

SUBURBAN HOUSE

HEIGHT		S-SU-Fx					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	
A	Stories (max)	2.5	2.5	2.5	3	2.5	3
A	Feet (max)	30'	30'	30'	30'	30'	32'
	Feet, allowable height increase (max)	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

SITING		S-SU-Fx					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F S-SU-F1	S-SU-Ix S-SU-I1	S-TH-2.5	
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	6,000 ft ²	8,500 ft ²	12,000 ft ²	6,000 ft ²	6,000 ft ²
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	1	1	1	1	na	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-SU, -TH, -MU Districts		
		25' or Less	26' to 61'	62' or Greater
D	Primary Street, block sensitive setback required	na	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	15'	20'	20'
E	Side Street (min)	3'	5'	5'
F	Side Interior (min)	3'	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%
PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 3.3.7.6)		
ACCESSORY STRUCTURES				
H	Detached Accessory Structures Allowed	see Sec. 3.3.4		

DESIGN ELEMENTS		S-SU-Fx					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.					
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
GROUND STORY ACTIVATION							
J	Pedestrian Access, Primary Street	Entry Feature					
		See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions					

DUPLEX

HEIGHT		S-TH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	2.5	3
A	Feet (max)	30'	32'
	Feet, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na

SITING		S-TH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT			
	Zone Lot Size (min)	4,500 ft ²	4,500 ft ²
C	Zone Lot Width (min)	37.5'	37.5'
	Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-TH and S-MU Districts	
		61' or Less	62' or Greater
D	Primary Street, block sensitive setback required	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 3.3.7.6)	
ACCESSORY STRUCTURES			
H	Detached Accessory Structures Allowed	see Sec. 3.3.4	

DESIGN ELEMENTS		S-TH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.	
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater	
GROUND STORY ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

TANDEM HOUSE

HEIGHT		S-SU-F1
A	Stories (max)	2.5
A	Feet (max)	30'
	Feet, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'
	Bulk Plane Slope from Side Interior/Side Street Zone Lot Line	45°
SITING		S-SU-F1
ZONE LOT		
	Zone Lot Size (min)	8,500 ft ²
C	Zone Lot Width (min)	62.5'
	Zone Lot Depth (min)	150'
	Dwelling Units per Primary Residential Structure (min/max)	1/1
SETBACKS AND BUILDING COVERAGE		S-SU-F1
D	Primary Street, block sensitive setback required	yes
D	Primary Street (min)	20'
E	Side Street (min)	10'
F	Side Interior, for Primary Structure #1 (min one side/min combined)	5'/15'
G	Side Interior, for Primary Structure #2 (min one side/min combined)*	5'/15'
H	Rear, for Primary Structure #1, as a % of lot depth (min)	50%
I	Rear, for Primary Structure #2 (min)	5'
J	Required Separation Between Primary Structures (min)	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%
PARKING BY ZONE LOT WIDTH		
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 3.3.7.6)
ACCESSORY STRUCTURES		
	Detached Accessory Structures Allowed	see Sec. 3.3.4
DESIGN ELEMENTS		S-SU-F1
BUILDING CONFIGURATION		
K	Overall Structure Width, Primary or Side Street (max)	36'
L	Overall Structure Length, Primary or Side Street (max)	42'
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.
	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
M	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		
*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)		

- c. System of horizontal and vertical reveals not less than 1" in width/depth
- d. Variations in material module, pattern and/or color
- e. System of integrated architectural ornamentation
- f. Green screen or planter walls
- g. Translucent, fritted, patterned or colored glazing

4. Outdoor Eating/Serving Areas

Accessory outdoor eating/serving areas located between the building and the Primary Street zone lot line may count toward 60% of the transparency requirement. Outdoor Dining/Seating located between the building and Side Street zone lot line may count toward 80% of the transparency requirement.

5. Permanent Art

Non-commercial art or graphic design may count toward a maximum of 40% of the transparency requirement, provided such art or design complies with all of the following standards:

- a. Of sufficient scale and orientation to be perceived from the public right of way;
- b. Rendered in materials or media appropriate to an exterior, urban environment; and
- c. Permanently integrated into the building wall.

3.3.6.3 Attached Garage Alternative

A. Intent

To allow for an attached garage, designed as an integral part of the building's facade, to project forward of a primary street facing facade when the design of the entire building de-emphasizes the garage entrance and function.

B. Applicability

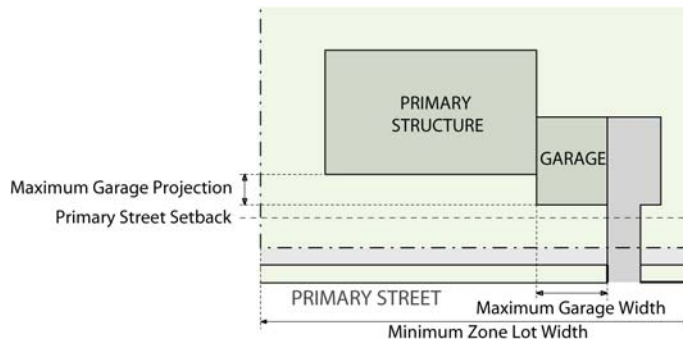
Zone lots that meet both of the following may utilize this alternative:

- 1. Zoned S-SU, S-TH, or S-MU; and
- 2. Zone Lot Width along Primary Street is at least 100'

C. Alternative

An attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) enclosing the primary use, if the attached garage complies with all of the following standards:

- 1. Garage doors shall not face the Primary Street;
- 2. Maximum 30' width and maximum 12' depth dimension for the portion of the attached garage projecting forward of the Primary Street facing facade;
- 3. The attached garage facade facing the Primary Street has similar architectural and material treatment as the other portions of the Primary Street facing facade.



SUBURBAN HOUSE

HEIGHT		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TH-2.5 E-MU-2.5
A	Stories (max)	2.5	2.5	2.5
A	Feet (max)	30'	30'	30'
	Feet, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°
SITING		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TH-2.5 E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	9,000 ft ²	6,000 ft ²
C	Zone Lot Width (min)	50'	62.5'	50'
	Dwelling Units per Primary Residential Structure (max)	1	1	1
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH				
		All E-SU, -TH, -MU Districts		
		61' or Less	62' or Greater	
D	Primary Street, block sensitive setback required	yes	yes	
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	
E	Side Street (min)	5'	5'	
F	Side Interior (min)	5'	7.5'	
G	Rear, alley/no alley (min)	12'/20'	12'/20'	
	Building Coverage per Zone Lot, including all accessory structures (max)	37.5%	37.5%	
PARKING BY ZONE LOT WIDTH				
		61' or Less	62' or Greater	
	Parking and Drive Lot Coverage in Primary Street Setback (max)	33%	33%	
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 4.3.7.6)		
ACCESSORY STRUCTURES				
H	Detached Accessory Structures Allowed	(see Sec. 4.3.4)		
DESIGN ELEMENTS		All E-SU, -TH, -MU Districts		
BUILDING CONFIGURATION				
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks		
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater		
GROUND STORY ACTIVATION				
J	Pedestrian Access, Primary Street	Entry Feature		
	See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

URBAN HOUSE

HEIGHT		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
A/B	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	45°	45°	45°	45°	45°	45°	45°

SITING		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
ZONE LOT									
E	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	6,000 ft ²	6,000 ft ²	9,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
	Zone Lot Width (min)	25'	35'	50'	50'	62.5'	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/1	1/1	1/1	1/2	1/2	1/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-SU, TU, TH, MU Districts			
		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	(see Sec. 4.3.4)			

DESIGN ELEMENTS		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
BUILDING CONFIGURATION									
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks							
	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater							
GROUND STORY ACTIVATION									
K	Pedestrian Access, Primary Street	Entry Feature							
	See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions								

DUPLEX

HEIGHT		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'		
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines in front 65% / rear 35% of zone lot	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines	45°	45°	45°

SITING		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2	2/2

		All E-TU, TH, MU Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	(see Sec. 4.3.4)			

DESIGN ELEMENTS		E-TU-B	E-TU-C	E-TH-2; E-MU-2.5
BUILDING CONFIGURATION				
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form standards for Side Street, Side Interior and Rear setbacks		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the front Primary Street facing facade of the dwelling primary structure or 16', whichever is greater		
GROUND STORY ACTIVATION				
K	Pedestrian Access, Primary Street	Entry Feature		
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions				

TANDEM HOUSE

HEIGHT		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
	Stories (max)	2.5	2.5	2.5
A/B	Feet, front 65% /rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°

SITING		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/2

		All E-TU, TH, MU Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	3'/10'	5'/10'	10'/20'
I	Side Interior, for Primary Structure #2 (min one side/min combined)*	3'/6'	3'/10'	5'/10'	10'/20'
J	Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%	50%	50%
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'
L	Required Separation Between Primary Structures (min)	6'	6'	6'	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)			
ACCESSORY STRUCTURES					
	Detached Accessory Structures Allowed	(see Sec. 4.3.4)			

DESIGN ELEMENTS		E-TU-B	E-TU-C	E-TH-2; E-MU-2.5
BUILDING CONFIGURATION				
M	Overall Structure Width (max)	36'	36'	36'
N	Overall Structure Length (max)	42'	42'	42'
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16', whichever is greater		
GROUND STORY ACTIVATION				
O	Pedestrian Access, Primary Street*	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement		

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

URBAN HOUSE

		U-SU-A	U-SU-B	U-SU-C					
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
HEIGHT		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	3/1	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°	45°	45°

		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C, C1, C2	U-SU-E, E1	U-SU-H, H1	U-TU-B, B2	U-TU-C	U-RH-2.5
SITING		U-TU-B, B2	U-TU-C					U-TU-C	U-RH-3A
ZONE LOT									
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	7,000 ft ²	10,000 ft ²	4,500 ft ²	5,500 ft ²	3,000 ft ²
E	Zone Lot Width (min)	25'	35'	50'	50'	75'	35'	50'	25'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/1	1/1	1/1	1/2	1/2	1/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%

PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 5.3.7.6)			

ACCESSORY STRUCTURES		
J	Detached Accessory Structures Allowed	see Sec. 5.3.4

		U-SU-A	U-SU-B	U-SU-C					
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
DESIGN ELEMENTS		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
	BUILDING CONFIGURATION								
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks							
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater							

GROUND STORY ACTIVATION		
K	Pedestrian Access, Primary Street	Entry Feature
	See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions	

DUPLEX

HEIGHT					U-TU-B		U-RH-2.5
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
A/B	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
	Feet, front 65% / rear 35% of lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'					
C/D	Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

SITING					U-TU-B		U-RH-2.5
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
ZONE LOT							
E	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2	2/2	2/2	2/2	2/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	5'
H	Side Interior (min)	3'	3' min one side/10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	33%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Section 5.3.7.6)			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	See Sec. 5.3.4			

DESIGN ELEMENTS					U-TU-B		U-RH-2.5
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form standards Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16', whichever is greater					
GROUND STORY ACTIVATION							
K	Pedestrian Access, Primary Street	Entry Feature					

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

TANDEM HOUSE

HEIGHT		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	Stories (max)	2.5	2.5	2.5	2.5	2.5	2.5
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'
	Feet, front 65% of lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
C/D	Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% of lot / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

SITING		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/1	1/1	1/1	1/1

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	5'
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	5'/10'	5'/10'	5'/15'
I	Side Interior, for Primary Structure #2 (min one side/min combined)**	3'/6'	5'/10'	5'/10'	5'/15'
J	Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%	50%	50%
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'
L	Required Separation Between Primary Structures (min)	6'	6'	6'	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%

PARKING BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Section 5.3.7.6)			

ACCESSORY STRUCTURES		
	Detached Accessory Structures Allowed	See Sec. 5.3.4

DESIGN ELEMENTS		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
BUILDING CONFIGURATION							
M	Overall Structure Width (max)	36'	36'	36'	36'	36'	36'
N	Overall Structure Length (max)	42'	42'	42'	42'	42'	42'
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater					

GROUND STORY ACTIVATION		
O	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

**Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

URBAN HOUSE

HEIGHT		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
A	Stories (max)	see below	3	3	3
A	Feet (max)	see below	30'	30'	30'
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na
	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na	na
B	Side Wall Height (max)	25'	na	na	na

*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required	yes	yes	na	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%	50%

PARKING BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
	Parking and Drive Lot Coverage in Primary Street Setback/Overall (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)			

ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	See Sec. 6.3.4

DESIGN ELEMENTS		All G-RH, -MU, -RO			
BUILDING CONFIGURATION					
	Attached Garage Allowed	Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use.			
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater			
GROUND STORY ACTIVATION					
I	Pedestrian Access, Primary Street	Entry Feature			
	See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions				

DUPLEX

HEIGHT		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
A	Stories (max)	see below	3	3	3
A	Feet (max)	see below	30'*	30'*	30'*
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na
	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na	na
B	Side Wall Height	25'	na	na	na

*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required	yes	yes	yes	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%	50%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)			
ACCESSORY STRUCTURES					
H	Detached Accessory Structures Allowed	See Sec. 6.3.4			

DESIGN ELEMENTS		All G-RH, -MU, -RO Districts
BUILDING CONFIGURATION		
	Attached Garage Allowed	Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use.
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature
See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

URBAN HOUSE

HEIGHT		M-RH-3 M-RX-5, M-RX-5A, M-GMX
A	Stories (max)	2.5
A	Feet (max)	40'
B	Side Wall Height (Max)	34'
SITING		M-RH-3 M-RX-5, M-RX-5A, M-GMX
ZONE LOT		
	Zone Lot Size (min)	3,000 ft ²
C	Zone Lot Width (min)	25'
	Dwelling Units per Primary Residential Structure (min/max)	1/2
SETBACKS		
D	Primary Street (min)	10'
E	Side Street (min)	10'
F	Side, interior (min)	3'
G	Rear (min)	0'
	Building Coverage per Zone Lot, including all accessory structures (max)	75%
PARKING		
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 SF
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)
ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	See Sec. 9.7.4
DESIGN ELEMENTS		M-RH-3 M-RX-5, M-RX-5A, M-GMX
BUILDING CONFIGURATION		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater
	Attached Garage Allowed	Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use.
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature
See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

DUPLEX

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
HEIGHT		
A Stories (max)	2.5	2.5
A Feet (max)	40'	40'
B Side Wall Height (Max)	34'	34'

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
SITING		
ZONE LOT		
Zone Lot Size (min)	4,000 ft ²	4,000 ft ²
C Zone Lot Width (min)	45'	45'
Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior (min)	5'	5'
G Rear (min)	0'	0'
Building Coverage per Zone Lot, including all accessory structures (max)	75%	na
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)		50%
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)	
ACCESSORY STRUCTURES		
H Detached Accessory Structures Allowed	See Sec. 9.7.4	

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
DESIGN ELEMENTS		
BUILDING CONFIGURATION		
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
Attached Garage Allowed	Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use.	
GROUND STORY ACTIVATION		
I Pedestrian Access, Primary Street	Entry Feature	

See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

TANDEM HOUSE

HEIGHT	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	A Stories (max)	2.5
A Feet (max)	40'	40'
B Side Wall Height (Max)	34'	34'

SITING	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	ZONE LOT	
Zone Lot Size (min)	4,500 ft ²	4,500 ft ²
C Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (min/max)	1	1
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior, for Primary Structure #1 (min one side/min combined)*	5'/15'	5'/15'
G Side, interior, for Primary Structure #2 (min one side/min combined)*	5'/15'	5'/15'
H Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%
I Rear, for Primary Structure #2 alley/no alley (min)	5'/10'	5'/10'
J Required Separation Between Primary Structures (min)	6'	6'
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)		50%
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)	
ACCESSORY STRUCTURES		
Detached Accessory Structures Allowed	See Sec. 9.7.4	

DESIGN ELEMENTS	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	CONFIGURATION	
K Overall Structure Width (max)	36'	36'
L Overall Structure Length (max)	42'	42'
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
Attached Garage Allowed	Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use.	
GROUND STORY ACTIVATION		
M Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement	
See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

TYPE OF BUILDING FORM STANDARD	MAXIMUM ALLOWED ADJUSTMENT "NA" = NOT APPLICABLE OR AVAILABLE	
	Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only	All Other Building Forms
Build-to requirement - Adjustment applies only to zone lots that are 80 feet wide or less.	na	Adjustment to the required minimum internal drive dimension for the purposes of public street access required by the City.
Build-to requirement -- Adjustment applies only to sites with gas station uses existing on June 25, 2010.	na	Adjustment not to exceed 40%, The adjustment is allowed only when compliance with the build-to requirement is not feasible because of the impracticality of moving existing underground fuel tanks.
Maximum building coverage	5%	na
DESIGN ELEMENT STANDARDS:		
Building Configuration	na	15%
Attached Garage	Attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) of the primary structure enclosing the primary use, provided the resulting attached garage shall be more compatible with a predominant established pattern on the same or opposite face block as the subject property.	na
OTHER STANDARDS		
Garden wall alternative to build-to standards	na	Adjustment allowed for use of alternative garden wall materials when Zoning Administrator finds alternative garden wall materials will better complement primary building materials.
Required Amount of Parking in the Historic Structure Use Overlay District (UO-3) Only	<ul style="list-style-type: none"> Required parking for office/art studio use in a landmark structure: no maximum limit if applicant can show compliance with required parking is physically impossible. Required parking for bed and breakfast use in a Historic Structure: 20% See Section 9.4.4.8 	
Required Parking for Limited Non-residential Uses Allowed in Existing Business Structures	Adjustment allowed to relieve hardship due to physical limitations of the site <ul style="list-style-type: none"> See Section. 11.4.3 	na
Required Amount of Parking to Preserve Mature Trees	na	Adjustment allowed when Zoning Administrator finds the adjustment is necessary to preserve existing, mature trees See Section 10.4.4. and Section 10.5.3
Required Bicycle Parking and Required Mix of Bicycle Parking Facilities	na	20% See Section 10.4.3.3.

E. Street-facing Courtyard Width and Depth

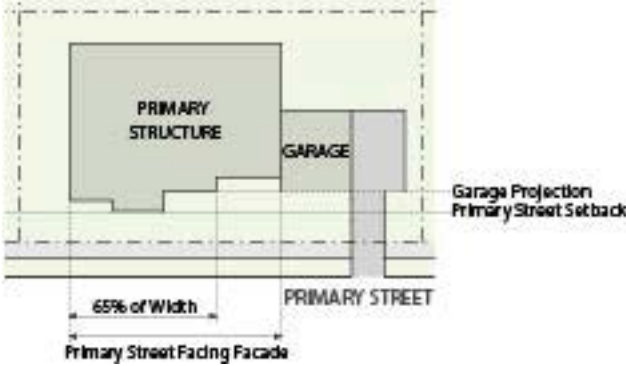
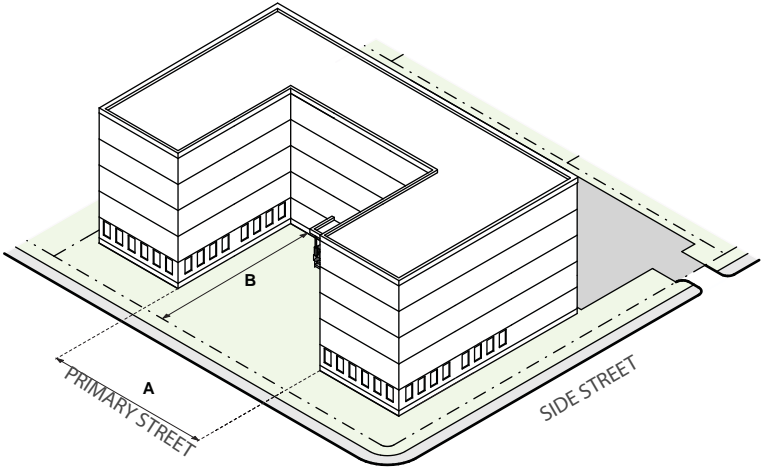
1. The street-facing courtyard width shall be measured as the distance between the two closest edges of the exterior walls facing each other across the courtyard, shown as “A” in Figure 13.1-56
2. The street-facing courtyard depth shall be measured as the horizontal distance between the primary street zone lot line and the closest facade of the exterior building wall facing the primary street, measured perpendicular to the zone lot line, shown as “B” in Figure 13.1-57

F. Attached Garage Design Standard

1. Rule of Measurement

- a. Identify the portions of the Primary Street facing facade that shall constitute at least 65% of the total width of the primary structure enclosing the primary use.
- b. Draw a line parallel to the primary street setback line that is not forward at any point of the 65% identified in a. above, thereby determining the maximum allowed attached garage projection.

Figure 13.1-56



G. Street-facing Attached Garage Door Width

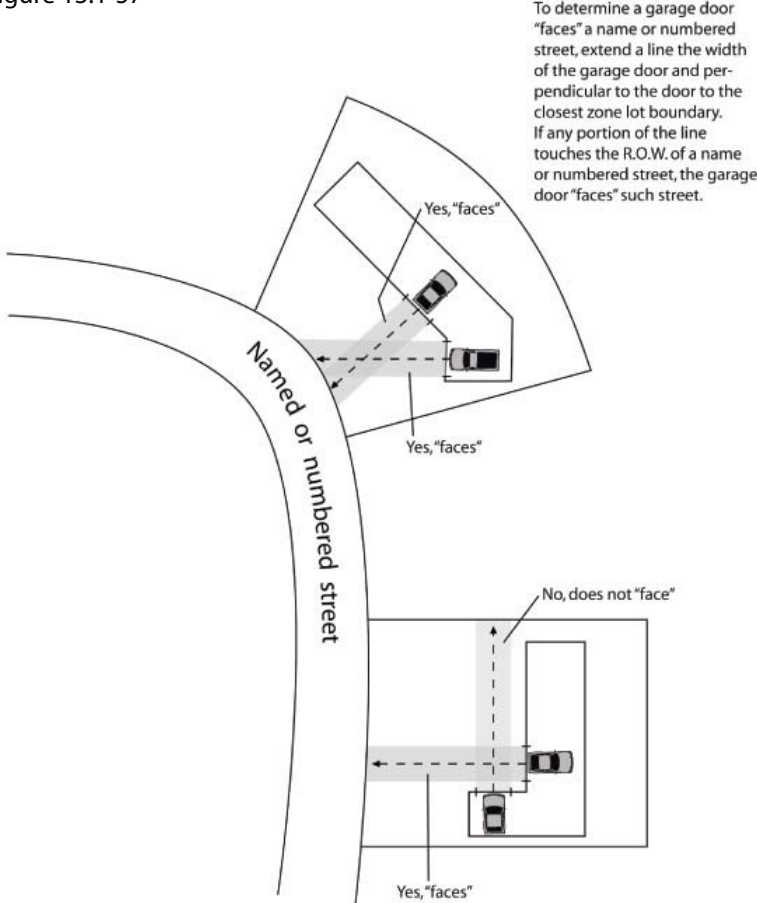
1. Rule of Measurement

- a. "Street-facing attached garage door width" is measured as the total width of all street-facing garage doors attached to the primary building form, divided by the total width of the front facade of the primary building, or of the front facade of an individual dwelling unit, as applicable.
- b. For purposes of this rule, the total width of a street-facing garage door(s) shall be measured as the linear distance between the outer edges of the door(s).

2. Determination of "Street-facing"

A garage door is "street facing" if it faces a named or numbered street, which shall be determined by extending a line the width of the garage door and perpendicular to it to the zone lot boundary. If any portion of said line touches the right-of-way of a named or numbered street at the zone lot boundary then said garage door faces a named or numbered street. See Figure 13.1-57

Figure 13.1-57



To determine a garage door "faces" a name or numbered street, extend a line the width of the garage door and perpendicular to the door to the closest zone lot boundary. If any portion of the line touches the R.O.W. of a name or numbered street, the garage door "faces" such street.

13.1.6.2 Ground Story Activation

A. Transparency, Primary Street and Side Street

1. Intent

To provide visual interest to building facades, to active the street, and to provide a safe pedestrian realm.

2. Rule of Measurement

Ground story transparency, primary or side street, is measured as the total amount of transparency provided on a street-facing building facade within the Zone of Transparency divided by the total length of that same street-facing building facade.

- a. A building facade is “street-facing” if it faces a name or numbered street, which shall be determined by extending a line the width of the facade and perpendicular to it to the zone lot boundary. If any portion of said line touches the right-of-way of a name or numbered street at the zone lot boundary, then said facade is “street-facing.” See Figure 13.1-58
- b. Zone of Transparency is the area between 2 feet and 9 feet above the finished ground floor height across the entire ground floor building facade See Figure 13.1-59
- c. The required amount of transparency shall be provided within the zone of transparency for the subject building, unless an exception or alternative is allowed by this Code.

3. Minimum Window Requirements

All windows used to satisfy the transparency requirement shall comply with the following:

- a. All windows shall be a minimum of 5 feet in vertical dimension within the zone of transparency; and.
- b. Window glazing shall be clear and shall transmit at least 65 percent of the visible daylight (visible transmittance shall be 0.65 or greater); and.
- c. No interior or exterior modifications, including temporary and permanent signage, window tinting, furnishings, fixtures, equipment or stored items within 3 feet of the windows will be allowed to reduce the effective minimum transparency standards by more than 25%. Open display of individual merchandise is permitted.

4. Changes to Existing Buildings

No existing building shall be altered in such a way that the amount of glazing in the zone of transparency is reduced below the required amount, and if the amount of glazing in the zone of transparency is already below the required amount, it shall not be further reduced.

Figure 13.1-58

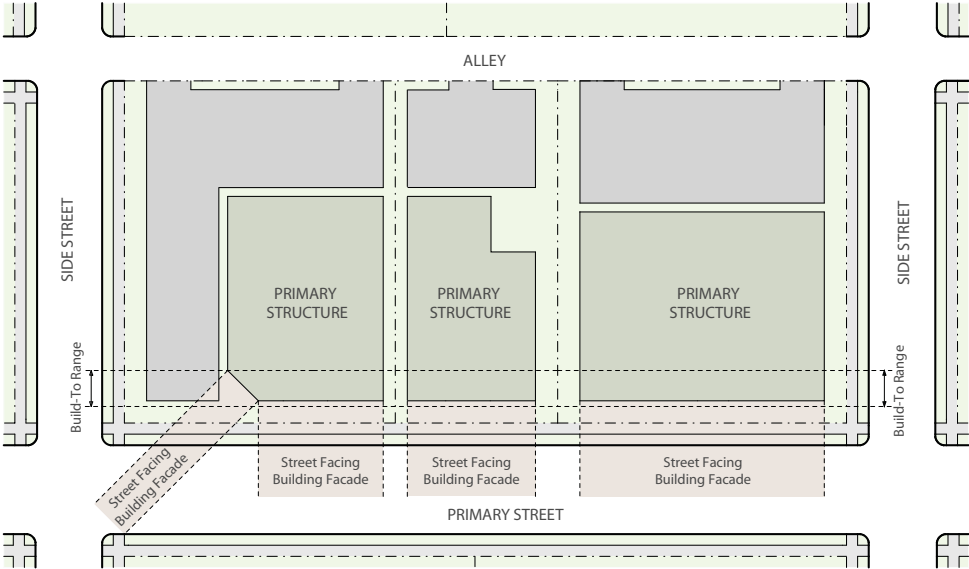
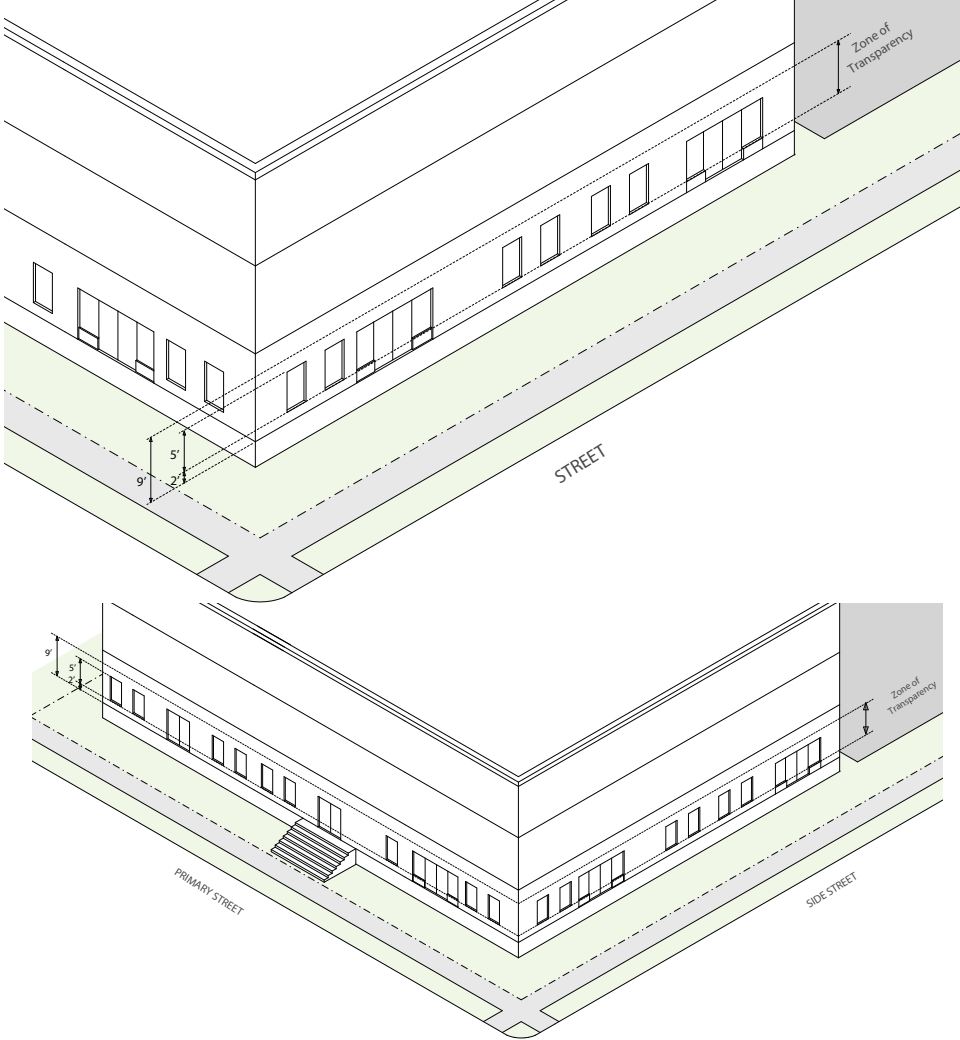


Figure 13.1-59



SECTION 13.1.7 FENCE AND WALL HEIGHT MEASUREMENT

Fence and wall height shall be measured from the base of the fence or wall at the higher of the finished grade at the inside or outside of the fence or wall, to the topmost point of the fence or wall.

SECTION 13.1.8 MEASUREMENT OF MOTOR VEHICLE OR TRAILER LENGTH

When measuring the permitted length of a motor vehicle, including but not limited to recreational vehicles, trailers, buses, or trucks, the following rule of measurement shall apply: The distance measured from the front-most to the rear-most portion of the vehicle (e.g., to the front and rear bumper), except, however, when extensions or projections are added beyond the front-most or rear-most portion of the vehicle, then the measurement shall include such extensions or projections.

SECTION 13.1.9 MEASUREMENT OF SEPARATION OR DISTANCE

13.1.9.1 Measurement of Separation or Distance Between Uses

- A. When measuring a required separation between uses, distance shall be determined from the nearest point of a structure or part of a multiple use structure occupied by the use requiring separation to the nearest point of a structure or part of a multiple use structure occupied by a use from which the separation is to be effected or established.
- B. Only when a significant part of the use is operated outside of a completely enclosed structure shall a separation be measured from the nearest point of the zone lot occupied by the use requiring separation to the nearest point of a structure or part of a multiple use structure occupied by a use from which the separation is to be effected or established.

13.1.9.2 Measurement of Separation or Distance Between a Use and Zone District

- A. When measuring a required separation between a use and a Zone District, distance shall be determined from the nearest point of a structure or part of a multiple use structure occupied by the use requiring separation to the nearest point of the Zone District boundary from which the separation is to be effected or established.
- B. Only when a significant part of the primary use requiring separation is operated outside of a completely enclosed structure shall the separation be measured from the nearest point of the zone lot occupied by the primary use requiring separation to the nearest point of the Zone District boundary from which the separation is to be effected or established.
- C. In the case of an outdoor accessory use requiring separation from a Zone District (for example, an accessory outdoor eating or serving area), distance shall be measured from the nearest point of the outdoor accessory use to the nearest point of the Zone District boundary from which the separation is to be effected or established.