

EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District

HILLSIDE MIXED-USE SUB-DISTRICT

The primary intent of the *Hillside Mixed-Use Sub-District* is to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district. A high quantity of residential units within this *Sub-District* will contribute to the overall density of the district. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type D	3'
Street Type K	7½'
Street Type E	4'
Street Type F	7'

SETBACK (DISTANCE FROM ROW LINE)

Summer Lee Drive	5'
Street Type B	5'

BUILDING FORM

Each block face must have a minimum of 85% of its length defined by a building façade.

Street Type D Min. Façade Built to BTL	45%
Street Type K Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type F Min. Façade Built to BTL	45%

Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.

Maximum Lot Coverage	80%
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NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	5	75'
Min. 1 st Floor Commercial Height (w/ Uses Above)	15'	
Minimum 1 st Floor Commercial Height	25'	

ENCROACHMENTS

Summer Lee Drive	5'
Street Type D	5'
Street Type K	5'
Street Type E	5'
Street Type F	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Summer Lee Drive	15'
Street Type D	10'
Street Type K	10'
Street Type E	10'
Street Type F	10'
Street Type B	10'

SURFACE PARKING LOTS

A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Street Type D	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2
Street Type F, B	1
Summer Lee Drive	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Street Type C	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2



