
17.12.130.A Purpose

This Section sets forth standards applicable to all frontages. Frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

17.12.130.B Frontage Types

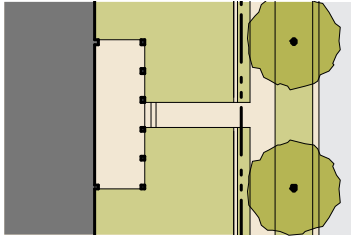
1. The names of the Frontage Types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a porch may be used by non-residential uses as allowed by the zone.
2. Each building shall have at least one Frontage Type along each street frontage or along a civic space.
3. Frontage Types not listed in [Item 4 \(Allowed Frontage Types\)](#) of the building type are not allowed on that building type.
4. Each building may have multiple Frontage Types in compliance with the allowed types in [Item 4 \(Allowed Frontage Types\)](#) of each building type.
5. Each Frontage Type shall be located in compliance with the [Building Placement](#) standards of the zone.
6. Frontage Types may encroach into front and side street setbacks; and shall not be located in side or rear setbacks per [Encroachments](#) standards of the zone.
7. Standards in this Section are stated for the front of a lot and are to be adjusted for side street facades in compliance with the setbacks of the zone.

17.12.130.C Overview

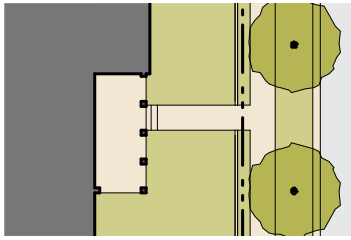
[Table 17.12.130.C-1 \(Frontage Types Overview\)](#) provides a summary of the allowed Frontage Types.

Table 17.12.130.C-1 Frontage Types Overview

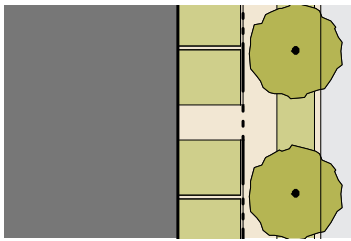
Frontage Type



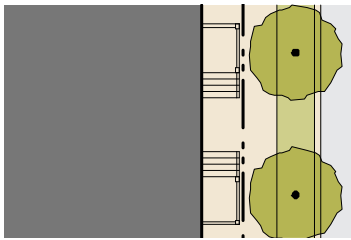
Porch Projecting 17.12.130.D. The main facade of the building is set back from the front lot line with a covered structure encroaching into the front setback. The resulting setback area can be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.



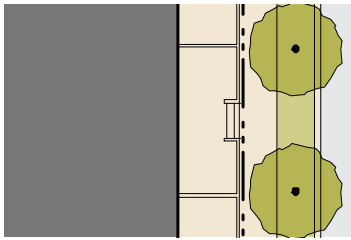
Porch Engaged 17.12.130.E. A portion of the main facade of the building is set back from the front lot line to create an area for a covered structure that projects from the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and typically has two adjacent sides that are engaged to the building, while the other two sides are open.



Dooryard 17.12.130.F. The main facade of the building is set back from the front lot line, which is defined by a low wall, hedge, or other allowed screening, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.



Stoop 17.12.130.G. The main facade of the building is near the front lot line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.



Terrace 17.12.130.H. The main facade is at or near the front lot line with steps leading to an elevated area providing public circulation along the facade. This type is used to provide outdoor areas along the sidewalk for housing or to accommodate an existing or intended grade change for non-residential uses.

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17.12.130.D Porch Projecting



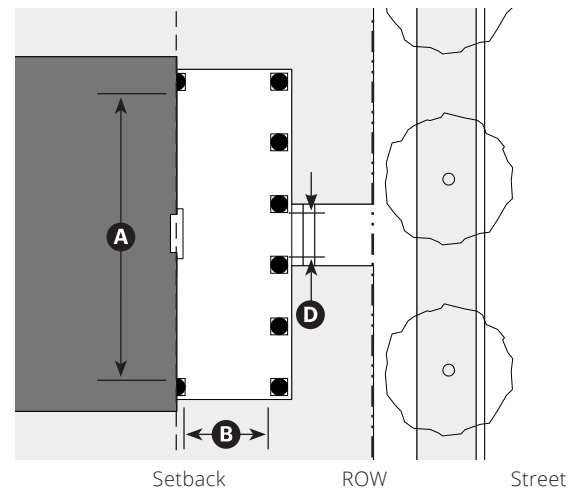
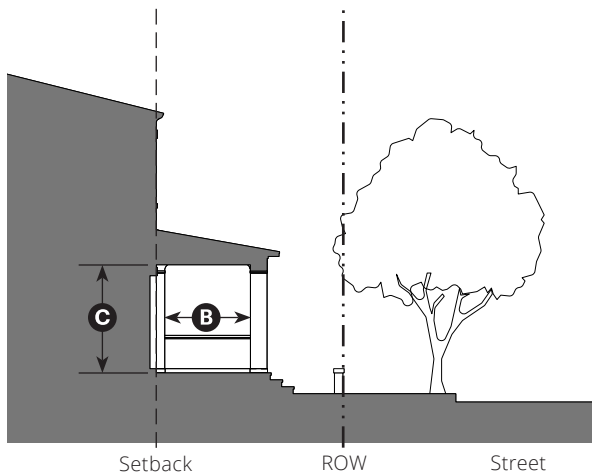
Example of a Projecting Porch (Local Example).



Example of a Projecting Porch (Local Example).



Example of a Projecting Porch.



Key

--- ROW / Lot Line

--- Setback Line

General Note: Photos on this page are illustrative, not regulatory.

17.12.130.D **Porch Projecting**

1. Description

The main facade of the building is set back from the front lot line with a covered structure encroaching into the front setback. The resulting setback area can be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

2. Size

Width, Clear	10' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C

3. Pedestrian Access

Walkway and Stair Width	3' min.	D
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4. Miscellaneous

Porch shall be open on three sides and have a roof.

17.12.130.E Porch Engaged



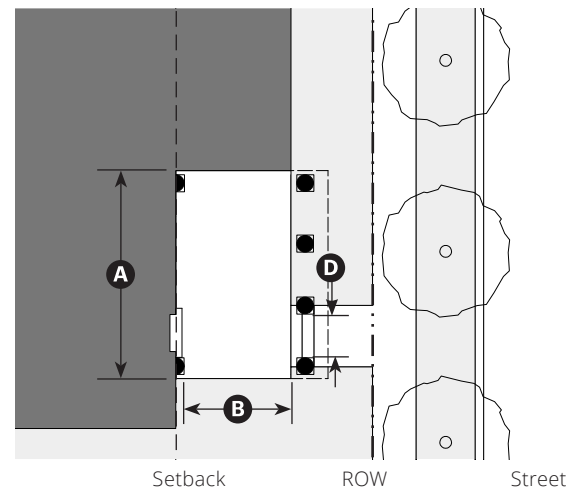
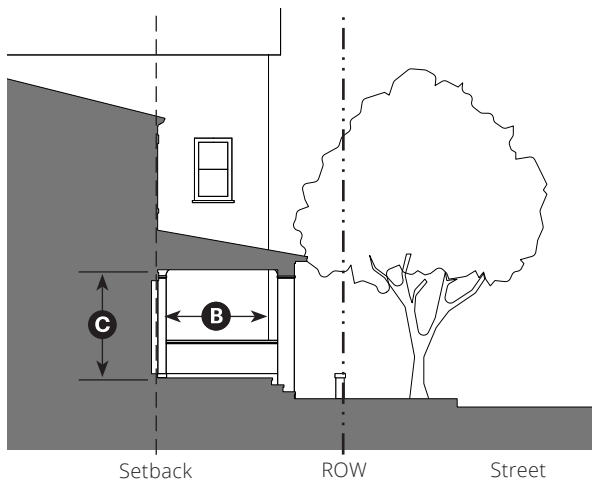
Example of an Engaged Porch (Local Example).



Example of a two-story Engaged Porch.



Example of an Engaged Porch.



Key

--- ROW / Lot Line

--- Setback Line

General Note: Photos on this page are illustrative, not regulatory.

17.12.130.E **Porch Engaged**

1. Description

A portion of the main facade of the building is set back from the front lot line to create an area for a covered structure that projects from the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

2. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C

3. Pedestrian Access

Walkway and Stair Width	3' min.	D
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4. Miscellaneous

Porch shall be open on at least one side and have a roof.

17.12.130.F Dooryard



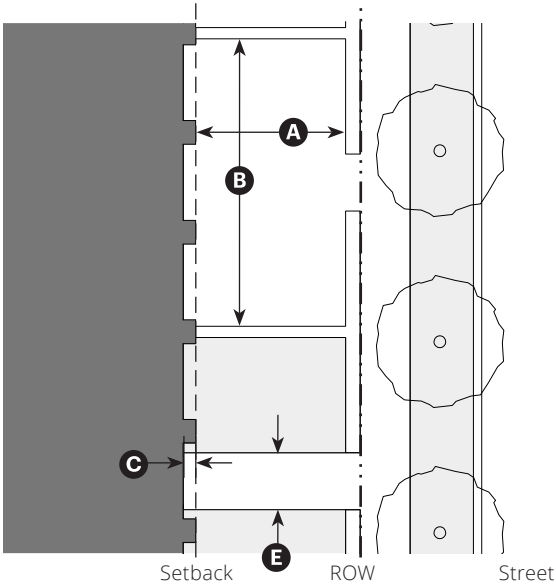
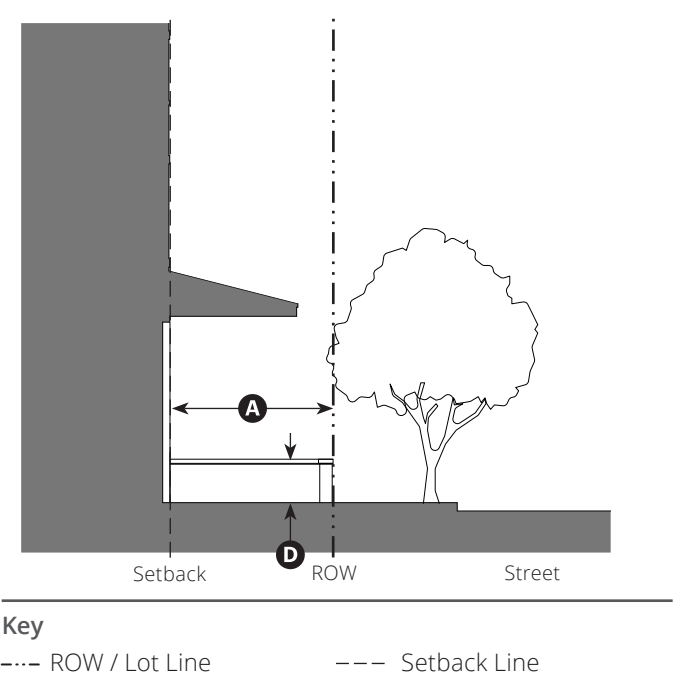
Example of a residential Dooryard (Local Example).



Example of a commercial Dooryard.



Example of residential Dooryard.



General Note: Photos on this page are illustrative, not regulatory.

17.12.130.F Dooryard

1. Description

The main facade of the building is set back from the front lot line, which is defined by a low wall, hedge, or other allowed screening, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

2. Size

Depth, Clear	6' min.	A
Width, Clear	15' min.	B
Depth of Recessed Entries	6' max.	C
Height of Dooryard Fence/Wall above Finish Level	36" max.	D

3. Pedestrian Access

Walkway and Stair Width	3' min.	E
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4. Miscellaneous

Each Dooryard shall provide access to only one ground floor entry.

17.12.130.G Stoop



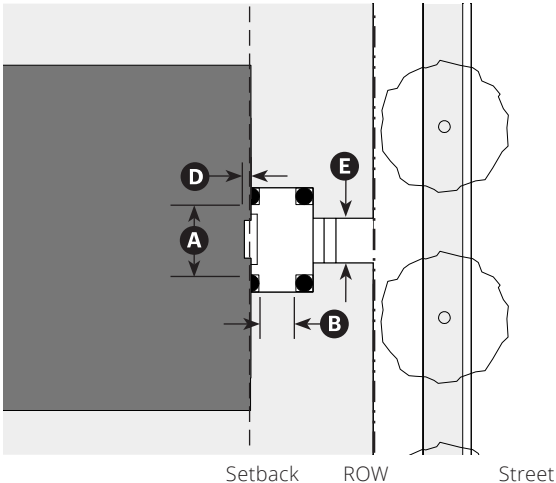
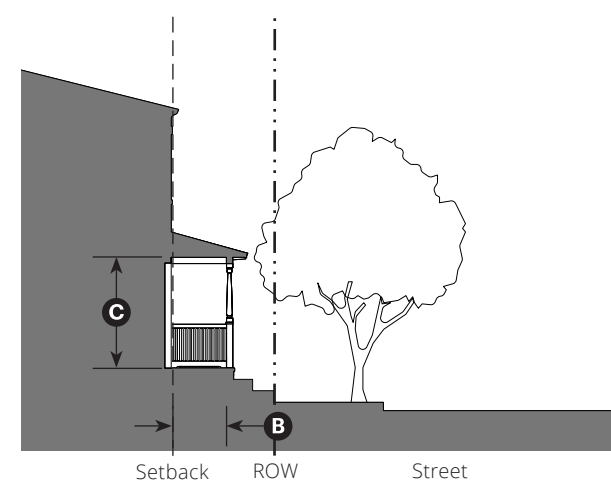
Example of a residential Stoop parallel to the ROW (Local Example).



Example of Stoops both perpendicular and parallel to the ROW.



Example of Stoops (Local Example).



Key
--- ROW / Lot Line --- Setback Line

General Note: Photos on this page are illustrative, not regulatory.

17.12.130.G Stoop

1. Description

The main facade of the building is near the front lot line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

2. Size

Width, Clear	5' min.	A
Depth, Clear	5' min.	B
Height, Clear	8' min.	C
Depth of Recessed Entries	6' max.	D

3. Pedestrian Access

Walkway and Stair Width	3' min.	E
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4. Miscellaneous

Entry doors are covered or recessed to provide shelter from the elements.

All doors shall face the street.

17.12.130.H Terrace



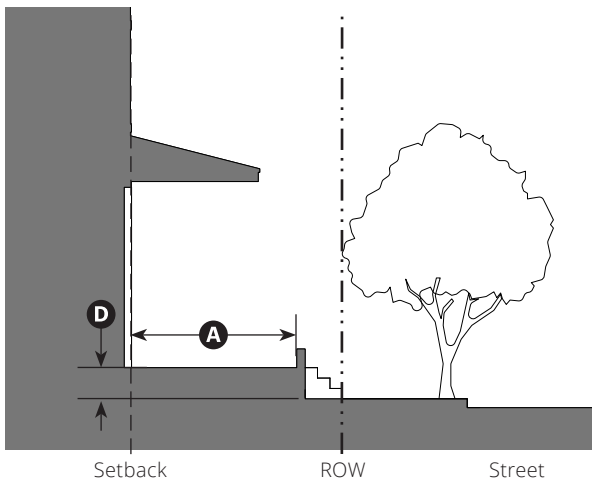
Example of a Terrace with low-wall seating.



Example of a Terrace (Local Example).



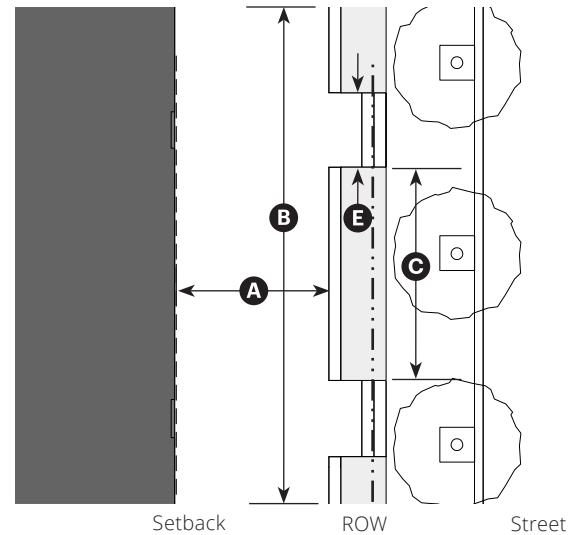
Example of a residential Terrace (Local Example).



Key

--- ROW / Lot Line

--- Setback Line



General Note: Photos on this page are illustrative, not regulatory.

17.12.130.H Terrace

1. Description

The main facade is at or near the front lot line with steps leading to an elevated area providing public circulation along the facade. This type is used to provide outdoor areas along the sidewalk for housing or to accommodate an existing or intended grade change for retail, service, or office uses.

2. Size

Depth, Clear	8' min. residential	A
	12' min. non-residential	
Length of Terrace	150' max.	B
Distance between Stairs	50' max.	C
Height of Terrace above street level	24" max.	D

3. Pedestrian Access

Walkway and Stair Width	3' min.	E
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4. Miscellaneous

Where the Frontage Type requires the ground floor to be flush with the sidewalk, the Terrace shall be considered to be the sidewalk.

A Terrace may be utilized to group several entries at a common elevation.

Low walls used as seating are allowed.