64-64 - Design Requirements for Non-residential and Mixed Buildings in Commercial and Manufacturing Districts

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64-64 - Design Requirements for Non-residential and Mixed Buildings in Commercial and Manufacturing Districts

LAST AMENDED 10/9/2013

64-641 - Transparency requirements

LAST AMENDED
10/10/2013

C1 C2 C3 C4 C5 C6 C7 C8 M1 M2 M3

In the districts indicated, the provisions of this Section shall apply to all buildings, other than:

(a)    residential buildings; and

(b)    in C8 Districts and Manufacturing Districts, other than Special Mixed Use Districts, buildings containing predominantly Use Group 16, 17 or 18 uses.

Where street walls are within 50 feet of the street line, and where flood-resistant construction elevation is 10 feet or more above curb level, a portion of the street wall with a minimum of 20 feet in width shall provide transparent glazing materials occupying a minimum of 50 percent of the surface area of such street wall portion, measured between a height of two feet above the level of the adjoining sidewalk or other publicly accessible open area and a height 12 feet above the level of the first finished floor above curb level. The floor level behind such transparent glazing materials shall not exceed the level of the window sill for a depth of at least four feet, as measured perpendicular to the street wall. For buildings with an aggregate width of street wall of more than 65 feet, such transparent portion of the street wall shall be at least 30 percent of the aggregate width of street wall, but need not be wider than 35 feet.

However, where flood-resistant construction standards prohibit glazing due to the location of the building in a zone subject to wave action as indicated on flood maps, the glazing requirements of this Section shall not apply.

64-642 - Transparency requirements for buildings utilizing alternative height measurement

LAST AMENDED
10/10/2013

C1 C2 C3 C4 C5 C6 C7 C8 M1 M2 M3

In the districts indicated, for all buildings utilizing the provisions of Section 64-336 (Alternative height measurement in Commercial and Manufacturing Districts), paragraph (b), street walls shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors. Furthermore, such transparent glazing materials shall occupy at least 50 percent of the surface area of such street wall, measured between a height of two feet above the level of the adjoining sidewalk or other publicly accessible open area and a height of 12 feet above the level of the first finished floor above curb level. The floor level behind such transparent glazing materials shall not exceed the level of the window sill for a depth of at least four feet, as measured perpendicular to the street wall.