

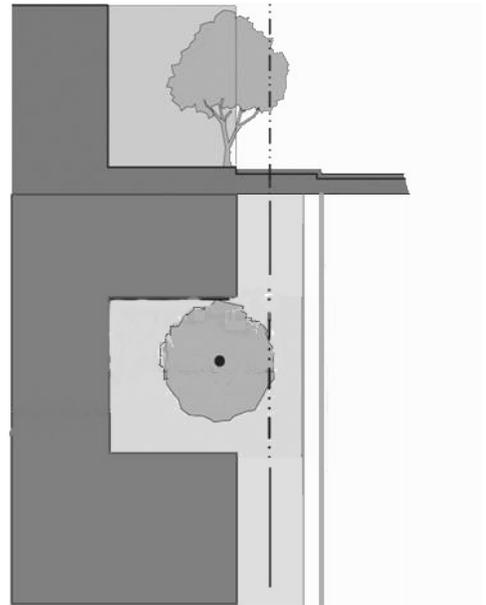
Frontage Types

Frontage Types

Various frontage types are established in order to implement the North Fourth Street Overlay Zone and Districts. The building form regulations describe the situations where each frontage type is required. The frontage types are:

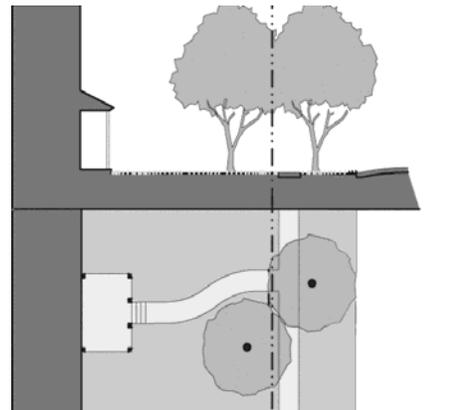
Forecourt

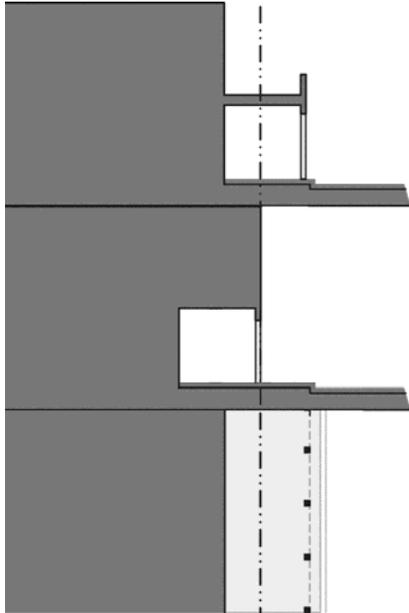
A portion of the facade is close to the frontage line and the central portion is set back. The forecourt created may be used for vehicular drop-offs. Large trees within the forecourts may overhang the sidewalks. Forecourts must be used in conjunction with stoops, shop fronts, or portals.



Front Yard

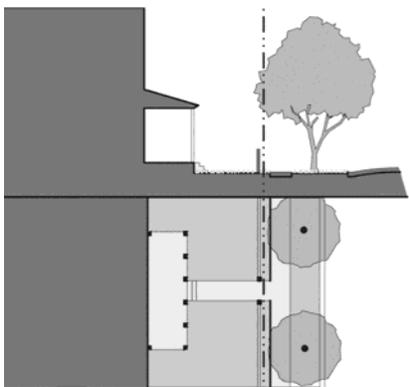
A planted frontage wherein the façade is setback from the frontage line. An encroaching porch may also be attached to the façade. A fence or wall at the property line may be used to define the private space of the yard. The wall may be no higher than 36” unless the residence fronts a street with ADT greater than 3,000, in which case the wall may be no higher than five feet. Individual parcel walls may not be constructed so that when taken together they create a walled development.





Portal (Arcade)

A portal is a covered porch supported by evenly spaced columns and is attached to the front building façade. It may overlap the sidewalk to within 2 feet of the curb. Portals may include a balcony for the floor above. If the portal includes conditioned space on the floor above, it may not encroach beyond the property line. Commercial portals must have eight feet clear width. This type is conventional for retail use. A portal is an important element of New Mexican vernacular architecture.

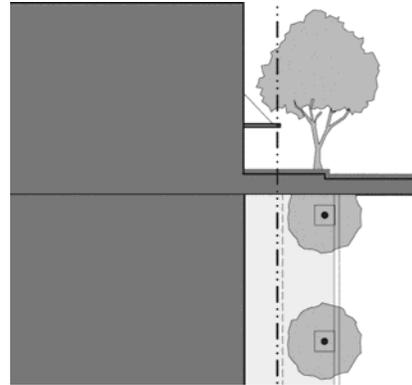


Porch

A planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. Porches shall be no less than 5 feet deep. A porch may be screened but not glazed. A fence at the frontage line is required.

Shop Front

A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that should overlap the sidewalk. Syn: Retail frontage.



Stoop

A Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is an exterior stair and landing. The stair may be a perpendicular or parallel to the sidewalk. This type is recommended for ground-floor Residential use in an urban environment.

