



WITHOUT Urban Design Rules

Without urban design, new buildings would be nothing more than crude boxes with no detail or sense of scale, and a poor relationship to the sidewalk and street.



WITH Urban Design Rules

Urban design rules that limit the size and shape of buildings (often called 'bulk controls') help ensure more appropriate building forms that fit into existing neighborhoods with attention to detail, scale, and pedestrian experience at street level.

A Street Corner in NoHo

The proposed zoning requires **HEIGHT LIMITS**, **BASE HEIGHTS** and **SETBACKS** to ensure new developments will fit into the surrounding neighborhood. The yellow buildings depicted here are **ILLUSTRATIVE BUILDING FORMS** that demonstrate one of many possible designs.

MAXIMUM BUILDING HEIGHTS ensure that new developments remain in scale with existing nearby buildings.

BASE HEIGHTS and **SETBACKS** play an important role in maximizing light and air at the sidewalk, shaping the scale of the street and the sidewalk experience, and providing lively and active street frontages.

Max. Bulk Envelope (M1-5 / R9X)

FLEXIBILITY is embedded in the zoning to allow for variety and creativity in architectural expression and innovative construction methods.

This art exhibit must be new, maybe worth checking out...

Have you explored the new supermarket around the corner yet?

Within **HISTORIC DISTRICTS**, review from the Landmarks Preservation Commission (LPC) further ensures the character and feel of new developments are consistent with the character of the neighborhood.

