

Building / Sidewalk Relationship

INTENT

To ensure that buildings within the City Center frame and enliven the streets and sidewalks.

GUIDELINES

1. Within the City Center, buildings shall be oriented to the adjacent street rather than to a parking lot or structure. Buildings shall directly abut the back of the sidewalk (be located at the future Right of Way line per the LMC Table 21.60.4 Street Standards). The façade nearest the sidewalk shall incorporate windows, entrances, canopies and other features (see other guidelines which address these elements.)
2. Buildings may be set back from the sidewalk for the purpose of providing articulation of a building façade, and/or usable public space that are primarily hardscaped.
3. Setting full floor building facades up to the street may be accomplished through base building area that extends out to the sidewalk, not necessarily the full height of the building.
4. Design of buildings shall avoid requiring a fire lane between the building and the street.

