

(1) Kaufman Corridor Core District

A. Purpose	B. Density	
<p>The KC-Core zoning district is intended to provide for the gradual transition of the Kaufman Corridor into a more walkable street with redevelopment and infill along the underutilized corridor. Adequate streets and connections already exist, so the focus is to create more activation of the frontage along Kaufman St. Such activation should allow property owners additions to the building fronts along Kaufman such as outdoor patios, canopies, and kiosks to create a more inviting character. Kaufman St. should evolve into a more bike and pedestrian friendly street with continuous sidewalks and streetscape improvements. All off-street parking in this district shall be placed to the rear or to the side of the primary buildings.</p>	Dwelling units/acre	NA
	C. Lot Dimensions	
	Lot Width (minimum) feet	20
	D. Setbacks (minimum and maximum) feet	
	Street	
	Kaufman St.	10 min.; 20 max.
	All other streets	5 min.; no max.
	Interior	
	Side	0 min. or per fire separation standards
	Rear	5 min.
	E. Height stories and feet (maximum)	
	To the highest-level eave or parapet	3 stories or 45 feet
	F. Lot Coverage (maximum) percentage	
	All structures on the lot	90%
	G. Frontage Build-out	
	Min. build out required along Kaufman St.	70%

Illustrative Images

