

North Bethany Main Street



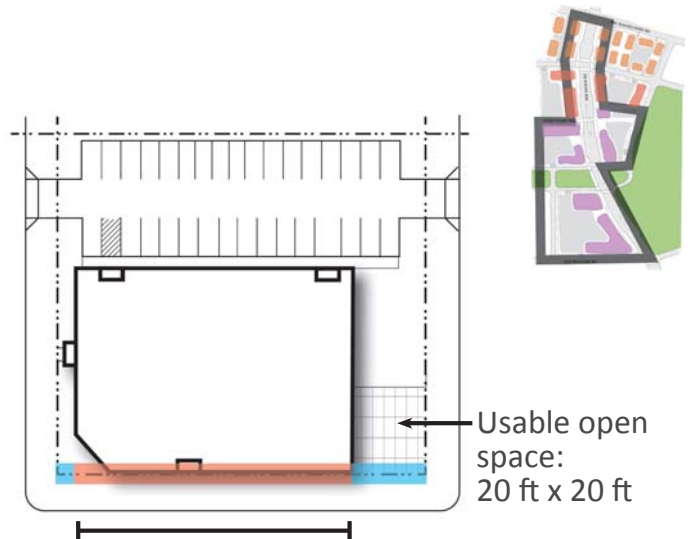
Frontage Occupancy

Explanation:

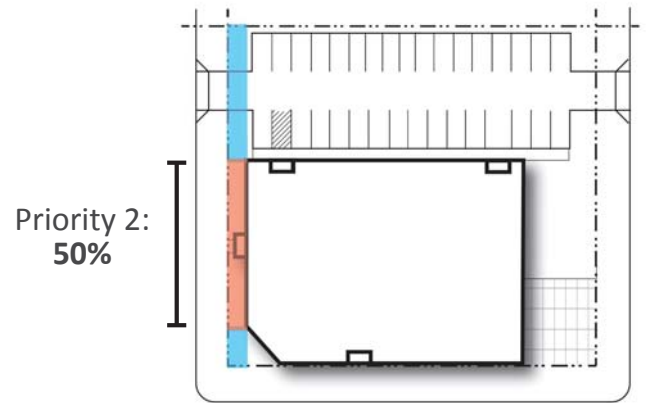
Frontage occupancy (aka “build-to percentage”) is the percent of a property’s street frontage that is occupied by a building. High frontage occupancy reinforces a consistent street wall, which is desirable in a pedestrian-friendly environment.

Note: Frontage occupancy standards work closely with setback standards.

Recommendation:



Priority 1: 75%



	Priority 1 Streets (Kaiser Road)	Priority 2 Streets
NCMU	<p>75% of site frontage must be occupied by a building. First floor must be built to the min/max (0-5 ft) setback range.</p> <p>Where the site frontage is not occupied by a building, usable open space must be provided. Open space must have a minimum depth of 20 ft from the lot line (or to the building setback if it is less than 20 ft), and minimum width of 20 ft.</p> <p>Usable open space could include plazas, outdoor seating, or pedestrian walkways. It may also include landscaping or stormwater planters as long as usable pedestrian amenities are also provided.</p>	<p>50% of site frontage must be occupied by a building. First floor must be built to the min/max (0-5 ft) setback range.</p>
R-24 & R-25+	Same as NCMU	N/A



Usable open space where building doesn't occupy site frontage