

TC1 Curb to Building Space Allocation Comparison

Case Study Reference	Source	Cross Section	Landscaping / Amenity Zone	Pedestrian Zone	Frontage Zone	Minimum Width (ft)	Range	Notes
Ann Arbor, MI	Draft Downtown Street Design Manual (2022)	Commercial, Mixed	6-8'	6-8'	-	14-19'	14-19'+	Minimum pedestrian area (walking + amenity zones) for Commercial and Mixed categories are 14' when adjacent to parking or a bikeway, and 19' when adjacent to a vehicle travel lane. Targets and maximums are not listed.
Asheville, NC	Asheville in Motion Plan: Pedestrian Realm (2016)	Traditional Neighborhood	3-8'	10-12'	1-2'	14'	14-22'	Minimum numbers are for constrained areas, higher values are targets.
		Downtown	3-7'	10-12'	1-4'	14'	14-23'	
Baltimore, MD	Complete Streets Manual (2021)	Downtown Commercial	4-7'	8-12'	0-2'	12'	12-21'	Minimum numbers are for constrained areas, higher values are targets.
		Urban Center Connector	3.5-7'	5'	0-2'	8.5'	8.5-14'	
Champaign, IL	Downtown Streetscape Standards	Downtown Streetscape Standards	-	6-10'	-	6'	10'+	Pedestrian through-zone widths are only widths listed, not overall ROW from curb to building.
Eugene, OR	Complete Streets Design Standards (2020)	Commercial Main St.	5'	10'	5'	20'	20'	
		Mixed Use Neighborhood	5'	8'	2'	15'	15'	
Gainesville, FL	Goals, Objectives & Policies	Transportation Mobility Element	-	5-10'	-	-	5-10'	Pedestrian through-zone widths are 10' minimum for shared-use paths, 5' elsewhere. Targets for overall curb to building ROW listed under zoning standards. Easement is required for public sidewalks proposed on private ROW.
	Article IV. Zoning Table V-2: Building Form Standards within Transects (2017)	Principal Street	6'	6'	5'	17'	17-27'	Principal Streets require a 17' minimum and 27' maximum building placement from curb.
Grand Rapids, MI	Downtown Streetspace Guidelines (2019)	Downtown	4-5'	6'	2-3'	12'	12-14'	5' landscaping zone considered optimal for tree planting, with 4' minimum required for tree planting.
Madison, WI	Sidewalk Program + Park Street Corridor Plan (2004)	-	4-6'	6'+	-	10'	10-15'	Sidewalk Program: '...typically 5' for low-volume pedestrian areas and up to 10-15' for high volume pedestrian areas.'
Seattle, WA	ROW Improvements Manual (2023)	Urban Center Connector	6-12'	6-12'	0-6'	12'	12-30'	Minimum width excludes frontage zone.
		Urban Village Main	6'	6-8'	0-6'	12'	12-20'	
ITE	Designing Walkable Urban Thoroughfares (2010)	Table 5.2 Minimum Recommended Streetside Dimensions for Thoroughfares in Walkable Areas Under Constrained Conditions	4'	6'	2'	12'	12'+	"In predominantly commercial areas with ground floor retail, the furnishings zone minimum width is 4 feet to allow for street trees, utilities and so forth. The clear throughway for pedestrians is a minimum of 6 feet to allow for a higher level of pedestrian activity, and the frontage zone minimum is 2 feet to provide a buffer between moving pedestrians and buildings, resulting in a 12-foot streetside width. When a wider frontage zone is needed (for street cafes and so forth), consider requiring the adjacent property to provide an easement to effectively expand the streetside width. " (p.64)
NACTO	Urban Street Design Guide (2012)	Sidewalks	-	8-12'	-	12'	12'+	A maximum or target overall width is not listed. Street Furniture/Curb Zone and Frontage Zone recommended widths are not specified but are defined as space additional to Pedestrian Through Zones. "The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be 5-7 feet wide in residential settings and 8-12 feet wide in downtown or commercial areas." (p.38)
U.S. Access Board	Public Rights-of-Way Accessibility Guidelines	Transit Stops and Shelters (R308)	0-4'	4-5'	0-4'	8'	8'+	5'x8' space required for transit boarding and alighting areas, where 5' is parallel to curb and 8' is perpendicular to the curb ("R308.1.1.1 Dimensions").
		Pedestrian Access Routes (R302)	-	4-5'	-	4'	4-5'+	Pedestrian clear zone is exclusive of curb width. Widths less than 5' require passing spaces at intervals no less than 200' ("R302.4 Passing Spaces").

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