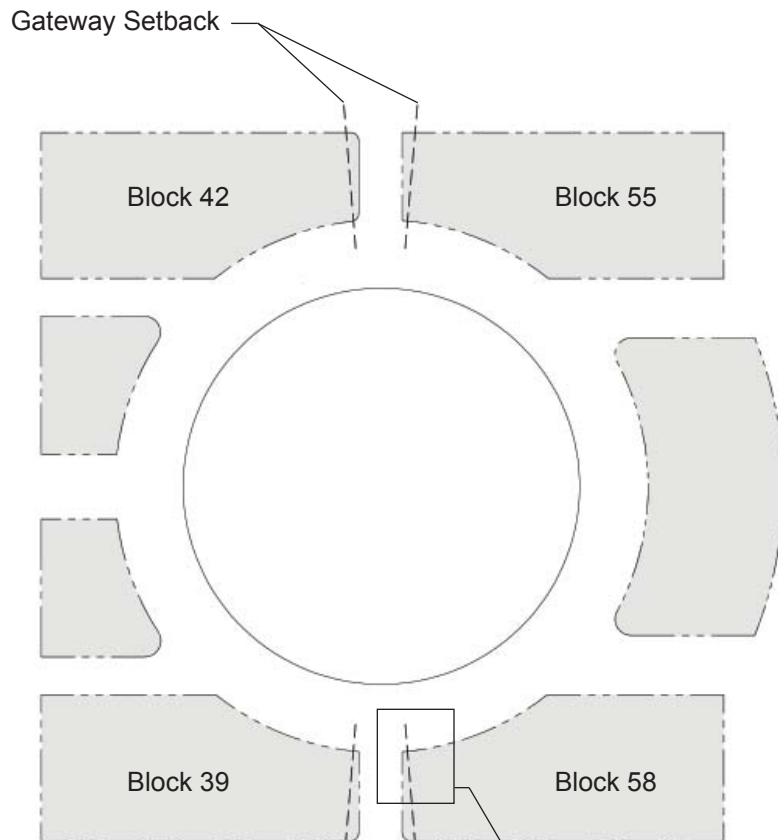


DIAGRAM: 17
WALK UP GARDEN

