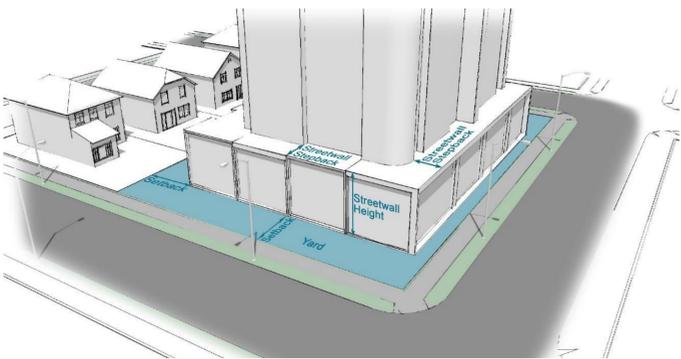
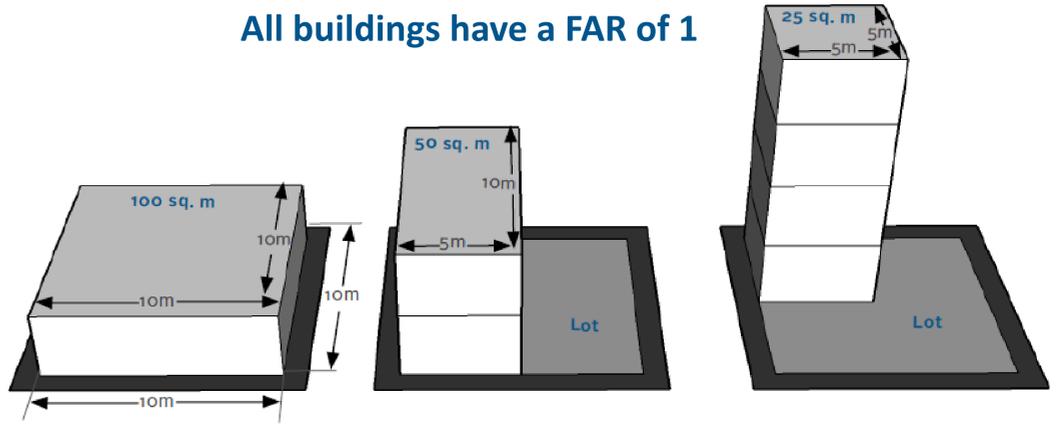


Building Mass Alternatives

R-4 (Multiple Dwelling) Zone Regulations

Floor Area Ratio (FAR) | FAR allows for flexibility in building design. It limits volume without defining a particular shape. Further, it allows for: flexible site planning and building design; better urban design; and densities that encourage a walkable community near transit services.

All buildings have a FAR of 1



Streetwalls & Stepbacks | Requiring a wider base at the bottom of a building (i.e., streetwall) and a defined inset above the streetwall (i.e., stepback) provides several benefits: they help reduce the perceived height / scale of a building; they create a positive pedestrian environment along a sidewalk; and they provide a transition to abutting properties.

Options to Consider

- Preference for a max. height or FAR regulation
- Should buildings have a wide base
- What maximum is appropriate for the study area
- What is the ideal streetwall height or stepback

Comments