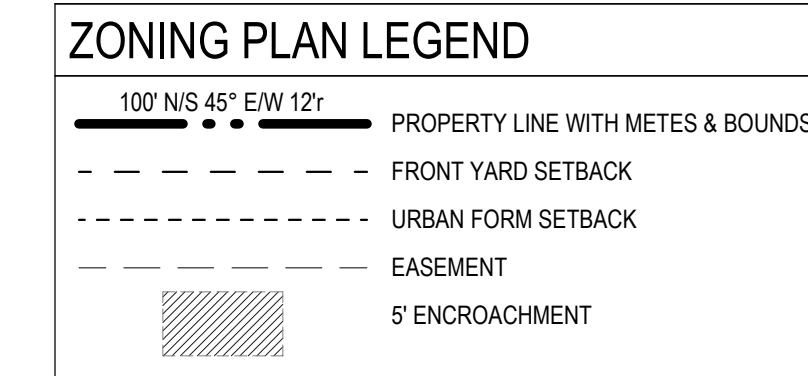
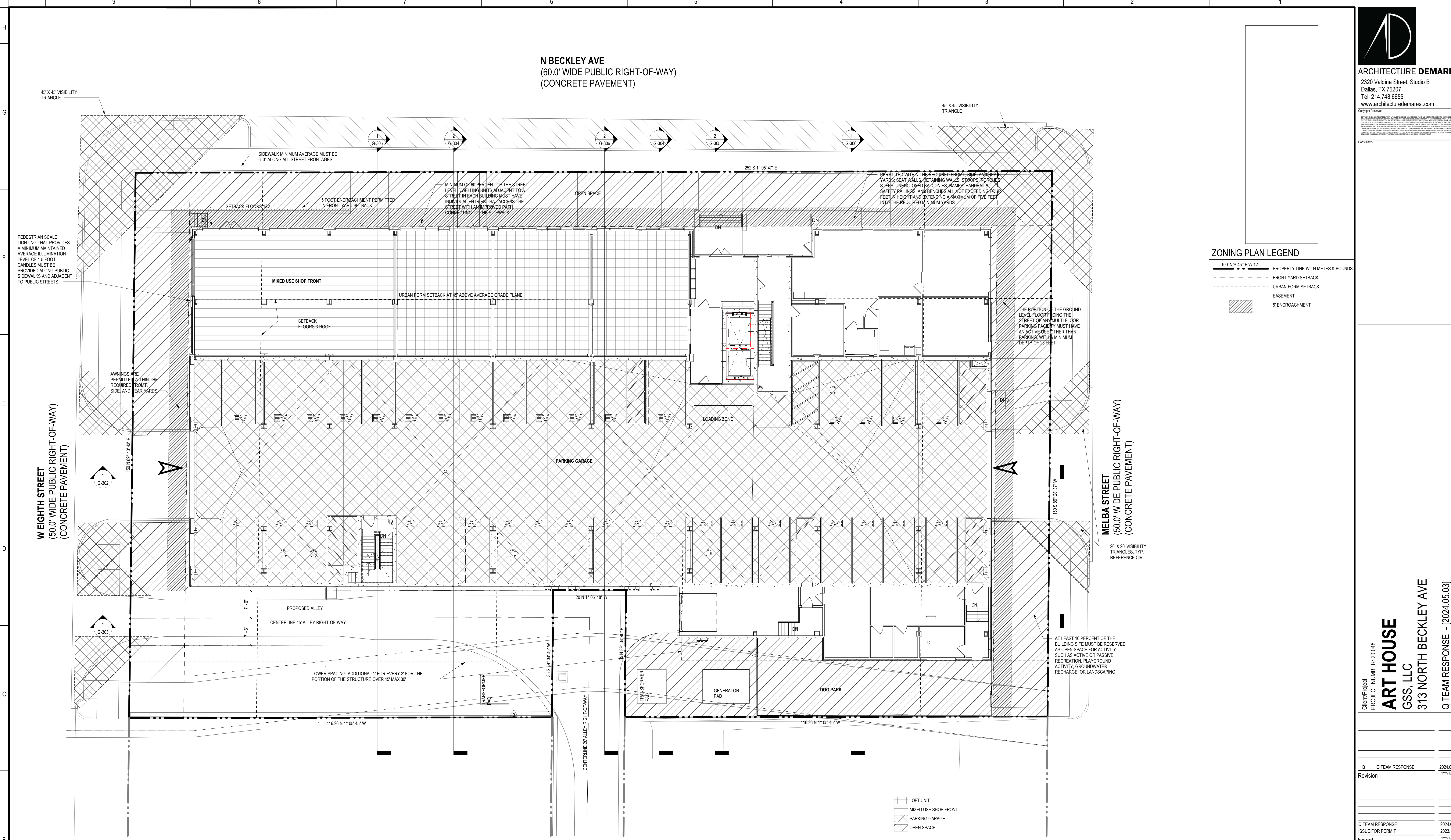


**N BECKLEY AVE**  
 (60.0' WIDE PUBLIC RIGHT-OF-WAY)  
 (CONCRETE PAVEMENT)



**1 Zoning Frontage Study**  
 Scale: 1" = 10'-0"

**SEC. 51A-4.1107 DESIGN STANDARDS**

- YARD, LOT, AND SPACE STANDARDS**
- ENCROACHMENTS: THE FOLLOWING ADDITIONAL ITEMS ARE PERMITTED TO BE LOCATED WITHIN THE REQUIRED FRONT, SIDE, AND REAR YARDS:
    - SEAT WALLS, RETAINING WALLS, STOOPS, PORCHES, STEPS, UNENCLOSED BALCONIES, RAMPS, HANDRAILS, SAFETY RAILINGS, AND BENCHES ALL NOT EXCEEDING FOUR FEET IN HEIGHT AND EXTENDING A MAXIMUM OF FIVE FEET INTO THE REQUIRED MINIMUM YARDS.
      - LANDSCAPE PLANTERS
      - SCULPTURES
      - AWNINGS
    - FRONT YARD FENCES: A MAXIMUM FOUR-FOOT-HIGH FENCE IS ALLOWED IN A FRONT YARD. A MAXIMUM FOUR-FOOT-HIGH HANDRAIL MAY BE LOCATED ON RETAINING WALLS IN A FRONT YARD.
    - HEIGHT MAXIMUM: HEIGHT IS CONTROLLED BY THE DEVELOPMENT BONUS PROVISIONS AND MUST COMPLY WITH RESIDENTIAL PROXIMITY SLOPE REGULATIONS IF APPLICABLE.
  - FOR DEVELOPMENTS WITH TRANSIT PROXIMITY, ONE SPACE PER DWELLING UNIT IS REQUIRED. AT LEAST 15 PERCENT OF THE REQUIRED PARKING MUST BE AVAILABLE FOR GUEST PARKING.
  - PARKING LOCATIONS:
    - IN GENERAL, SURFACE PARKING IS PROHIBITED BETWEEN THE STREET-FACING FACADE AND THE PROPERTY LINE. FOR BUILDINGS WITH MORE THAN ONE STREET FRONTAGE, ONLY TWO STREET FRONTAGES ARE SUBJECT TO THIS REQUIREMENT.
    - THOROUGHFARE FRONTAGE: FOR BUILDINGS FRONTING ON A THOROUGHFARE, SURFACE PARKING IS PROHIBITED WITHIN THE FRONT SETBACK.
    - SURFACE PARKING: A MAXIMUM OF 15 PERCENT OF THE TOTAL ON-SITE PARKING MAY BE PROVIDED AS SURFACE PARKING IN A SIDE YARD.
    - PARKING STRUCTURES: THAT PORTION OF THE GROUND-LEVEL FLOOR FACING THE STREET OF ANY MULTI-FLOOR PARKING FACILITY MUST HAVE AN ACTIVE USE OTHER THAN PARKING, WITH A MINIMUM DEPTH OF 25 FEET, OR MUST HAVE AN EXTERIOR FACADE THAT IS SIMILAR IN MATERIALS, ARCHITECTURE, AND APPEARANCE TO THE FACADE OF THE MAIN STRUCTURE. EXTERIOR PARKING STRUCTURE FACADE OPENINGS MUST PROVIDE SOLID SCREENING A MINIMUM 42 INCHES FROM THE FLOOR LEVEL WITHIN THE PARKING STRUCTURE TO SCREEN VEHICLES AND VEHICLE HEADLIGHTS.
    - ASSIGNED PARKING: FOR ASSIGNED PARKING SPACES, THOSE SPACES ALLOTTED FOR RESERVED DWELLING UNITS MUST BE DISPersed AND DISTRIBUTED AMONGST ALL OTHER ASSIGNED PARKING FOR SIMILAR UNITS.
  - PASSENGER LOADING:
    - EACH BUILDING SITE MUST PROVIDE AT LEAST ONE OFF-STREET OR ON-STREET PASSENGER LOADING SPACE. THE BOARD OF ADJUSTMENT MAY GRANT A VARIANCE TO THIS SUBPARAGRAPH.
    - ON-STREET PASSENGER LOADING ZONES, IF PROVIDED, MUST BE CONSTRUCTED IN COMPLIANCE WITH ARCHITECTURAL BARRIER ACT ACCESSIBILITY STANDARDS AND MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
    - SCREENING OF OFF-STREET LOADING SPACES AND SERVICE AREAS: SCREENING MUST BE AT LEAST SIX FEET IN HEIGHT MEASURED FROM THE HORIZONTAL PLANE PASSING THROUGH THE NEAREST POINT OF THE OFF-STREET LOADING SPACE AND MAY BE PROVIDED BY USING ANY OF THE METHODS DESCRIBED IN SECTION 51A-4.02 (B)(3), EXCEPT THAT SCREENING AROUND SERVICE AREAS FOR TRASH COLLECTION MUST BE SCREENED BY A MASONRY WALL WITH A SOLID GATE.
  - SIDEWALK, LIGHTING, AND DRIVEWAY STANDARDS**
    - SIDEWALKS**
      - SIDEWALK WITH A MINIMUM AVERAGE WIDTH OF SIX FEET MUST BE PROVIDED ALONG ALL STREET FRONTAGES EXCEPT AS PROVIDED IN THIS SUBSECTION. ALL SIDEWALKS MUST BE CLEAR AND UNOBSTRUCTED FOR A MINIMUM OF FIVE FEET IN WIDTH. TREE GRATES DO NOT COUNT TOWARD THE MINIMUM UNOBSTRUCTED SIDEWALK WIDTH. IF THE BUILDING OFFICIAL DETERMINES THAT THE LOCATION OF A LOCAL UTILITY OR PROTECTED TREE, AS DEFINED IN ARTICLE 4.2, WOULD PREVENT A FIVE-FOOT MINIMUM WIDTH, THE SIDEWALK MAY BE REDUCED TO FOUR FEET IN WIDTH IN THAT LOCATION.
    - OPEN SPACE REQUIREMENTS**
      - AT LEAST 10 PERCENT OF THE BUILDING SITE MUST BE RESERVED AS OPEN SPACE FOR ACTIVITY SUCH AS ACTIVE OR PASSIVE RECREATION, PLAYGROUND ACTIVITY, GROUNDWATER RECHARGE, OR LANDSCAPING.
        - NO STRUCTURES EXCEPT FOR ARCHITECTURAL ELEMENTS; PLAYGROUND EQUIPMENT; STRUCTURES THAT ARE NOT FULLY ENCLOSED SUCH AS COLONNADES, PERGOLAS, AND GAZEBOS; AND ORDINARY PROJECTIONS OF WINDOW SILLS, BAY WINDOWS, BELT COULSES, CORNICES, EAVES, AND OTHER ARCHITECTURAL FEATURES ARE ALLOWED. OTHERWISE, OPEN SPACE MUST BE OPEN TO THE SKY.
      - LANDSCAPE AREAS THAT FULFILL THE REQUIREMENTS OF ARTICLE X MAY ALSO FULFILL THESE REQUIREMENTS IF ALL CONDITIONS OF THIS SECTION AND ARTICLE X ARE MET.
        - NON-REQUIRED FENCES: UNLESS A USE SPECIFICALLY REQUIRES SCREENING, ALL FENCES FOR USES ALONG A STREET OR TRAIL MUST HAVE A SURFACE AREA THAT IS A MINIMUM OF 50 PERCENT OPEN, ALLOWING VISIBILITY BETWEEN THREE FEET AND SIX FEET ABOVE GRADE. THE EXCEPTIONS FOR MULTIFAMILY DISTRICTS IN SECTIONS 51A-4.02 (A)(2) AND 51A-4.02 (A)(3) WHICH PROVIDE THAT A FENCE EXCEEDING FOUR FEET ABOVE GRADE MAY BE ERECTED IN A FRONT YARD IN MULTIFAMILY DISTRICTS ARE NOT APPLICABLE.
  - OFF-STREET PARKING AND LOADING**
    - IN GENERAL, EXCEPT AS PROVIDED IN THIS SECTION, CONSULT THE USE REGULATIONS IN DIVISION 51A-4.200 FOR THE SPECIFIC OFF-STREET PARKING AND LOADING REQUIREMENTS FOR EACH USE.
    - MULTIFAMILY PARKING: EXCEPT AS PROVIDED IN THIS PARAGRAPH, ONE AND ONE-QUARTER SPACE PER DWELLING UNIT IS REQUIRED.
      - AT LEAST 15 PERCENT OF THE REQUIRED PARKING MUST BE AVAILABLE FOR GUEST PARKING.
  - OPEN SPACE**
    - OPEN SPACE MAY CONTAIN PRIMARILY GRASS, VEGETATION, OR OPEN WATER. BE PRIMARILY USED AS A GROUNDWATER RECHARGE AREA, OR CONTAIN PEDESTRIAN AMENITIES SUCH AS FOUNTAINS, BENCHES, PATHS, OR SHADE STRUCTURES.
    - OPEN SPACE MAY ALSO BE PROVIDED AT OR BELOW GRADE OR ABOVEGROUND BY AN OUTSIDE ROOF DECK, ROOFTOP GARDEN, PLAYGROUND AREA, POOL AREA, PATIO, OR SIMILAR TYPE OF OUTSIDE COMMON AREA. PRIVATE BALCONIES, SIDEWALKS, PARKING SPACES, PARKING LOTS, DRIVE AISLES, AND AREAS PRIMARILY INTENDED FOR VEHICULAR USE ARE NOT CONSIDERED OPEN SPACE AND DO NOT COUNT TOWARD THE OPEN SPACE REQUIREMENT.
    - OPERATION OR PARKING OF VEHICLES WITHIN ON-SITE OPEN SPACE IS PROHIBITED. EMERGENCY AND GROUNDSPACES MUST BE PROPERLY MAINTAINED IN A STATE OF GOOD REPAIR AND NEAT APPEARANCE, AND PLANT MATERIALS MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION.
    - LANDSCAPE AREAS THAT FULFILL THE REQUIREMENTS OF ARTICLE X MAY ALSO FULFILL THESE REQUIREMENTS IF ALL CONDITIONS OF THIS SECTION AND ARTICLE X ARE MET.
  - PEDESTRIAN SCALE LIGHTING**
    - SPECIAL LIGHTING REQUIREMENT: EXTERIOR LIGHTING SOURCES, IF USED, MUST BE ORIENTED DOWN AND ONTO THE PROPERTY THEY LIGHT AND GENERALLY AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
    - PEDESTRIAN SCALE LIGHTING: FOR A DEVELOPMENT GREATER THAN 20,000 SQUARE FEET OF FLOOR AREA, PEDESTRIAN SCALE LIGHTING THAT PROVIDES A MINIMUM MAINTAINED AVERAGE ILLUMINATION LEVEL OF 1.5 FOOT CANDLES MUST BE PROVIDED ALONG PUBLIC SIDEWALKS AND ADJACENT TO PUBLIC STREETS. THE DESIGN AND PLACEMENT OF BOTH THE STANDARDS AND FIXTURES MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION, UNLESS OTHERWISE PROVIDED, THE PROPERTY OWNER IS RESPONSIBLE FOR THE COST OF INSTALLATION, OPERATION, AND MAINTENANCE OF THE LIGHTING.

Client/Project  
 PROJECT NUMBER: 20-048  
**ART HOUSE**  
 GSS, LLC  
 313 NORTH BECKLEY AVE  
 Q TEAM RESPONSE - [2024.05.03]

Revision	Description	Date
B	Q TEAM RESPONSE	2024.05.03
Q	Q TEAM RESPONSE	2024.05.03
Q	ISSUE FOR PERMIT	2023.12.22
Issued		YYYYMMDD

Drawn By: **ED**  
 Reviewed By: **ED**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
 Not for permits, pricing or other official purposes.  
 This document has not been completed or checked and is for general information or comment only.  
 2024.05.03

Title  
**ZONING FRONTAGE STUDY PLAN**

Scale: As indicated  
 Revision: B

Drawing No.  
**G-301**

