

Section II: Subdistrict Standards

Lafayette Subdistrict: Building Regulations

Frontage

A Allowed Frontage Types with Required Build-to Zone

Primary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Tertiary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'

Industrial Frontage is allowed in this Subdistrict.

B Facade width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

Height

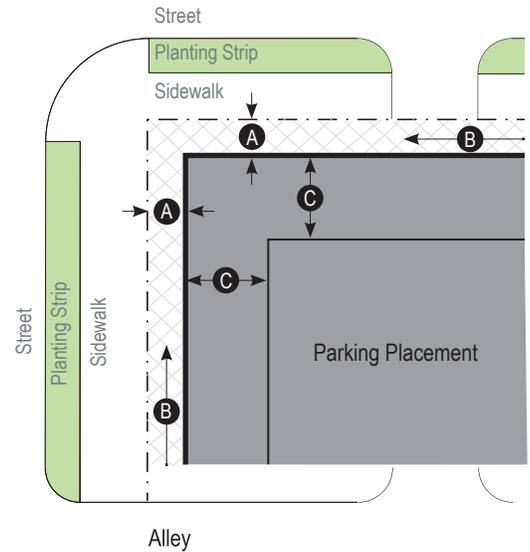
D Max.

• Transitional properties	15 stories
• On Lafayette St	12 stories
• Subdistrict general	8 stories

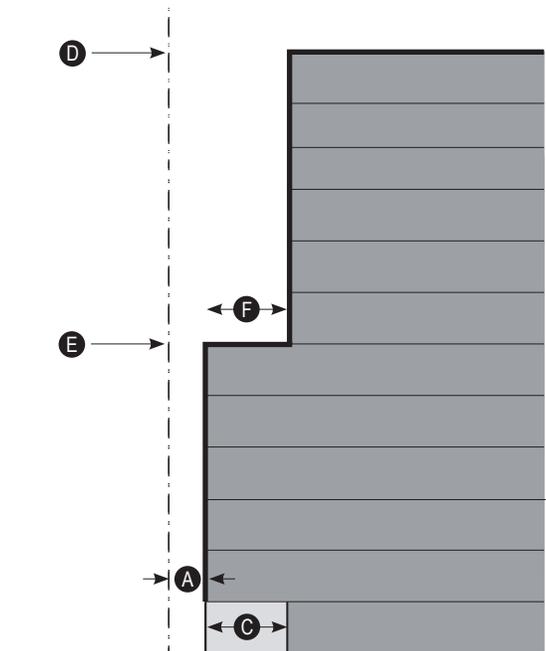
Additional height available through the Bonus Height Program

Step-back

E Step-back required for all buildings fronting public streets	
F Step-back after	6 stories
Min. step-back depth	15'



Building Plan



Building Section

Section IV: General Standards

Bonus Height Chart

Maximum height within the Subdistrict	LEED	LEED ND	Pervious Surface	Open Space	Workforce Housing	Civil Support Space	Upper Level Garage Liner	Public Parking	Bonus Height Maximum	
Central										
James Robertson	elevation of 560'	Any = 2 stories	2 stories	2 stories	2 stories	All Levels to a maximum of elevation above sea level of 560'	2 stories below 560' elevation	2 stories below 560' elevation	2 stories	elevation 560'
Core	30 stories	Silver = 4 stories; Gold = 8 stories Platinum = 12 stories	2 stories	2 stories	8 stories	All Levels	8 stories	8 stories	2 stories	Unlimited
Core-historic	6 stories on the interior of blocks; 10 stories on the corners	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	6 stories on the interior of blocks; 10 stories on the corners
Upper Broadway	100'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	100'
Second and Broadway	8 stories within 105'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	8 stories within 105'
Broadway	5 stories within 65'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	5 stories within 65'
SoBro										
General	30 stories	Silver = 4 stories; Gold = 8 stories Platinum = 12 stories	2 stories	2 stories	8 stories	All Levels	8 stories	8 stories	2 stories	Unlimited
west side of 1st and east side of 2nd	15 stories within 220'	Silver = 4 stories; Gold or Platinum = 5 stories	2 stories	2 stories	5 stories	Levels 1, 2, and 3	5 stories	5 stories	2 stories	20 stories within 300'
Central River	10 stories within 145'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	10 stories within 145'
South										
Lafayette										
General	8 stories	Any = 2 stories	2 stories	2 stories	2 stories	Levels 1, 2, and 3	2 stories	2 stories	2 stories	11 stories
Transitional Properties	15 stories	Any = 2 stories	2 stories	2 stories	3 stories	Levels 1, 2, and 3	3 stories	3 stories	2 stories	18 stories
Lafayette Street	12 stories	Any = 2 stories	2 stories	2 stories	3 stories	Levels 1, 2, and 3	3 stories	3 stories	2 stories	16 stories
Rutledge Hill										
Primary and Secondary Neighborhood	6 stories 3 stories	Any = 1 story No bonus	1 story No bonus	1 story No bonus	1 story No bonus	Levels 1, and 2 No bonus	1 story No bonus	1 story No bonus	2 stories No bonus	7 stories 3 stories
Rolling Mill Hill	65 feet with an SEP of 1:1.5	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	65 feet with an SEP of 1:1.5
Rutledge River	9 stories	Any = 2 stories	2 stories	2 stories	2 stories	Levels 1, 2, 3 and 4	2 stories	2 stories	2 stories	12 stories
West										
Gulch North										
General	7 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	10 stories below 560' elevation
fronting Herman Street	4 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	2 stories	4 stories
Gulch South										
General	10 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	16 stories
fronting Church, Broadway, Demonbreun	15 stories	Any = 2 stories	2 stories	2 stories	3 stories	All Levels	3 stories	3 stories	2 stories	21 stories
at key intersections	20 stories	Silver or Gold = 2 stories; Platinum = 3 stories	2 stories	2 stories	4 stories	All Levels	4 stories	4 stories	2 stories	28 stories
North										
Hope Gardens										
Primary	7 stories	Any = 1 story	1 story	1 story	1 story	Level 1	1 story	1 story	1 story	8 stories
Secondary	4 stories	Any = 1 story	1 story	1 story	1 story	Level 1	1 story	1 story	1 story	5 stories
Neighborhood	3 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	1 story	3 stories
Sulphur Dell										
Primary	7 stories	Any = 1 story	1 story	1 story	1 story	Level 1	Any = 1 story	1 story	1 story	8 stories
Secondary	5 stories	Any = 1 story	1 story	1 story	1 story	Level 1	Any = 1 story	1 story	1 story	6 stories
Neighborhood	4 stories	Any = 1 story	1 story	1 story	1 story	Level 1	Any = 1 story	1 story	1 story	5 stories