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## Center for the Creation and Performance of the Arts

Dennis P. McGowan

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# The Center for the Creation and Performance of the Arts

A design thesis submitted to Roger Williams University, School of Architecture,  
Art and Historic Preservation in partial fulfillment of the requirement of the MArch  
Degree in Architecture in May 2009

By:

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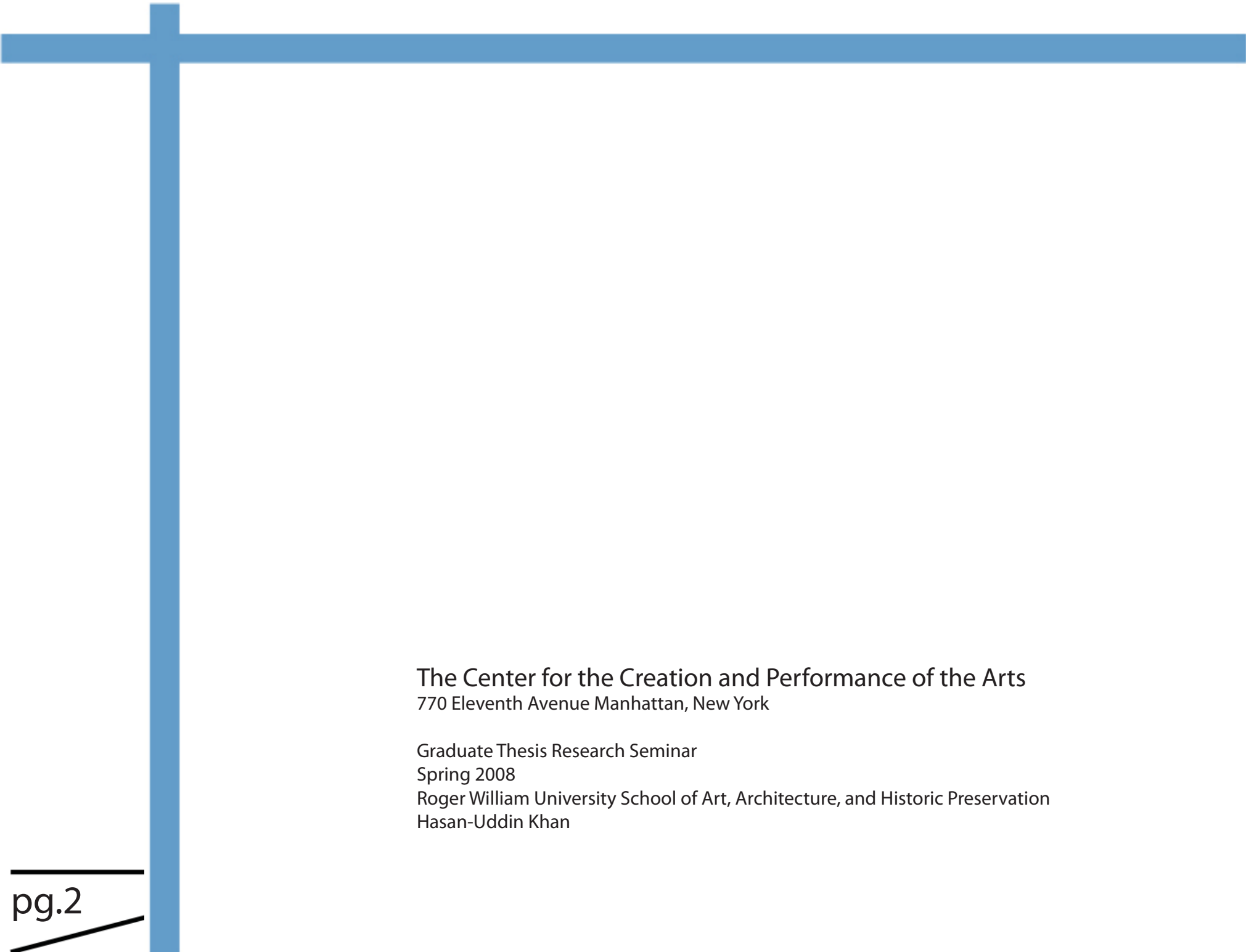
Dennis P. McGowan  
Class of 2009

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Stephen White  
Dean  
School of Architecture, Art, and  
Historic Preservation.

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Hasan-Uddin Khan  
Advisor  
Distinguished Professor  
School of Architecture, Art, and  
Historic Preservation

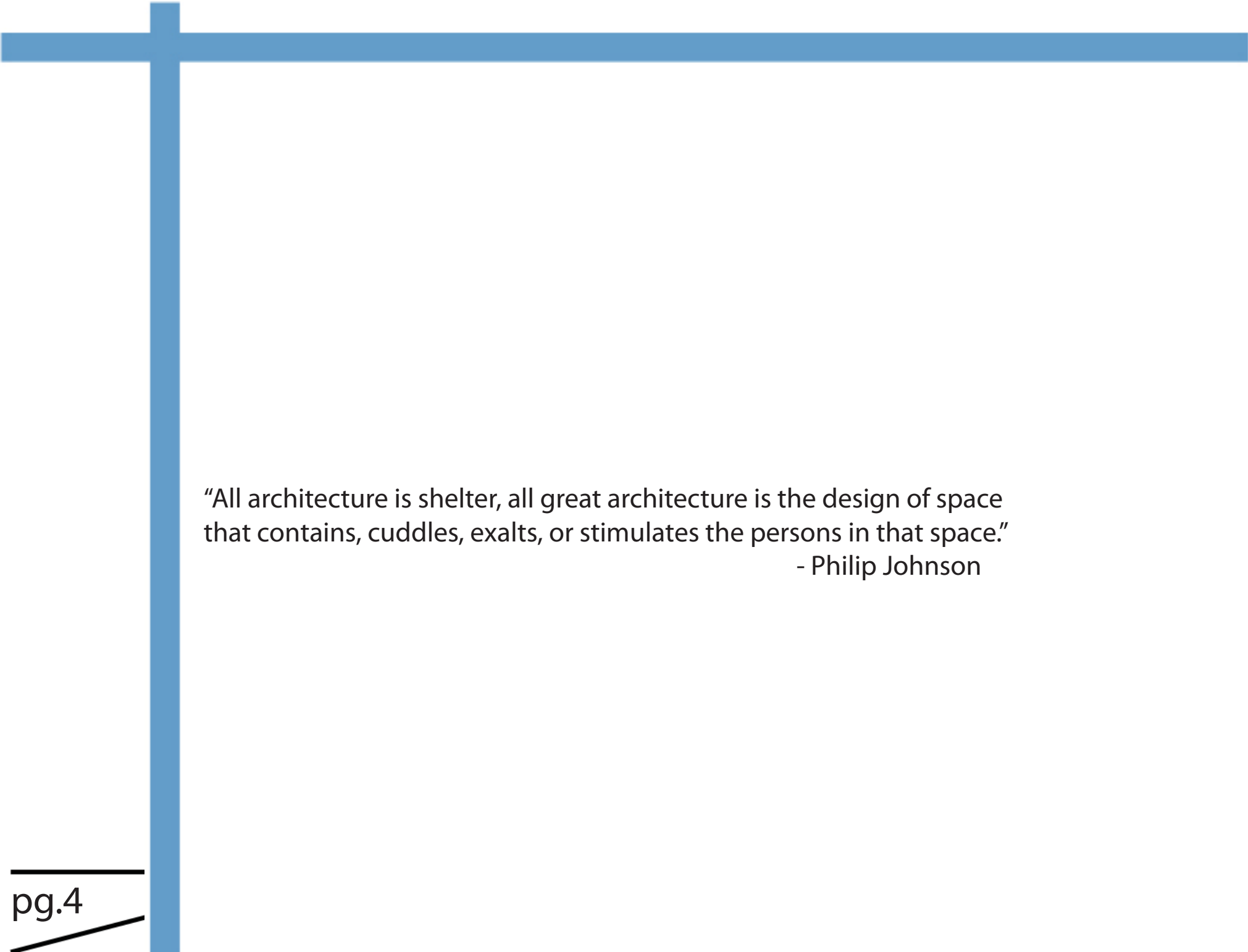


The Center for the Creation and Performance of the Arts  
770 Eleventh Avenue Manhattan, New York

Graduate Thesis Research Seminar  
Spring 2008  
Roger William University School of Art, Architecture, and Historic Preservation  
Hasan-Uddin Khan

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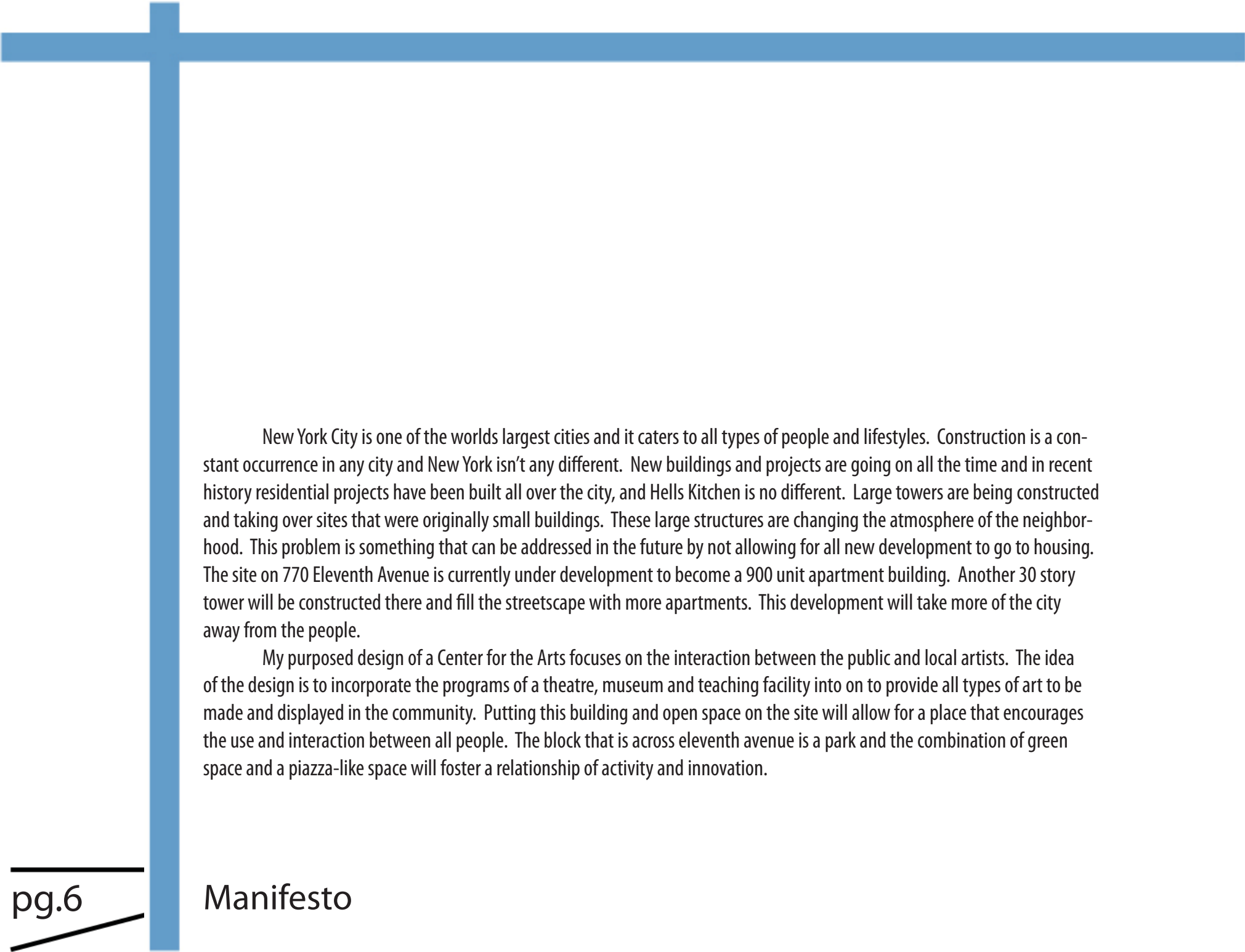


“All architecture is shelter, all great architecture is the design of space that contains, cuddles, exalts, or stimulates the persons in that space.”

- Philip Johnson

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# Manifesto



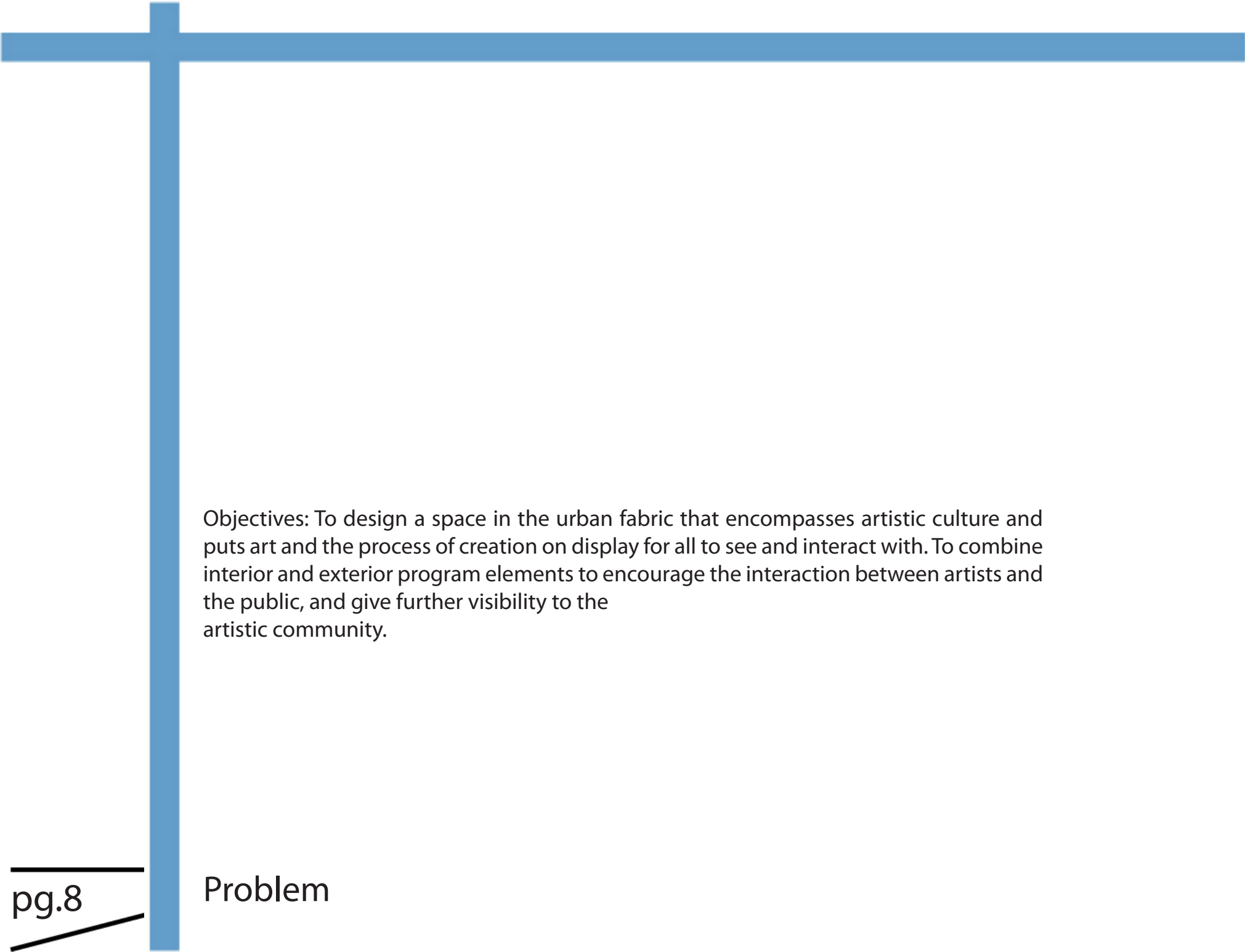
New York City is one of the worlds largest cities and it caters to all types of people and lifestyles. Construction is a constant occurrence in any city and New York isn't any different. New buildings and projects are going on all the time and in recent history residential projects have been built all over the city, and Hells Kitchen is no different. Large towers are being constructed and taking over sites that were originally small buildings. These large structures are changing the atmosphere of the neighborhood. This problem is something that can be addressed in the future by not allowing for all new development to go to housing. The site on 770 Eleventh Avenue is currently under development to become a 900 unit apartment building. Another 30 story tower will be constructed there and fill the streetscape with more apartments. This development will take more of the city away from the people.

My purposed design of a Center for the Arts focuses on the interaction between the public and local artists. The idea of the design is to incorporate the programs of a theatre, museum and teaching facility into on to provide all types of art to be made and displayed in the community. Putting this building and open space on the site will allow for a place that encourages the use and interaction between all people. The block that is across eleventh avenue is a park and the combination of green space and a piazza-like space will foster a relationship of activity and innovation.

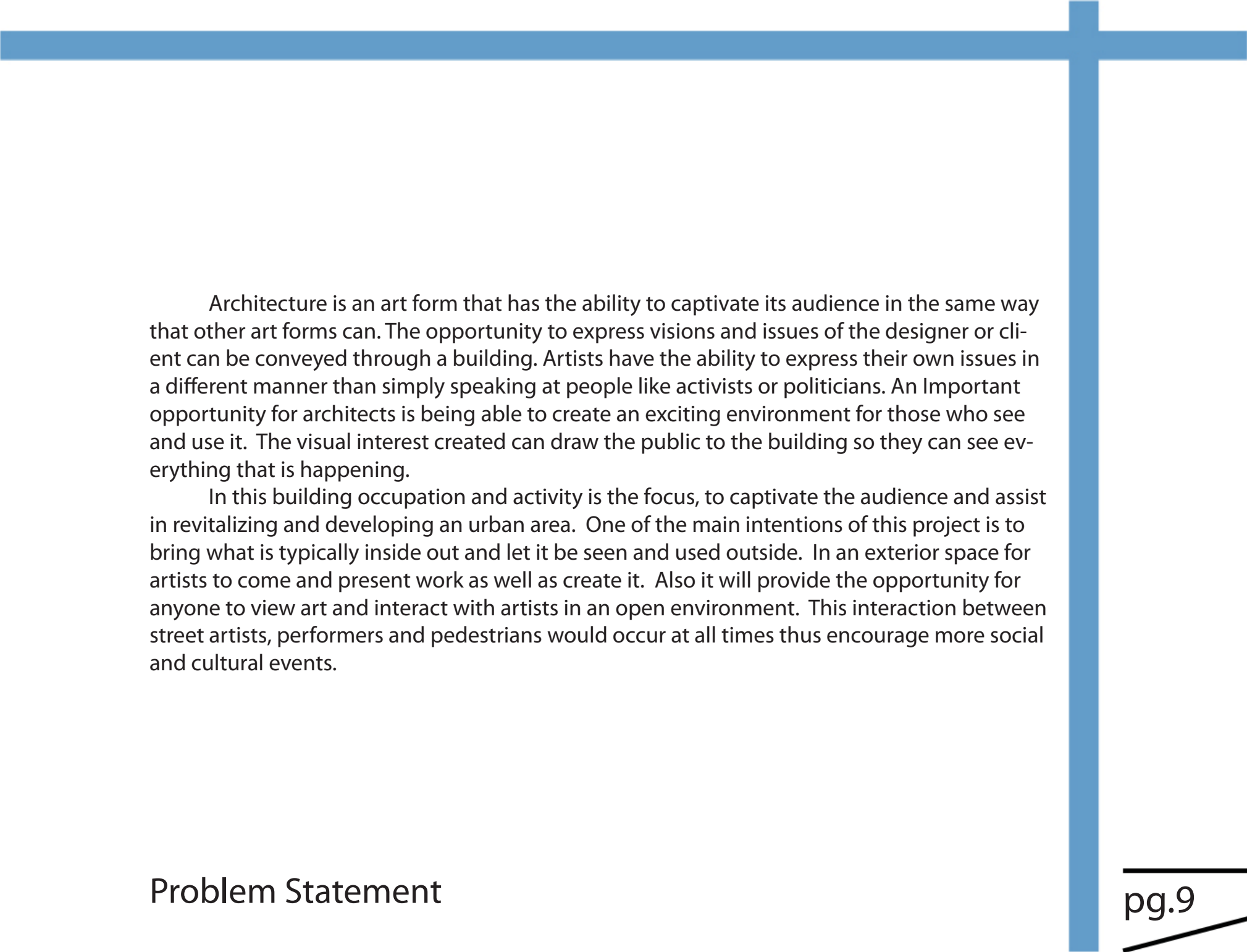
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# Problem





Objectives: To design a space in the urban fabric that encompasses artistic culture and puts art and the process of creation on display for all to see and interact with. To combine interior and exterior program elements to encourage the interaction between artists and the public, and give further visibility to the artistic community.

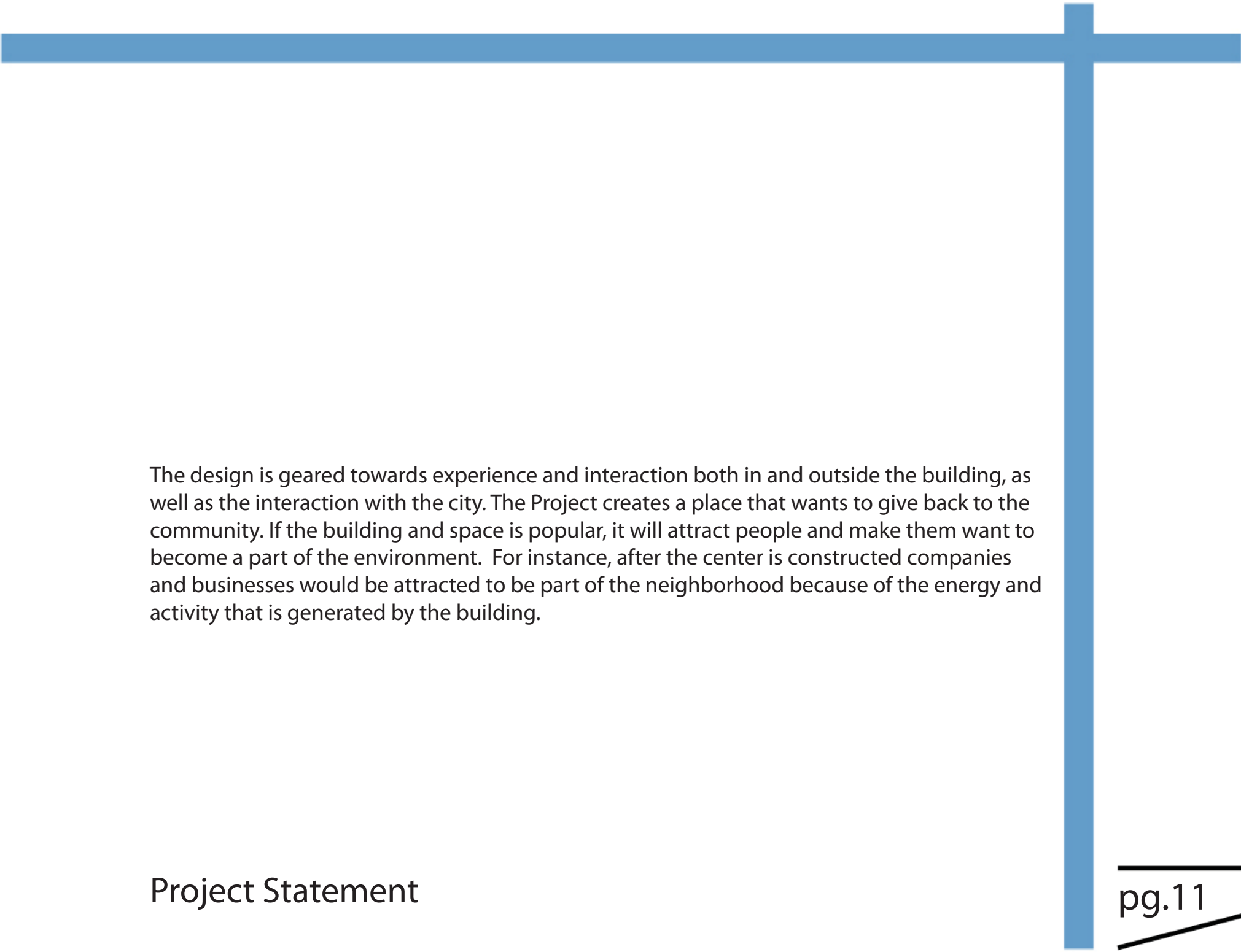


Architecture is an art form that has the ability to captivate its audience in the same way that other art forms can. The opportunity to express visions and issues of the designer or client can be conveyed through a building. Artists have the ability to express their own issues in a different manner than simply speaking at people like activists or politicians. An Important opportunity for architects is being able to create an exciting environment for those who see and use it. The visual interest created can draw the public to the building so they can see everything that is happening.

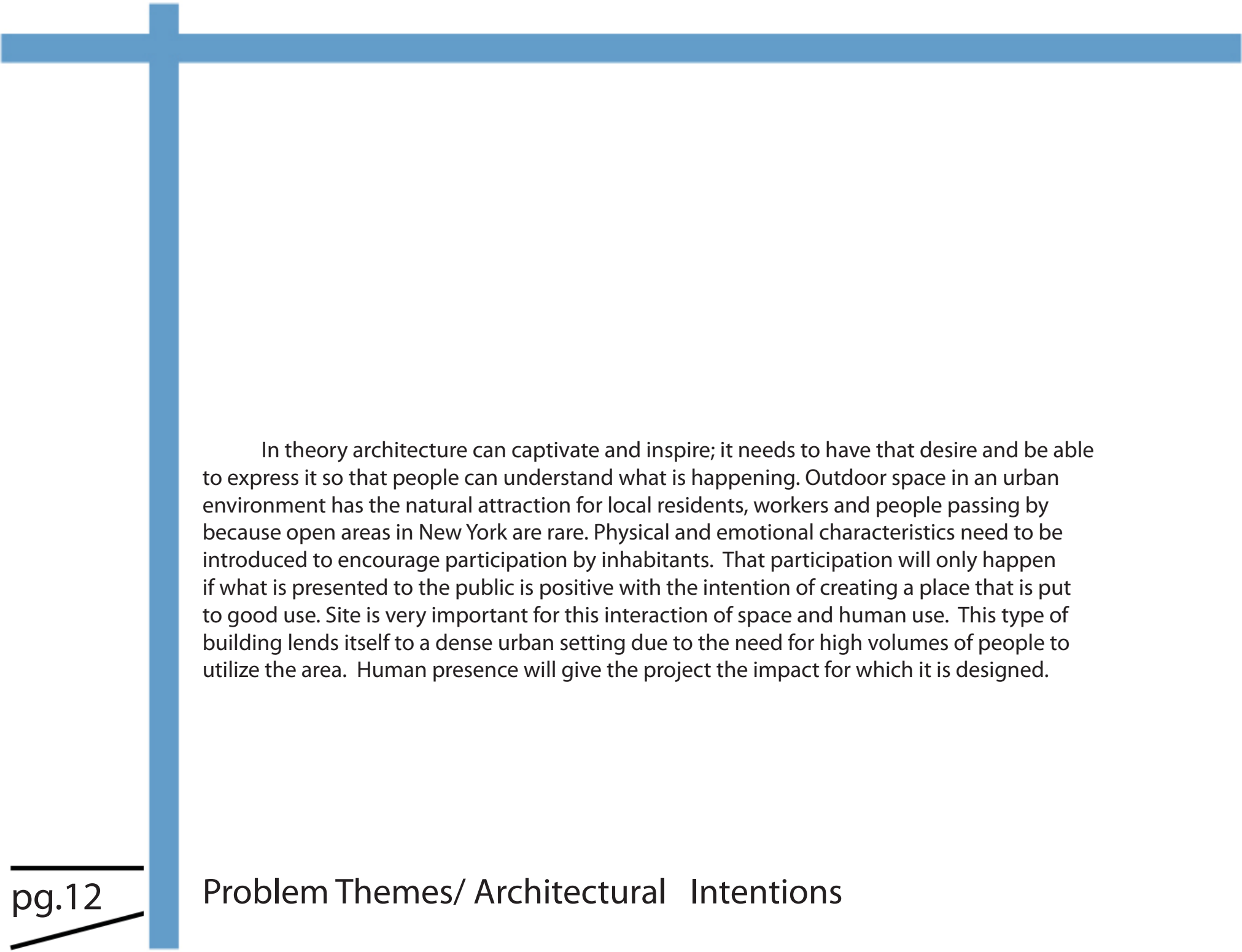
In this building occupation and activity is the focus, to captivate the audience and assist in revitalizing and developing an urban area. One of the main intentions of this project is to bring what is typically inside out and let it be seen and used outside. In an exterior space for artists to come and present work as well as create it. Also it will provide the opportunity for anyone to view art and interact with artists in an open environment. This interaction between street artists, performers and pedestrians would occur at all times thus encourage more social and cultural events.

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# Project Intentions



The design is geared towards experience and interaction both in and outside the building, as well as the interaction with the city. The Project creates a place that wants to give back to the community. If the building and space is popular, it will attract people and make them want to become a part of the environment. For instance, after the center is constructed companies and businesses would be attracted to be part of the neighborhood because of the energy and activity that is generated by the building.



In theory architecture can captivate and inspire; it needs to have that desire and be able to express it so that people can understand what is happening. Outdoor space in an urban environment has the natural attraction for local residents, workers and people passing by because open areas in New York are rare. Physical and emotional characteristics need to be introduced to encourage participation by inhabitants. That participation will only happen if what is presented to the public is positive with the intention of creating a place that is put to good use. Site is very important for this interaction of space and human use. This type of building lends itself to a dense urban setting due to the need for high volumes of people to utilize the area. Human presence will give the project the impact for which it is designed.



Workshops



Theatre



Galleries



Outdoor Art Displays

## Building Elements



<http://www.flickr.com/photos/elizabeth-k/2773092860/>



<http://www.lsf-lau.com/lau-street-style-on-wednesday-march-18/>



<http://www.ridingforadventure.com/photo.htm>



<http://planetearthdailyphoto.blogspot.com/2008/03/uni-juggling.html>

Street Artist; Artists, Performers, Musicians

Outdoor Elements





<http://www.arttrav.com/florence/winner-piazza-repubblica-florence/>



[http://www.raleigh-nc.org/portal/server.pt/gateway/PTARGS\\_0\\_2\\_306\\_200\\_0\\_43/http%3B/pt03/DIG\\_Web\\_Content/category/Business/Strategic\\_Planning/Plans\\_in\\_Process/Cat-PG-2007212-151157-City\\_Plaza.html](http://www.raleigh-nc.org/portal/server.pt/gateway/PTARGS_0_2_306_200_0_43/http%3B/pt03/DIG_Web_Content/category/Business/Strategic_Planning/Plans_in_Process/Cat-PG-2007212-151157-City_Plaza.html)



[http://commons.wikimedia.org/wiki/File:Milano\\_galleria\\_piazza\\_duomo.jpg](http://commons.wikimedia.org/wiki/File:Milano_galleria_piazza_duomo.jpg)



[http://www.mpfp.com/projects/urban\\_spaces/per-shing\\_plaza/index.shtml](http://www.mpfp.com/projects/urban_spaces/per-shing_plaza/index.shtml)

## Outdoor Space





[http://www.blogging souls.com/archives/2008\\_05.html](http://www.blogging souls.com/archives/2008_05.html)



[http://www.bc.edu/bc\\_org/avp/cas/fnart/fa267/FLW\\_guggenheim.html](http://www.bc.edu/bc_org/avp/cas/fnart/fa267/FLW_guggenheim.html)



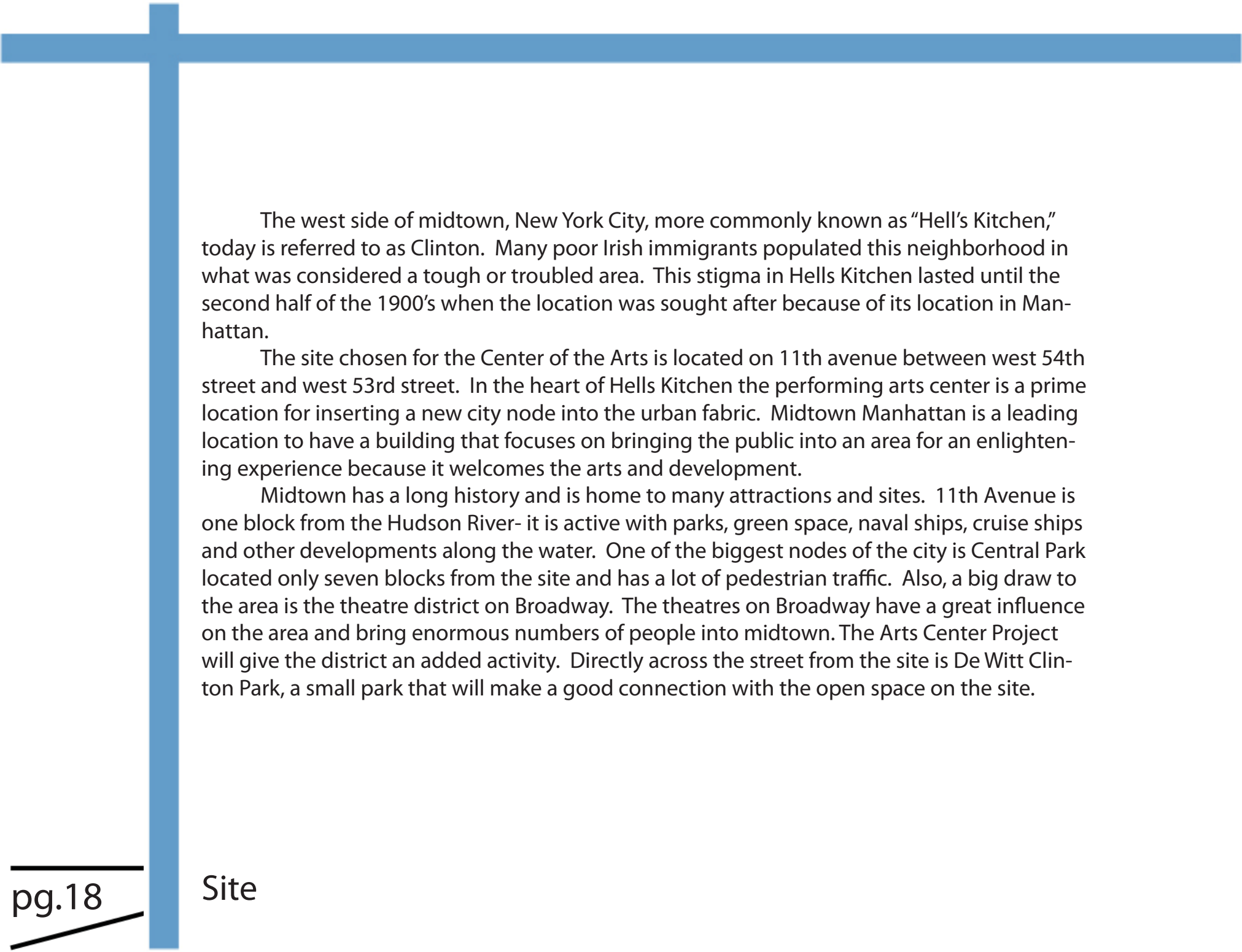
<http://www.wolverhamptonhistory.org.uk/leisure/theatres/refurbished>



<http://www.gonomad.com/destinations/0702/porto.html>



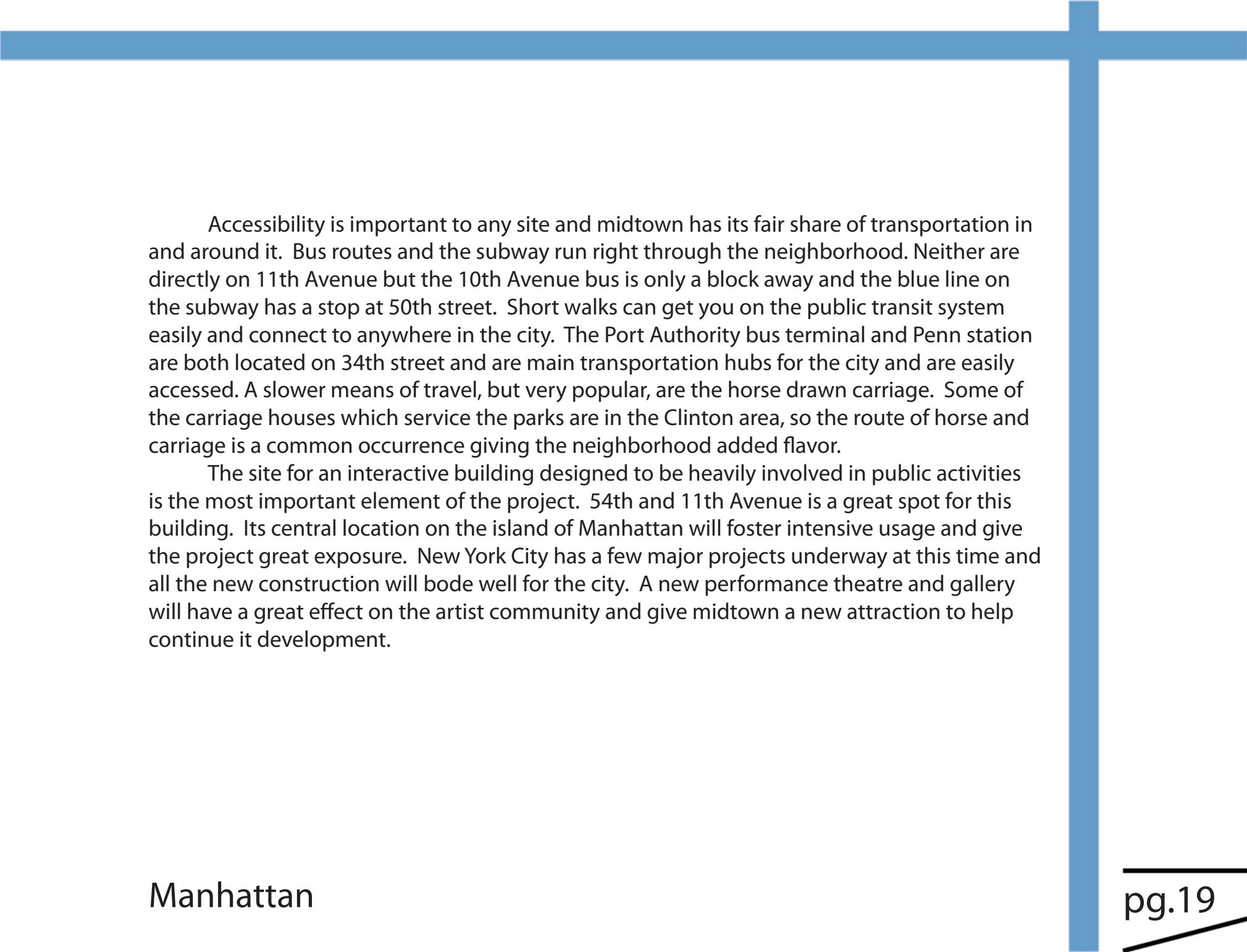
Site



The west side of midtown, New York City, more commonly known as “Hell’s Kitchen,” today is referred to as Clinton. Many poor Irish immigrants populated this neighborhood in what was considered a tough or troubled area. This stigma in Hells Kitchen lasted until the second half of the 1900’s when the location was sought after because of its location in Manhattan.

The site chosen for the Center of the Arts is located on 11th avenue between west 54th street and west 53rd street. In the heart of Hells Kitchen the performing arts center is a prime location for inserting a new city node into the urban fabric. Midtown Manhattan is a leading location to have a building that focuses on bringing the public into an area for an enlightening experience because it welcomes the arts and development.

Midtown has a long history and is home to many attractions and sites. 11th Avenue is one block from the Hudson River- it is active with parks, green space, naval ships, cruise ships and other developments along the water. One of the biggest nodes of the city is Central Park located only seven blocks from the site and has a lot of pedestrian traffic. Also, a big draw to the area is the theatre district on Broadway. The theatres on Broadway have a great influence on the area and bring enormous numbers of people into midtown. The Arts Center Project will give the district an added activity. Directly across the street from the site is De Witt Clinton Park, a small park that will make a good connection with the open space on the site.

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Accessibility is important to any site and midtown has its fair share of transportation in and around it. Bus routes and the subway run right through the neighborhood. Neither are directly on 11th Avenue but the 10th Avenue bus is only a block away and the blue line on the subway has a stop at 50th street. Short walks can get you on the public transit system easily and connect to anywhere in the city. The Port Authority bus terminal and Penn station are both located on 34th street and are main transportation hubs for the city and are easily accessed. A slower means of travel, but very popular, are the horse drawn carriage. Some of the carriage houses which service the parks are in the Clinton area, so the route of horse and carriage is a common occurrence giving the neighborhood added flavor.

The site for an interactive building designed to be heavily involved in public activities is the most important element of the project. 54th and 11th Avenue is a great spot for this building. Its central location on the island of Manhattan will foster intensive usage and give the project great exposure. New York City has a few major projects underway at this time and all the new construction will bode well for the city. A new performance theatre and gallery will have a great effect on the artist community and give midtown a new attraction to help continue its development.





The site located at 770 11th Avenue in Manhattan is currently under construction. The site was purchased by the Walentas family for \$130 million from Verizon, which was using it as a parking lot for service vehicles. The plan is to build an apartment building of 900 units. The problem is that this site is not zoned for housing so the developers are working on having the zoning changed to allow for their construction. They have commissioned the firm Ten Arquitectos to design the project.





The Borough of Manhattan is composed of many neighborhoods and cultural areas that cater to different distinct activities.



Hells Kitchen or Clinton is centrally located in Manhattan and is undergoing a lot of development and growth.

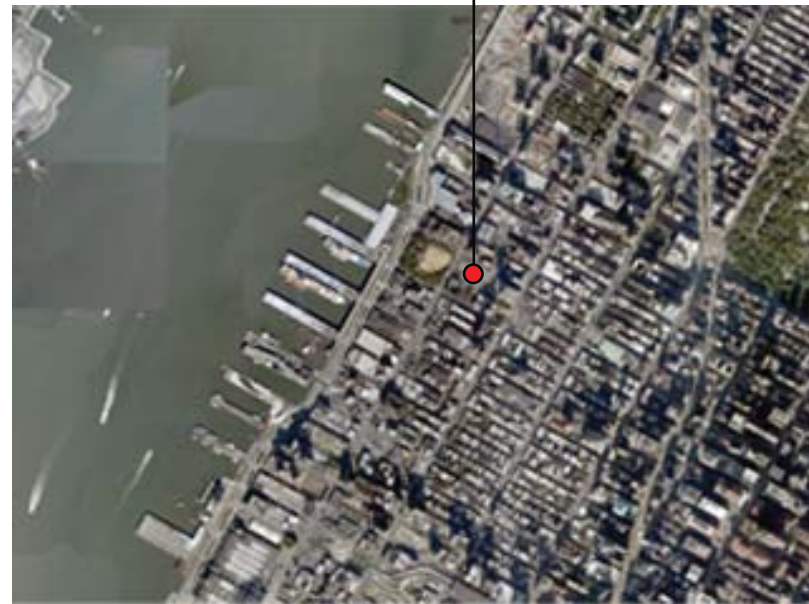


Manhattan island is one of the five boroughs that makes up New York City. New York State has 19.3 million residents, 8.2 million of which live in New York City. Manhattan itself is inhabited by 1.6 million people.





Site Location 770 11th Avenue



Manhattan Island

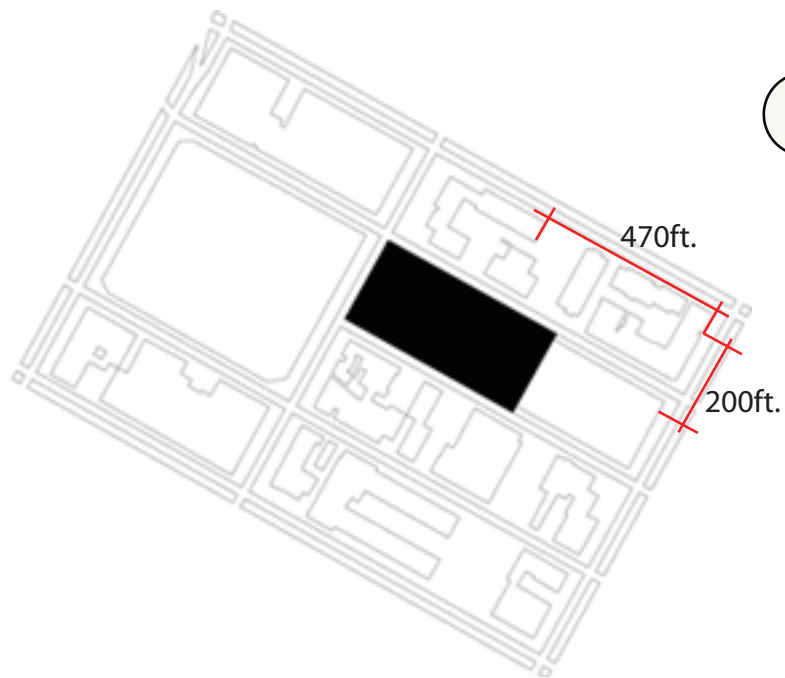
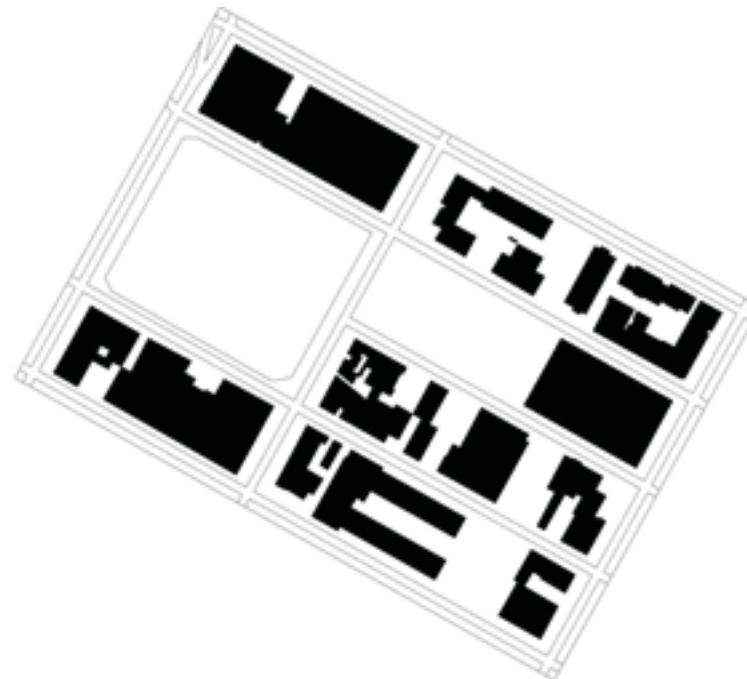


Figure ground relationship of area surrounding site.

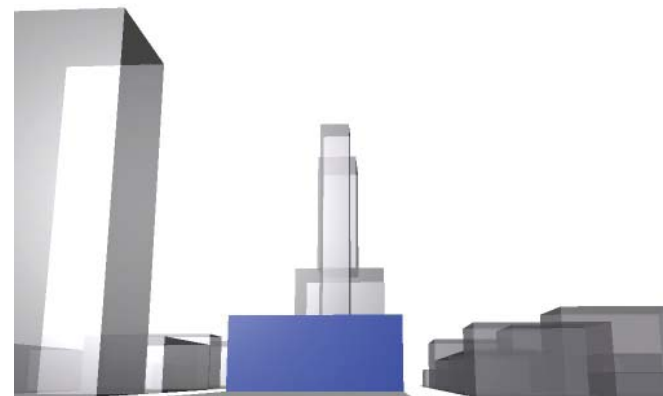
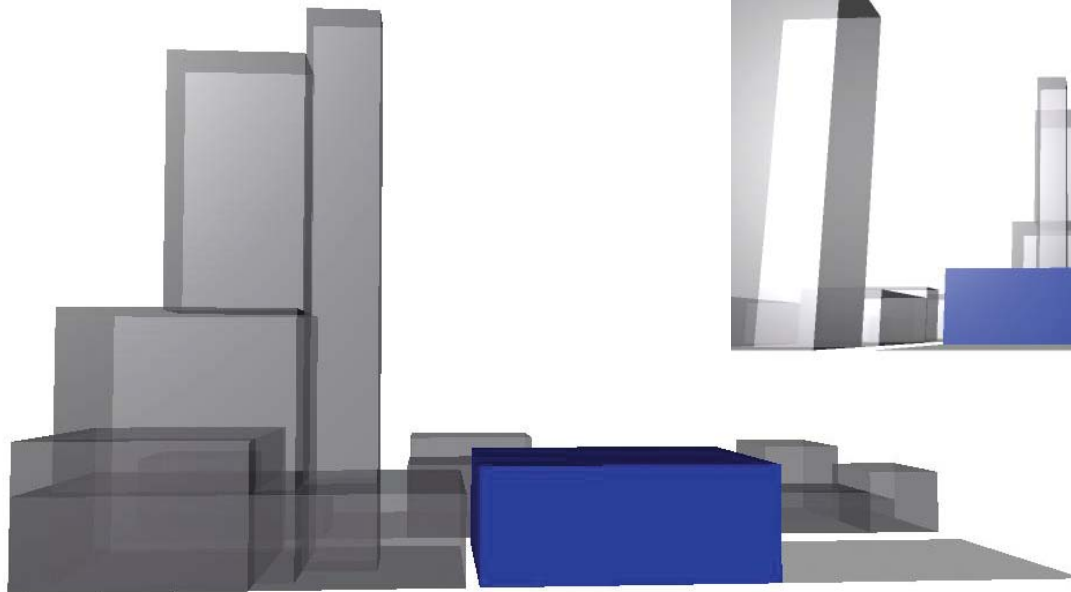
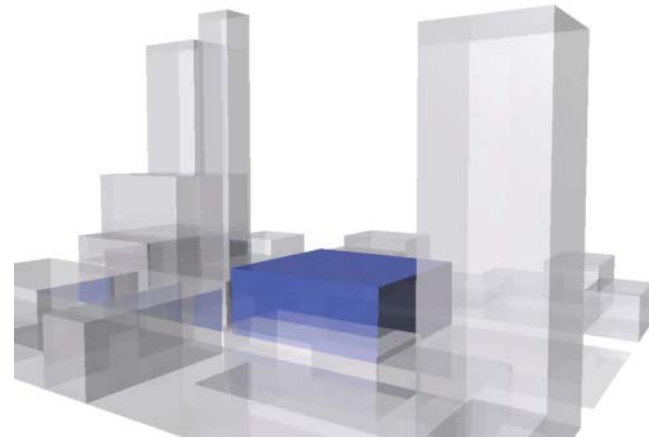


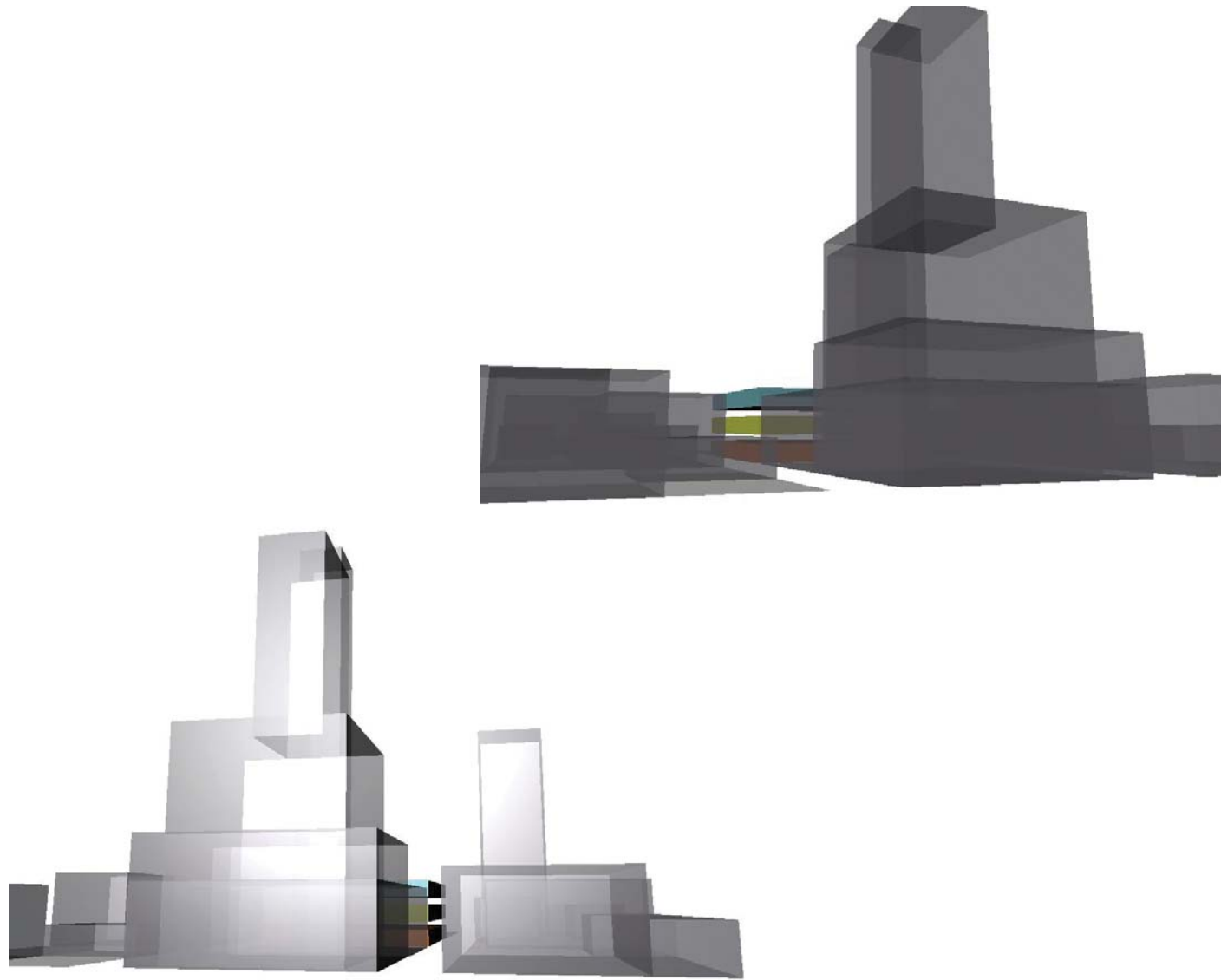
Proposed Site



Site Boundaries

Massing of Building on the site.





Theatre

Galleries

Education

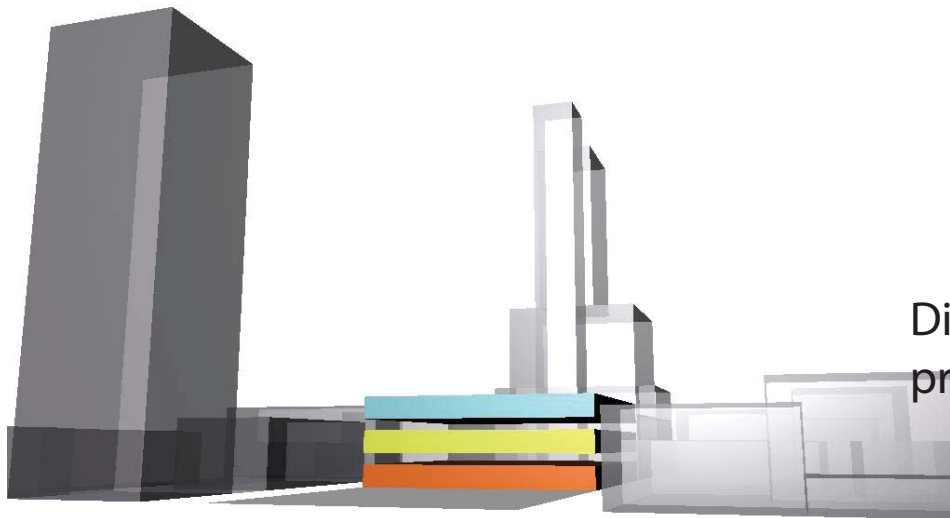
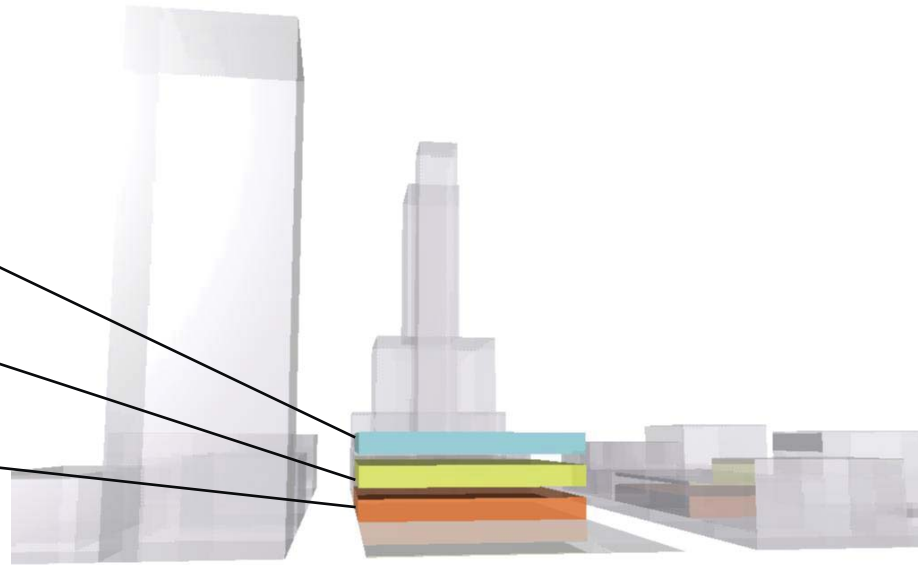
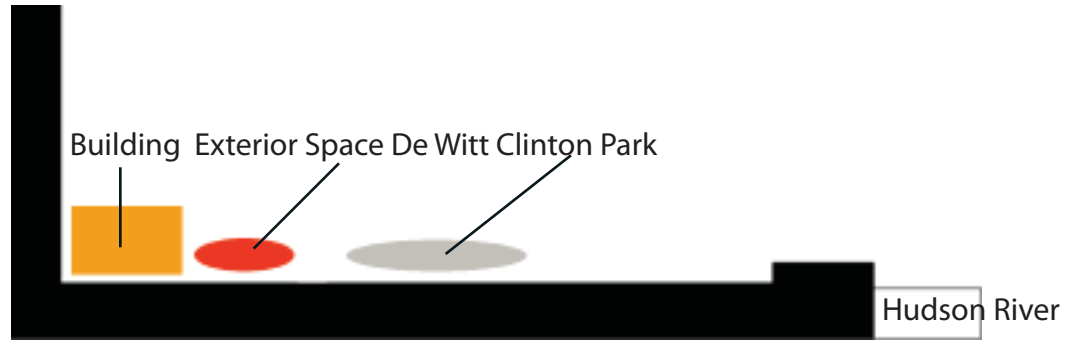
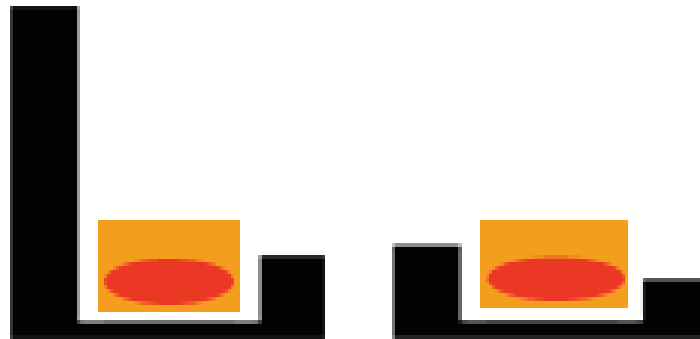


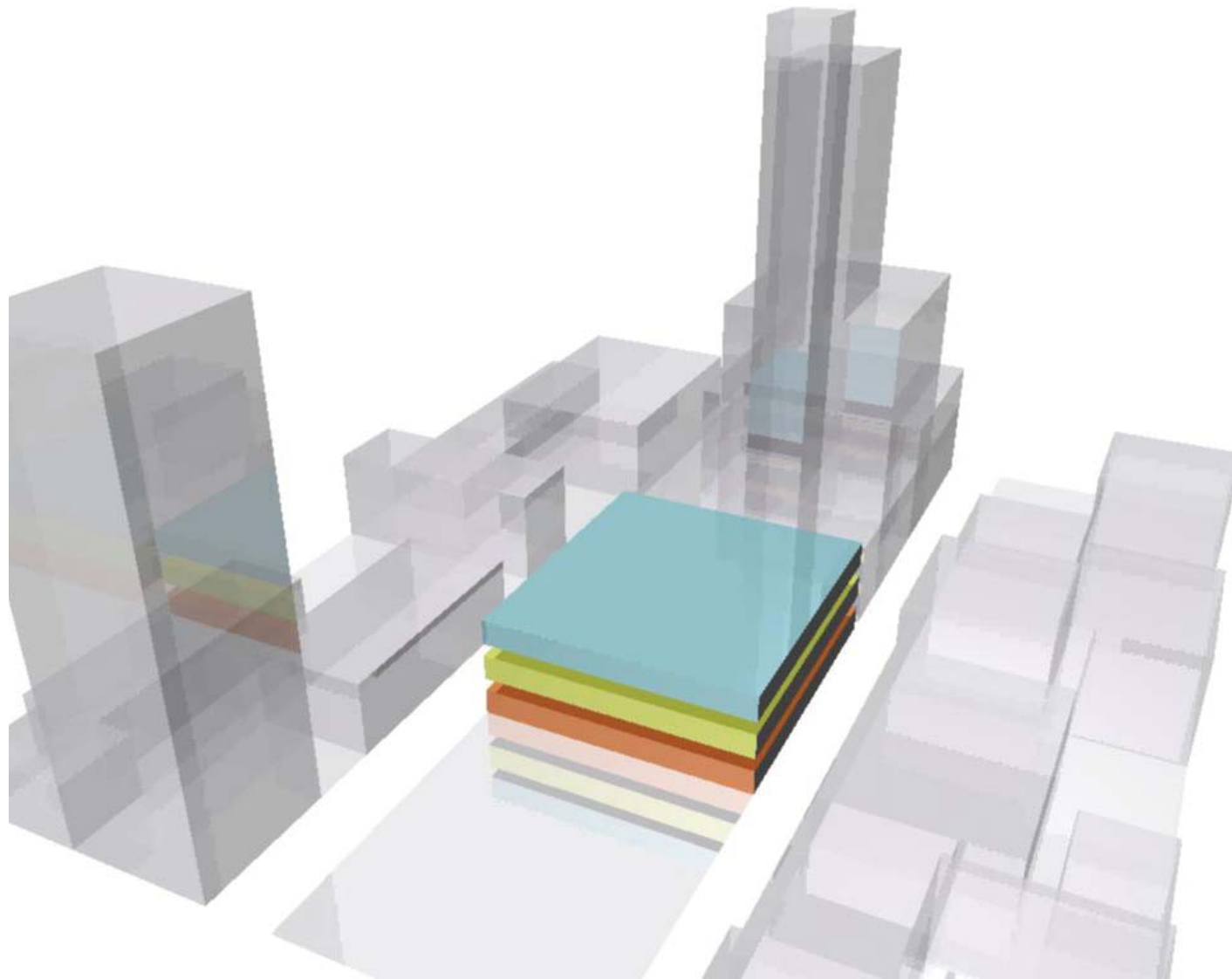
Diagram of the division of  
program elements



East/West Section

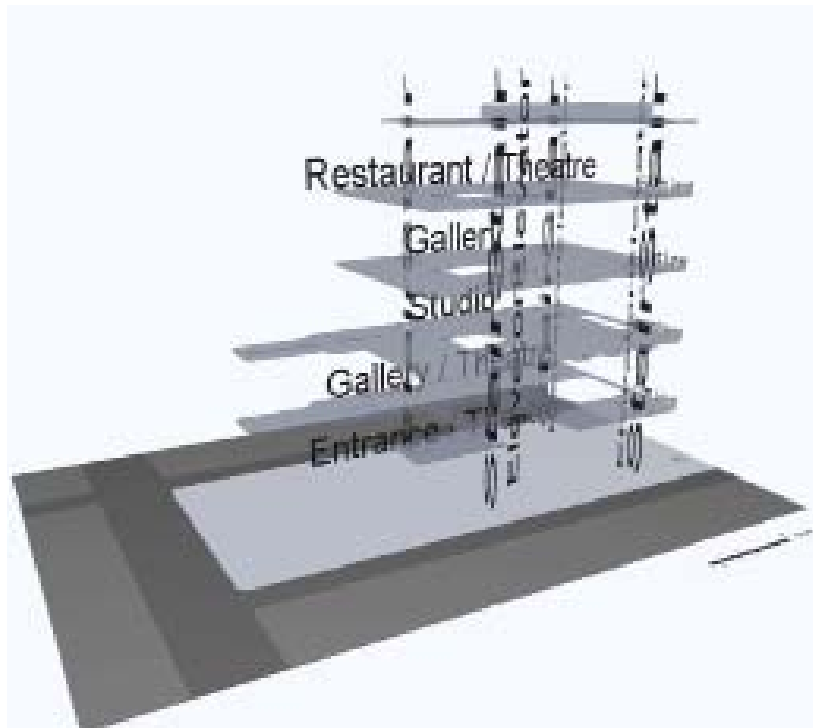


North/South Sections

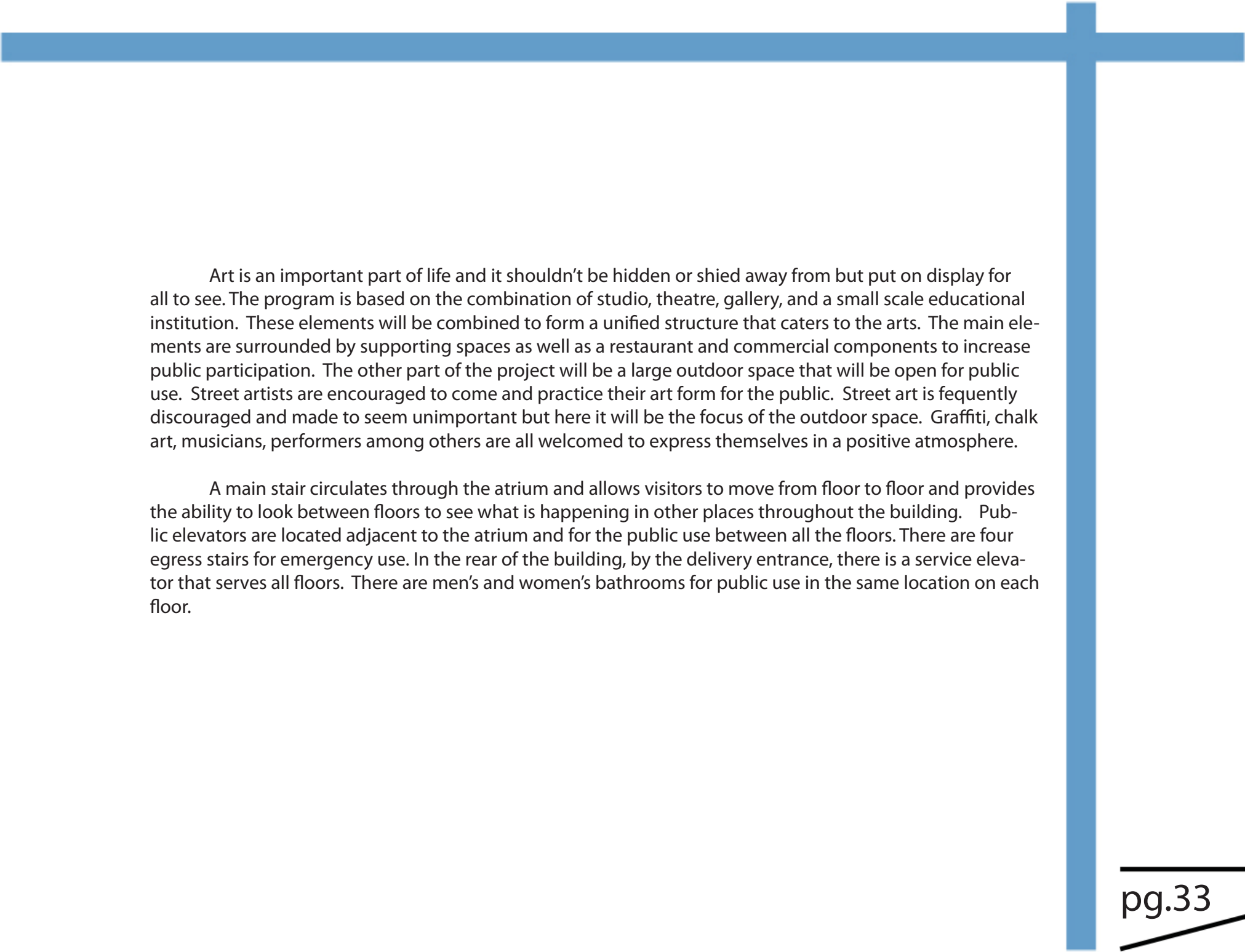


Program Massing





# Program

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Art is an important part of life and it shouldn't be hidden or shied away from but put on display for all to see. The program is based on the combination of studio, theatre, gallery, and a small scale educational institution. These elements will be combined to form a unified structure that caters to the arts. The main elements are surrounded by supporting spaces as well as a restaurant and commercial components to increase public participation. The other part of the project will be a large outdoor space that will be open for public use. Street artists are encouraged to come and practice their art form for the public. Street art is frequently discouraged and made to seem unimportant but here it will be the focus of the outdoor space. Graffiti, chalk art, musicians, performers among others are all welcomed to express themselves in a positive atmosphere.

A main stair circulates through the atrium and allows visitors to move from floor to floor and provides the ability to look between floors to see what is happening in other places throughout the building. Public elevators are located adjacent to the atrium and for the public use between all the floors. There are four egress stairs for emergency use. In the rear of the building, by the delivery entrance, there is a service elevator that serves all floors. There are men's and women's bathrooms for public use in the same location on each floor.

Theatre 7000sf – The theatre is a classical style with main seating as well as a balcony. There are 863 seats in the entire theatre and 653 seats on the main level accessible from the ground floor off the lobby. Performances range from opera and orchestra to dance and concerts, any type of theatrical performance that requires a stage.

Practice Room 2000sf – Adjacent to the theatre for the use of performers to practice their pieces.

Dressing Rooms- Men's / Women's 950sf each – Adjacent to the theatre where the performers can get prepared for performances.

Box Office – Located next to the elevators and is for ticket purchasing to all the theatres.

Gallery 6180sf – The Gallery on the first floor is for changing exhibitions as well as changeable divisions. Any type of art can be placed there for display.

Installation 3730sf – The installation space is a two-story room that is intended for a single exhibition constructed in the space by an artist. The room is designated for an artist to create a work in that specific space for the observation of its creation as well as viewing. It is possible to view the space from the ground floor as well as the first floor.

Market 8300sf – The market is two stories and is for the sale of anything a vender would like. The windows on the first floor are nano wall and can slide fully open so people can walk freely in and out and between the venders. A stair is in the rear of the market and that moves up from the ground floor to the first floor of the market and then up to the exterior space on the second floor.

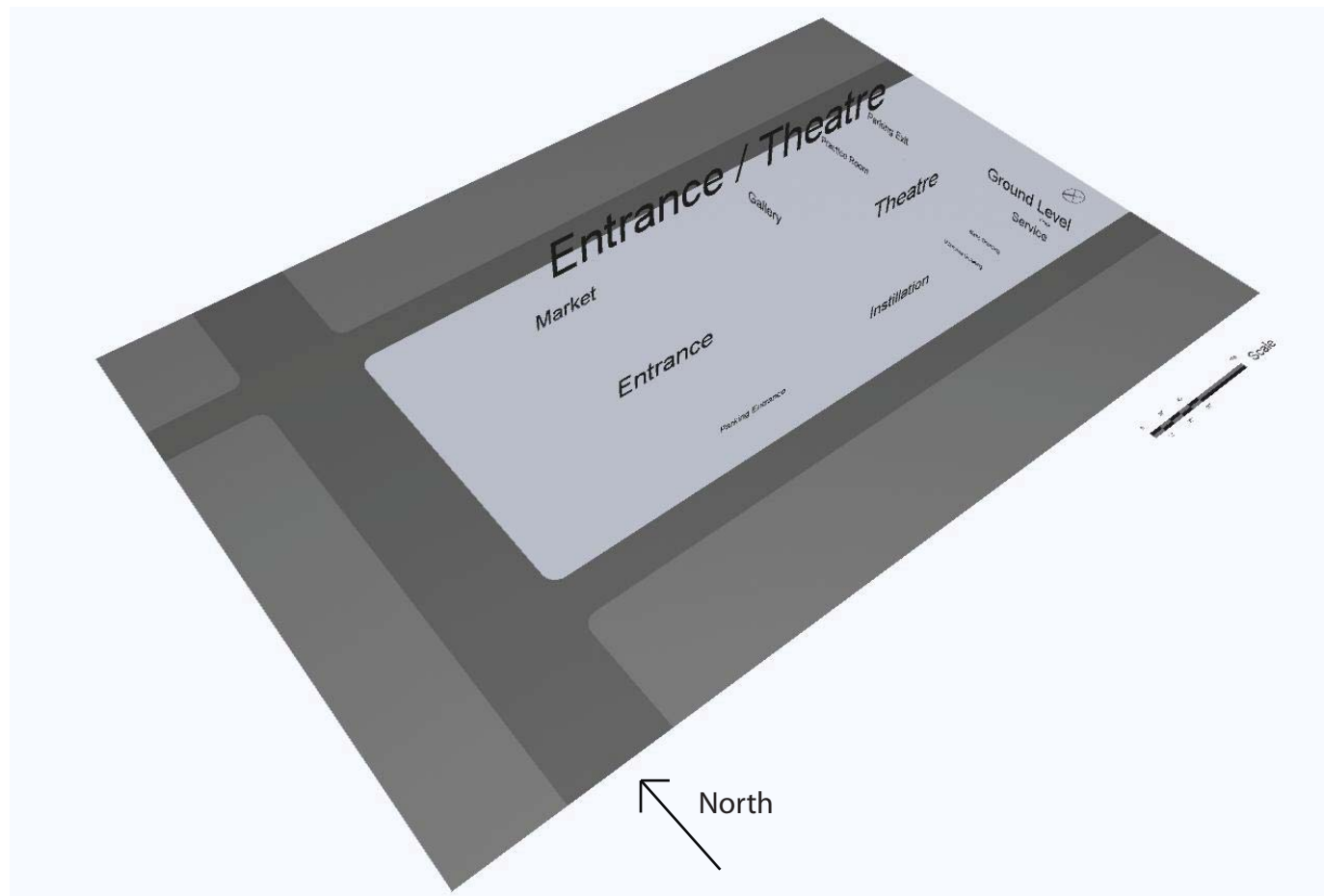
Café- Storage 1170sf – In the back portion of the market on the ground floor is a small café where visitors can get something to drink and snack on. There are a few tables but the main purpose is so that people can get something to drink as they walk through the building.

Parking Entrance and Exit – The entrance of the parking is on 53rd st under the amphitheater, at the entrance is the location of the security offices to the parking and the building. The exit is in the rear of the building on 54th st.

Security/ Maintenance and Operations Offices – Located at the entrance of the parking garage where offices and operations of the building are taken care of.

Deliveries and Waste Services – Located in the rear of the building on the south façade of the building all of the garbage and recyclables can be removed and provisions for restaurant and the rest of the building can be delivered and moved to there proper place.

Plaza 24000sf – A most important space to the project where anyone can spend time as well as a place that street performers and artists can come and practice their passion freely. The open space in the plaza is left that way in order to allow for the artists and performers as well as the public to use the area. In the plaza there is a small stage and amphitheatre for concerts and performances. The fountain that is in the center of the plaza has its own type of stage where sculptures as exhibitions can be on display.



Theatre Balcony 2150sf – There are 210 seats in the balcony which are accessible from the first floor.

Practice Room 1760sf – Another place for performers to practice adjacent to the theatre.

Gallery 6300sf – Above the ground floor gallery it serves the same purpose as the gallery below, changeable and open to any art form.

Lower Gallery Preparations 1260sf – A space for the preparation of pieces that will be on display in the ground floor and first floor.

Offices 2800sf – These offices are used for the staff who run the theatres.

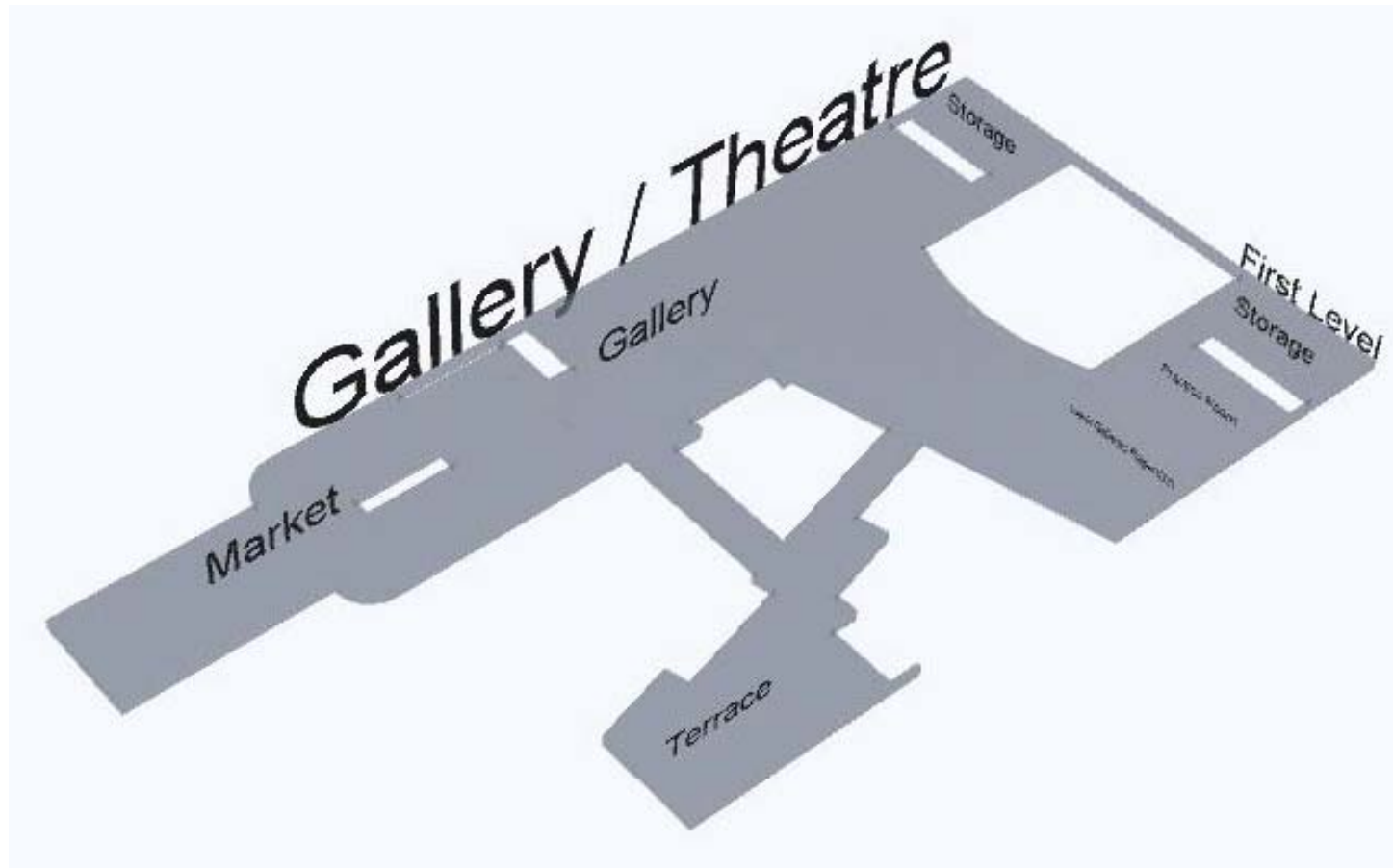
Instillation Viewing Area

Market 8300sf – Same basic setup as the ground floor of the market and caters to any item that is being sold.

Exterior Space 4000sf – The exterior space is at the top of the amphitheatre and looks over the plaza and can be used for any purpose form events to exhibitions.

Storage 2 x 1500sf – There are two storage rooms in the rear of the building on the north and south sides of the building. These rooms are on each floor starting at the first floor up to the fourth floor and can be used for any type of storage that is needed.

First Floor



Studios – A total of 29 studios of different size and purpose

Painting 8 x 1000sf

Sculpture 3525sf – It is one open space that is divided into 8 studios and a sink area by walls but not enclosed,

Photography 4 x 245sf

4 x 515sf, 2 x 290sf, 770sf, 720sf, 500sf

Workshop 1660sf

Lecture Hall 4125sf – The lecture hall is in the front of the building on the west façade and is for multi usage. There are 172 seats with desks for all the seats that look out over the plaza and are used for all types of lectures.

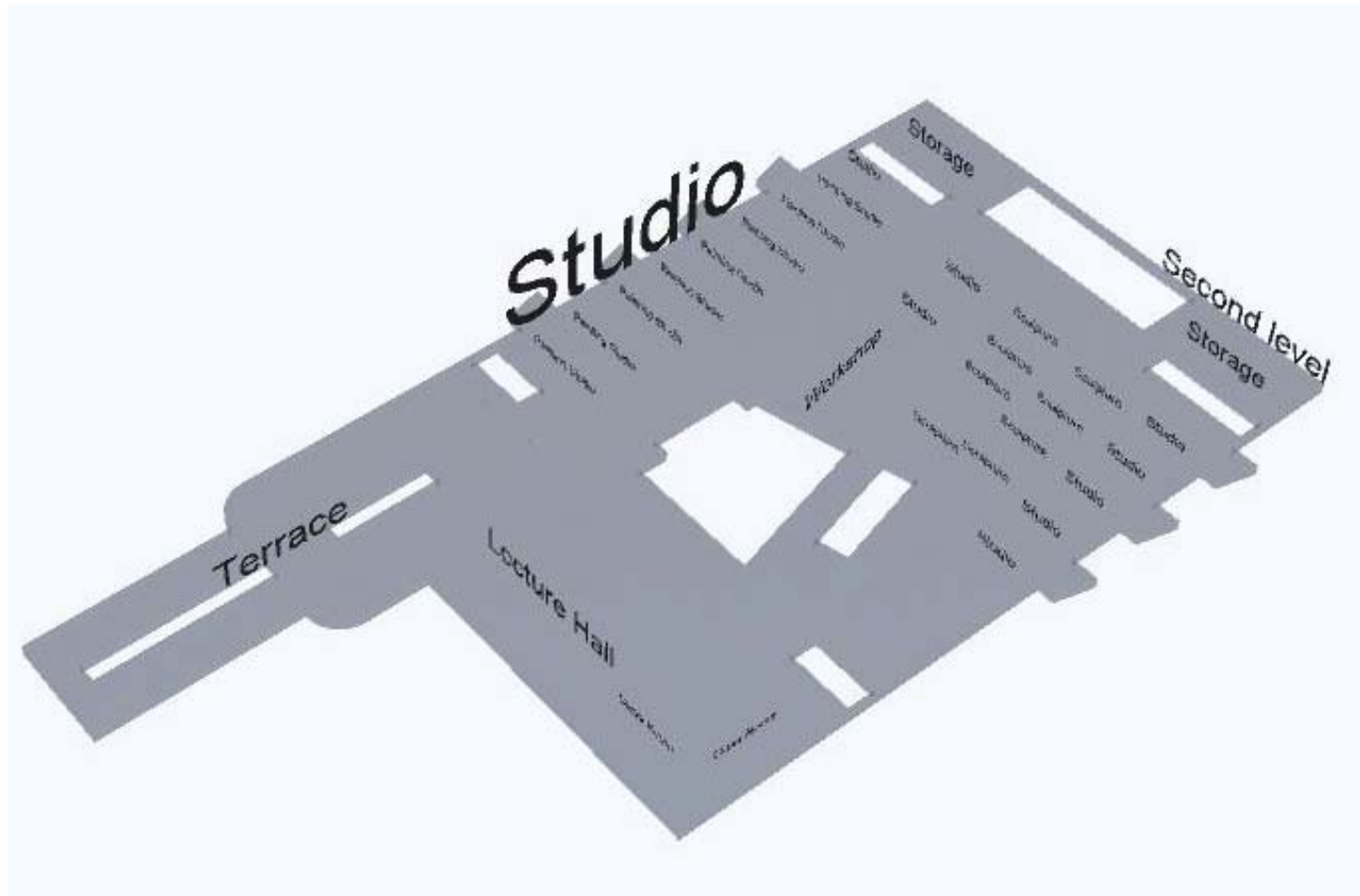
Classrooms 3 rooms; 570sf, 610sf, 720sf – There are three classrooms that can be used for any type of class. For example artists can teach art classes to the public for painting or any art form they wish.

Classroom Storage 420sf – Room next to the classrooms for any supply's or projects that need storing.

Exterior Space 8300sf – This space is located on top of the market and is an expansive area that can be used for exhibitions as well as events for the building.

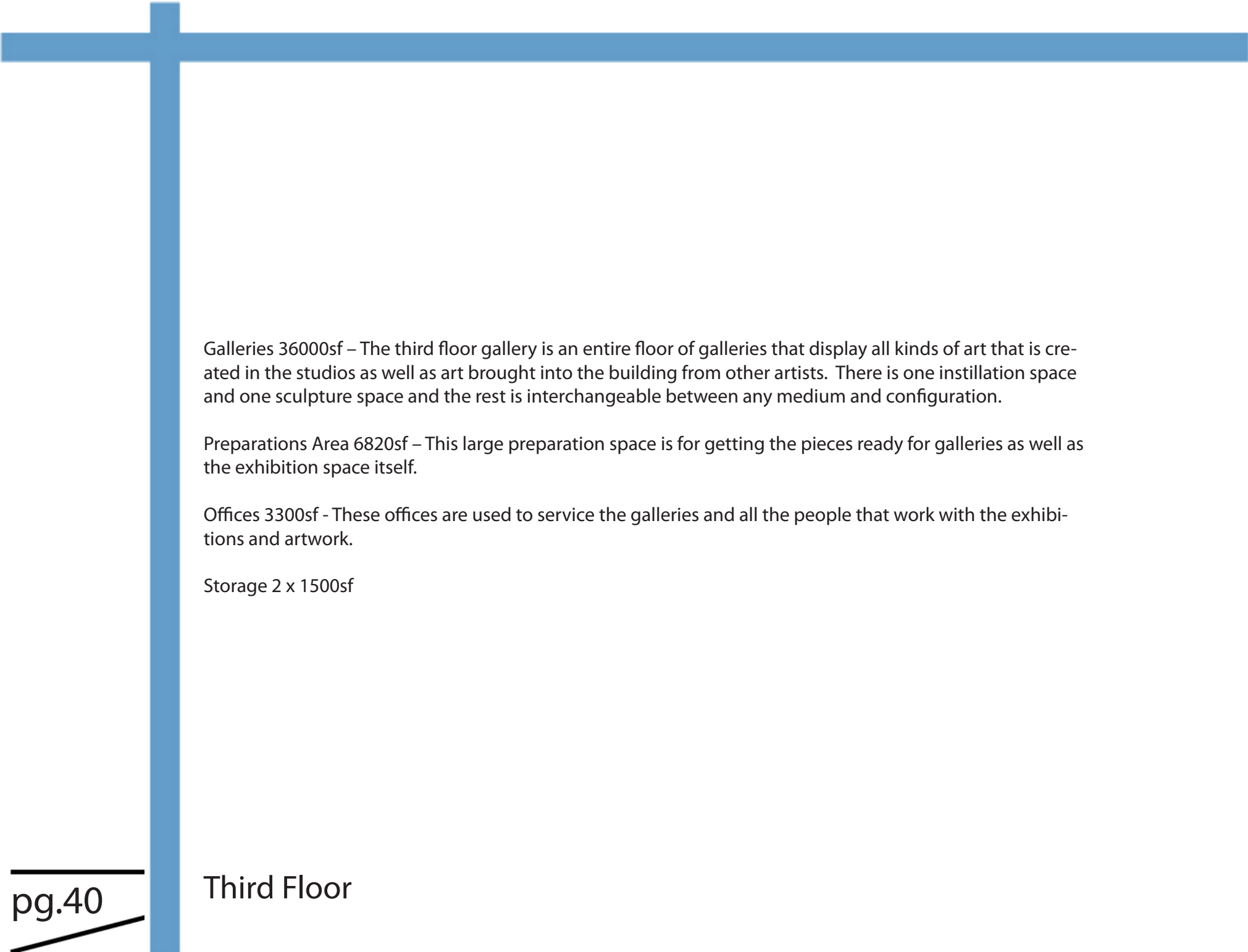
Offices 2270sf – These offices are for the supervision of the studios and instillation space.

Storage 2 x 1500sf



# Program



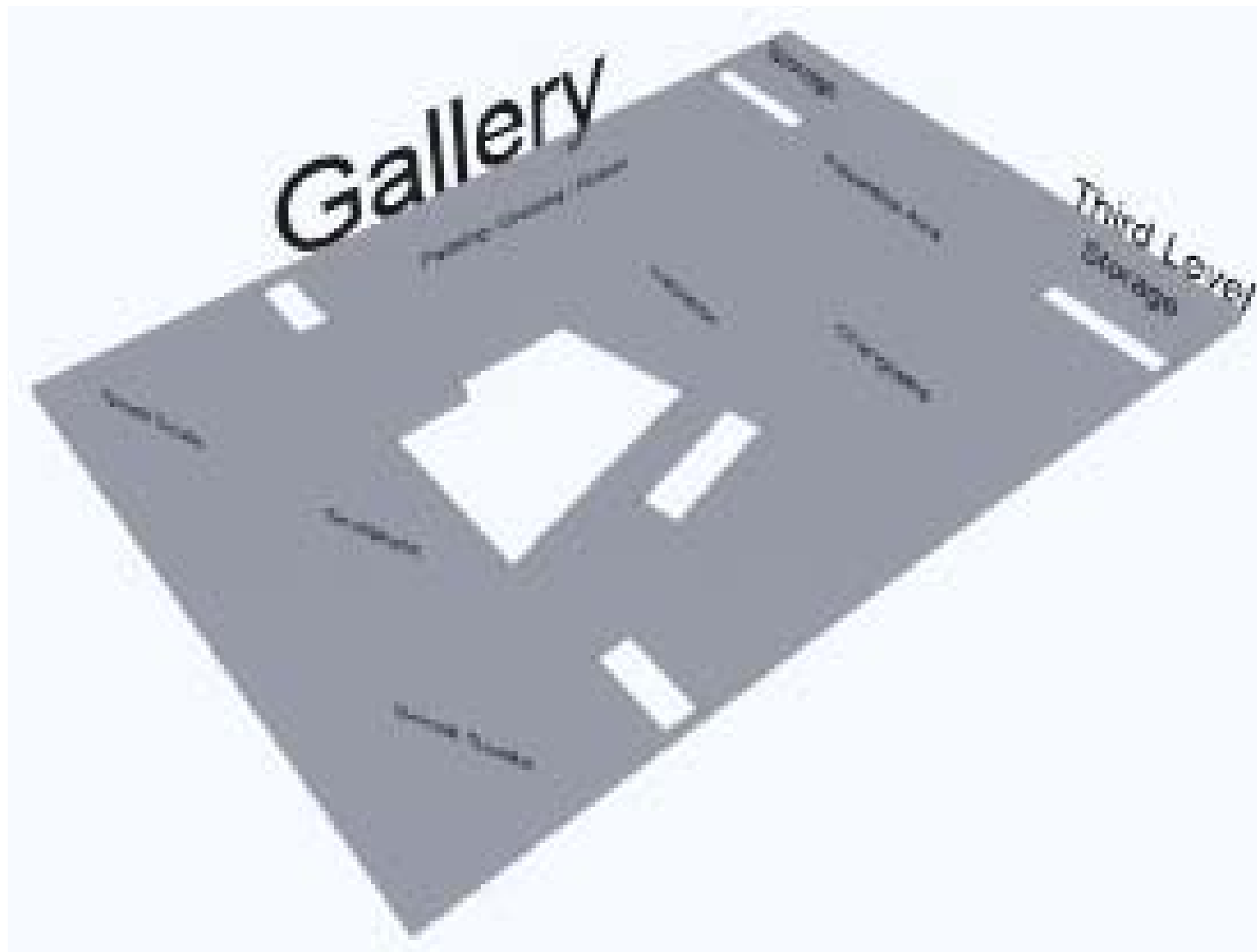


Galleries 36000sf – The third floor gallery is an entire floor of galleries that display all kinds of art that is created in the studios as well as art brought into the building from other artists. There is one installation space and one sculpture space and the rest is interchangeable between any medium and configuration.

Preparations Area 6820sf – This large preparation space is for getting the pieces ready for galleries as well as the exhibition space itself.

Offices 3300sf - These offices are used to service the galleries and all the people that work with the exhibitions and artwork.

Storage 2 x 1500sf



Black Box Theatres 2 x 6470sf – The two black box theatres sit side by side on the top floor. They house performances that a regular theatre can't. The special aspect to the black box is that they are completely flexible; the space is an open square where the seating and stage configurations are almost limitless, as well as the media that is on display. The black boxes can seat anywhere up to 250 people if that is necessary.

Dressing Rooms / Bathrooms 2 x 1650sf – Men and women have their own dressing room and bathroom for the two theatres.

Restaurant 5800sf – The restaurant is located in the front of the building on the south side. There is room for about 120 people at tables in the restaurant and another 43 at the bar. The view is to the west and south looking over the city and Hudson River.

Kitchen 1960sf – caters to the restaurant and receptions in the building.

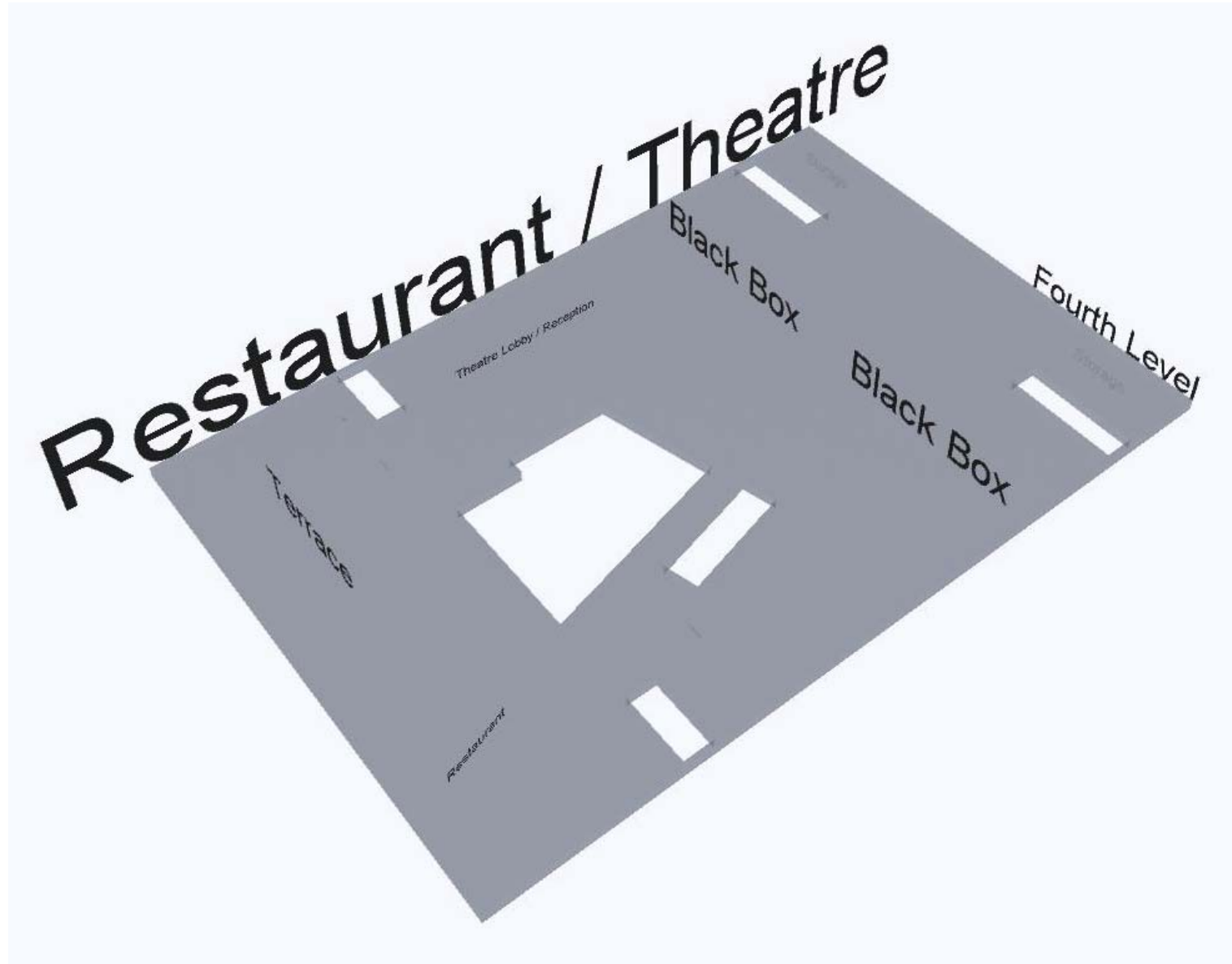
Reception Room 900sf – Small banquet room adjacent to the theatres can be used for any reception or meeting that is needed.

Theatre Lobby Reception Area/ Exhibition Space 6530sf – The interior open space on the top floor can be used for receptions to the theatres or exhibitions for the building.

Terrace 6375sf - The top floor terrace is in the front of the building and looks over the plaza and the Hudson River, the view of the park and river is the best view from the building. The terrace is multi use for reception and exhibition purposes.

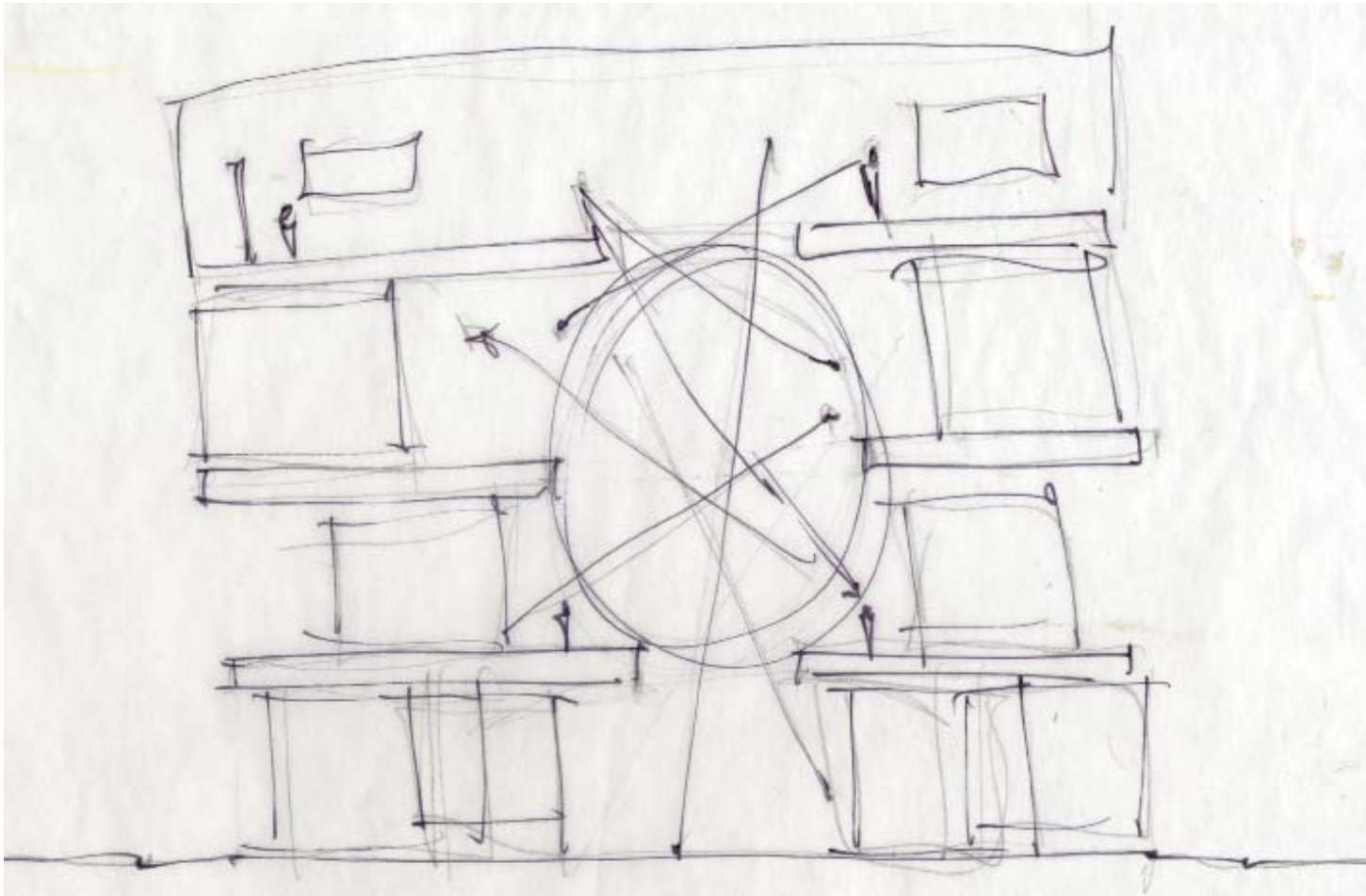
Storage 2 x 1500sf

# Restaurant / Theatre

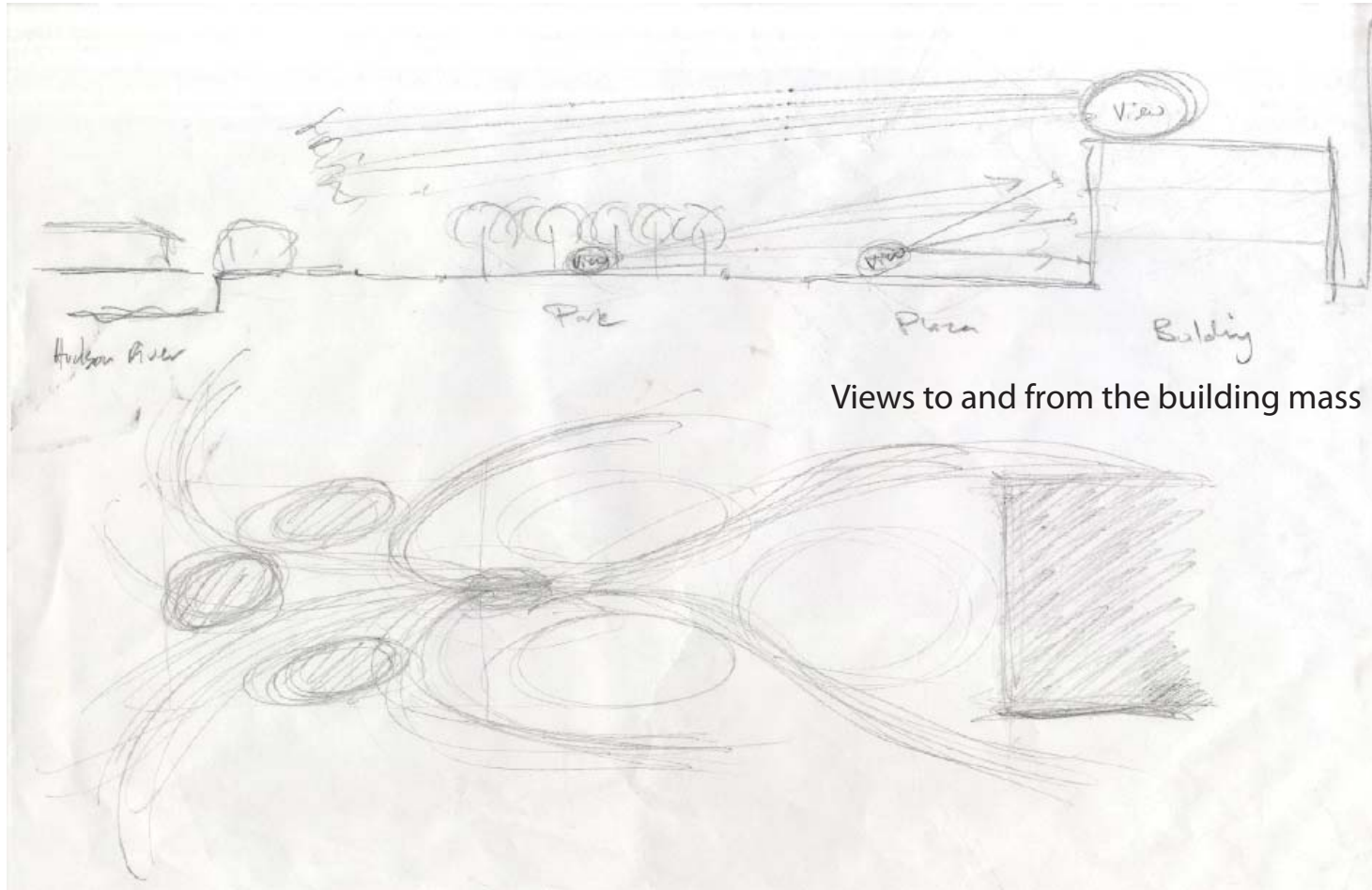


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# Design Process

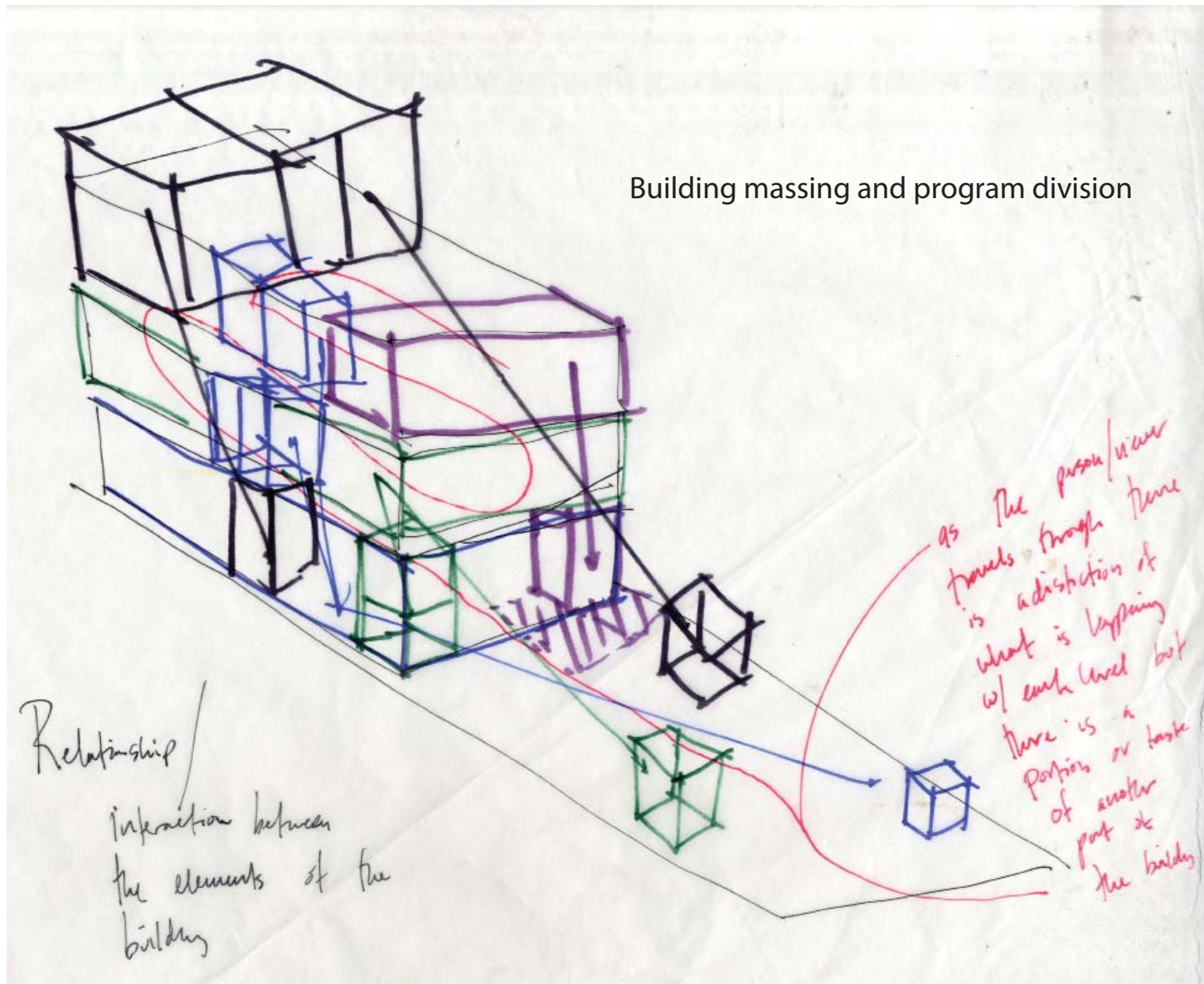


Atrium section with floor to floor views

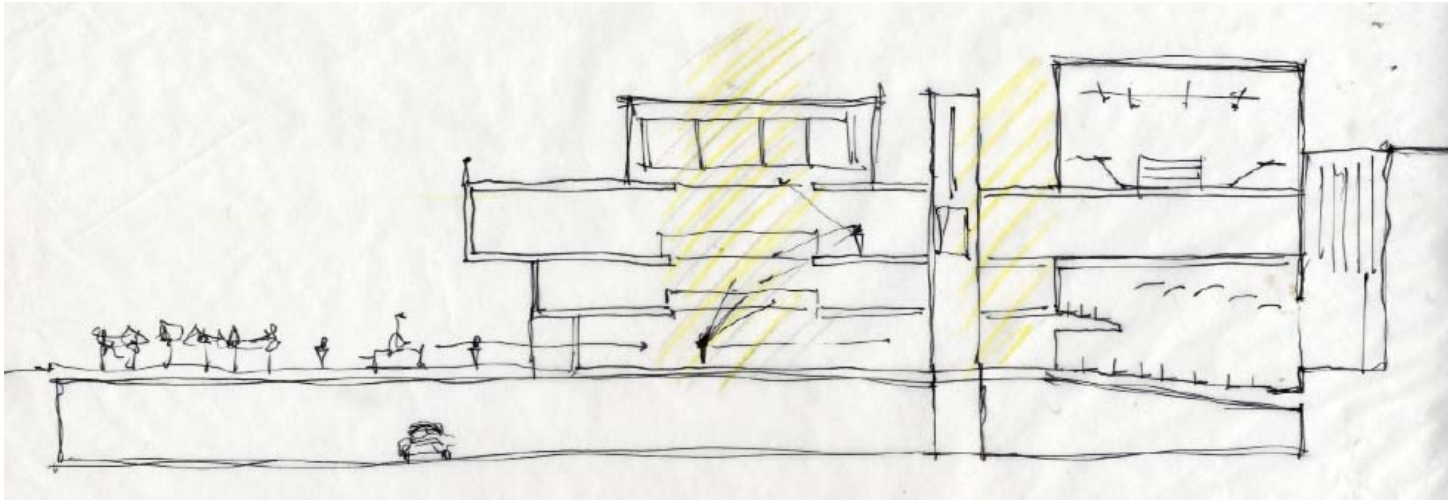


Views to and from the building mass

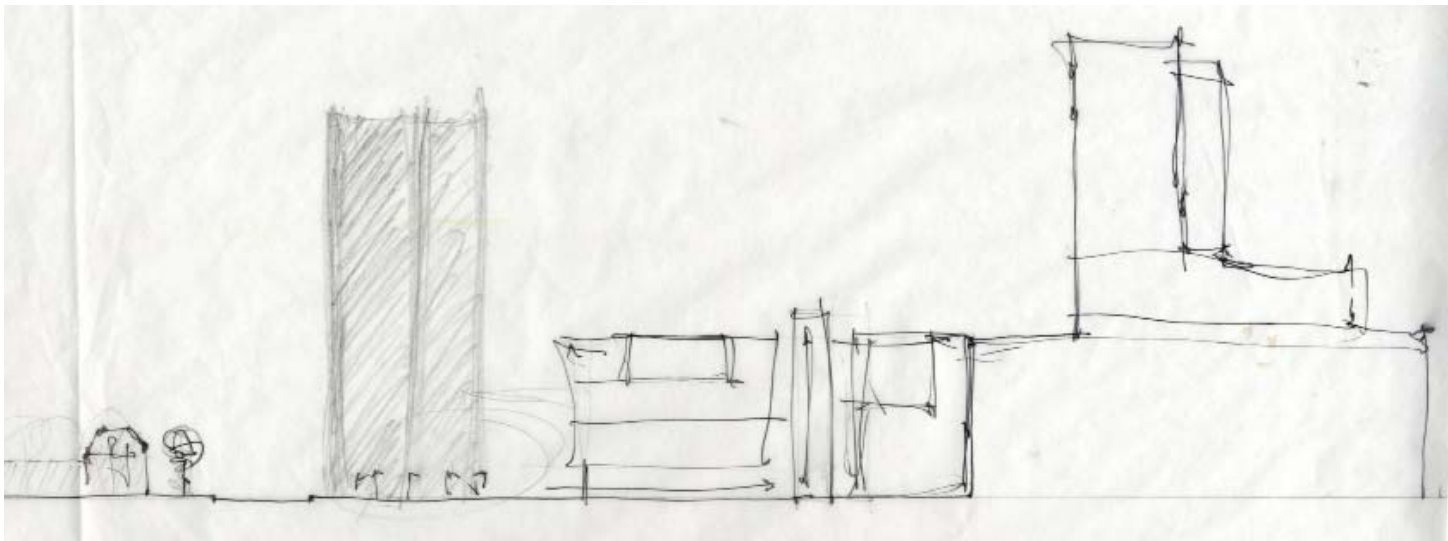
Circulation Diagram



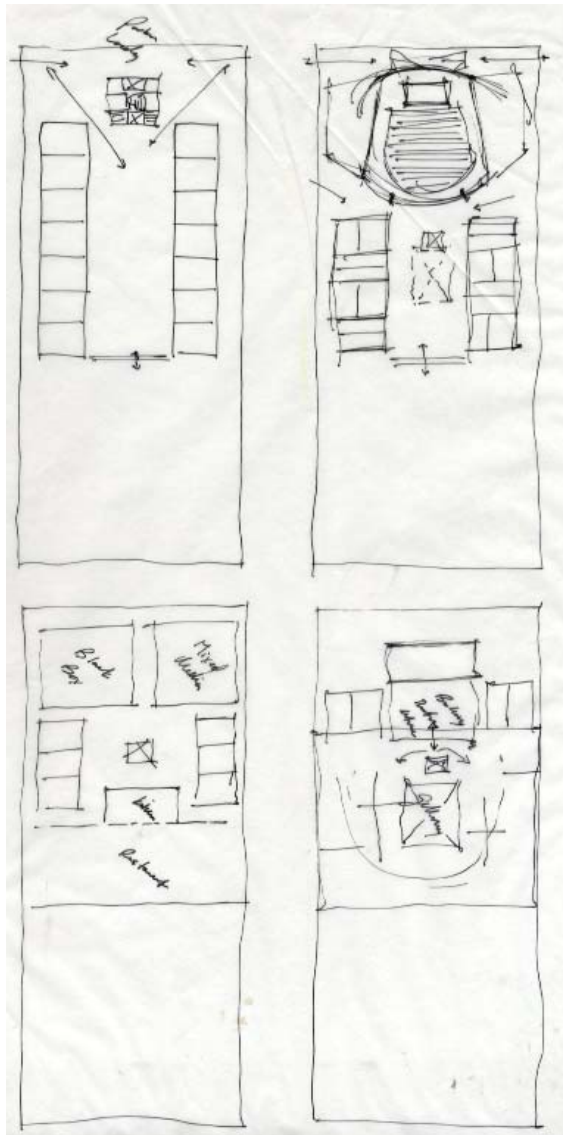




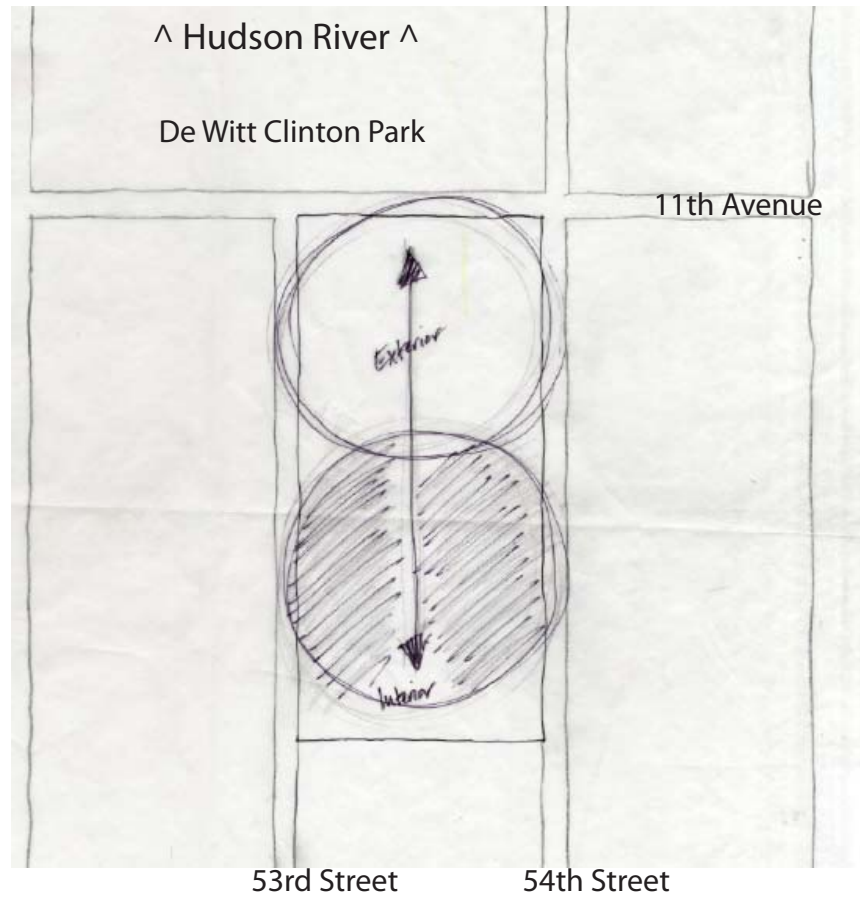
Atrium Lighting Section



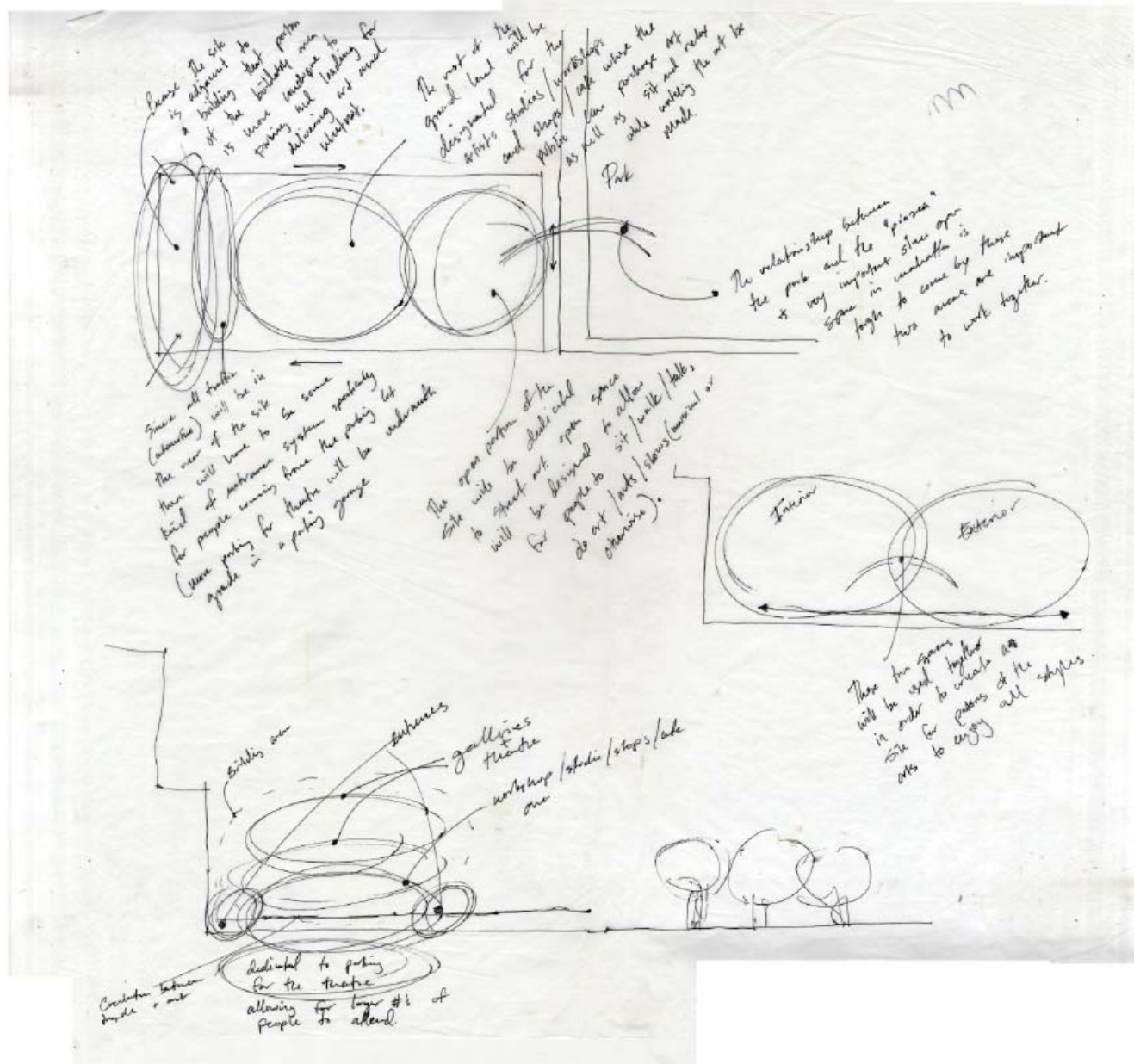
Vertical and Horizontal Circulation

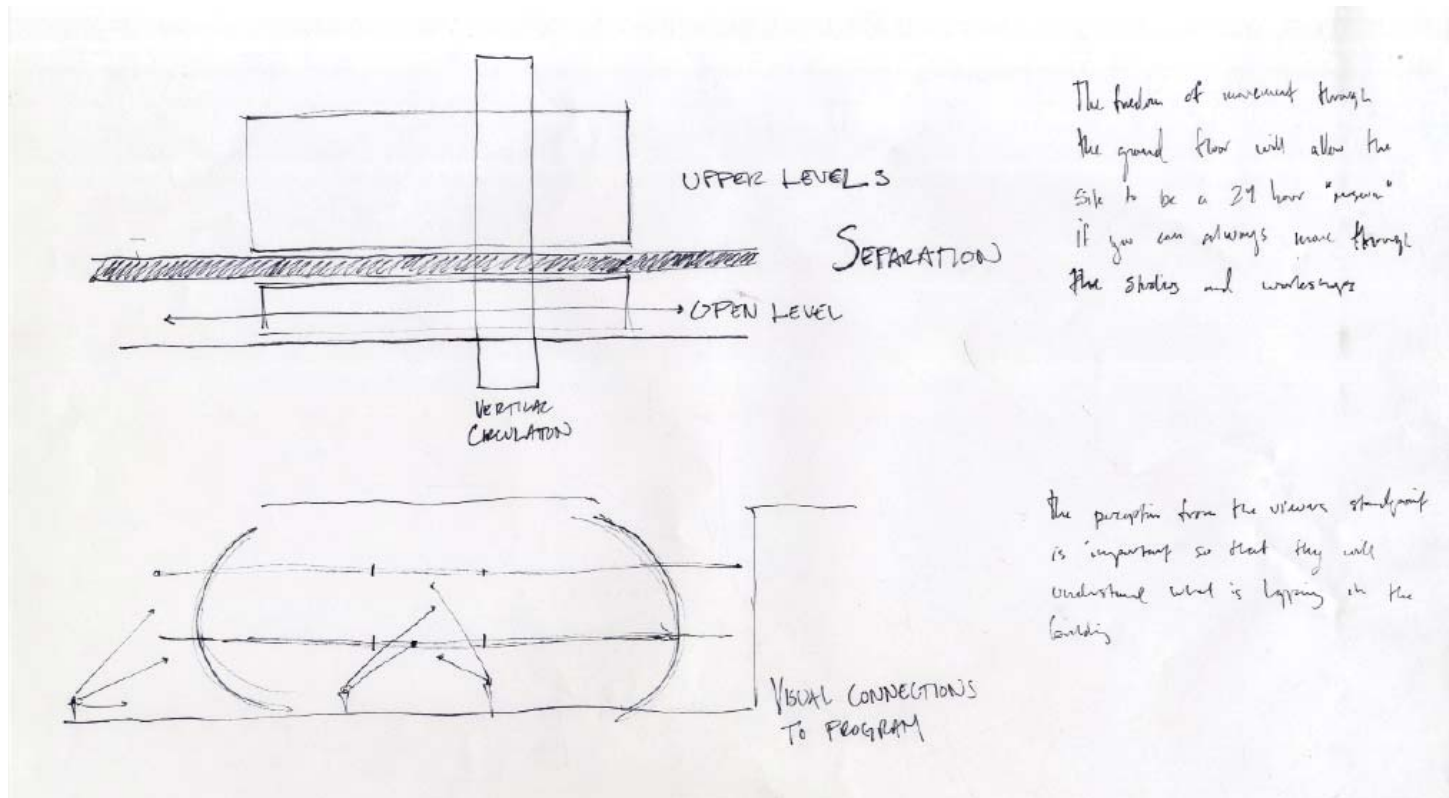


Program Diagrams

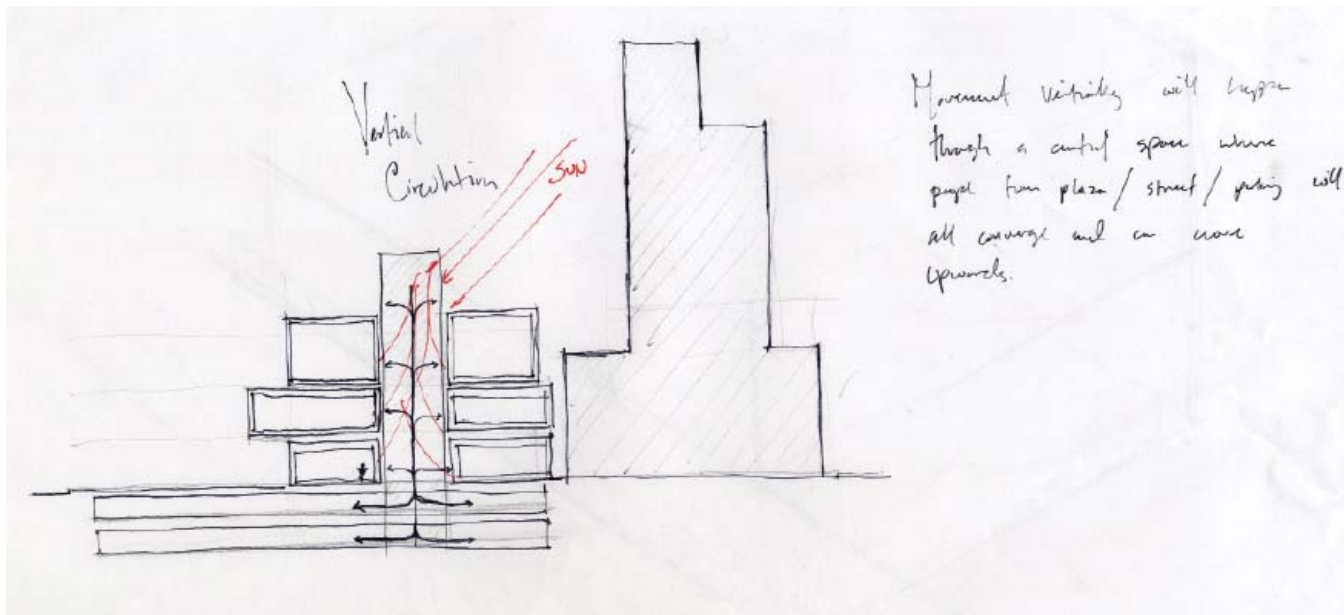
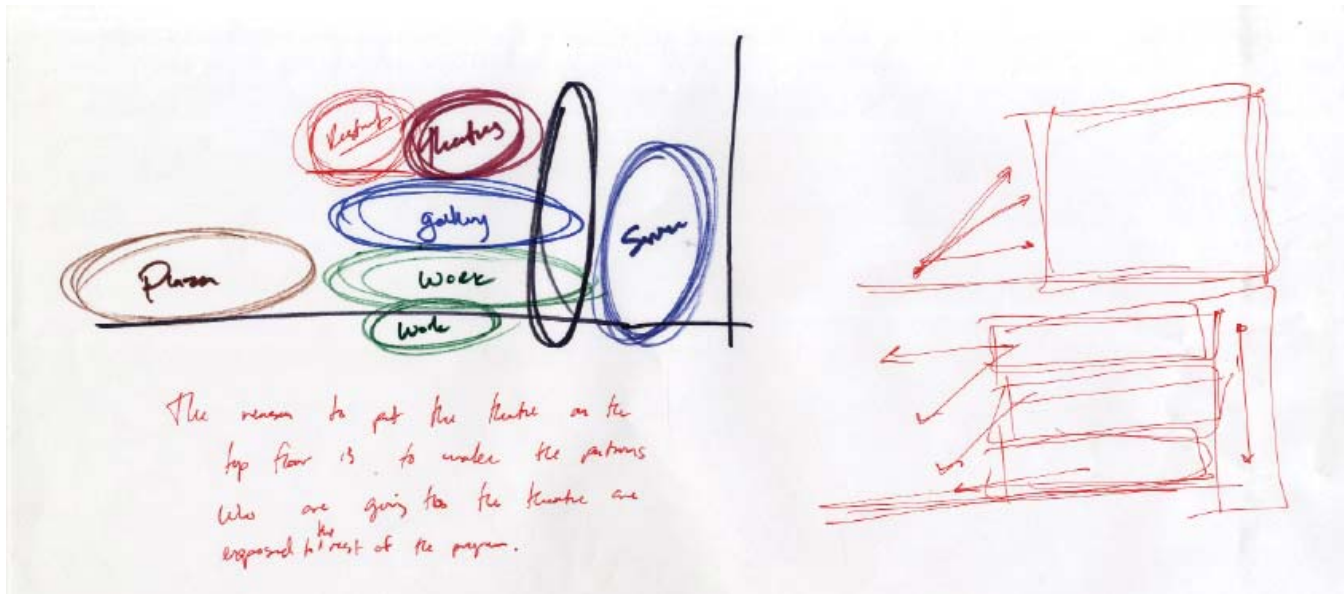


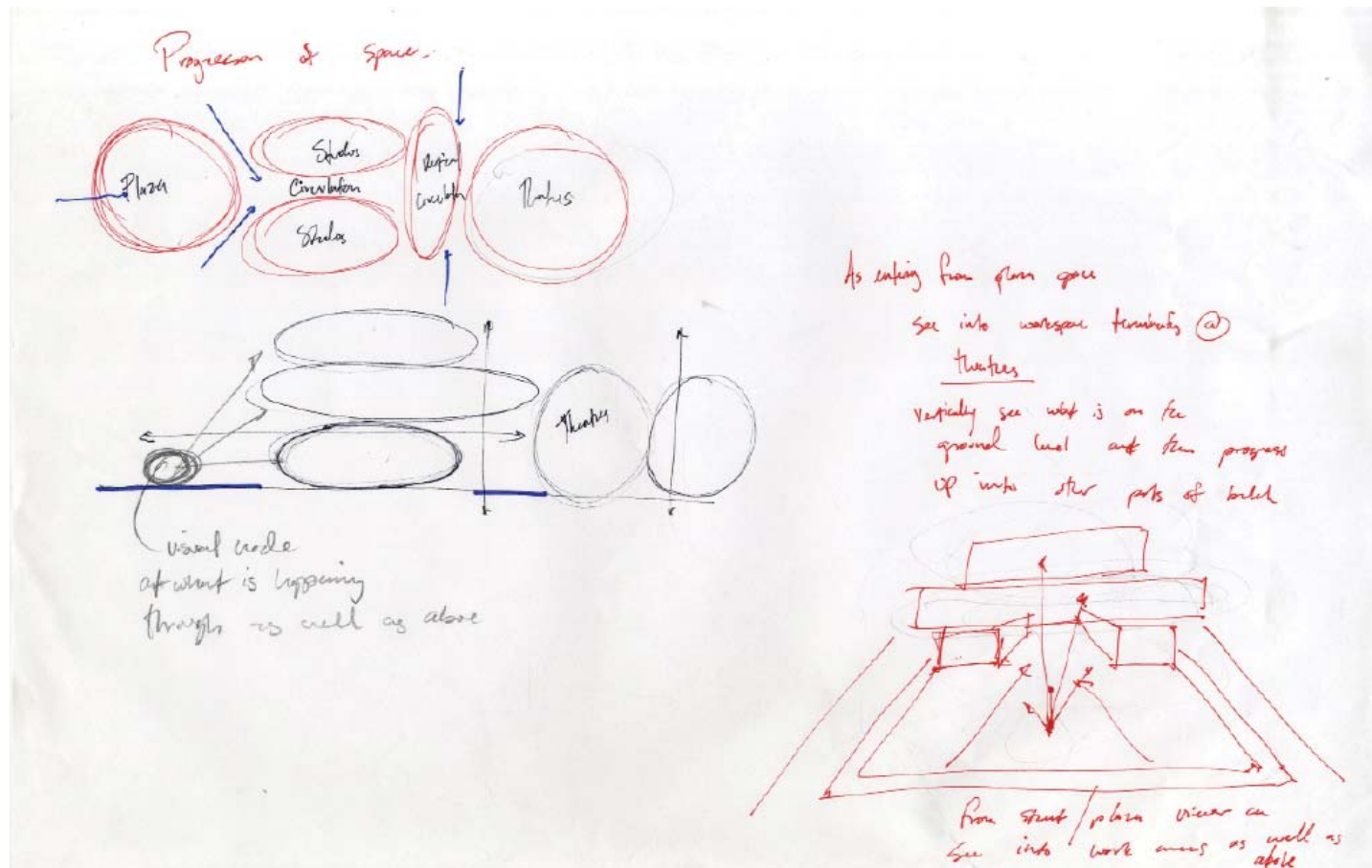
Concept Idea

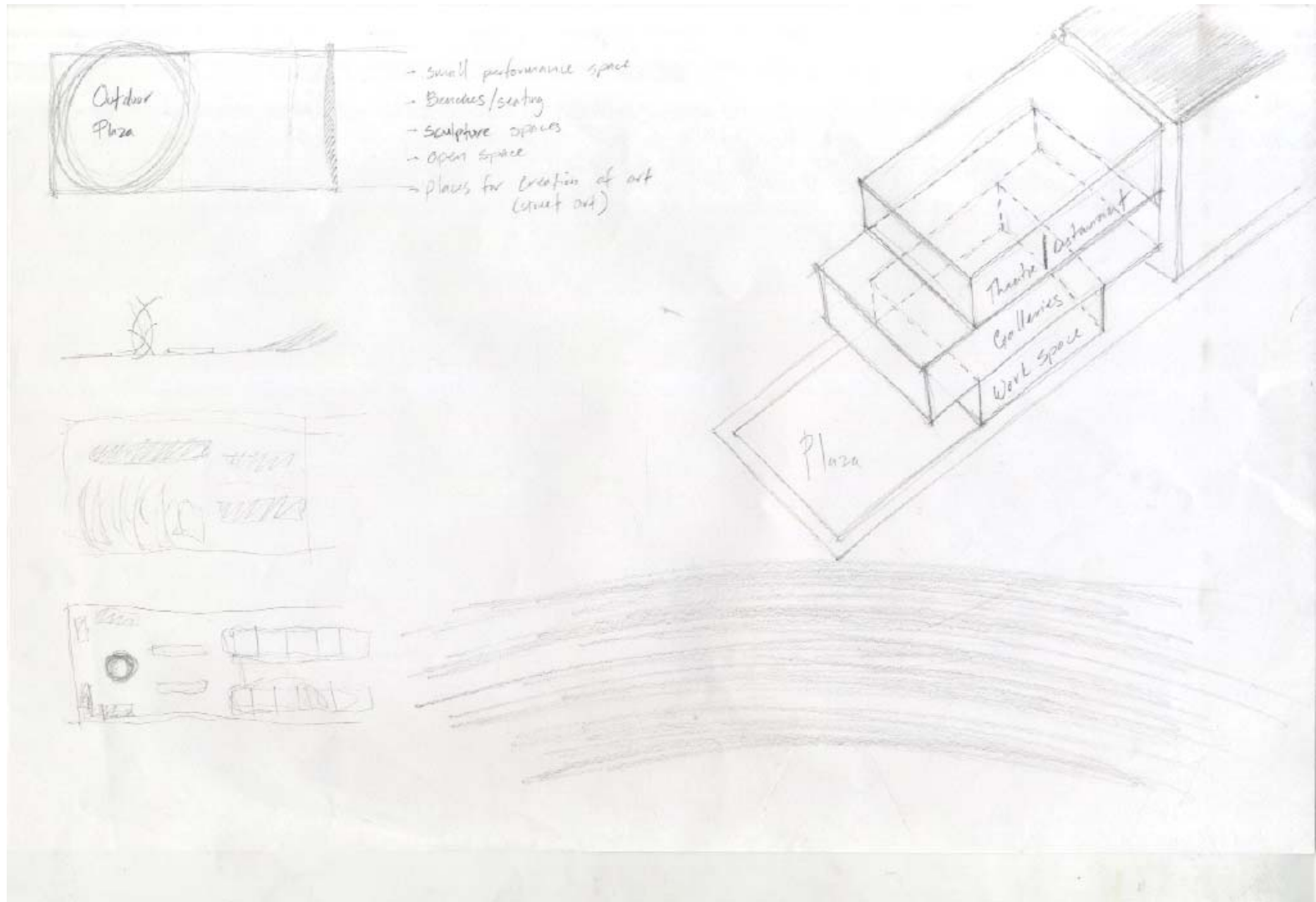


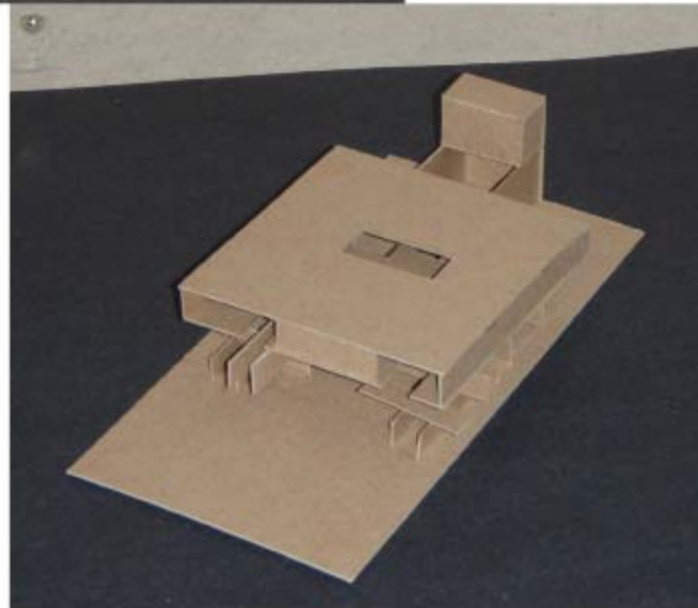
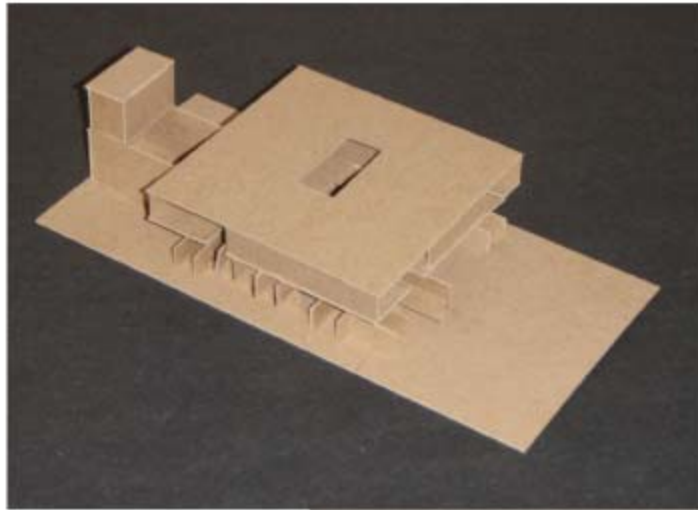






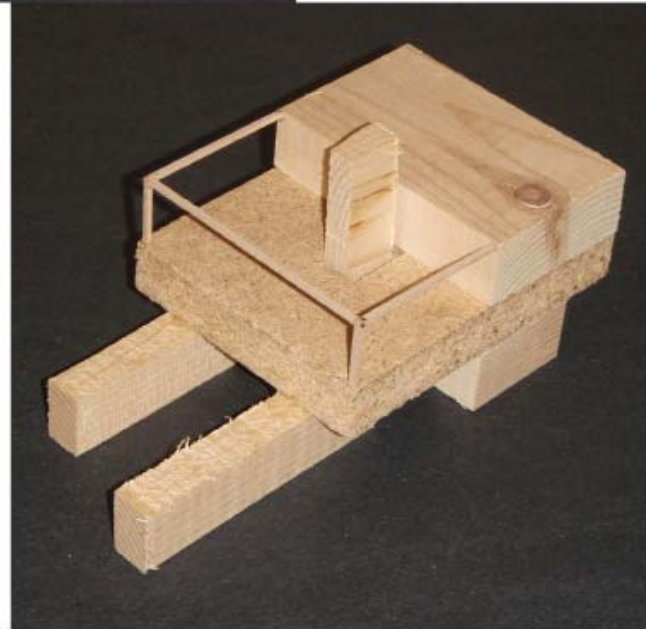
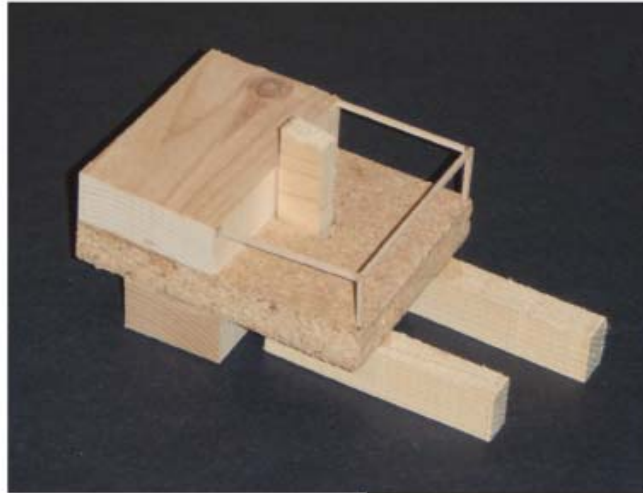


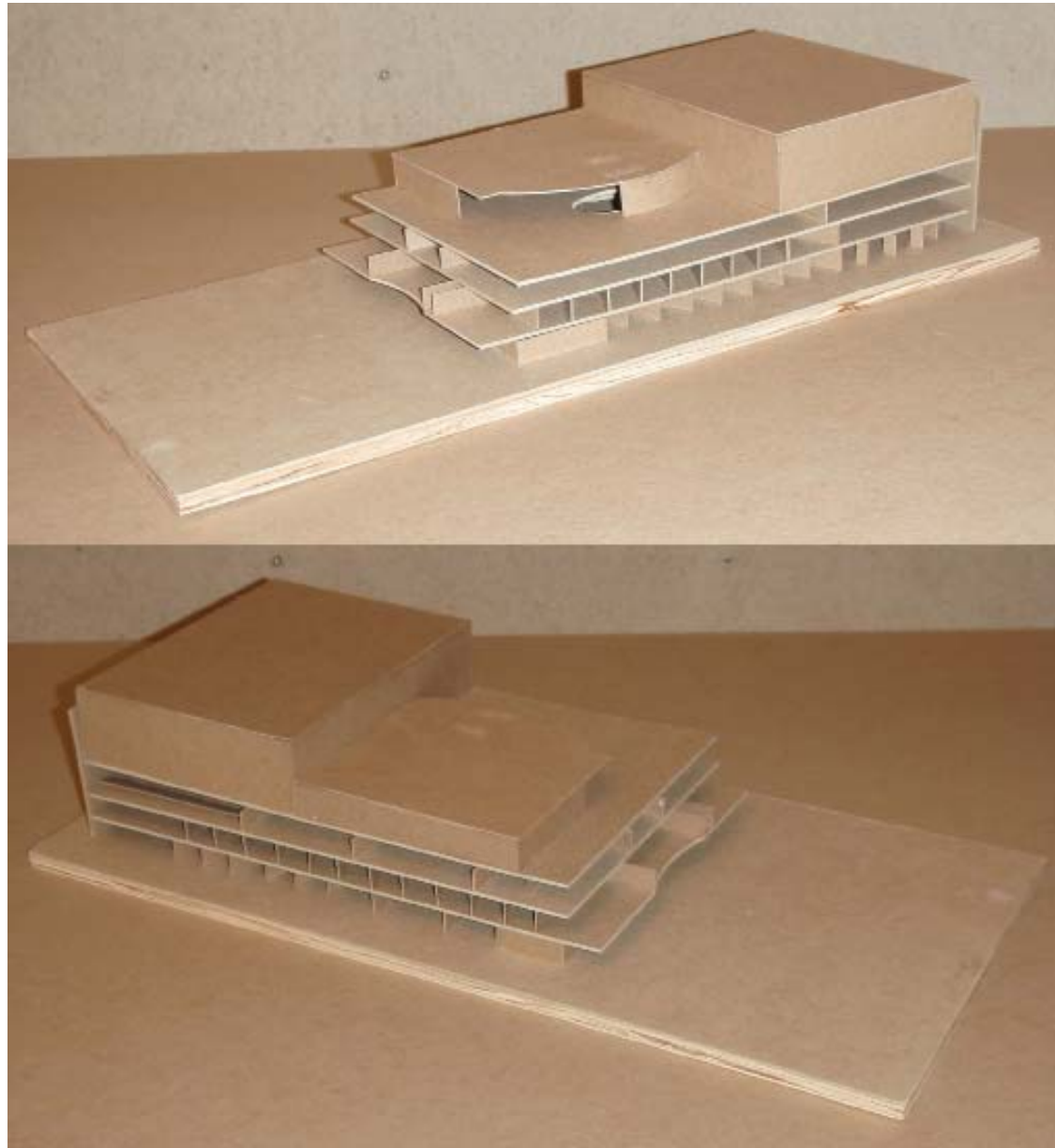




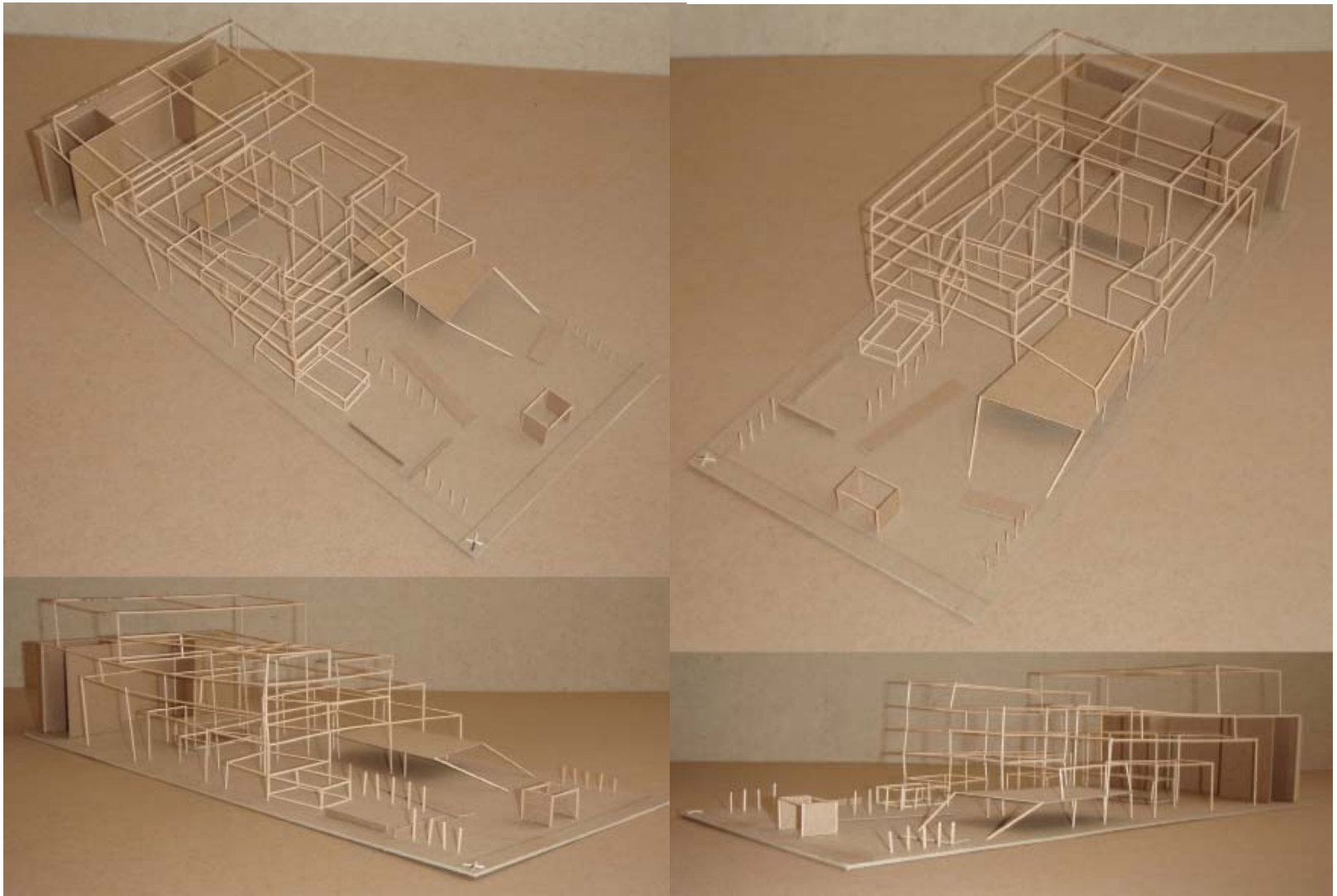
Concept Models

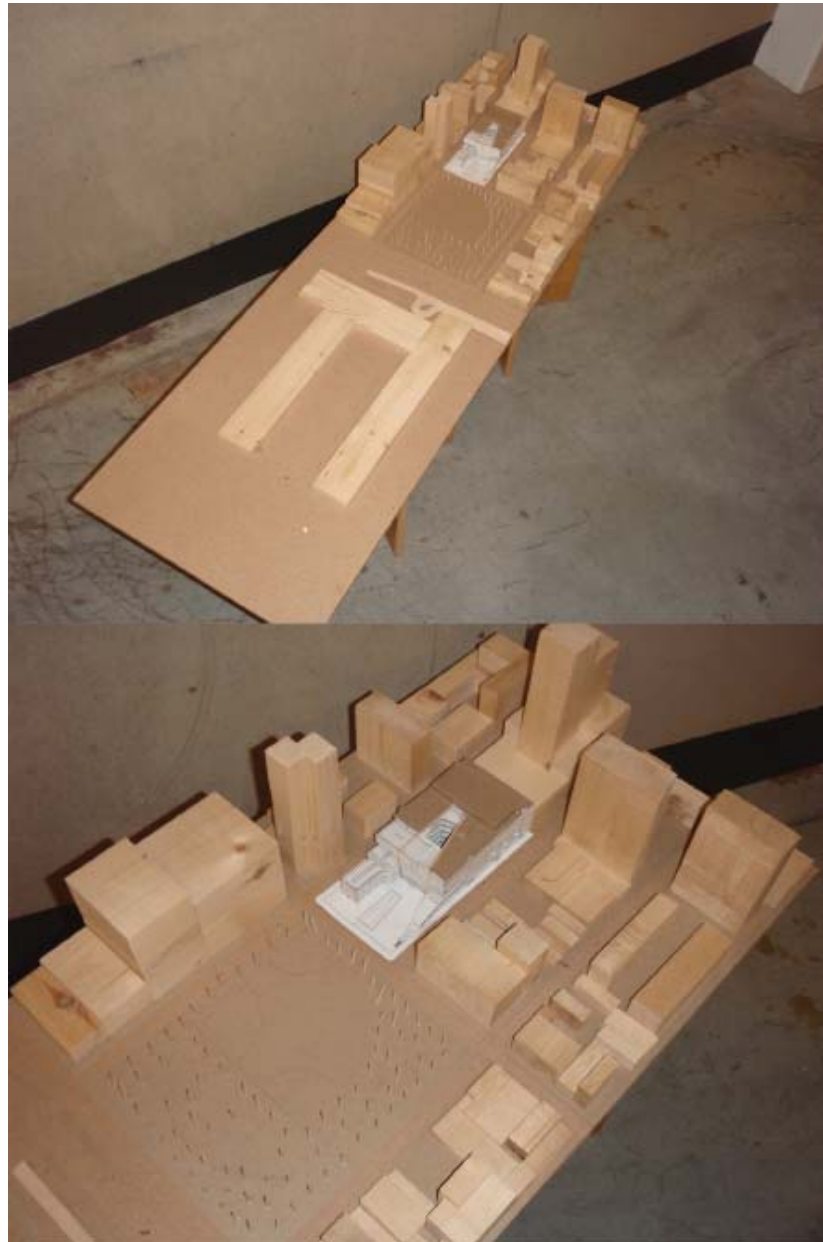






Mid-Crit Model





Site Model



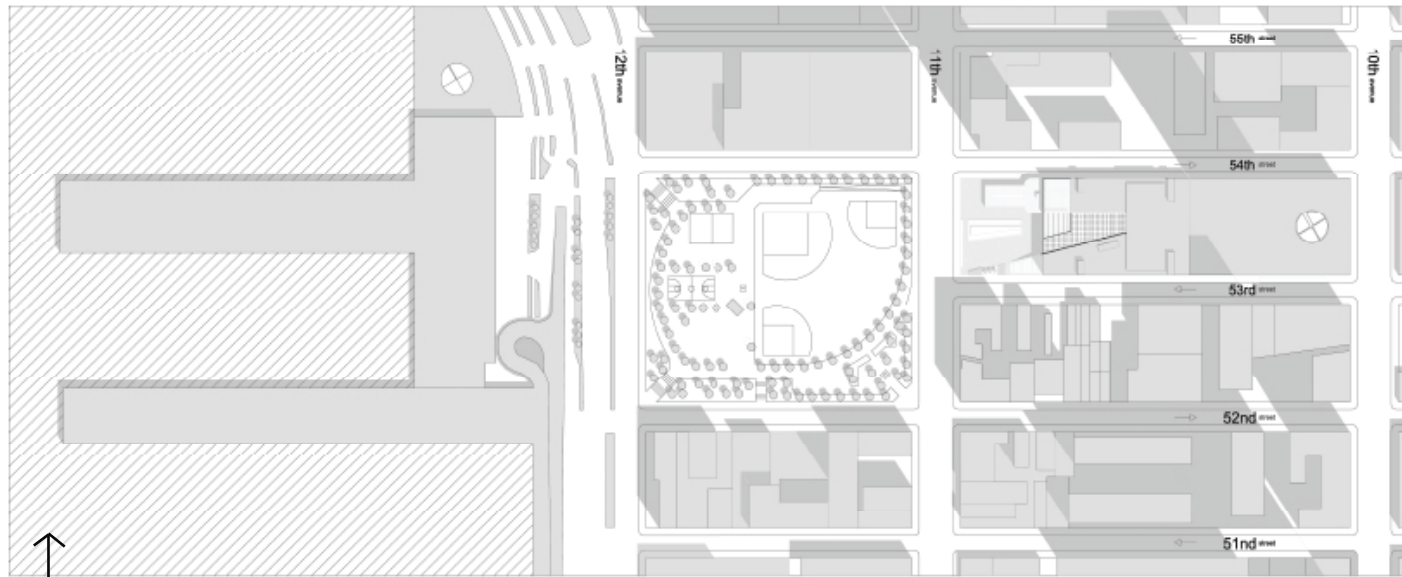


Site Model

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# Final Design Project





North

Site Plan

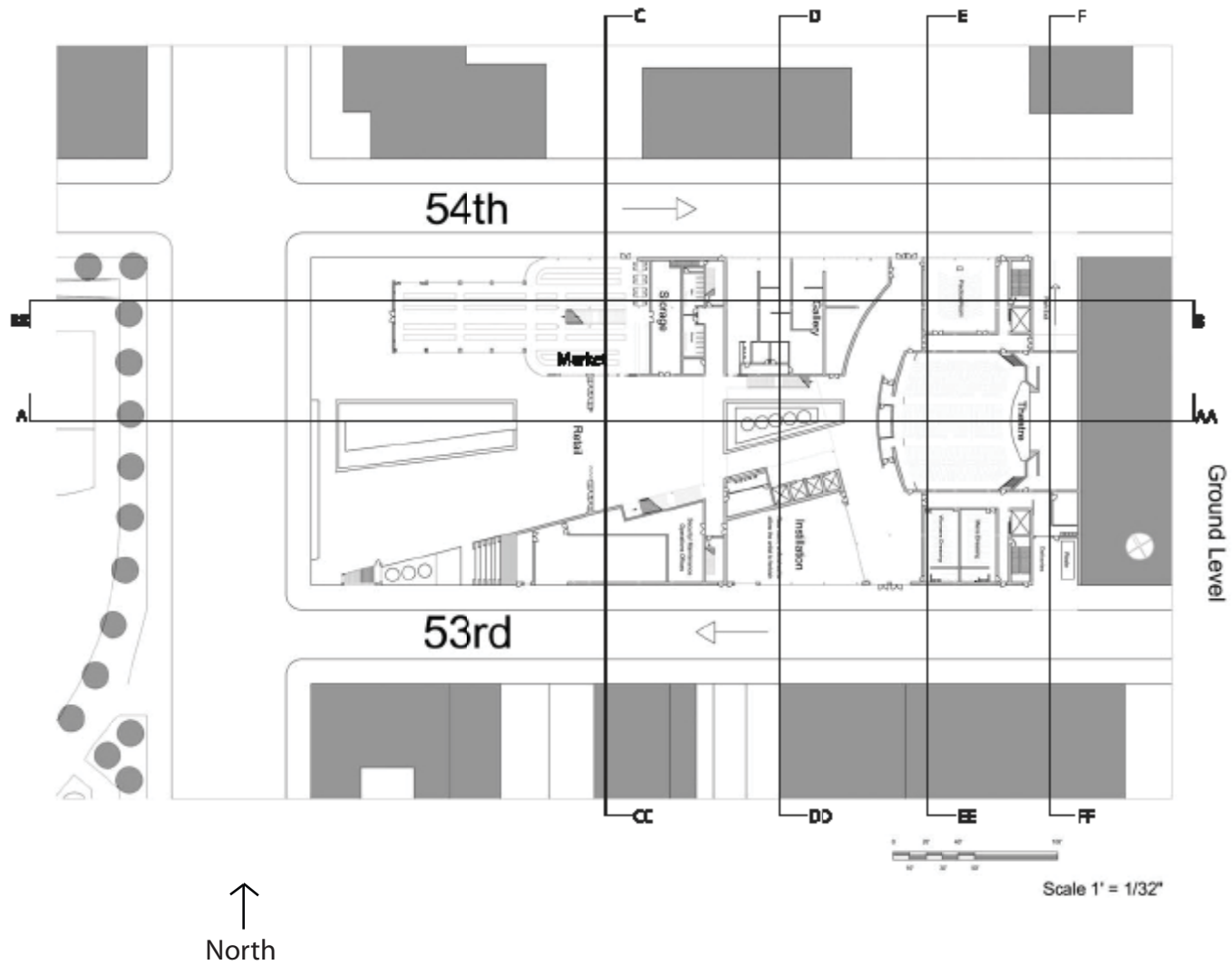
Scale 1" = 100'

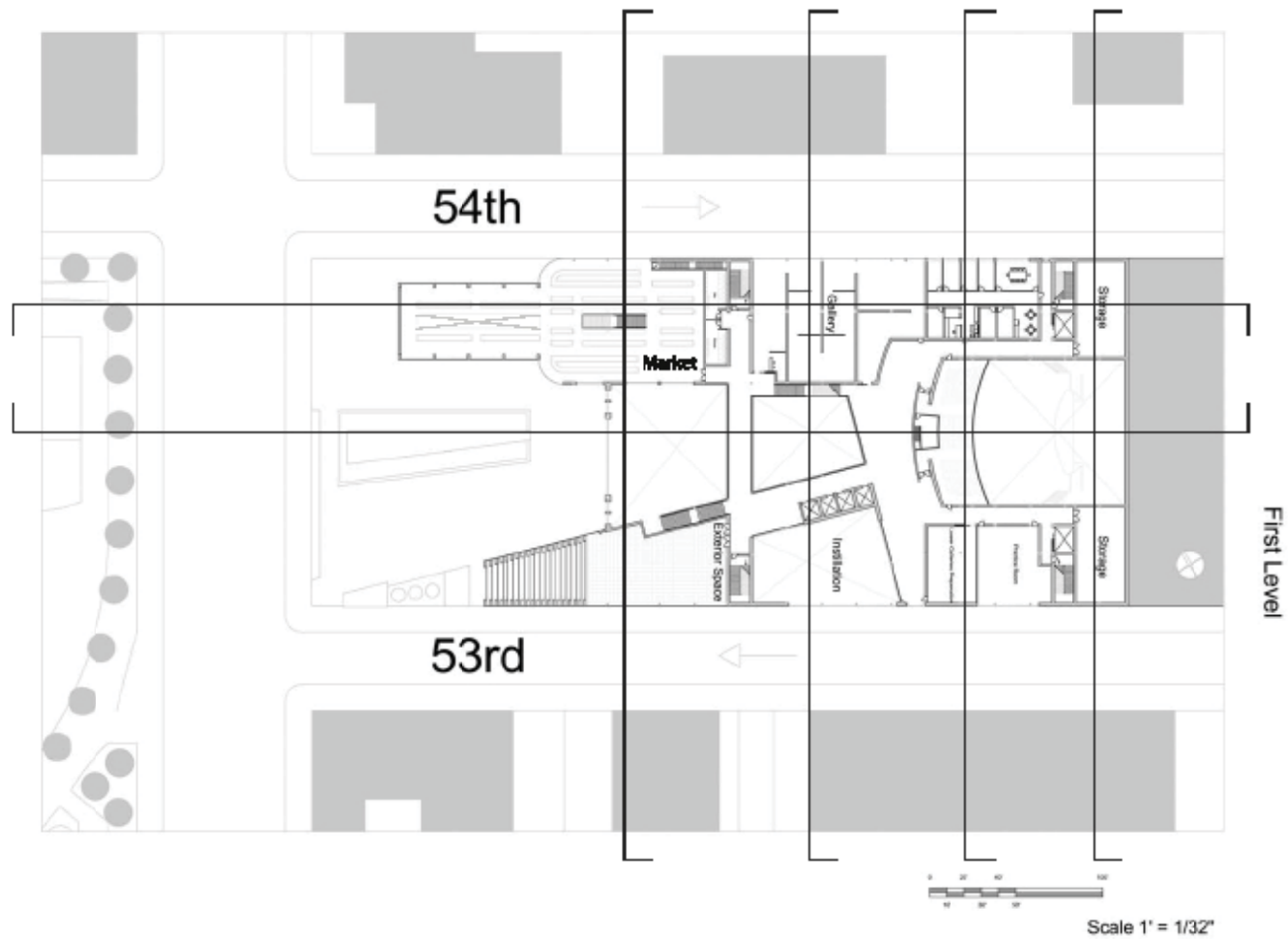


Site Section

Scale 1" = 100'







First Floor



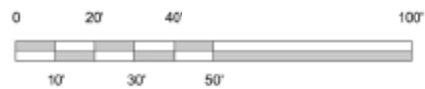


Third Floor

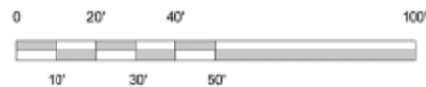
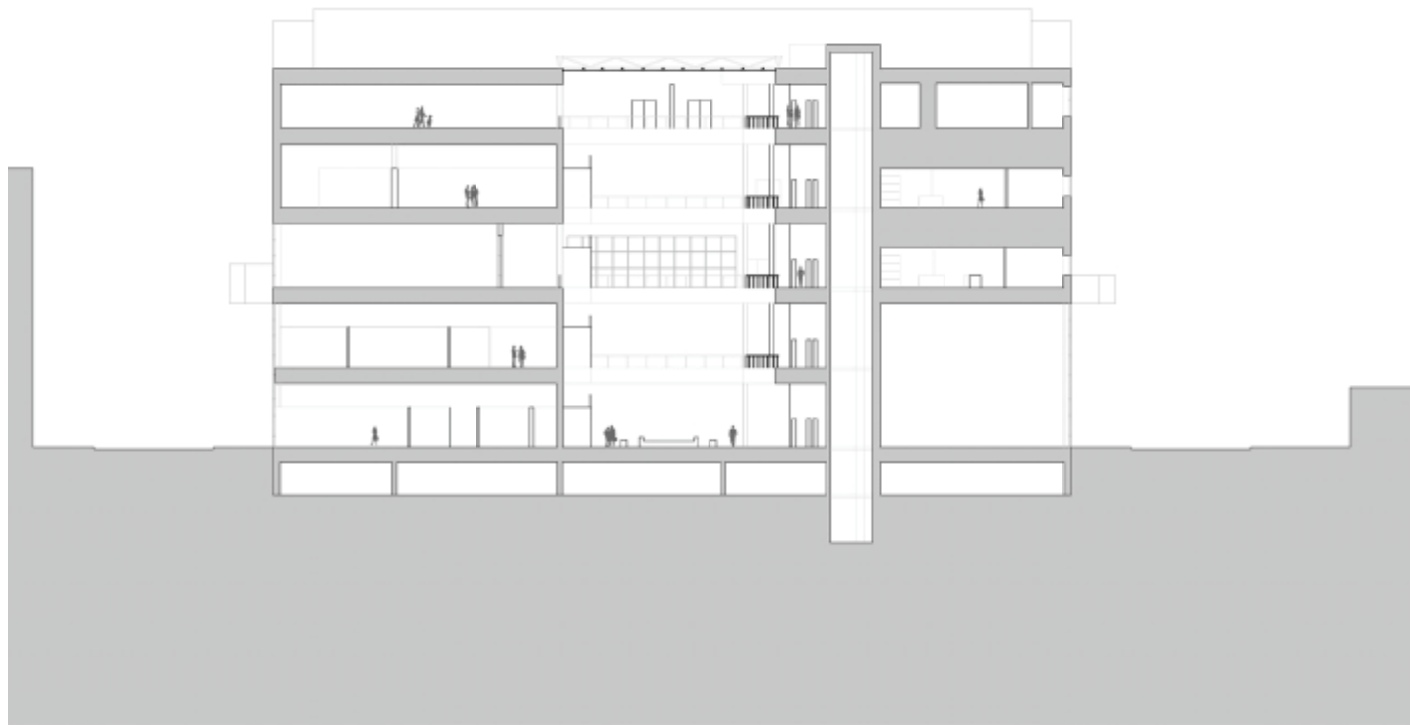




Roof



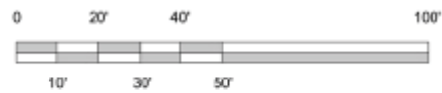
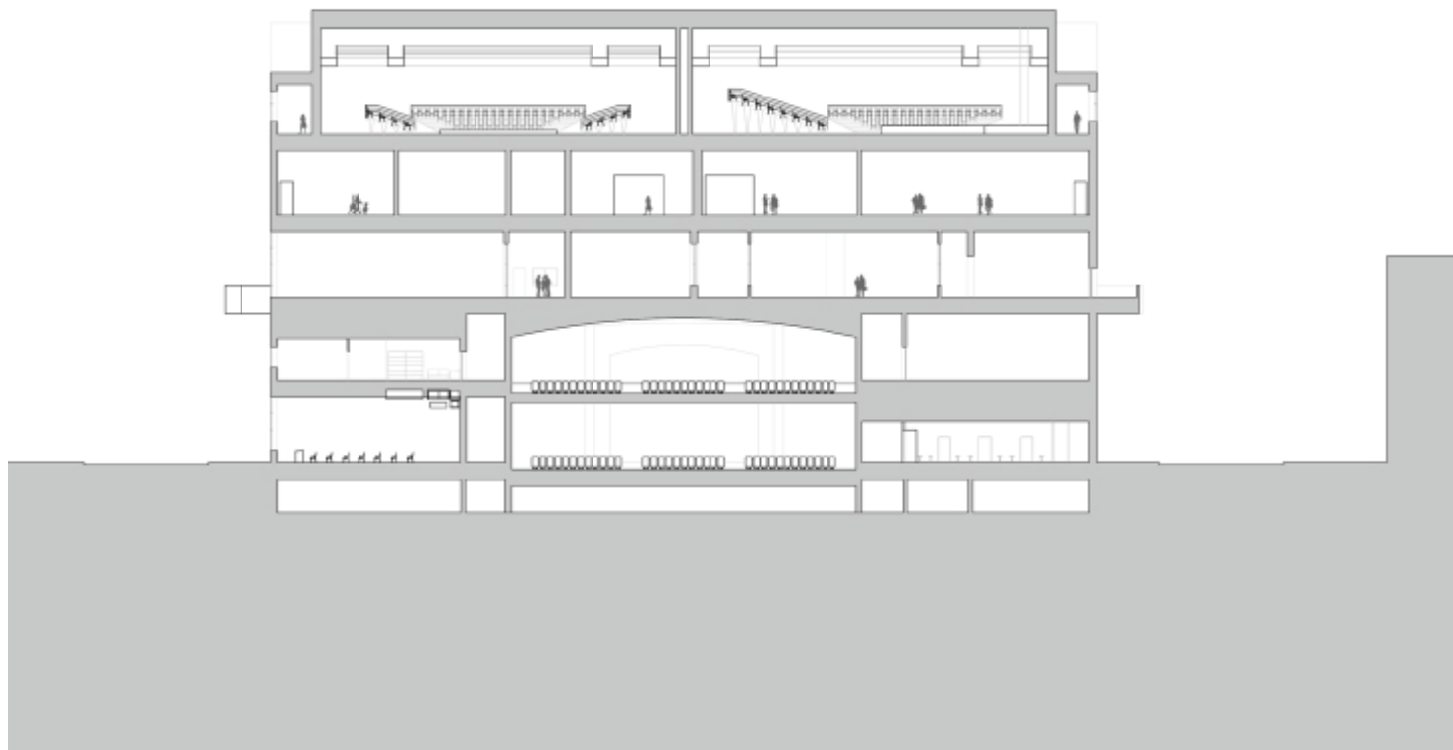
Scale 1' = 1/16"



Scale 1' = 1/16"

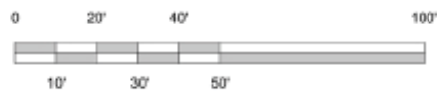
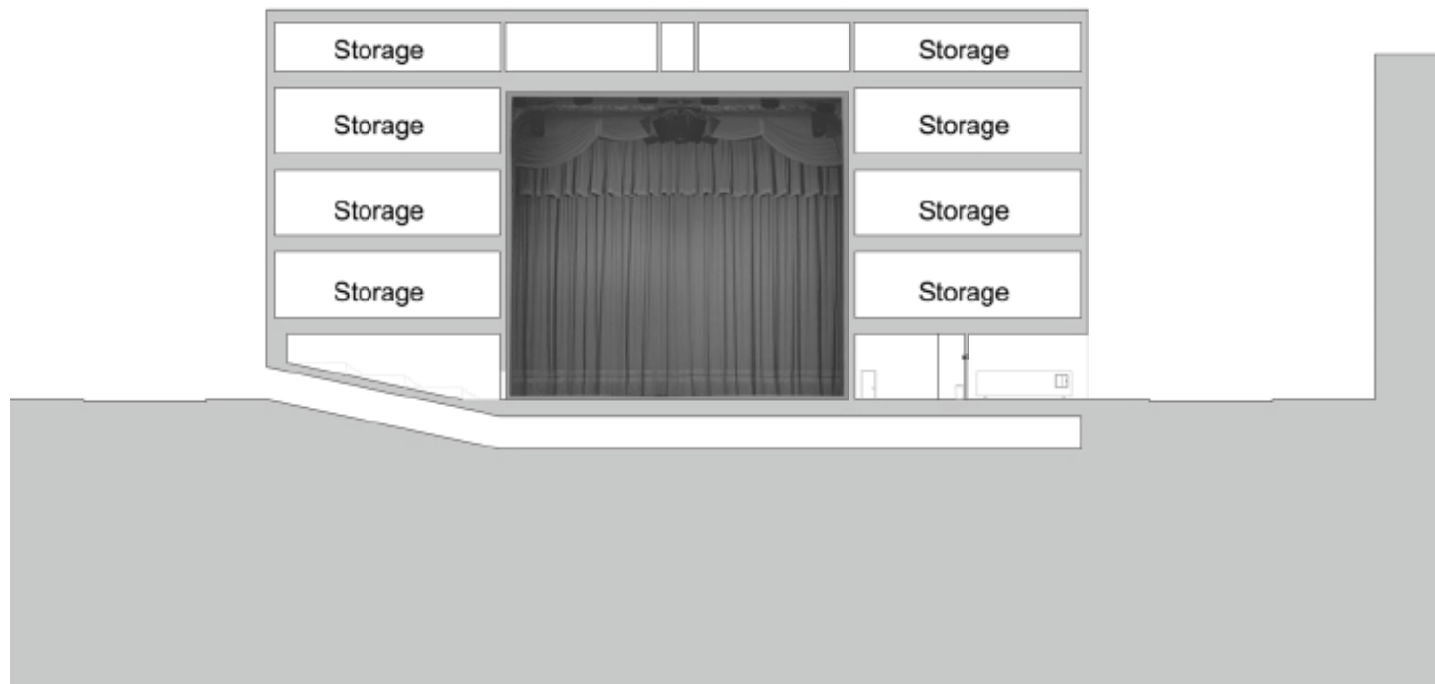
Short Section DD





**Section E-EE**

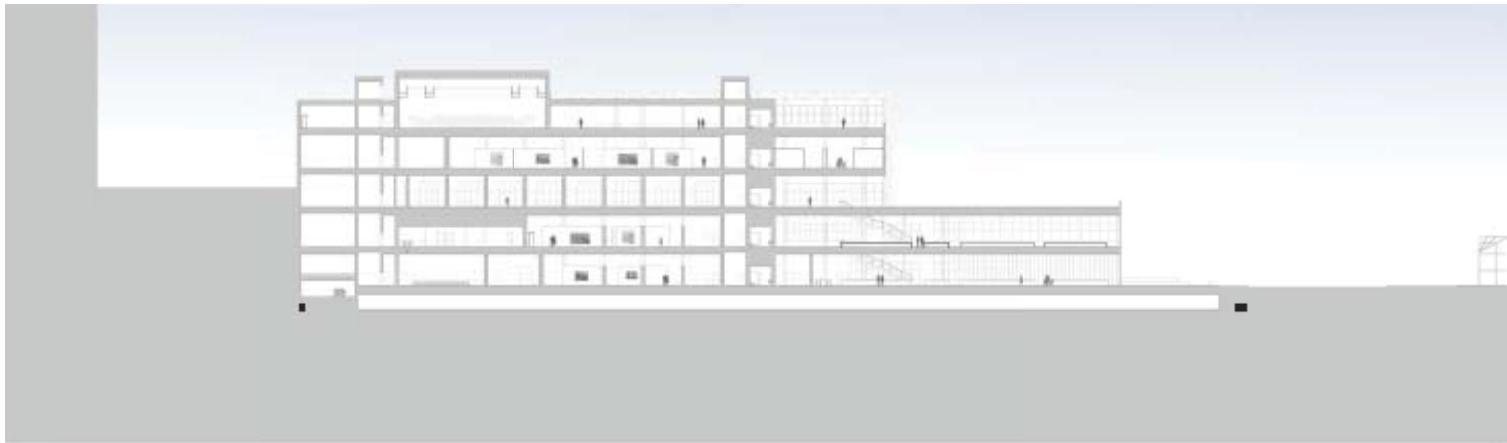
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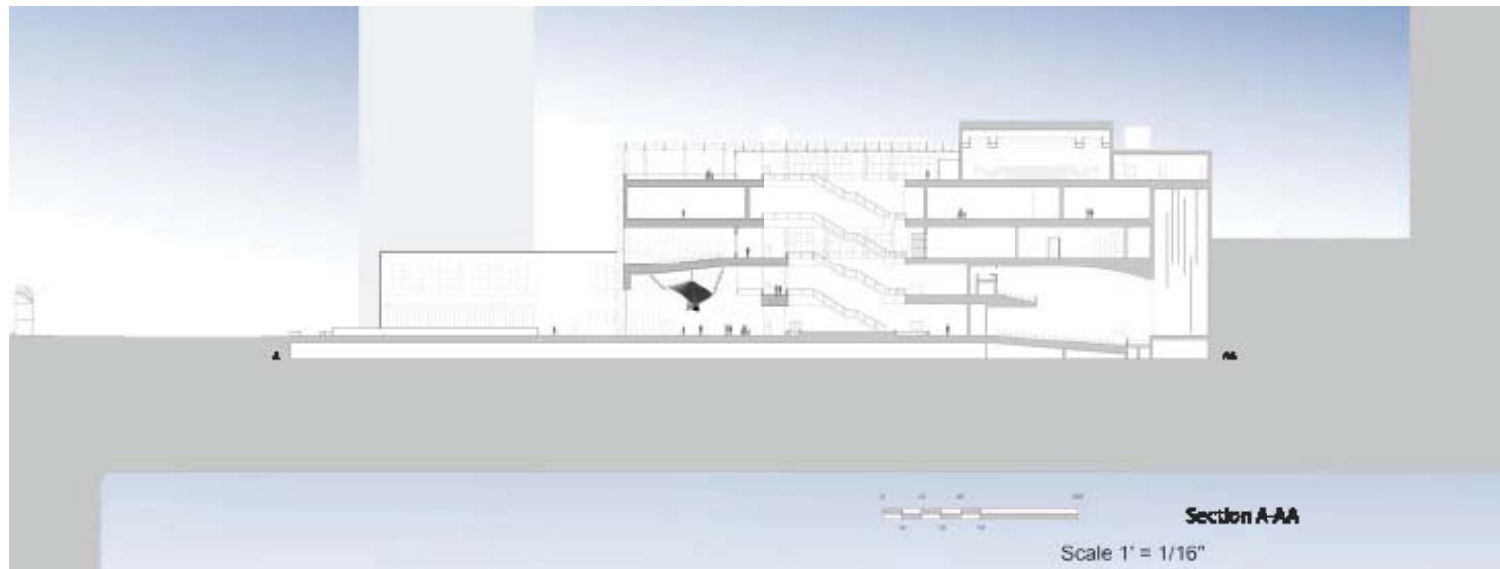


**Section F-FF**

Scale 1' = 1/16"

Short Section FF



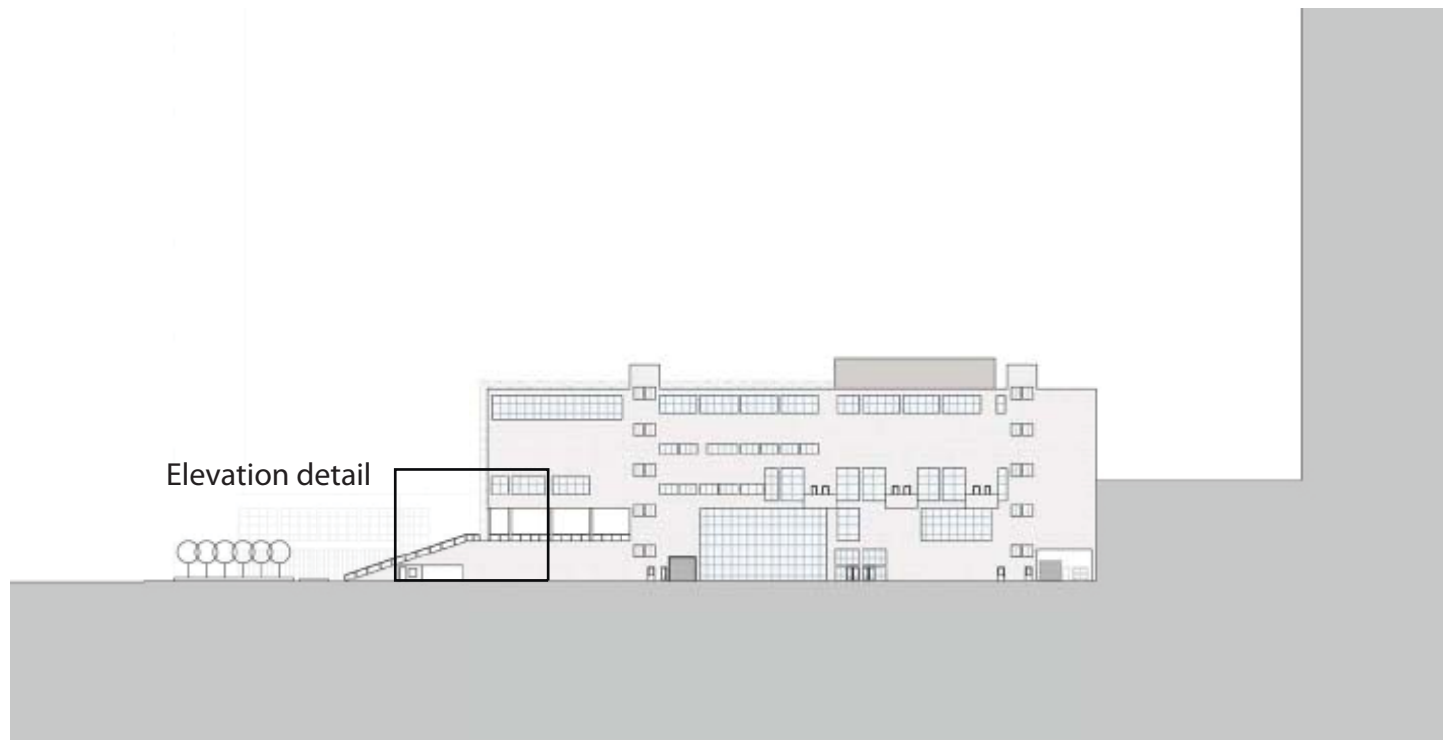


Long Section A-AA



**West Elevation**

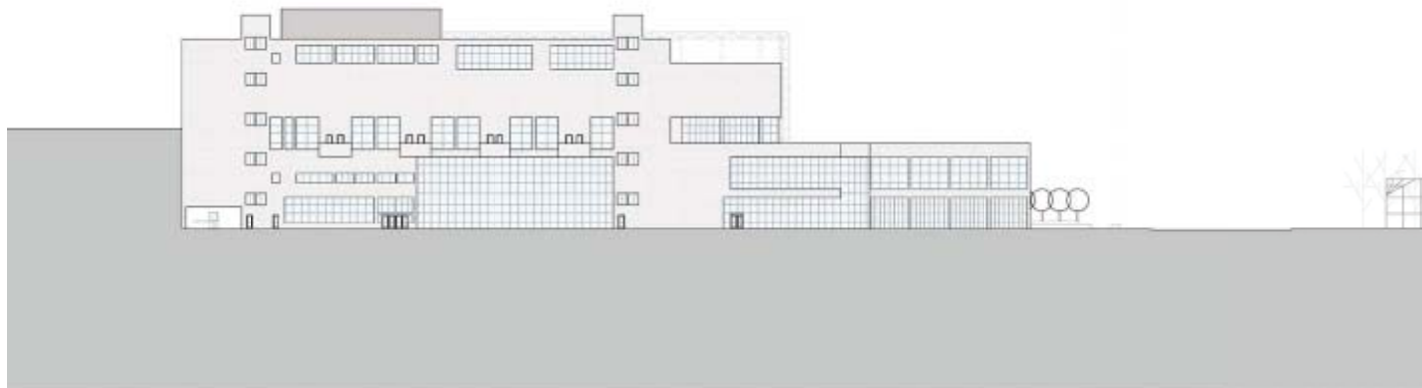
Scale 1' = 1/32"



**South Elevation**

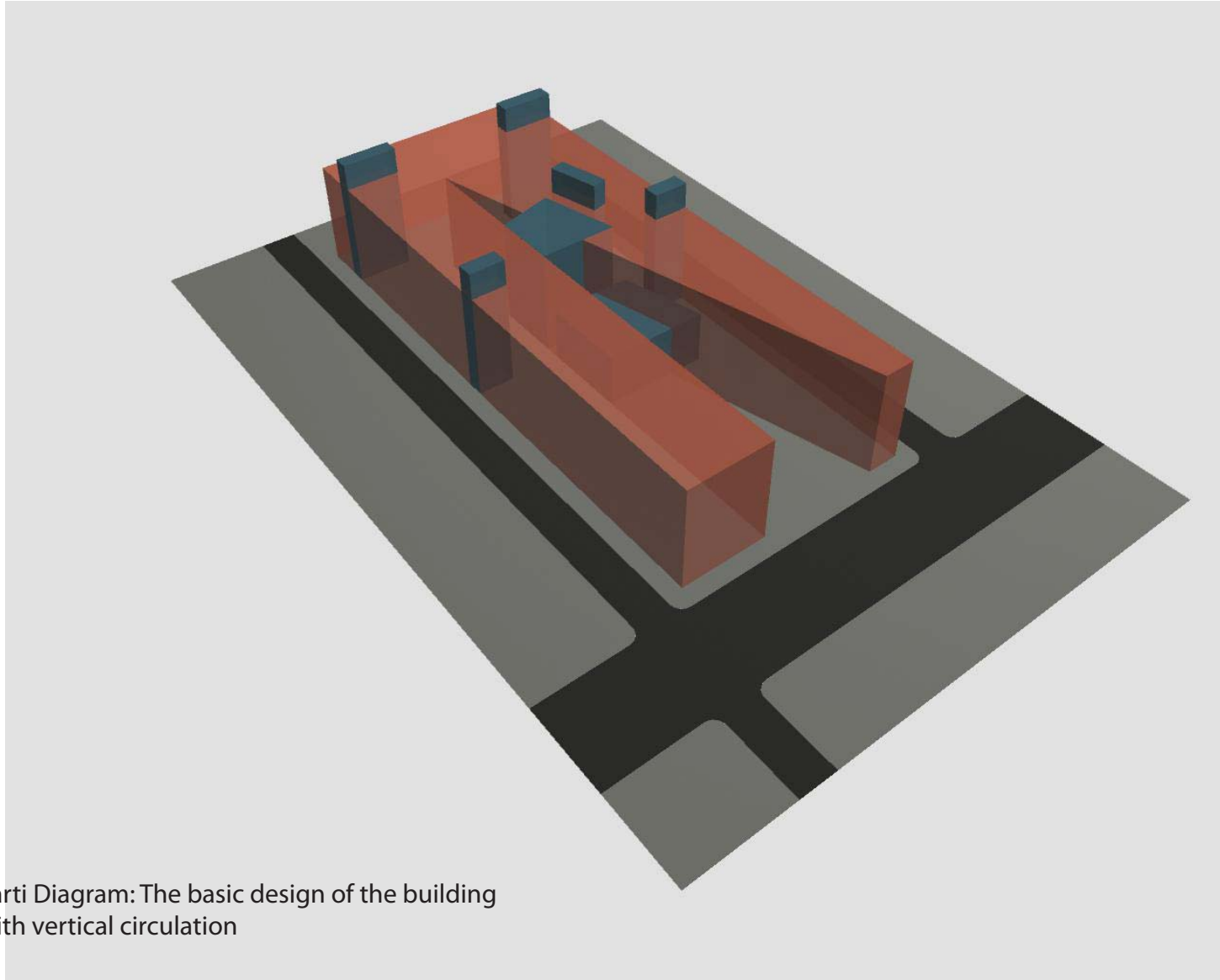
Scale 1' = 1/32"

Elevation



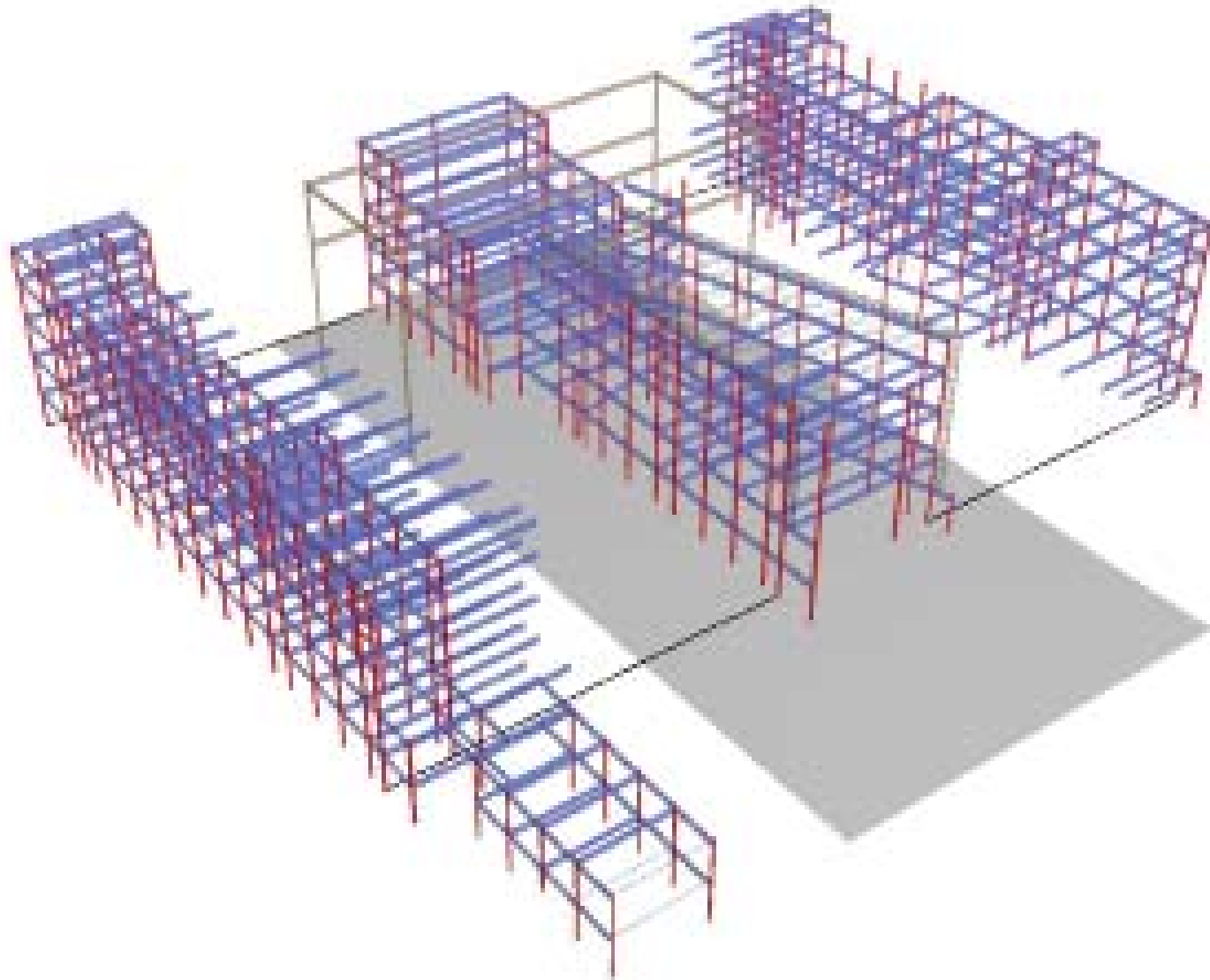
**North Elevation**

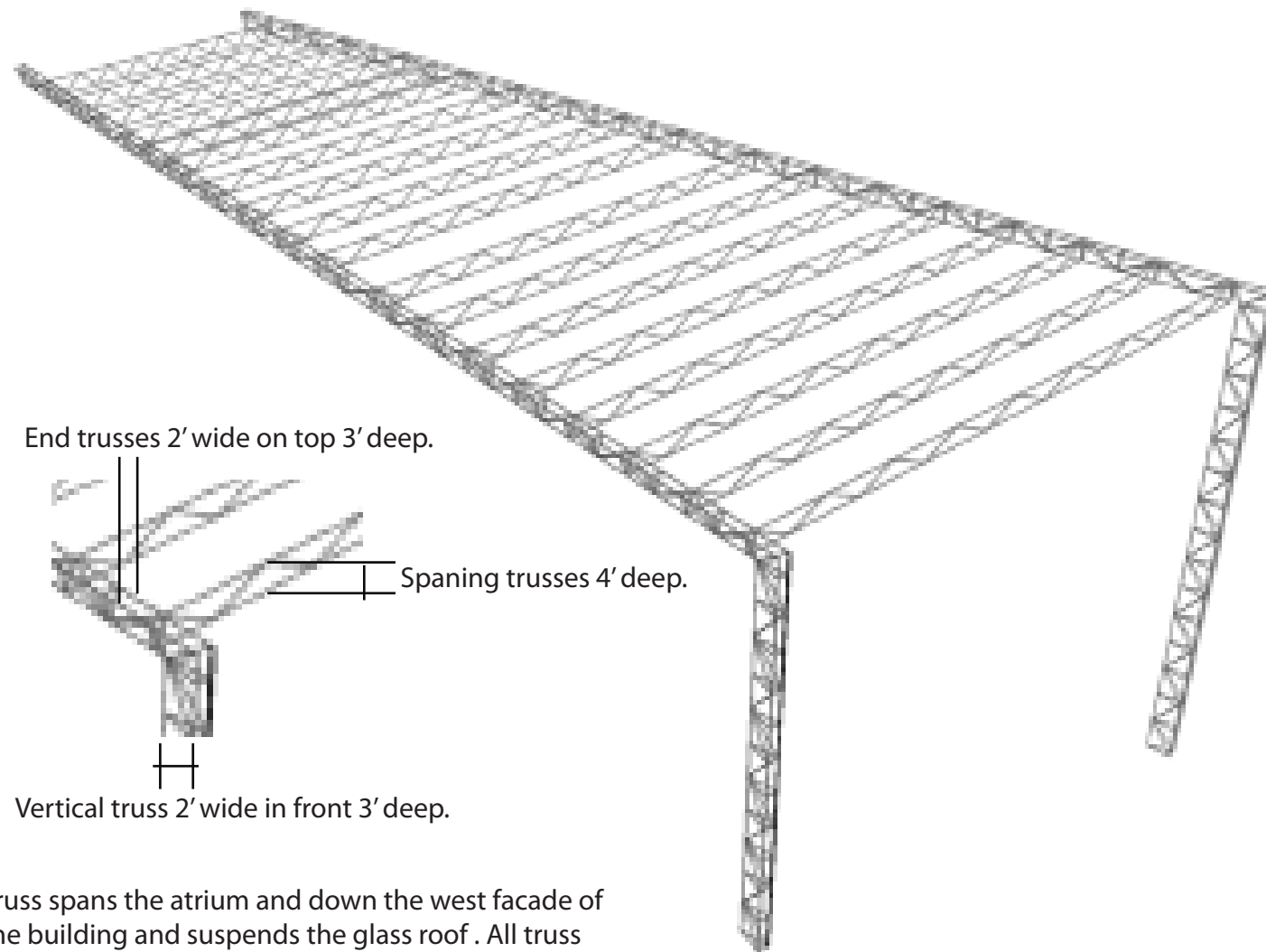
Scale 1' = 1/32"



Parti Diagram: The basic design of the building  
with vertical circulation

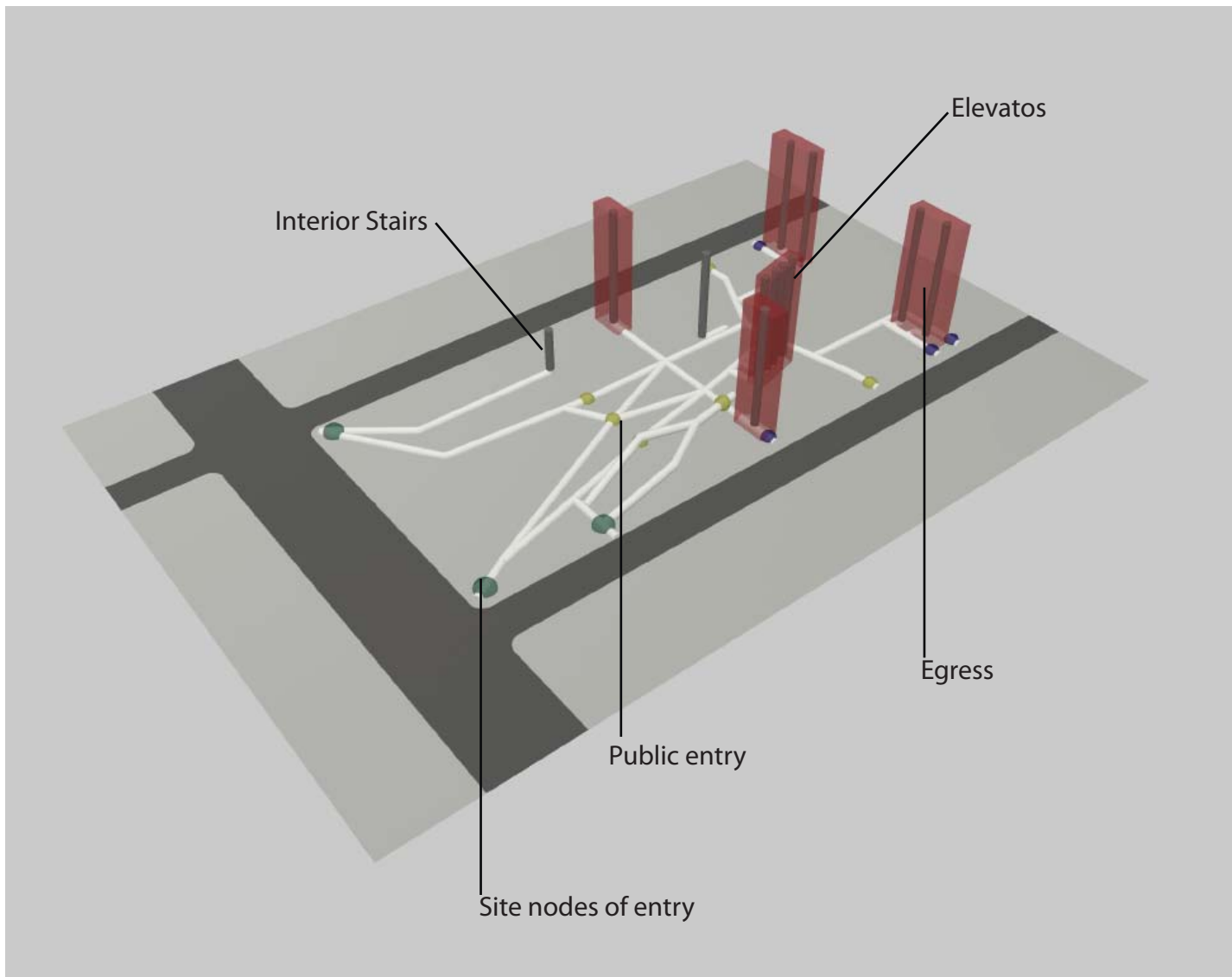




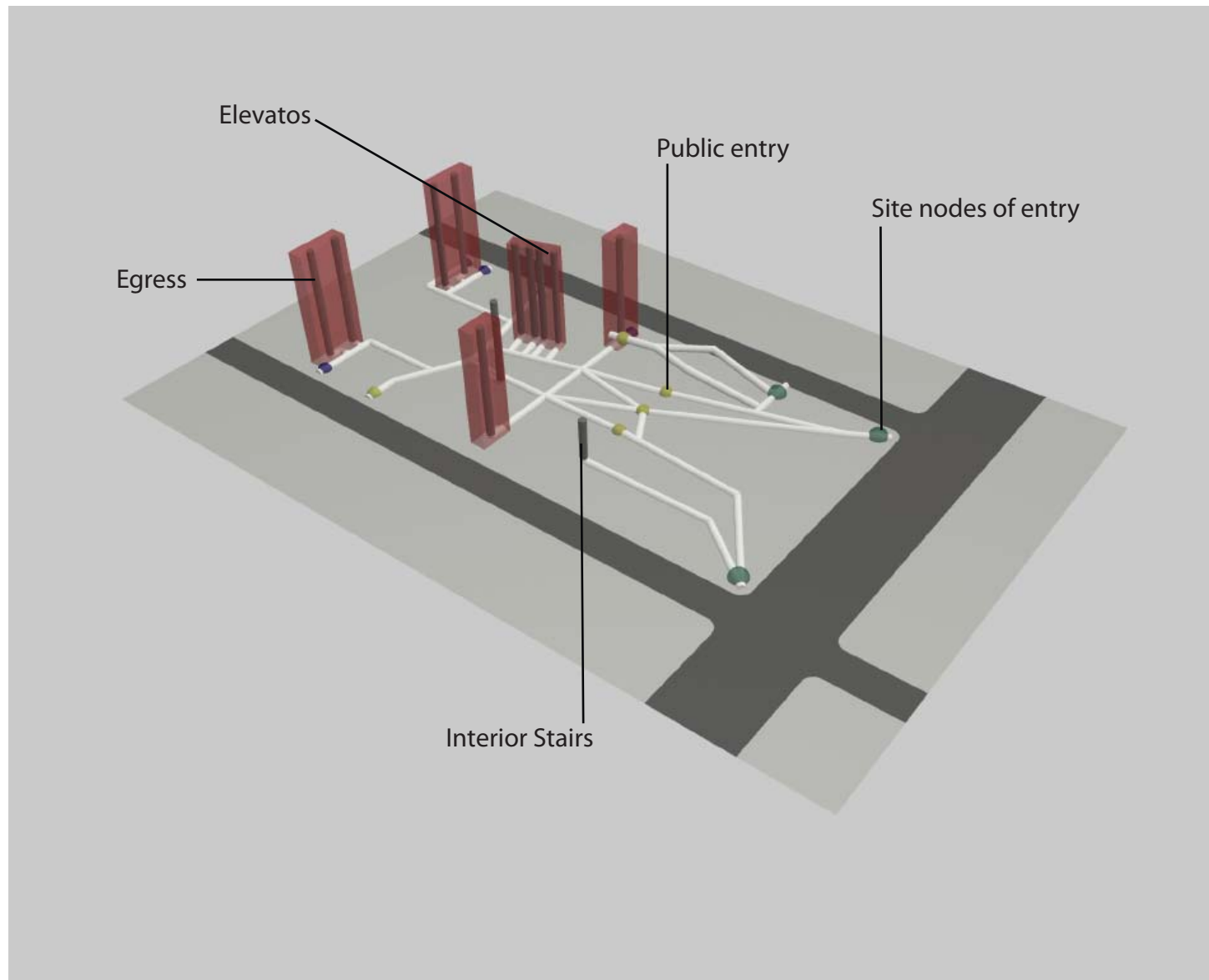


Truss spans the atrium and down the west facade of the building and suspends the glass roof . All truss members are 3 inch tubes.

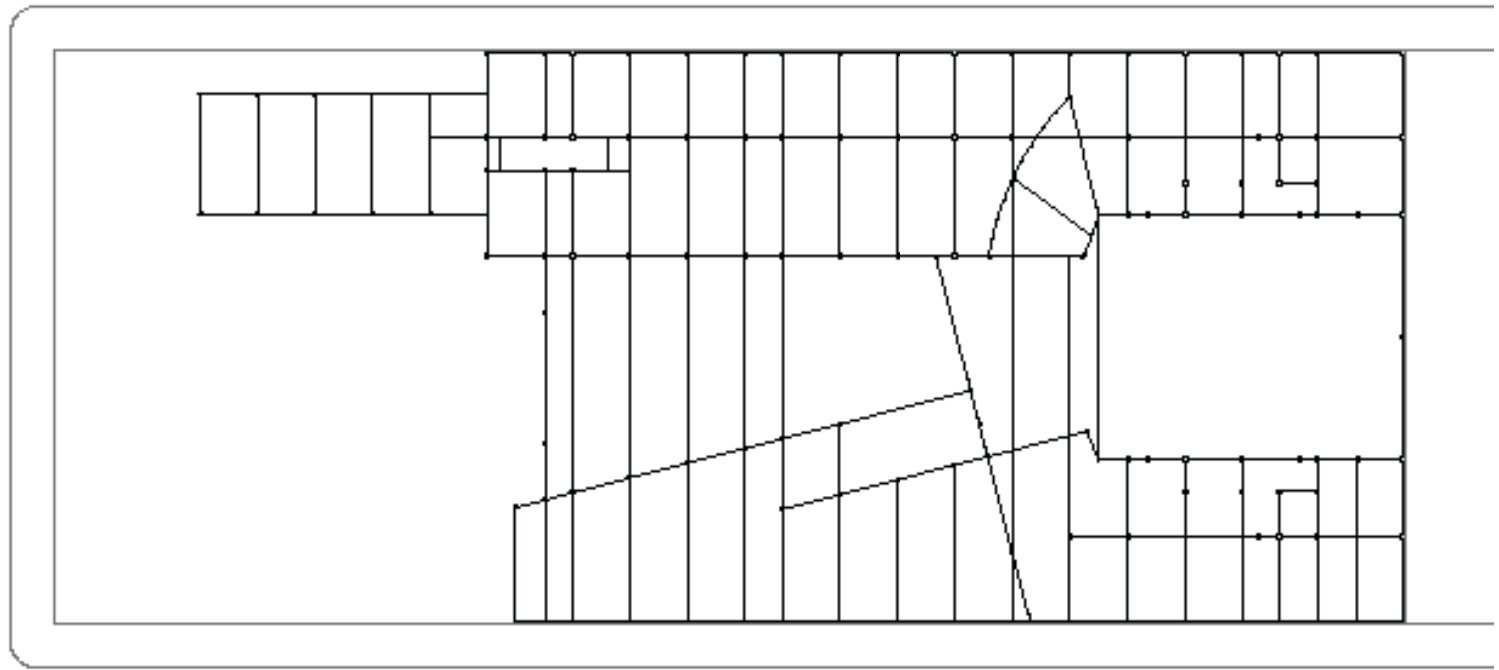
Truss Diagram

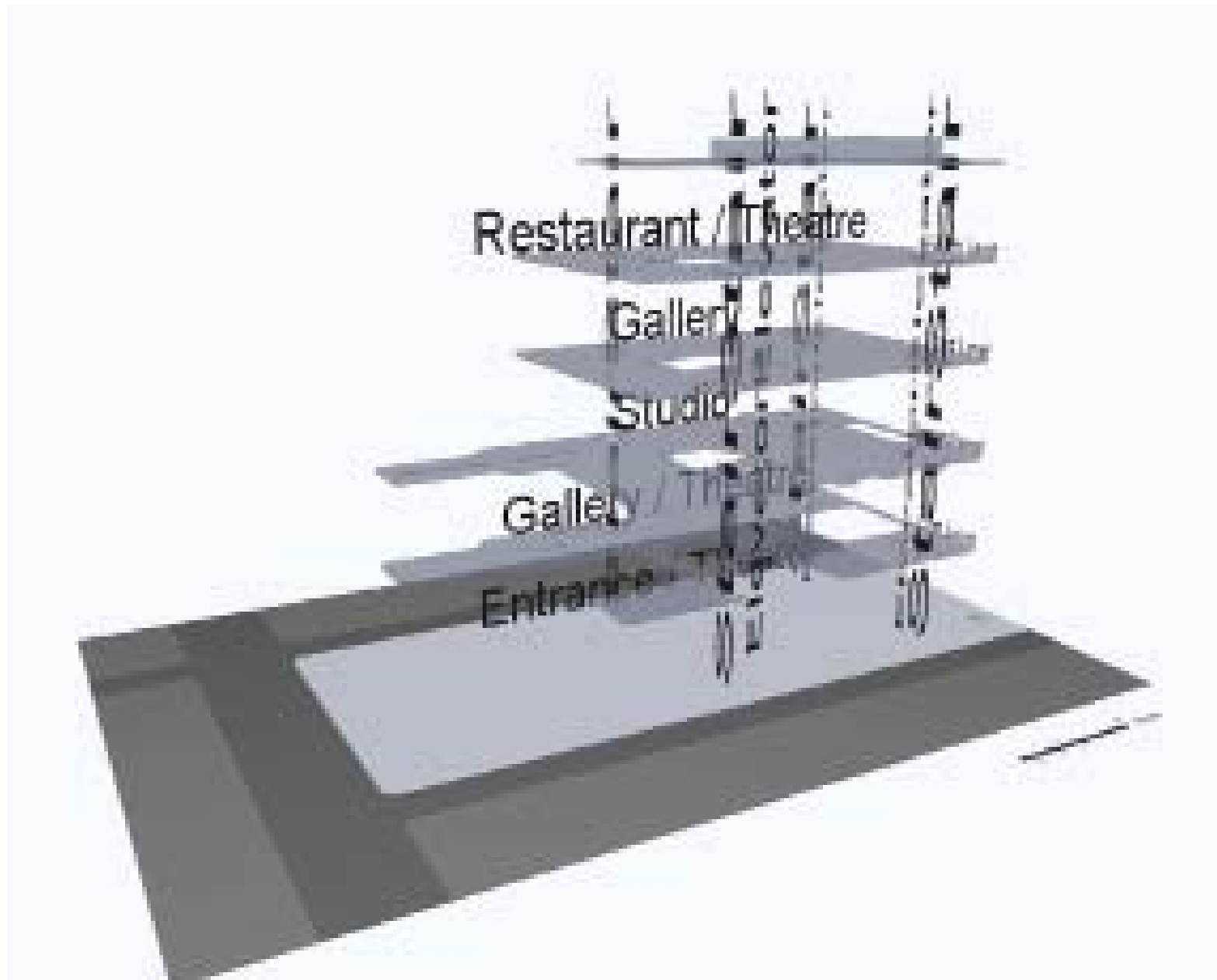


Circulation/ Egress Diagram from the southwest

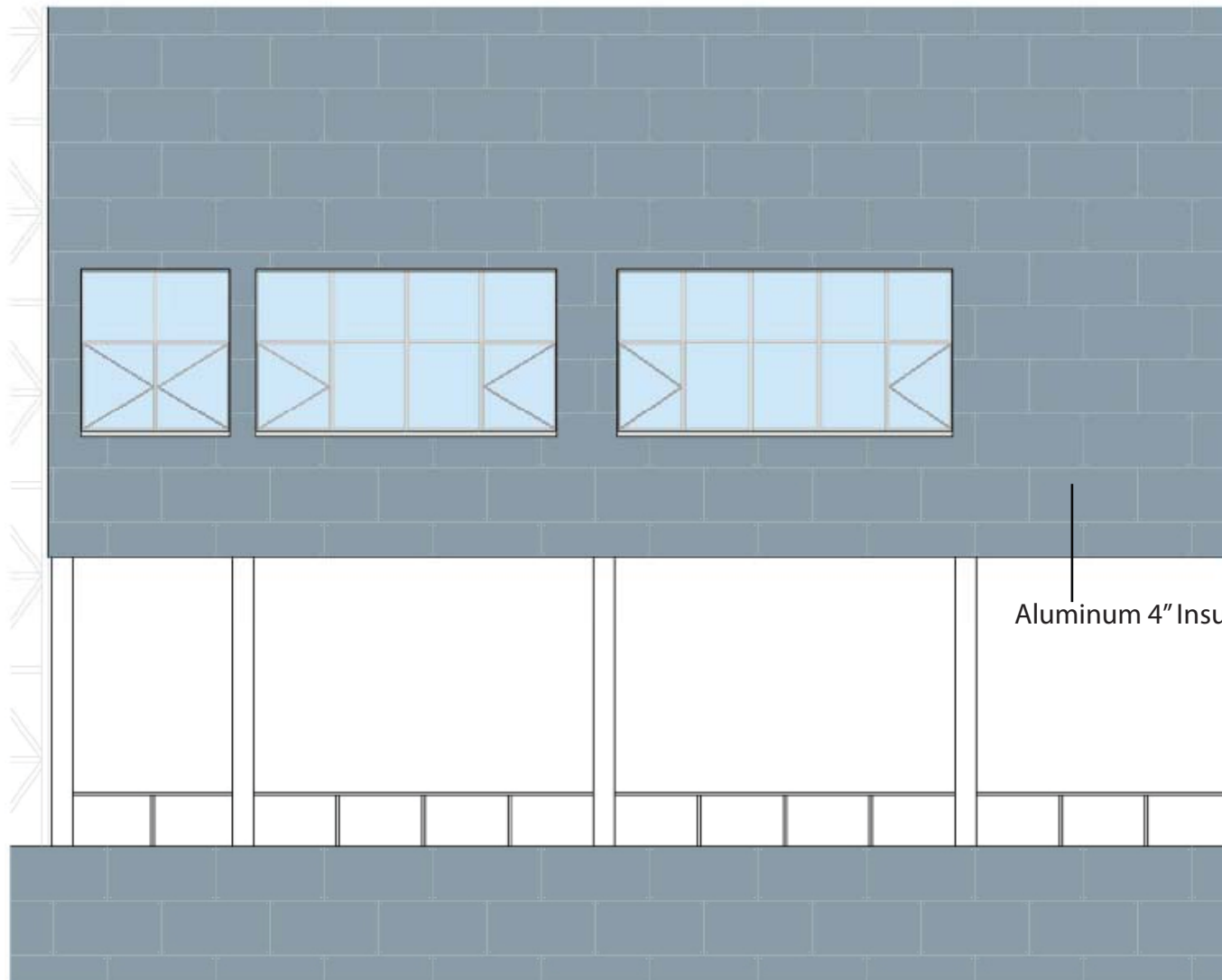


Circulation/ Egress Diagram from southeast

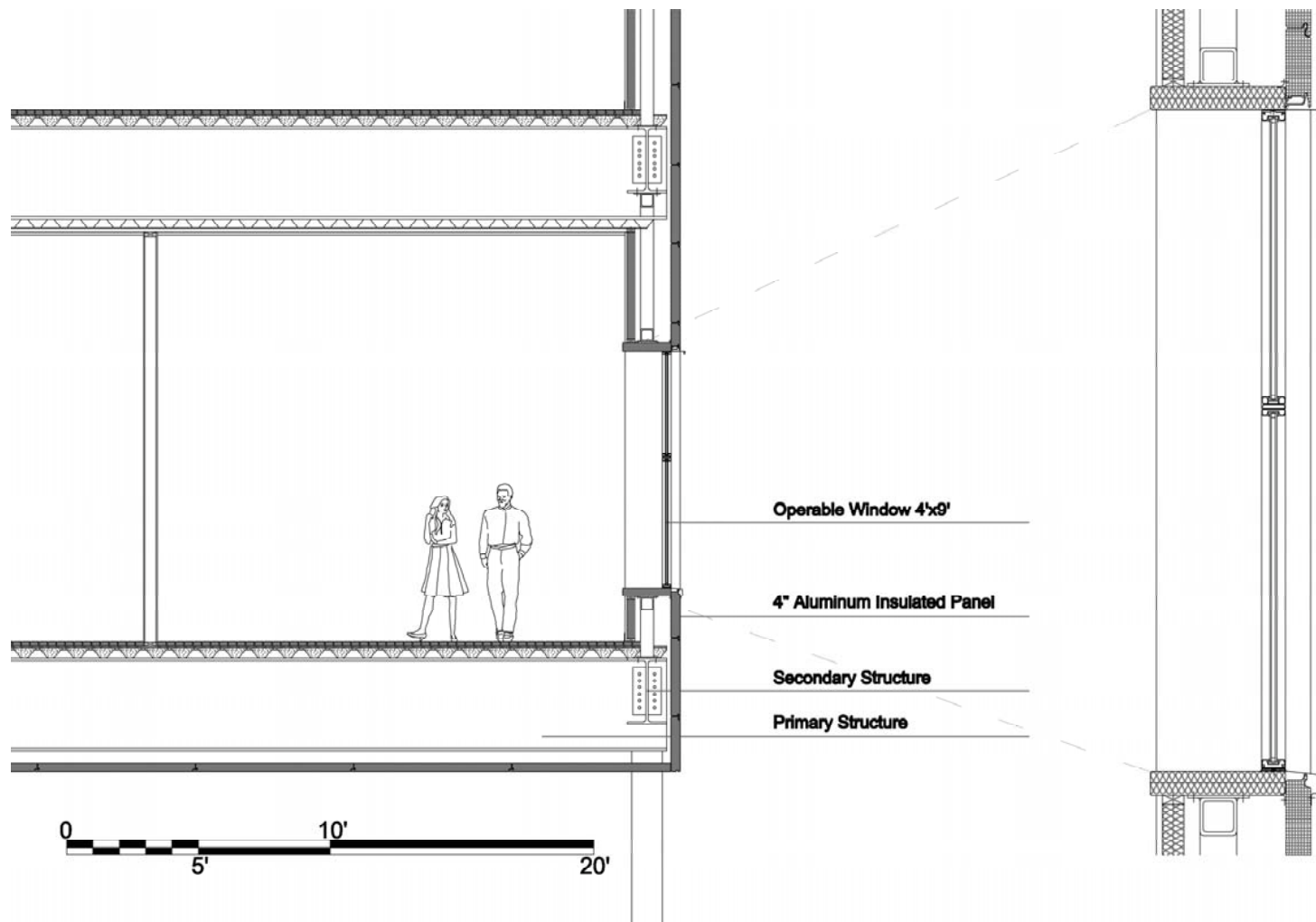




Level Program



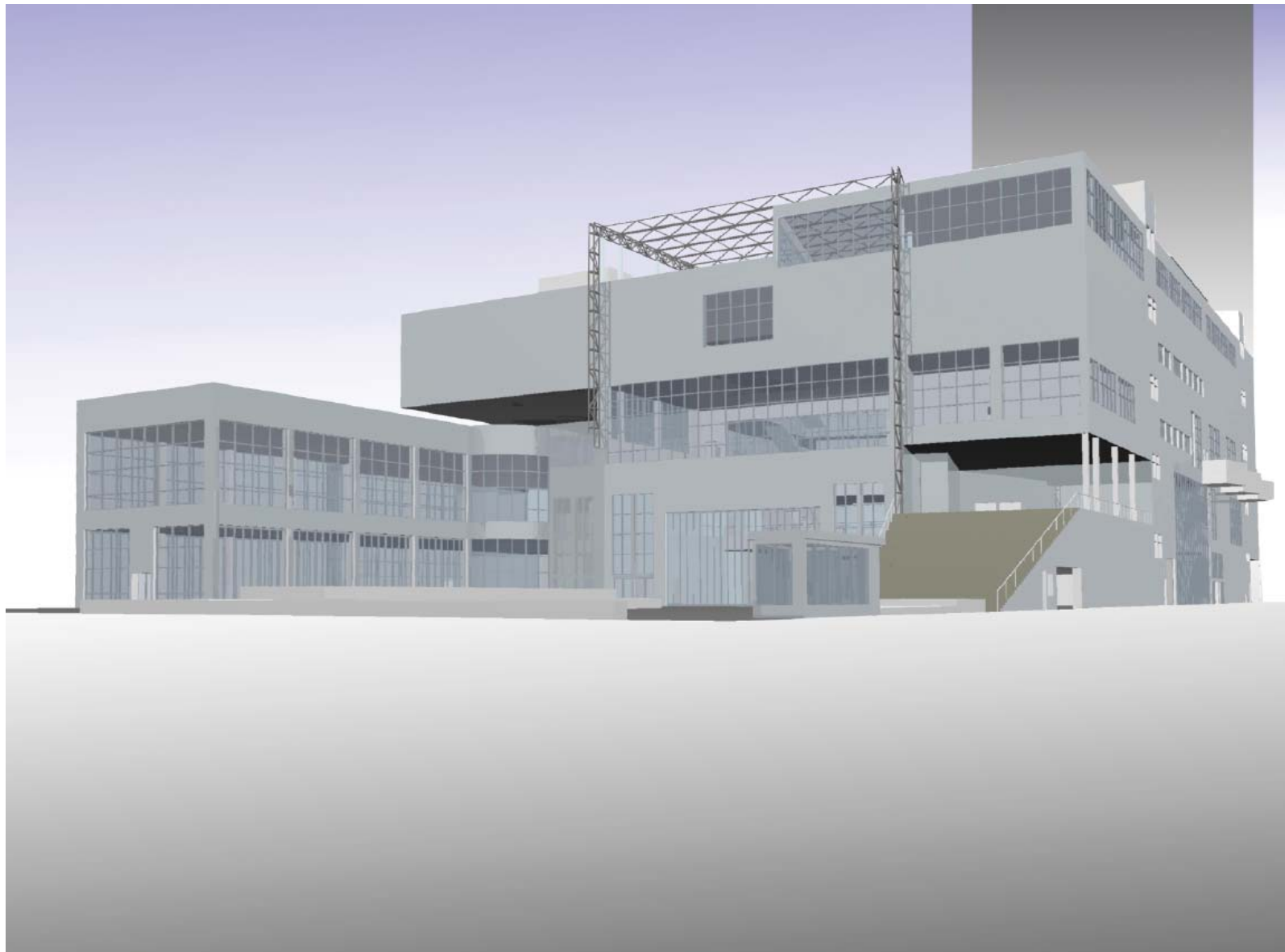
Aluminum 4" Insulated Panels



Window Detail







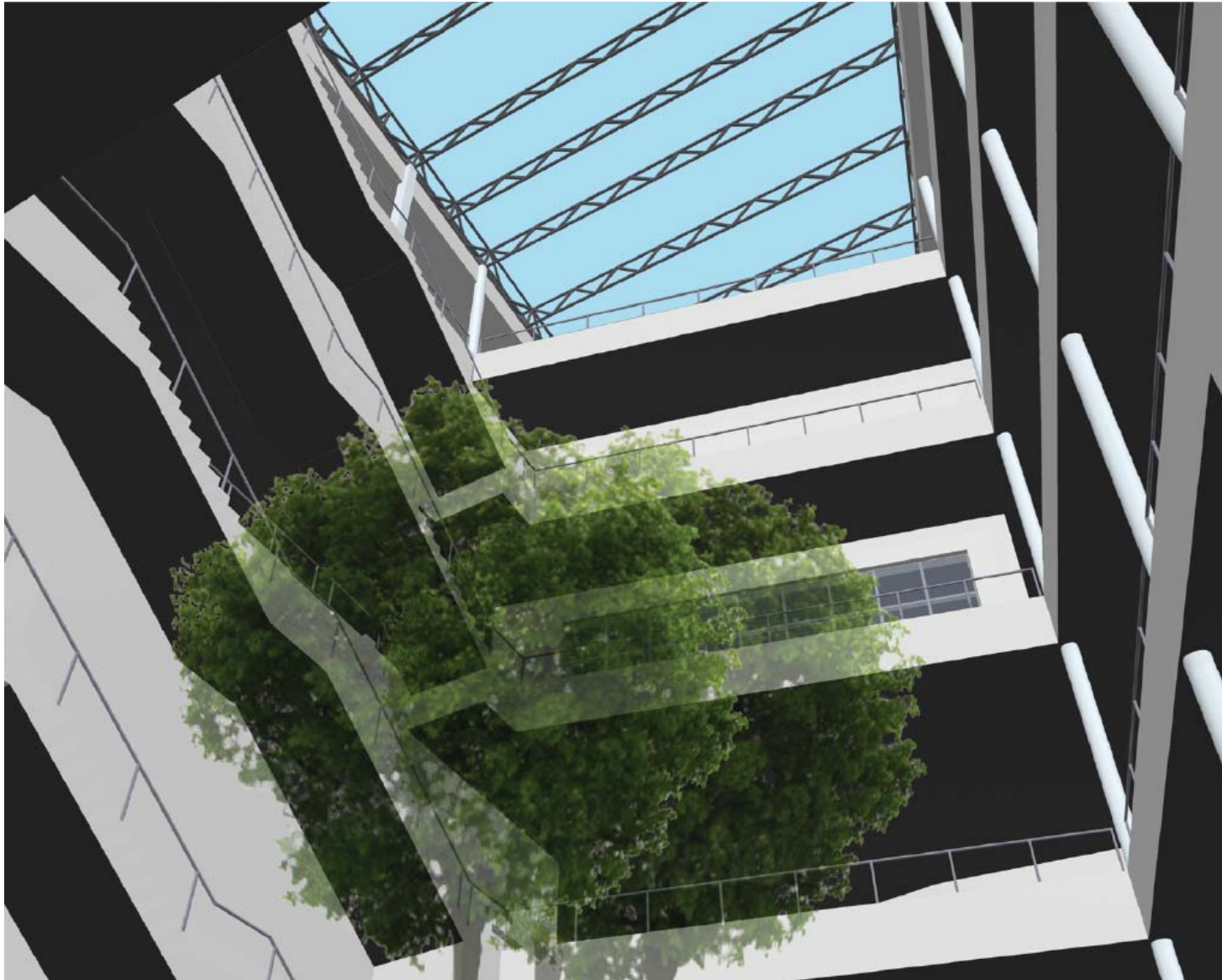
Plaza







Main Entrance Area





First Floor Crosswalk

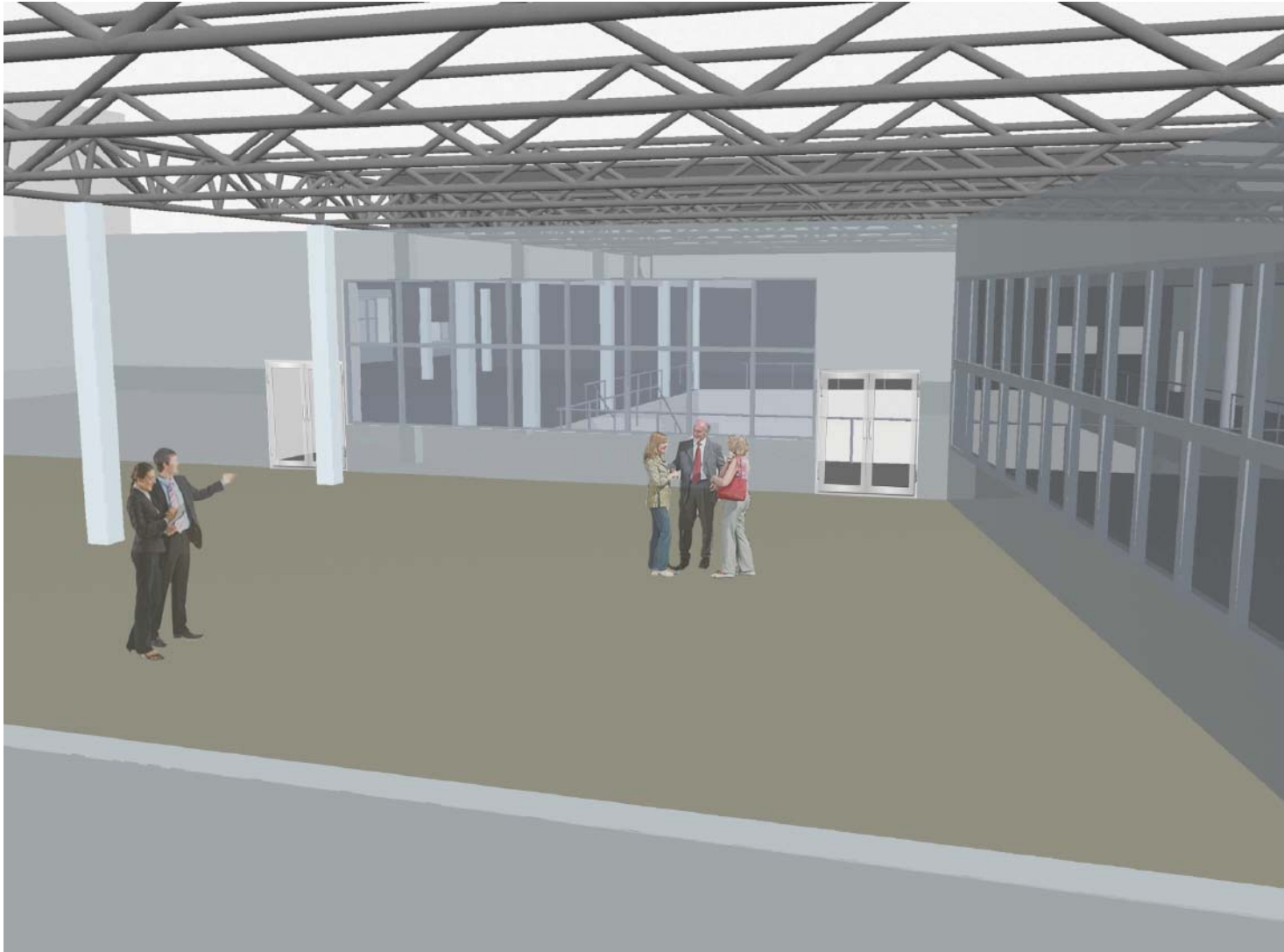




Fourth Floor Walkway







Exterior Roof Terrace

# Precedents

Precedents for this project are tough to come by because of the combination of different program elements. Looking at different museums, theatres, concert halls and galleries has given inspiration and guidance for the program and organization of the building. The public space is the key aspect to the project and the closest typology to investigate is the European piazza because of the amount of activity it has daily.



AS220  
Providence Rhode Island  
Non-Profit Community Arts Space



Performance Space  
Available to public for any performance use.



Galleries  
Flexible exhibition space that can be booked by anyone who wants to put on a show.



### Studios

AS220 has living and working studios for active artists to rent. They are affordable spaces that have communal living aspects to them. Cooperation between residents is important and essential to continuing the artistic atmosphere.



### Programs

Workshops are put on for the public to attend and learn different skills.

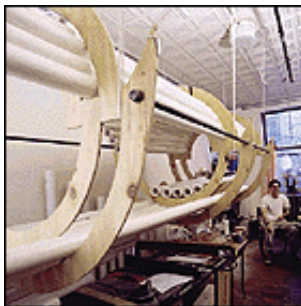
- Screen Printing

- Letterpress

- T-Shirt Silk screening

### Artist-in-Residence

New Artists come in a month at a time to design and create a project.







Museum of Modern Art New York  
Philip S. Goodwin and Edward D. Stone  
1938-1939



### Collection

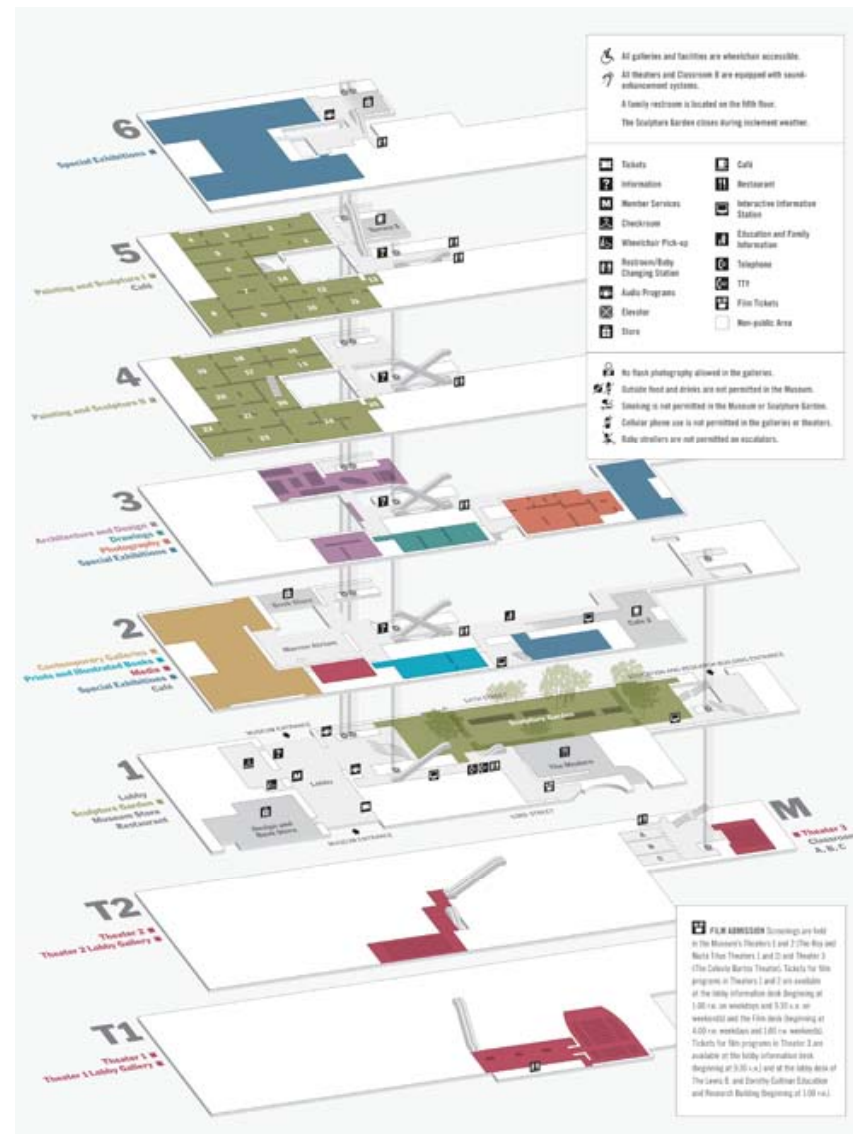
The museum is dedicated to being the foremost collector of modern art. Their collections encompass painting, sculpture, architecture, drawings, photography, prints, media, and special exhibitions. The art that is exhibited at the museum is innovative and progressive and ever changing.





## Programs

Education is a big part of MOMA's mission to provide the world with the opportunity to see art. Some of these programs are; school visits, workshops, lectures, tours, internships, and many more which engage the public with the museum.



Axon of Floor Plans

The outside sculpture garden is used for displaying sculpture but is located above street level.



Exterior Space

Openings and atrium are used to provide visual connections to circulation and other spaces in the building. These connections are important to making stimulating interactions for the occupants of the building.

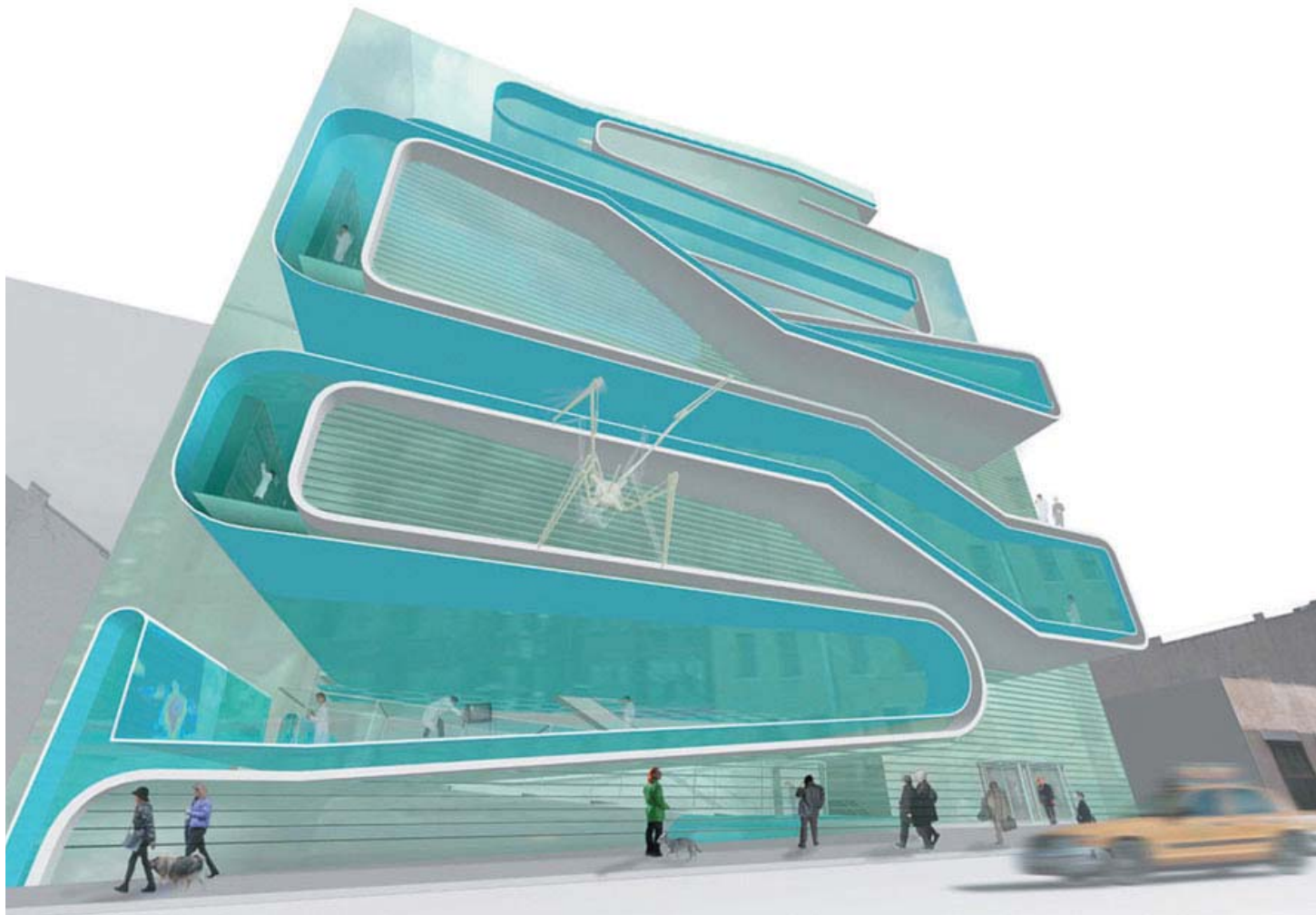


## Spatial Connections

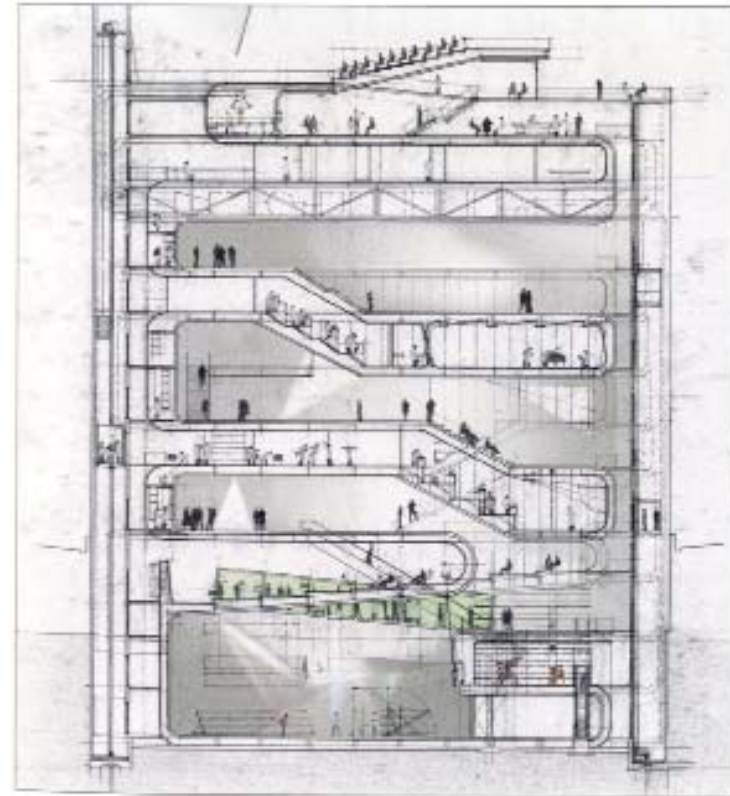




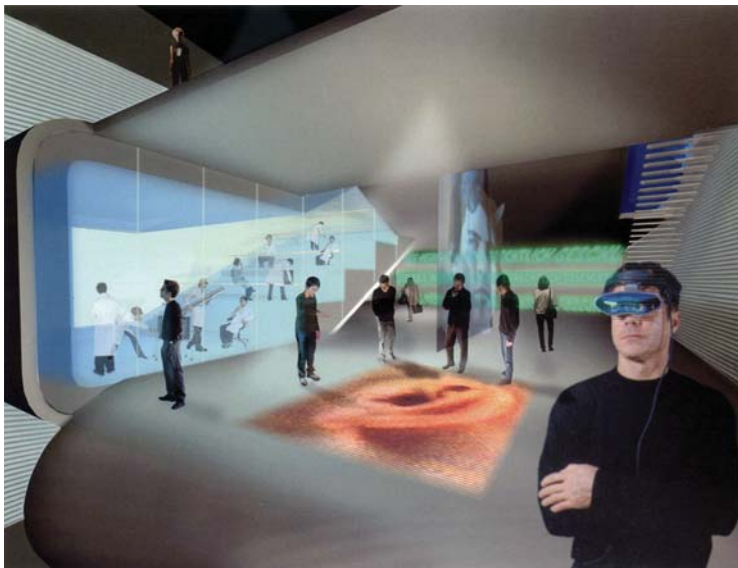
Eyebeam Museum of Art and Technology  
Diller and Scofidio  
2004



Exterior Rendering

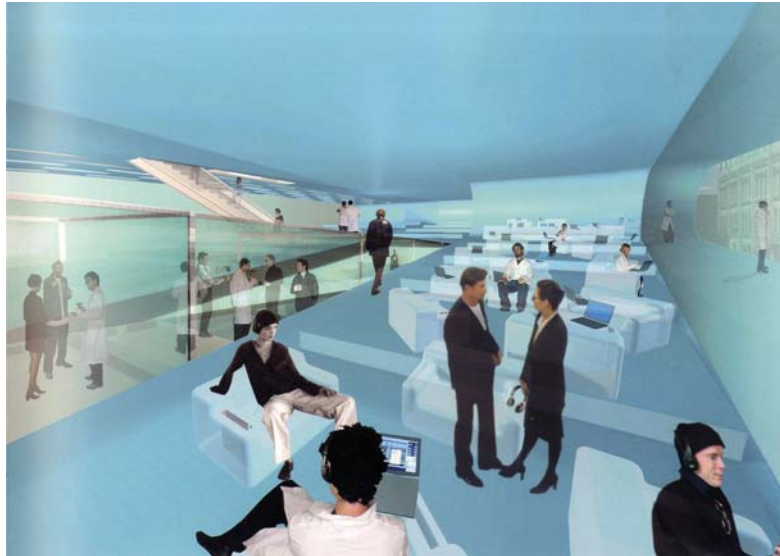
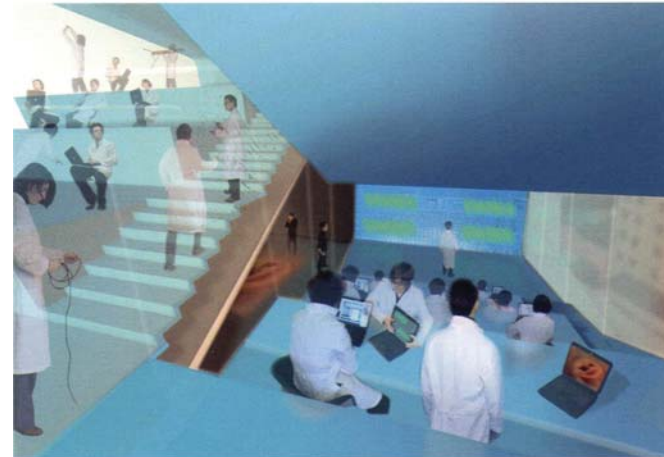
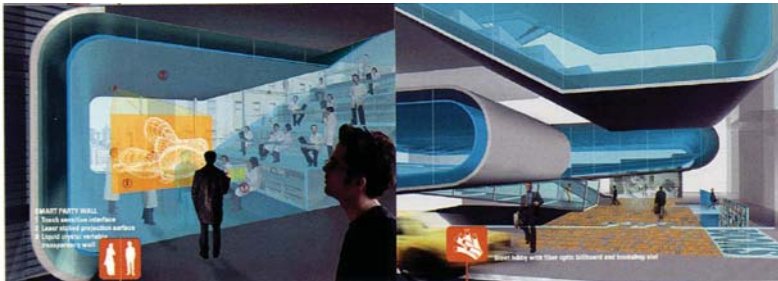


The section shows how the two programs are integrated and work together.



Visual connections between different areas in the museum.

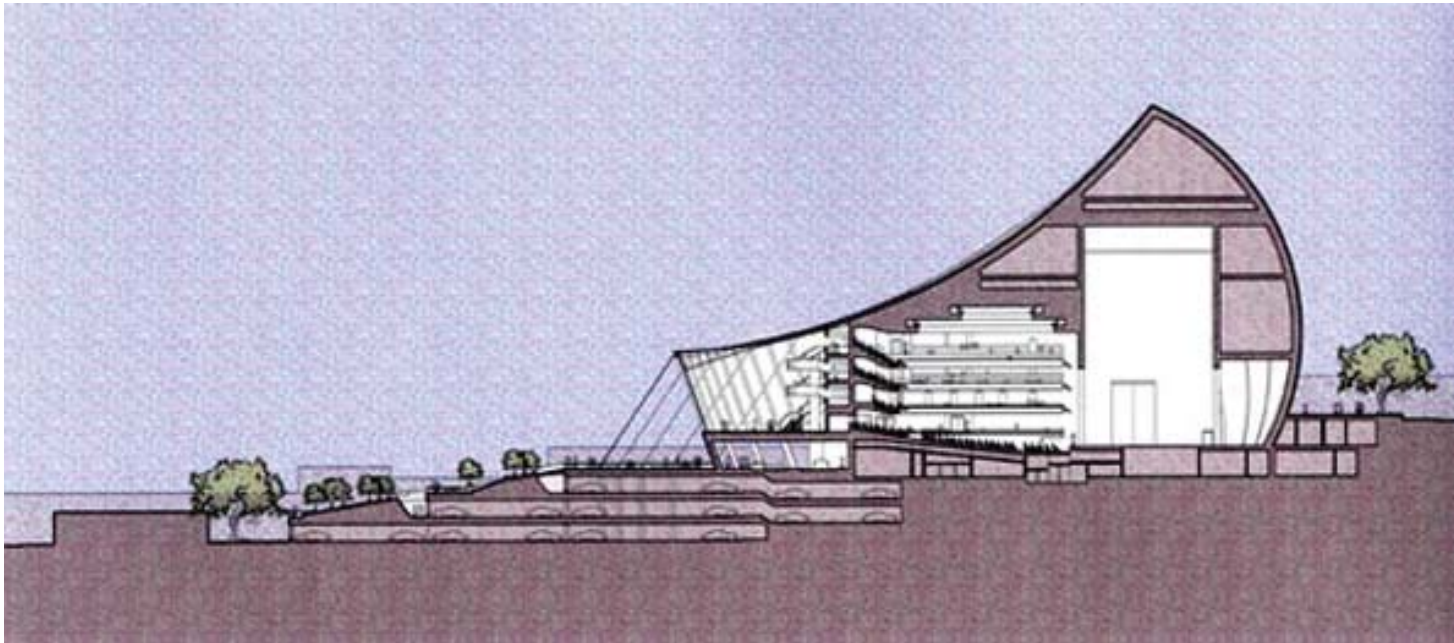




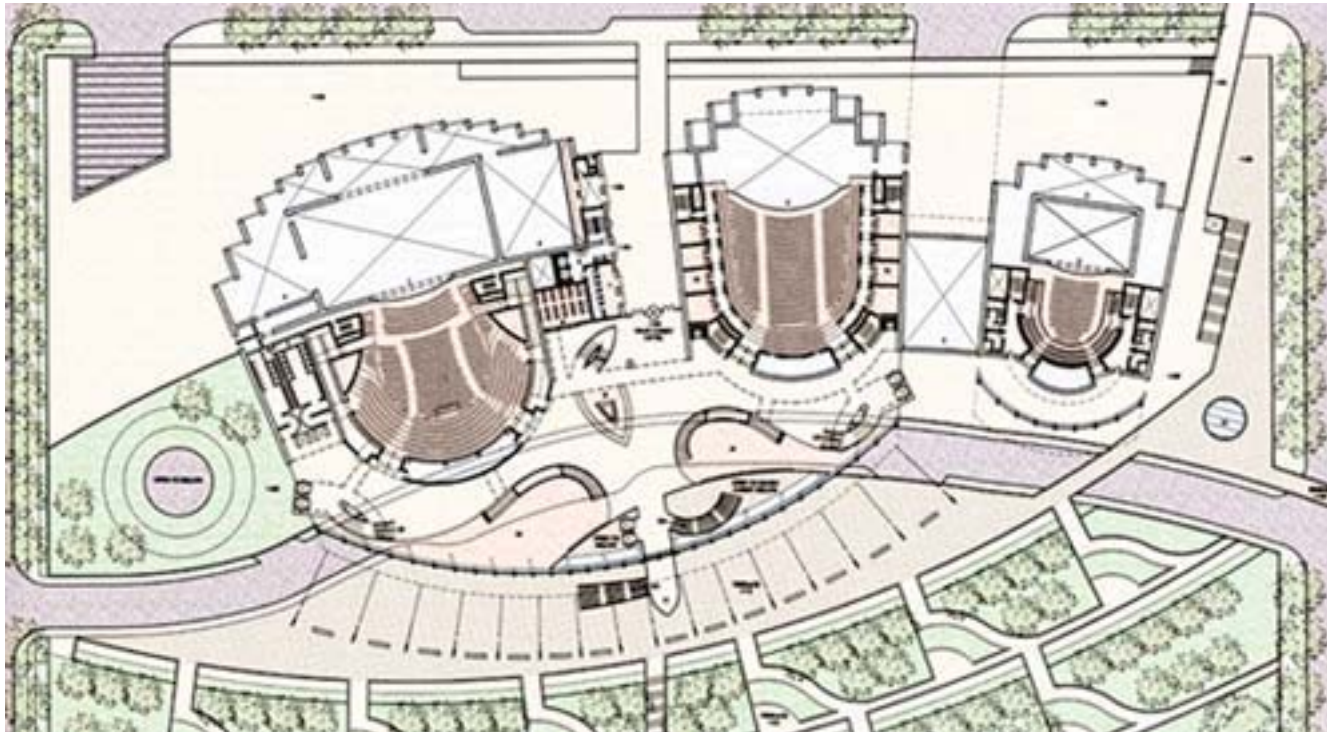
Perspectives showing the relationship between the different programs of the museum.



Kansas Center For The Performing Arts  
Moshe Safdie  
2006

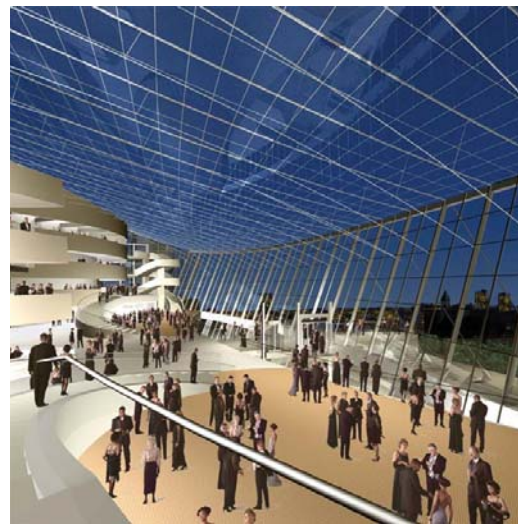
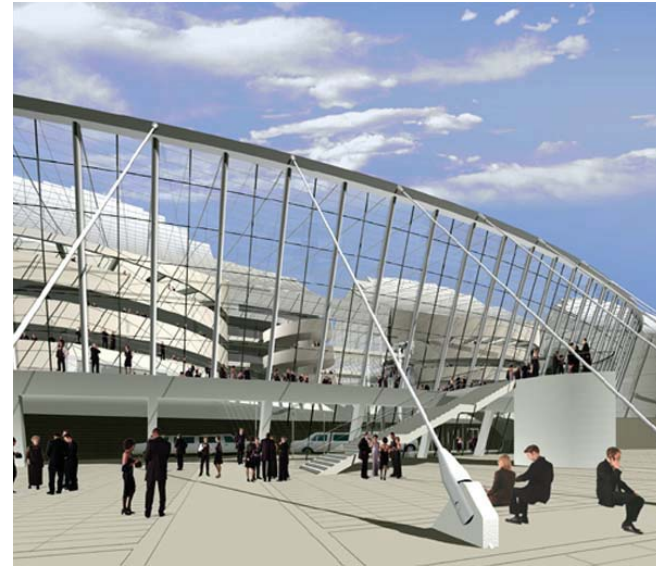


The section shows the relationship between the interior and exterior spaces and the procession from outside to lobby to theatre.



Site Plan of theatres and surrounding exterior.

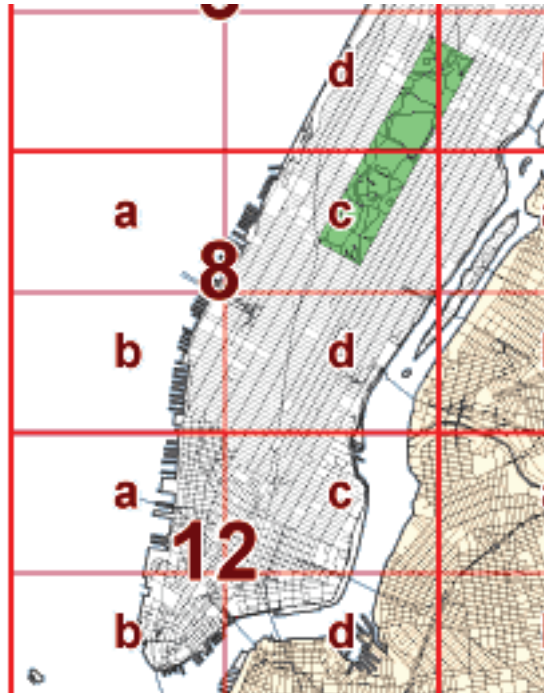




Exterior and lobby space.

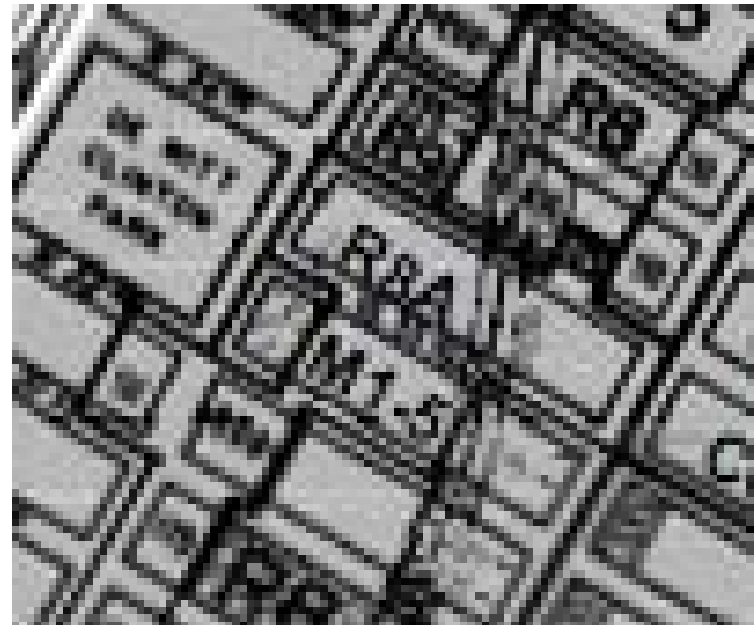


# Regulatory Environment



## Manhattan Zoning Districts

Clinton is in district 8.



770 11th Avenue is Zoned as M1-5

M1-5 is a manufacturing



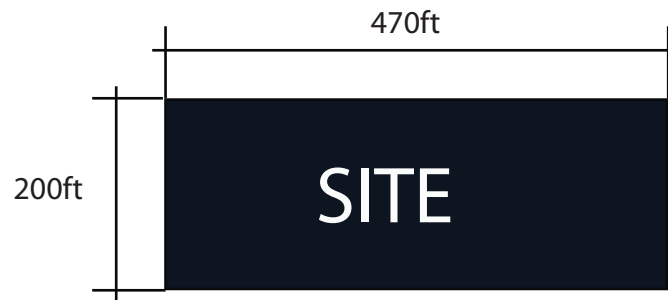
Manhattan District 8c  
Includes part Northern portion of Clinton.



Manufacturing zones encompass more than just factories for production. Some of the other aspects to the zoning includes; knitting mills, catering suppliers, lighting fabricators, and warehouse and distribution centers to film production studios, ferry and ship terminals, and essential municipal facilities like sewage treatment plants, train yards and sanitation garages.

Along with these uses manufacturing zones allow for commercial and some community facility uses; "A community facility use provides educational, recreational, religious, health or other essential services for the community it serves. Use Groups 3 and 4 are classified as community facility uses."

## Manufacturing Zone Usages



Site Boundaries

$200\text{ft} \times 470\text{ft} = 94,000 \text{ square feet}$

FAR: 5.0

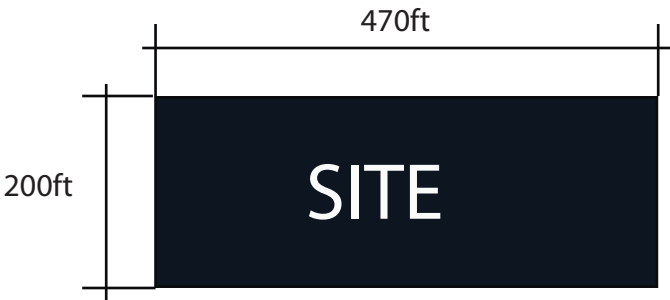
$94,000\text{s.f.} \times 5.0 = 470,000 \text{ Square Feet}$

Floor Area Ratio

Manufacturing

In the districts indicated, for any community facility building or for any building used partly for community facility uses, the maximum floor area ratio shall not exceed the floor area ratio set forth in the following table:

Maximum Permitted Floor Area Ratio	Districts
2.40	M1-1
4.80	M1-2
6.50	M1-3 M1-4 M1-5
10.00	M1-6



Site Boundaries  
200ft x 470ft = 94,000 square feet

FAR: 5.0

94,000s.f. x 6.5 = 611,000 Square Feet

# Floor Area Ratio

## Community Facility

43-43

Setback Distance M1-5 District

Narrow Street 20ft

Wide Street 15ft

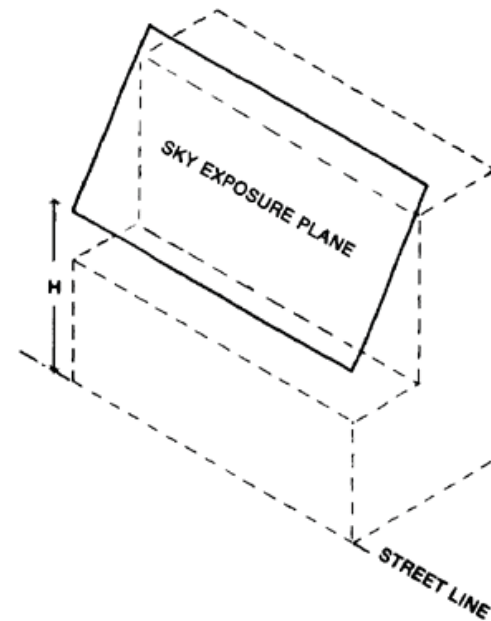
Height Restrictions M1-5 District

85ft or 6 stories whichever is less

Sky Exposure Plane

Narrow Street 2.7 to 1

Wide Street 5.6 to 1



## Setback and Height Restrictions

13-133

Community facility, commercial or manufacturing developments

For community facility, commercial or manufacturing developments or enlargements, in Manhattan Community Districts, the maximum number of accessory off-street parking spaces permitted for each development or enlargement shall not exceed one space per 4,000 square feet of floor area or 100 spaces, whichever is less. All such parking spaces shall be located within a completely enclosed building and shall be used exclusively by the tenants or employees of the development or enlargement and shall not be available to the public.

$470,000\text{s.f.} / 4000\text{s.f.} = 117.5 \text{ spaces}$

Maximum number of spaces is 100 since there is enough space for 117.5 spaces.

96-102

#### Lot coverage regulations

For any development or enlargement within the Preservation Area, the open space requirement of Article II, Chapter 3, and the lot coverage provisions of Section 24-11, are not applicable. The lot coverage provisions of this Section apply to any development or enlargement. In C6-2 Districts, for the purposes of determining lot coverage, any part of a building that is listed as a permitted obstruction in open space or in a rear yard shall not be included in lot coverage. For zoning lots, or portions thereof, located within 100 feet of the street line of a wide street, the maximum lot coverage shall not exceed 70 percent. For all zoning lots, or portions thereof, located more than 100 feet from the street line of a wide street, the maximum lot coverage shall not exceed 60 percent.

96-103

#### Yard regulations

The yard regulations of this Section apply to any development for enlargement.

For zoning lots, or portions thereof, located within 100 feet of the street line of a wide street, no rear yard shall be required.

For all zoning lots, or portions thereof, located more than 100 feet from the street line of a wide street, a rear yard having a minimum depth of 30 feet shall be required.

On a through lot, or portion thereof, more than 100 feet from the street line of a wide street the rear yard equivalent provision of Section 23-533 paragraph (a), shall apply.

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# Bibliography

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