BUILDING: E 5
GENERAL USE: Commercial: 4000 sf
SPECIFIC USE BY FLOOR: Commercial: 4000 sf
PARKING REQUIRED: 16 spaces
PARKING PROVIDED: On street
NOTES: • Renovate • Keep original masonry openings • Replace existing windows • Clean brick • Repair and expose roof trim

BUILDING: E 6
GENERAL USE: • Demolish • Replace with N 11 • Consider removing or rehabilitating

BUILDING: E 7
GENERAL USE: • Demolish • Replace w/ G 2

BUILDING: E 8
GENERAL USE: Commercial: 4000 sf
SPECIFIC USE: • Office, 20,000 sf • Office, 10,000 sf • Office, 10,000 sf
PARKING REQUIRED: 140 spaces
PARKING PROVIDED: G 2
NOTES: • related to N3 • Goal for thin 6 3 stories similar to curtain, investigation of architecture might warrant replacing it or exclusion of 3rd story • Insert loft on east structural bay only • Repair and replace existing windows • Clean brick • Maintain 6’ from floor of loft to ceiling of west bay • Consider removing southeast concrete wall of adjacent building (E 7)
**BUILDING: E13**

**GENERAL USE:** Commercial: 1512 sf

**SPECIFIC USE:** Retail/Restaurant, 1512 sf

**PARKING REQUIRED:** 5 spaces

**PARKING PROVIDED:** On-street

**NOTES:**
- Renovate as necessary
- Windows proportion of pairs to match others on site
- Lightly clean & wax concrete
- Leave the sill of windows on the southwestern wall facing the river, and replace with metal industrial doors with glass. Add sills
- Vent to remain
- Replace roof with same
- Provide galvanized half-round gutter & spout.

**BUILDING: E14**

**GENERAL USE:** Commercial: 6680 sf

**SPECIFIC USE:** Retail, 6680 sf

**PARKING REQUIRED:** 27 spaces

**PARKING PROVIDED:** G 3 and on street

**NOTES:**
- Refinish & replace existing windows or replace with double or triple-hung windows with vertical panes to match others on site
- Clean brick
- Replace doors with same material, wood
- Replace roof with same

**BUILDING: E16**

**NOTES:**
- Demolish
- Replace with Building 54
E 17
BUILDING:
GENERAL USE: Manufacturing
SPECIFIC USE: R-1
NOTES: Manufacturing: 38,428 sf

E 18
BUILDING:
GENERAL USE: Manufacturing
SPECIFIC USE: R-1
NOTES: Manufacturing: 6,500 sf
Manufacturing, 13,964 sf
Manufacturing, 13,964 sf
- Add exterior brick veneer
- Replace windows with same
- Replace metal roof with same
- Provide galvanized half-round gutter & spout
- Demolish
- Replace with building No.

E 19
BUILDING:
GENERAL USE: Office
SPECIFIC USE: R-1
NOTES: 1,900 sf
- Remove & replace existing windows & doors
- Clean brick, stucco or stow at site
- Replace roof with same
- Provide galvanized half-round gutter & spout when necessary
- 160 sf
- 40 sf
- G-1

E 20
BUILDING:
NOTES: Demolish both buildings
- Replace with new house per plan

GEORGETOWN
DESIGN CODE
BUILDING NOTES: E17, E18, E19, E20

### N 5
**Building:** Residential: 15 units

**General Use:**

**Specific Use by Floor:**
- 1: Sub Sr. Housing, 3 units
- 2: Affordable Rental, 5 units
- 3: Affordable Rental, 5 units

**Parking Required:**
- 21 spaces

**Parking Provided:**
- On street & G4

**Notes:**
- 4973 sf/units
- 80% efficiency
- 3698 sf/units
- 750 sf/units
- 5.2 units of 750 sf/units
- 5 units of 779 sf/units

---

### N 6 (Community Theater)

**Building:**

**General Use:**

**Specific Use by Floor:**
- G: Community Theater, 7000 sf
- Office, 3000 sf

**Parking Required:**
- 20 spaces

**Parking Provided:**
- On street, G4

**Notes:**
- Associated with E 19

---

### N 7

**Building:**

**General Use:**

**Specific Use by Floor:**
- G: Parking 110 spaces
- Office, 16 spaces
- For Sale Lofts, 16 spaces
- For Sale Lofts, 16 spaces

**Parking Required:**
- 155 spaces

**Parking Provided:**
- 168 spaces

**Notes:**
- Associated with E 21

---

### N 8

**Building:**

**General Use:**

**Specific Use by Floor:**
- G: Rental Lofts, 17 units

**Parking Required:**
- 77 spaces

**Parking Provided:**
- G2

**Notes:**
- 18,278 sf/units
- 80% efficiency
- 17 units
- 17 units of 860 sf/units

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SEE ALSO PAGES 77, 82

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### Georgetown

**Design Code**

**Building Notes:** N5, N6, N7, N8
A Live/Work House is a mixed-use attached building on its own lot, with one single-family unit, and/or behind a commercial space. Within the Neighborhood General Zone this type occupies lots that are a minimum of 50 feet in width by a minimum of 100 feet in depth. The setbacks to the principal building measured from the lot lines are 12 - 18 feet from the front, a minimum of 6 feet from each side, and a maximum of 24 feet from the rear. The setbacks to the outbuilding and back building from the side are a minimum of 3 feet and a maximum of 5 feet from the rear. Porches, balconies, bay windows, and chimneys may encroach into the setbacks a maximum of 6 feet from frontages and 2 feet at sides. Back buildings may be a maximum of 20 feet in width. An outbuilding containing a garage and/or apartment (not exceeding 600 square feet in footprint) is permitted in the rear yard. Principal buildings may be a maximum of three stories in height. Outbuildings and back buildings may be a maximum of two stories in height. Garages and/or surface parking shall be accessed from a rear lane.

<table>
<thead>
<tr>
<th>30% max. width x 90% min. depth (corner lot may be 0-20 ft. width)</th>
<th>60% max. of lot coverage by roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td>No max. of lot coverage by roof</td>
</tr>
<tr>
<td>12 - 18 ft. at bldg. frontage</td>
<td>Setbacks</td>
</tr>
<tr>
<td>6 ft. min. at bldg. side</td>
<td>0 ft. at bldg. frontage</td>
</tr>
<tr>
<td>24 ft. min. at bldg. rear</td>
<td>0 ft. at bldg. side</td>
</tr>
<tr>
<td>3 ft. min. or 5 ft. if 6 ft. non-constr. element on adj. lot</td>
<td>0 ft. at bldg. rear</td>
</tr>
<tr>
<td>1 - 6 ft. min. out bldg. rear</td>
<td>3 ft. min. at out bldg. rear</td>
</tr>
<tr>
<td>50% of lot width min. of bldg. frontage at setback</td>
<td>100% of lot width min. of bldg. frontage at setback</td>
</tr>
<tr>
<td>8 ft. max. at bldg. frontage, but may not exceed frontage line</td>
<td>Rear service area</td>
</tr>
<tr>
<td>2 ft. max. at bldg. side</td>
<td>12 ft. min. at bldg. frontage, overlapping sidewalk</td>
</tr>
<tr>
<td>Height</td>
<td>3 stories max. of principal bldg.</td>
</tr>
<tr>
<td>18 in. - 3 ft. of floor above grade</td>
<td>4 stories max. of principal building</td>
</tr>
<tr>
<td>2 stories max. of back bldg. and out bldg. at corner lot</td>
<td>0 ft. min. of floor above grade</td>
</tr>
<tr>
<td>Porch &amp; Fence - Described, Scale footages</td>
<td>2 stories max. of back bldg. and out bldg.</td>
</tr>
<tr>
<td></td>
<td>Skillion &amp; Awnings footages</td>
</tr>
</tbody>
</table>

A Live/Work / Rowhouse is a mixed-use attached building, on its own lot, with one dwelling above and/or behind a commercial space. Within the Neighborhood Center Zone this type occupies lots that are a minimum 22 feet in width by a minimum 80 feet in depth. The setbacks to the principal building measured from the lot lines are 0 to 6 feet from the front, 0 feet from each side, and a maximum of 20 feet from the rear. Awnings and galleries may encroach the front setback overlapping the sidewalk. An outbuilding containing a garage and/or apartment (not exceeding 600 square feet in footprint) is permitted in the rear yard. Principal buildings may be a maximum of four stories in height. Outbuildings and back buildings may be a maximum of two stories in height. Garages and/or surface parking shall be accessed from a rear alley.
**BUILDING:**

**GENERAL USE:**

**SPECIFIC USE BY FLOOR:**

**GROUND:**
- Commercial
  - Parking: 2,000 sq ft

**2:**
- Health Club
  - Parking: 180 spaces

**3:**
- Parking: 201 spaces

**4:**
- Parking: 201 spaces

**PARKING REQUIRED:**

**PARKING PROVIDED:**

**NOTES:**

- Unassigned
- Reserved for existing transit
- Health Club

---

**G 2**

**GENERAL USE:**

**SPECIFIC USE BY FLOOR:**

**GROUND:**
- Parking: 240 spaces

**2:**
- Parking: 60 spaces

**3:**
- Parking: 60 spaces

**PARKING REQUIRED:**

**PARKING PROVIDED:**

**NOTES:**

- Assigned to N1, N2, N3

---

**G 3**

**GENERAL USE:**

**SPECIFIC USE BY FLOOR:**

**GROUND:**
- Parking: 150 spaces

**2:**
- Parking: 50 spaces

**3:**
- Parking: 50 spaces

**PARKING REQUIRED:**

**PARKING PROVIDED:**

**NOTES:**

- Assigned to E1, E2, E3

---

**G 4**

**GENERAL USE:**

**SPECIFIC USE BY FLOOR:**

**GROUND:**
- Parking: 172 spaces

**PARKING REQUIRED:**

**PARKING PROVIDED:**

**NOTES:**

- Designated for pedestrian and office functions

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**GEORGETOWN DESIGN CODE**

**BUILDING NOTES:** G1, G2, G3, G4