

SQUARES + STREETS DISTRICTS

The Squares + Streets Zoning Districts not only **regulate different building scales and yard conditions**, but also the **types of land use activities** that can happen within areas mapped with these distinct zoning rules -- like retail stores at different sizes, entertainment venues and activities limited to just the ground floor.

In particular, the rules in the districts around can influence the outdoor amenity spaces, the activities you see at eye level along popular streets, space for green improvements, and the overall bulk of the building relative to the land its on. These all play a very important role in how a building feels on the street and how it can impact everyday life.



S0 District - Residential-to-commercial zoning district that provides a transition from lower activity residential areas.

Special Features:

- Restricts to and prioritizes residential uses
- No more than 14 units allowed
- Maximum height of 4 stories
- Small-scale retail is conditional
- Has front, back and rear yards of similar size to many existing residential buildings on main streets



S1 District - Mixed-use district with majority residential uses and small to moderate square footage on individual floors of buildings.

Special Features:

- Predominantly residential but begins to allow more small-scale residential uses
- Maximum height of 4 stories
- Yards are required, but slightly smaller than S0 to bring storefronts closer to the street and to accommodate relatively larger building floorplates



S2 District - Main street mixed-use buildings where ground-floor-retail and storefronts are the prevailing condition.

Special Features:

- "Zero-lot line" side yards that support buildings that share a party wall
- Medium-scale uses are allowed or conditional - mostly restricted to the ground floor
- Maximum height of 5 stories
- **Outdoor amenity space is required**, meaning opportunity for a variety of spaces like outdoor seating, balconies, courtyards, plazas, etc.
- 2' front yards to support active storefront conditions while leaving space for accessibility needs and street tree growth



S3 District - Main street residential and small-scale hospitality buildings in neighborhood mixed-use areas with a wider range of ground floor uses.

Special Features:

- **Active ground floor uses are required**, like retail, restaurant and entertainment spaces
- Higher density buildings at this scale better accommodate multiple ground floor storefronts and support consistency in commercial and community activity
- Some large-scale uses like indoor recreation and large entertainment venues become allowed or conditional uses with a few being allowed above the ground floor
- Maximum of 7 stories with a rear setback requirement abutting residential districts
- Buildings at this height support opportunities for sustainable building practices, like mass timber
- **Outdoor amenity space is required**
- The lot coverage maximum is reduced on larger lots to prevent buildings filling whole parcels



S4 District - Medium-scale, mixed-use building in mixed-use areas with a wide range of active ground floor uses.

Special Features:

- **Active ground floor uses and outdoor amenity space are required**; more outdoor amenity space required than in the smaller districts
- More uses, including large-scale uses like indoor recreation and entertainment venues, are allowed on upper floors than in S3
- Maximum of 7 stories with a rear setback requirement abutting residential districts
- Buildings at this height support opportunities for sustainable building practices
- Larger floorplates than the smaller districts, but the lot coverage maximum is reduced on large lots like in S3



S5 District - Taller mixed-use buildings with many active uses limited to highly active areas that can support higher density housing and job growth.

Special Features:

- **Active ground floor uses and outdoor amenity space are required**; has the highest outdoor amenity space requirement of all the districts
- Maximum of 145 feet (not measured in stories)
- Smaller lot coverage maximum than S4 and the lot coverage maximum is reduced on large lots to further limit the amount of space buildings take up on the ground level
- Same allowances as S4
- Buildings at this height support opportunities for sustainable building practices

Timeline of Land Use, Zoning + Design Components

Small Area Plan Document Zoning Map Amendment

