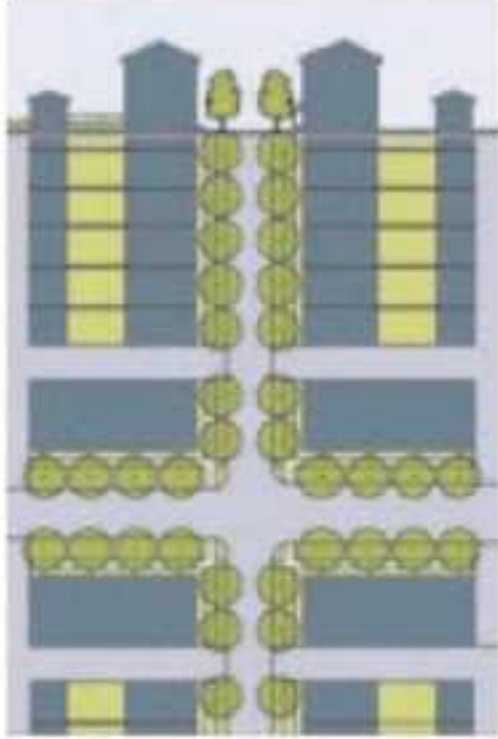


SD- Exit 21 	SPECIAL DISTRICT: EXIT 21
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SD-Exit 21 special district represents the context which surrounds Exit 21 off of I-95. A mix of building types, including but not limited to automotive, office and lodging uses. Active uses within the building shall be located along the primary frontage with transparent windows facing the street. Parking lot design shall include stormwater management, design, and landscaping features for heat island effect reduction, hedges or walls to contain them at street side frontage.

Permitted uses:

By right: Live/work unit, bed & breakfast (up to 5 rooms), inn (up to 12 rooms), hotel (no room limit), SRO hostel, school

Permitted uses:

By right: Live/work unit, bed & breakfast (up to 5 rooms), inn (up to 12 rooms), hotel (no room limit), SRO hostel, school dormitory, office building, retail building, open-market building, retail building, restaurant, liquor selling establishment, bus shelter, convention center, conference center, exhibition center, fountain or public art, playground, library, live theater, movie theater, museum, outdoor auditorium, parking structure, passenger terminal, sports stadium, surface parking lot, religious assembly, gasoline, automobile service, truck maintenance, drive-through facility, rest stop, roadside stand, shopping center, shopping mall, childcare center, fire station, elementary school, police station, funeral home, hospital, medical clinic, cemetery, college, high school, trade school, light industrial facility, truck depot, laboratory facility, electric substation, warehouse, produce storage, mini-storage.

By warrant: Kiosk, push cart, water supply

By warrant: Kiosk, push cart, water supply facility.

Civic spaces: Parks, green, playgrounds, and square.

Base residential density: 10 dwelling units per acre maximum.

Block size/perimeter: 3,000 feet.

Permitted thoroughfares: See thoroughfare standards for T4 and T5.

Building configuration:

Principal building: 3 stories max.

Outbuilding: 2 stories max.

Setbacks:

Principal building:

(G.1) Front setback (principal): 0—80 ft. min.

(G.2) Front setback (secondary): 0—80 ft. min.

(G.3) Side setback: 0 ft. min.

(G.4) Rear setback: 5 ft. min.

Frontage buildout: 65% minimum.

Outbuilding:

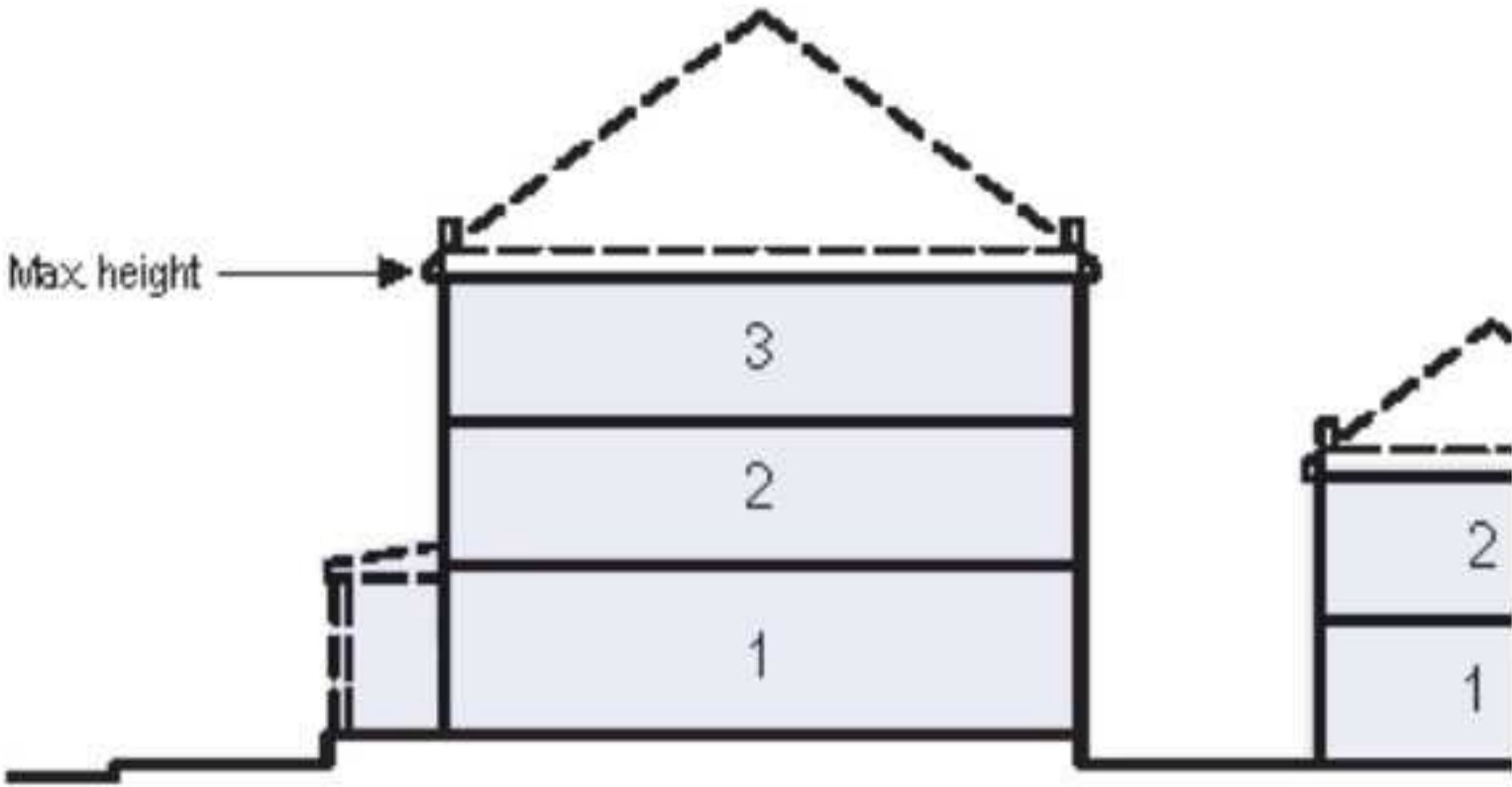
- (H.1) Front setback: 40 ft. from rear property line.
- (H.2) Side setback: 0 ft. min.
- (H.3) Rear setback: 3 ft. min.

Building disposition:

- Edgeyard: Permitted.
- Sideyard: Permitted.
- Rearyard: Permitted.
- Courtyard: Permitted.
- specialized: Permitted.

Lot width: 40 ft. min. and 200 ft. max.
Lot coverage: 70%.

 **EXPAND**

BUILDING CONFIGURATION 1. Building height shall be measured in number of Stories, excluding Attics	
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