5.5 Architectural Standards

5.5.1 Building Types

A. Purpose. This Section identifies the building types allowed within the Specific Plan area, and provides design standards for each type to ensure that proposed development is consistent with the City’s goals for building form, character, and quality. The types are organized by intensity from least intense (Single Dwelling) to most intense (Flex Block).

B. Applicability. Each building shall be designed in compliance with the standards of this Section for the applicable building type, with the exception of civic and institutional buildings. Because of their unique disposition and application, civic and institutional buildings are not required to comply with building type requirements, but are instead subject to a separate design review process as described in Section 5.3.D.

Proposed buildings within the Specific Plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 5.3, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.) required by Section 5.3 of this code.

C. Allowable building types by zone. Each proposed building shall be designed as one of the types allowed in Table 5.5.1 for the zone applicable to the site.

D. Building Types and Adjacencies. The diagram in Table 5.5.1 identifies the range of building types allowed in the Specific Plan area. By allocating certain types to individual zones, compatibility between buildings is enhanced.

E. General Requirements for Building Types. The following requirements are applicable to all building types in the Specific Plan area. Standards listed under each building type supplement those listed here.

1. Lot Standards
   All buildings shall be designed per the applicable lot width and depth standards with one building per lot. In order to ensure that new buildings, and the setbacks between them, are built to the scale and character of surrounding buildings, development proposals for projects that include more than one building per lot must submit to the City a conceptual site plan that shows the distribution of buildings on the lot per the requirements of Table 5.5.1 (Building Type Standards by Zone) and, in the case of lots that are 2.1 acres or larger, Section 5.8 (Subdivision Standards). For design purposes only, conceptual lot lines shall be shown between the buildings, with the buildings located in conformance with the requirements of Section 5.4 (Urban Standards). At the discretion of the property owner, the conceptual lot lines may be made permanent, legal lot lines through the regular tract or parcel map process.

2. Building Size and Massing Standards
   a. At the discretion of the Community Development Director, a total of 15% in addition to the specified percentages, may be added to the specified percentages and distributed among the upper, partial floors. The intent of these regulations is to provide for buildings with varying heights in order to generate house-like forms rather than “flat-top” apartment buildings.

3. Access Standards
   a. Where an alley is present, parking shall be accessed through the alley.
   b. For corner lots without alley-access, parking is accessed from the side street.

4. Parking and Service Standards
   a. Entrances to garages, subterranean garages and/or driveways shall be located as close as possible to the side/rear of each lot so as not to interfere with or detract from the facades along the front and side frontages.
   b. Garages on corner lots that have alley access shall face the alley and not the street.
   c. Where an alley is present, services (utility access, above-ground equipment and trash enclosures) shall be located on alleys.
d. Where an alley is not present, services shall be underground or in a side or rear yard, at least 10 feet behind the facade and screened from view from the street with a hedge or fence.
e. All rooftop equipment shall be screened by a parapet that is architecturally integral to the building.

5. **Open Space Standards**
   a. Open space may be private (balcony or fenced patio or yard) or shared among residents of all units on a property. Open space cannot include parking areas. Shared and private open space may overlap side and rear yard setbacks; front and street side yard setbacks may not be used to meet the open space requirements.
   b. Shared open space must be “usable” by all residents. The slope for shared open space shall not exceed 10 percent.
   c. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide.

6. **Landscape Standards**
   a. All yards shall be landscaped.
   b. Within a required rear yard, a 1.5 inch caliper size tree shall be provided so that at maturity it provides a canopy of maximum spread and height.
   c. Courtyards located over a subterranean basements or garages or over ground uses or parking garages shall incorporate design elements such as seating areas, fountains, and landscaping to soften an otherwise featureless hardscape of the exposed concrete roof below.

7. **Frontage Standards.** All lot lines bordering a street or open space (right-of-way; public or private) are subject to frontage standards as follows:
   a. Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the shared open space/courtyard(s) and street. Service rooms are oriented to the rear to the degree possible.
   b. Blank and windowless street facades are prohibited.
   c. Frontage type requirements apply per Section 5.5.2.

8. **Sustainable Stormwater Standards**
   a. Stormwater should be collected and reused to the extent possible.
   b. Drainage strategies for runoff from buildings, driveways, parking lots and sidewalks for the site should reduce impervious surfaces to absorb rainwater into the ground, filter runoff using soil and vegetation, and reduce the speed of runoff.
   c. Pervious surfaces and capture and reuse strategies are encouraged. Potential drainage strategies to accomplish these goals include:
      i. Infiltration trenches
      ii. Rain gardens
      iii. Pervious paving systems
      iv. Flow-through or infiltration planters v. Hollywood driveways
      vi. Disconnected downspouts
      vii. Rain barrels
      viii. Cisterns

    Please refer to Section 3.6.C (Stormwater Facility Types) for a description of each stormwater facility type.

F. **Requirements for Individual Building Types.** The following requirements are applicable to all Building Types in the Specific Plan area. Standards listed under each building type supplement those listed in E. General Requirements for Building types. In the TC-2 Zone, south of 4th Street, the City may grant exceptions from the height, building length, upper floor area, and frontage type requirements for Flex Block and Flex Shed buildings as stated in Subsections F.13.b and F.14.b, for hotel buildings, provided that an architectural quality of similar or better than that specified in the Architectural Design Guidelines in Section 5.5.3 is provided.
## Table 5.1.1 – Building Types Standards by Zone

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Lot Width (min-max) ¹²</th>
<th>T-3N</th>
<th>T-3F</th>
<th>T-4N</th>
<th>T-4F</th>
<th>T-4NC</th>
<th>TC-1</th>
<th>TC-2</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Carriage House/ Rear Yard Single Dwelling/Rear Yard Duplex</td>
<td>45’ – 75’</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2. Single Dwelling</td>
<td>40’ – 70’</td>
<td>2 ³</td>
<td>2 ³</td>
<td>2 ³</td>
<td>2 ³</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3. Duplex</td>
<td>50’ – 75’</td>
<td>2 ³</td>
<td>2 ³</td>
<td>2 ³</td>
<td>2 ³</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Triplex/Quadplex</td>
<td>50’ – 75’</td>
<td>-</td>
<td>-</td>
<td>2 ³</td>
<td>2 ³</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>4. Villa</td>
<td>100’ – 200’</td>
<td>-</td>
<td>-</td>
<td>2 ³</td>
<td>2 ³</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5. Rosewalk</td>
<td>125’ – 200’</td>
<td>-</td>
<td>-</td>
<td>2 ³</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>6. Bungalow Court</td>
<td>100’ – 200’</td>
<td>2 ³</td>
<td>2 ³</td>
<td>2 ³</td>
<td>2 ³</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>7. Rowhouse</td>
<td>14’ – 125’</td>
<td>-</td>
<td>2 ³</td>
<td>3 ³</td>
<td>3 ³</td>
<td>3</td>
<td>-</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>8. Tuck-Under</td>
<td>14’ – 125’</td>
<td>-</td>
<td>-</td>
<td>3 ³</td>
<td>3 ³</td>
<td>3</td>
<td>-</td>
<td>3</td>
<td>-</td>
</tr>
<tr>
<td>9. Live-Work</td>
<td>14’ – 125’</td>
<td>-</td>
<td>2 ³</td>
<td>3 ³</td>
<td>3 ³</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>10. Courtyard Housing</td>
<td>125’ – 250’</td>
<td>-</td>
<td>-</td>
<td>3 ³</td>
<td>3</td>
<td>-</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<tr>
<td>11. Stacked Dwellings</td>
<td>100’ – 200’</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>-</td>
</tr>
<tr>
<td>12. Liner</td>
<td>170 – 350’</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>13. Flex Block</td>
<td>125’ – 200’</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>14. Flex Shed</td>
<td>40’ – 100’</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

¹ Not allowed  
² Measured along the front of the lot  
³ Properties west of Vine Street and north of 21st Street are subject to the Hillside Development District (Chapter 21.14A of the Zoning Ordinance).  
⁴ Attic space may not be occupied and not count as a story.
5.5.1.F Requirements for Individual Building Types

1. Single Dwelling

A building that is surrounded on all four sides by setbacks (front yard, side yards, rear yard) and shares similar setbacks, massing, scale, and frontage types as surrounding houses. Single Dwellings may contain dwelling units or commercial uses as allowed by Table 5.3.1 (Allowed Land Use and Permit Requirements).

a. Lot Standards
   i. Width:
      (1) Minimum: 40 feet
      (2) Maximum: none

b. Building Size and massing Standards
   i. Maximum height: 2 stories.
   ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
5.5.1.F Requirements for Individual Building Types

1. Single Dwelling (continued)

   iii. Maximum building length along primary street frontage: 40 feet.
   iv. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of one foot in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

c. Access Standards

   i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
   ii. Where an alley is not present, parking and services shall be accessed by a 10-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of the driveway.
   iii. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a 16-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.

d. Parking and Service Standards

   i. Required parking may be accommodated on the surface, in a carport, or in a garage.
   ii. Garages may be attached to or detached from the primary residence.
   iii. When not attached to the principal building, garages must be set back 10 feet minimum.
   iv. Surface and carport parking shall be screened from the view of the street.
   v. Garages on lots without alley access may accommodate no more than two cars.
   vi. Garages that face primary streets shall be set back by at least 25 feet from the front face of the building.

e. Open Space Standards

   i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
   ii. For each Single Dwelling, a minimum of 300 square feet of open space shall be provided in the rear yard. This open space shall be of a regular (e.g., rectangular) geometry and have a minimum dimension of 10 feet.
   iii. Rear yard area calculation may include rear and interior side yard setbacks.

f. Landscape Standards

   i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity)

g. Frontage Standards

   i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap-around types are permitted.

h. Accessory Dwellings Standards

   i. Carriage Houses and Rear Yard Single Dwellings, and Rear Yard Duplex are allowed per the requirements of Section 5.5.1.F.2 (Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex).

2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex
5.5.1.F Requirements for Individual Building Types

A Carriage House is a residence above a garage, also known as a ‘granny flat,’ which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a Single Dwelling is located. Carriage Houses may contain permanent provisions for living, sleeping, eating, cooking, and sanitation.

A Rear Yard Single Dwelling is a detached Single Dwelling located in the rear yard of a Single Dwelling. A Rear Yard Duplex is a detached two-unit dwelling located in the rear yard of a Single Dwelling.

a. Lot Standards
   i. Width:
      (1) Minimum: 45 feet
      (2) Maximum: 75 feet

b. Building Size and massing Standards
   i. Maximum height: 2 stories.
   ii. Maximum length along alley: 35 feet
   iii. Massing/unit configuration:
      i. 1-story configuration: one flat or two side-by-side flats located adjacent to garage or surface parking.

2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex (continued)
5.5.1.F  Requirements for Individual Building Types

ii. 2-story configuration: one flat or two side-by-side flats located above garage or two stacked flats or two side-by-side townhouses located adjacent to surface parking.

iv. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes shall be sized whereby the sum of the ground floor footprints of the Principal building, the Principal building's covered parking, the Carriage House, Rear Yard Single Dwelling, or Rear Yard Duplex, and the Carriage House’s, Rear Yard Single Dwelling's, or Rear Yard Duplex's covered parking does not exceed 50% of the lot area.

v. Carriage Houses, Rear Yard Single Dwellings, or Rear Yard Duplexes shall be a minimum size of 375 sq. ft. and a maximum size of 1,200 total habitable square feet, regardless of the number of units.

vi. Carriage Houses may be attached to the principal building provided the floor area of the Carriage House is less than the area of the principal building, is no more than 600 square feet, and is no less than 200 square feet.

vii. When not attached to the principal building, Carriage Houses, Rear Yard Single Dwellings, or Rear Yard Duplexes must be separated from the primarily building a minimum of 10 feet.

c. Access Standards
   i. The main pedestrian entrance to the Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex unit(s) shall be accessed through the side yard of the primary building or from the side street. Additional access may be provided from the alley.
   ii. For corner lots, main pedestrian entrance may be accessed from the side street yard or the side yard of the primary building.
   iii. Stairs to second floor Carriage House units shall be located in the wider of the two side yards.
   iv. Where an alley is not present, parking and services shall be accessed by a 10 foot wide maximum, driveway. Grass lawn and/or minimum 2 foot wide planters shall be provided on each side of the driveway.

d. Parking and Service Standards
   i. Required parking may be accommodated on the surface, in a carport or in a garage.
   ii. Surface and carport parking shall be screened from the view of the street.
   iii. A non-alley-accessed garage may accommodate no more than two cars.
   iv. An alley accessed garage may accommodate up to four cars.

e. Open Space Standards
   i. Private open space separate from the yard of the primary residence is required. This space shall be at least 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.
   ii. Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex parking space(s) shall not be placed within the 200 sq. ft. Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex required yard.

f. Landscape Standards
   i. The Carriage House yard shall contain at least one 1.5 inch caliper size canopy tree.

g. Frontage Standards
   i. Balconies and bay windows may face the alley.
   ii. For Carriage Houses, Rear Yard Single Dwelling or Rear Yard Duplexes abutting an alley, windows facing the alley are required.

h. Accessory Dwellings Standards - Not applicable

3. Duplex, Triplex, Quadplex
5.5.1.F Requirements for Individual Building Types

Duplexes, triplexes, and quadplexes are buildings surrounded on all four sides by setbacks (front yard, side yard, rear yard) and share similar setbacks, massing, scale, and frontage types as surrounding buildings. Duplexes, triplexes, and quadplexes may contain dwelling units and/or commercial uses as allowed by Table 5.3.1 (Allowed Land Use and Permit Requirements).

Illustrative Photo: Duplex

Illustrative Axonometric Diagram

Illustrative Plan Diagram

I. Lot Standards
   a. Width:
      1. Minimum: 50 feet
      2. Maximum: 75 feet

b. Building Size and Massing Standards
   i. Maximum height: 2 stories.
   ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
   iii. Maximum building length along primary street frontage: 60 feet.
   iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
   v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
   vi. Dwellings within buildings may be flats and/or townhouses.

3. Duplex, Triplex, Quadplex (continued)
   a. Access Standards
5.5.1.F Requirements for Individual Building Types

i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.

ii. On corner lots, dwellings shall be pedestrian-accessed as follows:
   i. Duplex: at least one unit shall be accessed from the primary street; second unit may be accessed from either the primary or side street.
   ii. Triplex and Quadplex: at least one unit shall be accessed from the primary street; remaining units may be accessed from either the primary or side street.

iii. Where an alley is not present, parking and services shall be accessed by a driveway 10 feet wide, maximum. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.

iv. On a corner lot without access to an alley, parking and services shall be accessed from side street by a driveway 16 ft. maximum wide. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.

d. Parking and Service Standards
   i. Required parking may be accommodated on the surface, in a carport or in a garage.
   ii. Garages may be attached to or detached from the primary residence.
   iii. Surface and carport parking shall be screened from the view of the street.
   iv. Garages on corner lots without alley access may accommodate no more than four cars.
   v. Garages that face primary streets shall be set back by at least 25 feet from the front face of the building.
   vi. An alley-accessed garage may accommodate up to three cars.

e. Open Space Standards
   i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
   ii. Open space may be provided as private open space or shared open space.
   iii. Shared open space shall be provided by a shared rear yard no less than 20% (combined for all units) of the total lot area and of a regular (e.g. rectangular) geometry.
   iv. When provided for ground floor dwelling units, private open space shall be shall be a private or semi-private yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
   v. When provided for upper floor dwelling units, private open space shall be in the form of a balcony or loggia, and shall be no less than 80 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.

f. Landscape Standards
   i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).

g. Frontage Standards
   i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around types are permitted.

h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

4. Villa
5.5.1.F Requirements for Individual Building Types

A detached building with the exterior appearance of a large house, which contains six or more dwelling units.

- **Lot Standards**
  - i. **Width:**
    - (1) Minimum: 100 feet
    - (2) Maximum: 200 feet

- **Building Size and Massing Standards**
  - i. Buildings shall be massed as large houses, composed principally of two and three story volumes.

4. **Villa (continued)**

  - ii. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least
5.5.1.F Requirements for Individual Building Types

one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

iii. Buildings on corner lots shall be designed with two front facades.
iv. Dwellings within the building may be one or two stories.

c. Access Standards
i. The main pedestrian entrance to the building shall be accessed directly from and face the street.
ii. Direct pedestrian access from the street to ground floor, street-facing dwellings is encouraged.
iii. Pedestrian access to each dwelling shall be by way of stairs and/or corridor.
iv. Where an alley is not present, parking and services shall be accessed by a 10-foot wide, maximum, driveway, located as close as possible to a side or rear property line.
v. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a 10-foot wide, maximum, driveway. Grass lawn and/or minimum 2- foot wide planters shall be provided on each side of driveway.

d. Parking and Service Standards
i. Required parking and services may be accommodated on the surface, in a carport, in a garage, or subterranean garage.

e. Open Space Standards
i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
ii. Side yards should be usable by and accessible from the dwellings where possible.
iii. Each ground floor dwelling shall have a private or semi-private yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
iv. Upper floor dwellings shall have a usable balcony or loggia.
v. Porches, stoops and dooryards may encroach into required yards. See frontage standards below.

f. Landscape Standards
i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
ii. Side yard trees may be placed to protect the privacy of neighbors.

g. Frontage Standards
i. Frontage types that provide a transition from public to private, indoor to outdoor, at the main entrance, and at any direct entrances to individual dwellings, are required. Porches, loggias, dooryards and stoops are preferred.
ii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.

h. Accessory Dwellings Standards
i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

5. Rosewalk

Six or more freestanding single family dwellings arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Rosewalks are prohibited on corner lots.
5.5.1.F Requirements for Individual Building Types

a. Lot Standards
   i. Width:
      (1) Minimum: 125 feet
      (2) Maximum: 200 feet

b. Building Size and Massing Standards
   i. Maximum height: 2 stories
   ii. Attic space may be occupied and not count as a story. Occupied attic space shall not exceed 75% of the ground floor footprint area.

5. Rosewalk (continued)
   iii. Max building dimensions:
      (1) Length along primary street: 35 feet
      (2) Length along common green: 30 feet
   iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
5.5.1.F Requirements for Individual Building Types

v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

c. Access Standards
   i. The main pedestrian entrance to each unit shall be directly from the front yard or from the common green.
   ii. Parking and services shall be accessed through an alley.
   iii. Rosewalks are prohibited on corner lots and on lots without alley access.

d. Parking and Service Standards
   i. Parking may be accommodated on the surface, in a carport, or in a garage.
   ii. Garages may be attached to or detached from the primary residence.
   iii. Surface and carport parking shall be screened from the view of the street.
   iv. Garages may accommodate no more than two cars.

e. Open Space Standards
   i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
   ii. The Common Green shall have a right-of-way width of at least 35 feet as measured from building face to building face.
   iii. Each dwelling shall be provided with a private or semi-private yard (patio or enclosed yard), and shall be no less than 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.

f. Landscape Standards
   i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

g. Frontage Standards See Section 5.5.1.E.7 General Requirements for all Building Types.

h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

6. Bungalow Court
4.5.1.F Requirements for Individual Building Types

Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street.

a. Lot Standards
   i. Width:
      (1) Minimum: 100 feet
      (2) Maximum: 200 feet

b. Building Size and Massing Standards
   i. Maximum Height: 2 stories
   ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor area.

6. Bungalow Court (continued)
   iii. Maximum building dimensions:
5.5.1.F Requirements for Individual Building Types

i. Length along primary street: 40 feet
ii. Length along courtyard: 35 feet
iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

c. Access Standards
   i. The main pedestrian entrance to each unit shall be directly from the front yard or from the courtyard.
   ii. Parking and services shall be accessed through an alley.
   iii. Bungalow Courts are prohibited on corner lots and on lots without alley access.

d. Parking and Service Standards
   i. Parking may be accommodated on the surface, in a carport, or in a garage.
   ii. Garages may be attached to or detached from the primary residence.
   iii. Surface and carport parking shall be screened from the view of the street.
   iv. Garages may accommodate no more than two cars.

e. Open Space Standards
   i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
   ii. A central courtyard shall comprise at least 15% of the lot area.
   iii. Minimum courtyard dimension shall be at least 30 feet in each direction.
   iv. Each dwelling shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.

f. Landscape Standards
   i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

g. Frontage Standards See Section 5.5.1.E.7 General Requirements for all Building Types.

h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

7. Rowhouse
5.5.1.F Requirements for Individual Building Types

A building comprised of five or more attached two- or three-story dwelling units arrayed side by side. The front elevation and massing of each Rowhouse building may either be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident.

Illustrative Photo: Rowhouse building with stoop frontages

Illustrative Acrornetric Diagram

Illustrative Plan Diagram

a. Lot Standards
   i. Width:
      (1) Minimum: 14 feet (one Rowhouse unit);
      (2) Maximum: 25 feet (one Rowhouse unit); 125 feet (multiple units)

b. Building Size and Massing Standards
   i. Maximum Height: 3 stories
   ii. Attic space of 1- and 2-story buildings may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor area.
   iii. Attic space may not be occupied for 3-story buildings.

7. Rowhouse (continued)

   iv. Maximum building length along primary street: 100 feet
5.5.1.F Requirements for Individual Building Types

v. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.

vi. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

vii. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.

c. Access Standards

i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.

ii. Parking and services shall be accessed through an alley.

iii. Rowhouses are prohibited on a lot without alley access.

d. Parking and Service Standards

i. Parking may be accommodated on the surface, in a carport, or in a garage.

ii. Garages may be attached to or detached from the primary residence.

iii. Surface and carport parking shall be screened from the view of the street.

iv. Garages may accommodate no more than two cars.

e. Open Space Standards

i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.

ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular), and with a minimum width of 10 feet.

f. Landscape Standards

i. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

ii. Ground floor rear yard open space is required.

g. Frontage Standards

i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around frontage types are permitted.

h. Accessory Dwellings Standards

i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

8. Tuck-Under
5.5.1.F Requirements for Individual Building Types

An individual structure on a parcel with no rear yard and where its garage is tucked under the rear of the house and accessed by an alley. The structure is occupied by one primary residence in an array of at least 3 such structures or at least 3 multiple townhouse units types arrayed side-by-side along the primary frontage.

Illustrative Photo: Tuck-under garage configuration

Illustrative Arealometric Diagram

Illustrative Plan Diagram

a. Lot Standards
   i. Width:
      (1) Minimum: 14 feet (one Tuck-Under unit)
      (2) Maximum: 25 feet (one Tuck-Under unit); 100 feet (multiple units)

b. Building Size and Massing Standards
   i. Maximum Height: 3 stories
   ii. Maximum building length along primary street: 100 feet
   iii. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
   iv. Buildings on corner lots shall be designed with two front facades.

8. Tuck-Under (continued)

   v. Each building shall maintain setbacks from property lines and in compliance with the regulations for the
5.5.1.F Requirements for Individual Building Types

applicable zone, providing as much direct access to yards as possible.
vi. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

c. Access Standards
i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
ii. Garages and services shall be accessed through the alley.
iii. A rear pedestrian entry from the alley, and beside each garage shall be required for each unit. These entries are to be set back into the lot at a minimum distance of 5 feet so as not to be flush with the alley-facing garage doors.
iv. Buildings at a street corner are allowed to span across the alley provided emergency access is maintained and all required clearances are maintained.

d. Parking and Service Standards
i. Required parking shall be in a garage that is attached to the dwelling in a tuck-under configuration.

e. Open Space Standards
i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
ii. Each dwelling shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
iii. Balconies are allowed in any yard (front, side, rear) in compliance with the encroachment requirements of the applicable zone.

f. Landscape Standards
i. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

g. Frontage Standards See Section 5.5.1.E.7 General Requirements for all Building Types.

h. Accessory Dwellings Standards
i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

9. Live/Work
5.5.1.F  Requirements for Individual Building Types

A building comprised of five or more attached two- or three-story integrated housing units and work space units, that has been designed to accommodate ground floor work (commercial/flex) uses and ground floor and/or upper floor residential uses.

Illustrative Photo: Live-work type with shopfront frontage

Illustrative Axonometric Diagram

Illustrative Plan Diagram

a. Lot Standards
   i. Width:
      (1) Minimum: 14 feet (one Live/Work unit)
      (2) Maximum: 25 feet (one Live/Work unit); 125 feet (multiple units)

b. Building Size and Massing Standards
   i. Maximum Height: 3 stories
   ii. Maximum building length along primary street: 100 feet
   iii. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the applicable zone standards.

9. Live/Work (continued)
5.5.1.F Requirements for Individual Building Types

iv. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

c. Access Standards

i. The main pedestrian entrance to the ground floor work space shall be accessed directly from and face the street.

ii. The upstairs residential unit shall be pedestrian-accessed by a separate entrance and internal stair that is also accessed from and faces the street. Access may also be provided by a shared lobby that provides separate access to the work and residential areas.

iii. Parking and services shall be accessed through an alley.

iv. Live/Work units are prohibited on a lot without alley access.

d. Parking and Service Standards

i. Parking may be accommodated on the surface, in a carport, or in a garage.

ii. Garages may be attached to or detached from the primary residence.

iii. Surface and carport parking shall be screened from the view of the street.

iv. Garages may accommodate no more than two cars.

e. Open Space Standards

i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.

ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 10 feet.

f. Landscape Standards

i. Landscape shall not obscure the storefront of the ground floor work space in order to allow access to and a clear view into the storefront.

g. Frontage Standards

i. Work space on ground floors should be oriented toward the fronting street. Sleeping and service rooms should be oriented towards side and rear yards.

ii. Work spaces shall conform to Shopfront Frontage Type Standards (Section 5.5.2).

iii. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around frontage types are permitted.

h. Accessory Dwellings Standards

i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

10. Courtyard Housing
5.5.1.F Requirements for Individual Building Types

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones.

a. Lot Standards
   i. Width:
      (1) Minimum: 125 feet
      (2) Maximum: 250 feet

b. Building Size and Massing Standards
   i. The intent of these regulations is to provide for courtyard housing buildings with varying heights in order to generate house-like forms rather than flat-top apartment buildings. Height ratios for various courts are as follows:

      2.0 stories: 100% 2 stories  
      3.0 stories: 60% 2 stories, 40% 3 stories  
      4.0 stories: 70% 3 stories, 30% 4 stories

10. Courtyard Housing (continued)
   ii. Buildings shall be composed of one-, 2- and 3- story masses, each designed to house scale, and not
5.5.1.F Requirements for Individual Building Types

necessarily representing a single dwelling.

iii. Three story portions may incorporate single loaded corridor and stacked dwellings as long as the visibility of elevators and of exterior corridors at the third story is minimized by incorporation into the mass of the building.

iv. Buildings may contain any of five combinations of units: flats, flats over flats, townhouses, townhouses over flats, and townhouses over townhouses.

v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

c. Access Standards

i. The main pedestrian entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the primary or side street.

ii. Pedestrian access to no more than four (4) second story dwellings shall be through an open or roofed (but not enclosed) stair.

iii. For podium Courtyard Buildings or Court Buildings with subterranean parking, elevator access may be provided between the garage and podium only.

d. Parking and Service Standards

i. Required parking may be accommodated on the surface, in a carport, in a garage, in a tuck-under configuration, and/or subterranean.

ii. Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage.

e. Open Space Standards

i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.

ii. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated, or interconnected courtyards with an accumulative total area of at least 15% of the lot.

iii. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented east/west and 30 feet when the courtyard is oriented north/south.

iv. In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.

v. In a project with multiple courtyards, at least two of the courtyards shall conform to the minimum courtyard dimensions and frontage requirements outlined in previous sections (iii) and (d).

vi. Private open space may be provided at side yards, rear yards, and courtyards and shall be no less than 150 square feet and of a regular geometry (e.g. rectangular), and with a minimum width of 10 feet.

vii. Upper floor dwellings shall have a usable balcony or loggia, and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.

viii. Courtyards shall be connected to the public way and/or to each other by way of zaguans or paseos.

(1) Zaguans are covered pedestrian passages of one or two rooms in length, one story in height, and a minimum 10 feet in width at the main entrance and 5 feet between connecting courtyards.

(2) Paseos are pedestrian passages that are open to the sky, one or two rooms in length, and a minimum 15 feet in width.

10. Courtyard Housing (continued)

f. Landscape Standards

i. Where ground floor flex/commercial space occurs, landscape shall not obscure the storefront of the ground floor flex/commercial space in order to allow access to and a clear view into the storefront.
5.5.1.F Requirements for Individual Building Types

ii. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

g. Frontage Standards
   i. Street-facing stoops up to 3 feet in height and street-facing terraces up to 2 feet in height may be placed above subterranean parking, provided that they are scaled to the street and building.
   ii. No arcade or gallery may encroach into the required minimum width of a courtyard.
   iii. Terraces that face and/or encroach into a courtyard shall be a minimum of 10 feet wide.

h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

Illustrative Photo: Courtyard with frontyard frontage and zaguan
5.5.1.F  Requirements for Individual Building Types

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5.5.1.F Requirements for Individual Building Types

11. Stacked Dwelling
This type is defined by a dwelling configuration that is based on horizontal repetition and vertical stacking organized on lobby, corridor and elevator access.

a. Lot Standards
   i. Width:
      (1) Minimum: 100 feet
      (2) Maximum: 200 feet

b. Building Size and Massing Standards
   i. Maximum height:
      (1) Upper floors of Flex Block: see Flex Block type
      (2) Stand alone: 3 stories. Height ratios for various Flex Blocks are as follows:
         2.0 stories: 100% 2 stories
         3.0 stories: 100% 2 stories, 50% 3 stories

11. Stacked Dwelling (continued)
5.5.1.F Requirements for Individual Building Types

ii. Maximum building length along the primary street: 100 feet.

iii. Buildings may contain any of three types of dwellings: flats, townhouses, and lofts.

c. Access Standards
   i. The main pedestrian entrance to the building is through a street-level lobby, or through a podium lobby accessible from the street. Dwellings located on the courtyard or podium shall be entered directly.
   ii. Interior circulation to each dwelling is through a corridor.
   iii. For each ground floor street-facing unit, a secondary pedestrian entrance directly from the street may be provided.
   iv. Elevator access shall be provided between the garage, and each level of the building.

d. Parking and Service Standards
   i. Required parking is accommodated in a lined, at-grade garage or subterranean garage.
   ii. Dwellings have indirect access to their parking stall(s).

e. Open Space Standards
   i. The primary shared open space is a courtyard. Courtyards can be located on ground or on a podium.
   ii. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented East-West and 30 feet for a North-South orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court’s perimeter.
   iii. In 40-foot-wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard.
   iv. Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
   v. Private balconies are required for each unit and may be provided at front, side, or rear yards.

f. Landscape Standards See Section 5.5.1.E.6 General Requirements for all Building Types.

g. Frontage Standards See Section 5.5.1.E.7 General Requirements for all Building Types.

h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.
5.5.1.F Requirements for Individual Building Types

12. Liner

A building at least 30 feet in depth that conceals a public (Park-Once) garage or other large scale faceless building, designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses or residences. The access corridor on each floor is included in the minimum depth.

a. Lot Standards
   
i. Width:
      (1) Minimum: 170 feet
      (2) Maximum: 350 feet

12. Liner (continued)
5.5.1.F Requirements for Individual Building Types

b. Building Size and Massing Standards
   i. Maximum Height ratios for various Liner Buildings are as follows:
      
      2.0 stories: 100% 2 stories
      3.0 stories: 100% 2 stories, 50% 3 stories
      4.0 stories: 100% 3 stories, 50% 4 stories
   
   ii. Maximum building length along primary street frontage: 350 feet
   iii. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings.
   iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
   v. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.

   c. Access Standards
   i. The main pedestrian entrance to each ground floor storefront is directly from the street.
   ii. Pedestrian entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
   iii. Interior circulation to each dwelling is through a corridor.

   d. Parking and Service Standards
   i. Required parking for the resident/tenants of the liner is accommodated in a garage, in a tuck-under configuration, and/or subterranean.
   ii. Dwellings have indirect access to their parking stall(s) unless their parking is in an attached and individual private garage.

   e. Open Space Standards
   i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size. Otherwise, private patios or balconies must be provided for each unit.
   ii. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide;
   iii. Private patios may be provided at side yards and rear yards.
   iv. Private balconies may be provided at front, side, or rear yards.

   f. Landscape Standards See Section 5.5.1.E.6 General Requirements for all Building Types.

   g. Frontage Standards See Section 5.5.1.E.7 General Requirements for all Building Types.

   h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.
5.5.1.F  Requirements for Individual Building Types

13. Flex Block

A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

a. Lot Standards
   i. Width:
      (1) Minimum: 125 feet
      (2) Maximum: 200 feet

b. Building Size and Massing Standards
   i. Height ratios for various Flex Blocks are as follows:
      2.0 stories: 100% 2 stories
      3.0 stories: 100% 3 stories
      4.0 stories: 100% 3 stories, 50% 4 stories
   ii. Maximum building length along primary street frontage: 150 feet
5.5.1.F Requirements for Individual Building Types

13. Flex Block (continued)

iii. Each dwelling is allowed to have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
v. Dwellings may be as repetitive or unique as deemed by individual designs.
vi. Buildings may be composed of one dominant volume.

C. Access Standards
i. The main pedestrian entrance to each ground floor storefront is directly from the street.
ii. Pedestrian entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
iii. Interior circulation to each dwelling is through a corridor.
iv. Pedestrian elevator access should be provided between the garage, and each level of the building.

D. Parking and Service Standards
i. Required parking for the resident/tenants is accommodated in a garage, in a tuck-under configuration, and/or subterranean.
ii. Dwellings have indirect access to their parking stall(s).

E. Open Space Standards
i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a “park” for this purpose.
ii. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide;
iii. Private balconies may be provided at front, side, or rear yards.

F. Landscape Standards
i. In the front yard, there is no landscape but the streetscape.
ii. At least one large tree planted directly in the ground shall be provided in the rear yard.
iii. Sideyard trees may be placed to create a particular sense of place.

G. Frontage Standards
i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor space, such as shopfronts, arcades, and galleries are allowed.

H. Accessory Dwellings Standards
i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.
5.5.1.F Requirements for Individual Building Types

14. Flex Shed

A building designed for occupancy primarily by light manufacturing, workshop, and warehouse uses. Flex Shed buildings may also accommodate residential uses provided that ground floor residential uses do not exceed 20% of the total ground floor area. 100% of upper floor areas may be occupied by residential uses.

The Flex Shed building type also accommodates the large loading and/or staging area requirements that light manufacturing and warehouse uses might need, but requires these support areas, including parking, to be located either to the side or the rear of the building in order ensure that building front the sidewalk and street.

a. Lot Standards
   i. Width:
      (1) Minimum: 40 feet
      (2) Maximum: 100 feet
5.5.1.F Requirements for Individual Building Types

14. Flex Shed (continued)

b. Building Size and Massing Standards
   i. Height ratios for various flex sheds are as follows:
      - 2.0 stories: 100% 2 stories
      - 3.0 stories: 100% 3 stories
      - 4.0 stories: 100% 3 stories, 50% 4 stories
   ii. Maximum building length along primary street frontage: 100 feet
   iii. The front of the building must extend to the primary street setback line for a distance, parallel to the
        front setback line, of at least 20 feet in length. The remainder of the primary street frontage may be
        devoted to loading and staging areas, open space, and/or surface parking.
   iv. Along the primary street frontage, a maximum distance of 100 feet, parallel to the primary street setback
        line, is allowed between buildings, whether the buildings are on the same or adjacent properties.
   v. On corner lots, the building must extend to the side street setback line for a distance, parallel to the side
      street setback line, of at least 20 feet in length. The remainder of the side street frontage may be
      devoted to loading and staging areas, open space, and/or surface parking.
   vi. Portions of the lot that are occupied by loading areas, staging areas, and/or surface parking lots that
       front onto the primary or side street, must be shielded from the view of the street by a minimum 36 inch
       wall, hedge, or fence that is designed according to the same character as the adjacent building.

c. Access Standards
   i. The main pedestrian entrance to each building is directly from the street.
   ii. Where an alley is present, parking may be accessed through the alley.

d. Parking and Service Standards
   i. Required parking is accommodated on the surface.
   ii. Surface parking shall be located beside or behind the building and shall respectively be accessed via the
       street or alley.

e. Open Space Standards
   i. If the building is occupied entirely by non-residential uses: no open space requirements.
   ii. If the building is occupied by residential uses:
      - Open space may be pooled into a large, shared open space at the equivalent of 40 square feet per
        dwelling unit; or
      - Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio
        or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular)
        geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
      - Private and shared open space is not required if the building is within a 1/4-mile walking distance of
        a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise,
        private patios or balconies must be provided for each unit. Note: The use of Robbins Field is
        restricted to scheduled sports teams and does not qualify as a “park” for this purpose.
   iii. Private balconies may be provided at front, side, or rear yards.

f. Landscape Standards See Section 5.5.1.E.6 General Requirements for all Building Types.

g. Frontage Standards
   i. Public work spaces and offices are to be oriented towards the street and have transparent street-facing
      windows, while private offices and service rooms are oriented to the degree possible towards the back of
      the building.

h. Accessory Dwellings Standards
   i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.