

# Creativity & Constraints

Urban Form For Planners







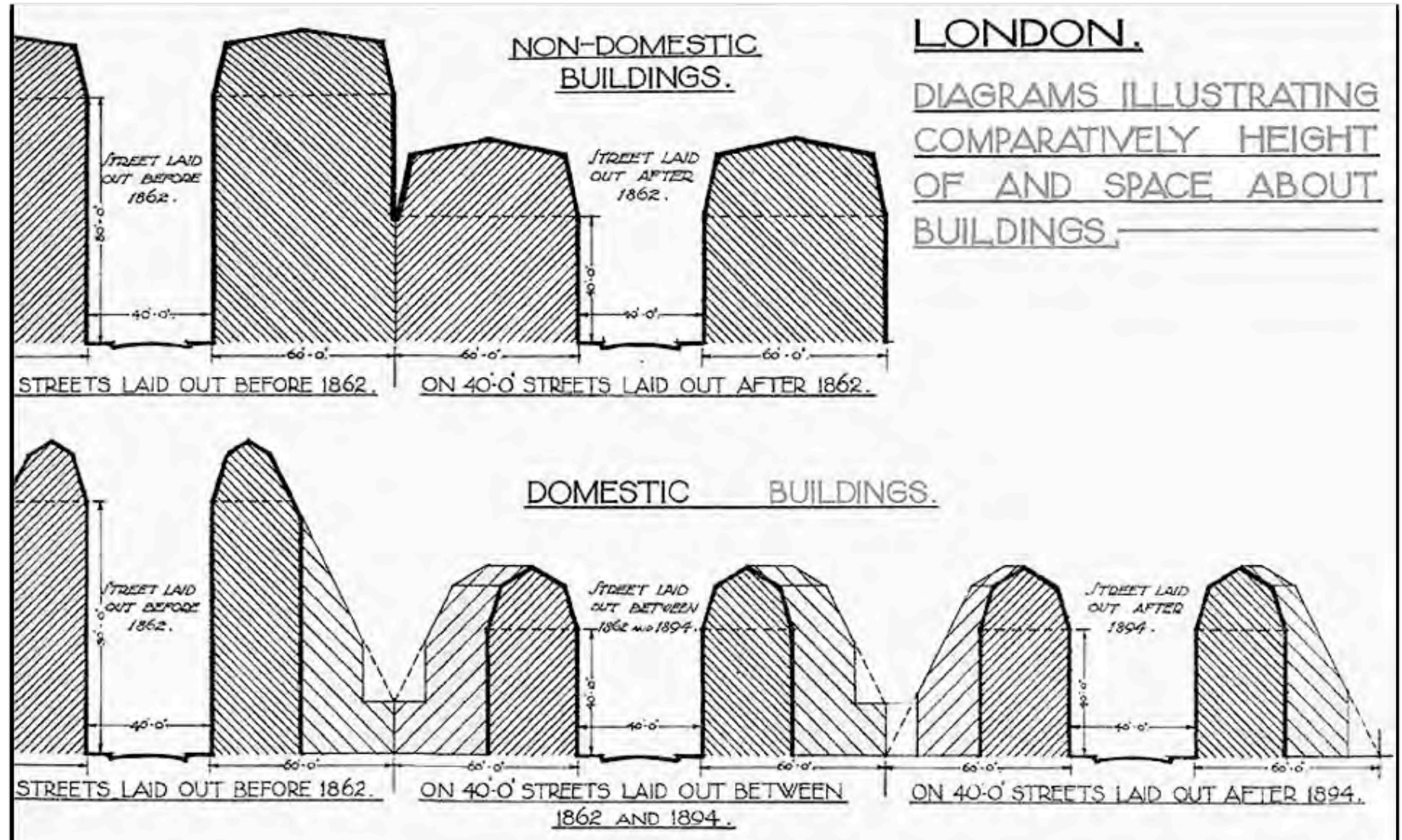
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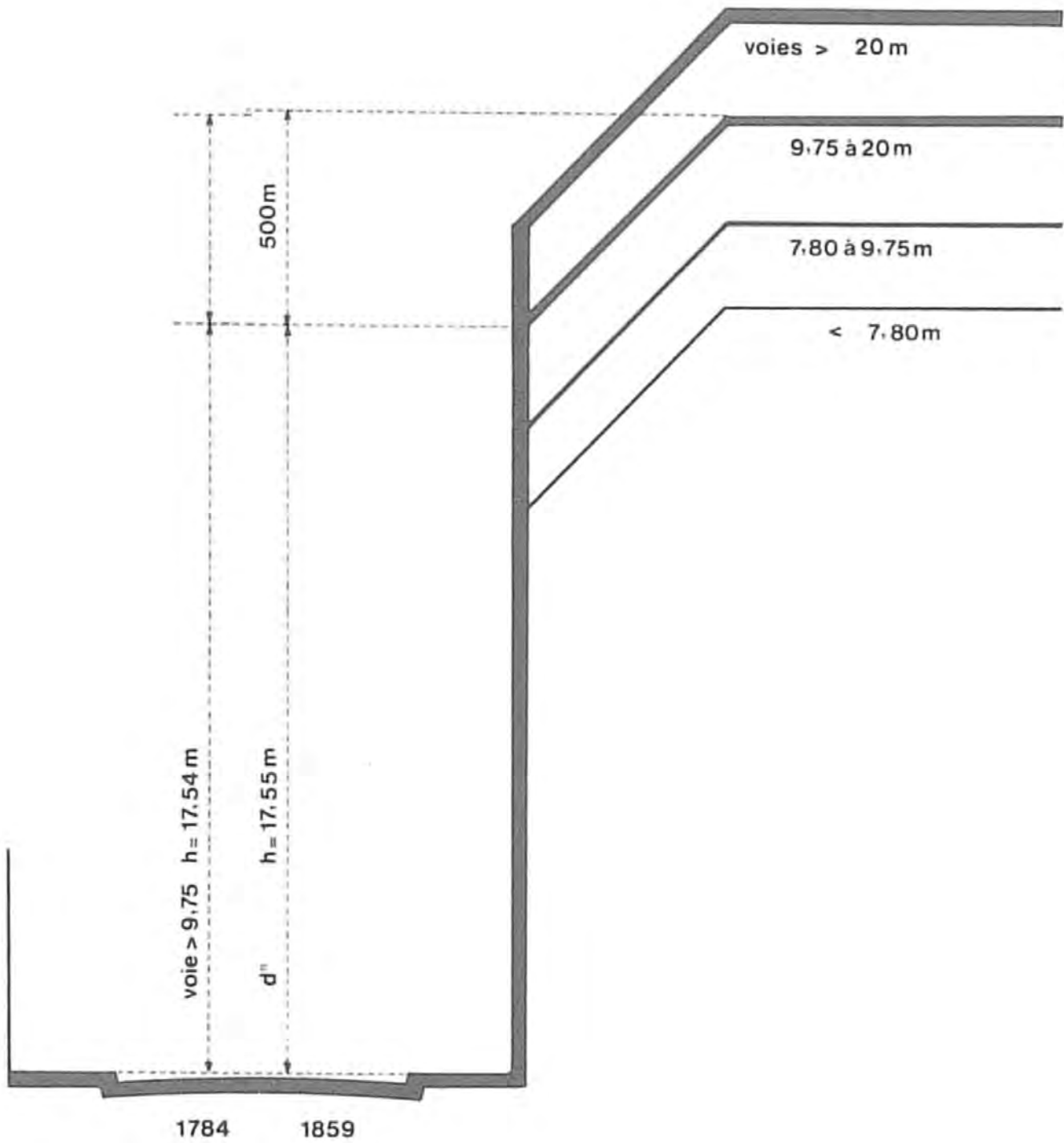
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# 19<sup>th</sup> Century











## 403. General Frontage

### ILLUSTRATIONS AND INTENT

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the force of law. Refer to the standards on the following page for the specific prescriptions and exceptions of the Building Envelope Standard.*

The general building envelope required to the basic urban street frontage, consistent in cities across the United States until the present time. The uses are not specified, ranging from commercial to residential, retail to office—or some combination of all of the above. The primary form is that of a multi-story building placed directly in the sidewalk, with windows across the facade. There could be several buildings lined up shoulder to shoulder, filling out a block, or an entire block, a single building might fill the footage line. Depending on block length, there will be one or more functioning entrances and the building facade will be steadily broken into vertical bays.

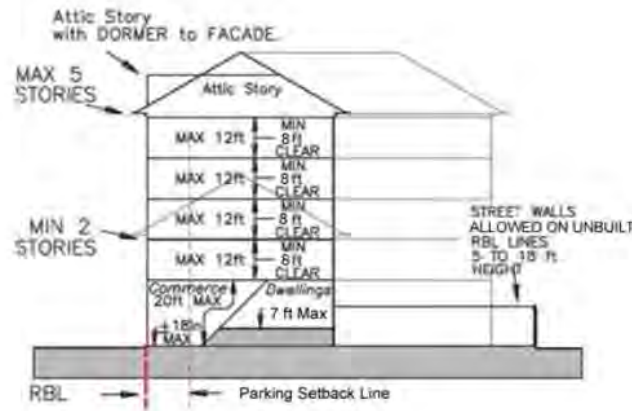




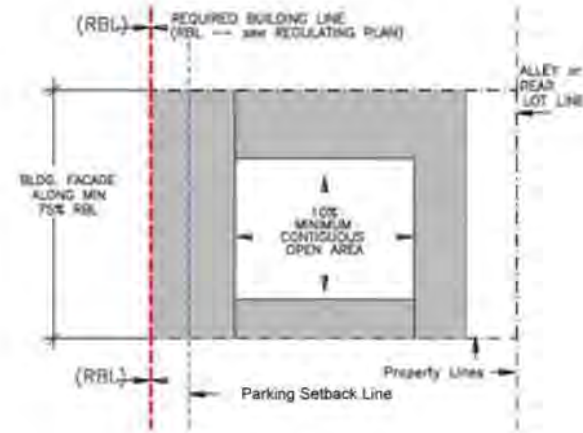
# Marquette Downtown Waterfront Form-Based Code Handbook

## Marquette Waterfront - General 5

### HEIGHT



### SITING



#### Building Height

1. The height of the building is measured in STORIES.
2. Each principal building shall be at least 2 STORIES in height, but no greater than 5 STORIES in height, except as otherwise provided on the REGULATING PLAN.
3. An ATTIC STORY shall not count against the maximum STORY HEIGHT.
4. An additional TOWER STORY is allowed above the maximum building STORY height, within the following parameters:
  - A. The footprint of the tower shall not exceed 400 square feet.
  - B. No horizontal FAÇADE dimension of the tower shall exceed 20 feet.
  - C. STORY HEIGHTS are the same as those for Upper Stories (see below.)
  - D. No ATTIC STORY is permitted above a TOWER STORY.

#### Parking Structure Height

Where a parking structure is within 40 feet of any principal building (built after 2007) that portion of the structure shall not exceed the building's eave or PARAPET HEIGHT.

The STREET WALL shall be located not more than 8 inches behind the REQUIRED BUILDING LINE.

2. A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 5 feet shall be permitted within any required STREET WALL.
3. PRIVACY FENCES may be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building.

#### Upper STORY HEIGHT

1. The maximum floor to ceiling STORY HEIGHT for STORIES other than the GROUND STORY is 12 feet.
2. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 8 feet.

#### Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the STORY in which the mezzanine is situated shall be counted as full STORIES.

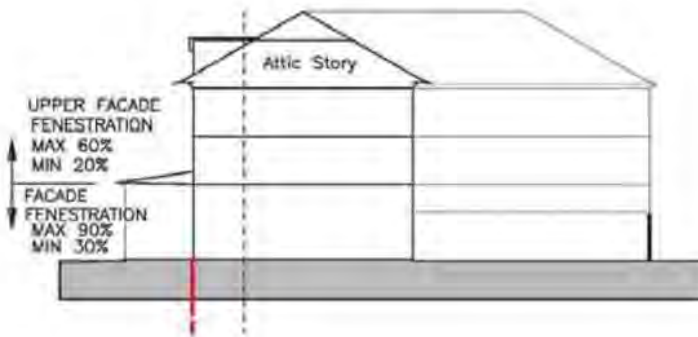
#### Street FAÇADE

1. On each lot the building FAÇADE shall be built to the REQUIRED

# Marquette Downtown Waterfront Form-Based Code Handbook

## Marquette Waterfront - General 5

### ELEMENTS



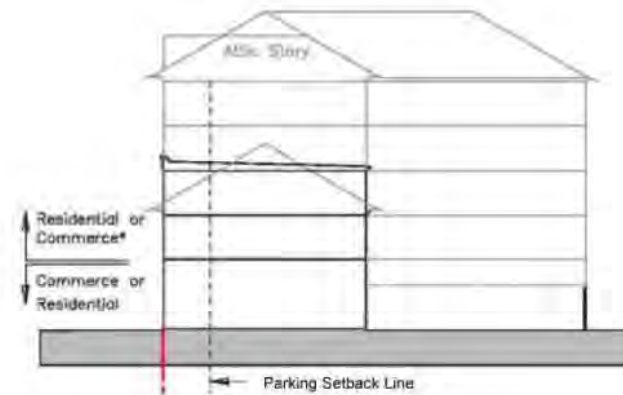
#### FENESTRATION

1. Blank lengths of wall exceeding 20 linear feet are prohibited on all REQUIRED BUILDING LINES (RBL).
2. FENESTRATION on the GROUND STORY FACADES shall comprise at least 30%, but not more than 90%, of the FACADE (measured as a percentage of the FACADE between floor levels).
3. FENESTRATION on the upper story FACADES shall comprise at least 20%, but no more than 60%, of the FACADE area per STORY (measured as a percentage of the FACADE between floor levels).

#### Building Projections

1. Balconies and STOOPS shall not project closer than 5 feet to a COMMON LOT LINE.
2. No part of any building, except overhanging EAVES, awnings, balconies, bay windows, STOOPS, and shopfronts as specified by the code, shall encroach beyond the REQUIRED BUILDING LINE.
3. Awnings shall project a minimum of 6 feet and a maximum of within 1 foot of back of curb (where there are no STREET TREES) or 1 foot into the tree lawn (where there are STREET TREES.)
4. Awnings that project over the sidewalk portion of a STREET-SPACE shall maintain a clear height of at least 10 feet.

### USE



- B. Provide for continuous public access at least 4 feet wide running adjacent and parallel with the awning columns/posts.

#### Doors/Entries

1. At least one functioning entry door(s) shall be provided along the GROUND STORY FACADE of each building and at intervals not greater than 60 linear feet.
2. Doors shall not swing out past the RBL.

#### Roofs

Where the roof is not hidden from the adjacent STREET-SPACE by a PARAPET wall, its pitch shall be between 4:12 and 12:12.

#### GROUND STORY

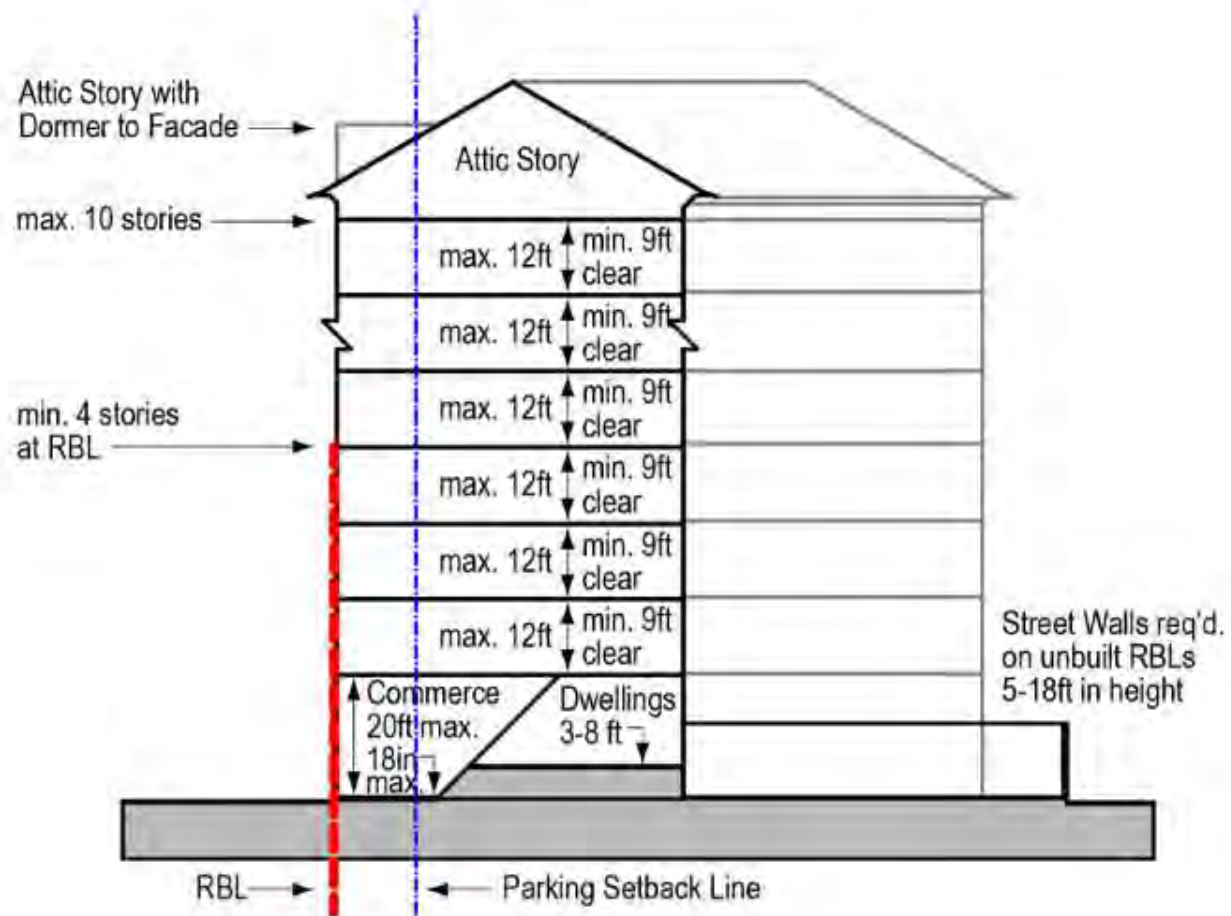
The GROUND STORY shall house COMMERCE or RESIDENTIAL uses. See height specifications above for specific requirements unique to each use.

#### Upper Stories

1. The upper STORIES shall house RESIDENTIAL or COMMERCE uses. No retail sales uses shall be allowed in upper STORIES unless they are second STORY extensions equal to or less than the area of the GROUND STORY use.
2. No COMMERCE use is permitted above a RESIDENTIAL use.
3. Additional habitable space is permitted within the roof where the roof is performed as an ATTIC STORY.

# Metropolitan Center: General Frontages

## HEIGHT







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