



Figure 179.1 Plantings in the frontage zone protect the pedestrian from the building edge and offer aesthetic enhancement to the streetscape.



Figure 179.2 A line in the concrete demarcates the frontage zone and provides an organizing element for items such as planters and furniture. The pedestrian way remains clear.



Figure 179.3 The frontage zone may be an outdoor plaza that serves as a public activity zone.

FZ: FRONTAGE ZONE

The frontage zone is the area between the pedestrian way and the building or property line. The zone allows pedestrians a comfortable “shy” distance from building fronts, fences, hedges, railings, or other property line indicators while maintaining a clear pedestrian way.

As an exception, the frontage zone may house elements that would typically be located in the separation zone, should a separation zone not be present. Elements and fixtures may include transit shelters, utility poles, controller boxes, and traffic and parking signs. Locating of these items should not impede on future building opportunities; items in the frontage zone should be moveable or temporary. In some cases, acquisition of additional right-of-way or provision of permanent easements may be required.

DESIGN PRINCIPLES SUPPORTED

2. Health, Safety and Opportunity
4. Public Realm
5. Character and Vitality

GUIDELINES

FZ 1.0 GENERAL

- FZ 1.1 Maintain a clear pedestrian way.
- FZ 1.2 The minimum frontage zone width recommended adjacent to the pedestrian way is six-inches. The minimum width recommended adjacent to a multi-use way is two-feet.
- FZ 1.3 Placing utilities in the frontage zone, within a utility easement either within or outside of the right of way allows room for trees and other amenities in the separation zone.
- FZ 1.4 Accommodate elements such as stairs, stoops, rails, bay windows, awnings, canopies, overhangs, signs, flags, banners, marquees, cornices, brackets, fences, walls, and planters by varying the frontage zone widths and complying with jurisdictional requirements and building codes.
- FZ 1.5 If the frontage zone is paved, demarcate it with a continuous score line in the concrete or with a pavement band. This provides a clear and recognizable pavement delineation of the pedestrian way and the frontage zone and its appurtenances.
- FZ 1.6 Use vegetative or hard surface ground covering in the frontage zone; no gravel, dirt, or other loose materials that may drift into the pedestrian way are permitted.
- FZ 1.7 Ensure that all projecting signs, awnings, and other overhead objects that may encroach on the pedestrian way, from the frontage zone, meet the minimum clear height zone requirement in the pedestrian way.
- FZ 1.8 Locate overhead covering (e.g. awning) in the frontage zone at building entrances, where it meets the pedestrian way, to offer the pedestrian protection from sun and rain.
- FZ 1.9 Prevent automobile, truck, and transit stopping and parking in the frontage zone.
- FZ 1.10 Light the permeable, lower level building uses in the frontage zone and adjacent to the pedestrian activity zone at night. Light level can be reduced in the later evening hours until dawn.
- FZ 1.11 Utilize fixtures attached to the face of buildings, or indirect illumination from and/or within buildings, as part of the district or corridor lighting plan.



Figure 180.1 A suburban example of a frontage zone that is comprised of a landscape buffer that is four-feet wide along the adjacent parking lot.



Figure 180.2 Permeable, lower level building uses activate the pedestrian activity zone and can coexist with the frontage zone to maintain a clear pedestrian way.



Figure 180.3 The frontage zone along a City Beautiful Corridor, in this case Brookside Parkway, may be open space and tree groupings.

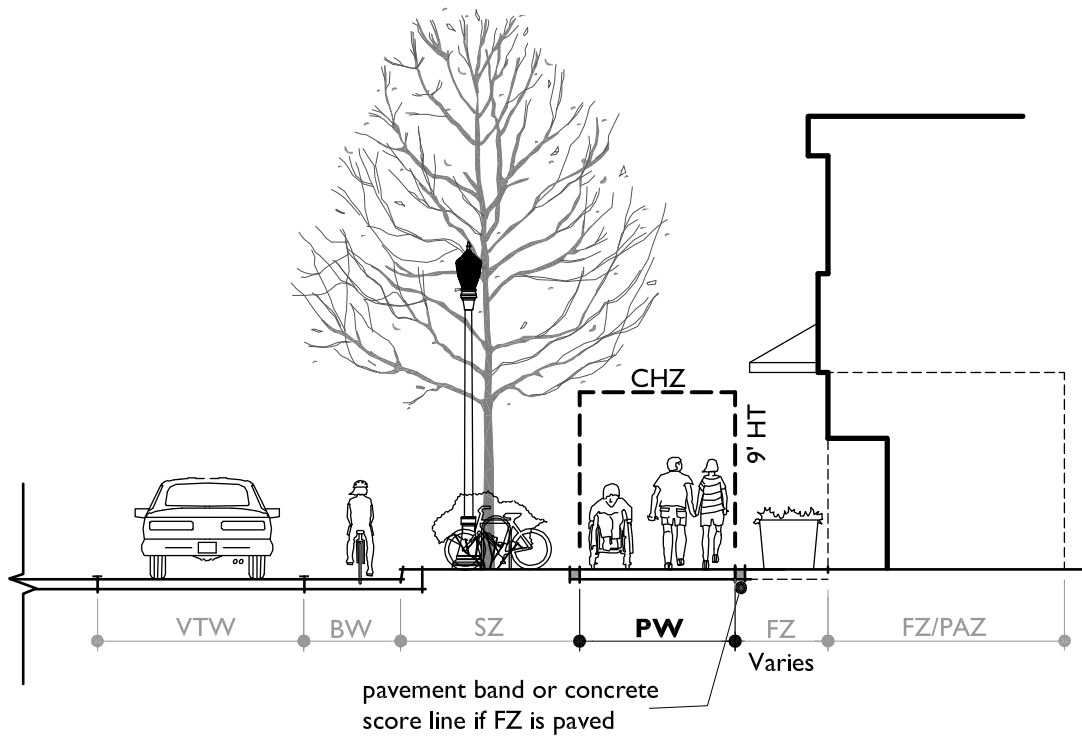


Figure 181.1 Frontage zone in an urban context.

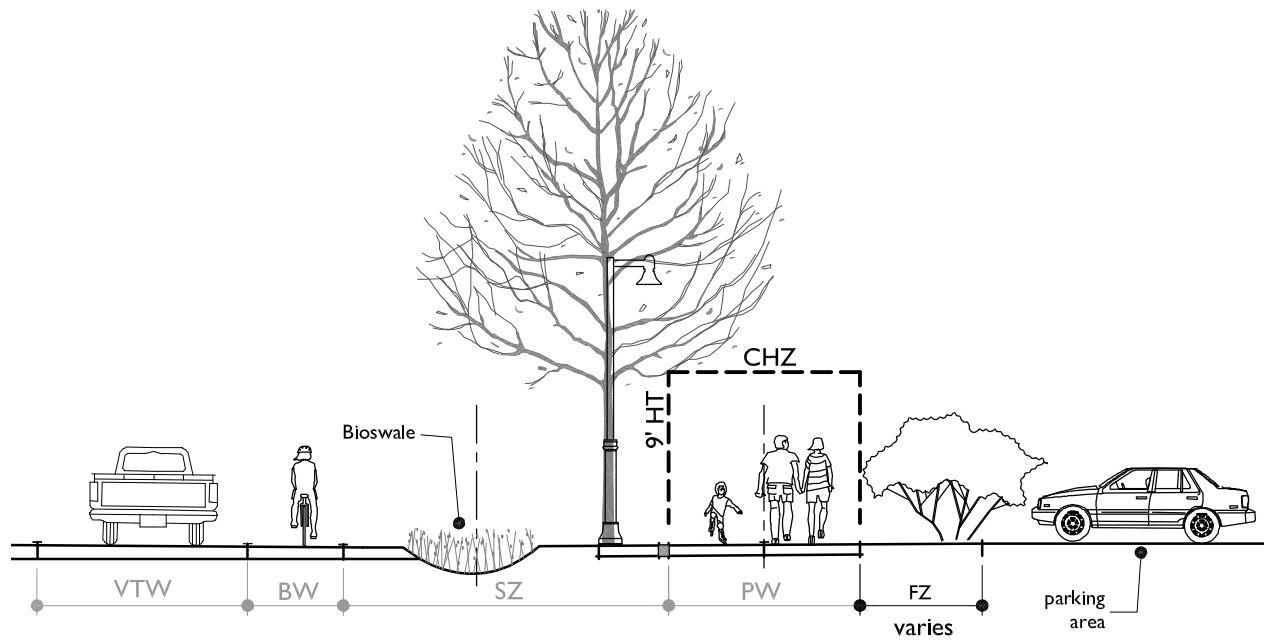


Figure 181.2 Frontage zone in a suburban context.

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