

SUBURBAN HOUSE

		S-SU-F					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-Fx S-SU-F1	S-SU-I S-SU-Ix	S-TH-2.5	
A	Stories (max)	2.5	2.5	2.5	3	2.5	3
	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

		S-SU-F					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-Fx S-SU-F1	S-SU-I S-SU-I1	S-TH-2.5	
SITING							
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

		All S-SU, -TH, -MU Districts		
		25' or Less	26' to 61'	62' or Greater
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH				
D	Primary Street, block sensitive setback required (see Sec. 13.1.1.3)	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		

		S-SU-F					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-Fx S-SU-F1	S-SU-I S-SU-Ix	S-TH-2.5	
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) Shall not project forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks . encroach into the Rear Setback, provided it comply with the Detached Garage building form standards					
I	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							
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 (see Sec. 13.1.1.3)	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 project forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks. encroach into the Rear Setback, provided it comply with the Detached Garage building form standards	
I	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			
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 <u>Residential</u> Structure (min/max)	1/1

SETBACKS AND BUILDING COVERAGE

D	Primary Street, block sensitive setback required (see Sec. 13.1.1.3)	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 <u>per Zone Lot</u> , 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
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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 project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) May <u>follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks. encroach into the Rear Setback, provided it comply with the Detached Garage building form standards</u>
	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the <u>front Primary Street facing facade of the dwelling primary structure</u> or 16', whichever is greater

GROUND STORY ACTIVATION

M	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement
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*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)

TOWN HOUSE

HEIGHT		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20	S-CC-3 S-CC-3x	S-CC-5 S-CC-5x
A	Stories (max)	2.5	3	5	3	5
A	Feet (max)	35'	40'	65'	40'	70'
B	Side Wall height	25'	na	na	na	na

SITING		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20	S-CC-3 S-CC-3x	S-CC-5 S-CC-5x
ZONE LOT						
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	na	na
	Zone Lot Width (min)	50'	50'	50'	na	na
	Dwelling Units per Primary <u>Residential</u> Structure (min/max)	3/10	3/na	3/na	na	na
REQUIRED BUILD-TO						
C	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'	na	na
SETBACKS						
D	Primary Street, block sensitive setback required	yes	na	na	na	na
D	Primary Street (min)	20'	10'	10'	0'	0'
E	Side Street (min)	5'	5'	5'	0'	0'
F	Side Interior (min)	5'	5'	5'	0'	0'
	Side Interior, adjacent to Protected District (min)	na	10'	10'	10'	10'
G	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'	0'/0'	0'/0'
	Rear, adjacent to Protected District (min)	na	na	na	0'/10'	0'/10'
PARKING						
	Surface Parking Setback (min)	See Sec. 3.3.7.5			na	na
	Vehicle Access	From alley; or Street access allowed when no alley present; 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	S-MU- 5, 8, 12, 20	S-CC-3 S-CC-3x	S-CC-5 S-CC-5x
BUILDING CONFIGURATION						
I	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'	10'	10'
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	na	na	na	na
J	Upper Story Setback Above 40', Side, interior	na	na	15'	na	na
J	Upper Story Setback above 51', Side, interior	na	na	15'	na	na
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior	na	25'	25'	na	na
	Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'	15'/25'	20'/25'
	Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'	na	na
L	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	na	40'	na	na
	Upper Story Setback above 51', adjacent to Protected District: Rear, alley/no alley and Side, interior (min)	na	na	na	na	35'/40'
GROUND STORY ACTIVATION						
M	Transparency, Primary Street (min)	30%	30%	30%	30%*	30%*
N	Transparency, Side Street (min)	25%	25%	25%	25%*	25%*
O	Pedestrian Access	Each unit shall have a street-facing Entrance				

*Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street

APARTMENT (1 OF 2)

HEIGHT		S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20
A	Stories (max)	3	5	8	12	20
A	Feet (max)	40'	65'	100'	140'	230'
	Feet, within 175' of Protected District (max)	na	na	75'	75'	75'

SITING		S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20
ZONE LOT						
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'	50'	50'
	Building Coverage per Zone Lot , including all accessory structures (max)	na	na	na	70%	70%
	Dwelling Units per Primary Residential Structure (min)	3	3	3	3	3
REQUIRED BUILD-TO						
B	Primary Street (min% within min/max)	50% 0'/80'	50% 0'/80'	50% 0'/80'	50% 0'/80'	50% 0'/80'
SETBACKS						
C	Primary Street (min)	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'
E	Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'
	Side Interior adjacent to Protected District (min)	10'	10'	10'	10'	10'
F	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed				
G	Surface Parking Setback (min)	See Sec. 3.3.7.5				
	Vehicle Access	Access determined at Site Development Plan Review				

DESIGN ELEMENTS		S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20
BUILDING CONFIGURATION						
	Primary Street-Facing Attached Garage Door Width (max per structure)	20'	20'	20'	20'	20'
H	Upper Story Setback Above 40', Side Interior	na	15'	na	na	na
	Upper Story Setback Above 51', Side Interior	na	na	15'	15'	15'
I	Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior	na	na	20'/30'	20'/30'	20'/30'
J	Upper Story Setback above 27', adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'
K	Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/no alley	na	30'/40'	30'/40'	30'/40'	30'/40'
	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'
GROUND STORY ACTIVATION						
L	Transparency, Primary Street (min)	30%	30%	30%	30%	30%
M	Transparency, Side Street (min)	25%	25%	25%	25%	25%
N	Pedestrian Access, Primary Street	Pedestrian Connection				

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 <u>Residential</u> 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 (see Sec. 13.1.2.2)	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 <u>per Zone Lot</u> , 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 project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) May <u>follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks, encroach into the Rear Setback, provided it comply with the Detached Garage building form standards</u>		
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the <u>front Primary Street facing facade of the dwelling primary structure</u> or 16', whichever is greater		
GROUND STORY ACTIVATION				
J	Pedestrian Access, Primary Street	Entry Feature		

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									
	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
E	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 (see Sec. 13.1.2.2)	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 project forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling (2) If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with 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							

DUPLEX

HEIGHT		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
	Stories, <u>front 65% / rear 35% of zone lot depth</u> (max)	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of <u>zone</u> lot depth (max)	30'/17'	30'/17'	30'/17'
	Feet, front 65% of <u>zone</u> 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 <u>zone</u> 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 <u>zone</u> 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 <u>Residential</u> Structure (min/max)	2/2	2/2	2/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-TU, TH, MU Districts			
		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required (see Sec. 13.1.2.2)	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 <u>per Zone Lot</u> , 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 project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with <u>May follow</u> the Detached Garage building form <u>standards for Side Street, Side Interior and Rear setbacks</u>		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the <u>front Primary Street facing facade of the dwelling primary structure</u> or 16', whichever is greater		
GROUND STORY ACTIVATION				
K	Pedestrian Access, Primary Street	Entry Feature		

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 <u>zone</u> lot depth (max)	30'/24'	30'/24'	30'/24'
	Feet, front 65% of <u>zone</u> 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 <u>i</u> nterior and Side <u>s</u> treet zone lot line in front 65% / rear 35% of <u>zone</u> lot depth	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side <u>i</u> nterior and Side <u>s</u> treet 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 <u>Residential</u> Structure (min/max)	1/1	1/1	1/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-TU, TH, MU Districts			
		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required (see Sec. 13.1.2.2)	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 <u>per Zone Lot</u> , 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 project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) <u>If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with May follow the Detached Garage building form standards for Side Street, Side Interior and Rear setbacks</u>		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the <u>front Primary Street facing facade of the dwelling primary structure</u> or 16', whichever is greater		
GROUND STORY ACTIVATION				
O	Pedestrian Access, Primary Street*	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement		

*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)

TOWN HOUSE

HEIGHT		E-TH-2.5	E-MU-2.5	E-CC-3, -3x
A	Stories (max)	see below	see below	3
A	Feet (max)	see below	see below	45'
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	na
A	Feet, front 65% / rear 35% of zone lot depth (max)	30' / 19'	30' / 19'	na
	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'		na
B	Side Wall Height (max)	25'	25'	na

SITING		E-TH-2.5	E-MU-2.5	E-CC-3, -3x
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	na
	Zone Lot Width (min)	50'	50'	na
	Dwelling Units per Primary Residential Structure (min/max)	3/10	3/10	na
REQUIRED BUILD-TO				
C	Primary Street (min % within min/max)	na	na	50% 0'/80'
SETBACKS				
	Primary Street, block sensitive setback required (see Sec. 13.1.2.2)	yes	yes	na
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	0'
E	Side Street (min)	5'	5'	0'
F	Side Interior (min)	5'	5'	0'
	Side Interior, adjacent to Protected District (min)	na	na	10'
G	Rear, alley/no alley (min)	12' / 20'	12' / 20'	0' / 0'
	Rear, adjacent to Protected District, alley/no alley (min)	na	na	0' / 10'
PARKING				
	Surface Parking Setback	See Sec. 4.3.7.4	See Sec. 4.3.7.4	na
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	Not Allowed/Allowed	Allowed/Allowed
	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		E-TH-2	E-MU-2.5	E-CC-3, -3x
BUILDING CONFIGURATION				
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	10'	na
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side, interior (min)	na	na	15' / 25'
J	Primary Street- Facing Attached Garage Door Width (max per unit)	10'	10'	10'
GROUND STORY ACTIVATION				
	Transparency, Primary Street (min)	na	na	30%
	Transparency, Side Street (min)	na	na	25%
K	Pedestrian Access	Each unit shall have a street-facing Entrance		

GARDEN COURT

HEIGHT		E-TH-2.5	E-MU-2.5
A	Stories, <u>front 65% / rear 35% of zone lot depth</u> (max)	2.5/ <u>1</u>	2.5/ <u>1</u>
A	Feet, front 65% / <u>rear 35% of zone</u> lot depth (max)	30'/19'	30'/19'
	Feet, front 65% of <u>zone</u> lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B	Side Wall Plate Height (max)	25'	25'
SITING		E-TH-2.5	E-MU-2.5
ZONE LOT			
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'
	Dwelling Units per Primary <u>Residential</u> Structure (min/max)	3/10	3/10
SETBACKS			
C	Primary Street, block sensitive setback required (see Sec. 13.1.2.2)	yes	yes
C	Primary Street, where block sensitive setback does not apply (min)	20'	20'
D	Side Street (min)	5'	5'
E	Side Interior (min)	5'	5'
F	Rear, alley/no alley (min)	12'/20'	12'/20'
PARKING			
G	Surface Parking Setback	See Sec. 4.3.7.4	See Sec. 4.3.7.4
	Surface Parking between building and Primary Street/ Side Street	Not Allowed/Allowed	
	Surface Parking Screening	See Article 10, Division 10.5	
	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		E-TH-2.5	E-MU-2.5
BUILDING CONFIGURATION			
	Upper Story Stepback, for Flat Roof, Above 25': Primary Street and Side, Interior (min)	10'	10'
I	Street-Facing Garden Court Width, (min)	15'	15'
J	Street-Facing Garden Court Depth (min)	30'	30'
	Garden Court Design Standards	See Sec. 4.3.5	
GROUND STORY ACTIVATION			
K	Pedestrian Access	Each dwelling unit shall have a ground story Entrance. At least two Entrances shall be facing Primary Street and all others shall face the interior courtyard.	

APARTMENT (1 OF 2)

HEIGHT		E-MU-2.5
A	Stories, <u>front 65% / rear 35% of zone lot depth</u> (max)	2/1
A	Feet, front 65% / rear 35% of <u>zone</u> lot depth (max)	30'/19'
	Feet, front 65% of <u>zone</u> lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
	Side Wall Plate Height (max)	25'

SITING		E-MU-2.5
ZONE LOT		
	Zone Lot Size (min)	6,000 ft ²
	Zone Lot Size (min)	50'
SETBACKS		
B	Primary Street, block sensitive setback required (see Sec. 13.1.1.3)	yes
B	Primary Street, where block sensitive setback does not apply (min)	20'
C	Side Street (min)	5'
D	Side Interior (min)	5'
E	Rear, alley/no alley (min)	12'/20'
PARKING		
F	Surface Parking Setback (min)	See Sec. 4.3.7.4
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Surface Parking Screening	See Article 10, Division 10.5
	Vehicle Access	Access determined at Site Development Plan

DESIGN ELEMENTS		E-MU-2.5
BUILDING CONFIGURATION		
	Street facing garage door width per Primary Structure (max)	20'
GROUND STORY ACTIVATION		
G	Transparency, Primary Street (min)	30%
H	Transparency, Side Street (min)	25%
I	Pedestrian Access, Primary Street	Entrance

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, <u>front 65% / rear 35% of zone lot depth</u> (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% / <u>rear 35% of zone</u> lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of <u>zone</u> 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 <u>zone</u> 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 <u>i</u> Interior and Side <u>s</u> Street zone lot line in front 65% / <u>rear 35% of zone</u> lot	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side <u>i</u> Interior and <u>s</u> Side <u>s</u> 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
		U-TU-B, B2	U-TU-C						U-RH-3A
SITING									
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 <u>Residential</u> 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 (see Sec. 13.1.2.3)	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 <u>per Zone Lot</u> , 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 project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with <u>May follow</u> the Detached Garage building form <u>standards Side Street, Side Interior and Rear setbacks</u>							
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the <u>Primary Street facing</u> facade of the <u>dwelling primary structure</u> or 16', whichever is greater							
GROUND STORY ACTIVATION									
K	Pedestrian Access, Primary Street	Entry Feature							

DUPLEX

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, <u>front 65% / rear 35% of zone lot depth</u> (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
A/B	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 <u>zone</u> 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 <u>zone</u> 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 <u>zone</u> lot <u>depth</u>	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 <u>Residential</u> Structure (min/max)	2/2	2/2	2/2	2/2	2/2	2/2

		All U-SU, TU, RH 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 (see Sec. 13.1.2.3)	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 <u>per Zone Lot</u> , 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-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							
	Attached Garage Allowed	(1) Shall not project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) <u>If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with May follow the Detached Garage building form standards Side Street, Side Interior and Rear setbacks</u>					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the <u>Primary Street facing facade of the dwelling primary structure</u> or 16', whichever is greater					
GROUND STORY ACTIVATION							
K	Pedestrian Access, Primary Street	Entry Feature					

*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 <u>zone</u> 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 <u>zone</u> lot <u>depth</u>	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 <u>Residential</u> 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 (see Sec. 13.1.2.3)	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 <u>per Zone Lot</u> , including all accessory structures (max)	50%	37.5%	37.5%	37.5%

PARKING BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
	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 project <u>forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling</u> (2) <u>If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with May follow the Detached Garage building form standards Side Street, Side Interior and Rear setbacks</u>					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the <u>Primary Street facing facade</u> of the <u>dwelling primary structure</u> or 16', whichever is greater					

GROUND STORY ACTIVATION		
O	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement

*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)

GARDEN COURT

HEIGHT		U-RH-2.5	U-RH-3A
A	Stories, <u>front 65% / rear 35% of zone lot depth</u> (max)	2.5/1	2.5/1
A	Feet, front 65% / rear 35% of lot (max)	30'/19'	30'/19'
	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'	
B	Side Wall Plate Height (max)	25'	25'
SITING		U-RH-2.5	U-RH-3A
ZONE LOT			
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'
	Dwelling Units per Primary <u>Residential</u> Structure (min/max)	3/10	3/10
SETBACKS			
C	Primary Street, block sensitive setback required (see Sec. 13.1.2.3)	yes	yes
C	Primary Street, where block sensitive setback does not apply (min)	20'	20'
D	Side Street (min)	5'	5'
E	Side Interior (min)	5'	5'
F	Rear, alley/no alley (min)	12'/20'	12'/20'
PARKING			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
	Vehicle Access	From alley; or From street when no alley present See Sec. 5.3.7.6	
ACCESSORY STRUCTURES			
G	Detached Accessory Structures Allowed	See Sec. 5.3.4	
DESIGN ELEMENTS		U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION			
	Upper Story Stepback, for Flat Roof, Above 25': Primary Street and Side, Interior (min)	10'	10'
H	Street-Facing Courtyard Width (min)	15'	15'
I	Street-Facing Courtyard Depth (min)	30'	30'
	Garden Court Design Standards	See Sec. 5.3.5.1	
GROUND STORY ACTIVATION			
J	Pedestrian Access	Each dwelling unit shall have a ground story Entrance. At least two Entrances facing Primary Street and all others facing interior courtyard	

ROW HOUSE (1 OF 2)

HEIGHT		U-TU-B2*	U-RH-2.5	U-RH-3A
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/ <u>1</u>	2.5/ <u>1</u>
A	Feet, front 65% / rear 35% of zone lot depth (max)	35'/35'	35'/19'	35'/19'
B	Side Wall Height (max)	25'	25'	25'

SITING		U-TU-B2*	U-RH-2.5	U-RH-3A
ZONE LOT				
	Zone Lot Size (min/max)	6,000 ft ² / 9,375 ft ²	6,000 ft ² / na	6,000 ft ² / na
	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (min/max)	3/na	3/10	3/10
SETBACKS				
C	Primary Street, block sensitive setback required (see Sec. 13.1.2.3)	yes	yes	yes
C	Primary Street where block sensitive setback does not apply (min)	20'	20'	20'
D	Side Street (min)	5'	5'	5'
E	Side Interior (min)	5'	5'	5'
F	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'

PARKING				
	Surface Parking between building and Primary Street/Side Street		Not Allowed/Allowed	
	Vehicle Access	From alley; or From street when no alley present See Sec. 5.3.7.6		
ACCESSORY STRUCTURES				
G	Detached Accessory Structures Allowed		See Sec. 5.3.4	

DESIGN ELEMENTS		U-TU-B2*	U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION				
H	Upper Story Stepback, for Flat Roof, Above 25': Primary Street and Side Interior (min)	10'	10'	10'
	Street facing attached garage door width per Primary Structure	20'	20'	20'
GROUND STORY ACTIVATION				
I	Pedestrian Access	Each unit shall have a street-facing Entrance		

*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.

ROW HOUSE (2 OF 2)

		U-MX-2	U-MX-3	U-RX-5	U-MS-2	U-MS-3	U-MS-5
HEIGHT		U-MX-2x	U-MX-3	U-RX-5	U-MS-2x	U-MS-3	U-MS-5
A	Stories (max)	2	3	5	2	3	5
A	Feet (min/max)	na/32'	na/40'	na/70'	na/32'	na/40'	24'/70'
		U-MX-2	U-MX-3	U-RX-5	U-MS-2	U-MS-3	U-MS-5
SITING		U-MX-2x	U-MX-3	U-RX-5	U-MS-2x	U-MS-3	U-MS-5
ZONE LOT							
	Use Restrictions	na	na	Second Story and Above: Residential Only	Ground Story within required build-to portion must have at least one primary use, other than parking of vehicles		
REQUIRED BUILD-TO							
B	Primary Street (min % within min/max)	70% 0'/15'	70% 0'/15'	70% 0'/15'	75% 0'/5' If Residential Only: 75% 0'/10'		
C	Side Street (min % within min/max)	na	na	na	25% 0'/5' If Residential Only: 25% 0'/10'		
SETBACKS							
D	Primary Street (min)	0'	0'	0'	0'	0'	0'
E	Side Street (min)	0'	0'	0'	0'	0'	0'
F	Side Interior (min)	0'	0'	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	U-MX-2x: 5' 10'	10'	10'	U-MS-2x: 5' 10'	10'	10'
G	Rear, (min)	0'	0'	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'
PARKING							
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		Not Allowed/Not Allowed			
	Vehicle Access	From alley; or From street when no alley present; See Sec. 5.3.7.6					
ACCESSORY STRUCTURES							
H	Detached Accessory Structures Allowed	See Sec. 5.3.4					
		U-MX-2	U-MX-3	U-RX-5	U-MS-2	U-MS-3	U-MS-5
DESIGN ELEMENTS		U-MX-2x	U-MX-3	U-RX-5	U-MS-2x	U-MS-3	U-MS-5
BUILDING CONFIGURATION							
I	Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	15'/25'	20'/25'	na	15'/25'	20'/25'
J	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	35'/40'	na	na	35'/40'
	Street facing garage door width per Primary Structure (max)	20'	20'	20'	20'	20'	20'
GROUND STORY FLOOR ACTIVATION							
K	Transparency, Primary Street (min)	30%	30%	30%	60%; If Residential Only: 40%		
L	Transparency, Side Street (min)	na	na	na	25%	25%	25%
M	Pedestrian Access	Each unit shall have a street-facing Entrance					

APARTMENT (1 OF 2)

HEIGHT		U-RH-3A*
A	Stories (max)	3
A	Feet (max)	38'
SITING		U-RH-3A*
ZONE LOT		
	Zone Lot Size (min/max)	6,000 ft ² / 16,000 ft ²
	Zone Lot Width (min)	50'
	Dwelling Units per Primary Residential Structure (min)	3
SETBACKS		
B	Primary Street, block sensitive setback required (see Sec. 13.1.2.2)	yes
B	Primary Street, where block sensitive setback does not apply (min)	20'
C	Side Street (min)	10'
D	Side Interior (min)	5'
E	Rear, alley/no alley (min)	12'/20'
PARKING		
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Vehicle Access	Shall be determined as part of Site Development Plan Review
DESIGN ELEMENTS		U-RH-3A*
BUILDING CONFIGURATION		
	Street facing garage door width per Primary Structure (max)	20'
GROUND STORY ACTIVATION		
F	Pedestrian Access, Primary Street or Side Street	Entrance

*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.

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 (See Sec. 13.1.1.3)	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. 6.3.7.5 for exceptions			

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 project forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the front facade of the dwelling
	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		
I	Pedestrian Access, Primary Street	Entry Feature

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 (see Sec. 13.1.1.3)	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. 6.3.7.5 for exceptions			
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 project forward of any part of a Primary Street facing facade of a primary structure closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling
	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		
I	Pedestrian Access, Primary Street	Entry Feature

GARDEN COURT

HEIGHT		G-RH-3	G-MU-3	G-MU-5
A	Stories (max)	see below	3	3
A	Feet (max)	see below	30*	30*
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na
A	Feet, front 80% / rear 20% of zone lot depth (max)	30*/19'	na	na
B	Side Wall Height (max)	25'	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-MU-5
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'
SETBACKS				
	Primary Street, block sensitive setback required (see Sec. 13.1.1.3)	yes	yes	na
C	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'
D	Side Street (min)	5'	5'	5'
E	Side Interior (min)	5'	7.5'	7.5'
F	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
G	Required Separation Between Primary Structures (min)	10'	10'	10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		
H	Surface Parking Setback	See Sec. 6.3.7.4		
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions		
ACCESSORY STRUCTURES				
I	Detached Accessory Structures Allowed	See Sec. 6.3.4		
DESIGN ELEMENTS		G-RH-3	G-MU-3	G-MU-5
BUILDING CONFIGURATION				
	Upper Story Stepback, for flat roof, Above 25': Side Street and Side Interior (min)	10'	na	na
J	Street-Facing Courtyard Width (min)	15'	15'	15'
K	Street-Facing Courtyard Depth (min)	30'	30'	30'
	Garden Court Design Standards	See Sec. 6.3.5		
GROUND STORY ACTIVATION				
L	Pedestrian Access	Each dwelling unit shall have a ground story Entrance. At least two Entrances facing Primary Street and all others facing interior courtyard		

ROW HOUSE (1 OF 2)

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	5	5	5
A	Feet (max)	see below	40'	65'	65'	65'
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na	na
A	Feet, front 80% / rear 20% of zone lot depth (max)*	30*/19'	na	na	na	na
B	Side Wall Height (max)	25'	na	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)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'	50'	50'
	Dwelling Units per Primary Residential Structure (min)	3	3	na	na	na
REQUIRED BUILD-TO						
C	Primary Street (min % within min/max)	na	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'
SETBACKS						
	Primary Street, block sensitive setback required	yes	yes	na	na	na
D	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'	10'	10'
E	Side Street (min)	5'	5'	5'	5'	5'
F	Side Interior (min)	5'	7.5'	7.5'	7.5'	7.5'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
G	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed				
	Surface Parking Setback	See Sec. 6.3.7.4				
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions				
ACCESSORY STRUCTURES						
H	Detached Accessory Structures	see Sec. 6.3.4				
DESIGN ELEMENTS		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
BUILDING CONFIGURATION						
I	Upper Story Stepback, for flat roof, Above 25'; Side Street and Side Interior	10'	na	na	na	na
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'
J	Upper Story Setback Above 40', Side Interior (min)	na	na	15'	na	na
	Upper Story Setback Above 51'; Side Interior (min)	na	na	na	15'	15'
K	Upper Story Setback Above 27'; adjacent to Protected District: Side Interior (min)	na	25'	25'	25'	25'
L	Upper Story Setback Above 51'; adjacent to Protected District: Side Interior (min)	na	na	40'	40'	40'
	Upper Story Setback Above 40'; adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'
GROUND STORY ACTIVATION						
M	Transparency, Primary Street (min)	na	25%	25%	25%	25%
N	Transparency, Side Street (min)	na	25%	25%	25%	25%
O	Pedestrian Access	Each unit shall have a street-facing Entrance				

DETACHED GARAGE

		S-SU-F					S-MU-3, 5, -8, -12, -20
HEIGHT		S-SU-A	S-SU-D	S-SU-Fx S-SU-F1	S-SU-I S-SU-Ix	S-TH-2.5	
A	Stories (max)	1	1	1	1	1	1
A	Feet (max)	17'	17'	17'	17'	17'	17'
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

		S-SU-F					S-MU-3, 5, -8, -12, -20
SITING		S-SU-A	S-SU-D	S-SU-Fx S-SU-F1	S-SU-I S-SU-Ix	S-TH-2.5	
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 3.4 for permitted Accessory Uses					
ZONE LOT							
	Allowed Number of Dwelling Units (min/max)	0/0	0/0	0/0	0/0	0/0	0/0
	Additional Standards	See Sections 3.3.4.4 and 3.3.4.5					
SETBACKS							
<u>Front Setback (min), from primary structure façade</u>							
C	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'
D	Side Interior (min), for structure-entirely in rear 35% of zone lot**	0'	0'	0'	0'	0'	0'
	Side Interior (min), for structure- not entirely in rear 35% of zone lot	5'	5'	5'	5'	5'	5'
E	<u>Rear, no alley (min)</u>	5'	5'	5'	5'	5'	5'
	Rear, <u>alley</u> , where garage doors face alley (min)	5'	5'	5'	5'	5'	5'
	Rear, <u>alley</u> , where garage doors do not face alley (min)	0'	0'	0'	0'	0'	0'

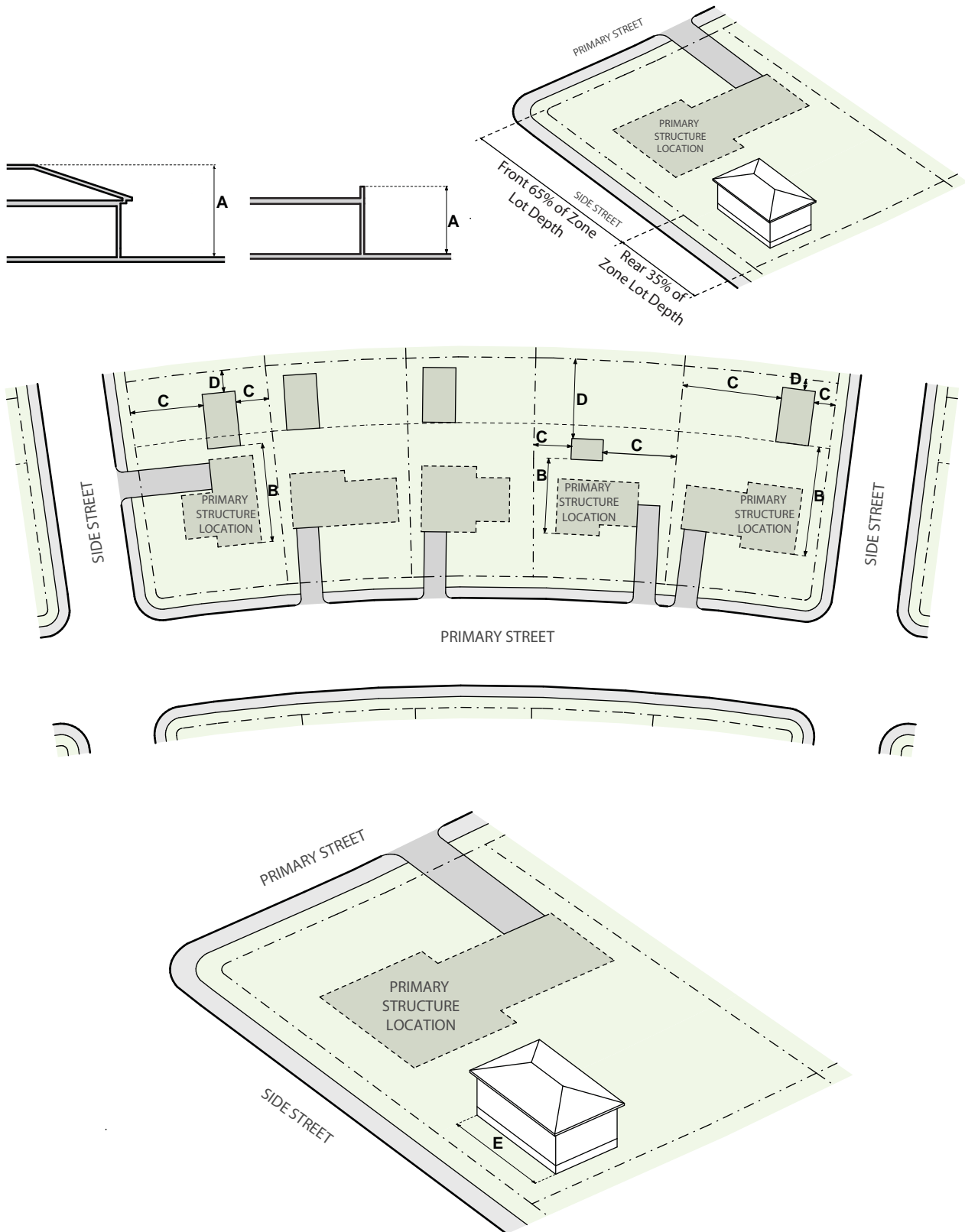
		S-SU-F					S-MU-3, 5, -8, -12, -20
DESIGN ELEMENTS		S-SU-A	S-SU-D	S-SU-Fx S-SU-F1	S-SU-I S-SU-Ix	S-TH-2.5	
BUILDING CONFIGURATION							
	Building Footprint (max)	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	432 ft ² per unit*	864 ft ² per unit*
F	Horizontal Dimension (max)	36'	36'	36'	36'	no max	no max
	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	no max	no max
G	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	no max	no max

*When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft²

**Setbacks less than 5' may be subject to more restrictive Public Works, building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

C. Detached Utility Building Other Detached Accessory Structures

Not to Scale. Illustrative Only.



OTHER DETACHED ACCESSORY STRUCTURES UTILITY BUILDING

		S-SU-F					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-Fx	S-SU-I	S-SU-Ix	
HEIGHT							
A	Stories (max)	1	1	1	1	1	1
A	Feet (max)	15'	15'	15'	15'	15'	15'
	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

		S-SU-F					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-Fx	S-SU-I	S-SU-Ix	
SITING							
	USE RESTRICTION	Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 3.4 for permitted Accessory Uses					
	ZONE LOT						
	Allowed Number of Dwelling Units (min/max)	0/0	0/0	0/0	0/0	0/0	0/0
	Additional Standards	See Sections 3.3.4.4 and 3.3.4.5					
	SETBACKS						
	Front Setback (min), from primary structure front façade						
B	Setback from Primary Street Facing Facade of Primary Structure (min)	10'	10'	10'	10'	10'	10'
C	Side Interior and Side Street (min)	5'	5'	5'	5'	5'	5'
C	Side Interior, for structure entirely in rear 35% of zone lot (min)	0'	0'	0'	0'	0'	0'
	Side Interior, for structure not entirely in rear 35% of zone lot (min)	5'	5'	5'	5'	5'	5'
D	Rear, no alley (min)	5'	5'	5'	5'	5'	5'
	Rear, alley, where doors face alley (min)	5'	5'	5'	5'	5'	5'
	Rear, alley, where doors do not face alley (min)	0'	0'	0'	0'	0'	0'

		S-SU-F					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-Fx	S-SU-I	S-SU-Ix	
DESIGN ELEMENTS							
	BUILDING CONFIGURATION						
	Building Footprint (max)	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²
E	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'

DETACHED ACCESSORY STRUCTURES

HEIGHT		All S-CC,-MX, -MS
A	Stories (max)	1
A	Feet (max)	17'

SITING		All S-CC,-MX, -MS
ZONE LOT		
	Permitted Uses	Accessory Uses Only
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 3.3.4.4 and 3.3.4.5
SETBACKS		
	Front Setback (min), from primary structure front	
B	façade <u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear, when garage doors face alley	5'

DESIGN ELEMENTS		All S-CC,-MX, -MS
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

DETACHED GARAGE

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	Stories (max)	1	1	1	1	1	1	1	1
A	Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	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
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 4.4 for permitted Accessory Uses							
ZONE LOT									
Exemption from Maximum Building Coverage (Lesser of)		50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²
		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the garage form shall be used for vehicle parking.							
Allowed Number of Dwelling Units (min/max)		0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
Additional Standards		See Sections 4.3.4.4 and 4.3.4.5							
SETBACKS									
Front Setback (min), from primary structure façade									
C	Setback from Primary Street Facing Facade of Primary Structure (min)	10'	10'	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'	5'	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot*	0'	0'	0'	0'	0'	0'	0'	0'
D	Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	5'	5'	5'	5'	5'	5'	5'
E	Rear, no alley (min)	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
E	Rear, where garage doors face alley (min)	5'	5'	5'	5'	5'	5'	5'	5'
E	Rear, where garage doors do not face alley (min)	0'	0'	0'	0'	0'	0'	0'	0'

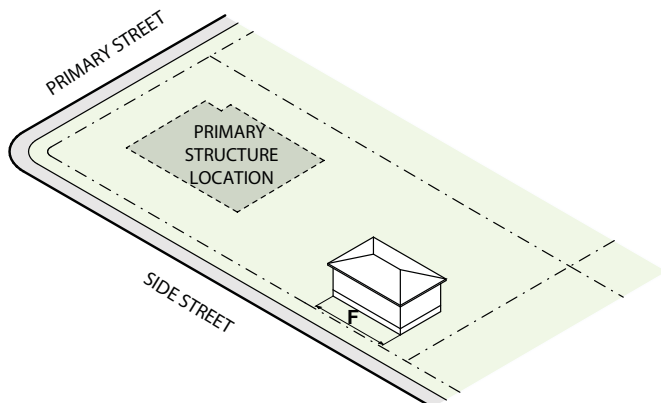
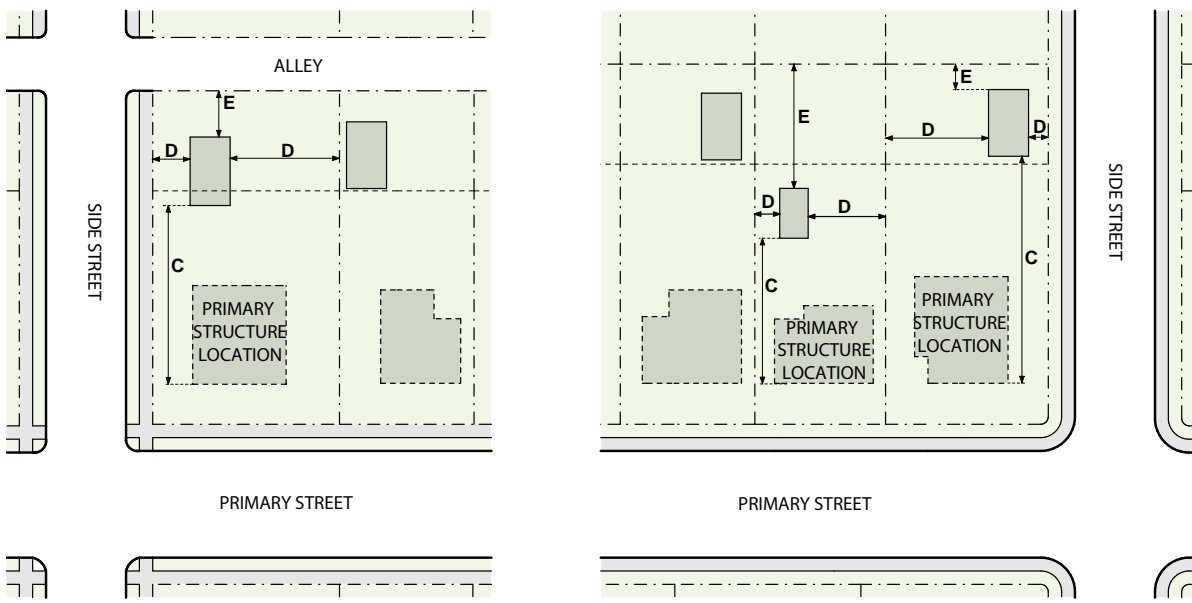
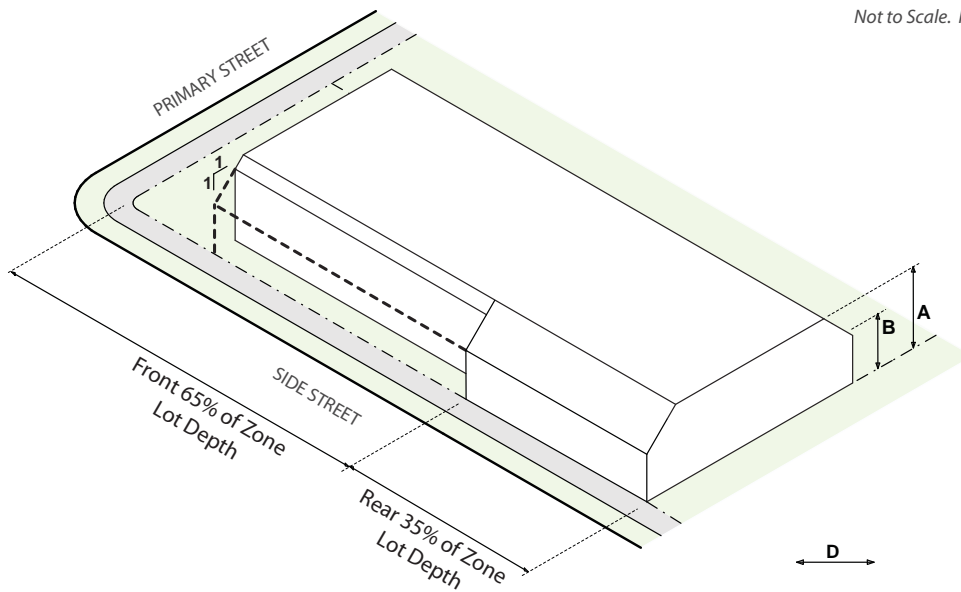
DESIGN ELEMENTS		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
BUILDING CONFIGURATION									
Building Footprint (max)		1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	864 ft ² ** per unit	864 ft ² ** per unit	432 ft ² per unit
F	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'	36'	no max
G	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	3	3	3	3
G	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	28'	28'	28'	no max

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft²

C. Detached Utility Building Other Detached Accessory Structures

Not to Scale. Illustrative Only.



OTHER DETACHED ACCESSORY STRUCTURES UTILITY BUILDING

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	Stories (max)	1	1	1	1	1	1	1	1
A	Feet (max)	15'	15'	15'	15'	15'	15'	15'	15'
B	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side interior and side street zone lot line	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
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 4.4 for permitted Accessory Uses							
ZONE LOT									
	Allowed Number of Dwelling Units (min/max)	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
	Additional Standards	See Sections 4.3.4.4 and 4.3.4.5							

SETBACKS		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
<u>Front Setback (min), from primary structure façade</u>									
C	<u>Setback from Primary Street Facing Façade of Primary Structure (min)</u>	10'	10'	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'	5'	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot <u>setback area*</u>	0'	0'	0'	0'	0'	0'	0'	0'
	<u>Side Street and Side Interior, for structure not entirely in the rear 35% of zone lot (min)</u>	5'	5'	5'	5'	5'	5'	5'	5'
E	Rear, <u>no alley</u> (min)	5'	5'	5'	5'	5'	5'	5'	5'
	Rear, <u>alley, where doors face alley</u> (min)	5'	5'	5'	5'	5'	5'	5'	5'
	<u>Rear, alley, where doors do not face alley (min)</u>	0'	0'	0'	0'	0'	0'	0'	0'

DESIGN ELEMENTS		E-SU-A	E-SU-B	S-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 E-MU-2.5
BUILDING CONFIGURATION									
	Building Footprint (max)	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²
F	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'	36'	36'

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

DETACHED ACCESSORY STRUCTURES

HEIGHT		All E-CC, -MX, -RX, -MS
A	Stories (max)	1
A	Feet (max)	17'

SITING		All E-CC, -MX, -RX, -MS
ZONE LOT		
	Use Restrictions	Accessory Uses Only
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 4.3.4.4 and 4.3.4.5

SETBACKS		
<u>Front Setback (min), from primary structure façade</u>		
B	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear, when garage doors face alley (min)	5'

DESIGN ELEMENTS		All E-CC, -MX, -RX, -MS
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

DETACHED GARAGE

		U-SU-A	U-SU-B	U-SU-C					
HEIGHT		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B	U-RH-2.5	
		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
A	Stories (max)	1	1	1	1	1	1	1	1
A	Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°

		U-SU-A	U-SU-B	U-SU-C					
SITING		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B	U-RH-2.5	
		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 5.4 for permitted Accessory Uses							

ZONE LOT									
Exemption from Maximum Building Coverage (Lesser of)		50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²
		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the garage form shall be used for vehicle parking.							
Allowed Number of Dwelling Units (min/max)		0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
Additional Standards		See Sections 5.3.4.4 and 5.3.4.5							

SETBACKS									
<u>Front Setback (min), from primary structure façade</u>									
C	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'	10'	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'	5'	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot *	0'	0'	0'	0'	0'	0'	0'	0'
	Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	5'	5'	5'	5'	5'	5'	5'
E	<u>Rear, no alley (min)</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
	Rear, <u>alley</u> , where garage doors face alley (min)	5'	5'	5'	5'	5'	5'	5'	5'
	Rear, <u>alley</u> , where garage doors do not face alley* (min)	0'	0'	0'	0'	0'	0'	0'	0'

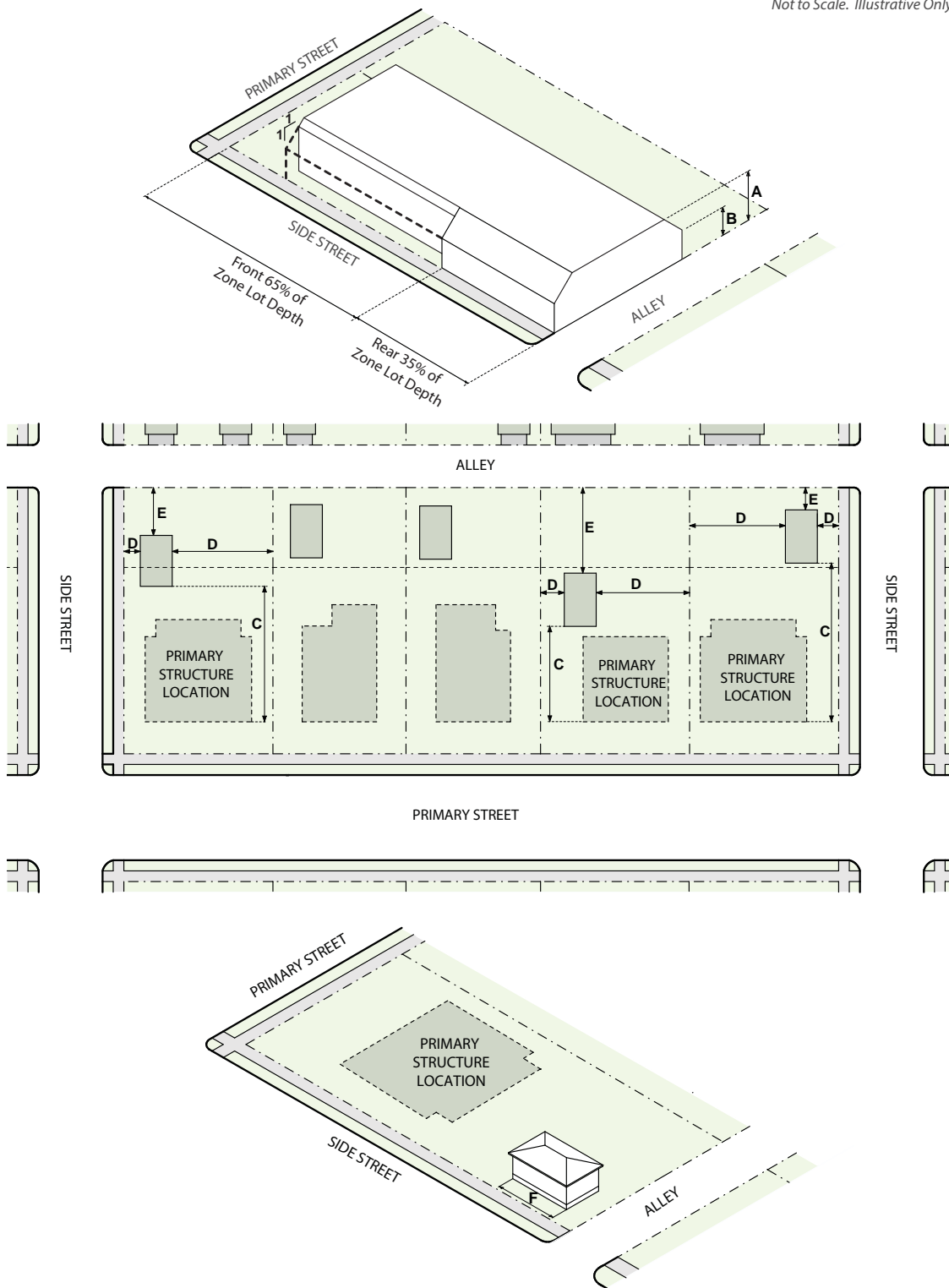
		U-SU-A	U-SU-B	U-SU-C					
DESIGN ELEMENTS		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B	U-RH-2.5	
		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
BUILDING CONFIGURATION									
Building Footprint (max)		1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	864 ft ² * per unit**	864 ft ² * per unit**	432 ft ² per unit**
F	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'	36'	no max
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)		3	3	3	3	3	3	3	3
Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)		28'	28'	28'	28'	28'	28'	28'	no max

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with the Urban House building form, the permitted building footprint for a detached garage may be increased to 1,000 ft²

C. Detached Utility Building Other Detached Accessory Structures

Not to Scale. Illustrative Only.



OTHER DETACHED ACCESSORY STRUCTURES UTILITY BUILDING

		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			
HEIGHT		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-2.5	U-RH-3A
A	Stories (max)	1	1	1	1	1	1	1	1	1
A	Feet (max)	15'	15'	15'	15'	15'	15'	15'	15'	15'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°	45°

		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			
SITING		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-2.5	U-RH-3A
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 3.4 for permitted Accessory Uses								
ZONE LOT										
	Allowed Number of Dwelling Units (min/max)	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
	Additional Standards	See Sections 5.3.4.4 and 5.3.4.5								
SETBACKS										
C	<u>Front Setback (min), from primary structure façade</u>	10'	10'	10'	10'	10'	10'	10'	10'	10'
	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'	10'	10'	10'	10'	10'	10'	10'	10'
D	<u>Side Street and Side Interior (min)</u>	5'	5'	5'	5'	5'	5'	5'	5'	5'
D	<u>Side Street and Side Interior (min), for structure entirely in rear 35% of zone lot**</u>	0'	0'	0'	0'	0'	0'	0'	0'	0'
	<u>Side Interior, for structure not entirely in rear 35% of zone lot (min)</u>	5'	5'	5'	5'	5'	5'	5'	5'	5'
E	<u>Rear, no alley (min)</u>	5'	5'	5'	5'	5'	5'	5'	5'	5'
	<u>Rear, alley, where doors face alley (min)</u>	5'	5'	5'	5'	5'	5'	5'	5'	5'
	<u>Rear, alley, where doors do not face alley (min)*</u>	0'	0'	0'	0'	0'	0'	0'	0'	0'

		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			
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-2.5	U-RH-3A
BUILDING CONFIGURATION										
	Building Footprint (max)	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²
	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'	36'	36'	36'

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

DETACHED ACCESSORY STRUCTURES

HEIGHT		All U-MX, -RX, -MS
A	Stories (max)	1
A	Feet (max)	17'

SITING		All U-MX, -RX, -MS
ZONE LOT		
	Use Restrictions	Accessory Uses Only
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 5.3.4.4 and 5.3.4.5
SETBACKS		
	Front Setback (min), from primary structure façade	
B	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear, when garage doors face alley (min)	5'

DESIGN ELEMENTS		All U-MX, -RX, -MS
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

DETACHED GARAGE

HEIGHT		All G-RH, -MU, -RO
A	Stories (max)	1
A	Feet (max)	17'

SITING		All G-RH, -MU, -RO
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 6.4 for permitted Accessory Uses
ZONE LOT		50% / 500 ft ²
Exemption from Maximum Building Coverage (Lesser of)		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the garage form shall be used for vehicle parking.
Allowed Number of Dwelling Units (min/max)		0/0
Additional Standards		See Sections 6.3.4.4 and 6.3.4.5

SETBACKS		
<u>Front Setback (min), from primary structure façade</u>		
B	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	0'
C	Side Street (min)	5'
C	Side Interior, for structure: entirely in rear <u>35% of zone lot depth setback area</u> ** (min)	0'
	Side Interior, for structure: not entirely in rear <u>35% of zone lot depth setback area</u> (min)	5'
D	<u>Rear, no alley (min)</u>	<u>5'</u>
	Rear, <u>alley</u> , where garage doors face alley (min)	5'
	Rear, <u>alley</u> , where garage doors do not face alley** (min)	0'

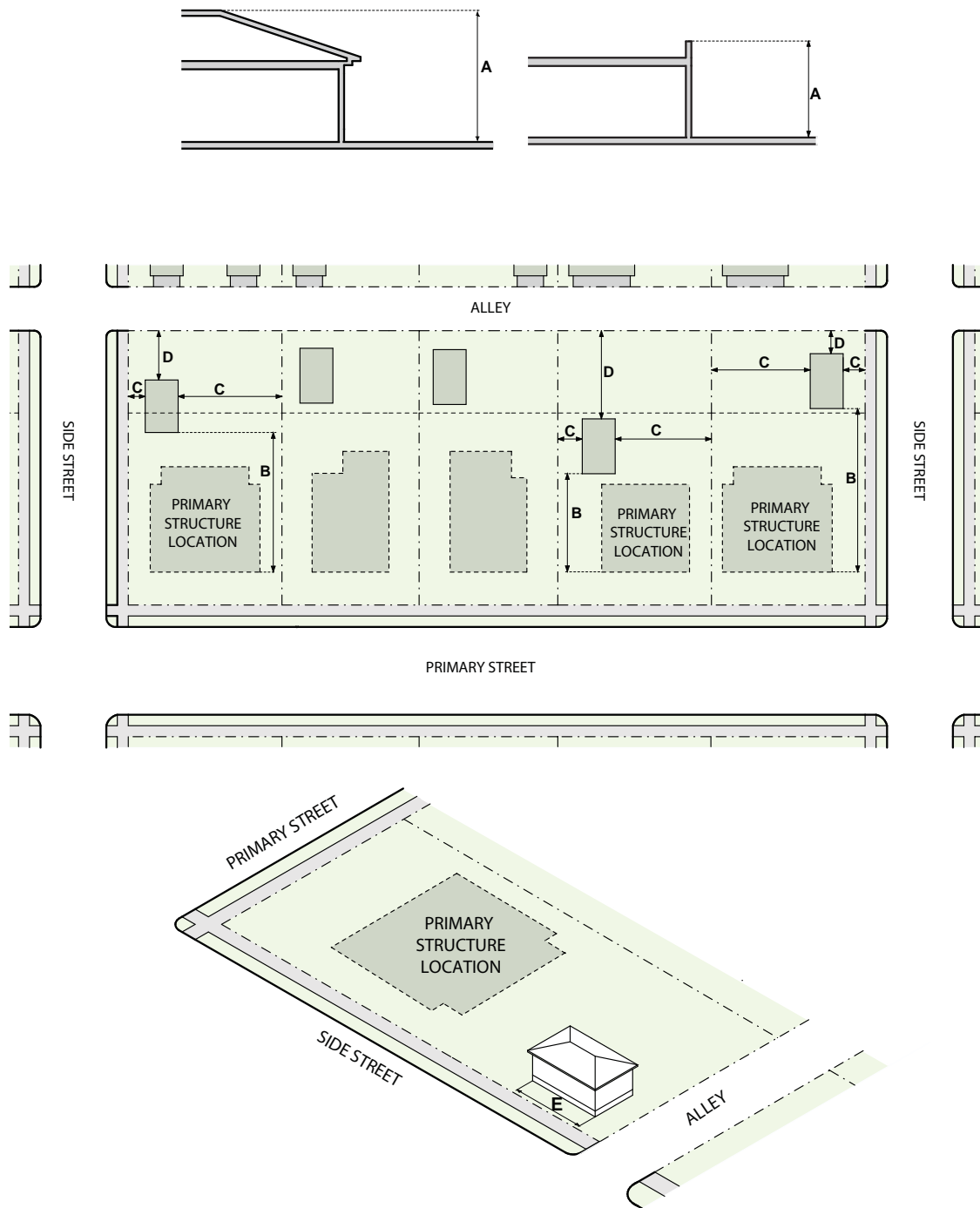
DESIGN ELEMENTS		All G-RH, -MU, -RO
BUILDING CONFIGURATION		
Building Footprint (max)		864 ft ² per unit*
E	Horizontal Dimension (max)	36' per unit
F	Allowed Number of Vehicular Access Doors (max)	3 per unit
F	Cumulative Width of All Vehicular Access Doors (max)	28' per unit

*When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft²

**Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

C. Detached Utility Building Other Detached Accessory Structures

Not to Scale. Illustrative Only.



OTHER DETACHED ACCESSORY STRUCTURES UTILITY BUILDING

HEIGHT		All G-RH, -MU, -RO
A	Stories (max)	1
A	Feet (max)	15'

SITING		All G-RH, -MU, -RO
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 6.4 for permitted Accessory Uses
ZONE LOT		
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 6.3.4.4 and 6.3.4.5
SETBACKS		
<u>Front Setback (min), from primary structure front façade</u>		
B	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C	<u>Side Street (min)</u>	5'
C	<u>Side Interior, for structure entirely in rear 35% of zone lot depth (min)*</u>	0'
	<u>Side Interior, for structure not entirely in rear 35% of zone lot depth (min)</u>	5'
D	<u>Rear, alley and no alley (min)</u>	5'
	<u>Rear, alley, where doors face alley(min)</u>	5'
	<u>Rear, alley, where doors do not face alley (min)*</u>	0'

DESIGN ELEMENTS		All G-RH, -MU, -RO
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

DETACHED ACCESSORY STRUCTURES

HEIGHT		All G-MX, -RX, -MS
A	Stories (max)	1
A	Feet (max)	17'
SITING		All G-MX, -RX, -MS
ZONE LOT		
	Use Restrictions	Accessory Uses Only
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 6.3.4.4 and 6.3.4.5
SETBACKS		
B	<u>Front Setback (min), from primary structure front façade</u> <u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear, when garage doors face alley	5'
DESIGN ELEMENTS		All G-MX, -RX, -MS
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

DETACHED ACCESSORY STRUCTURES

HEIGHT		All C-MX, C-RX, C-MS
A	Stories (max)	1
A	Feet (max)	17'

SITING		All C-MX, C-RX, C-MS
ZONE LOT		
	Permitted Uses	Accessory Uses Only
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 7.3.4.4 and 7.3.4.5
SETBACKS		
B	<u>Front Setback (min), from primary structure façade</u> <u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear Setback, when garage doors face alley	5'

DESIGN ELEMENTS		All C-MX, C-RX, C-MS
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

SECTION 3.3.5 SUPPLEMENTAL DESIGN STANDARDS

3.3.5.1 Rooftop and/or Second Story Decks

A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods.

B. Standard

In all S-SU and S-TH zone districts, Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

3.3.5.2 Pedestrian Access

A. Entrance

Where required in Suburban Neighborhood Context zone districts, an Entrance shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. An entrance shall be located either on the Primary Street facing facade or located on a facade other than a Primary Street facing facade but within 15 feet of the zone lot line abutting the Primary Street. An entrance shall be one of the following three types:

1. Door - An entrance on the same plane as the building facade.
2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
3. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

B. Entry Feature

Where required in Suburban Neighborhood Context zone districts, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. An entry feature shall be one of the following:

1. Door
2. Gates
3. Front Porch
4. Front Stoop
5. Front Terrace
6. Canopy
7. Arcade

C. Pedestrian Connection

Where required in the Suburban Neighborhood Context zone districts, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. The Pedestrian Connection shall comply with the following:

1. Fully paved and maintained surface not less than 5' in width.
2. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.

SECTION 4.3.5 SUPPLEMENTAL DESIGN STANDARDS

4.3.5.1 Rooftop and/or Second Story Decks

A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods.

B. Standard

In all E-SU, E-TU, E-TH, and E-MU-2.5 zone districts, Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

4.3.5.2 Garden Court

A. The Garden Court shall include all of the following characteristics:

1. Located at natural grade;
2. Visually and physically accessible from the primary street; may be secured for private use;
3. Open to the sky; and
4. Bounded on not less than 3 sides with related building facades on the same parcel.

B. The Garden Court area may be used for any of the following:

1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
2. Public or private landscaped area; may also include entries.

C. Vehicular access is not permitted through the Garden Court area.

4.3.5.3 Courtyard

A. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:

1. No more than one-half story above or below grade at the zone lot line adjoining the primary street; may be on the structure;
2. Visually and physically accessible from the primary street; may be secured for private use;
3. Open to the sky; and
4. Bounded on not less than 3 sides with connected building facades.

B. The Courtyard area may be used for any of the following:

1. Single or multiple entries to uses within the building;
2. Public or private landscaped area;
3. Outdoor seating area; or
4. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. The vehicular circulation areas must meet enhanced or

SECTION 5.3.5 SUPPLEMENTAL DESIGN STANDARDS

5.3.5.1 Rooftop and/or Second Story Decks

A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods.

B. Standard

In all U-SU, U-TU, and U-RH zone districts, Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

5.3.5.2 Garden Court

A. The Garden Court shall include all of the following characteristics:

1. Located at natural grade;
2. Visually and physically accessible from the primary street; may be secured for private use;
3. Open to the sky; and
4. Bounded on not less than 3 sides with related building facades on the same parcel.

B. The Garden Court area may be used for any of the following:

1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
2. Public or private landscaped area; may also include entries.

C. Vehicular access is not permitted through the Garden Court area.

5.3.5.3 Courtyard

A. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:

1. No more than one-half story above or below grade at the zone lot line adjoining the primary street; may be on the structure;
2. Visually and physically accessible from the primary street; may be secured for private use;
3. Open to the sky; and
4. Bounded on not less than 3 sides with connected building facades.

B. The Courtyard area may be used for any of the following:

1. Single or multiple entries to uses within the building;
2. Public or private landscaped area;
3. Outdoor seating area; or
4. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. The vehicular circulation areas must meet enhanced or

3. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
4. The portions of pedestrian connection that cross drive lanes within parking areas shall not exceed 25' in length.

SECTION 3.3.6 DESIGN STANDARD ALTERNATIVES

3.3.6.1 Required Build-To Alternative

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

A. Outdoor Patio Seating

In all S-MX Zone Districts, the Required Build-To Range may be increased from 80' to 90' when Outdoor Patio Seating is provided between the building and the Primary Street. Ground Story Activation requirements shall still apply.

B. Garden Walls

In all Suburban Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To minimum percentage and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division
 - c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

C. Pergola

In all Suburban Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passageway of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.

5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

D. Arcades

In all Suburban Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than 2 stories in height,
2. The exterior face of the arcade column line is within the build-to zone,
3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

3.3.6.2 Ground Story Activation

A. Transparency Alternatives

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard. If used in combination, in the S-MU, S-CC, and S-MX zone districts, the alternatives may count toward no more than 80% of the transparency requirement. In the S-CC and S-MX zone districts, the Wall Design alternative may count toward 100% of the Side Street transparency requirement, provided the wall design elements are applied to the entirety (100%) of the length and height of the ground story wall. In the S-MS zone districts, if used in combination the alternatives may count toward no more than 50% of the Primary and/ or Side Street transparency requirement.

1. Windows Outside the Zone of Transparency

Windows at the ground story but located outside the zone of transparency may count toward 40% of the transparency requirement, provided the windows comply with Article 13, Section 13.1.3.2.A.3.

2. Display Cases and Automated Teller/Ticket Machines

The wall area of the following features, when located within the required zone of transparency, may count toward a maximum of 40% of the total transparency requirement:

- a. Recessed or wall mounted display cases at least 4 feet in height
- b. Walk-up automated teller machines.

3. Wall Design

Wall designs that provide visual interest and pedestrian scale may count toward 50% of Primary Street and 50% of Side Street transparency requirements if they provide a minimum of 3 of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:

- a. Expression of structural system and infill panels through change in plane not less than 3"
- b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters

SECTION 4.3.6 DESIGN STANDARD ALTERNATIVES

4.3.6.1 Required Build-To Alternative

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

A. Outdoor Patio Seating

In the E-CC-3;x, -3, E-MX-2x, -2, -3 Zone Districts, the Required Build-To Range may be increased from 80' to 90' when Outdoor Patio Seating is provided between the building and the Primary Street. Ground Story Activation requirements shall still apply.

B. Garden Walls

In all Urban Edge Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To minimum percentage and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division
 - c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

C. Pergola

In all Urban Edge Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passageway of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

D. Arcades

In all Urban Edge Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than two stories in height,
2. The exterior face of the arcade column line is within the build-to zone,
3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

4.3.6.2 Ground Story Activation Alternatives

A. Transparency Alternatives

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard. If used in combination, in the E-MU-2.5, E-CC, E-MX and E-RX zone districts, the alternatives may count toward no more than 80% of the transparency requirement. In the E-MX zone districts, the Wall Design alternative may count toward 100% of the Side Street transparency requirement, provided the entirety (100%) of the length and height of the wall is considered. In the E-MS zone districts, if used in combination the alternatives may count toward no more than 50% of the Primary and/or Side Street transparency requirement.

1. Windows Outside the Zone of Transparency

Windows at the ground story but located outside the zone of transparency may count toward 40% of the transparency requirement, provided the windows comply with Article 13, Section 13.1.3.2.A.3.

2. Display Cases and Automated Teller/Ticket Machines

The wall area of the following features, when located within the required zone of transparency, may count toward a maximum of 40% of the total transparency requirement:

- a. Recessed or wall mounted display cases at least 4 feet in height
- b. Walk-up automated teller machines.

3. Wall Design

Wall designs that provide visual interest and pedestrian scale may count toward 50% of Primary Street and 50% of Side Street transparency requirements if they provide a minimum of three (3) of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:

- a. Expression of structural system and infill panels through change in plane not less than 3"
- b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters
- 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

SECTION 5.3.6 DESIGN STANDARD ALTERNATIVES

5.3.6.1 Required Build-To Alternative

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

A. Garden Walls

In all Urban Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To **minimum percentage** and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division
 - c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

B. Pergola

In all Urban Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passage-way of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

C. Arcades

In all Urban Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than two stories in height,
2. The exterior face of the arcade column line is within the build-to zone,

3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

5.3.6.2 Ground Story Activation Alternatives

A. Transparency Alternatives

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard. In the U-MX and U-RX zone districts, if used in combination, the alternatives may count toward no more than 80% of the transparency requirement; however, in the U-MX zone districts, the Wall Design alternative may count toward 100% of the Side Street transparency requirement, provided the entirety (100%) of the length and height of the wall is considered. In the U-MS zone districts, if used in combination the alternatives may count toward no more than 50% of the Primary and/or Side Street transparency requirement.

1. Windows Outside the Zone of Transparency

Windows at the ground story but located outside the zone of transparency may count toward 40% of the transparency requirement, provided the windows comply with Article 13, Section 13.1.3.2.A.3.

2. Display Cases and Automated Teller/Ticket Machines

The wall area of the following features, when located within the required zone of transparency, may count toward 40% of the total transparency requirement:

- a. Recessed or wall mounted display cases at least 4 feet in height
- b. Walk-up automated teller machines.

3. Wall Design

Wall designs that provide visual interest and pedestrian scale may count toward 50% of Primary Street and 50% of Side Street transparency requirements if they provide a minimum of three (3) of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:

- a. Expression of structural system and infill panels through change in plane not less than 3"
- b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters
- 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. Accessory outdoor eating/serving areas located between the building and Side Street zone lot line may count toward 80% of the transparency requirement.

1. Door - An entrance on the same plane as the building facade.
2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
3. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

B. Entry Feature

Where required in General Urban Neighborhood Context zone districts, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. An entry feature shall be one of the following:

1. Door
2. Gates
3. Front Porch
4. Front Stoop
5. Front Terrace
6. Canopy
7. Arcade

C. Pedestrian Connection

Where required in the General Urban Neighborhood Context zone districts, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. The Pedestrian Connection shall comply with the following:

1. Fully paved and maintained surface not less than 5' in width.
2. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
3. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
4. The portions of pedestrian connection that cross drive lanes within parking areas shall not exceed 25' in length

SECTION 6.3.6 DESIGN STANDARD ALTERNATIVES

6.3.6.1 Required Build-To Alternatives

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

A. Garden Walls

In all General Urban Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division

- c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

B. Pergola

In all General Urban Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passageway of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

C. Arcades

In all General Urban Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than two stories in height,
2. The exterior face of the arcade column line is within the build-to zone,
3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

6.3.6.2 Ground Story Activation Alternatives

A. Transparency Alternatives

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard. If used in combination, in the G-RH, G-MU, G-RO, G-MX and G-RX zone districts the alternatives may count toward no more than 80% of the transparency requirement. In the

SECTION 7.3.5 SUPPLEMENTAL DESIGN STANDARDS

7.3.5.1 Courtyard

- A. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:
 1. No more than one-half story above or below grade at the zone lot line adjoining the primary street; may be on the structure;
 2. Visually and physically accessible from the primary street; may be secured for private use;
 3. Open to the sky; and
 4. Bounded on not less than 3 sides with connected building facades.
- B. The Courtyard area may be used for any of the following:
 1. Single or multiple entries to uses within the building;
 2. Public or private landscaped area;
 3. Outdoor seating area; or
 4. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. The vehicular circulation areas must meet enhanced or upgraded paving standards, including but not limited to unit pavers, or integrally colored concrete with a module of not more than 4 feet.

7.3.5.2 Pedestrian Access

A. Entrance:

Where required in Urban Center Neighborhood Context zone districts, an Entrance shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. An entrance shall be located either on the Primary Street facing facade or located on a facade other than a Primary Street facing facade but within 15 feet of the zone lot line abutting the Primary Street. An entrance shall be one of the following three types:

1. Door - An entrance on the same plane as the building facade.
2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
3. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets

SECTION 7.3.6 DESIGN STANDARD ALTERNATIVES

7.3.6.1 Required Build-To Alternatives

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

A. Garden Walls

In all Urban Center Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To minimum percentage and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions:

- a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division
 - c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
 3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
 4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

B. Pergola

In all Urban Center Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passageway of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

C. Arcades

In all Urban Center Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than two stories in height,
2. The exterior face of the arcade column line is within the build-to zone,
3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.