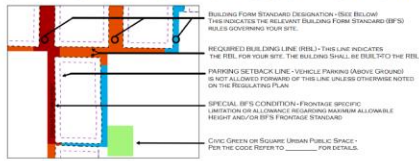


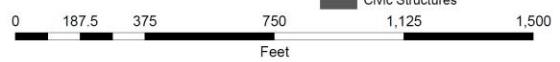
UNDERSTANDING THE REGULATING PLAN

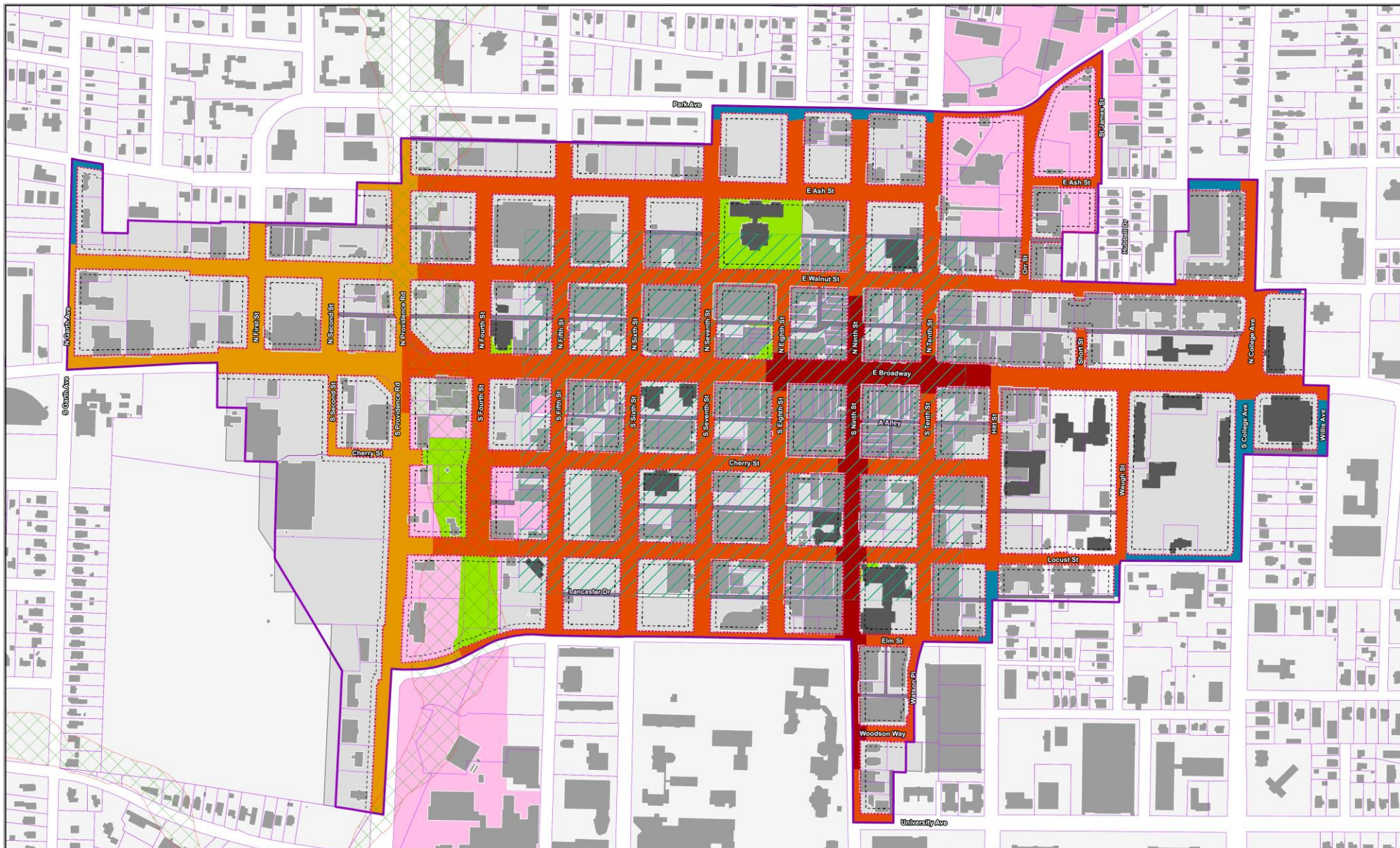


Version Produced 12/28/2016

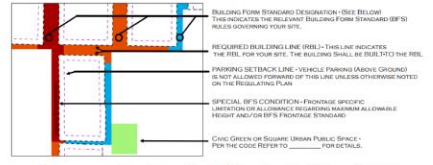
COLOR AND SYMBOL KEY

- Building Form Standards:**
- URBAN STOREFRONT
 - URBAN GENERAL - WEST
 - URBAN GENERAL
 - TOWNHOUSE/ SMALL APT
- Required Building Line (RBL)
 - Flood Plain Zone
 - Form District Boundary
 - Alley
 - Existing C-2
 - Parking Setback Line
 - Core Height Max 10 Stories
 - Public Open Space
 - Existing M-1
 - Civic Structures





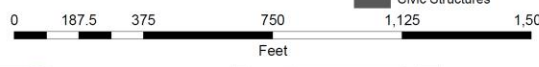
UNDERSTANDING THE REGULATING PLAN



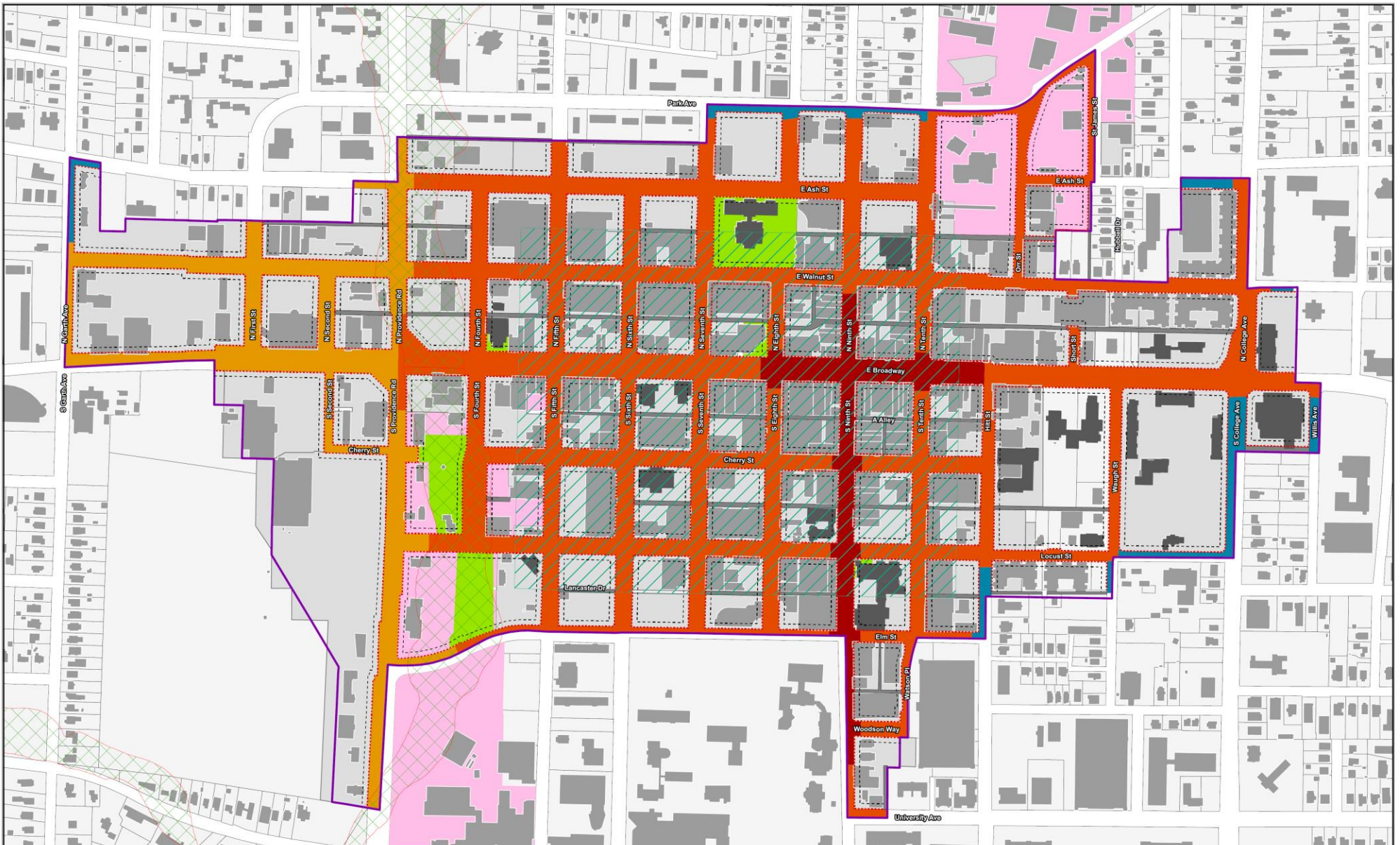
Version Produced 12/19/2016

COLOR AND SYMBOL KEY

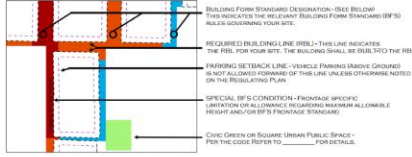
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|---------------------------------|---|--|---|--|
| Building Form Standards: | URBAN STOREFRONT | URBAN GENERAL - WEST | URBAN GENERAL | TOWNHOUSE/ SMALL APT |
| | Required Building Line (RBL) | Form District Boundary | Flood Plain Zone | Alley |
| | Parking Setback Line | Core Height Max 10 Stories | Public Open Space | Existing M-1 |
| | | Civic Structures | | Existing C-2 |



Planning Commission Public Hearing Draft (12-19-16)



UNDERSTANDING THE REGULATING PLAN



Version Produced 12/5/2015

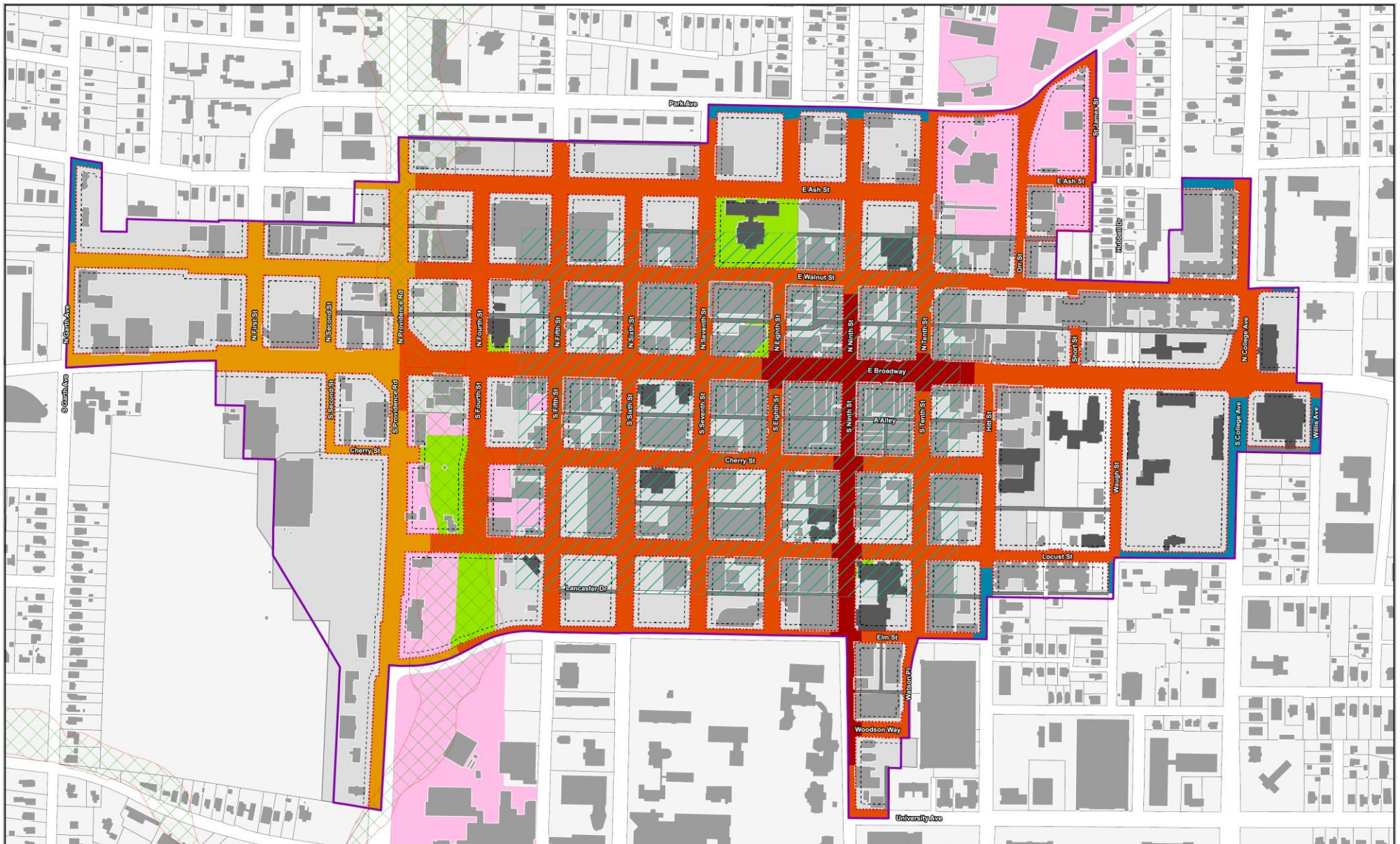
COLOR AND SYMBOL KEY

Building Form Standards:

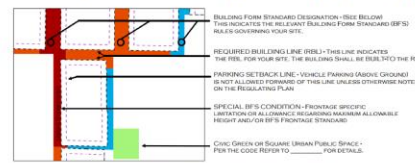
- URBAN STOREFRONT
- URBAN GENERAL - WEST
- URBAN GENERAL
- TOWNHOUSE/ SMALL APT

- - - - - Required Building Line (RBL)
 □ Flood Plain Zone
 □ Form District Boundary
 □ Alley
 □ Existing C-2
 - - - - - Parking Setback Line
 □ Core Height Max 10 Stories
 □ Public Open Space
 □ Existing M-1
 ■ Civic Structures

0 187.5 375 750 1,125 1,500
 Feet



UNDERSTANDING THE REGULATING PLAN

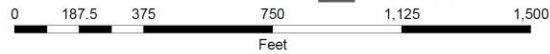


Version Produced 11/14/2016

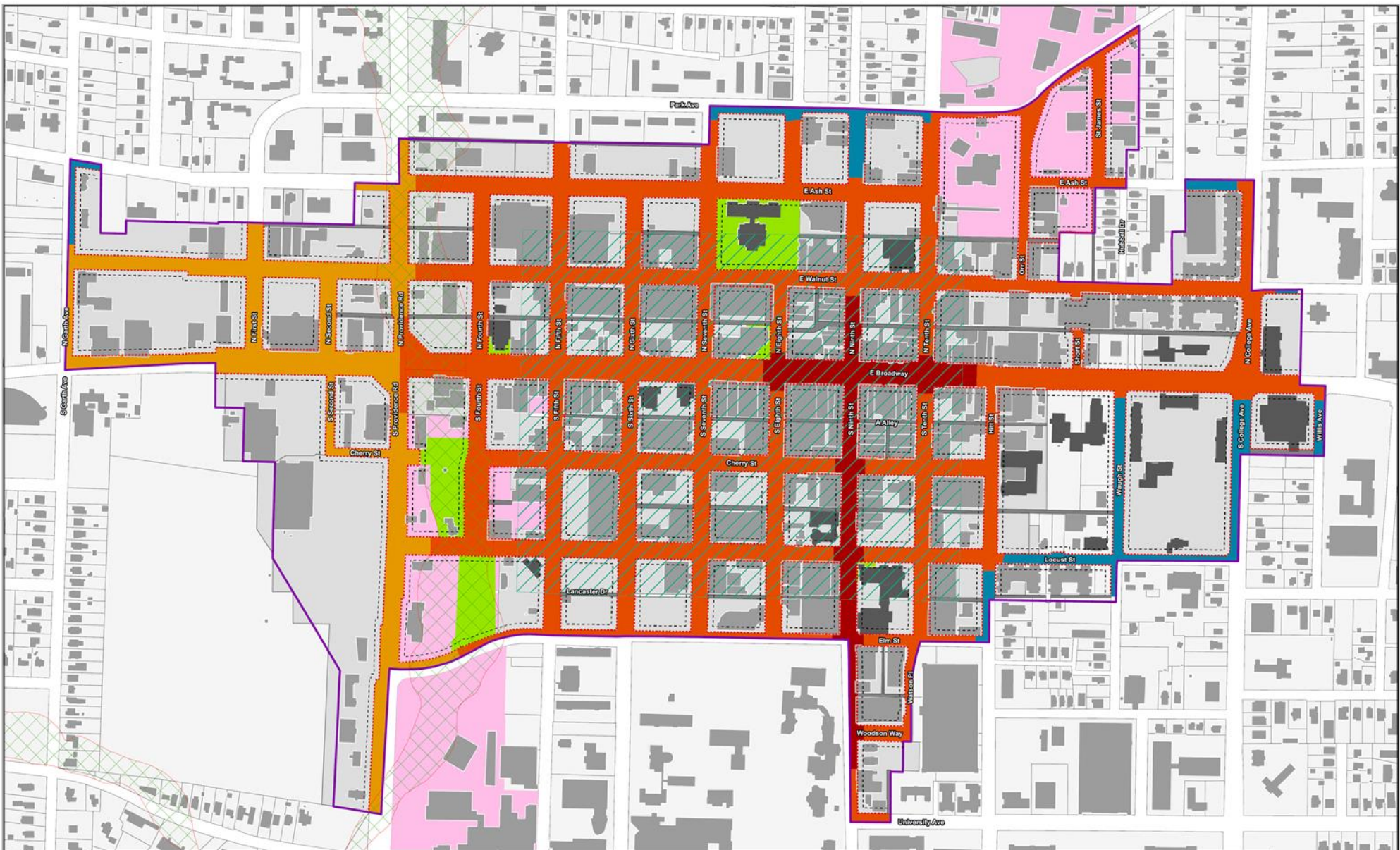
COLOR AND SYMBOL KEY

Building Form Standards: ■ URBAN STOREFRONT ■ URBAN GENERAL - WEST ■ URBAN GENERAL ■ TOWNHOUSE/ SMALL APT

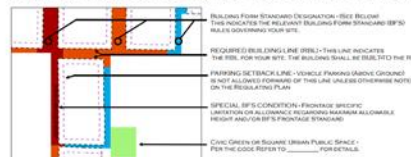
- Required Building Line (RBL) ▨ Flood Plain Zone ▭ Form District Boundary ▭ Alley ▭ Existing C-2
- Parking Setback Line ▨ Core Height Max 10 Stories ▭ Public Open Space ▭ Existing M-1
- ▭ Civic Structures



Planning Commission Public Hearing Draft (10-14-16)



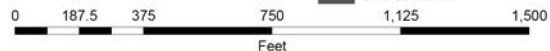
UNDERSTANDING THE REGULATING PLAN

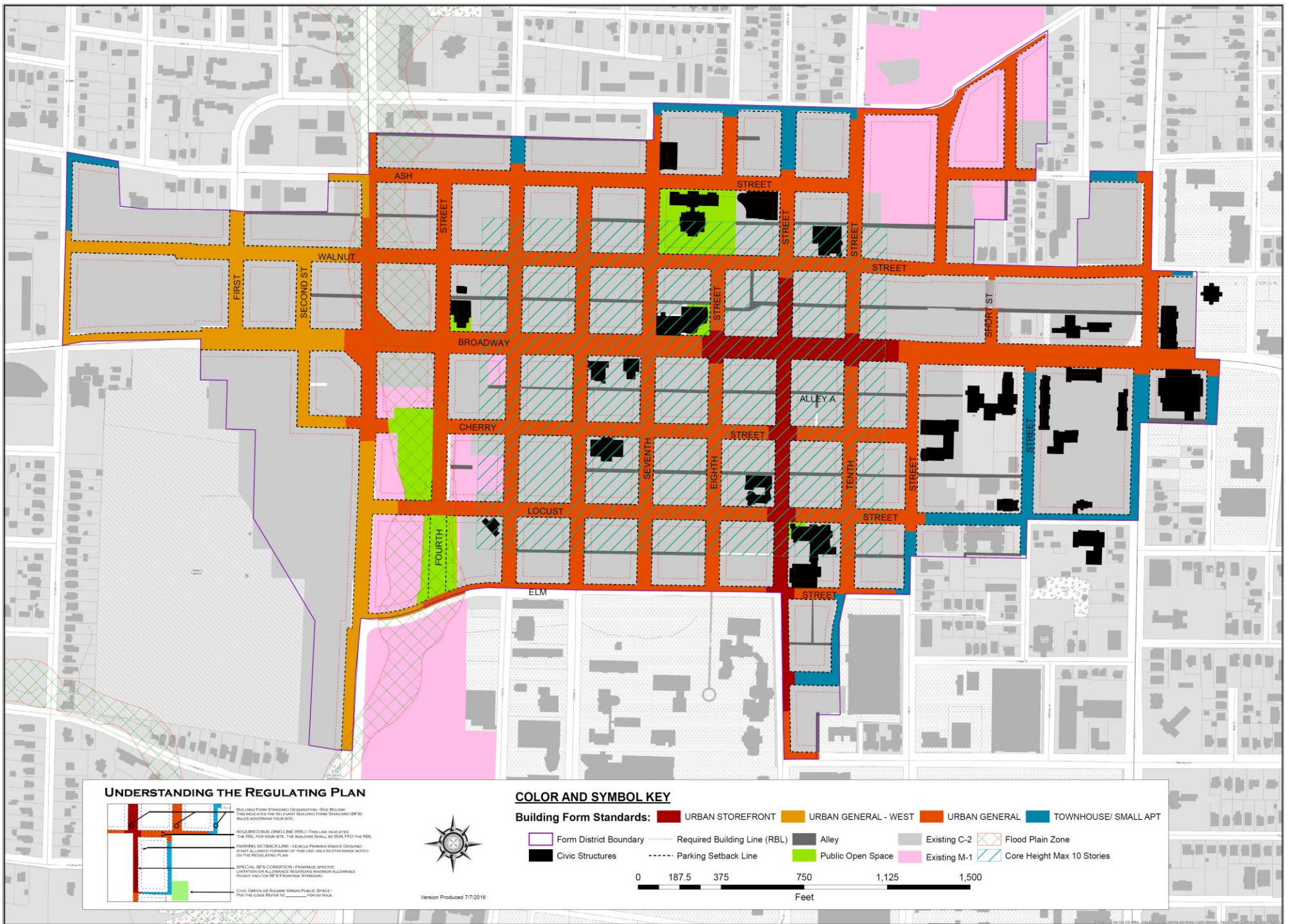


Version Produced 9/27/2016

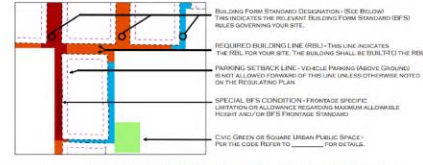
COLOR AND SYMBOL KEY

- Building Form Standards:**
- URBAN STOREFRONT
 - URBAN GENERAL - WEST
 - URBAN GENERAL
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 - Required Building Line (RBL)
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UNDERSTANDING THE REGULATING PLAN

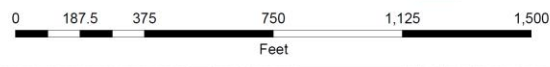


Version Produced 7/7/2016

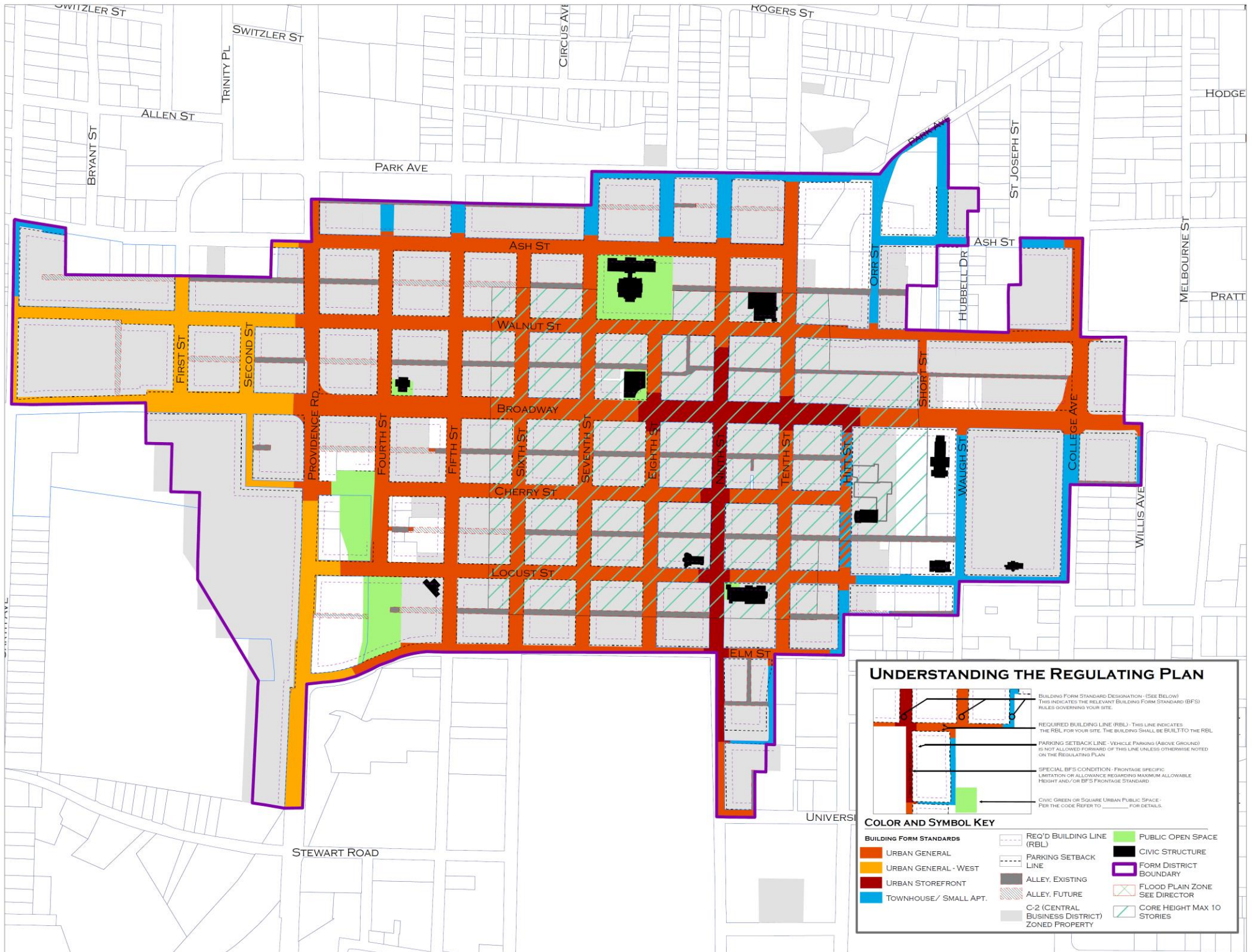
COLOR AND SYMBOL KEY

Building Form Standards: ■ URBAN STOREFRONT ■ URBAN GENERAL - WEST ■ URBAN GENERAL ■ TOWNHOUSE/ SMALL APT

- Form District Boundary
- - - Required Building Line (RBL)
- Alley
- Existing C-2
- Civic Structures
- - - - - Parking Setback Line
- Public Open Space
- Existing M-1
- Flood Plain Zone
- Core Height Max 10 Stories



Planning Commission Comment and Information Sessions (7-7-16)



UNDERSTANDING THE REGULATING PLAN

BUILDING FORM STANDARD DESIGNATION - (SEE BELOW)
THIS INDICATES THE RELEVANT BUILDING FORM STANDARD (BFS) RULES GOVERNING YOUR SITE.

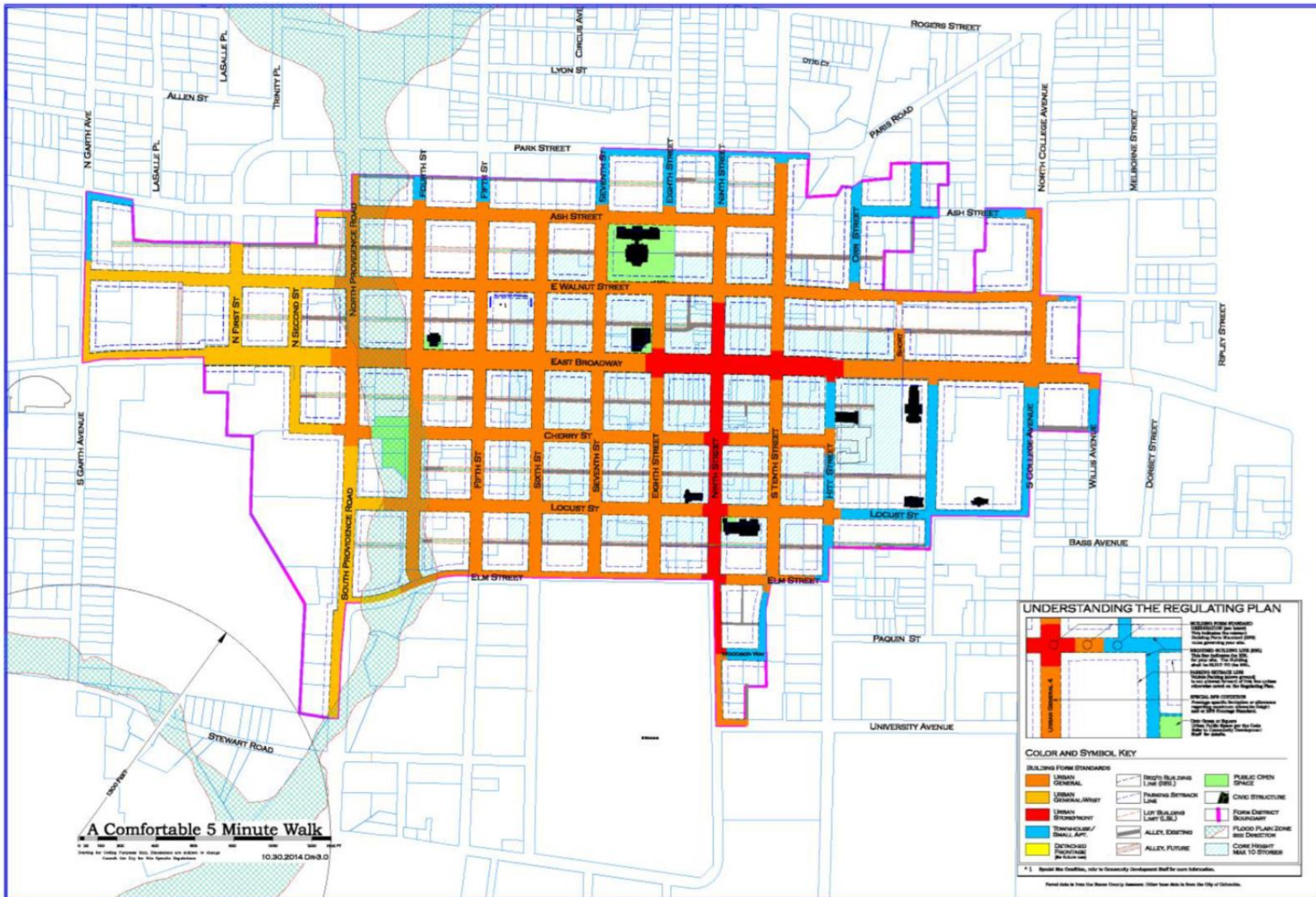
REQUIRED BUILDING LINE (RBL) - THIS LINE INDICATES THE RBL FOR YOUR SITE. THE BUILDING SHALL BE BUILT TO THE RBL.

PARKING SETBACK LINE - VEHICLE PARKING (ABOVE GROUND) IS NOT ALLOWED FORWARD OF THIS LINE UNLESS OTHERWISE NOTED ON THE REGULATING PLAN.

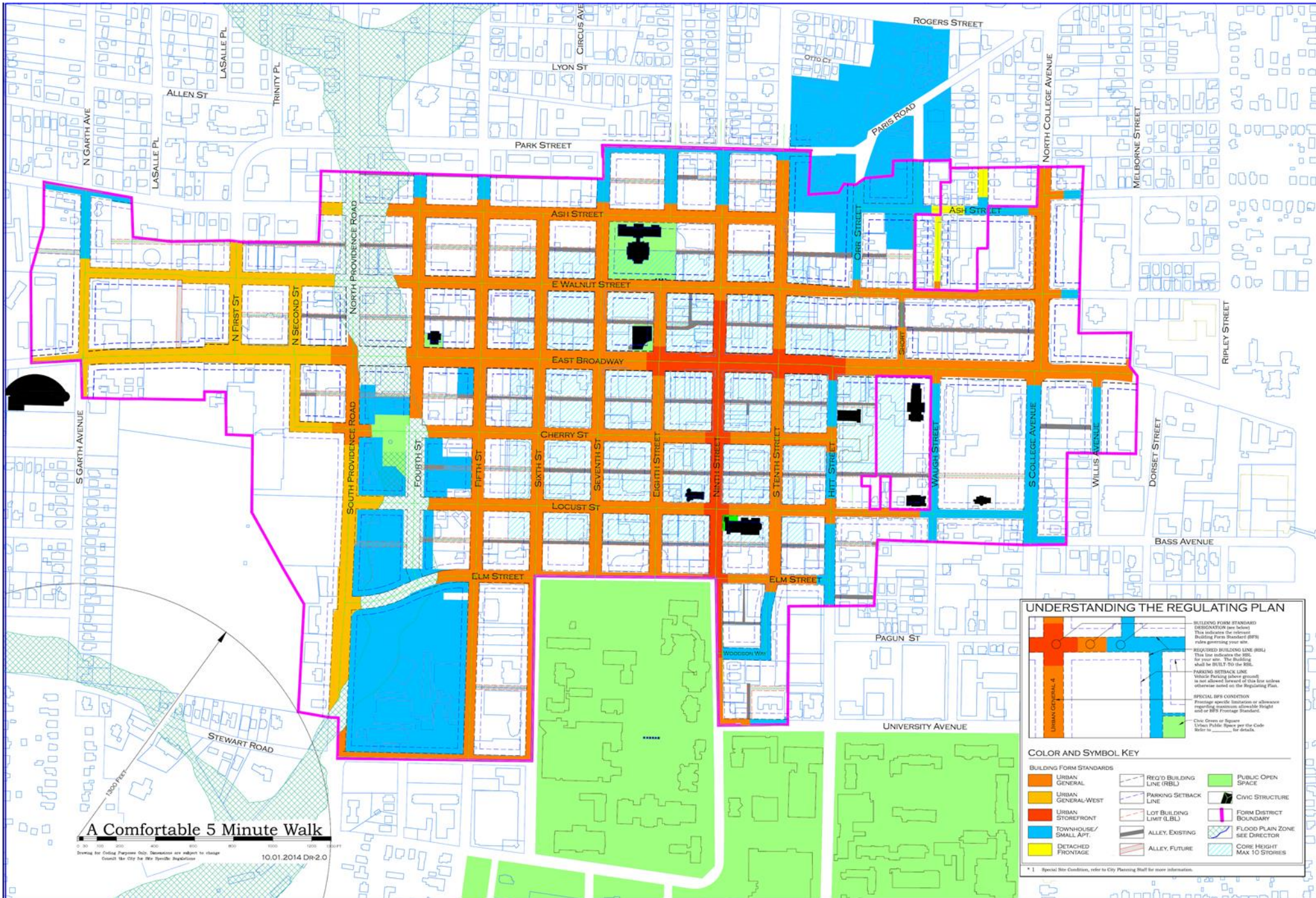
SPECIAL BFS CONDITION - FRONTAGE SPECIFIC LIMITATION OR ALLOWANCE REGARDING MAXIMUM ALLOWABLE HEIGHT AND/OR BFS FRONTAGE STANDARD.

CIVIC GREEN OR SQUARE URBAN PUBLIC SPACE - PER THE CODE REFER TO [] FOR DETAILS.

| BUILDING FORM STANDARDS | | COLOR AND SYMBOL KEY | |
|-------------------------|--|----------------------------|--|
| URBAN GENERAL | REQ'D BUILDING LINE (RBL) | PUBLIC OPEN SPACE | |
| URBAN GENERAL - WEST | PARKING SETBACK LINE | CIVIC STRUCTURE | |
| URBAN STOREFRONT | ALLEY, EXISTING | FORM DISTRICT BOUNDARY | |
| TOWNHOUSE/ SMALL APT. | ALLEY, FUTURE | FLOOD PLAIN ZONE | |
| | C-2 (CENTRAL BUSINESS DISTRICT) ZONED PROPERTY | CORE HEIGHT MAX 10 STORIES | |



Clarion Draft (10-30-14)



Clarion Draft (10-1-14)