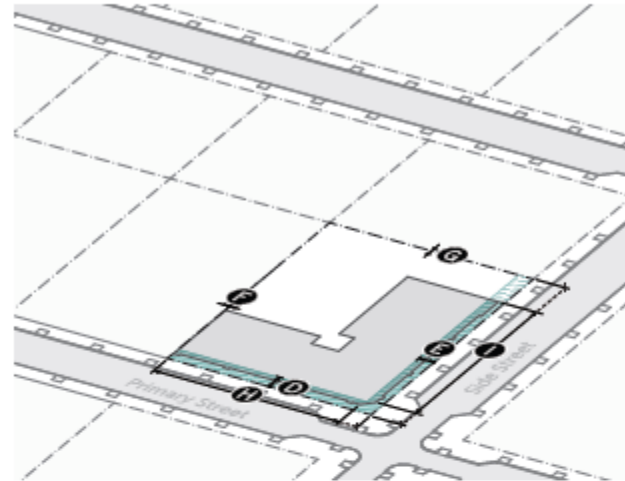


NODE MIXED USE

2.5.4. **NX-8** NODE MIXED USE 8

A. LOT



1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	60'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'

5. BUILD-TO Sec. 2.10.6.

Build-to width (min)	
H Primary street	85%
I Side street	65%

6. TRANSITION Sec. 2.10.7.

Transition type	Type B, D
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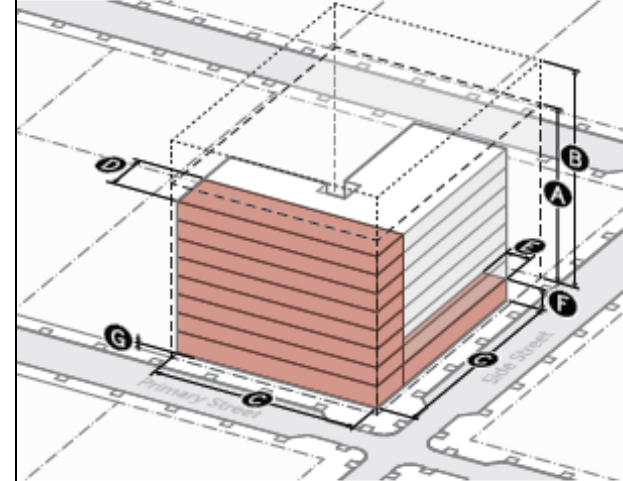
7. PARKING LOCATION Sec. 2.10.8.

Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

NODE MIXED USE

NX-8

B. BUILDING



1. HEIGHT	Sec. 2.10.9.
Building height (max stories/feet)	
A Base	8 / 114'
B With bonus	11 / 156'

2. MASSING Sec. 2.10.10.

C Building width (max)	175'
Active depth (min)	
D Primary street	30'
E Side street	15'

3. GROUND STORY Sec. 2.10.11.

F Ground story height (min)	14'
G Finished floor elevation (min/max)	-2' / 6'

4. TRANSPARENCY Sec. 2.10.12.

H Ground story (min)		
Primary street	70%	35%
Side street	50%	35%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'

5. ENTRANCES Sec. 2.10.13.

K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes

6. FENCES AND WALLS Sec. 2.10.14.

Front yard height (max)	0'
Side street yard height (max)	0'



Looking north up Ridge Street at Monticello



Looking south down Ridge Street south of rail tracks

Twenty-Unit Apartment Building Concept

14 one-bed plus 6 two-bed apartments, 20 parking spaces

