

V. Design Standards by Building Form

The design standards are written by Building Form. The design variables for each of the nine Building Forms are divided into four categories: Lot, Site, Building Form and Building Activation. Design standards are written for each of the four categories. For those Building Forms that are permitted in multiple Areas, specific design standards are provided for each design variable based on Area. After the design standards for one category are provided, an annotated model illustrates the previously presented design standards. Annotations in each model correspond to the letter(s) shown on each design variable table.

The four categories that the design variables for each building form are divided into are described below:

Lot

Standards in the “Lot” category are intended to ensure that a site is adequately sized and dimensioned to accommodate a particular building form, consistent with the intent of the DROD Area in which it is located. Lot dimension requirements help ensure that a consistent and compatible horizontal rhythm of buildings is established along a public street and that a project with multiple units or buildings on one lot does not appear overly dense in relation to residential properties nearby. Lot requirements are particularly important in areas where single-family homes are prominent.

Where a site will be subdivided into more than one parcel (a potential situation for Rowhouse, Cottage Court, Two-Family and 3-Plex/4-Plex/Mansion Apartment), lot design standards should be based on the collective area of all parcels. Figures 4.1 and 4.2 illustrate a project site that remains 1 parcel, despite the individual rowhouse units. Figures 4.3 and 4.4 illustrate a project site that was subdivided into individual parcels based on units. While this project is subdivided, the lot design standards should still be based on the collective area of all parcels.

Site

Standards in the “Site Design” category are intended to ensure that the arrangement and relationship between various elements on a site have a positive impact on the property and the surrounding neighborhood. Site standards identify where buildings, parking and other elements should be located on a site to promote a visually cohesive neighborhood, establish a rhythm of buildings along a street, minimize the visual impact of parking and garages on the neighborhood and ensure that sufficient light, air and privacy are preserved between adjoining properties. They also promote efficient and safe circulation of pedestrians and vehicles, as well as a minimization of pedestrian/vehicle conflicts.

Where a site will be subdivided into more than one parcel (a potential situation for Rowhouse, Cottage Court, Two-Family and 3-Plex/4-Plex/Mansion Apartment), site design standards should be based on the collective area of all parcels. Figures 4.5 and 4.6 illustrate a project site that remains 1 parcel, despite the individual rowhouse units. Figures 4.7 and 4.8 illustrate a project site that was subdivided into individual parcels based on units. While this project is subdivided, the site design standards should still be based on the collective area of all parcels.

Building Form

Standards in the “Building Form” category are intended to ensure that the basic parameters of a building’s 3-dimensional volume are articulated and shaped to fit with the intent of a given DROD Area. Requirements focus on the basic scale and dimensions of a building “envelope”, including overall maximum building height and building length. Dimension and shape of smaller, individual building components, such as roofs or floors, are also addressed. “Building form” standards ensure that an overall building mass and its key components are sized, shaped and proportioned in a manner that is consistent and compatible with neighboring properties.

Building Activation

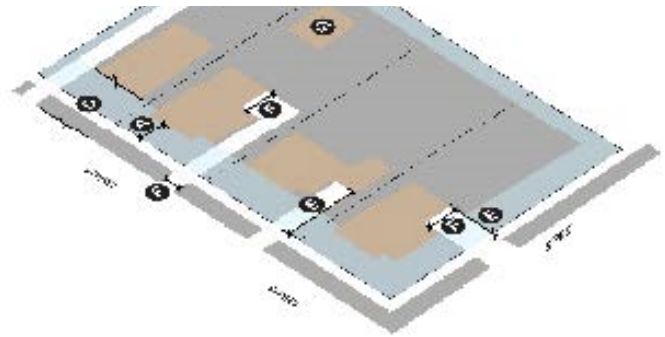
Standards in the “Building Activation” category focus on the more detailed 3-dimensional elements and architectural features on a building. They are intended to ensure that buildings establish a strong visual and physical relationship with the public realm, thereby enhancing walkability and visual interest. As such, standards in this category focus on minimizing blank, lifeless walls and other monotonous features, particularly along a public street. They promote visual connectivity between a building and a street by requiring regularly spaced entries along the street, encouraging windows and storefronts that allow visual permeability into a building, and ensuring that entry elements are visually and physically connected to the street.

Any requests for variances to the requirements for “Lot” and “Site” must be reviewed and approved by the Board of Adjustment in accordance with Section 6.8. Requests for variances to the requirements associated with “Building Form” at “Building Activation” shall be considered and approved by the Planning Commission through the site plan review process.

SINGLE-FAMILY

SINGLE-FAMILY		
DESCRIPTION		
The “Single-Family” building form is a detached house that is a small-scale, freestanding building, typically 1 to 2.5 stories in height. This form occurs as a single building on a lot and it may include building details such as a front porch, front stoop and attached or detached garage. This type of single-family home is typically set back from the public right of way and adjacent lots, and is slightly elevated above the ground. It typically includes a moderately pitched roof form and is designed with the smaller dimension of the building footprint parallel to the street. In some cases, a flat roof shape is employed. This building form is ideally designed to facilitate residential uses. <i>Permitted in Areas 1, 2, 3, 4 and 5.</i>		
LOT		
A	Lot Area	
	Area 1 & 5	5,000 sq.ft. Min. ¹
	Area 2 & 3	5,500 sq.ft. Min. ¹
	Area 4	6,000 sq.ft. Min.
B	Lot Frontage	
	Area 1 & 5	25’ Min. 75’ Max.
	Area 2 & 3	35’ Min. 80’ Max.
	Area 4	55’ Min. 120’ Max.
C	Lot Coverage	
	Area 1, 2, 3 & 5	55% Max.
	Area 4	50% Max.
Additional Information 1 Existing lots 30’ wide or less: 3,500 sq. ft. Min.		
SITE		
A	Front Setback/Build to Zone (BTZ)	
	Area 1 & 5	10’ Min./65% in BTZ ¹

SINGLE-FAMILY		
	Area 2 & 3	15' Min./65% in BTZ ¹
	Area 4	20' Min./65% in BTZ ^{1&3}
B	Side Setback	
	Area 1 & 5	5' Min., Transitional Setback Required ^{2&3}
	Area 2 & 3	5' Min., Transitional Setback Required ³
	Area 4	5' Min.
C	Rear Setback	
	Area 1, 2, 3 & 5	10' Min., Transitional Setback required ^{3&4}
	Area 4	10' Min.
D	Building Alignment	
	Area 1, 2, 3, 4	Required ⁵
E	Garage and Carport Location	
	Area 1 & 5	30' Min. setback from front property line ^{6&10}
	Area 2	35' Min. setback from front property line ^{6&10}
	Area 3	Front of garage/carport must be placed behind rear wall of primary structure ^{6&10}
	Area 4	20' Min. ⁶
F	Access and Driveway Width	
	Area 1, 2 & 5	25' Max. ^{7&8}
	Area 3 & 4	25' Max. ^{8&9}
G	Accessory Dwelling Unit (ADU) Location	
	Area 1, 2, 3, 4 & 5	Front of ADU must be placed behind rear wall of primary structure
Additional Information		



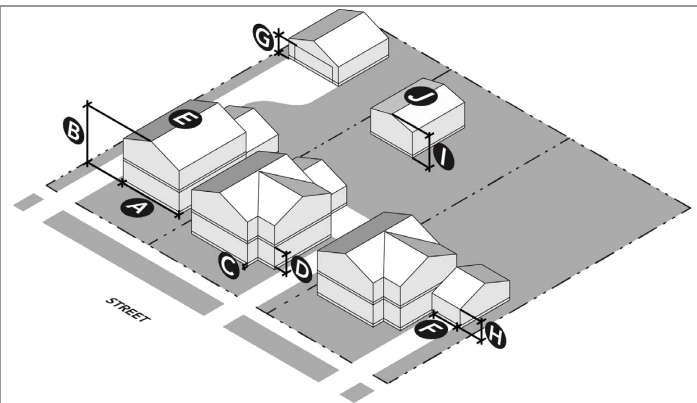
SINGLE-FAMILY

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 Existing lots 30' wide or less: 3' side setback
- 3 For corner lots, the side of the primary structure that does not have a primary entrance, may be set back 15' from the property line
- 4 If an alley is present, rear setback is 2' min.
- 5 Building Alignment
 Interior Lot: front wall of primary structure shall be parallel to the street
 Corner Lot: All or any visible street-facing wall must be placed parallel to the adjacent street.
- 6 Garage and carport shall not project forward from front-most wall of primary structure
- 7 Only 18' wide until driveway is within 20' of garage entry
- 8 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.
- 9 On corner lots, garage/carport only has to setback 20 feet from the LOT line that has the greatest street frontage

BUILDING FORM

A	Front Wall Width	
	Area 1 & 5	45' Max. ¹
	Area 2	50' Max. ²
	Area 3	50' Max. ³
	Area 4	45' Min., 80' Max.
B	Building Height	
	Area 1, 2, 3, 4 & 5	2.5 stories/35' Max. ⁴
C	Finished Floor Height	
	Area 1, 2, 3, 4 & 5	1' Min.; 4' Max.
D	Floor Height	
	Area 1, 2, 3, 4 & 5	9' Min.
E	Roof Form	
	Area 1 & 5	Pitched or flat
	Area 2, 3 & 4	Pitched
F	Garage and Carport Width	
	Area 1, 2, 3, 4 & 5	25' or 40% width of primary structure: max. street-facing garage door width ⁵
G	Garage Door/Carport Height	
	Area 1, 2, 3, 4 & 5	9' Max. garage door/carport height
H	Garage and Carport (If Visible)	



SINGLE-FAMILY

Area 1, 2, 3, 4 & 5	If any portion of the garage is located forward of the rear wall of primary structure: • Roof of garage or carport must match roof of primary structure • Height of garage or carport must be equal to or less than the height of primary structure	
I	ADU Building Height	
Area 1, 2, 3, 4 & 5	1 story/15' Max.	
J	ADU Roof Form	
Area 1, 2, 3, 4 & 5	Must match primary structure	
Additional Information		
1 Only 30' of total front wall width can be located within 25' of the front lot line. The maximum width is a continuous wall. Building activation requirements apply. 2 Only 40' of total front wall width can be located within 30' of front lot line. 3 Only 40' of total front wall width can be located within 25' of front lot line 4 If a half story is above floor 2, the half story must be contained within the roof 5 Exception for existing lots 30' wide or less		
BUILDING ACTIVATION		
A	First Story Element	
	Area 1 & 5	Not Required
	Area 2 & 4	Required ^{1&3}
	Area 3	Required ^{2&3}
B	Principal Windows	
	Area 1, 2, 3 & 5	1 Min. on front-most wall 4'x4' Min. dimensions
	Area 4	2 Min. on front-most wall 4'x4' Min. dimensions
C	Blank Street-Facing Wall	
	Area 1, 2, 3, 4 & 5	8' Max.
D	Window Size - Street-Facing Wall	
	Area 1, 2, 3, 4 & 5	2'x3', except for an accent window
E	Entry Location (On Street-Facing Wall)	
	Area 1, 2, 3, 4 & 5	10' Max. distance of entry from front-most wall
F	Entry Presence - Facing Wall	
	Area 1, 2, 4 & 5	Required ⁴

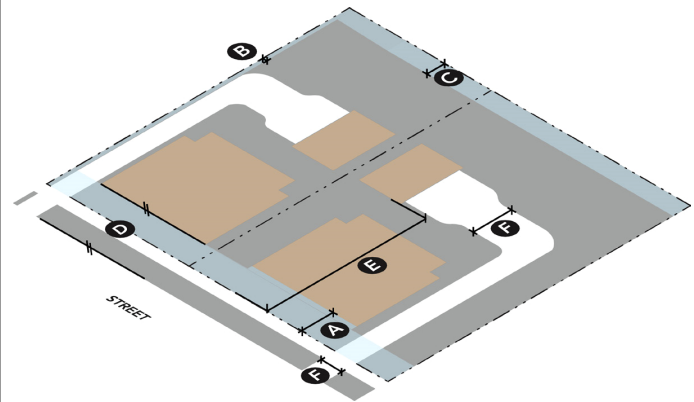
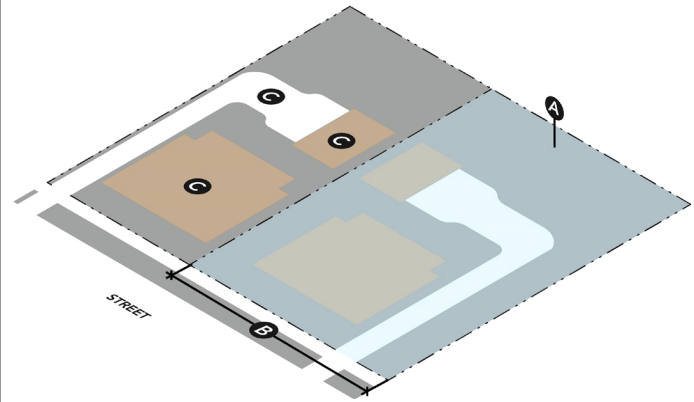


SINGLE-FAMILY	
Area 3	Entry must face the primary street
G Entry Path	
Area 1, 2, 3, 4 & 5	Required ^{5&6}
Additional Information	
1 Must include one of the following elements: • Projecting Porch • Recessed Porch • Projecting Stoop 2 Must include one of the following elements: • Projecting Porch • Recessed Porch 3 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. 4 In Areas 1 and 2, visually connect entrance to street through one of the following: • Entry faces street • Entry opens onto porch or stoop that faces street 5 Must connect at least one entry to street through physical, demarcated path 6 Exception for existing lots 30' wide or less — not required	

TWO-FAMILY

TWO-FAMILY	
DESCRIPTION	
The “Two-Family” building form exhibits a similar shape and architectural features to the “Single-Family” building form, but allows for a slightly higher density. The Two-Family building form can be designed as two side-by-side single-family units; can be a form split with one unit facing the primary street and the other facing a secondary street, backyard, or side yard; and can be a form with one unit on the ground-level and the other on the upper-level. Parking is provided for each of the units. Parking can take the form of a shared, attached garage; a shared, detached garage; individual, attached garages; or individual, shared garages.	

TWO-FAMILY		
Permitted Areas 1 & 2		
LOT*		
A	Lot Area	
	Area 1 & 5	6,500 sq.ft. Min.
	Area 2	7,500 sq.ft. Min.
B	Lot Frontage	
	Area 1 & 5	110' Max., 45' Min.
	Area 2	130' Max., 55' Min.
C	Lot Coverage	
	Area 1 & 5	60% Max
	Area 2	55% Max.
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 & 5	10' Min./65% BTZ ¹
	Area 2	15' Min./65% BTZ ¹
B	Side Setback	
	Area 1, 2, & 5	5' Min.,
C	Rear Setback	
	Area 1 & 5	10' Min., ²
D	Building Alignment	
	Area 1, 2, & 5	Required ³
E	Garage and Carport Location	
	Area 1	30' Min. setback from front property line
	Area 2 & 5	35' Min. setback from front property line
F	Access and Driveway Width	
	Area 1 & 5	25' Max ^{4&5}
Additional Information		



TWO-FAMILY

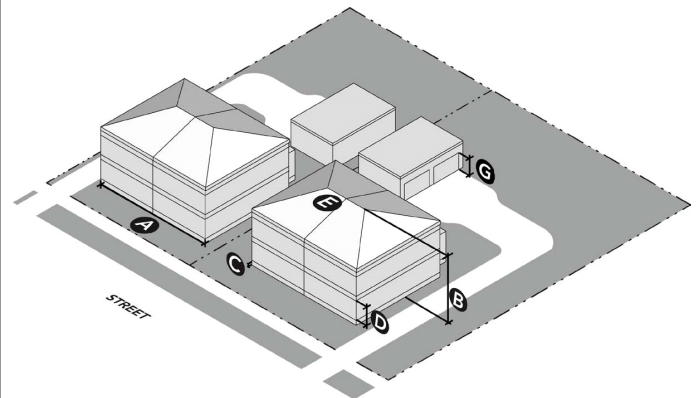
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

** 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 Only 18' wide until driveway is within 20' of garage entry
- 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	50' Max.
	Area 2	65' Max.
B	Building Height	
	Area 1, 2, & 5	2 stories/35' Max.
C	Finished Floor Height	
	Area 1, 2, & 5	1' Min, 4' Max.
D	Floor Height	
	Area 1, 2, & 5	9' Min., 15' Max.
E	Roof Form	
	Area 1 & 5	Pitched or flat
	Area 2	Pitched
F	Garage and Carport Width	
	Area 1, 2, & 5	25' or 40% width of primary structure: Max. street-facing garage door width ²
G	Garage Door/Carport Height	
	Area 1, 2, & 5	9' Max. garage door or carport height ¹

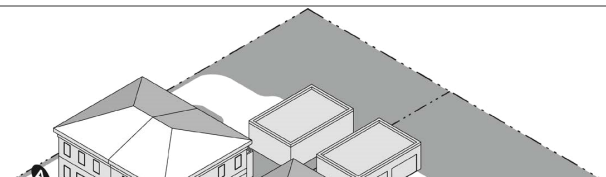


Additional Information

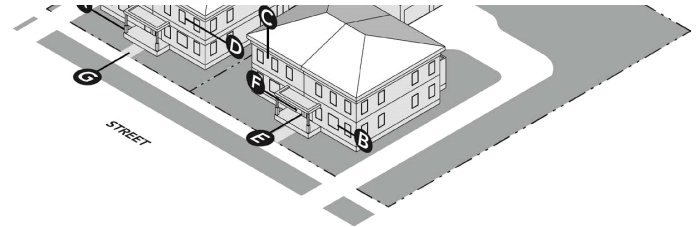
- 1 If any portion of the garage is located forward of the rear wall of primary structure:
 - Roof of garage or carport must match roof of primary structure
 - Height of garage or carport must be equal to or less than the height of primary structure

BUILDING ACTIVATION

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



TWO-FAMILY	
Area 1, 2, & 5	1 Min. on front-most wall 4'x4 dimensions ³
C	Blank Street-Facing Wall
Area 1, 2, & 5	8' Max.
D	Window Size - Street-Facing Wall
Area 1, 2, & 5	2'x3', except for an accent window
E	Entry Location (On Street-Facing Wall)
Area 1, 2, & 5	10' Max. distance of entry from front-most wall
F	Entry Presence - Facing Street
Area 1, 2, & 5	Required ⁴
G	Entry Path
Area 1, 2, & 5	Required ⁵
Additional Information	
1 Must include one of the following elements: • Projecting Porch • Recessed Porch • Projecting Stoop (not permitted in Area 2) • Shared first story element 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. 3 If street-facing wall is 35' or wider, must have 2 principal windows 4 Visually connect entrance to street through one of the following: • Entry faces street, • Entry opens on porch that faces street 5 Must connect to street through physical, demarcated path	



COTTAGE COURT

COTTAGE COURT
DESCRIPTION

COTTAGE COURT

This building form consists of a series of small, detached structures, providing multiple units arranged around a common courtyard on one lot, which is oriented perpendicular to the street. The common courtyard provides usable, shared open space in lieu of a private rear yard and becomes an important community element. This building form is sized to fit within single- family and medium density neighborhoods. The Cottage Court building form enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Parking in Cottage Court developments can occur in many fashions: as attached or detached garages tied to individual homes, as attached carports, within detached communal garages, or within scattered surface parking lots. Courtyards can also be jointly owned by the community or partitioned to individual owners.



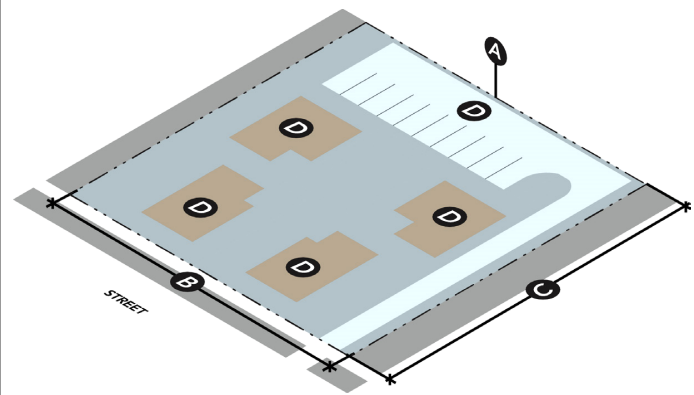
Permitted in Area 1

Special Conditions:

1. There must be a minimum of 3 units in a cottage court building form.

LOT*

A	Lot Area	
	Area 1	10,000 sq.ft. Min.
B	Lot Frontage	
	Area 1	100' Min.
C	Lot Depth	
	Area 1	100' Min.
D	Lot Coverage	
	Area 1	60% Max.

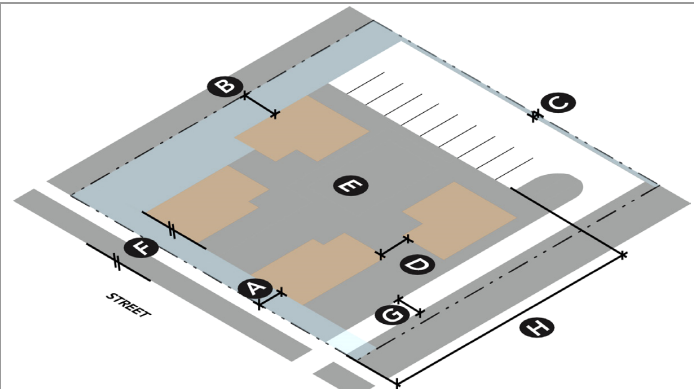


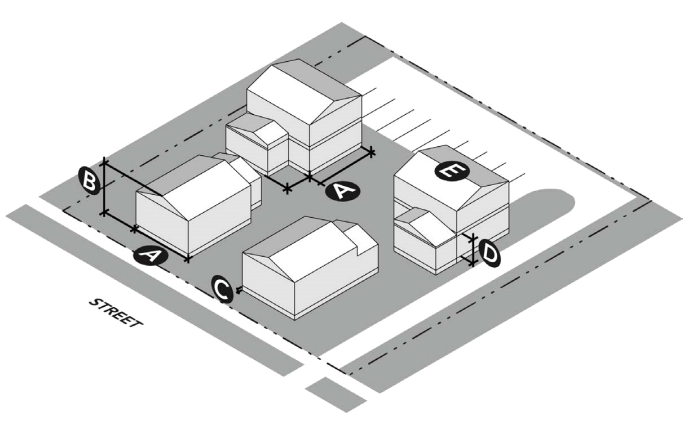
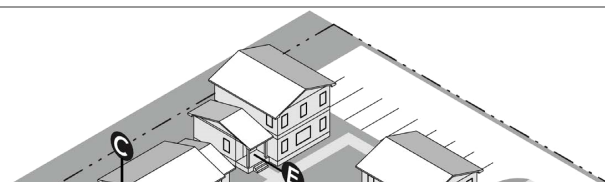
Additional Information

** 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.*

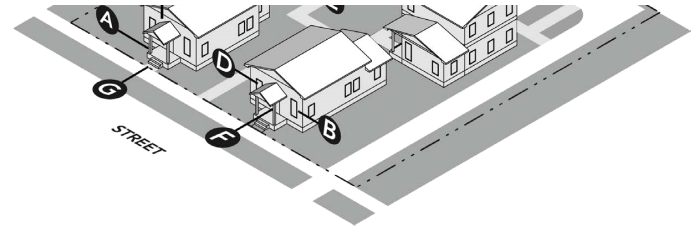
SITE*

A	Front Setback/Build to Zone (BTZ)	
	Area 1	10' Min./75% BTZ ^{1&2}
B	Side Setback	
	Area 1	5' Min.,
C	Rear Setback	
	Area 1	10' Min., ³
D	Space Between Buildings	



COTTAGE COURT		
Area 1	10' Min.	
E	Common Courtyard Dimensions	
Area 1	30'x40' Min.	
F	Building Alignment	
Area 1	Required ⁴	
G	Access and Driveway Width	
Area 1	20' Max.	
H	Garage and Carport Location	
Area 1	10' Min. setback from front property line ^{5&6}	
Additional Information		
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 Applies to each wall that is parallel to the street and does not have a building between it and the street. 2 75% of front wall is required to be placed within 10' of required front setback 3 If an alley is present, rear setback is 2' min. 4 Street-facing walls on end units shall be parallel to street 5 No parking allowed between street-facing wall and street 6 Garage door and carport entry cannot face the street		
BUILDING FORM		
A	Front Wall Width	
Area 1	70' Max. total 40' Max. for individual building wall	
B	Building Height	
Area 1	2 stories/35' Max.	
C	Finished Floor Height	
Area 1	1' Min., 4' Max.	
D	Floor Height	
Area 1	9' Min., 15' Max.	
E	Roof Form	
Area 1	Pitched or flat	
		
BUILDING ACTIVATION		
A	First Story Element	
Area 1	Required ^{1 & 2}	
B	Principal Windows	
		

COTTAGE COURT	
Area 1	1 Min. on front-most wall ³ 4'x'4' Min. dimensions
C	Blank Street-Facing Wall
Area 1	8' Max.
D	Window Size - Street-Facing Wall
Area 1	2'x3' Min., except for accent windows.
E	Entry Location (On Street-Facing Wall)
Area 1	10' Max distance of entry from front-most wall
F	Entry Presence - Facing Street
Area 1	Required ^{4&5}
G	Entry Path
Area 1	Required ⁶
Additional Information	
- Must include one of the following elements on the front-most façade of each unit: - Projecting Porch - Recessed Porch - 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. - If height of front wall is greater than 35', 2 principal windows are required - Visually connect entrance to street through one of the following: - Entry faces street - Entry opens onto porch that faces street - Street-adjacent buildings may visually connect to street instead of common courtyard - Must connect to street through physical, demarcated path	



3-PLEX/4-PLEX/MANSION APARTMENT

3-PLEX/4-PLEX/MANSION APARTMENT	
DESCRIPTION	
A 3-Plex/4-Plex/Mansion Apartment building form provides an opportunity for increased density in a single-family context. While providing multiple units within one building, this building form appears to be similar and size and shape to that of a large single family house, utilizing a single roof, shared entry or entries and shared outdoor space. While this building form may be larger than neighboring single-family buildings, its setbacks, parking location and wall articulation features make it an appropriate building form that allows for increased density in the single-family context.	

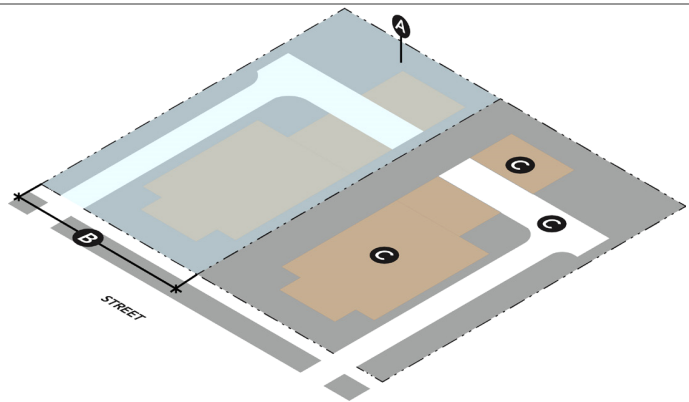
3-PLEX/4-PLEX/MANSION APARTMENT

Permitted in Areas 1 & 5



LOT*

A	Lot Area	
	Area 1 & 5	6,500 sq.ft. Min.
B	Lot Frontage	
	Area 1 & 5	45' Min., 120' Max
C	Lot Coverage	
	Area 1 & 5	60% Max.

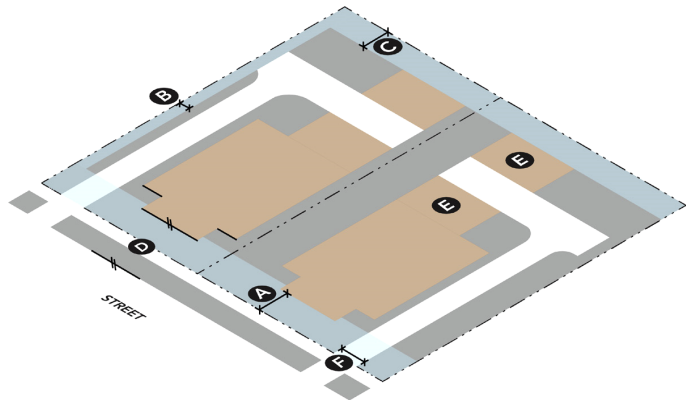


Additional Information

** 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 & 5	10' Min./65% BTZ ¹
B	Side Setback	
	Area 1 & 5	5' Min.,
C	Rear Setback	
	Area 1 & 5	10' Min., ²
D	Building Alignment	
	Area 1 & 5	Required ³
E	Garage and Carport Location	
	Area 1 & 5	Parking must be located behind rear wall of primary structure ⁴
F	Access and Driveway Width	
	Area 1 & 5	20' Max. ⁵



Additional Information

3-PLEX/4-PLEX/MANSION APARTMENT

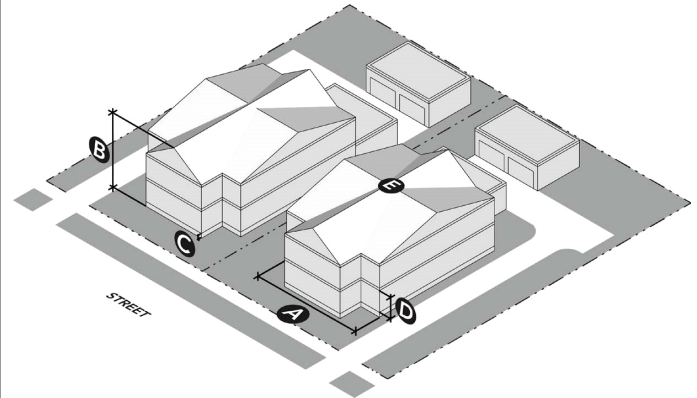
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

**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)	

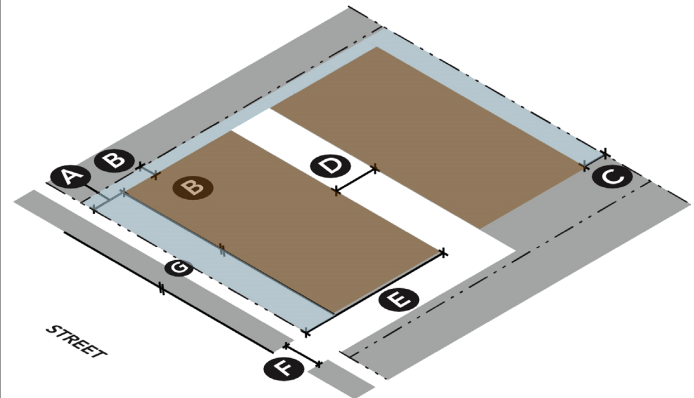
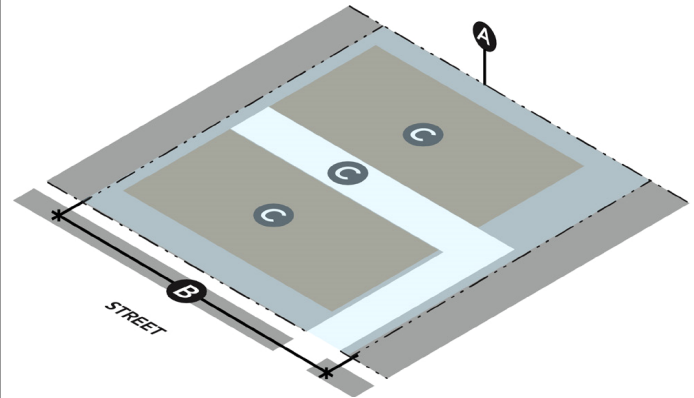


3-PLEX/4-PLEX/MANSION APARTMENT	
Area 1 & 5	1 Min.
G Entry Presence - Facing Street	
Area 1 & 5	Required ⁴
H Entry Path	
Area 1	Required ⁵
Additional Information	
- Must include one of the following elements: - Projecting Porch - Recessed Porch - Height of first story element must have an interior clearance 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. - If height of front wall is greater than 35', 2 principal windows are required - Visually connect entrance to street through one of the following: - Entry faces street - Entry opens on porch or stoop that faces street - Must connect to street through physical, demarcated path	

ROWHOUSE

ROWHOUSE	
DESCRIPTION	
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.	
Permitted Areas 1, 5 and 6	

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

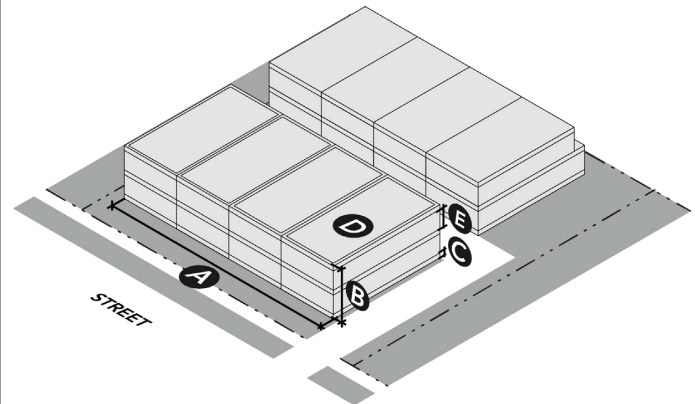
Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

** 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.

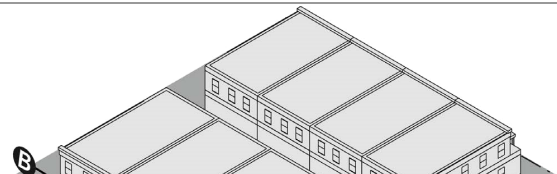


Additional Information

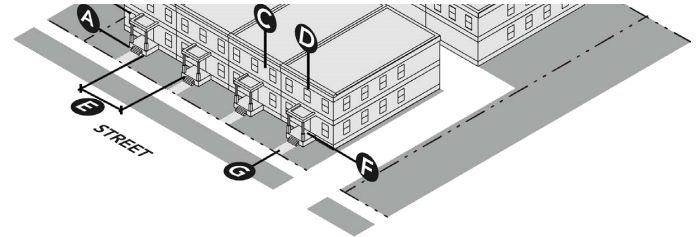
- 1 Max height for a 2-story rowhouse is 35'
- 2 If pitched, a 5°-10° change in pitch or a 2'-5' change in height must be utilized at least every two units.

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	
- Must include one of the following elements on the front-most façade of each unit: - Projecting Porch - Recessed Porch - Projecting Stoop - 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. - If height of front wall is greater than 35', 2 principal windows are required. - Visually connect entrance to street through one of the following: - Entry faces street - Entry opens on porch or stoop that faces street - Must connect to street through physical, demarcated path	



FLATS

FLATS
DESCRIPTION

FLATS

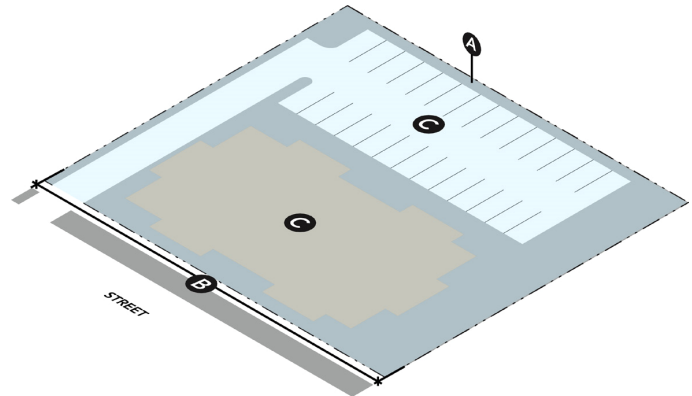
A Flat is a multi-story, residential Building form that increases density in targeted single-family areas and provides an additional housing option in commercial and mixed-use areas. A flat includes floors of “stacked” residential units. Common entries and circulation corridors typically provide access 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



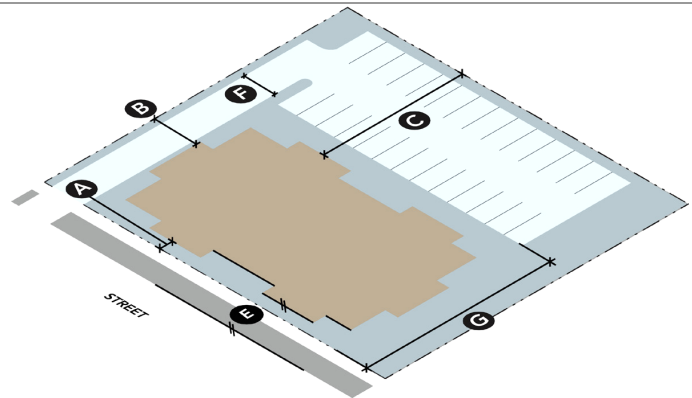
LOT

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 AlignmentArea 1, 5, 6 & 7 Required⁵**F** Access and Driveway Width

Area 1, 5, 6 & 7 26' Min., 30' Max.

G Parking LocationArea 1 15' Min.⁶Area 5 20' Min.⁶Area 6 25' Min.⁶Area 7 None⁷

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.

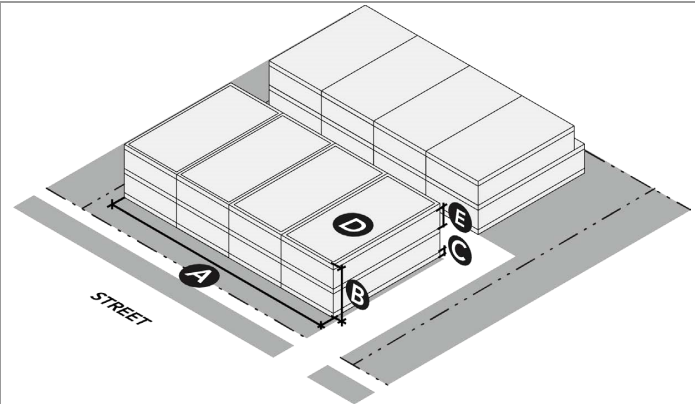
Area 7 2 stories/25' Min.; 6 stories/70' Max.

C Finished Floor Height

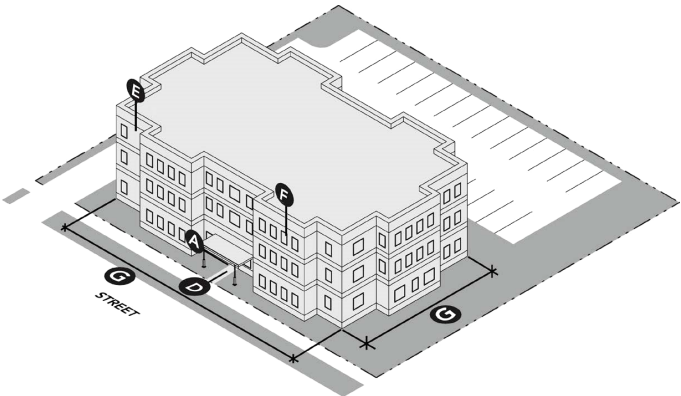
Area 1, 5, 6 & 7 1' Min., 4' Max.

D Floor Height

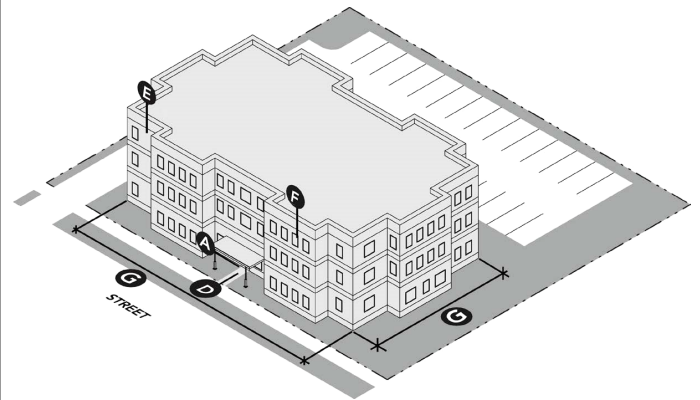
Area 1, 5, 6 & 7 9' Min., 15' Max

E Roof Form

FLATS		
	Area 1	Pitched or Flat
	Area 5	Pitched, Flat or Sloped
	Area 6	Flat
	Area 7	Pitched, Flat or Sloped
F	Garage and Carport (if visible)	
	Area 1, 5 & 6	Not allowed to be visible from street
	Area 7	If visible from street, 9' Max. Height
BUILDING ACTIVATION		
A	Entry Number (On Street-Facing Wall)	
	Area 1, 5, 6 & 7	1 Min.
B	Distance Between Entries	
	Area 1	40' Max.
	Area 5	50' Max.
	Area 6 & 7	60' Max.
C	Entry Presence - Facing Street	
	Area 1, 5, 6 & 7	Required
D	Entry Path	
	Area 1 & 5	Required
	Area 6	Required, if building is setback
	Area 7	Required ¹
E	Blank Street-Facing Wall	
	Area 1, 5, 6 & 7	8' Max.
F	Window Size - Street-Facing Wall	
	Area 1, 5, 6 & 7	2'x3' Min.
G	Building Articulation Options	
	Area 1 & 5	1 articulation option (AO) required; 2 AOs required if wall is over 40' wide ²
	Area 6	1 AO required; 3 AOs required if wall is over 60' wide ²
	Area 7	1 AO required; 3 AOs required if wall is over 80' wide ²



Additional Information



FLATS

- 1 To private walk, sidewalk, etc. if it is separated by landscaping or other similar surface
- 2 Building Articulation Options (AOs) for street-facing façade:
 - Height variation
 - Color changes
 - Increase setbacks
 - Material change
 - Stepbacks
 - Wall offsets
 - Accent lines

MIXED-USE A**MIXED-USE A****DESCRIPTION**

This building form facilitates office and residential uses within one structure mixed vertically and/or horizontally, with limited supporting retail. Its scale and intensity is limited to facilitate a neighborhood-compatible mixed-use building that transitions appropriately to areas of strictly residential character. For instance, these may take the form of a small corner shop with rowhouses or flats continuing down the block. The ground-floor requires transparency minimums for certain retail uses as well as limits on the linear percentage of active storefronts. Mixed-Use A also accommodates offices and residential uses. This very flexible building form may include components of many other building forms described in this Chapter. Parking for residents and office and retail employees in this building form is typically aggregated in adjacent surface parking lots or structured garages. However, buildings that are predominantly residential may also incorporate individual garages within the design of the primary structure. This building form also commonly requires nearby, on-street parking for short-term office visitors and retail patrons.



Permitted in Area 5

LOT

A Lot Area		
Area 5	9,000 sq. ft. Min.	
B Lot Frontage		
Area 5	65' Min.	
C Lot Coverage		
Area 5	70% Max.	

MIXED-USE A		
SITE		
A	Front Setback/Build to Zone (BTZ)	
	Area 5	5' Min./75% BTZ ¹
B	Side Setback	
	Area 5	5' Min.
C	Rear Setback	
	Area 5	10' Minimum ²
D	Building Alignment	
	Area 5	Required ^{3&4}
E	Access and Driveway Width	
	Area 5	20' Max. forward of street-facing wall
F	Parking Location	
	Area 5	30' Min. setback from front property line, 10' Min. setback from residential ⁵

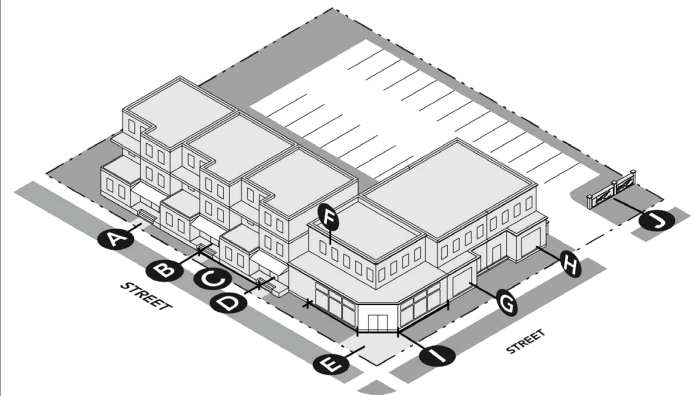
Additional Information

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

- 1 75% 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 street
Corner Lot: Both street-facing walls of primary structure shall be parallel to each street
- 4 Exception for corner accent or entry features
- 5 No parking between street-facing wall and street

BUILDING FORM		
A	Wall Length	
	Area 5	160' Max.
B	Building Height	
	Area 5	2 stories/25' Min., 4 stories/50' Max.
C	Finished Floor Height	
	Area 5	1' Min, 4' Max. ¹
D	Roof Form	
	Area 5	Pitched, Flat or Sloped
E	Floor Height	

MIXED-USE A		
Area 5	For mixed-use components, see floor height rules for Mixed-Use B; For residential component, see floor height rules for rowhouse for flats	
Additional Information		
1 No raised foundation is required for a commercial ground floor		
BUILDING ACTIVATION		
A	First Story Element	
	Area 5	Required ¹ & ²
B	Entry Number (On Street-Facing Wall)	
	Area 5	1, Minimum
C	Distance Between Entries	
	Area 5	30' Max. ³
D	Entry Presence - Facing Street	
	Area 5	Required ⁴
E	Entry Path	
	Area 5	Required ⁵
F	Blank Street-Facing Wall	
	Area 5	10' Max.
G	Window Size - Street-Facing Wall	
	Area 5	2'x3' Min., except for accent windows
H	Ground-Floor Transparency	
	Area 5	55% Min.
I	Active Retail Storefront	
	Area 5	25% Max. of total linear street frontage
J	Parking Screening	
	Area 5	Required, if visible from street ⁶
Additional Information		



MIXED-USE A

- 1 If a rowhouse component is used as part of the mixed-use building form, must include one of the following elements on the front-most façade of each unit:
 - Projecting Porch
 - Recessed Porch
 - Projecting Stoop
- 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.
- 3 Refer to specific building form standards
- 4 Visually connect entrance to street through one of the following:
 - Entry faces street
 - Entry opens on porch that faces street
- 5 Must connect to street through physical, demarcated path
- 6 Parking screening options include: Site Wall, Landscaping, Fence

MIXED-USE B/COMMERCIAL**MIXED-USE B/COMMERCIAL****DESCRIPTION**

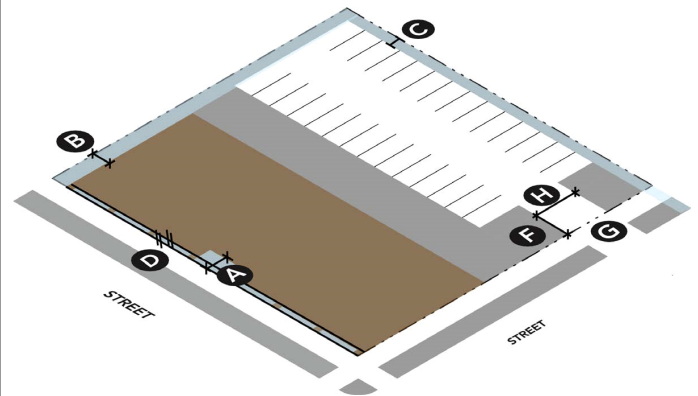
This form facilitates the mixing of commercial, office and potentially residential uses within one structure. Mixed-Use B/Commercial also accommodates commercial or office uses as sole uses within a single building. It is characterized by generous ground floor heights, active ground floor uses (such as shops or offices). In many cases, office or residential components are included on upper floors with the ground floor dedicated to retail uses. Entries are typically clearly demarcated for individual components of a building, like common residential entries or storefronts. Ground floors are highly articulated and exhibit high percentages of transparency. Internal circulation is critical to connecting uses within the building and elevators are widely used where multiple stories exist. Parking for residents and office and retail employees in this building form is typically aggregated in adjacent surface parking lots or structured garages. This building form exhibits a high number of visitors and shopping patrons, which makes high-turnover, on-street parking critical.

Permitted in Areas 6 & 7

**LOT**

No lot standards are provided for Mixed-Use B/Commercial. It is assumed that buildings in this form will utilize the full lot.

MIXED-USE B/COMMERCIAL		
SITE		
A	Front Setback/Build to Zone (BTZ)	
	Area 6	0' Min., 5' Max. ¹ Upper Floor Street Setback Required ²
	Area 7	10' Min, 75' Max. ¹
B	Side Setback	
	Area 6	0' Min, 5' Max. exterior side setback
	Area 7	10' Min.
C	Rear Setback	
	Area 6 & 7	10' Min. ³
D	Building Alignment	
	Area 6 & 7	Required ^{4&5}
E	Space Between Buildings	
	Area 6 & 7	0' Min, 10' Max.
F	Parking Location	
	Area 6	30' Min. setback from front property line, 10' Min. setback from residential ⁶
	Area 7	1 double row Max. between street-facing 10' Min. setback from front property line, 10' Min. setback from residential
G	Parking Access	
	Area 6	Max. 1 access point per block from Main Street and Broadway Avenue ⁷
	Area 7	Limit access from perimeter corridors ⁸
H	Access and Driveway Width	
	Area 6	20' Max.
	Area 7	24' Max
Additional Information		



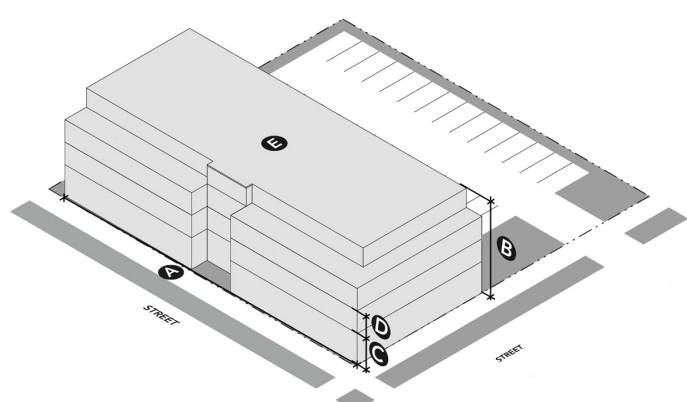
MIXED-USE B/COMMERCIAL

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

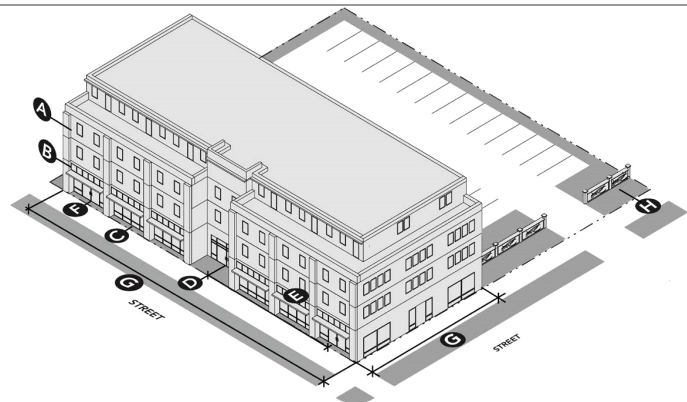
- 1 Maximum building setback may be increased up to 30' if a plaza, outdoor seating or other publicly-accessible amenity is provided within the setback.
- 2 For buildings above 3 stories, the 4th story and above must be set back 15' from the property line
- 3 If an alley is present, rear setback is 2' min.
- 4 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
- 5 Exception for corner accent or entry features
- 6 No parking forward of street-facing wall
- 7 Must access parking from alley or side street
- 8 Where feasible, access parking from side street

BUILDING FORM

A Front Wall Width		
	Area 6	300' Max.
	Area 7	160' Max.
B Building Height		
	Area 6	2 stories/25' Min, 6 stories/70' Max.
	Area 7	6 stories/70' Max.
C Floor Height (Ground Floor)		
	Area 6	14' Min.
	Area 7	12' Min.
D Floor Height (Non-Ground Floor)		
	Area 6 & 7	9' Min., 15' Max
E Roof Form		
	Area 6	Flat
	Area 7	Pitched, Flat or Sloped

**BUILDING ACTIVATION**

A Blank Street-Facing Wall		
	Area 6	8' Max.
	Area 7	12' Max.
B Window Size - Street-Facing Wall		
	Area 6 & 7	2'x3' Min., except for accent windows
C Ground-Floor Transparency		
	Area 6	70% Min.
	Area 7	60% Min.
D Entry Number (On Street-Facing Wall)		
	Area 6 & 7	1 Min.

An isometric architectural drawing of a multi-story building with a flat roof and a rear extension. The building is situated on a street corner. Various parts of the building are labeled with letters in circles: 'A' is on the top roofline of the main section; 'B' is on the second-story windows of the main section; 'C' is on the ground-floor windows of the main section; 'D' is on the ground-floor entrance of the main section; 'E' is on the roofline of the rear extension; 'F' is on the second-story windows of the rear extension; 'G' is on the ground-floor windows of the rear extension; and 'H' is on the ground-floor entrance of the rear extension. The street is labeled 'STREET' in two locations.

MIXED-USE B/COMMERCIAL	
E Distance Between Entries	
Area 6	30' Max.
Area 7	45' Max.
F Entry Presence - Facing Street	
Area 6 & 7	Required on at least one street.
G Building Articulation Options	
Area 6	1 AO required; 3 AOs required if wall is over 60' wide ¹
Area 7	1 AO required; 3 AOs required if wall is over 80' wide ¹
H Parking Screening	
Area 6 & 7	Required if visible from the street ²
Additional Information	
1 Articulation Options (AOs) for street-facing façade: • Height variation • Increase setbacks • Stepbacks • Accent lines • Color changes • Material change • Wall offsets 2 Parking screening options include: • Site wall • Landscaping • Fencing <i>* Refer to Chapter 6 for more information about the articulation options</i>	

Effective Date: 7/1/2025

