

Shy Zone Setbacks

in the Downtown/Business Government (BG) District

What is a Shy Zone?

A “Shy Zone” is front yard building setback that incentivizes certain building and site design features that enhance the streetscape. These features create visual interest and allow for more “elbow room” on streets where there isn’t enough room for wider sidewalks. This type of setback is proposed for the **Downtown Business/Government (BG) District** as part of the changes in the Downtown Streets Project.

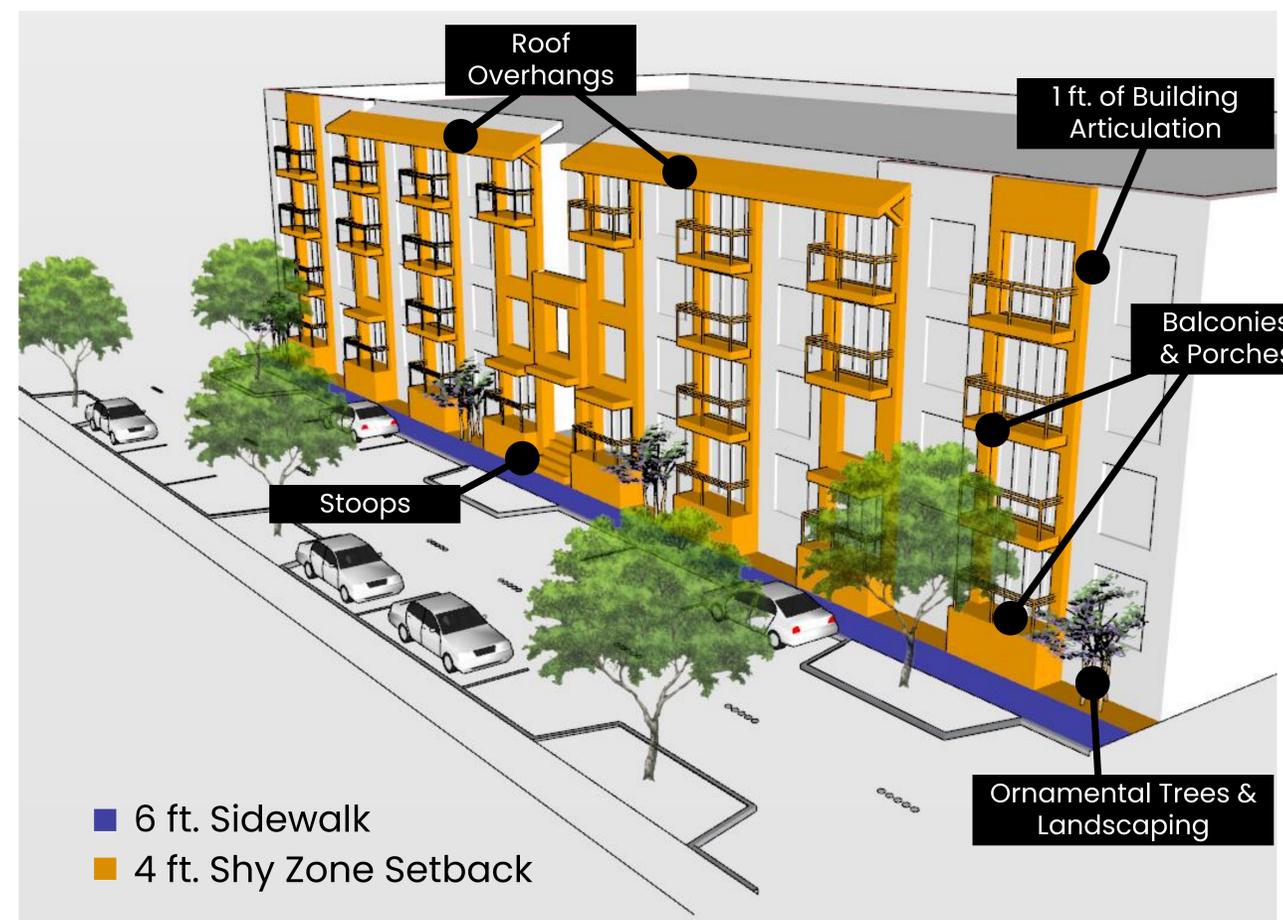
How is this different from existing setbacks?

Existing setbacks in the BG district vary based upon the street type, the use of the property, and the presence of on-street parking. Currently, the setback is measured from the curblineline of the street.

How does it work?

- Rather than being measured from the curblineline, the Shy Zone Setback will be measured from the edge of the planned right-of-ways established by the Downtown Streets Project. In most cases for new development and redevelopment, this will be the same as the property line.
- At least two-thirds (2/3) of the front building façade must be located within 10 feet of the shy zone.
- Certain design features may be located fully inside the shy zone, such as stoops, porches, patio dining, balconies, ornamental trees, landscaping, street furniture, roof overhangs, awnings, accessibility ramps, and additional sidewalk.
- Architectural features that add articulation and visual interest to the building may encroach up to 1 foot into the shy zone. This is limited to 50% of the length of the building facing the street.
- Enclosed habitable floor area and parking spaces may not be located in the shy zone. An exception is allowed for the second floor and above, where the ground floor includes a minimum 7 foot sidewalk separated from the street by a colonnade.

Note: A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.



Street Type	Shy Zone Setback
Downtown Couplet	4 feet
Gateway Corridors	4 feet
Mixed-Use Local Streets	3 feet
Residential Local Streets	10 feet
Mews Streets & Special Streets	3 feet
Other Streets Not Specified	4 feet