Title X: Middle Housing Toolkit of Objective Design + Development Standards (ODDS) | Puget Sound Region: Optional Chapters

Administrative Draft - May 3, 2023

Washington State Department of Commerce

OPTICOS

Toolkit Summary of Objective Design Standards

The table below identifies the chapters provided in the base standards, the available optional standards, and key differences between the two.

Base Standards	Optional Standards	Notes About Optional Content
Ch. 1 Introduction and Applicability	None	
Ch. 2 Overlay Zones and Standards	Ch. 2 Overlay Zones and Standards (if selected, replaces Base Chapter 2)	*Provides more flexible setback standards, and detailed standards for building and massing types. Each overlay zone allows a subset of 8 Middle Housing types. The base version regulates only by maximum footprint and height.*
Ch. 3 Site Development Standards	Ch. 3 Site Development Standards (if selected, replaces Base Chapter 3)	*Provides detailed standards for fences/ walls, landscaping and lighting, on-site parking, and sloped lots.*
	Ch. 4 Building Types	*Provides a spectrum of 8 Middle Housing building types and 9 massing types with standards appropriately tailored for each type, as compared to the base standards that regulate lot coverage and do not use building types.*
#A1. Frontage Types	#A2. Frontage Types (if selected, replaces Base Chapter #A1)	*Provides 2 additional frontage types and more detailed standards.*
	#B. Architectural Standards	*Provides standards for regulating architectural details, not style (i.e., facade composition, bays, materials, and window details).*
	#C. Large Site Standards	*Provides design standards for parcels at least 5 acres in size.*
	#D. Streetscapes and Public Open Spaces	*Provides thoroughfare and public open space standards to be used on sites 5 acres or larger.*
#E1. Administration	#E2. Administration (if selected, replaces Base Chapter #E1)	*Additional allowed adjustments to support optional content.*
#F1. Definitions and Measurements	#F2. Definitions and Measurements (if selected, replaces Base Chapter #F1)	*Additional definitions and measurement methods to support optional content.*

= Chapter to be numbered after City determines which, if any, Optional chapters are to be added to the Base content.

Table of Contents

Chapter 2 : Overlay Zone Standards

Sections:

2.010 Purpose

This Chapter provides four different sets of standards to implement middle housing and support the variety of intended physical character.

2.020 General Standards

1. These standards of this Title use a palette of four overlay zones to regulate and generate the intended physical character. Each overlay zone regulates the following topics:
    A. Intent: the intended physical character and range of uses;
    B. Building type and design site size: the menu of allowed building types and the associated minimum design site dimensions;
    C. Building form: the maximum overall building height or stories and minimum ground floor height;
    D. Building placement: the minimum to maximum building setbacks and requirements for façade design;
    E. Parking: the required location and design requirements for parking and vehicle access;
    F. Frontages: the menu of allowed frontage types required at building entries along thoroughfares and shared yard spaces.
2. Standards shall be applied to irregularly-shaped lots in compliance with Section #F.030 (Measurement Methods).
3. Development standards in this Chapter apply to primary buildings unless stated otherwise.
4. All building façades shall be designed in compliance with Chapter #B (Architectural Standards).
5. For standards regarding accessory structures, see Section xx.xx.xxx in City's zoning code.
6. Encroachments are not allowed within a street ROW, alley ROW, or across a design site line.
7. Frontage types are allowed to encroach into required front and side street setbacks by up to 5 feet. For all other encroachments, see City standards.

8. The design site size standards for each building type are set in each overlay zone to generate pedestrian-oriented buildings within the overall intended physical character of each overlay zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.

9. Individual building types have specific standards in Chapter 4 in addition to the zone standards to further calibrate each type for its context.

10. On-Site Parking

    A. Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

    B. Driveways may be shared among adjacent design sites but shall not exceed the maximum allowed width.

    C. Front access not allowed on corner design sites, except where side street access cannot be provided.

    D. Parking spaces may be grouped with those on adjacent design sites (see Figure 2.020.3) and may be detached from development sites within the same block or across a passage.

    E. Where structured parking is provided, buildings are allowed to abut the parking structure and are exempt from minimum design site depth and rear building setbacks.

    F. Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.

11. Multiple Buildings on One Site. Projects which propose more than one building on a single parcel (excepting cottage housing and accessory structures) are subject to the requirements of Table 2.020.A identifies criteria for applicability to each set of standards.

Table 2.020.A Applicability of Requirements for Multiple Buildings on One Site

Project Size	Project Criteria	Requirement
Width: 100' or less; Depth: 150' max.	Multiple buildings are proposed on a lot	Compliance with the standards in Figure 2.020.1 (Multiple Buildings on One Site)
Area : 15,000 sq.ft. and 5 acres	Parcel(s) front(s) onto an existing public street	Compliance with the standards in Figure 2.020.2 (Applying Design Sites along Existing Right of Way Network)
Area : Less than 5 Acres	Parcel(s) do(es) not front onto an existing public street	Compliance with the standards in Figure 2.020.3 (Applying Design Sites on a Pedestrian Circulation Network)
Parcel at least 700 feet long or deep.	The linear dimension of the parcel(s) along or perpendicular to an existing thoroughfare	Walkable Neighborhood Plan in compliance with Section #C.020 (Walkable Neighborhood Plan)
Area at least 3 acres	Parcel(s) is a through-lot	
Area : 5 Acres or more	Parcel(s) do(es) not front onto an existing public street	

A. The standards of this subsection are in addition to the standards of the zone unless stated otherwise.

(1) All buildings not fronting a street must front shared yard space.

(a) Buildings fronting shared yard space must take primary access from the shared yard and include a Frontage Type on each unit or building entry.

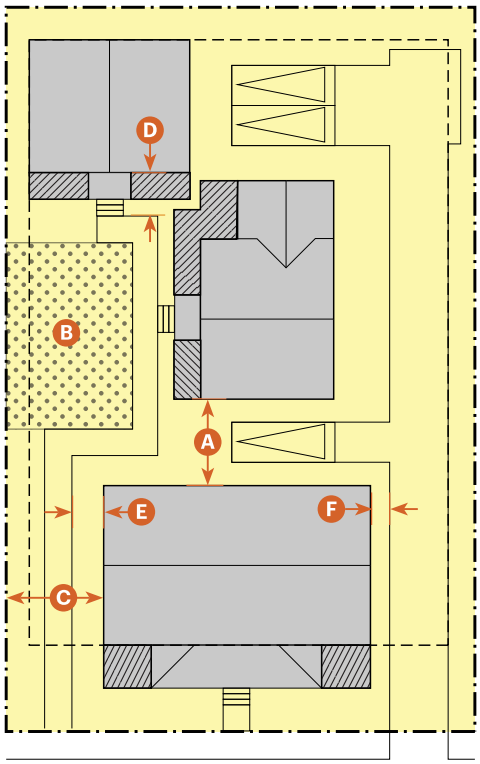
(b) Encroachments into shared yard space are not allowed.

(c) Parking is not allowed in shared yard space.

(d) Shared yard space is not allowed to encroach into front setback.

B. Using Design Sites. A design site is a parcel or portion of land within a parcel that is delineated from other design sites and/or parcels to accommodate one building type (see Chapter 4, Building Types). A parcel can include multiple design sites, in compliance with Subsection 2 of the overlay zone. Design sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels.

Figure 2.020.1 Multiple Buildings on One Site



Key

- ROW / Property Line
- Setback Line
- Building
- Frontage Area
- Shared Yard

Multiple Buildings		
Lot Coverage		
Building footprints only	60%	
Building Size[1,2]		
Detached house	30' x 30' max. (1.5 stories max.)	
Buildings with > 1 unit	48' x 48' max.	
Building Separation		
Clear space between adjacent buildings	10' min.	A
Shared Yard for Lot		
Area (up to 5 buildings)	20' x 30' min. clear	B
Area (6 or more buildings)	20% of the lot min.; one dim. 20' at least	
Opening to Front or Side Street	12'	C
Shared yard shall not be combined with or encroached with vehicular access or parking areas.		
Shared Yard shall be located behind front setback and at least 30' from rear parcel boundary		
Building Type		
Only the Duplex Side by Side, Duplex Stacked, Triplex/ Fourplex, and Townhouse building types are allowed for this development type (Cottage Housing to follow standards in 4.050)		

Pedestrian Access		
Pedestrian Path Setbacks		
From Building Entrance	10' min.	D
From Side of Building	8' min.	E
Frontage Area along Shared Yard Space		
Required for full length of building at all facades adjacent or abutting a pedestrian path or shared yard space. At least 2/3 of the building must abut the shared yard space.		
Vehicle Access and Parking		
Distance from Buildings	5' min.	F
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		

[1] Projects using this section shall only include building types allowed in the zone, are subject only to the standards of Subsection 3 of the selected building type(s), and are exempt from design site size requirements.

[2] Detached house exempt from building type and design site requirements

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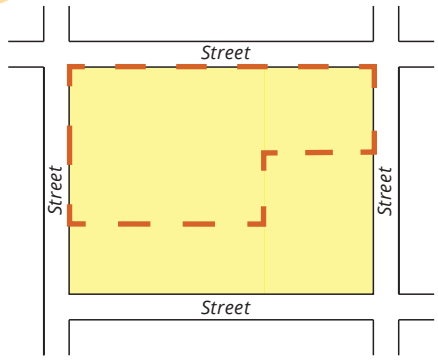
Figure 2.020.2 Applying Design Sites along Existing Right-of-Way

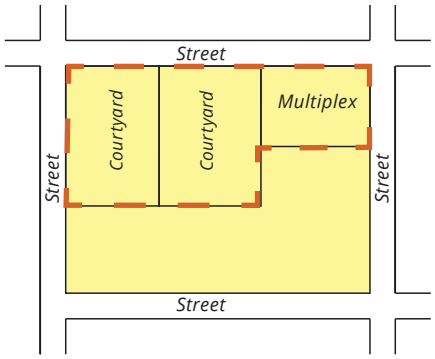
1 Identify Zone(s)



- See Overlay Zone Map.
- See Chapter 2 (Overlay Zone Standards) for design site requirements.

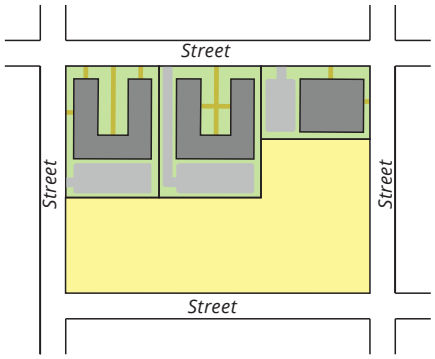
Note to City : Overlay Zone Map to be mapped by the city.

2 Apply Design Sites



- Each design site is required to front onto the adjacent street. Where there are two adjacent streets, the design site(s) may front on either in compliance with the standards.
- Select only 1 building type for each design site from the allowed building types for the zone and apply the required dimensional standards. (See Subsection 2 of each zone in Chapter 2).

3 Place Buildings

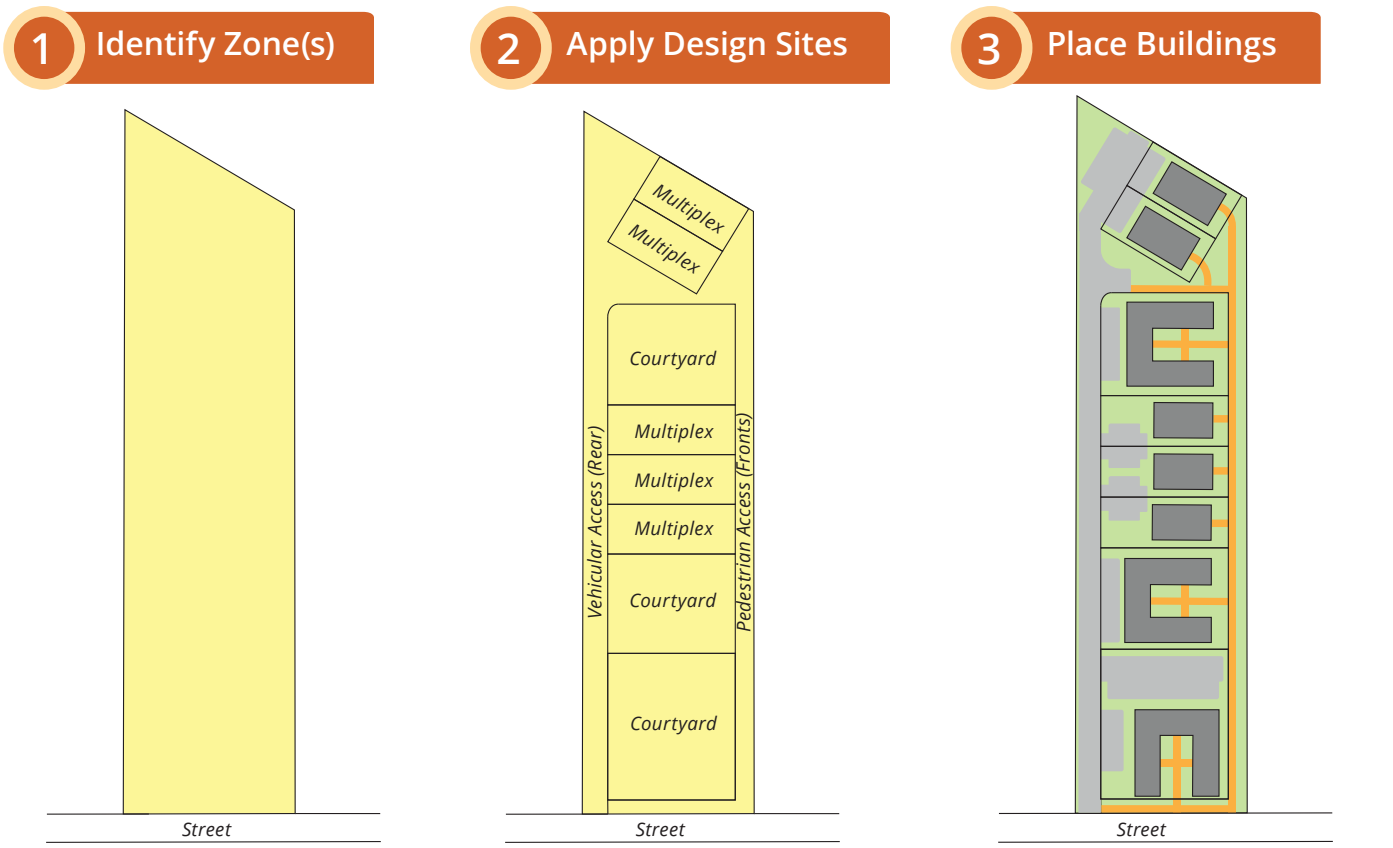


- Place each primary building on its design site in compliance with the required setbacks and other standards of the zone (see Chapter 2).
- Each building is required to front onto the adjacent street or shared yard space.
- Select and apply frontage types to each building/unit entry (see Subsection 4 of the zone).

Key

- Project Area
- Design Site Line
- Primary Building
- Example Zone
- Vehicle Access & Parking
- Pedestrian Circulation
- Landscaping

Figure 2.020.3 Applying Design Sites not parallel to existing right-of-way



- See Overlay Zone Map.
- See Chapter 2 (Overlay Zones and Standards) for design site requirements.

Note to City : Overlay Zone Map to be mapped by the city.

- Define contiguous internal circulation networks for pedestrians and vehicles, and arrange design sites to front onto the pedestrian network or the public ROW, whichever is closer. The pedestrian circulation network shall be separate from vehicular circulation.
- Select only 1 building type per design site and apply the dimensional standards for the design site of each selected building type in compliance with Subsection 2 of the zone.
- Design sites are allowed to occupy some or all of a parcel. Parcel remainder may be added to design sites, or used for parking, circulation, and/or common or shared yard space.

- Place each primary building on its design site in compliance with the required setbacks and other standards of the zone (see Chapter 2).
- Parking for a building is not required to be located on the same design site.
- Select and apply frontage types to each building/unit entry (see Subsection 4 of the zone).

Key

Design Site Line
Primary Building
Example Zone
Vehicle Access & Parking
Pedestrian Circulation
Landscaping

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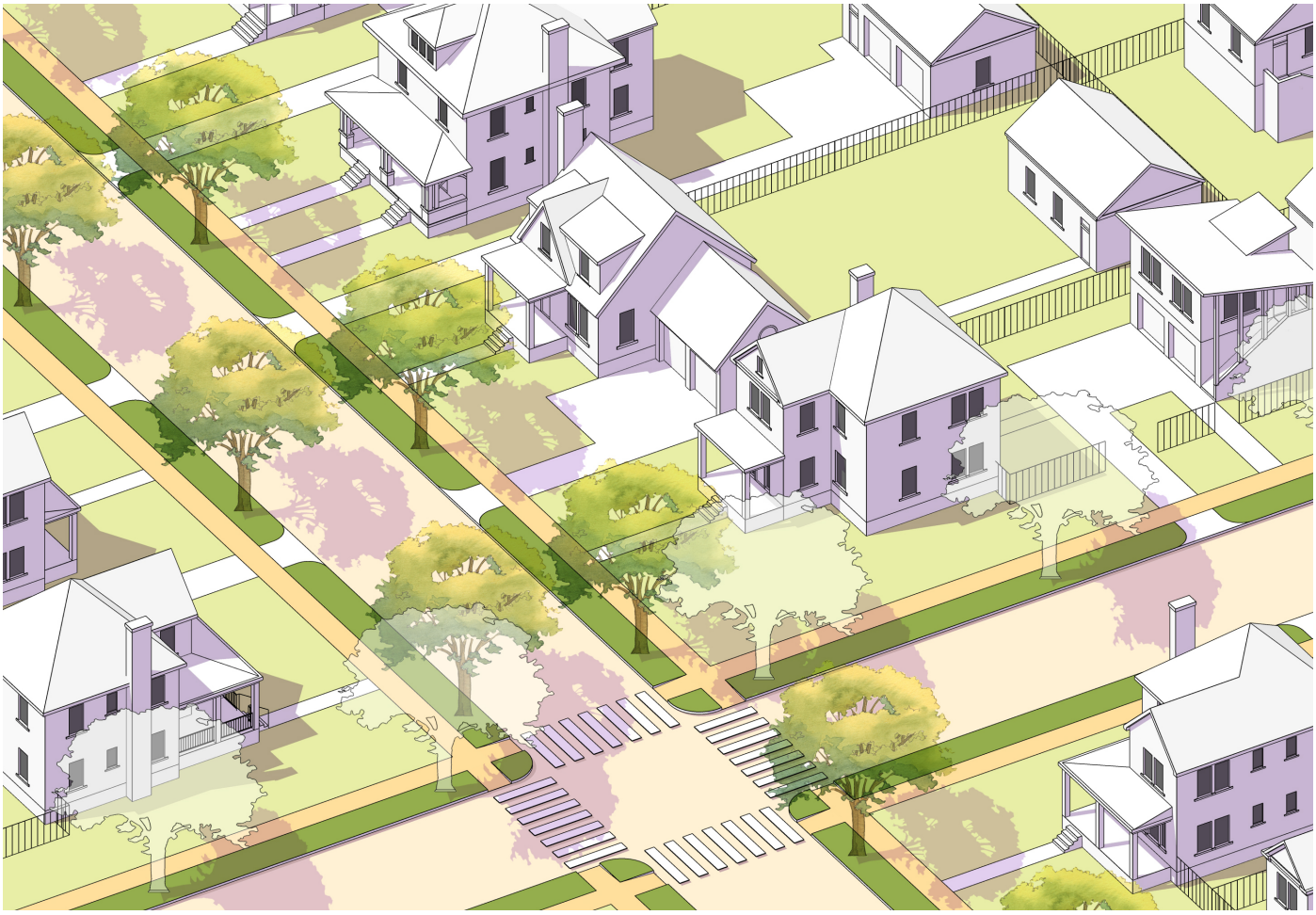
2.030 Neighborhood Residential Overlay.Small 1 (NRO.S1)



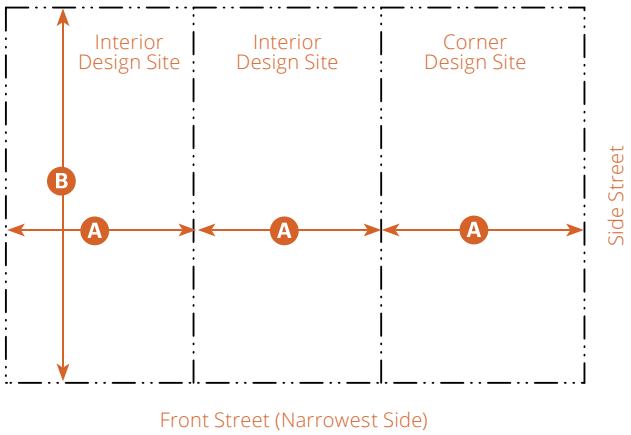
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

The following are generally appropriate form elements in the zone.

House-Scale Buildings: Duplex Stacked, Duplex Side-by-Side, Cottage Housing, and Triplexes/Fourplexes	Medium Front Setbacks
	Small-to-Medium Side Setbacks
	Up to 2.5 Stories
Detached Buildings	Porch Projecting, Porch Engaged, and Dooryard Frontage Types
Small-to-Medium Building Footprints	



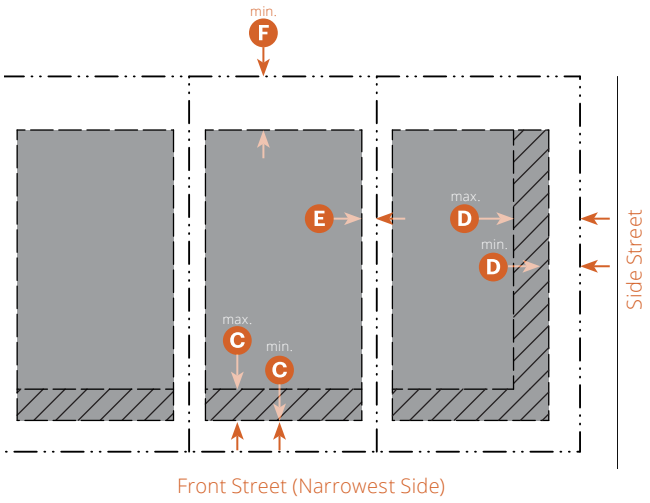
Key

ROW/ Design Site Line

2. Building Types and Design Site Size			
Allowed Building Types	**Design Site[1]**		**Standards**
	Width A	**Depth B**	
Duplex Side-by-Side	46' min.	85' min.	4.030
Duplex Stacked	44' min.	95' min.	4.040
Cottage Housing	105' min.	120' min.	4.050
Triplex/Fourplex	46' min.	97' min.	4.060
Each design site shall have only one primary building type except cottage housing.			

[1] As required by Table 2.020.A, design sites are required to include shared yard space and new thoroughfare(s) per Chapter #C (Large Site Standards).

Design Site Coverage	
Coverage (max.)	Maximum footprint allowed for selected Type(s).
Pervious surface	30% of lot min.



Key

ROW/ Design Site Line

Building Setback Line

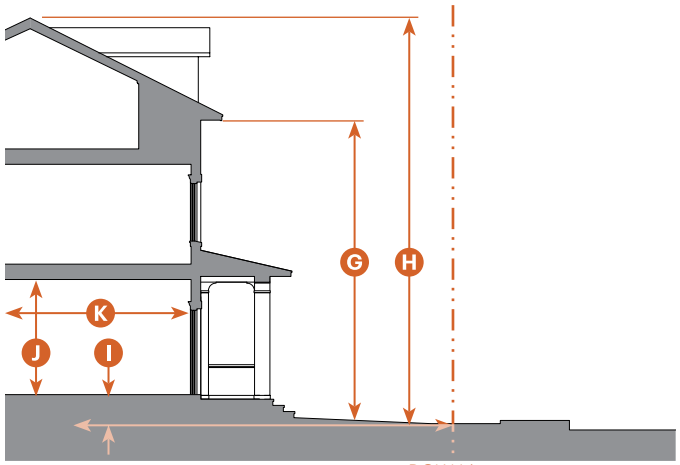
Building Placement Area

Façade Zone

3. Building Placement		
Setback (Distance from ROW/ Design Site Line)[2]		
Front (Façade Zone)		C
Interior Design Site	20' min.; 30' max.	
Corner Design Site	20' min.; 30' max.	
Side Street (Façade Zone)	15' min.; 25' max.	D
Side	7' min.	E
Rear	20' min.	F
Building Façade		
Façade Zone	**Front St.**	**Side St.**
Total length of façade defined by building and frontage type required within or abutting the façade zone.	60% min.	50% min.

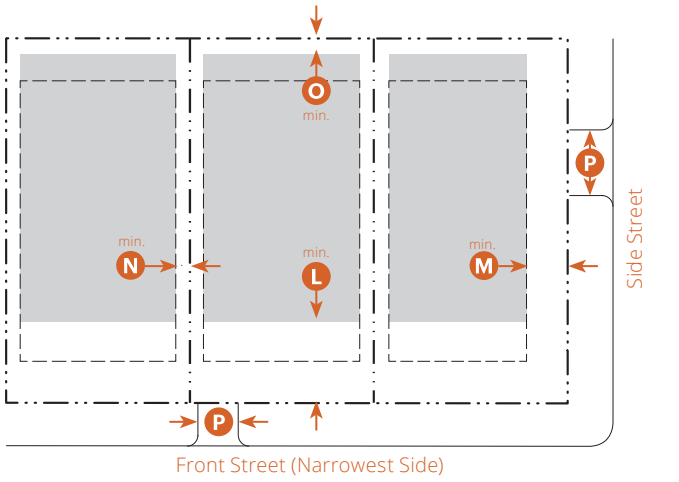
[2] Design sites with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

4. Frontage	
A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.	
Allowed Private Frontage Type	**Standards**
Porch Projecting	#A2.040
Porch Engaged	#A2.050
Dooryard	#A2.060



Key

ROW Line



Key

ROW/ Design Site Line

Parking Area

Building Setback Line

5. Building Form		
Height		
Primary Building[3]		
Stories	2.5 max.	
To Highest Eave/Parapet	22' max.	G
Overall	35' max.	H
Ground Floor Finish Level	6" min.[4]	I
Ground Floor Ceiling	9' min.	J
Footprint		
See Chapter 4 (Building Types)		
Depth, Ground-Floor Space		K
Cottage Housing	20' min.	
All Other Building Types	30' min.	
Where provided, dormer windows shall be in compliance with Section 4.120 (Roof Pitch and Dormer Windows)		

[3] See Chapter 4 (Building Types) for refinements to massing and height standards.

[4] Common entries may be set at grade in compliance with local and federal accessibility standards.

6. Parking			
Use Type	**Vehicular Spaces**[5]	**Bicycle Spaces**	
Within 1,000' of transit stop			
Studio or 1 Bedroom	1 min. per unit	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	2 min. per unit	
Not within 1,000' of transit stop			
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit	
2 or More Bedrooms	2 min. per unit	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)			
Front	50' min.[6]		L
Side Street	25' min.		M
Side	5' min.		N
Rear	5' min.		O
Driveway	**One-Way**	**Two-Way**	
Curb Cut/Width	12' max.	Not Allowed	P

[5] See Subsection 3.040 for additional standards.

[6] 10' min. allowed for parking courts of 8 or fewer spaces. See Figure 3.040.1 (Parking Court(s)).

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2.040 Neighborhood Residential Overlay.Small 2 (NRO.S2)

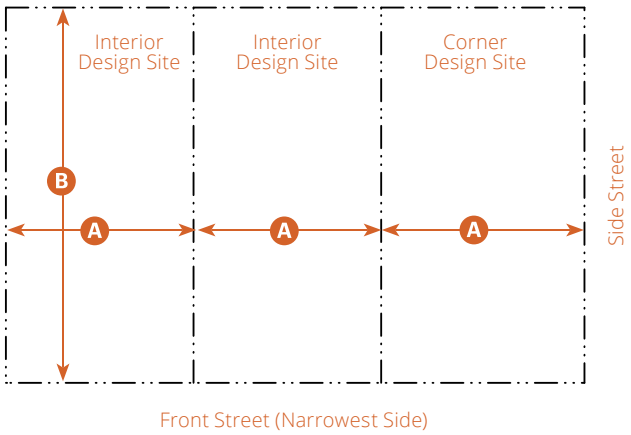
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

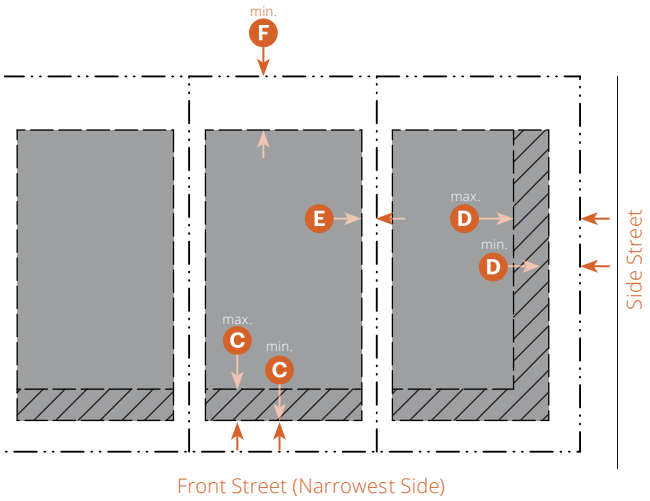
The following are generally appropriate form elements in the zone.

House-Scale Buildings: Duplex Stacked, Duplex Side-by-Side, Cottage Housing, Triplexes/Fourplexes, and Townhouses	Medium Front Setbacks
	Medium Side Setbacks
	Up to 2.5 Stories
Detached Buildings	Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types
Small-to-Medium Building Footprints	



Key

ROW/ Design Site Line



Key

ROW/ Design Site Line

Building Setback Line

Building Placement Area

Façade Zone

2. Building Types and Design Site Size

Allowed Building Types	Design Site[1] Width A	Depth B	Standards
Duplex Side-by-Side	46' min.	85' min.	4.030
Duplex Stacked	44' min.	95' min.	4.040
Cottage Housing	105' min.	120' min.	4.050
Triplex/Fourplex	46' min.	97' min.	4.060
Side Court	48' min.[2]	85' min.	4.070
Townhouse	20' min.[2]	85' min.	4.080

Each design site shall have only one primary building type except cottage housing.

[1] As required by Table 2.020.A, design sites are required to include shared yard space and new thoroughfare(s) per Chapter #C (Large Site Standards).

[2] Represents one townhouse

Design Site Coverage

Coverage (max.)	Maximum footprint allowed for selected Type(s).
Pervious surface	30% of lot min.

3. Building Placement

Setback (Distance from ROW/ Design Site Line)[3]

Front (Façade Zone)		C
Interior Design Site	15' min.; 25' max.	
Corner Design Site	15' min.; 25' max.	
Side Street (Façade Zone)	10' min.; 20' max.	D
Side	5' min.	E
Rear	20' min.	F

Building Façade

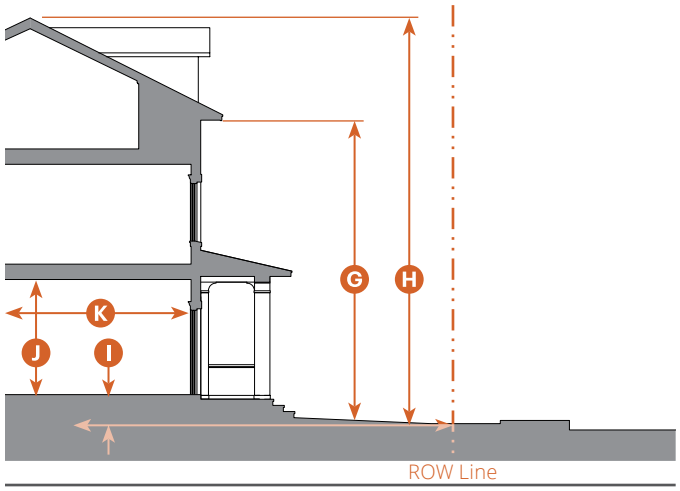
Façade Zone	Front St.	Side St.
Total length of façade defined by building and frontage type required within or abutting the façade zone	60% min.	50% min.

[3] Design sites with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

4. Frontage

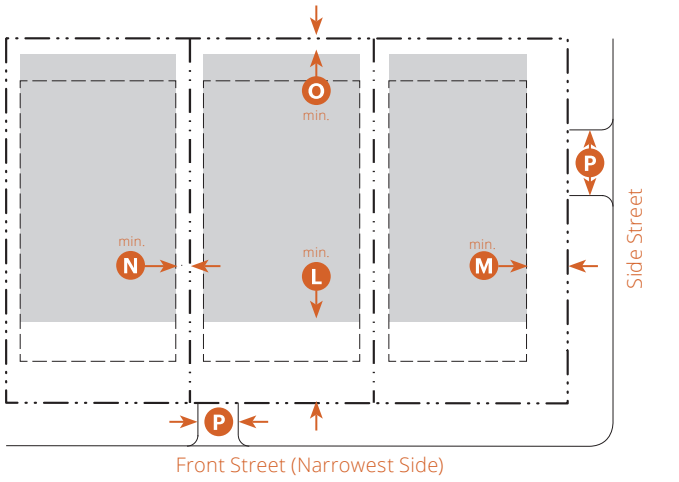
A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

Allowed Private Frontage Type	Standards
Porch Projecting	#A2.040
Porch Engaged	#A2.050
Dooryard	#A2.060
Stoop	#A2.070



Key

ROW Line



Key

ROW/ Design Site Line

Parking Area

Building Setback Line

5. Building Form		
Height		
Primary Building[4]		
Stories	2.5 max.	
To Highest Eave/Parapet	22' max.	G
Overall	35' max.	H
Ground Floor Finish Level	6" min.[5]	I
Ground Floor Ceiling	9' min.	J
Footprint		
See Chapter 4 (Building Types)		
Depth, Ground-Floor Space		K
Cottage Housing	20' min.	
All Other Building Types	30' min.	
Where provided, dormer windows shall be in compliance with Section 4.120 (Roof Pitch and Dormer Windows)		

[4] See Chapter 4 (Building Types) for refinements to massing and height standards.

[5] Shared entries may be set at grade in compliance with local and federal accessibility standards.

6. Parking			
Use Type	**Vehicular Spaces**[6]	**Bicycle Spaces**	
Within 1,000' of transit stop			
Studio or 1 Bedroom	1 min. per unit	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	2 min. per unit	
Not within 1,000' of transit stop			
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit	
2 or More Bedrooms	2 min. per unit	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)			
Front	50' min. [7]		L
Side Street	20' min.		M
Side	5' min.		N
Rear	5' min.		O
Driveway	**One-Way**	**Two-Way**	
Curb Cut/Width	12' max.	Not Allowed	P

[6] See Subsection 3.040 for additional standards.

[7] 10' min. allowed for parking courts of 8 or fewer spaces. See Figure 3.040.1 (Parking Court(s)).

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2.050 Neighborhood Residential Overlay.Medium 1 (NRO.M1)

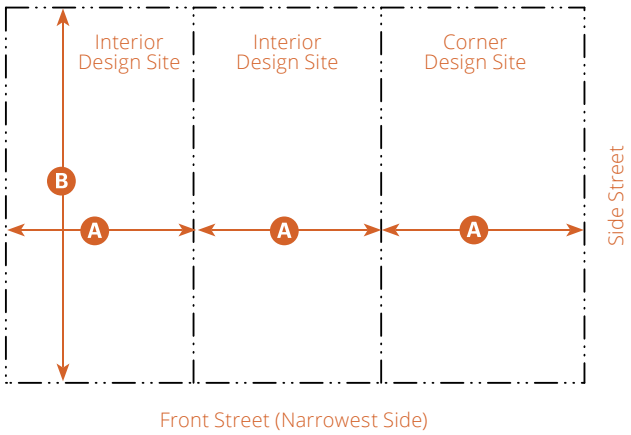
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

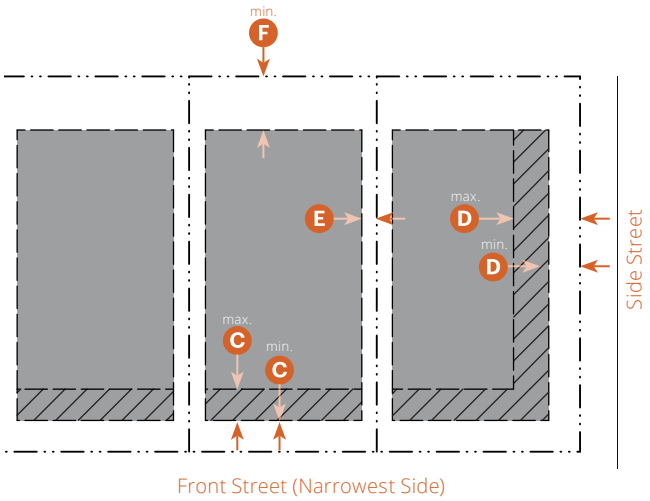
The following are generally appropriate form elements in the zone.

House-Scale Buildings: Triplexes/ Fourplexes, Townhouses, Courtyards, and Multiplexes	Small-to-Medium Front Setbacks
	Small Side Setbacks
	Up to 2.5 Stories
Detached Buildings	Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types
Medium Building Footprints	



Key

ROW/ Design Site Line



Key

ROW/ Design Site Line

Building Setback Line

Building Placement Area

Façade Zone

2. Building Types and Design Site Size

Allowed Building Types	Design Site[1] Width A	Depth B	Standards
Side Court	48' min.[2]	85' min.	4.070
Townhouse	16' min.[2]	60' min.	4.080
Courtyard	77' min.[3]	97' min.	4.090
Multiplex	108' min.	120' min.	4.100

Each design site shall have only one primary building type.

[1] As required by Table 2.020.A, design sites are required to include shared yard space and new thoroughfare(s) per Chapter #C (Large Site Standards).

[2] Represents one townhouse

[3] For an L-shaped building; 100' min. for a U-shaped building

Design Site Coverage	
Coverage (max.)	Maximum footprint allowed for selected Type(s).
Pervious surface	20% of lot min.

3. Building Placement

Setback (Distance from ROW/ Design Site Line)[4]		
Front (Façade Zone)		C
Interior Design Site	10' min.; 20' max.	
Corner Design Site	10' min.; 20' max.	
Side Street (Façade Zone)	10' min.; 20' max.	D
Side	7' min.	E
Rear	15' min.	F

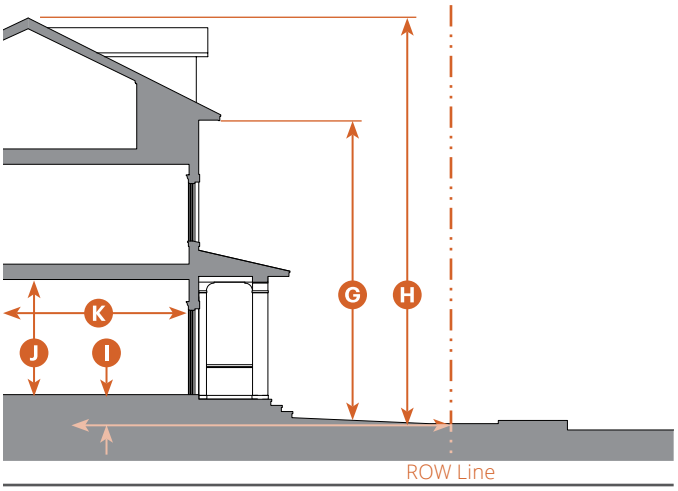
Building Façade		
Façade Zone	Front St.	Side St.
Total length of façade defined by building and frontage type required within or abutting the façade zone	65% min.	55% min.

[4] Design sites with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

4. Frontage

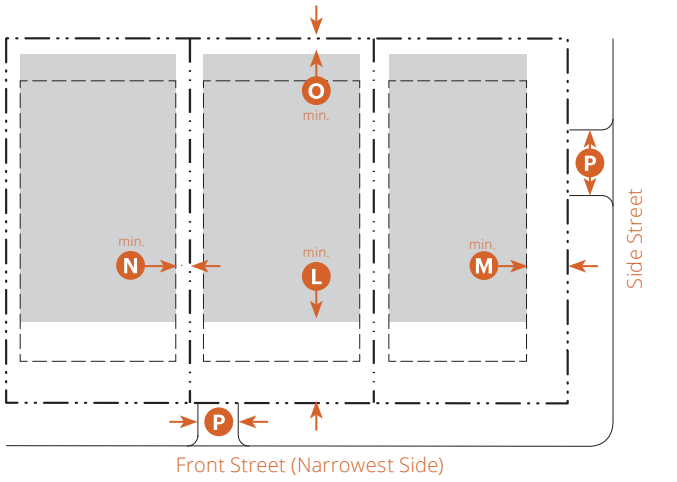
A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.

Allowed Private Frontage Type	Standards
Porch Projecting	#A2.040
Porch Engaged	#A2.050
Dooryard	#A2.060
Stoop	#A2.070
Common Entry	#A2.080



Key

ROW Line



Key

ROW/ Design Site Line

Parking Area

Building Setback Line

5. Building Form		
Height		
Primary Building[5]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	G
Overall	35' max.	H
Ground Floor Finish Level	6" min.[5]	I
Ground Floor Ceiling	9' min.	J
Footprint		
See Chapter 4 (Building Types)		
Depth, Ground-Floor Space	20' min.	K

Where provided, dormer windows shall be in compliance with Section 4.120 (Roof Pitch and Dormer Windows).

[5] See Chapter 4 (Building Types) for refinements to massing and height standards.

6. Parking			
Use Type	**Vehicular Spaces**[6]	**Bicycle Spaces**	
Within 1,000' of transit stop			
Studio or 1 Bedroom	1 min. per unit	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	2 min. per unit	
Not within 1,000' of transit stop			
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit	
2 or More Bedrooms	2 min. per unit	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)			
Front	40' min.[7]		L
Side Street	20' min.		M
Side	5' min.		N
Rear	5' min.		O
Driveway	**One-Way**	**Two-Way**	
Curb Cut/Width	12' max.	Not Allowed	P

[6] See Subsection 3.040 for additional standards.

[7] 10' min. allowed for parking courts of 8 or fewer spaces. See Figure 3.040.1 (Parking Court(s)).

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2.060 Neighborhood Residential Overlay.Medium 2 (NRO.M2)

General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

A neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices.

The following are generally appropriate form elements in the zone.

Primarily House-Scale Buildings:
Townhouses, Courtyards, Multiplexes

Primarily Detached Buildings

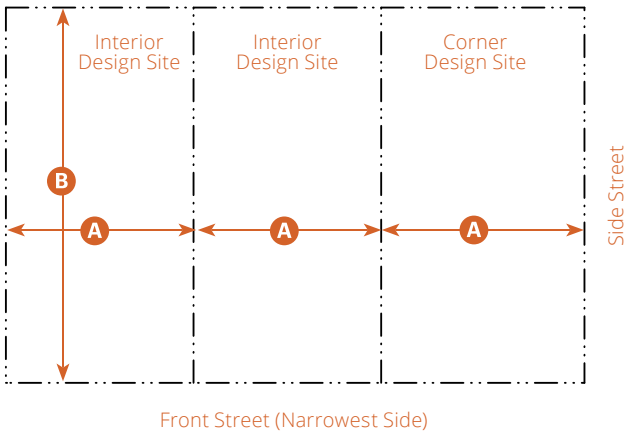
Medium Building Footprints

Small Front Setbacks

Small Side Setbacks

Up to 3 Stories

Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types



Key

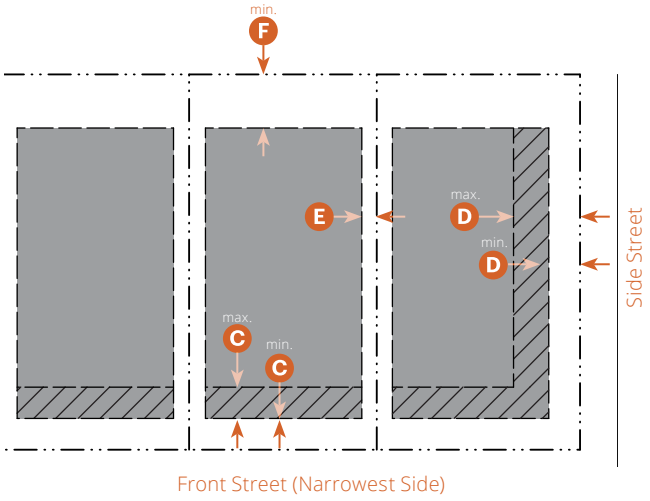
ROW/ Design Site Line

2. Building Types and Design Site Size			
Allowed Building Types	**Design Site[1]**		**Standards**
	Width A	**Depth B**	
Townhouse	16' min.[2]	60' min.	4.080
Courtyard	77' min.[2]	97' min.	4.090
Multiplex	108' min.	120' min.	4.100
Each design site shall have only one primary building type.			

[1] As required by Table 2.020.A, design sites are required to include shared yard space and new thoroughfare(s) per Chapter #C (Large Site Standards).

[2] For an L-shaped building; 100' min. for a U-shaped building

Design Site Coverage	
Coverage (max.)	Maximum footprint allowed for selected Type(s).
Pervious surface	20% of lot min.



Key

ROW/ Design Site Line

Building Setback Line

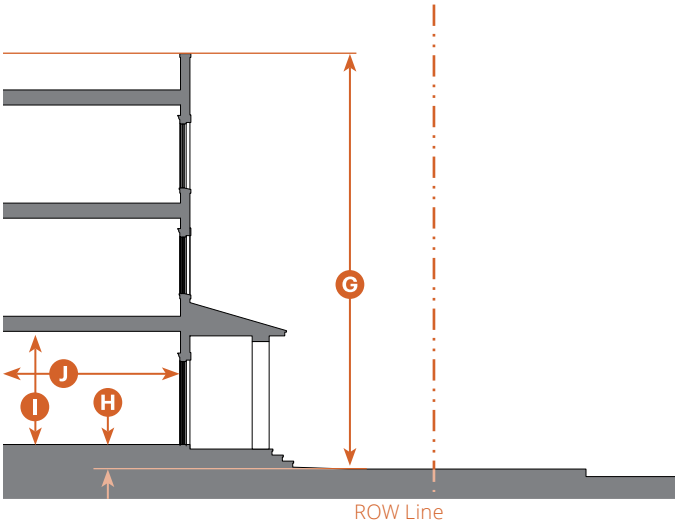
Building Placement Area

Façade Zone

3. Building Placement		
Setback (Distance from ROW/ Design Site Line)[3]		
Front (Façade Zone)		C
Interior Design Site	8' min.; 15' max.	
Corner Design Site	8' min.; 15' max.	
Side Street (Façade Zone)	8' min.; 15' max.	D
Side	5' min.	E
Rear	15' min.	F
Building Façade		
Façade Zone	**Front St.**	**Side St.**
Total length of façade defined by building and frontage type required within or abutting the façade zone	70% min.	60% min.

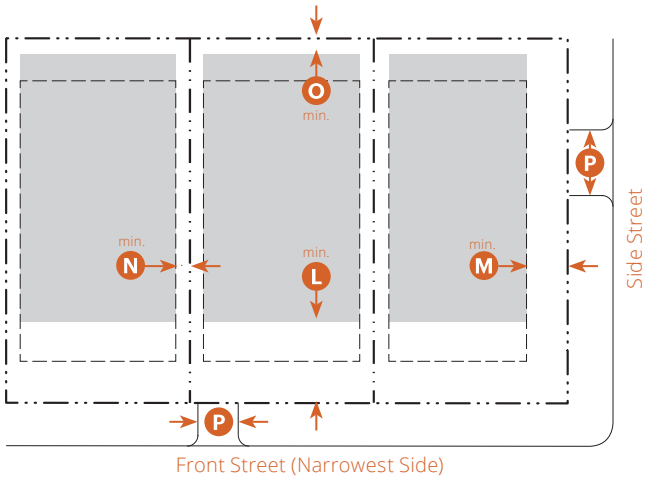
[3] Design sites with slopes ≥ 10% shall comply with Section 3.050 (Slope Standards).

4. Frontage	
A private frontage type is required at building and/or unit entries along a thoroughfare or publicly accessible space.	
Allowed Private Frontage Type	**Standards**
Porch Projecting	#A2.040
Porch Engaged	#A2.050
Dooryard	#A2.060
Stoop	#A2.070
Common Entry	#A2.080



Key

ROW Line



Key

ROW/ Design Site Line

Parking Area

Building Setback Line

5. Building Form		
Height		
Primary Building[4]		
Stories	3 max.	
Overall/Top of Parapet	35' max.	G
Ground Floor Finish Level	6" min.[5]	H
Ground Floor Ceiling	9' min.	I
Footprint		
See Chapter 4 (Building Types)		
Depth, Ground-Floor Space	20' min.	J

Where provided, dormer windows shall be in compliance with Section 4.120 (Roof Pitch and Dormer Windows).

[4] See Chapter 4 (Building Types) for refinements to massing and height standards.

[5] Shared entries may be set at grade in compliance with local and federal accessibility standards.

6. Parking			
Use Type	**Vehicular Spaces**[6]	**Bicycle Spaces**	
Within 1,000' of transit stop			
Studio or 1 Bedroom	1 min. per unit	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	2 min. per unit	
Not within 1,000' of transit stop			
Studio or 1 Bedroom	1.5 min. per unit	1 min. per unit	
2 or More Bedrooms	2 min. per unit	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)			
Front	40' min.[7]		K
Side Street	15' min.		L
Side	5' min.		M
Rear	5' min.		N
Driveway	**One-Way**	**Two-Way**	
Curb Cut/Width	12' max.	Not Allowed	O

[6] See Subsection 3.040 for additional standards.

[7] 10' min. allowed for parking courts of 8 or fewer spaces. See Figure 3.040.1 (Parking Court(s)).

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Chapter 3: Site Design Standards

Sections:

3.010 Purpose

This Chapter provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties; and
3. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

3.020 Screening

1. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
   A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
   B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 3.020.A: Maximum Screening Height

Zone	Item	Maximum Height Allowed			
		Front	Side St.	Side	Rear
NRO.S1, NRO.S2	Fences	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
NRO.M1, NRO.M2	Fences	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
[1] Excludes trees					
	X = Not Allowed				

2. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

3. **Mechanical Equipment Screening**

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment; and

      (2) Vents less than two feet in height.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

      (2) **Wall- and Ground-Mounted Equipment**

         (a) Equipment is not allowed between front or side street facades and the street.

         (b) All screen devices shall be as high as the highest point of the equipment being screened.

         (c) Equipment and screening shall be in compliance with the setbacks of the zone.

         (d) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

4. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured. All temporary fencing shall be in compliance with Section x.xx.xxx (City's Fencing Standards).

5. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

6. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:

   A. Within 10 feet of the point of intersection of:

      (1) A vehicular access way or driveway and a street; and/or

      (2) A vehicular access way or driveway and a sidewalk.

   B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.

   C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

3.030 Landscaping and Lighting

1. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.
2. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 3.040 (Parking and Loading).
   A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).
   B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).
3. **Required Lighting**
   A. Site improvements, including lighting, shall be consistent with the selected Architectural Style for the primary building.
   B. Lighting shall be provided in compliance with the following:
      (1) All exterior lighting shall be designed, located, and lamped in order to prevent overlighting and light trespass.
      (2) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
      (3) Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.
      (4) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.
4. **Design Standards**
   A. **Allowed Landscaping Materials**
      (1) Landscaping materials shall comply with the following:
         (a) Shrubs, of at least one-gallon size;
         (b) Ground cover instead of grass/turf; and/or
         (c) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
      (2) Street trees, of at least 15-gallon size, double-staked, planted between the curb and the back of the sidewalk.
   B. **Species Selection**
      (1) Native and drought tolerant species are required to meet the minimum local standards.
      (2) Landscaping shall be in compliance with Section x.xx.xxx (Citys' Fire Department Standards).
   C. **Existing Vegetation.** On-site trees of species xxx and/or a caliper size of at least xxx inches shall be incorporated into the landscaping.
   D. **Retaining Walls**

(1) **Along front and/or side street.** Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the design site shall:

(a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;

(b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(2) **Along interior side.** Retaining walls along the interior design site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed three feet as measured to the adjacent finished grade;

(b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(3) **Along rear.** Retaining walls along the rear design site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed eight feet as measured to the adjacent finished grade;

(b) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building; and/or

(d) Not require landscaping or wall material finish(es) if within the building and not exposed.

E. **Maintenance.** Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

3.040 Parking and Loading

1. **Intent.** This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

A. Consistency with the intended physical character of walkable environments;

B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. **On-site parking.** On-site parking is allowed in all zones subject to the standards in this Section**.**

3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with the standards of the zone.

4. **Number of Motor Vehicle Parking Spaces Required**

   A. **Required Spaces.** The minimum number of parking spaces required is listed in Subsection 6 of the zone. For any use not addressed in Subsection 6, parking shall not exceed a ratio equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers Parking Generation Manual.

   B. **Required Number of Parking Spaces**

      (1) When calculating the required number of parking spaces, numbers shall be rounded down to the closest whole number.

      (2) For parking systems that stack individual vehicles, each vehicle accommodated by the stacker counts as an individual parking space.

5. **Parking Spaces, Design and Layout**

   A. **Parking Facilities.** If off-street parking is located within a carport or garage, The garage shall match the color, material and roofing of the primary building.

   B. **Parking Space dimension.** The minimum dimension for residential parking spaces are eight and a half feet wide and Eighteen feet deep.

   C. **Access.** On-site parking areas shall be accessed per the following:

      (1) On-site parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.

      (2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

      (3) On-site loading space(s) is not required.

   D. **Driveways**

      (1) Access to Driveways

         (a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward or reverse motion of the vehicle; and

         (b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.

         (c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.

      (2) Number of Driveways. Table A (Number of Driveways) specifies the maximum number of driveways for a development site

      (3) Driveways shall be setback from design site lines as follows:

         (a) For front access, minimum two feet from side design site lines; and/or

(b) For side street access, no less than the minimum rear parking setback per the zone; and/or

(c) Where driveway access is shared by abutting design sites, Subsections (a) and (b) above do not apply; minimum two feet from building(s).

(4) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.

(5) The design and construction of all on-site parking access drives shall be in compliance with Section x.xx.xxx (City's Driveway Access Standards).

Table 3.040.A: Number of Driveways

Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300' over 299'	1

E. **Parking Techniques.** The following techniques may be applied individually or in combination:

(1) Tandem Parking. Parking spaces are arranged in a series up to total. Tandem parking is allowed in all overlay zones, subject to on-site management.

(2) Parking Court. Parking spaces in groupings of uncovered spaces or if behind the minimum building setbacks, covered spaces or individual garages not in a podium configuration. The parking court may be shared between two design sites. See Figure 3.040.1 (Parking Court).

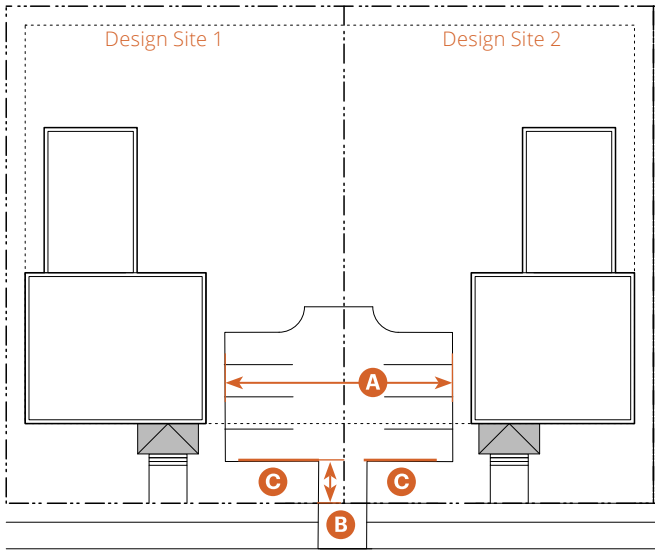
(3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. The garage has occupiable space above the garage level. The podium is not visible or exposed along the front or side street building facades.

(4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building.

(5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage or not within the building footprint, open or covered.

Figure 3.040.1: Parking Court

Parking Court



Key		
_ _	Design Site Line	
----	Building Setback Line	
A	Width: 65' max. (8 spaces max.)	
B	Parking Court Setback:	15' min.
C	Decorative wall and landscaping	36" max height in compliance with Section 4.030.01

F. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

G. **Materials**

(1) All on-site parking areas and driveways shall be surfaced only with materials identified by City.

(2) Parking area surfacing materials shall consist of the following materials:

(a) Gravel, crushed granite, "grasscrete";

(b) Recycled materials including, but not limited to, glass, rubber, used asphalt, brick, block and concrete; or

(c) A combination of the above materials.

(3) A minimum of 10 percent of the parking area shall be improved with impervious materials, exclusive of required landscaping in Table E (Required Parking Lot Landscaping).

H. **Landscaping.** The landscaping standards identified in Table B (Required Parking Lot Landscaping) shall be applied with the standards of Subsection 3.020 (Screening) and Subsection 3.030 (Landscaping and Lighting).

(1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.

(2) Screening is not required when parking area(s) is adjacent to an alley.

(3) Landscaping areas shall integrate stormwater management features per City's Landscaping Standards.

(4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.

I. **Location**

(1) Location of on-site parking is regulated by the required setbacks in Subsection 6 of the zone and the following:

(a) Parking lots with more than 11 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;

(b) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

Table 3.040.B: Required Parking Lot Landscaping

Number of Parking Spaces	Percent of Gross Parking Area Required to be Landscaped
10 or fewer	None
11 or more	5' min. wide planter along property line
General Landscaping	
Perimeter Planter	5' min. width
Required Border	6" high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4" to provide drainage to retention and filtration areas.
Car Overhangs	Shall be prevented by stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size[1]	5' min. in any direction
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Tree Characteristics	Tree canopy
Location	Evenly spaced throughout parking lot to provide uniform shade

[1] Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

3.050 Slope Standards

1. **Intent.** This Section provides the standards for development in all zones on parcels with sloped topography. For the purposes of this Section, sloped topography is any slope of ten percent or more.

   A. Table A (Maximum Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites.

   B. Developments subject to Chapter #C (Large Site Standards) requiring new streets shall be in compliance with maximum grade standards in Section x.xx.xxx (City's Thoroughfare Standards).

Table 3.050.A: Maximum Amount of Sloped Areas Allowed to be Developed

Portions of Design Site with Existing Slope	Development Site[1,2]			
	Previously Developed		Greenfield	
	Up to 1 acre	>1 acre	1 to 3 acres	>3 acres
0–5.99%	100% max.	Not to exceed previously developed footprint	100% max.	100% max.
6–9.99%	100% max.		70% max.	70% max.
10–14.99%	100% max.		50% max.	25% max.
15–19.99%	75% max.		25% max.	10% max.
20-29.99%	25% max.		5% max.	0% max.
> 30%	0% max.		0% max.	0% max.

[1] In compliance with the setbacks of the zone, required on-site shared yard space, this Section, and the maximum building footprint standards in Chapter 5 (Building Type Standards).

[2] In compliance with required amount of shared yard space identified in Subsection 2.020.

2. **Building Height**

   A. **Maximum Building Height.** Building height is regulated by Subsection 5 of the zone and subsection 5 of the building type. The maximum allowed height of a building shall follow the existing topography of the design site to ensure that each building is in compliance with the allowed building height.

      (1) Figure 3.050.1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

   B. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if exposed less than half of the basement's story height below the average adjacent finished grade.

3. **Primary Building, Topography and Required Location.** Sloped topography can present issues with locating the primary building on a design site in compliance with Subsection 5 of the zone. Table #E2.030.A (Adjustments to Standards) identifies allowed administrative relief for issues arising from sloped topography, subject to the required findings in Table #E2.030.A (Adjustments to Standards) .

4. **Grading or Regrading of Design Sites.** When existing design site topography is proposed to be changed, grading shall not result in any of the following:

A. Creation of retaining walls or blank walls taller than four feet within required front or side street facade zones;

B. Retaining walls on side design site lines taller than three feet;

C. Retaining walls on rear design site lines not within the building footprint, taller than 10 feet;

D. Building(s) that do not reflect the existing topography of the design site;

E. Terraced design sites that result in a vertical difference of more than 4 feet between the adjacent right-of-way and the finished grade of the design site;

F. Grading beyond the building pad(s) and the required access drive(s);

G. Cut exceeding 16 feet in height from top to toe; or

H. Cut slope exceeding two horizontal to one vertical.

5. **Graded Slopes**

A. Graded slopes shall be screened from view under or behind buildings with landscaping or natural topographic features.

B. Graded slopes shall be revegetated with a mixture of grass seed or shrubs as identified by the USDA Soil Conservation Service.

6. **Drainage Facilities.** All proposed drainage facilities shall preserve major drainage channels in their natural state and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare.

7. **Massing.** Buildings on sloped design sites shall reflect the existing topography of the design site.

A. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.

B. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:

(1) Change in material;

(2) A continuous horizontal band between the base and upper floors; and/or.

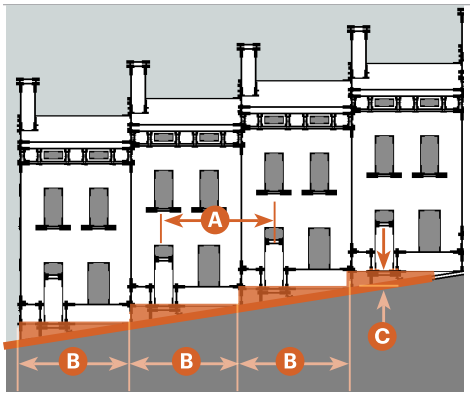
(3) Use of a continuous shopfront frontage.

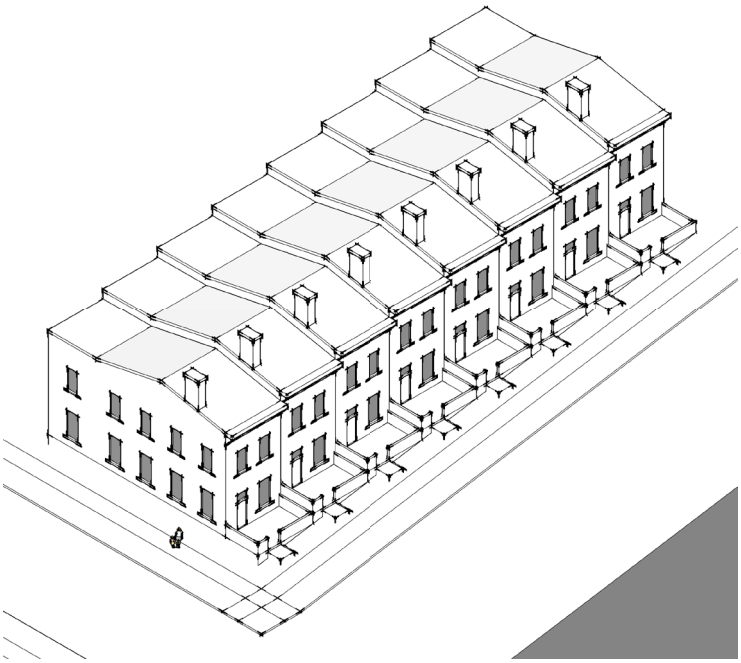
C. All design shall be in compliance with the selected style for the building(s) in Chapter #B (Architectural Standards).

8. **Frontage.** Along front and side street facades, each primary building shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 4 of the zone.

Figure 3.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

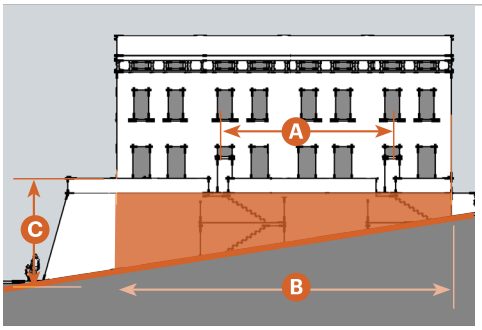
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or design sites, and that connects each building with the adjacent street and public realm.

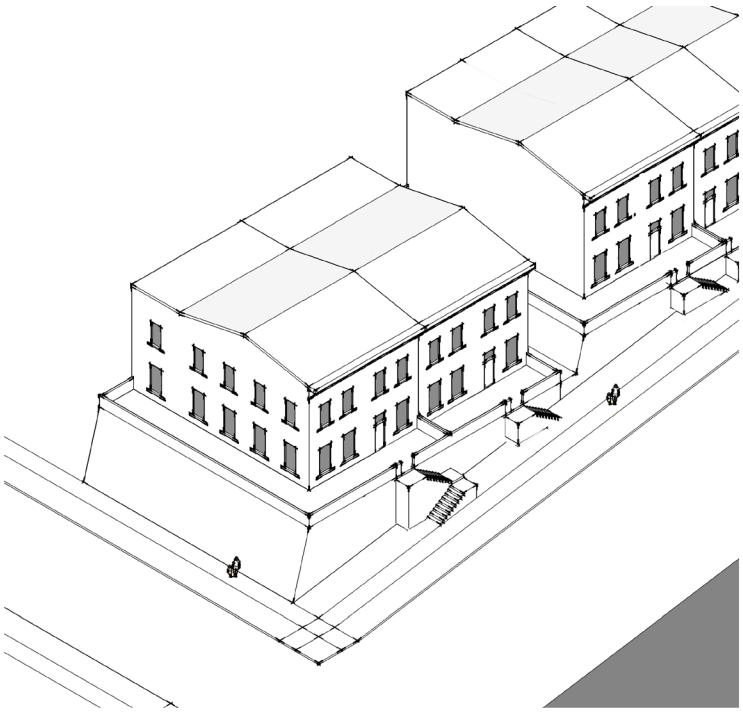




Distance between building entries on slopes greater than 60% does not exceed 50'.	A
Building footprint steps with slope.	B
Finished grade of lot is less than 4 feet from the adjacent street/right-of-way.	C

Not Allowed. Grading that results in each new building not stepping with the topography of the lot, and disconnects each building from the adjacent street and public realm.





Distance between building entries on slopes greater than 6% exceeds 50'.	A
Building footprint does not step with slope.	B
Finished grade of lot is more than 4 feet from the adjacent street/right-of-way.	C

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Chapter 4: Building Types

Sections:

4.010 Purpose

This Chapter provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities.

4.020 General Standards for Building Types

1. Building types are used to articulate size, scale, and intensity according to the intent of each overlay zone.
2. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:
   A. Cottage Housing (Section 4.050) may consist of up to nine individual buildings;
   B. More than one building type is allowed on parcel that meets the requirements of Figure 2.020.1 (Multple Buildings on One Site), or includes multiple design sites that meet the standards of this Chapter.
3. On-site shared yard space. The standards identify the required amount and/or minimum size.
4. Parking may be designed as uncovered, covered, tuck-under, detached garage(s), podium or subterranean, in compliance with the overlay zone standards for parking placement.
5. Wings are allowed on certain building types to allow for an increase in building area without increasing the size of the main body. Wings are required to be smaller in size and height than the main body and to be at a distance from the main body so that their facades are not aligned.
6. If a building type does not specify standards for wings, wings are not allowed on that building type.
7. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the overlay zone's standards (e.g., parking).
8. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and Chapter x (Architectural Standards).

9. New buildings and their improvements are subject to City's local standards for Fire Safety and Building Safety.

10. Table A (Building Types Overview) provides an overview of the allowed building types in each overlay zone.

Table 4.020.A: Building Types Overview

		Zones			
	Specific Standards	NRO.S1	NRO.S2	NRO.M1	NRO.M2
House Scale					
Duplex Side-by-Side	4.030	P	P	X	X
Duplex Stacked	4.040	P	P	X	X
Cottage Housing	4.050	P	P	X	X
Triplex/Fourplex	4.060	P	P	P	X
Side Court	4.070	X	P	P	P
Townhouse	4.080	X	P	P	P
Courtyard	4.090	X	X	P	P
Multiplex	4.100	X	X	P	P

Key P = Allowed X = Not Allowed

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4.030 Duplex Side-by-Side

Example of Duplex Side-by-Side

Example of Duplex Side-by-Side

Example of Duplex Side-by-Side

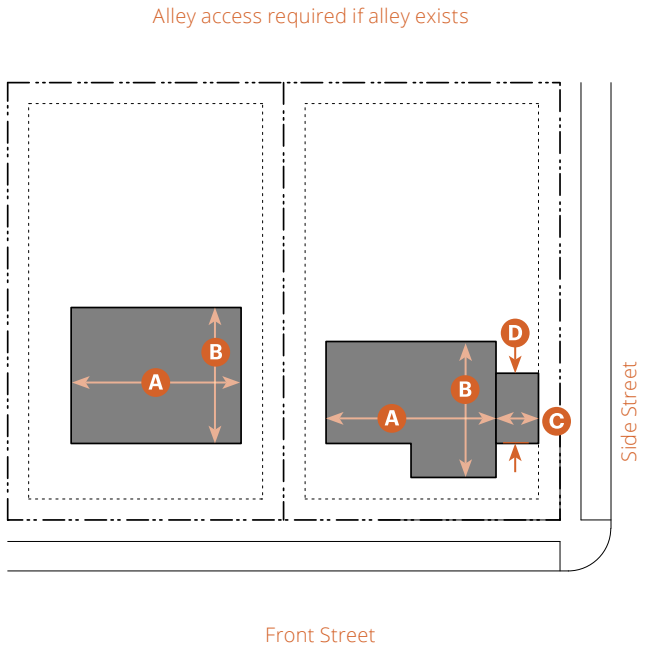
1. Description

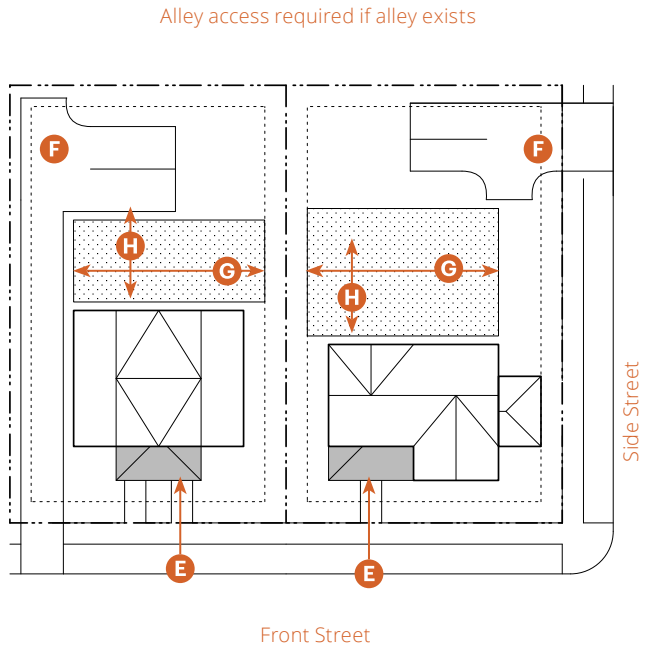
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	36' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Distance from Main Body	5' min.	
Massing Types		
Side Gable	Section 4.110.1.B	
Gable L	Section 4.110.1.C	
Twin Gable	Section 4.110.1.E	

[1] In compliance with Subsection 2 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Shared yard

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E
Each unit shall have an entry on or within 20' of the front facade.		
[3] On corner design sites, each unit shall front a different street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Shared Yard		
Width	15' min.	G
Depth	15' min.	H
Required setbacks and driveways do not count toward shared yard space.		
Required private open space shall be located behind the main body of the building.		

4.040 Duplex Stacked

Example of Duplex Stacked

Example of Duplex Stacked

Example of Duplex Stacked

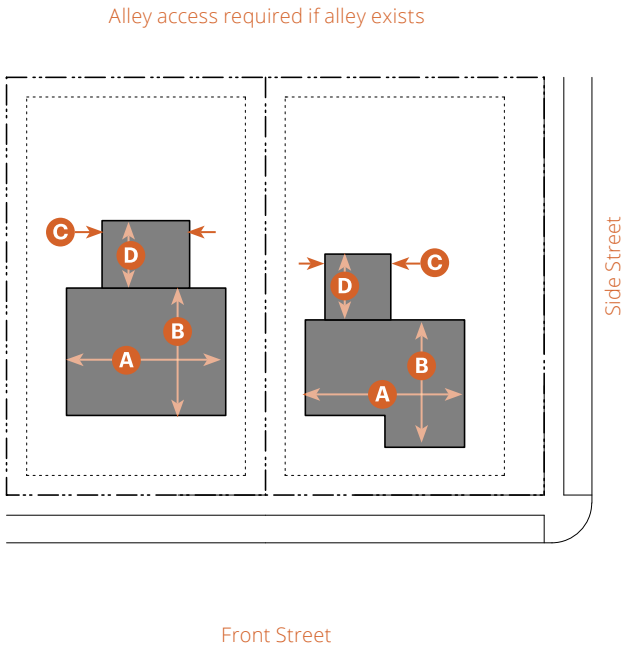
1. Description

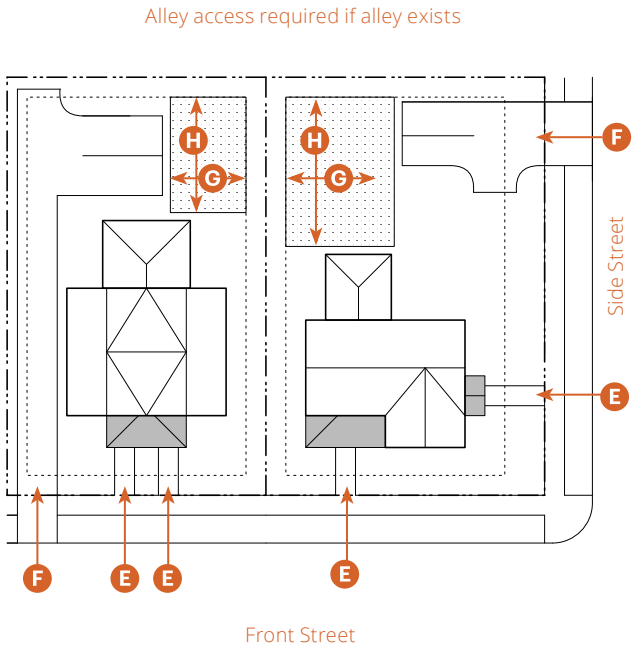
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Distance from Main Body	5' min.	
Massing Types		
Front Gable	Section 4.110.1.A	
Side Gable	Section 4.110.1.B	
Gable L	Section 4.110.1.C	

[1] In compliance with Subsection 2 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Shared Yard

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E
Each unit shall have an entry on or within 20' of the front facade.		
[3] On corner design sites, each unit shall front a different street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Shared Yard		
Width	15' min.	G
Depth	15' min.	H
Required setbacks and driveways do not count toward shared yard space.		
Required private open space shall be located behind the main body of the building.		

4.050 Cottage Housing

Example of Cottage Housing

Example of Cottage Housing

Example of Cottage Housing

1. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is shared yard space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods.

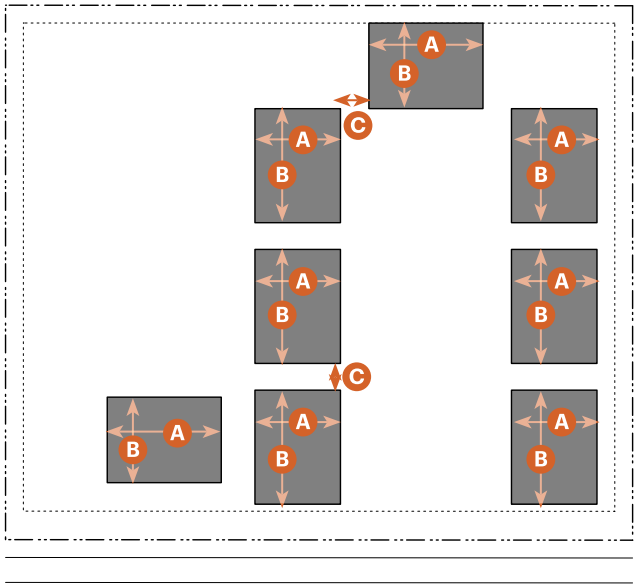
Synonym: Bungalow Court

2. Number of Units

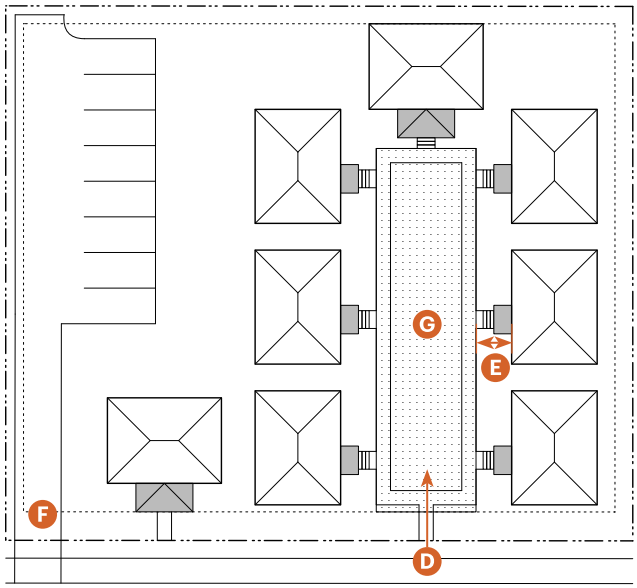
Units per Building	1 max.
Buildings per Design Site	3 min.; 9 max.[1]

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	1.5 max.	
To Highest Eave/parapet	14' max.	
Main Body[2]		
Width	32' max.	A
Depth	32' max.	B
Separation between Cottages	7' min.	C
Massing Types		
Front Gable	Section 4.110.1.A	
Gable L	Section 4.110.1.C	

4. Pedestrian Access		
Shared court shall be accessible from front street.		D
Pedestrian Path Setbacks		
From Building Entrance	6' min.	E
Main entrance to units required from shared court.		
Units on a corner may enter from the side street.		
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		

[2] In compliance with Subsection 2 of the zone

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Shared Yard

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of design site.		

6. Shared Yard		
≤ 5 units	20' x 30' min.	G
> 5 units	20% of lot area, no dimension shall be less than 20'	G
Required setbacks and driveways do not count as shared yard space.		
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.		

7. Miscellaneous	
Fencing	
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.	
Visibility shall be maintained through the fencing.	

4.060 Triplex/Fourplex

Example of Fourplex

Example of Fourplex

Example of Fourplex

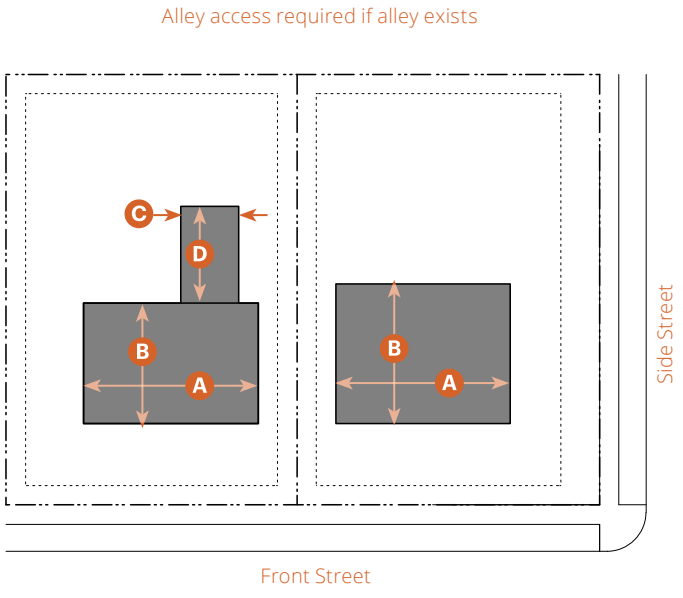
1. Description

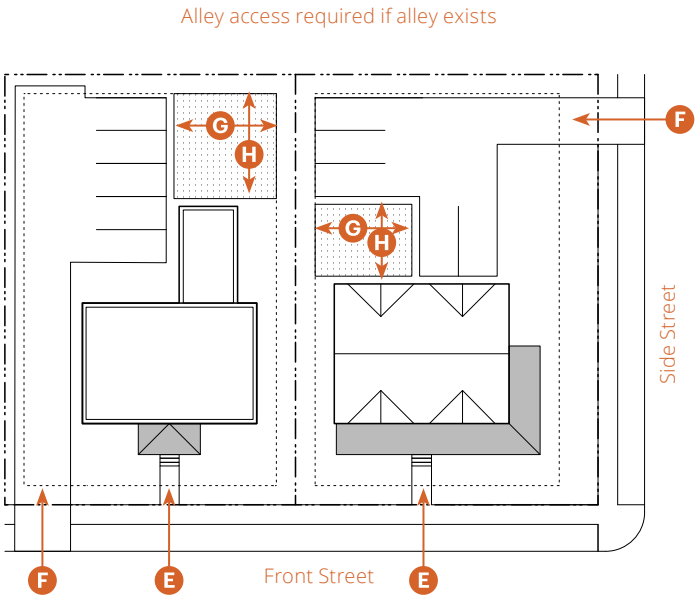
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along or within 20' of the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

Units per Building	3 min.; 4 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	**NRO.S1** **NRO.S2** **NRO.M1**	
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Distance from Main Body	5' min.	
Massing Types		
Front Gable	Section 4.110.1.A	
Side Gable	Section 4.110.1.B	
Gable L	Section 4.110.1.C	
Twin Gable	Section 4.110.1.E	

[1] In compliance with Subsection 2 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Shared Yard

4. Pedestrian Access		
Main Entrance Location	Front Street	E
Each unit may have an individual entry.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Shared Yard[3]		
Width	15' min.	G
Depth	15' min.	H
Required setbacks and driveways do not count towards shared yard space.		
Required shared yard space shall be located behind the main body of the building.		

[3] None is required if the building is within 800' of public open space

4.070 Side Court

Side Court, Example 1 (image source: Google)

Side Court, Example 2 (Image source: Google)

Side Court, Example 3 (image source: Realtor.com)

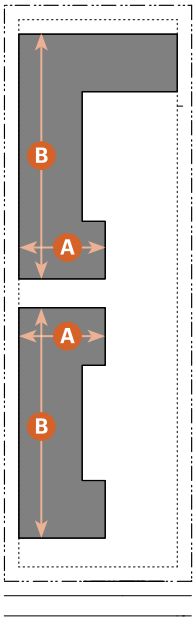
1. Description

A series of house-scale buildings fronting a shared "parking court" that doubles as a driveway and outdoor space for the units. The foremost building faces the street and the shared court; the rearmost building is parallel with the rear parcel line. This type is intended for narrow and deep mid-block parcels and is typically located within low-to-moderate-intensity neighborhoods.

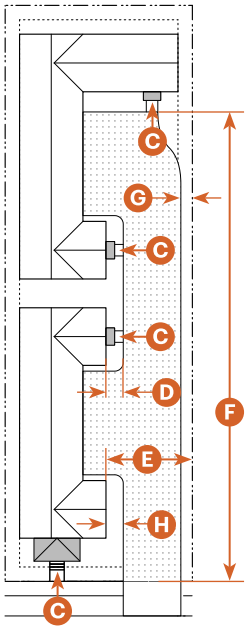
2. Number of Units

Units per Building	4 max.
Buildings per Design Site	5 max.

General Note: Photos on this page are illustrative, not regulatory.



Front Street



Front Street

Key

ROW/ Design Site Line

Building

Building Setback Line

3. Building Size and Massing

Height

Stories	2.5 max.

Main Body (per Building)[1]

Width	48' max[2]	A
Overall Length	85' max.	B

Massing Types (per Building)

Front Gable	Section 4.110.1A
Gable L	Section 4.110.1C
Twin Gable	Section 4.110.1E
Gabled L Courtyard	Section 4.110.1F

Façades shall be designed in compliance with Chapter x (Architectural Standards).

At least 50% of ground floor space shall be habitable. Habitable space shall not include garage or parking.

4. Pedestrian Access

The frontmost unit shall be accessed from the street; other units shall be accessed from the parking court. C

Each primary entrance shall include a frontage type, as allowed in Table 6.030.A, within an area at least 7' deep. D

[1] In compliance with Subsection 3 of the zone

[2] No max. within 50' of rear design site line

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Parking Court

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 6 of the zone.

Parking Court

Width	26' min. (building façade to property line)	E
Depth	Up to rearmost building, in compliance with fire access requirements.	F

6. Shared Yard

Landscaping

The area between the parking court pavement and the property line shall be landscaped, averaging at least 4 feet in width along the length of the parking court. G

The area between all habitable space and the parking court pavement shall be landscaped, averaging at least 2 feet in width along each façade. H

Paving

Parking court surface may be stamped concrete, pavers, brick, and/or grasscrete. No more than 20% of the surface area may be asphalt or untextured poured concrete.

The edges of the parking court pavement shall not be composed exclusively of straight lines.

4.080 Townhouse

Example of Townhouse

Example of Townhouse

Example of Townhouse

1. Description

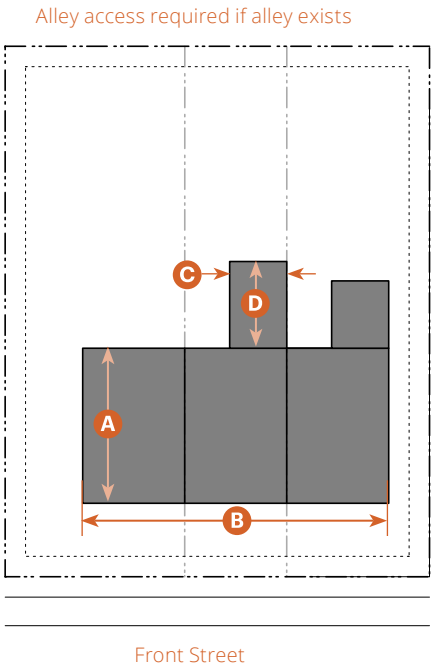
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

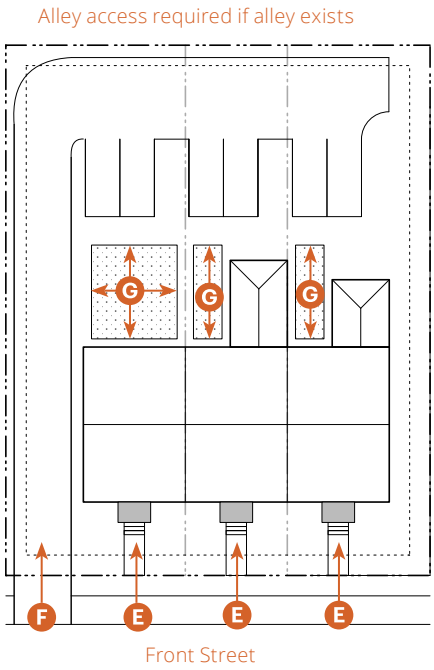
Synonym: Rowhouse

2. Number of Units

	NRO.S.2	NRO.M1 NRO.M2
Units per Building	3 max.	5 max.
Buildings per Design Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line
Building Setback Line
Building

3. Building Size and Massing			
Height	**NRO.S2 NRO.M1**	**NRO.M2**	
Stories	2.5 max.	3 max.	
Main Body[1]			
Depth per Unit	40' max.		A
Width per Building	60' max.	85' max.	B
Wing(s)[1,2]			
Width	14' max.		C
Depth	25' max.		D
Separation between Wings on Same Facade	15' min.		
Distance from Main Body	5' min.		
Massing Type (Per Run)			
Side Gable	Section 4.110.1.B		
Center Gable	Section 4.110.1.D		
Twin Gable	Section 4.110.1.E		

[1] In compliance with Subsection 2 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

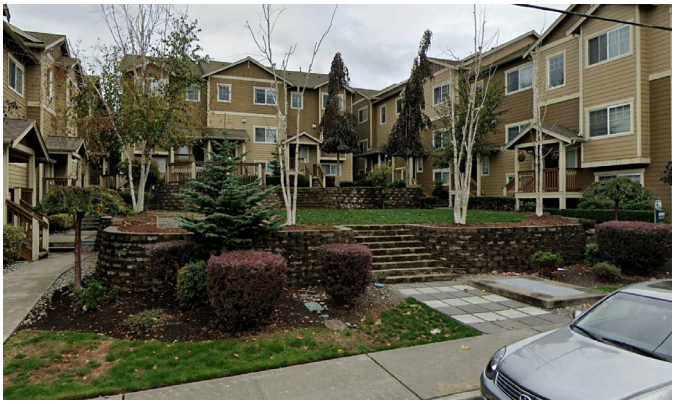
Key

ROW/ Design Site Line
Building Setback Line
Frontage
Shared yard

4. Pedestrian Access		
Main Entrance Location	Front Street	E
Each unit shall have an individual entry facing a street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Yard		
Private Yard Space		
Width	8' min.	G
Depth	8' min.	G
Required setbacks and driveways do not count toward private yard space.		
Required private yard space shall be located behind the main body of the building.		

4.090 Courtyard

Example of Courtyard



Example of Courtyard

Example of Courtyard

1. Description

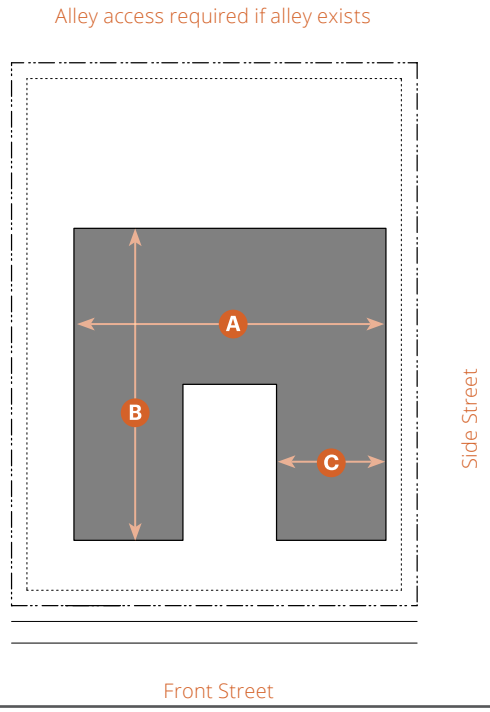
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is shared yard space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

2. Number of Units

	NRO.M1	NRO.M2
Units per Building	12 max.	16 max.
Buildings per Design Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.



Key

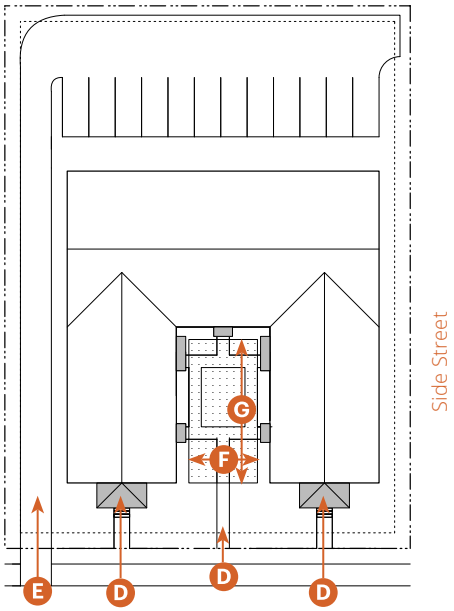
ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	**NRO.M1**	**NRO.M2**	
Stories	2.5 max.	3 max.	
Main Body[1]			
Overall Width	100' max.		A
Overall Depth	100' max.		B
Size	40' max.		C
Massing Type (Per Run)			
Gabled L Courtyard	(L shaped) Section 4.110.1.F		
Gabled Front Courtyard	(U-shaped) Section 4.110.1.G		

[1] In compliance with Subsection 2 of the zone



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Shared Yard

4. Pedestrian Access		
Main Entrance Location[2]	Courtyard or Street	D

[2] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 6 of the zone.	E
Parking may be covered, uncovered, or in a garage.	

6. Shared Yard			
Shared Yard space	**L-shaped**	**U-shaped**	
Width (clear)	20' min.	25' min.	F
Depth (clear)	30' min.	50' min.	G
Courtyard(s) shall be accessible from the front street.			
Multiple courtyards are required to be connected via a Passage through or between buildings.			
Building shall define at least two walls of the courtyard.			
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.			
Front of courtyard not defined by building may be defined by 2'-6" to 5' tall wall with entry gate/door.			

4.100 Multiplex

Example of Multiplex

Example of Multiplex

Example of Multiplex

1. Description

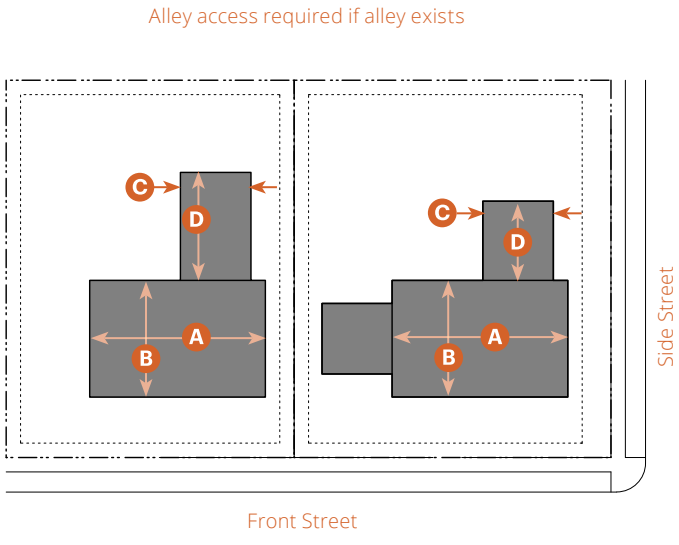
A medium-to-large-sized, detached, House-Scale Building that consists of up to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

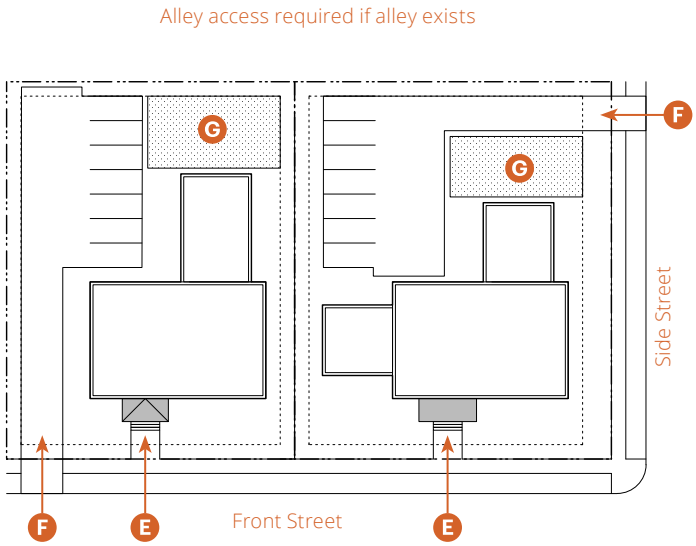
Synonym: Mansion Apartment

2. Number of Units

	NRO.M1	NRO.M1
Units per Building	8 max.	18 max.
Buildings per Design Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	**NRO.M1**	**NRO.M2**	
Stories	2.5 max.	3 max.	
Main Body[1]			
Width		60' max.	A
Depth		60' max.	B
Wing(s)[1,2]			
Width		24' max.	C
Depth		30' max.	D
Separation between Wings on Same Facade		15' min.	
Distance from Main Body	5' min.	3' min.	
Massing Types			
Side Gable		Section 4.110.1.B	
Gable L		Section 4.110.1.C	
Center Gable		Section 4.110.1.D	
Twin Gable		Section 4.110.1.E	

[1] In compliance with Subsection 2 of the zone

[2] In NRO.M1 overlay zone, height limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

4. Pedestrian Access		
Main Entrance Location	Front Street	E
Units located in the main body shall be accessed by a common entry along the front or side street.		
On corner design sites, units in a wing may enter from the side street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 6 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Shared Yard[3]		
Area	400 sf	G
Min. Dimension	15'	
Required setbacks and driveways do not count toward shared yard space.		
Required shared yard space shall be located behind the main body of the building.		

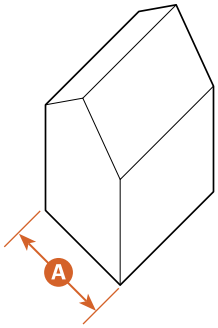
[3] None is required if the building is within 800' of public open space.

4.110 Massing Types

1. Massing Types

Select from the allowed massing types in Subsection 3 of the building type and apply the standards to the main body width and along the side street in compliance with Chapter #B (Architectural Standards) and the following standards. Façades of intersecting volumes shall be at a distance of a minimum of 3 feet.

A. Front Gable

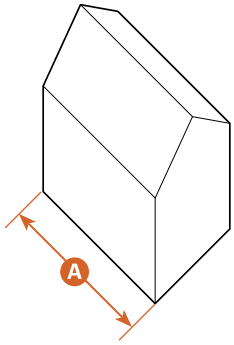


This massing type is a simple rectilinear form that is deeper than it is long. If the roof is sloped, it may be either hipped or gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

B. Side Gable

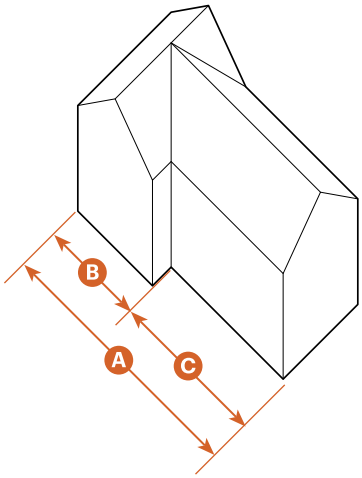


This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

C. Gable L



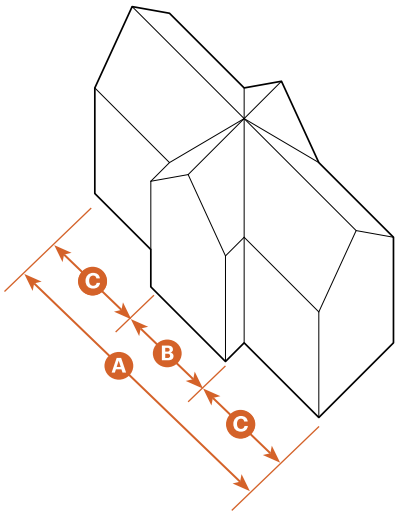
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped, with a gable or hipped roof on each volume.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Volume	1 bay min.; 3 bays max. (B)
Recessed Façade	1 bay min; 5 bays max. (C)

1. Main Body Massing Types (Continued)

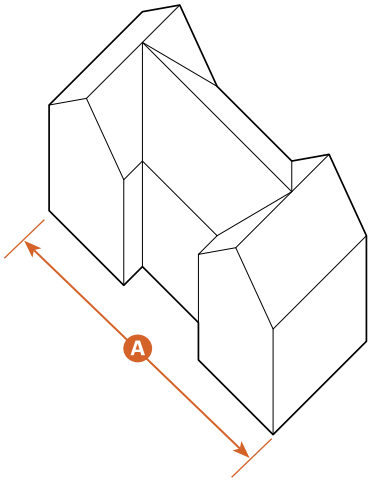
D. Center Gable



This massing type divides the façade into three parts, with the middle part projecting. The roof is sloped and may be either hipped or gabled.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 3 bays max.	B
Recessed Façade	1 bay min; 5 bays max.	C

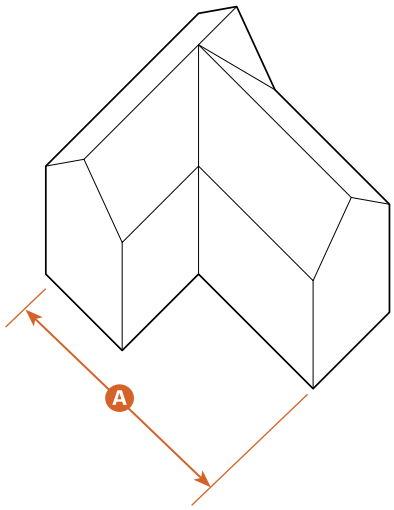
E. Twin Gable



This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow shared yard space. The roof is sloped and may be either hipped or gabled.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 3 bays max.	
Recessed Façade	1 bay min; 7 bays max.	

F. Gabled L Courtyard

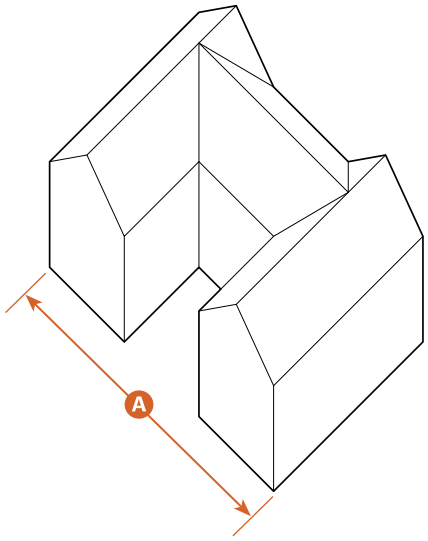


This massing type divides the façade into two parts, with one part set back substantially to create a deep shared yard space. The roof is sloped and may be either hipped or gabled.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 3 bays max.	
Recessed Façade	1 bay min; 7 bays max.	

1. Main Body Massing Types (Continued)

G. Gabled Front Courtyard



This massing type divides the façade into three parts, with the middle part set back substantially to create a deep shared yard space. The roof is sloped and may be either hipped or gabled.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Wing	1 bay min.; 3 bays max.
Center Façade	1 bay min; 5 bays max.

Chapter #A2 : Private Frontage Types

Sections:

#A2.010 Purpose

This Chapter provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

#A2.020 General Standards for Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building.
2. Each building is required to include a private frontage type at each building entry along the front and/or side street or adjacent shared yard space.
3. The ground floor, for a minimum depth as identified in Subsection 4 of the zone, is required to be habitable/occupiable space in compliance with this Chapter. Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in Subsection 8 of the zone are not allowed in that zone.
5. Each building may have different private frontage types in compliance with the allowed types in Subsection 8 of the zone.
6. Each private frontage type shall be located in compliance with the facade zone per Subsection 5 of the zone.
7. Standards are stated for the front and side street facades of a design site.

8. In addition to the zone's standards, each private frontage is further refined through these standards to further calibrate the type for its context.

#A2.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table #A2.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	Zones			
		NRO.S1	NRO.S2	NRO.M1	NRO.M2
Porch Projecting	#A2.040	P	P	P	P
Porch Engaged	#A2.050	P	P	P	P
Dooryard	#A2.060	P	P	P	P
Stoop	#A2.070	X	P	P	P
Common Entry	#A2.080	X	X	X	P

Key P = Allowed X = Not Allowed

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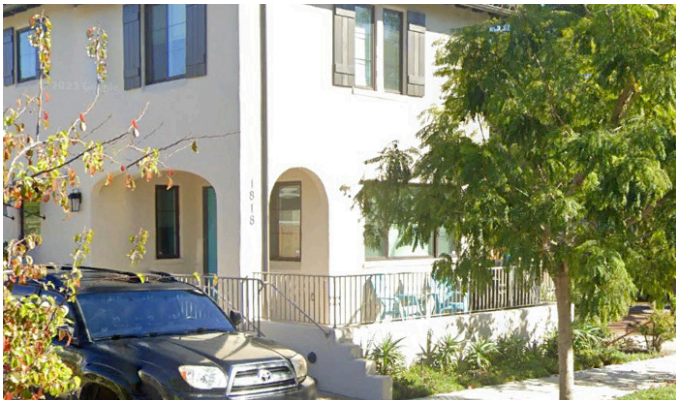
#A2.040 Porch Projecting

Example of a Projecting Porch

Example of a Projecting Porch

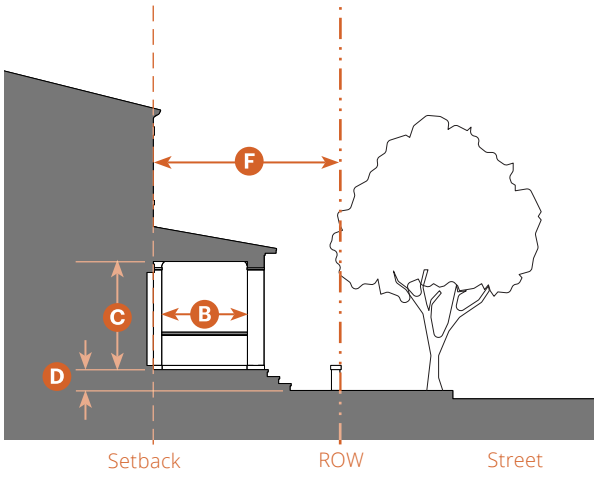


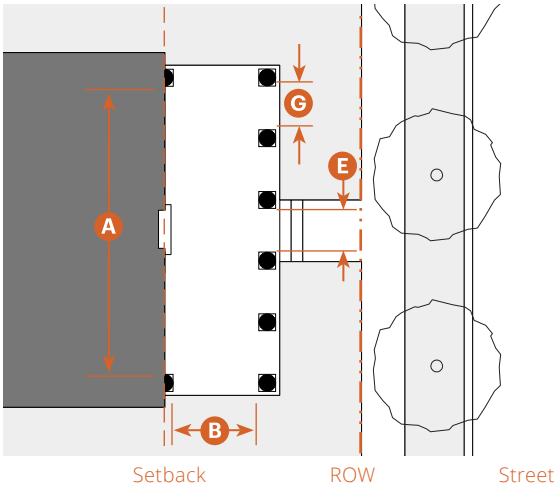
Example of a Projecting Porch without roof

1. Description

The main facade of the building is set back from the front or side street design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line Setback Line

2. Size		
Width, Clear	15' min.[1]	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[2]	D
Pedestrian Access	3' wide min.	E
Distance between facade and Design Site Line	15' min.	F
Distance between Porch columns shall be in compliance with selected architectural style in Chapter #B (Architectural Standards).		G

[1] Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

[2] Shared entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Porch shall be open on three sides. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Chapter #B (Architectural Standards).
The porch is not required to be covered.
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.
The Porch shall be designed in compliance with the standards in Chapter #B (Architectural Standards) for the selected architectural style.

#A2.050 Porch Engaged

Example of an Engaged Porch

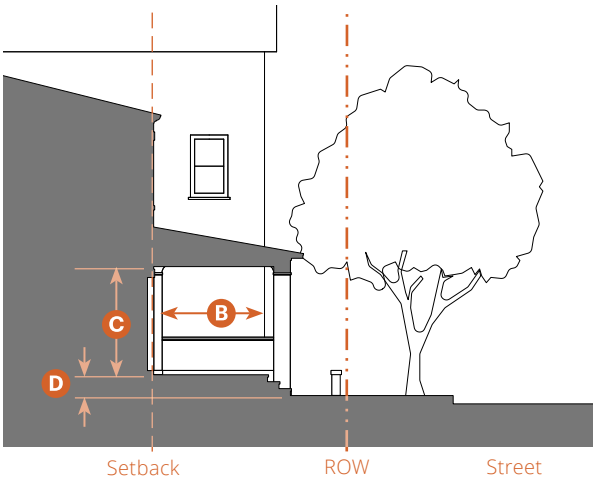
Example of a Engaged Porch

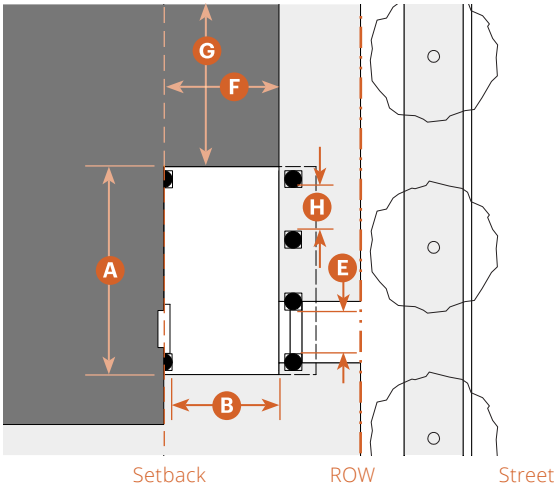
Example of an Engaged Porch

1. Description

A portion of the main facade of the building is set back from the front or side street design site line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line Setback Line

2. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[1]	D
Pedestrian Access	3' wide min.	E
Encroachment Area of Building Facade		
Depth	6' max	F
Width	1/3 min. of overall building facade	G
Distance between Porch columns shall be in compliance with selected architectural style in Chapter #B (Architectural Standards).		H

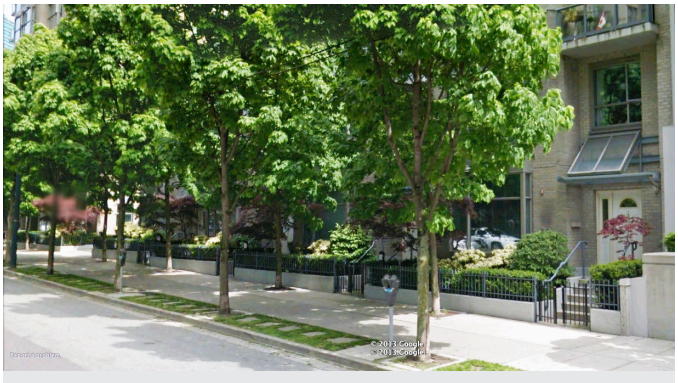
[1] Shared entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Up to 20% of the building facade and porch(es) may project into the front setback line for the zone.
Porch shall be open on two sides. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Chapter #B (Architectural Standards).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.
The Porch shall be designed in compliance with the standards in Chapter #B (Architectural Standards) for the selected Architectural Style.

#A2.060 Dooryard

Example of a Dooryard

Example of a Dooryard

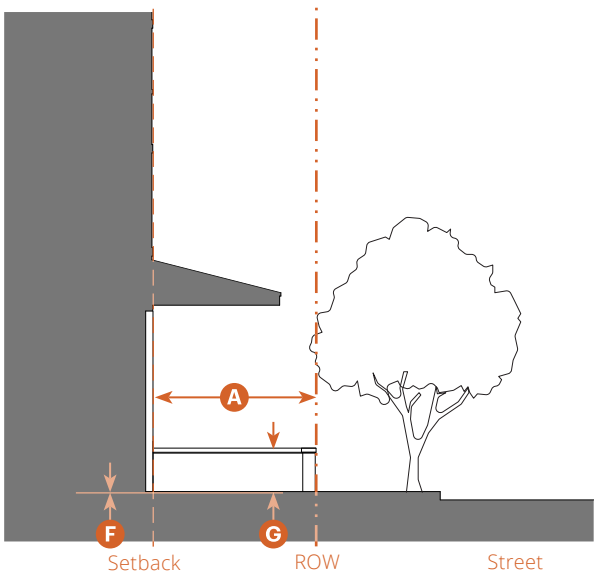


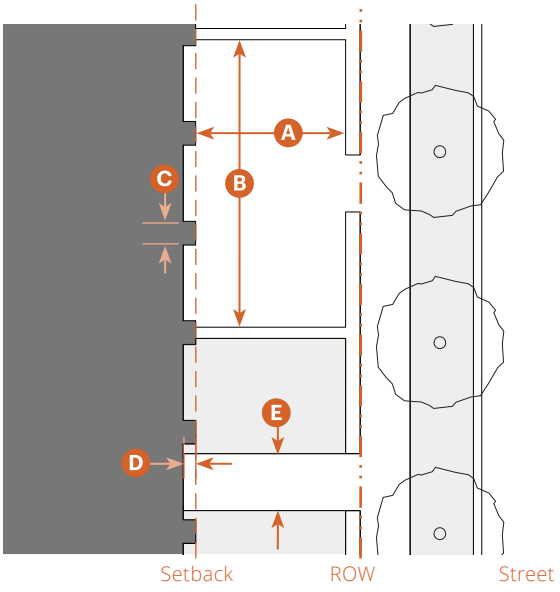
Example of a Dooryard

1. Description

The main facade of the building is set back from the front or side street design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max.[1]	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

[1] Shared entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Each Dooryard shall provide access to only one ground floor entry.
The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Dooryard.
The Dooryard shall be designed in compliance with the standards in Chapter #B (Architectural Standards) for the selected architectural style.

#A2.070 Stoop

Example of a Stoop

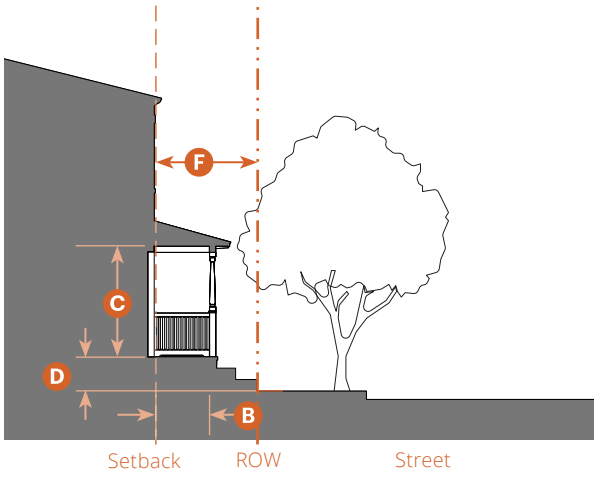
Example of a Stoop

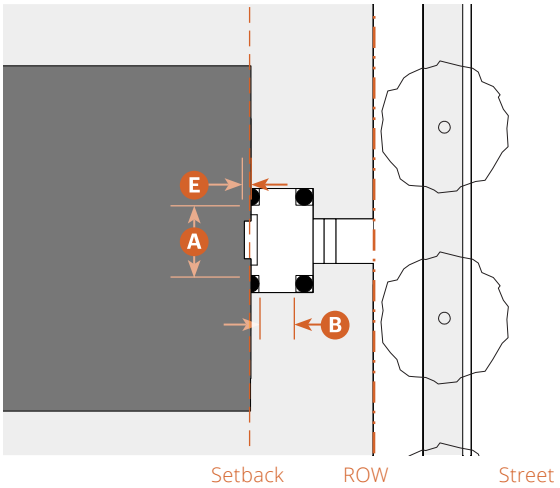
Example of a Stoop

1. Description

The main facade of the building is near the front or side street design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Width, Clear	4' min.	A
Depth, Clear	3' min.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min.	D
Distance between facade and Design Site Line	6' min.	F

3. Miscellaneous
Stairs may be perpendicular or parallel to the building facade.
Entry doors shall be covered or recessed to provide shelter from the elements.
All doors shall face the street.
The Stoop is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Stoop.
The Stoop shall be designed in compliance with the standards in Chapter #B (Architectural Standards) for the selected architectural style.

#A2.080 Common Entry

Example of a Common Entry

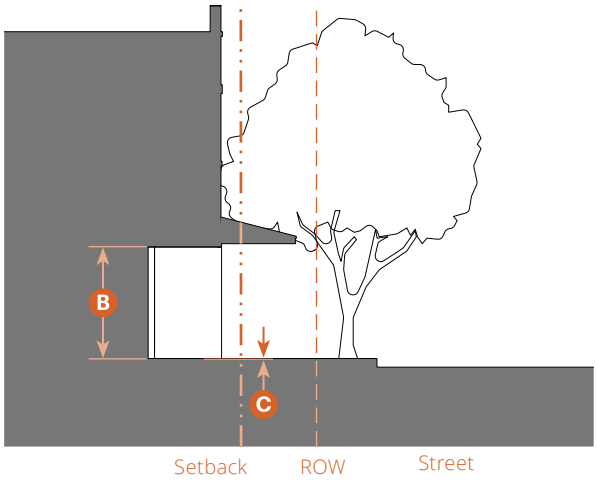
Example of a Common Entry

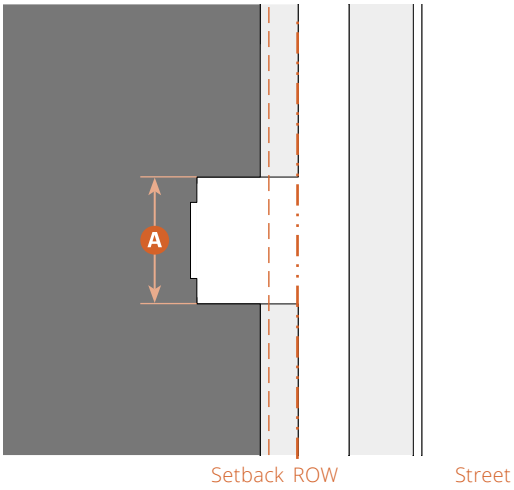
Example of a Common Entry

1. Description

The main façade of the building is near the front or side street design site line, with a covered entryway within the main façade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Width, Clear	6' min.	A
Height to Canopy/Ceiling, Clear	2.5x clear width max.	B
Finish Level above Sidewalk	0" min.; 30" max.	C

3. Miscellaneous
Entry doors shall be covered and/or recessed to provide shelter from the elements.
Gates are not allowed.
Entry doors shall face the street.
Canopy, where provided, shall be at least as wide as the opening.

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Chapter #B: Architectural Standards

Sections:

#B.010 Purpose

This Chapter sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

#B.020 Applicability

Unless stated otherwise, all subsections within this Chapter apply to all façades of a building, including front façades, side street façades, side interior façades, and rear façades. Fire walls, visible party walls, and side interior façades less than 5 feet from a shared design site line are exempt, except where specifically regulated.

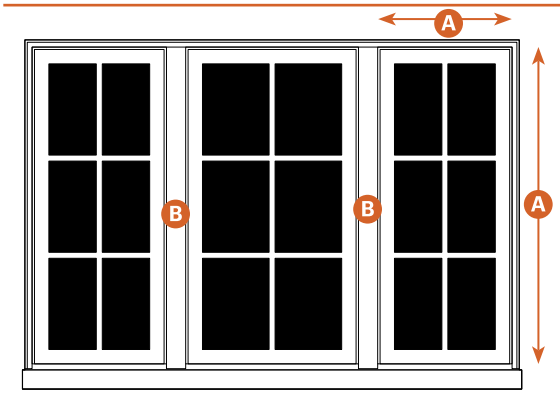
#B.030 Architectural Variety Standards

1. **Applicability.** New buildings and façade renovations along each block face shall be composed of buildings meeting the standards in this section.

#B.040 Building Volume and Façade Composition Standards

1. **Frontage Types.** Each building shall include at least one frontage type, as allowed by the zone.
2. **Building Types and Massing.** New buildings shall comply with the standards in this Subsection:
   A. Massing Types. A massing type shall be selected from the allowed massing type(s) for the selected building type, as listed in Section 3 of the building type standards. The standards for each massing type are provided in Section 4.110 (Massing Types).
   B. Primary Roof Form and Massing. The primary roof form shall be designed according to the applicable massing type(s) for the selected building type, subject to the following standards and exceptions:
      (1) Any massing type incorporating a gable roof form may be expressed using a hipped roof form.
      (2) Massing types incorporating multi-planed gable or hipped primary roof forms shall incorporate eaves and/or overhangs at least one foot deep on all sides.
      (3) Dormers may project above the planes defined by the primary roof form.
      (4) Dormers shall be in compliance with Figure #B.040.2
      (5) Secondary Roof Form. Up to 25% of the building's footprint area may be covered by an alternative secondary roof form.
         (a) Mansard, shed, and flat roofs are allowed as secondary roof forms.
         (b) Any flat roof shall include a parapet.
         (c) Turret/cone style roof forms are not allowed.
      (6) False Roofs. False fronts, applied mansard forms, and other artificial rooflines that do not connect elevations and are not an integral component of the architectural design are prohibited.
      (7) Vents and Ducts. All vents and ducts shall protrude:
         (a) Behind the parapet of a flat roof; and/or
         (b) Within the upper half of a sloped roof and painted to match the roof surface.
3. **Windows**
   A. When placed within punched openings, all windows or window groupings shall be recessed at least 2 inches (3 inches in the Downtown Development Plan area) from the outer wall finish surface.
   B. When placed within punched openings, all windows or window groupings shall include a sill.
      (1) Sill shall project from the wall finish surface by at least one and a half inches.
      (2) Sill shall extend beyond the sides of the opening by at least half of the sill height.
      (3) Sill shall be sloped toward the exterior.
   C. At least 75% of individual windows on each building/module shall be oriented vertically (width no greater than height). Where used, horizontally-oriented windows shall be ganged with vertically-oriented windows or doors to form a grouping.
   D. Ganged windows shall be separated by visible mullions or jambs; continuous ("ribbon") windows are not allowed.

Figure #B.040.1 Windows Example



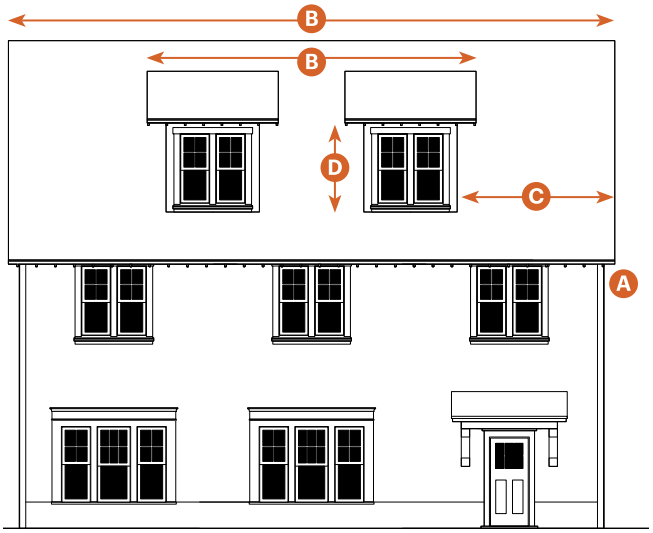
A	Vertical windows (width no greater than height)
B	Visible mullions or Jambs between ganged windows

E. Windows on upper floors shall be smaller in size than storefront windows on the ground floor and shall encompass a smaller proportion of the façade surface area then shopfront windows.

F. Security Gates, Grills, or Bars. Permanent or retractable security gates, grilles or bars are prohibited.

4. **Roof Pitch and Dormer Windows**

Figure #B.040.2 Roof Pitch and Dormer Window



Eaves and Roof		
Type	Pitched or Flat	
Eave	8" min. or profiled	A
Dormer(s)	Total width not to exceed 50% of associated roof length	B
Dormer Separation from Edge	2'	C
Height (max.)	6'	D
Roof Pitch		
Shed (monopitch) Roofs	i. 2 in 12 min. slope	
Porch Roofs	ii. 3 in 12 min. slope iii. Allowed to have a lower pitch than the building	
Flat Roofs	iv. Shall include a decorative parapet to conceal all roof areas/equipment from view of a public street or space v. Parapet shall match the materials and finished used on the building walls.	
Applied Mansard Roofs	Not Allowed	

5. **Balcony Standards**

A. Balconies shall meet the requirements for one of the following types:

(1) Juliet Balcony

(a) Shall be placed in front of inward-swinging door(s) with full glazing.

(b) Shall include a base. Base shall project at least 4 inches from the wall finish surface and shall be no less than 3 inches in height.

(c) Shall include a guard/railing. Height of guard/railing shall be in compliance with building code requirements.

(d) At least 2 brackets are required if balcony projects more than 6 inches from the wall finish surface and is not part of a porch or gallery.

(2) Occupiable Balcony

(a) Occupiable area shall be no less than 6 feet deep and 48 sf in area.

(b) Occupiable area may be recessed into building façade by up to 54 inches.

(c) Shall include a guard/railing. Height of guard/railing shall be in compliance with building code requirements.

(d) At least 2 brackets are required if balcony projects more than 6 inches from the wall finish surface and is not part of a porch or gallery.

B. Balcony Brackets. Where used, balcony brackets shall comply with the following standards:

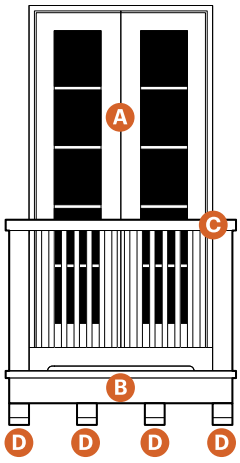
(1) Bracket depth shall be no less than 80% of projection depth at bracket.

(2) Bracket height shall be no less than 50% of bracket depth.

(3) Bracket spacing shall be no greater than 6 feet on center.

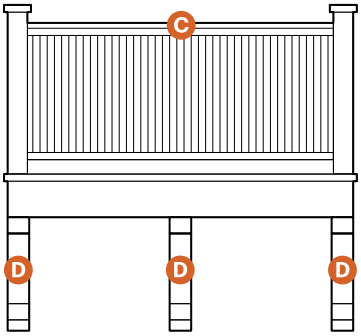
Figure #B.040.3 Balcony Examples

Juliet Balcony



- A Inward-Swinging Doors
- B Base
- C Guard/Railing
- D Brackets

Occupiable Balcony



- C Guard/Railing
- D Brackets

6. **Habitable Outdoor Space**

   A. Any habitable outdoor space supported by the building structure, including occupiable balconies, shall either be uncovered or sheltered according to one of the following patterns:

      (1) Pergola.

         (a) Posts shall be no narrower in any dimension than 3.5 inches or 1/20 of the unbraced post length, whichever is greater.

      (2) Post and Beam with Full Floor/Roof Structure.

         (a) Posts shall be no narrower in any dimension than 3.5 inches or 1/20 of the unbraced post length, whichever is greater.

         (b) The distance between posts shall be no wider than the total post height.

      (3) Arched Openings with Full Floor/Roof Structure.

         (a) Arched openings shall be bounded by columns, piers, or sections of solid wall.

         (b) The ratio of column diameter at lowest part of shaft to column height shall be no less than 1:10 and no greater than 1:7.

         (c) Width of wall sections or piers at outside corners shall be no less than 1/3 of the opening width. Piers between multiple arched openings may be narrower.

      (4) Rectilinear.

         (a) Bounded by square/rectangular piers framing rectilinear wall openings.

         (b) If lintels are expressed on the façade, they shall extend over the piers by half the lintel height at each end.

         (c) Piers shall be no narrower in any dimension than 15.5 inches or 1/6 of the opening width, whichever is greater.

         (d) Piers at corners shall be wider than piers between openings.

      (5) Textile Shading.

         (a) Shaded by fabric elements, such as awnings or stretched canvas, secured to the building structure.

      (6) Sheltered by Main Roof Form.

         (a) Roof covering habitable space is supported by other building volumes.

7. **Firewalls and Visible Party Walls.** At least one of the following techniques must be applied on firewalls/visible party walls:

   A. Incorporation of windows where building code allows and adequate fire protection can be provided.

   B. Gable and hip roofs to vary the height and appearance of party walls.

   C. Inset panels.

   D. Stepped-back front façade of upper floor(s) to vary the party wall profile.

#B.050 Massing Features

1. **Entry Bays**

   A. An entry bay shall be in compliance with the following standards:

      (1) Entry bay shall contain a ground-floor entrance.

      (2) Entry bay shall project from the main building façade by at least 2 feet.

      (3) Entry bay may exceed the height of the main building façade by up to 10 feet, not to exceed 75 feet above grade.

2. **Projecting Volumes**

   A. Where included, a projecting volume shall project from the adjacent façade by at least 2 feet.

   B. A projecting volume shall be at least 2 bays wide and no more than 5 bays wide.

   C. A projecting volume shall extend vertically throughout the building or module's middle and may also extend through the top and/or base.

   D. The roof form of a projecting volume shall correspond to that of the volume from which it projects and shall maintain the same eave height. Gable or hipped forms shall include a roof ridge running perpendicular to the projecting volume's façade.

3. **Wall Insets**

   A. Where included, a wall inset shall recede from the adjacent façade by at least 2 feet.

   B. A wall inset shall be at least 2 bays wide and no more than 5 bays wide.

   C. A wall inset shall extend vertically throughout the building or module's middle and top and may also extend through the base.

   D. Gable or hipped roof forms shall break at a wall inset by maintaining the same eave height on all sides of the wall inset where eaves occur.

   E. When extending to the ground plane, wall inset shall incorporate landscaping and/or outdoor seating.

4. **Wings**

   A. Overall height of each secondary wing shall be 1 story lower than that of the main body to which it attaches.

   B. For buildings up to two stories in height, secondary wing(s) shall be at a distance from the main body façade by at least 3 feet unless otherwise indicated by building type or massing type standards.

#B.060 Standards for Exterior Materials

1. **Durability**

   A. Exterior timber shall be protected from decay by at least one of the following:

      (1) Staining and sealing;

      (2) Painting; and/or

      (3) Material properties. Pressure treated lumber is not allowed as a façade finish material. The following types of unpainted wood are allowed:

         (a) Teak

         (b) Cedar

         (c) Redwood

         (d) Mahogany

         (e) White Oak

         (f) Ipe/Brazilian Walnut

         (g) Bald Cypress

         (h) Black Locust

   B. Exterior ferrous metals shall be protected from corrosion by at least one of the following:

      (1) Painting or other impermeable coating; and/or

      (2) Metallurgical properties. The following types of metal are allowed:

         (a) Galvanized steel

         (b) Stainless steel

         (c) Weathering steel (e.g., COR-TEN)

2. **Masonry Openings**

   A. Wall openings surrounded by masonry finish materials (e.g., stone, brick, CMU) shall be spanned by one of the following:

      (1) Arch

         (a) All joints within the arch shall align with a common point on the opening's center line.

         (b) The arch shall not include a joint on the opening's center line.

         (c) If a keystone is expressed, it shall be centered on the opening's center line.

      (2) Lintel

         (a) Height of lintel shall be no less than [1/8] of the opening width.

         (b) Lintel shall extend beyond the opening by at least half its height on both sides of the opening

         (c) Lintel shall be taller than the sill/apron

3. **Timber Joints.** Exterior timber posts and beams meeting at right angles shall be joined by diagonal bracing or by wooden or metal brackets.
4. **Material and Color Changes.** Changes in wall finish material or color shall only occur at inside corners.
5. **Materials Defining Building Elements**

    A. Base

        (1) For multi-story buildings, the base of the building shall be defined by a distinct finish material selected from among the following: Stone, brick, concrete, concrete masonry units (CMU), tile, or stucco ("base material").

        (2) Genuine, rather than simulated, materials shall be used on the ground floor façade of buildings fronting or within 50 feet of any public right of way.

            (a) Allowed materials: brick, tile, wood, steel, stone, glass, metal, and lime- or cement-based plaster.

            (b) Prohibited materials: simulated and/or painted brick; resin/tile elements resembling wood; and foam.

    B. Middle

        (1) Where brick appears as a finish material on the building/module's middle, it must extend vertically to the upper boundary of the building/module's base.

        (2) Where stone appears as a finish material on the building/module's middle, it must extend vertically to grade.

    C. Parapet.

        (1) Parapets shall terminate in a parapet cap of stone, brick, concrete, tile, metal, or molded stucco.

        (2) Bays. Changes in wall finish material shall occur at the boundaries between bays rather than within a bay.

        (3) Pavement. Onsite pavement shall be distinct from the public sidewalk in color, material, or pattern.

    D. Firewalls and Visible Party Walls

        (1) Exposed surfaces shall be finished in the same palette of materials as the equivalent portions of the building or module's other façades.

        (2) Front façade finish materials, cornices, wall top projections, and moldings shall be continued across all visible portions of the party wall.

    E. Materials Allowed for Building Details/Ornament

        (1) Wood

        (2) Metal (wrought iron, copper, aluminum, tin)

        (3) Glass fiber reinforced concrete (GFRC)/fiberglass

        (4) Terra Cotta

        (5) Tile

        (6) Plaster

6. **Colors**

A. A maximum of 4 colors shall be applied to each building or module:

(1) 1 primary color comprising 50% or more of the façade.

(2) 1 secondary color comprising no more than 45% of the façade.

(3) 1 tertiary color comprising no more than 20% of the façade.

(4) 1 accent color for use on trim and architectural details.

B. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials include metal, unpainted wood, tile, stone, brick, and glass. Materials with prefinished color (stucco, cement fiberboard, colorized metal) shall count towards the maximum.

C. Changes in color may occur:

(1) To articulate boundaries between base, middle, and top divisions of a building or module.

(2) To articulate a portion of the building as a separate module.

(3) To articulate projecting elements, such as bay windows and balconies.

(4) To articulate a massing feature identified in Section #B.050 (Massing Features).

#B.070 Privacy Standards

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a lot line where side setbacks are required or provided where not required. Windows and balconies along the side of a building within 20 feet of an interior side lot line in all zones are subject to these standards.

2. **Standards**

   A. Primary living spaces adjoining an interior side setback shall either:

      (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side lot lines; or

      (2) Set the window/glazing openings:

         (a) Perpendicular to interior side lot lines; or

         (b) More than six feet from interior side lot lines

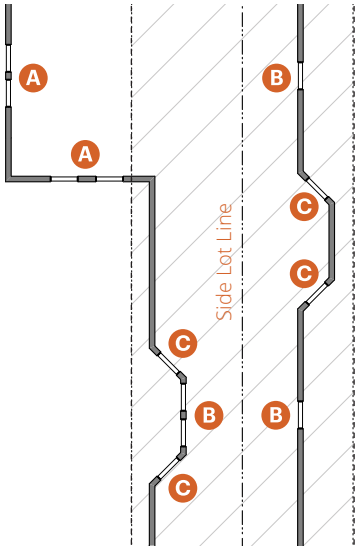
   B. Windows within 6 feet of an interior side lot line shall either:

      (1) Have a minimum sill height of 44 inches; or

      (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side lot line.

   C. Balconies are prohibited within 6 feet of an interior side lot line.

Figure 7.070.1: Sill Height Standards along Interior Side Lot Line



_ _	Lot Line
- - - -	Sideyard Setback Line
	Area Within 6' of Lot Line
A	Principal Window
B	44" min. Sill Height
C	No Limitation on Sill Heights (Window at 30° angle)

Chapter #C: Large Site Standards

Sections:

#C.010 Purpose

This Chapter establishes standards to create walkable neighborhoods from large parcels as defined in Table 3.020.A.

1. Development subject to this Chapter is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this Section shall achieve the following goals:
    A. Improve the built environment and human habitat;
    B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
    C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
    D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
    E. Promote the health benefits of walkable environments;
    F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
    G. Reinforce the unique identity of Jurisdiction and build upon the local context, climate, and history;
    H. Realize development based on the patterns of existing walkable neighborhoods; and
    I. Design that suits specific topographical, environmental, design site layout, and design constraints unique to the design site.

#C.020 Walkable Neighborhood Plan

1. **Applicability.** As required by Table 3.020.A. Projects are subject to the requirements for a Walkable Neighborhood Plan (WNP) as described in this Chapter.

2. **Required Walkable Neighborhood Plan Content**

   A. Each WNP shall include a set of plans that show the proposed physical character of the development, in plan view:

      (1) Boundaries of the proposed development;

      (2) Existing and proposed blocks within a 1,500 foot radius of the development boundaries;

      (3) New or modified Public open space(s), in compliance with Section #D.040 (public open space) ;

      (4) Proposed overlay zones, in compliance with Subsection 3 of this Chapter;

      (5) New or modified thoroughfare(s), in compliance with Section #D.030 (Thoroughfares). Proposed trees and landscaping along thoroughfares and in Public open space types.

      (6) Identification of the proposed buildings or building types and frontage types on each block in compliance with the zone standards;

         (a) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. **Walkable Neighborhood Plan Standards**

   A. **Thoroughfares and Blocks Required**

      (1) New blocks within a development are to be created using only the thoroughfares with Section #D.030 (Thoroughfares) or Public open space types in Section #D.040 (public open space).

      (2) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).

         (a) The arrangement of new thoroughfares shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

         (b) Thoroughfares shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.

         (c) Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future thoroughfares on adjoining property and be designed to transition in compliance with Section #D.030 (Thoroughfares).

         (d) New dead-end streets and cul-de-sacs are not allowed.

      (3) If a zone that requires building types is mapped onto a block, the block shall be wide enough to result in two halves of developable design sites in compliance with the design site depth standards of the zone.

NOTE to City re Subsection x.10.020.2.B:

Be sure to calculate the required amount of public open space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of public open space required, consider amounts beginning at 10% to identify the amount that still provides public open space while maintaining market feasibility for the project.

(4) An attached half-block is allowed to adjoin an existing half-block.

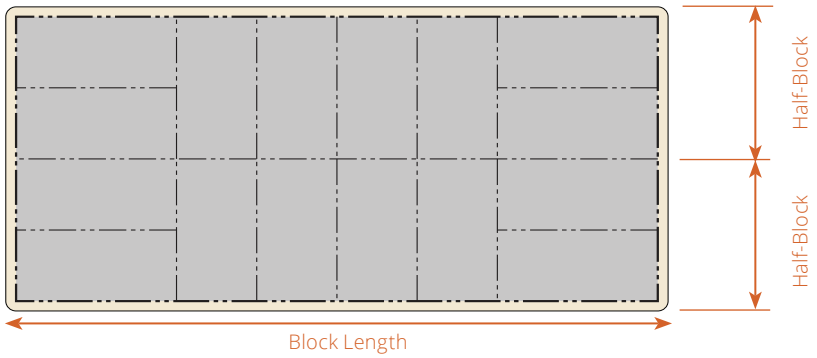
(5) Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table #C.020.A (Adjustments to Standards).

Table #C.020.A: Block Size Standards

Block Length	Block Perimeter	Depth of Attached Half-Block(s)[1]
500' max.	1,800' max.	300' max.
700' max. with mid-block passage	1,800' max.	300' max.

[1] Distance from thoroughfare or public ROW to shared property line

Figure #C.020.1 Block Size



B. **Public open space Required**

(1) A minimum of 10 percent of the net developable area shall be set aside as Public open space, after subtracting street and alley rights-of-way. Public open space shall be designed in compliance with Section #D.040 (public open space). One or more Public open spaces may be used to meet the required area.

C. **Required Mix of Building Types and Private Frontage Types**

(1) Where a zone requiring building types is mapped onto more than half of a new block, the WNP shall maintain a mix of at least two different building types within that block, using only the types allowed in the zone. Half-blocks adjoining existing development are exempt from this requirement.

(2) Along each block face containing more than one building entrance, the WNP shall maintain a mix of at least two different private frontage types, using only the types allowed in the zone(s).

D. **Allocation of Zones**

(1) The zone(s) identified on the palette of overlay Zone Map shall be replaced by one or more zones in compliance with this subsection.

(2) The proposed zone(s) shall be selected only from the zones in Chapter 2 and shall be mapped on the proposed blocks and any existing blocks in the development.

4. **Stormwater Management**

A. **Integrated Design**

(1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.

(2) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:

(a) Swale within a planted median;

(b) Swale within a continuous tree planter adjacent to the travel lane;

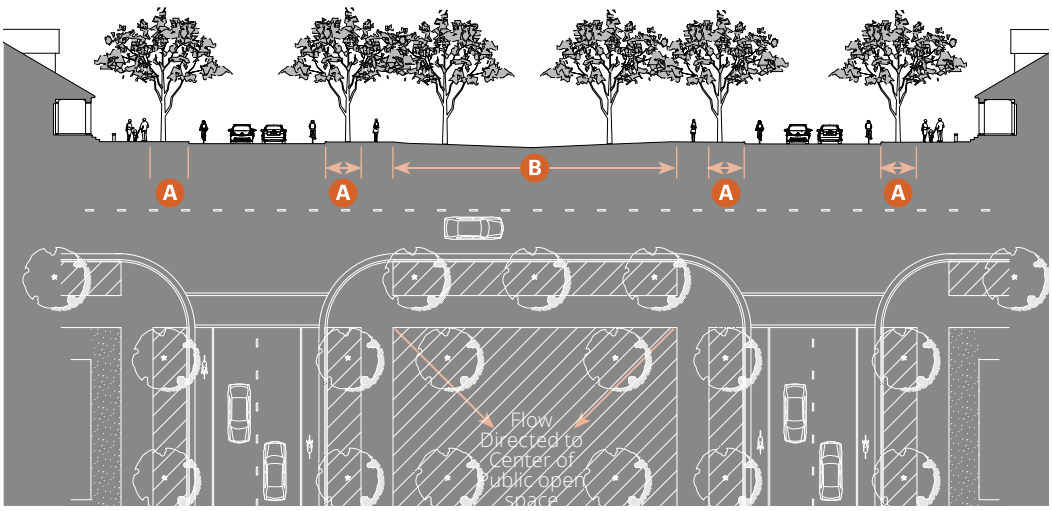
(c) Pond or other water body; and/or

(d) Areas within an allowed public open space type.

(3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as Public open space for the neighborhood(s) accessible to the public.

(4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure #C.020.2 Stormwater Management Diagram



Potential Area for Stormwater Management

A Planted Swale

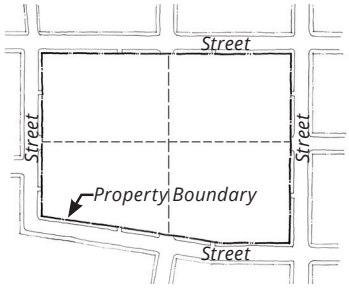
B Public open space Graded to also Accommodate Stormwater

NOTE to City re 2 (Streets/Public open space): Be sure to calculate the required amount of public open space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of public open space required, consider amounts beginning at 10% to identify the amount that still provides public open space while maintaining market feasibility for the project.

Figure #C.020.3: Walkable Neighborhood Plan Design Process Overview for Large Sites

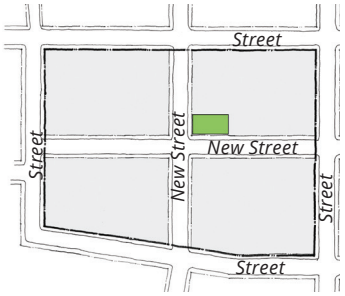
1 Blocks

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards) and #D.030 (Thoroughfares).



2 Public Open Space

A. Introduce new streets from the Jurisdiction Street Standards in Section x.xx.xxx.
B. Identify at least 10% of the development area as new public open space. 10% is calculated after subtracting street ROWs.



3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.

4 Zones

Apply zones to implement the intended physical character in compliance with Chapter 2.

Neighborhood Residential Overlay.Small 1
Neighborhood Residential Overlay.Medium 1
Neighborhood Residential Overlay.Medium 2

5 Design Sites

For each block, select at least two building types from the allowable building types in Subsection 2 of each zone and introduce design sites[1] within each block based on the required design site width and depth.

[1] *Design site lines may be permanently recorded by the applicant.*

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each design site. See Subsection 4 of each zone and check Section x.020 (Walkable Neighborhood Plan) for all standards.

A House
B Duplex
C Multiplex
D Courtyard
E Townhouse
F Main Street Building

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Chapter #D: Streetscape and Public Open Space

Sections:

#D.010 Purpose

This Chapter establishes standards to create new or support existing walkable neighborhoods through pedestrian-oriented thoroughfares and public space.

#D.020 Public Frontage Standards

1. **Intent.** Public frontage types provide a coordinated approach to design standards for the area between each design site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage types consist of planters, walkways, curbs, planters, planting and lighting, as illustrated in Table B (Public Frontage Types Overview).

2. **Required Improvements.** The public frontage along the design site(s) shall be improved per Table A (Required Improvements) and the development scenario that applies to the project.

Table #D.020.A: Required Improvements

Required Improvements	Development Scenario			
	Infill Design Site on Existing Block	**Two or More Design Sites on Existing Block**	**More Than Half of Existing Block**	**New Block(s)**
	Development consists of one design site.	Development consists of two or more design sites that are less than half of the block face.	Development consists of two or more design sites that are more than half of the block face.	Development creates one or more new blocks.
a. **Sidewalk.** Add missing segment(s) along abutting front and/or side street.	R	R	R	R
b. **Sidewalk.** Repair uneven segments along abutting front and/or side street.	R	R	R	N/A
c. **Street trees.** Add street trees along abutting front and/or side street where there is adequate room to also maintain sufficient width for traffic lanes, pedestrian sidewalks, and bicycle facilities.	R	R	R	R
d. **Crosswalk improvements.** Add crosswalk as required by local public works standards.	X	X	X	R [Including adjacent and new intersection(s)]
e. **Bicycle facilities.** Add bicycle facilities required in the local Bicycle and Pedestrian Master Plan.	X	X	R	R [Including bike lanes]
f. **Curb and Gutter.** Replace broken and damaged curb and gutter along abutting front and/or side street.	R	R	R	N/A

Key R = Required X = Not Required

3. **Design Standards for Public Frontages.** Public frontages shall be designed and maintained in compliance with the following standards:

   A. The required elements are identified in and shall be configured according to Table C (Public Frontage Assemblies) and in compliance with (City's Thoroughfare Standards).

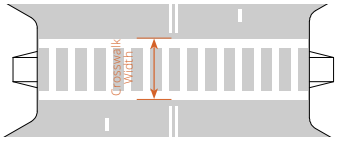
   B. Planting and landscape selection shall be in compliance with Water Use Classification of Landscape Species (WUCOL IV).

4. Pedestrian Crossings

   A. **Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction are required.

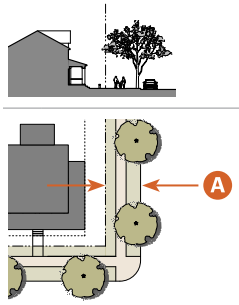
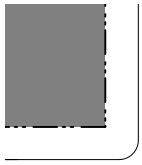
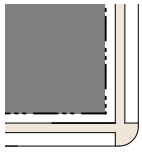
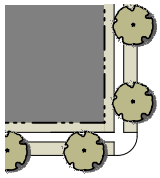
   B. **Crosswalks.** Crosswalks shall be designed per the City's applicable standards and applicable State guidelines and standards.

      (1) Standard Crosswalk.



5. **New Public Frontage**. New streets shall include raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.

Table #D.020.C: New Public Frontage

Assembly. The type and dimension of curbs, walkways, and planters.	
Total Width	A 11' min.
Note: See below for required elements of each assembly	
a. **Curb.** The detailing of the edge of the vehicular pavement, incorporating drainage.	
i. Type	Raised Curb
b. **Walkway.** The pavement dedicated exclusively to pedestrian activity.	
i. Type	Walkway
ii. Width	6' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel.	
c. **Planter.** The area that accommodates street trees and other landscaping.	
Arrangement	Regular
Types	Planting Strips along curb edge and R.O.W. edge
Width	5' min.

#D.030 Thoroughfares

1. Thoroughfare(s) and/or Public Open Space(s) are to be applied to create walkable neighborhoods with additional routes for vehicular, bicycle, and pedestrian circulation.

    A. Thoroughfares that pass from one zone to another are required to transition in their streetscape along the thoroughfare's edges. For example, while a thoroughfare within a more intense zone (e.g., NRO.M2) with retail shops may have wide sidewalks with trees in grates, it shall be designed to transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., NRO.S1) with lower intensity residential building types.

    B. The proposed network shall connect to the existing network through pedestrian or multimodal connections. New thoroughfares shall provide connecting pedestrian and bicycle routes to all adjacent public, non-limited-access ROWs and dead-end streets.

    C. The network can be privately owned but shall be accessible by the general public.

2. Any necessary traffic control devices on vehicular thoroughfares (e.g.. signage, pavement markings, etc.) shall conform to City's standards.

3. All thoroughfares shall be compliant with the Americans with Disabilities Act.

4. **Alleys**

    A. Vehicular access to parking may be accommodated though private rear alleys. Alleys may also serve as routes for waste collection and fire department apparatus access roads, in compliance with the applicable standards.

    B. Design sites adjoining an alley at least 20 feet wide along the rear design site line may be reduced in depth by a distance equal to the width of the alley. Rear setbacks may be reduced as allowed by Table x.020.A (Adjustment to Standards). Front setbacks shall not be reduced.

5. Thoroughfares are intended to generate one contiguous pedestrian network throughout the development site and adjacent public rights of way.

    A. Design sites that do not front onto this pedestrian network are not permitted.

    B. The pedestrian network shall be composed of sidewalks (6' min. width), thoroughfares as provided in this Section, and/or public open spaces as provided in Section #D.040.

    C. The pedestrian network shall incorporate ADA accessible crosswalk(s) where pedestrian paths intersect vehicular travel lanes.

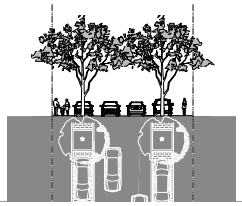
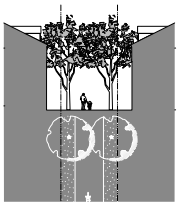
6. **Pavement Standards**

    A. Pavement design for travel lanes and emergency vehicle access lanes within thoroughfare types shall be prepared by a geotechnical engineer, with a minimum pavement thickness of 4 inches over 6-inch Class II Aggregate Base.

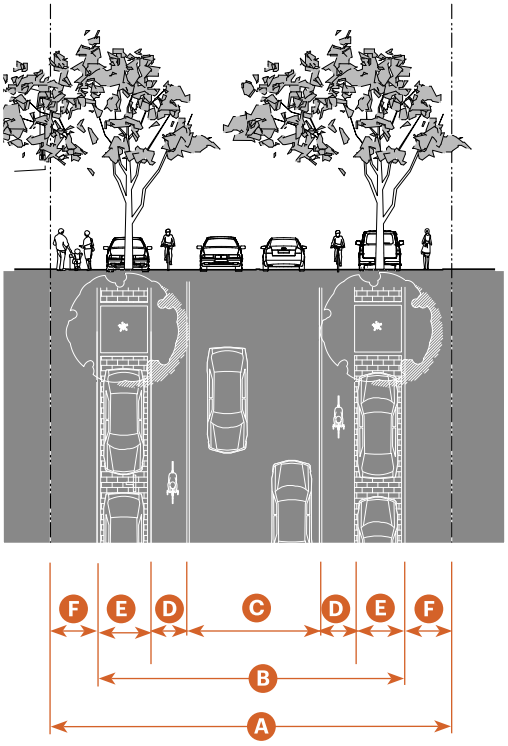
    B. Curb, gutter, and sidewalk shall use a City approved PCC mix design as used for public streets.

Table #D.030.A: Thoroughfare Overview

This Table provides an overview of the allowed thoroughfare types for new neighborhoods or retrofits of existing thoroughfares..

Thoroughfare Type		ROW
	**Neighborhood Street, Parallel Parking with Tree Wells.** The design consists of two travel lanes, two bike lanes, on-street parallel parking alternating with tree wells, and 6-foot sidewalks. See x.040.1	57' - 67'
	**Passage.** The design consists of one shared pedestrian path with landscaping in containers and/or planters. See x.040.2	26'-36'

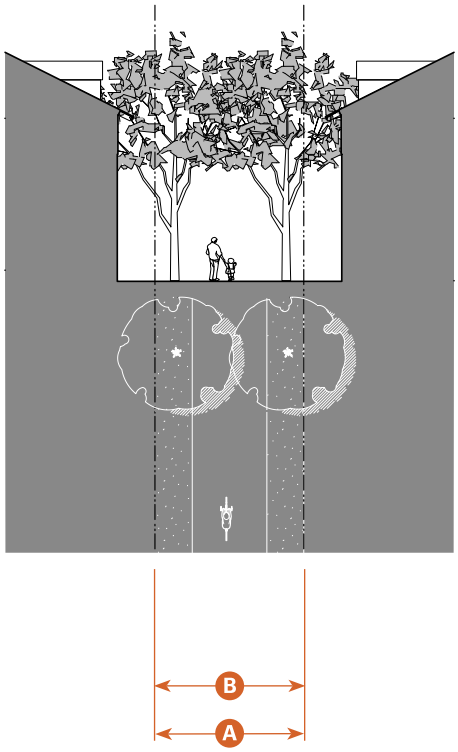
1. Neighborhood Street, Parallel Parking with Tree Wells



A. Application		
Local		
Movement Type	Slow	
Design Speed	20-25 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	57' - 67'	A
Curb-to-Curb Width	45'	B
C. Lane Assembly		
Traffic Lanes	2 @ 10'	C
Bicycle Lanes	2 @ 4'	D
Parking Lanes	2 @ 8.5', marked	E
Medians	None	

D. Public Frontage Assembly		
Drainage Collection Type	Valley gutter or sheet flow	
Planter Type	5'x6' planter at 50' o.c.	
Landscape Type	Trees at 50' o.c. avg.	
Trees may be located - In the parking lane - In the parkway with continuous landscaping - In tree wells in the parkway		
Lighting Type	Post or column	
Walkway Type	Min. 6' sidewalk	F
Curb Type	Rolled or flush	
Curb Radius	10' - 15'	

2. Passage



A. Application	
Local	
Movement Type	Pedestrian, Bicycle, Emergency Vehicle Access[1]
B. Overall Widths	
Right-of-Way (ROW) Width	26' min.; 36' max. (A)
Pavement Width	Variable[1]; flush (B)
C. Lane Assembly	
Traffic Lanes	None
Pedestrian/Bike Path	10' min., unmarked
Emergency Vehicle Access Route[1]	26' min.
Parking Lanes	None
Medians	None

[1] Where the passage is required or intended to allow emergency vehicle access, paving assembly and clear width shall meet the applicable standards.

D. Public Frontage Assembly	
Design sites fronting onto a Passage shall apply the side street building setback standards of the applicable zone in place of the front building setback standards.	
Drainage Collection Type	None
Planter Type	Raised
Landscape Type	Potted Plants, Planters
Lighting Type	Pipe, post, or column
Walkway Type	Multipurpose path
Curb Type	Flush

#D.040 Public Open Spaces

1. The WNP shall identify open spaces and public space types in compliance with the following standards and the standards of Table A (Public Open Space Types Overview).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for public open space.
3. Required public open space identified on the WNP may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and public uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
   A. Single-loaded frontage streets (those with development on one side and open space on the other);
   B. Bike and pedestrian paths; or
   C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. **Amount of Public Open Space Required.** As required by Subsection #D.020.2 (Public Open Space Required), development of design sites are required to set aside a minimum area of the design site as Public open space. One or more public open spaces may be used to meet the required area.
6. **Building Frontage Along or Adjacent to a Public Open Space.** The facades on building design sites attached to or across a street from a public open space shall be designed as a "front" on to the public open space, in compliance with Subsection 5 and Subsection 8 of the overlay zone.
7. **Public Open Space Types Overview.** This Subsection identifies the allowed public open space types and standards for improvements to existing public open spaces and for construction of new public open spaces. For each public open space type, Subsection 1 and Subsection 3 are regulatory, and Subsection 2 and Subsection 4 are non-regulatory. Allowed public open space types are identified in Table A (Public Open Space Types Overview).

NOTE to City re Subsection x.020.2.B:

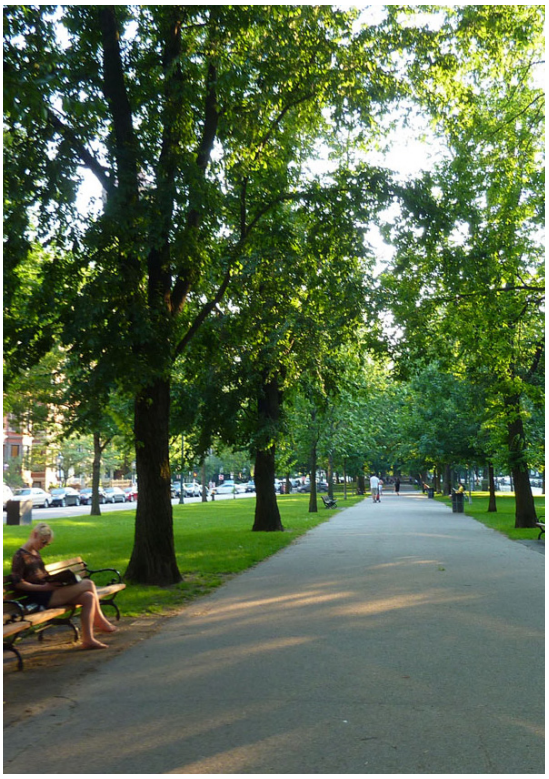
Be sure to calculate the required amount of public open space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of public open space required, consider amounts beginning at 10% to identify the amount that still provides public open space while maintaining market feasibility for the project.

Table x.040.A: Public Open Space Types Overview

		Zones			
	Specific Standards	NRO.S1	NRO.S2	NRO.M1	NRO.M2
Greenway	#D.040.8	P	P	P	P
Green	#D.040.9	P	P	P	P
Plaza	#D.040.10	X	X	P	P
Playground	#D.040.11	P	P	P	P
Passage	#D.040.12	P	P	P	P

Key P = Allowed X = Not Allowed

8. Greenway



1. Description
A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.
2. General Character
Formal or informal dominated by landscaping and trees with integral stormwater management capacity
Hardscape path
Spatially defined by tree-lined streets and adjacent buildings
3. Size and Location
Size 2 continuous blocks in length, min.
Width 50' min.
Shall front at least one street
4. Typical Uses
Passive recreation
Walking/running

9. Green

1. Description
A large space available for unstructured and limited amounts of structured recreation.
2. General Character
Formal or informal with integral stormwater management capacity
Primarily planted areas with paths to and between recreation areas and public buildings
Spatially defined by tree-lined streets and adjacent buildings
3. Size and Location
Size 100' x 100' min.
Street required on at least one side of the Green.
Facades on design sites attached to or across a street shall "front" on to the Green.
4. Typical Uses
Uses as allowed by the Zone

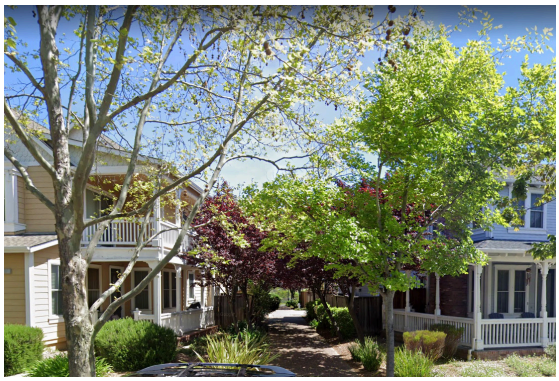
10. **Plaza**

1. Description
A community-wide focal point primarily for public purposes and commercial activities.
2. General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
3. Size and Location
Size 50' x 50' min.
Street required one of the Plaza's sides.
Facades on design sites attached to or across a street shall "front" on to the Plaza.
4. Typical Uses
Uses as allowed by the Zone

11. Playground

1. Description
A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other public space types except Community Garden.
2. General Character
Play structure(s), interactive art, and/or fountain(s)
Shade and seating provided
May be fenced
Spatially defined by trees
3. Size and Location
Size 40' x 60' min.
4. Typical Uses
Uses as allowed by the Zone

12. **Passage**



1. Description
A pedestrian pathway that extends from the public sidewalk into a public space and/or across the block to another public sidewalk. The pathway is lined by residential ground floors and pedestrian entries as required by the zone.
2. General Character
Formal, urban
No accessory structure(s)
Primarily hardscape with landscape accents
Spatially defined by building frontages
Trees and shrubs in containers and/or planters
3. Size and Location
Size 20' min. clear width between or through buildings
Ground floor facades shall be in compliance with facade zone in Subsection 3 and frontages allowed in Subsection 4 of the zone.
Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.
4. Typical Uses
Public and commercial activity as allowed by the zone
Ground floor residential as allowed by the zone

Chapter #E2 : Administration

Sections:

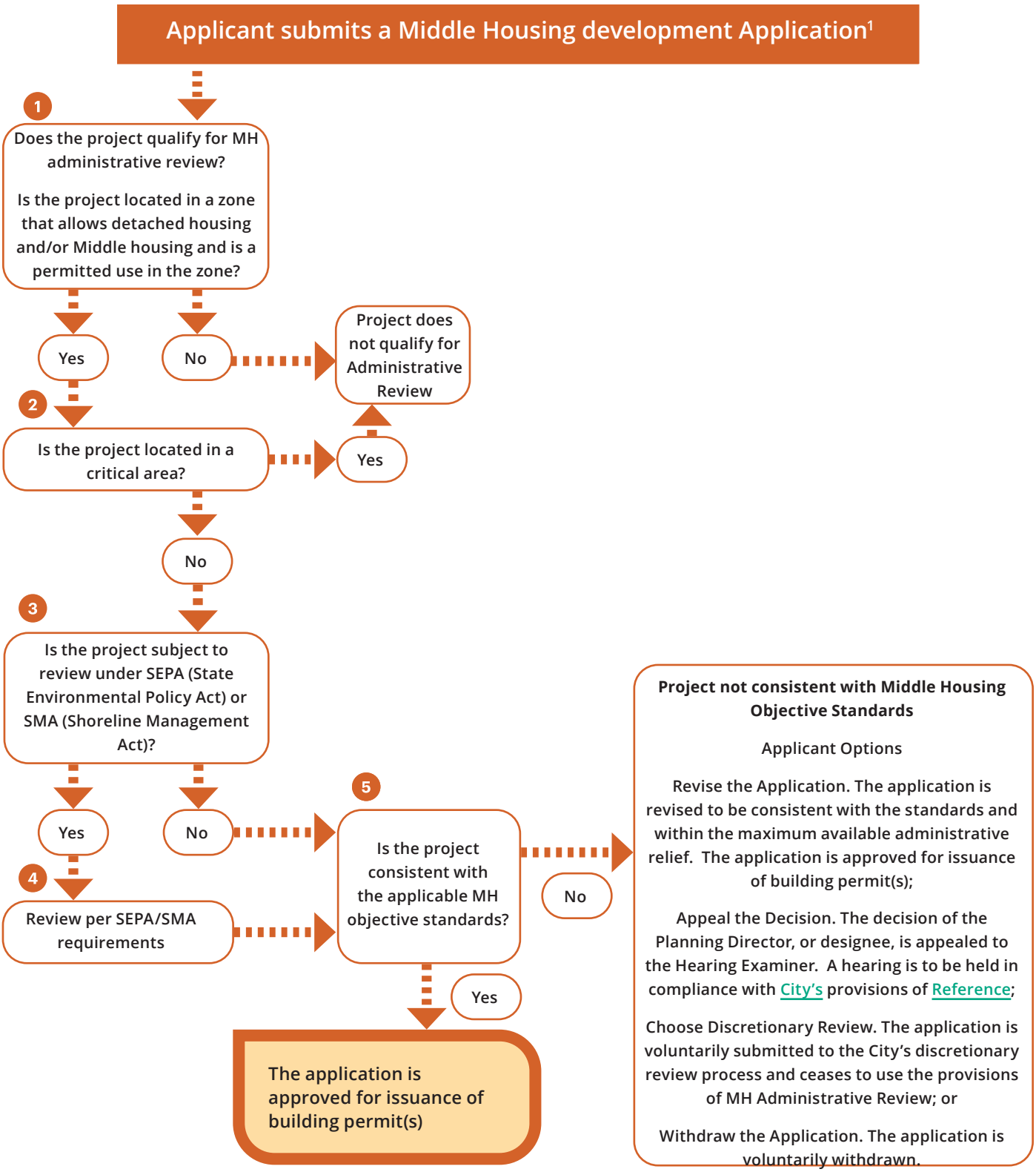
#E2.010 Purpose

This Chapter establishes procedures for by-right review and approval of Middle housing applications.

#E2.020 Administrative Review

1. **Intent.** The administrative (by-right) review and approval process in this Chapter is intended to streamline the design, approval, and production of Middle Housing.
2. **Applicability.** The provisions of this Chapter apply only to Middle Housing projects. For the purposes of this Chapter, a Middle Housing project is any project that proposes residential units in any of the following Middle Housing forms: Duplex, Cottage Housing, Triplex/Fourplex, Townhouse, Courtyard, and Multiplex as regulated by this Title.
3. **Middle Housing (MH) Administrative Review.** The Middle Housing review process is a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director's designee based solely on objective design and development standards without a public meeting or hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or within a designated historic district established under a local preservation ordinance.

Figure #E2.020.1: Middle Housing Administrative Review



[1] See City's application submittal requirements for required plans and information.

Code Review Guide

The following graphic is intended as a summary guide. Please refer to the City's permit procedures for all necessary information.

1 Design your Walkable Neighborhood Plan (WNP)

Prepare a Walkable Neighborhood Plan	Comply with the standards	Section #C.020 (Walkable Neighborhood Plan)

2 Determine your Maximum Zoning Envelope

Identify your zone, see Chapter 2 (Zones)

a.	Comply with building placement standards	Subsection 2 of the zone
b.	Comply with building footprint standards	Subsection 3 of the zone
c.	Select your private frontage type	Subsection 4 of the zone
d.	Comply with building form and height standards	Subsection 5 of the zone
e.	Comply with parking standards	Subsection 6 of the zone
f.	If multiple buildings on a site	Section 2.070

3 Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see Chapter #A.1 (Frontage Types)	Based on your selected private frontage type(s), comply with the standards	

4 Proceed to Approval Process

If adjustments are proposed, see Section #E.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section #E.030 (Adjustments to Standards)
Identify your approval procedure, see Chapter x (Administration)	Comply with the procedure standards	Section x.020 (Administrative Review)

#E2.030 Adjustments to Standards

1. **Purpose.** This Section is intended to allow for minor deviations from certain standards for specific situations that make compliance not possible because of the prescriptive nature of the standards.
2. **Applicability.** This Section applies to Middle housing developments. The Director, or Deignee, may grant an Adjustment for only the standards identified as follows:
   A. Lots less than 10% slope. See Table A (Adjustments to Standards for Lots Less Than 10% Slopes).
   B. Lots over 10% slope. See Table B (Adjustments to Standards for Lots Over 10% Slopes).
3. **Procedures.** Adjustment requests shall be reviewed and processed as follows:
   A. Adjustments are to be processed consistent with Figure #E.020.1 (Middle Housing Review).
   B. If an Adjustment is requested that exceeds the allowed administrative relief in Table A or Table B, the adjustment will be processed only up to the amount identified in the relevant Table.
   C. Adjustment requests involving any of the following features (i.e., historic building/feature, tree, rock outcrop, and/or utility infrastructure) shall include existing conditions documentation identifying the feature(s).
   D. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed adjustments in this Section.

Table #E2.030.A: Adjustments to Standards for Lots with Less than 10% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Existing Lot Dimensions			
a. **Depth or Width** Decrease in the minimum required or maximum allowed	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 2 of the zone
2. Building Setbacks			
a. **Front**[1]**, Side Street**[1]**, Side or Rear** Increase or decrease in the minimum to maximum required setback for a primary building and/or wings	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. The existing lot is 80' or less in depth, preventing compliance with the rear setback standard.	Front, Rear, or Side Street: up to 25% of the standard; Side Street: up to 25% of the standard or 3' min.	Subsection 3 of the zone
b. **Façade within Façade Zone**[1] Reduction of the minimum amount of façade required within or abutting the façade zone	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section 3.030 (Landscaping and Lighting).	Subsection 3 of the zone

NOTE to City:

Depending on which chapters are selected from the Toolkit, some of the references in the following pages may need to be amended.

[1] Standards for private frontage apply [See Chapter #A2 (Frontage Types)], and any adjustment shall not preclude the application of a private frontage type.

Table #E2.030.A: Adjustments to Standards for Lots with Less than 10% Slope (Continued)			
Administrative Relief Type	**Required Findings**	**Allowed Administrative Relief**	**Reference to Standard**
3. Building Footprint			
a. **Size of Main Body[1] and/or Wing(s)** Increase in the allowed width or length	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the building type
	ii. The wing(s) is one-story less in height than the main body.		
4. Parking Location			
a. **Front or Side Street Setback** Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard when the required setback is 20' or more. Up to 20% of the standard when the required setback is less than 20'.	Subsection 6 of the zone
	ii. The driveway is in compliance with the zone standards.		
	iii. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		Subsection 5 of the zone

Table #E2.030.B: Adjustments to Standards for Lots Over 10% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Lot Dimensions			
a. **Depth** Increase or decrease in minimum to maximum lot depth	i. Existing slope exceeds an average 15% grade from the front to the rear of the lot. ii. If an adjustment is granted for an increase in the Main Body and Rear wing resulting in the need to change the development site depth, the development site depth may increase as allowed in this Section.	20% max. of the standard	Subsection 2 of the zone
b. **Width** Increase or decrease in minimum to maximum lot width	i. Existing slope exceeds an average 15% grade from the front to the rear of the lot. ii. An adjustment granted for an increase in the main body and rear wing results in needing to change the development site depth by up to 25%.	10% max. of the standard	Subsection 2 of the zone
2. Building Setbacks			
a. **Front[1],Side Street[1], Side or Rear** Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 15% grade within at least the first 30' of lot depth. ii. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. iii. The existing lot depth is less than 80'.	Reduction in the minimum setback to within 5' of the lot line. Where side street setback is 5' minimum, reduction in the minimum setback to within 3' of the lot line.	Subsection 2 of the zone

[1] Standards for private frontage apply [See Chapter #A2 (Frontage Types)], and any adjustment shall not preclude the application of a private frontage type.

Table #E2.030.B: Adjustments to Standards for Lots Over 10% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. Existing slope exceeds 15% grade for at least 50% of the lot width or the first 30' of the lot depth. ii. The building is in compliance with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 25% of the standard	Subsection 3 of the building type
4. Site Grading			
a. **Retaining Wall (Height)** Increase in maximum retaining wall height or length	i. Existing slope exceeds an average 15% grade from the front to the rear of the lot. ii. The retaining wall or series of retaining walls cannot be seen from the adjacent public sidewalk or adjacent property. iii. Retaining walls not within the building footprint are less than 50' in total length along any lot line.	Increase in retaining wall height up to 12' along rear and/or side lot line(s); Increase in retaining wall height up to 20' within the building footprint	Subsection 03.050
5. Block Face and Perimeter			
a. **Increase in maximum length of new or modified block**	i. Existing slope along at least one side of the block exceeds 15% grade, resulting in new street(s) that exceed maximum allowed grade, preventing compliance with the standards. ii. The subject block(s) include a Passage in compliance with Subsection #E.040.13 (Passage). iii. The block(s) is in compliance with Section #D.0303 (Thoroughfare Standards).	Up to 25% of the standard	Table #E.020.A (Block Size Standards)

[1] Standards for private frontage apply [See Chapter #A2 (Frontage Types)], and any adjustment shall not preclude the application of a private frontage type.

Table #E2.030.B: Adjustments to Standards for Lots Over 10% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
6. Parking Location Setbacks			
a. **Front or Side Street** Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section:		
	i. Surface: Parking is uncovered and located between the building and the street due to existing lot depth that is less than 80'	Front Setback: The parking location setbacks standards do not apply. Up to 75% of the lot width is allowed to be used for parking for a maximum depth of one parking space.	Subsection 6 of the zone; Subsection 3 of Chapter 2
	ii. Podium: Parking under primary building is enclosed and access is only from one side of the lot, the lot is 150' or less in width. Habitable space, in compliance with Subsection 5 of the zone as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width.	Front Setback: Reduction to 18' behind the primary building facade. Side Street Setback: Reduction to 5' behind the primary building facade at least 18' from the front of the building.	

[1] Standards for private frontage apply [See Chapter #A2 (Frontage Types)], and any adjustment shall not preclude the application of a private frontage type.

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Chapter #F2:Definitions

Sections:

#F2.010 Purpose

This Chapter provides definitions for specialized terms and phrases used in this Toolkit. All other applicable definitions in Section #F.xx.xxx (Definitions) of Article xxx (City Zoning Code) apply.

#F2.020 Definitions

A. Definitions

Abutting. Having a common property line or district boundary, or separated by a private or public street or easement.

Access or Service Drive. A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.

Accessory Structure (syn. Accessory Building). A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure or use on the same site. Accessory structures normally associated with a residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles (including incidental restoration and repair), personal recreational vehicles, and other personal property; studios; workshops; greenhouses (noncommercial); enclosed cabanas and pool houses; and storage sheds.

Adjacent. Sharing a common lot line, or having lot lines separated only by an alley.

Alley. A public or private way to be used primarily for vehicular access to the back or side of a lot of real property that otherwise abuts a street.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection

is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Subsection #F.12.030.1.C.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

B. Definitions

Basement. A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a "cellar," which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

Bay. Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports. See Subsection #F.12.030.4 for measurement method.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area. Window opening that includes an opening on each side.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Building. A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or public open space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building, Existing. See "Structure, Existing."

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or public open space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or public open space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior lot line(s).

4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the front and side street of the lot.

Building Frontage, Principal. The facade along the front of the lot, typically the narrower of sides and identified by an address.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the lot.

Building, Setback. See "Setback, Building."

By-Right, Approval. Approval by administrative staff of certain improvements or developments not requiring further review and in compliance with all applicable standards.

C. Definitions

Chamfered. A transitional edge between two faces of an object. Sometimes defined as a form of bevel, it is often created at a 45° angle between two adjoining right-angled faces.

Chamfered Facade Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Public Open Space. An outdoor area dedicated for public gathering and civic activities. See Section #D.10.040 (General to Public Open Space).

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cornice. The crown molding of a building or element.

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple units, not including off-street parking. See Subsection #F.12.030.3.A.(4) for measurement method.

Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a lot.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total lot area.
3. **Coverage, Lot.** The portion of the lot expressed as a percentage that is covered in buildings or other roofed structures (e.g. porches, covered parking).

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel

large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

Design Site, Corner. A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.

Design Site, Flag. A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.

Design Site, Interior. A design site abutting only one street.

Design Site, Through. A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
    a. The frontage line in the case of a design site having a single frontage line;
    b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
    c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
    d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
    e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
    f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected.

Development Site. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Director. Planning Director, Community Development Director or designee..

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Driveway. A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking, or loading area.

Dwelling, Multiple. A building designed or used for three or more dwelling units.

Dwelling Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Eave. The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters ("open eave") to a finished horizontal surface ("closed eave").

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to a fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending into a setback.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Existing Structure. For the purpose of defining an allowable space that can be converted to an accessory dwelling unit means within the four walls and roofline of any structure existing on or after Month, Year that can be made safely habitable in compliance with local building codes at the determination of the Building Official regardless of any noncompliance with this Toolkit.

F. Definitions

Facade. See "Building Facade."

Fence. A structure, made of wood, metal, masonry, or other material, typically used to screen, enclose, or divide open space for a setback or along a lot line.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Floor Area. The sum of the gross areas of all stories of a building, measured from the exterior faces of the exterior walls. The floor area shall include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

Floor Coverage. See “Coverage."

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Lot Line, Front."

Front Loaded. (Front Access). Lots that provide vehicular access from the front of the lot.

Frontage, Private. The area and/or building element (e.g. porch) between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Ganged. Refers to windows designed/found in an array of two or more.

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with lots in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development. The grade of a lot prior to any site improvements related to the proposed development.

Grading. Earthwork performed to alter the natural contours of an area.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Half Story. See "Story".

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."

2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above. See Subsection #F.12.030.3.A.(6) for measurement method.

3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building. See Subsection #F.12.030.3.A.(6) for measurement method.

House-Scale Building. A small or medium Middle Housing building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall.

I. Definitions

Impervious. The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. The product of any modification to a site structure or building, not including maintenance or repairs.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees, or other decorative material of natural origin.

Lintel. A horizontal architectural member spanning and usually carrying the load above an opening.

Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

Lot (syn. Parcel). A portion of land separate from others and delineated or described as a single integral unit on a subdivision map or by other map approved in compliance with the Subdivision Map Act (§66410 et seq.).

M. Definitions

Main Body. The primary massing of a primary building. See Subsection #F.12.030.3.A.(1) for measurement method.

Main Facade. The front facade of a building.

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Multi-Unit Building. A residential in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

N. Definitions

No specialized terms beginning with the letter N are defined at this time.

O. Definitions

Off-Street Parking. The area(s) located on a lot available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Space Easement. See "Scenic Easement or Open Space Easement."

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel (syn. Lot). A portion of land separate from others and delineated or described as a single integral unit on a subdivision map or by other map approved in compliance with the Subdivision Map Act (§66410 et seq.).

Pediment. A triangular space that forms the gable of a low-pitched roof and that is usually filled with relief sculpture in classical architecture.

Planning Commission. The City's Planning Commission, or Planning Board.

Primary Building. See "Building, Primary."

Public Street. A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rake. The sloped end portion of a roof. Rakes may be close to, or extend from the building to allow for an overhang. Roof rakes can be exposed or closed.

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the lot.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Review Authority. The individual or official City body (the Community Development Director, Planning Commission, or City Council) identified by this Toolkit as having the responsibility and authority to review, and approve or deny the permit applications described in Chapter 11 (Administration).

S. Definitions

Setback. The distance by which a structure, parking area, or other development feature is separated from a lot line, other structure, or development feature

1. **Setback, Front.** An area extending across the full width of the lot between the front lot line and the primary structure.
2. **Setback, Rear.** An area extending the full width of the lot between a rear lot line and the primary structure.
3. **Setback, Side.** An area between a side lot line and the primary structure extending between the front and rear setback.

Setback, Building. The mandatory clear distance between a lot line and a building.

Setback, Parking. The mandatory clear distance between a lot line and parking.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shared Yard. A portion of a development held in common and/or single ownership, not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the lot. Excludes the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension;

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and lot frontages.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

Street, Front. Street located along the front lot line of a parcel.

Street, Side. Street located along a lot line of a parcel that is not along the front lot line.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or permanent private thoroughfare which affords a primary means of access to lot(s).

1. **Street, Front.** Street located along the front lot line.
2. **Street, Side.** Street located along a lot line that is not the front lot line

Street Frontage. The lineal length of that portion of a lot abutting a street.

Street Frontage, Principal. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Thoroughfare. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Transit Stop. A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transom. Refers to a window; a window above a door or other window built on and commonly hinged to a transom

U. Definitions

Understory. The smaller trees and shrubs below the canopy of large trees.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

V. Definitions

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkway. A paved way located on one or more lots, used for pedestrian traffic, and used exclusively by the lot owner(s), their guests, and invitees.

Water Table, Architectural Feature. A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building. See Subsection #F.12.030.3.A.(5) for measurement method.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building. See Subsection 11.030.3.A.(2) for measurement method.

X. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Y. Definitions

Yard. See "Setback."

Z. Definitions

Zero Lot Line. A building or structure that is placed on the property line.

Zone Map. The zoning map(s) of the City of xxx, Washington, together with all amendments.

Zoning Administrator. The duly designated and appointed zoning administrator of the City.

Zoning Code. The Zoning Code of the City specified in Title x.

#F2.030 Measurement Methods

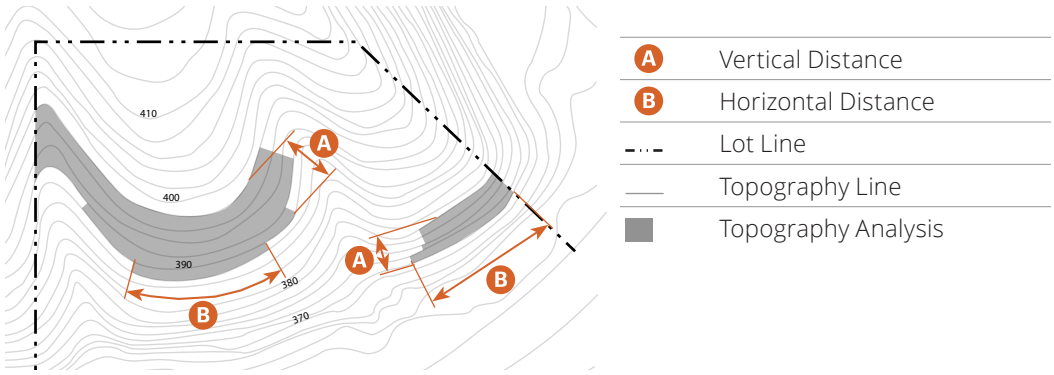
1. **Sloped Lots**

A. **Applicability.** The standards of Section 3.03.050 (Slope Standards) apply to sloped lots. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped lots are those areas of land that exhibit the slopes of ten percent and greater.

B. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this Chapter. An example of the methodology is shown in Figure 1 (Example for Defining Sloped Lots).

(1) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least ten percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a lot (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

Figure #F2.12.030.1: Example for Defining Sloped Lots



(2) **Area Calculation.** Steep slope areas are calculated based on the square feet of qualifying steep slope on the lot as determined in Subsection 1 above. There is no minimum square footage for each slope area.

(a) First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.

(b) Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

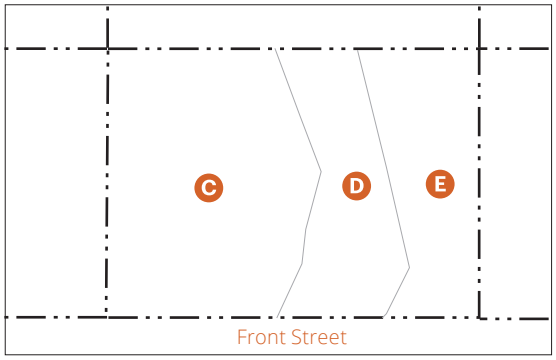
(c) Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(d) Fourth, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(e) Last, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

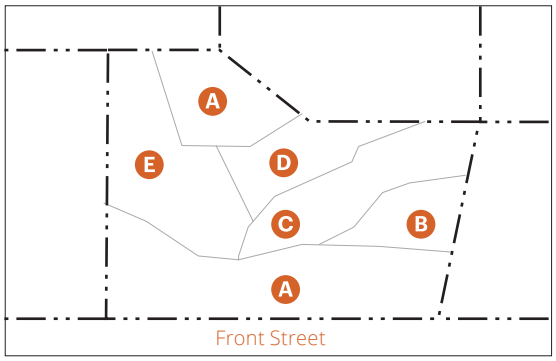
(3) **Steep Slope Resource Area.** Based on the area calculations in Subsection 2, above, Table 3.05.050.A (Amount of Sloped Areas Allowed to be Developed) identifies the percentage of sloped area that is developable. Figures 2 and 3 illustrate examples of the calculated slopes and the corresponding percentage allowed for development.

Figure #F2.030.2: Example for a Sloped Development Site (<1 acre)



Key	Existing Slope	Developable Area[1]
A	0-5.99%	NA
B	6-9.99%	NA
C	10-14.99%	100% max.
D	15-19.99%	90% max.
E	>20%	0% max.
	Lot Line	
	Slope Designations	

Figure #F2.030.3: Example for a Sloped Development Site (>1 acre)



Key	Existing Slope	Developable Area1
A	0-5.99%	100% max.
B	6-9.99%	70% max.
C	10-14.99%	25% max.
D	15-19.99%	5% max.
E	>20%	0% max.
	Lot Line	
	Slope Designation	

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Chapter 2 (Building Placement Standards).

(4) **Sloping Lot Height.** Lots with slopes of ten percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the lot.

C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

(1) **Lots with Even Slope.** Average slope for lots with relatively even slope across the site and small lots is determined by using the following formula:

(a) S = ((T - B) ÷ run) × 100

(b) S = average slope

(c) T = elevation at top of slope

(d) B = elevation at bottom of slope

(e) Run = horizontal distance between the top and bottom elevations

(1) **Lots with Uneven Slope.** Average slope of lots with an uneven slope across the site before grading is determined by using the following formula:

(f) S = (1.0029 × I × L) ÷ A

(g) S = average slope

(h) I = contour interval in feet

(i) L = summation of length of the contour lines in scale feet

(j) A = area of the lot in acres

2. **Measuring Building Footprints**

A. **Methodology.** Measurement of width and depth.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

(a) The width shall be parallel to the front.

(k) The depth shall be perpendicular to the front.

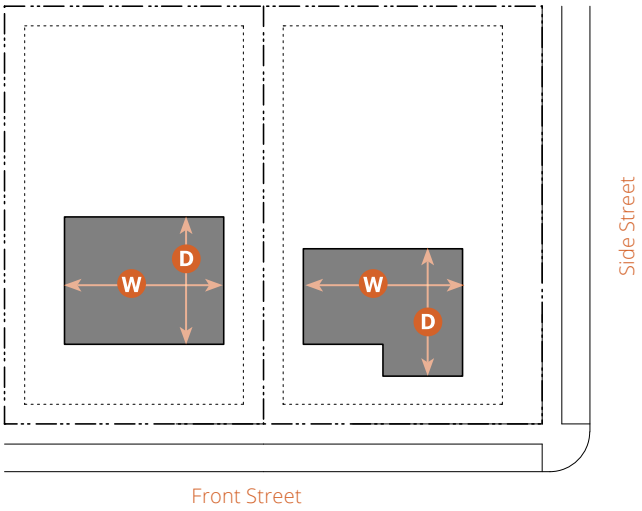


Figure #F2.030.4:
Main Body

W Width

D Depth

(2) **Wings.** The width and depth of wings, shall be measured as follows:

(a) The width shall be the dimension of the footprint most parallel with the adjacent street. For corner lots, either street can be used.

(b) The depth shall be the lesser of the two dimensions of the footprint.

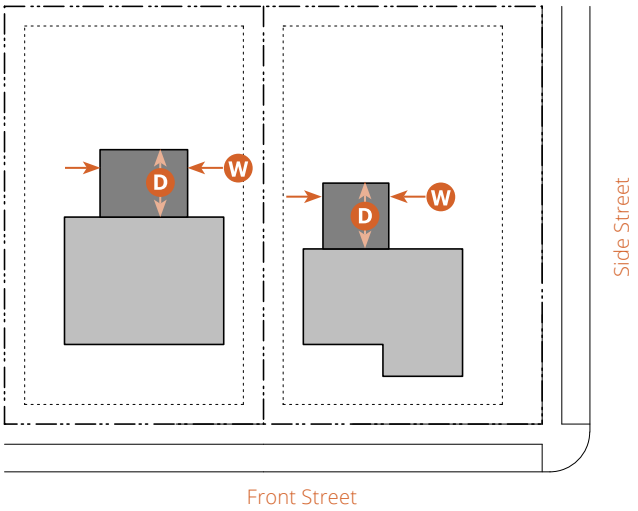


Figure #F2.12.030.5:
Wings and Ancillary Structures

W Width
D Depth

(3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:

(a) The width shall be parallel to the front

(b) The depth shall be perpendicular to the front.

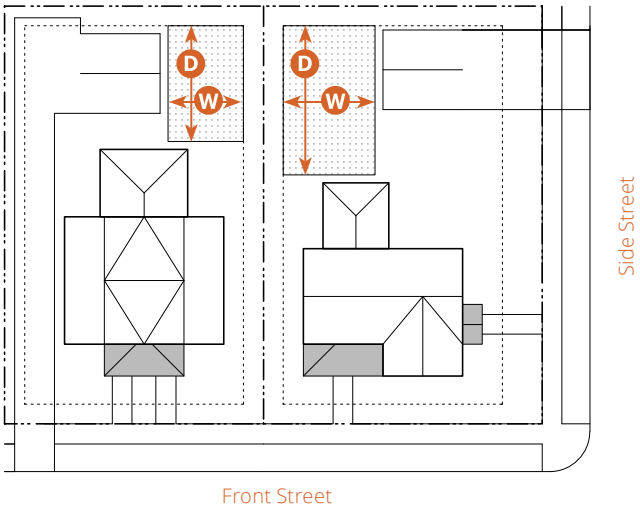


Figure #F2.030.5:
Open Space(s)

W Width
D Depth

(2) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:

(a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.

(b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.

(c) The depth shall be perpendicular to the width.

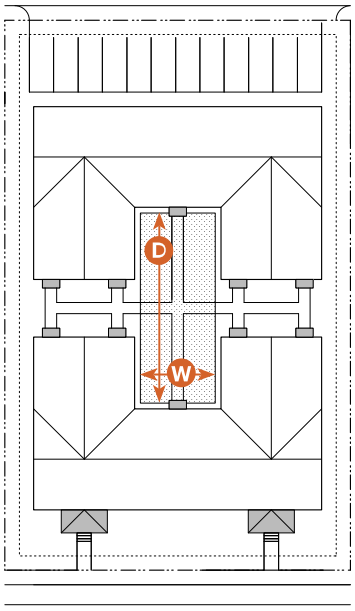


Figure #F2.030.6: Courtyard(s)

W Width
D Depth

(4) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

(a) The width and depth of forecourts shall be measured per Figure 7 (Width-to-Height Ratio).

(b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

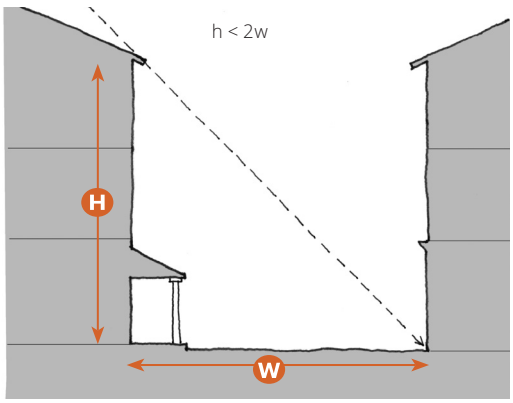


Figure #F2.030.7: Width-to-Height Ratio

W Width
H Height

3. **Highest Eave/Top of Parapet.**

    (a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above. See Figures 8 and 10.

    (b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building. See Figure 10.

    (c) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

    (d) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building. See Figure 10.

    (e) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly type.

A. **Methodology**. Using the definitions in this Chapter, lot types and lot lines are to be identified as depicted in Figure

Figure #F2.030.8: Top of Parapet and Flat Roof

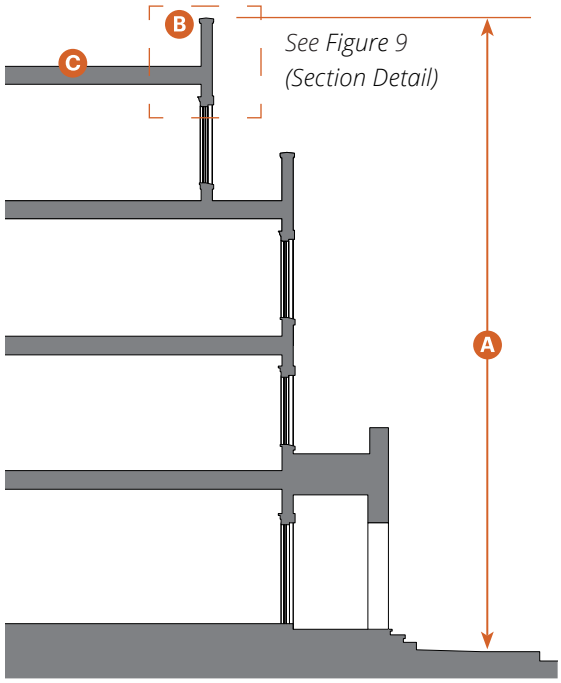
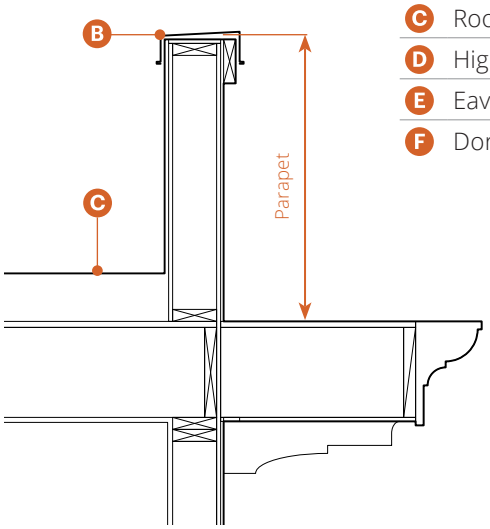


Figure #F2.030.9: Section Detail of Top of Parapet and Flat Roof



- A Height, Overall
- B Top of Parapet
- C Roof Structure
- D Highest Eave Measurement
- E Eave Assembly
- F Dormer

Figure #F2.030.10: Highest Eave for Pitched Roof

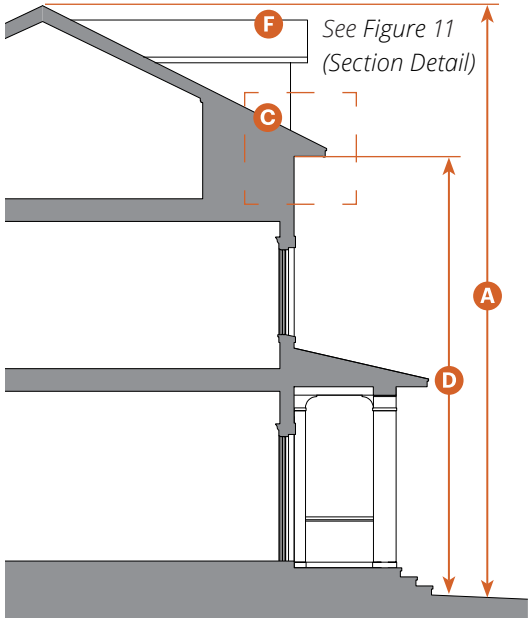
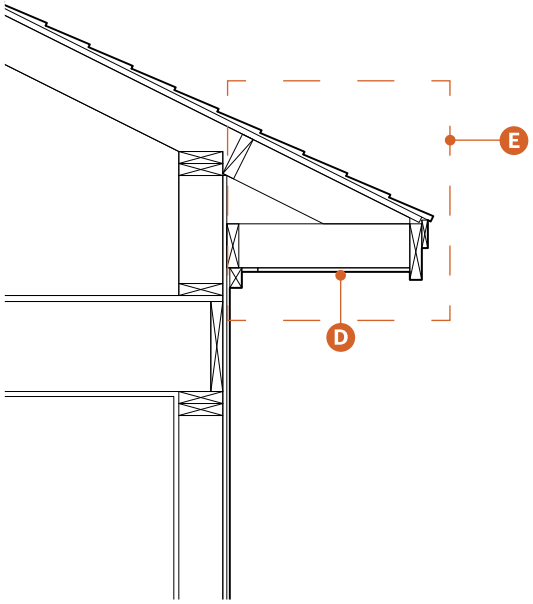


Figure #F2.030.11: Section Detail of Highest Eave for Pitched Roof



4. **Lot type and lot Line Identification to apply Building and Parking Setbacks**

A. **Methodology**. Using the definitions in this Chapter, lot types and lot lines are to be identified as depicted in Figure 12.

Figure #F1.030.12: Lot Type and Lot Line Identification

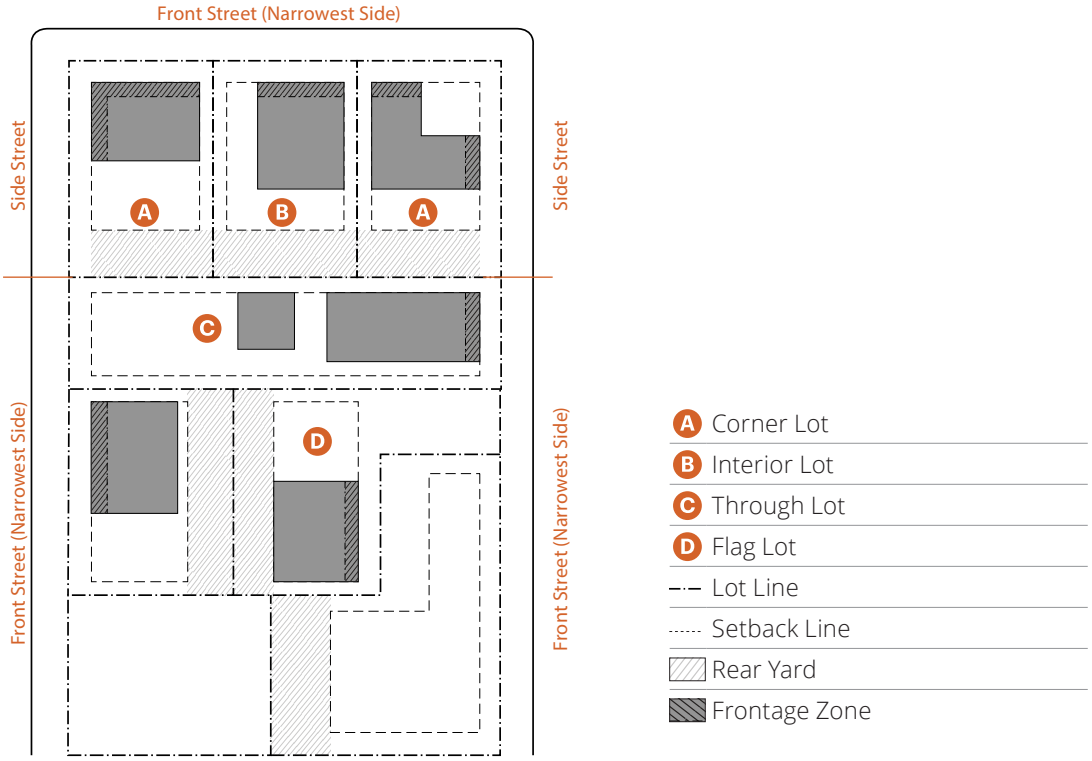
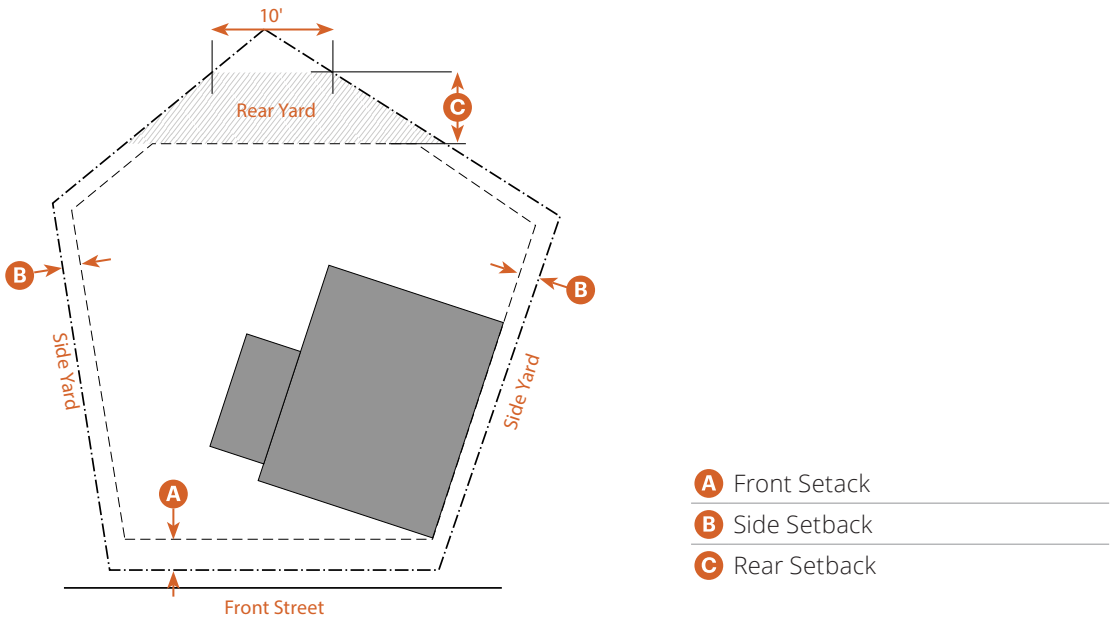


Figure #F1.030.13: Measuring an Irregular Lot Type



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