Urban Design Quality

Upper-level setbacks

HALA
OUSING AFFORDABILITY
ND LIVABILITY AGENDA

An upper-level setback requires that the upper portion of a building be further away from the property line or from a street.

Requiring upper-level setbacks can have several outcomes. Upper-level setbacks:

- allow more daylight to reach the street level.
- can create open space and shared areas for people in the building such as gathering and play spaces.
- can be placed when buildings are adjacent to the right-of-way to help transition between zones.
- reduce the amount of floor area that can be developed, resulting in an overall smaller building.