

3-PLEX/4-PLEX/MANSION APARTMENT

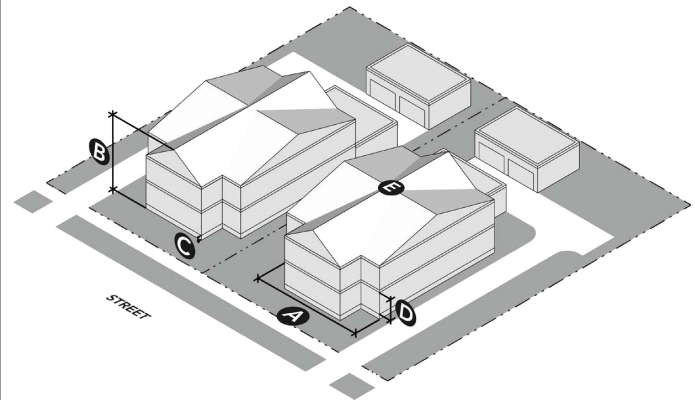
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

**Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels*

- 1 65% of front wall is required to be placed within 10' of required front setback
- 2 If an alley is present, rear setback is 2' min.
- 3 Building Alignment
 Interior Lot: front wall of primary structure shall be parallel to the street
 Corner Lot: Both street-facing walls of the primary structure shall be parallel to each street
- 4 No parking is allowed between street-facing wall and street.
- 5 Where an alley is improved, access must be provided from the alley. Where an alley is not improved, a street frontage may have up to one driveway.

BUILDING FORM

A	Front Wall Width	
	Area 1 & 5	60' Max. ¹
B	Building Height	
	Area 1 & 5	2 stories/35' Max.
C	Finished Floor Height	
	Area 1 & 5	1' Min., 4' Max
D	Floor Height	
	Area 1 & 5	9' Min., 15' Max
E	Roof Form	
	Areas 1 & 5	Pitched or Flat



Additional Information

- 1 Only 45' of total front wall width can be located within 25' of the front LOT line


BUILDING ACTIVATION

A	First Story Element	
	Area 1 & 5	Required ^{1&2}
B	Principal Windows	
	Area 1 & 5	1 Min. on front-most wall ³ 4'x4' Min. dimensions
C	Blank Street-Facing Wall	
	Area 1 & 5	8' Max.
D	Window Size - Street Facing Wall	
	Area 1 & 5	2'x3', except for accent windows
E	Entry Location (On Street-Facing Wall)	
	Area 1 & 5	10' Max. distance of entry from front-most wall
F	Entry Number (On Street-Facing Wall)	
	Area 1 & 5	

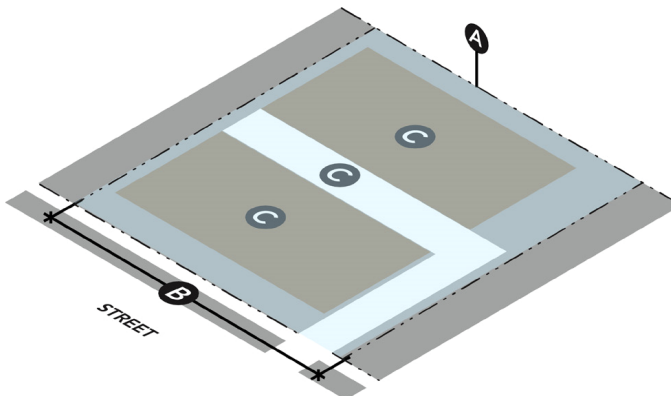


3-PLEX/4-PLEX/MANSION APARTMENT	
Area 1 & 5	1 Min.
G Entry Presence - Facing Street	
Area 1 & 5	Required ⁴
H Entry Path	
Area 1	Required ⁵
Additional Information	
<p>1 Must include one of the following elements:</p> <ul style="list-style-type: none"> • Projecting Porch • Recessed Porch <p>2 Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element.</p> <p>3 If height of front wall is greater than 35', 2 principal windows are required</p> <p>4 Visually connect entrance to street through one of the following:</p> <ul style="list-style-type: none"> • Entry faces street • Entry opens on porch or stoop that faces street <p>5 Must connect to street through physical, demarcated path</p>	

ROWHOUSE

ROWHOUSE	
DESCRIPTION	
<p>This building form consists of a series of attached units that are narrow and tall, with entries facing the street (on street adjacent walls). This building form has a limit to the width of the total building length so that it relates to neighboring structures and provides a defined front wall for each unit. The Rowhouse form is often raised moderately off the ground and accessed by a porch or stoop to draw attention to the individual entry for each unit. A variety of articulation methods can be used to distinguish each rowhouse unit, including changes in material, wall offsets, and changes in color. Detached garages or a “tuck under garage” (provided within the first floor of each unit) accessed by an alley or internal access drive is typical.</p> <p><i>Permitted Areas 1, 5 and 6</i></p>	

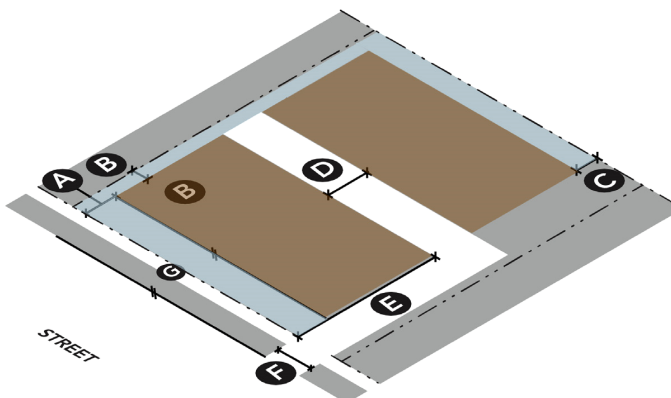
ROWHOUSE		
LOT*		
A	Lot Area	
	Area 1	9,000 sq.ft.
	Area 5	9,000 sq.ft.
	Area 6	N/A
B	Lot Frontage	
	Area 1 & 5	65' Min.
	Area 6	N/A
C	Lot Coverage	
	Area 1	60% Max.
	Area 5	70% Max.
	Area 6	N/A



Additional Information

* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.

SITE*		
A	Front Setback/Build to Zone (BTZ)	
	Area 1	10' Min./90% BTZ ¹
	Area 5	5' Min./90% BTZ ¹
	Area 6	0' Min; 5' Max. ²
B	Side Setback	
	Area 1, 5 & 6	0' Min., End Unit: 5' Min.
C	Rear Setback	
	Area 1, 5 & 6	10' Min. ³
D	Space Between Buildings	
	Area 1, 5 & 6	10' Min.
E	Garage and Carport Location	
	Area 1	15' Min. setback ^{4&5}
	Area 5	20' Min. setback ^{4&5}
	Area 6	30' Min. setback ^{4&5}
F	Access and Driveway Width	
	Area 1, 5 & 6	20' Max. ⁶
G	Building Alignment	
	Area 1, 5 & 6	Required ⁷



Additional Information

ROWHOUSE

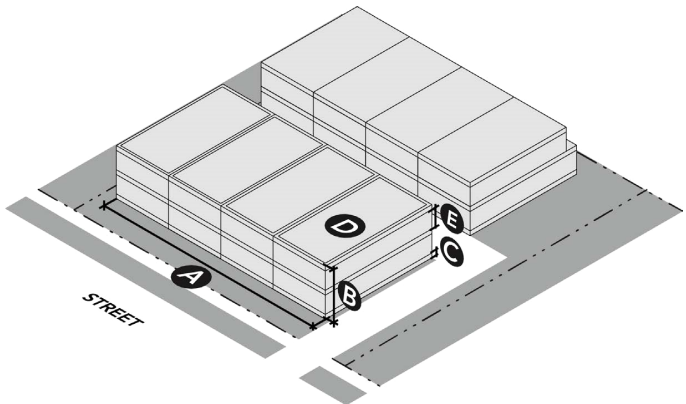
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

* Where a Site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.

- 1 90% of front wall is required to be placed within 5' of required front setback.
- 2 Exception for permanently hardscaped public plaza, outdoor seating, etc. that is within 5' of the maximum front setback.
- 3 If an alley is present, rear setback is 2' min.
- 4 No parking is allowed between street-facing wall and street.
- 5 No garage door can be visible from the street.
- 6 Where an alley is improved, access must be provided from the alley. Where an alley is not improved, a street frontage may have up to one driveway.
- 7 Building Alignment
 Interior Lot: Front wall of primary structure shall be parallel to street.
 Corner Lot: Both street-facing walls of primary structure shall be parallel to each street.

BUILDING FORM

A	Front Wall Width	
	Area 1	100' Max. or 4 units, whichever is less
	Area 5 & 6	180' Max.
B	Building Height	
	Area 1, 5 & 6	2 stories/25' Min., 3 stories/40' Max. ¹
C	Finished Floor Height	
	Area 1, 5 & 6	1' Min., 4' Max.
D	Roof Form	
	Area 1	Pitched or Flat ² If pitched, a slight change in roof pitch must be utilized at least every two units
	Area 5	Pitched, Flat or Sloped
	Area 6	Flat
E	Floor Height	
	Area 1, 5 & 6	9' Min., 15' Max.

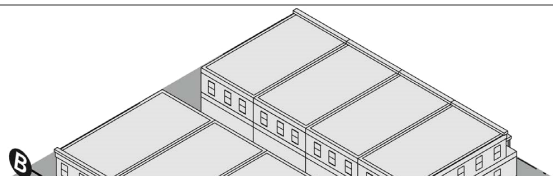


Additional Information

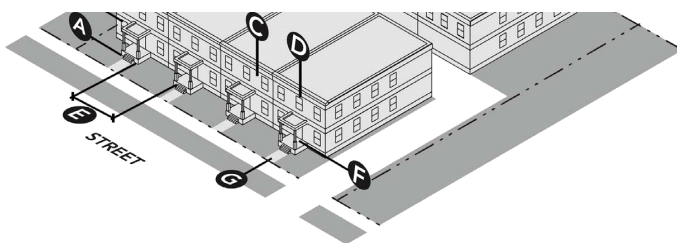
- 1 Max height for a 2-story rowhouse is 35'
- 2 If pitched, a 5°-10° change in pitch or a 2'-5' change in height must be utilized at least every two units.

BUILDING ACTIVATION

A	First Story Element	
	Area 1, 5 & 6	Required ^{1&2}
B	Principal Windows	



ROWHOUSE	
Area 1, 5 & 6	1 Min. on front-most wall; 4'x4' Min.
C Blank Street-Facing Wall	
Area 1, 5 & 6	8' Max.
D Window Size - Street-Facing Wall	
Area 1, 5 & 6	2'x3', except for accent windows ³
E Entries Per Unit	
Area 1, 5 & 6	1 Min.
F Distance Between Entries	
Area 1, 5 & 6	30' Max.
G Entry Location (On Street-Facing Wall)	
Area 1, 5 & 6	5' Max. from front-most wall
H Entry Presence - Facing Street	
Area 1, 5 & 6	Required ⁴
I Entry Path	
Area 1, 5 & 6	Required ⁵
Additional Information	
<p>1 Must include one of the following elements on the front-most façade of each unit:</p> <ul style="list-style-type: none"> • Projecting Porch • Recessed Porch • Projecting Stoop <p>2 Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element.</p> <p>3 If height of front wall is greater than 35', 2 principal windows are required.</p> <p>4 Visually connect entrance to street through one of the following:</p> <ul style="list-style-type: none"> • Entry faces street • Entry opens on porch or stoop that faces street <p>5 Must connect to street through physical, demarcated path</p>	



FLATS

FLATS
DESCRIPTION

FLATS

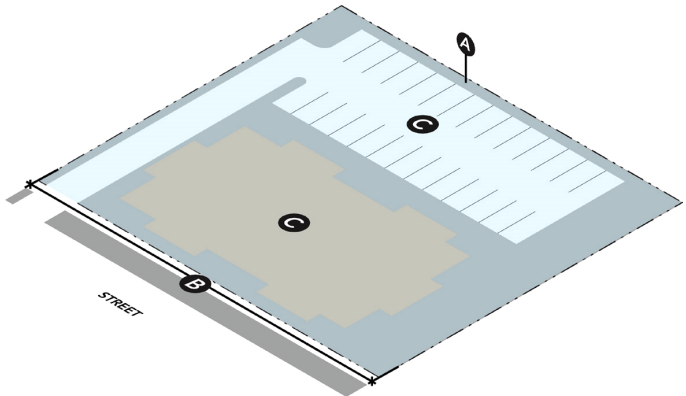
A Flat is a multi-story, residential Building form that increases density in targeted single-family areas and provides an additional housing option in commercial and mixed-use areas. A flat includes floors of “stacked” residential units. Common entries and circulation corridors typically provide access to individual units. Flats may be single-loaded with a circulation hallway on one side of the building or double-loaded with units on both side of a building with a common hallway through the middle. The location and connection of an entry to the street and the articulation of the building walls provide architectural interest and create a more pedestrian- friendly environment.



Permitted in Areas: 1, 5, 6 & 7

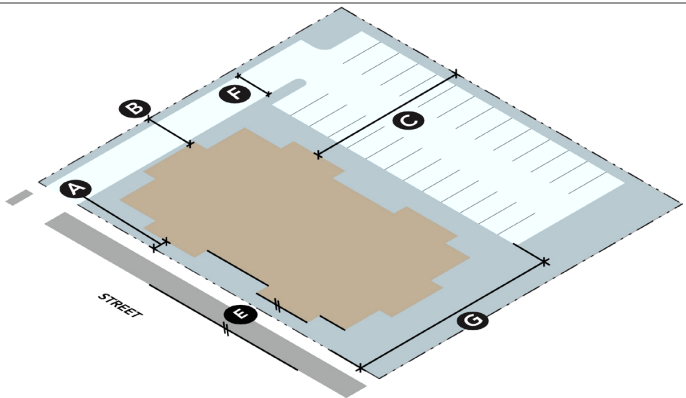
LOT

A	Lot Area	
	Area 1 & 5	9,000 sq. ft. Min.
	Area 6 & 7	N/A
B	Lot Frontage	
	Area 1 & 5	65' Min.
	Area 6 & 7	N/A
C	Lot Coverage	
	Area 1	60% Min.
	Area 5	70% Min.
	Area 6 & 7	N/A



SITE

A	Front Setback/Build to Zone (BTZ)	
	Area 1	10' Min./65% in BTZ ¹
	Area 5	5' Min./75% in BTZ ²
	Area 6	0' Min., 5' Max. ³
	Area 7	10' Min., 75' Max.
B	Side Setback	
	Area 1 & 5	5' Min.
	Area 6	0' Min., 5' Max. on Exterior Side
	Area 7	15' Min.
C	Rear Setback	
	Area 1, 5, 6 & 7	10' Min.
D	Space Between Buildings	
	Area 1 & 5	10' Min
	Area 6	N/A ⁴
	Area 7	15' Min.



FLATS

E Building Alignment	
Area 1, 5, 6 & 7	Required ⁵
F Access and Driveway Width	
Area 1, 5, 6 & 7	26' Min., 30' Max.
G Parking Location	
Area 1	15' Min. ⁶
Area 5	20' Min. ⁶
Area 6	25' Min. ⁶
Area 7	None ⁷

Additional Information

Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

- 1 65% of front wall is required to be placed within 10' of required front setback
- 2 75% of front wall is required to be placed within 5' of required front setback
- 3 Maximum building setback may be increased up to 30' if a plaza, outdoor seating or other publicly-accessible amenity is provided within the setback.
- 4 If there are less than 10' between buildings, there are building code requirements that must be met.
- 5 Entry, corner and other accent elements do not have to be parallel to the street as the primary structure is required to be.
- 6 No parking is permitted between street-facing wall and street
- 7 Maximum of one double-row of parking is allowed between street-facing wall and street

BUILDING FORM

A Wall Length	
Area 1	100' Max.
Area 5	140' Max.
Area 6	180' Max.
Area 7	240' Max.
B Building Height	
Area 1	2 stories/25' Min.; 3 stories/35' Max.
Area 5	2 stories/25' Min.; 4 stories/45' Max.
Area 6	2 stories/25' Min.; 5 stories/60' Max.
Area 7	2 stories/25' Min.; 6 stories/70' Max.
C Finished Floor Height	
Area 1, 5, 6 & 7	1' Min., 4' Max.
D Floor Height	
Area 1, 5, 6 & 7	9' Min., 15' Max
E Roof Form	

