

Planning for Neighborhood Compatibility

October 17, 2016



Strategies for Neighborhood Conservation Standards

Winter & Company

- Preservation Plans
- Design Guidelines
- Design Standards
- Neighborhood Plans
- Urban Design
- Adaptive Reuse Strategies



Strategies for Neighborhood Conservation Standards

Residential & Mixed Use Infill Zoning Standards

- Alamo Heights, TX
- Arvada, CO
- Aspen, CO
- Atlantic Beach, FL
- Boulder, CO
- Denver, CO
- Durango, CO
- Encinitas, CA
- Fort Collins, CO
- Fort Lauderdale, FL
- Los Angeles, CA
- Mammoth Lakes, CA
- Pacific Grove, CA
- Terrell Hills, TX
- West Palm Beach, FL

Frequently Stated Concerns

- Community character
- Livability
- Heritage
- Sustainability
- Respecting previous investments
- Dealing with our own success

Discussion Themes

- Accommodating Increased Density
- Relating to context
- Balancing simplicity with sufficient response to context
- Considering administrative requirements
- Providing flexibility
- Balancing community objectives
- Distinguishing Intensity from Density

Compatibility Tools Used

- Form standards
 - Building envelope (bulk plane)
 - FAR
 - Lot coverage
 - Setbacks
 - Height limits
 - Articulation
- Frontage requirements
- Design options
 - Standards with Intent Statements
 - Menus of options
 - Guidelines for alternative compliance

Form Standards & Design Standards

▸ Form Standards

- Use
- Setbacks
- Height
- General Massing (Building Envelope)
- Street Frontage



▸ Design Standards

- Finer-grained Building Scale, Orientation and Massing
- Detailed Design Considerations
 - Roof form
 - Materials



Balancing Concerns

–Simplicity and Flexibility

- One size fits all - OR – Respond to different contexts

–Owner Making Improvement and Adjacent Owners

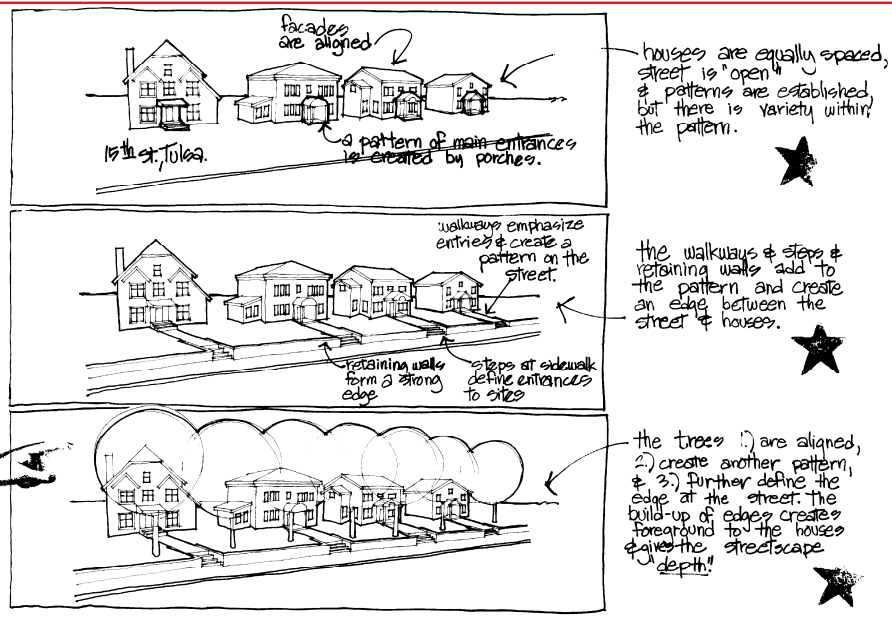
- Inside looking out - and - Outside looking in

–Public Good and Individual Rights

- Value of a community- and - Value of a property



Considering Context



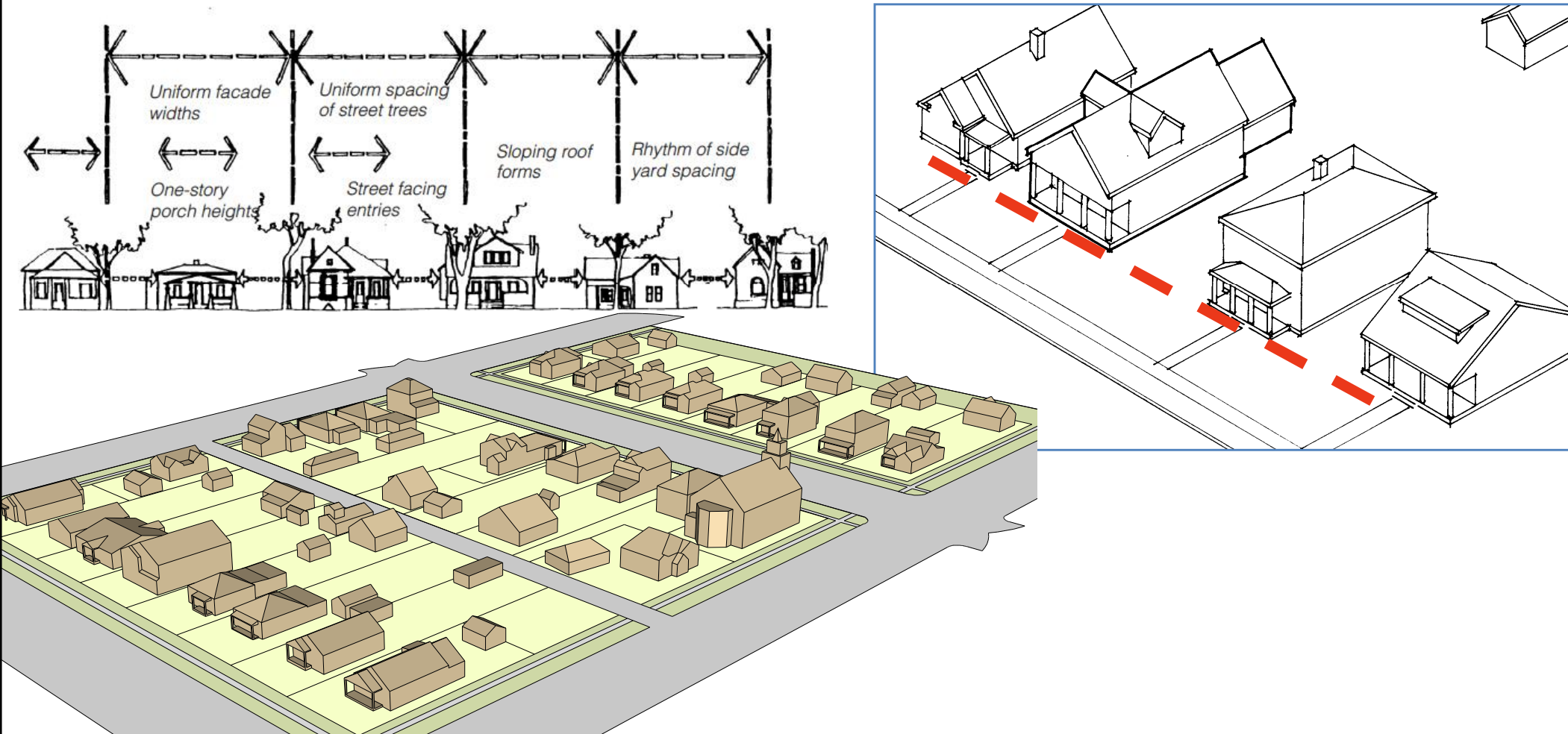
The Neighborhood

A Sub-area (Typology) Within the Neighborhood

The Immediate Block Faces

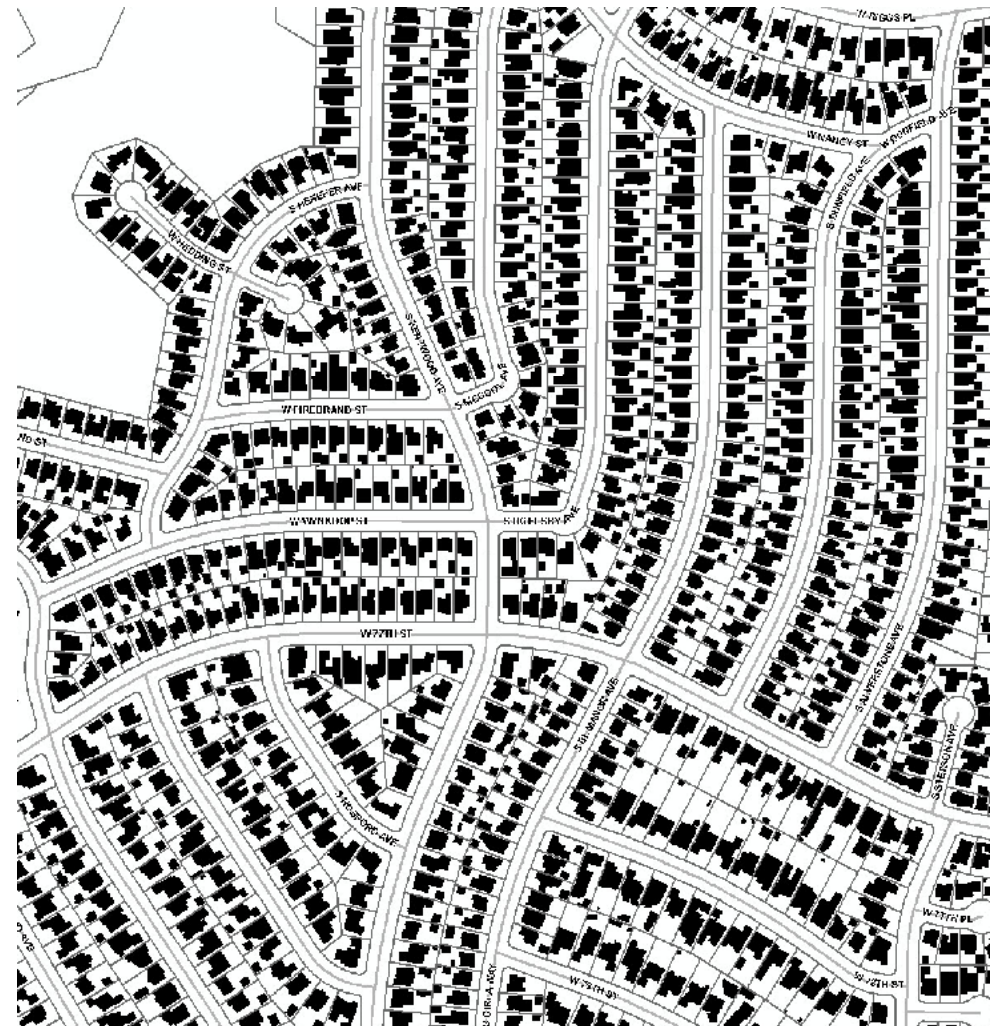
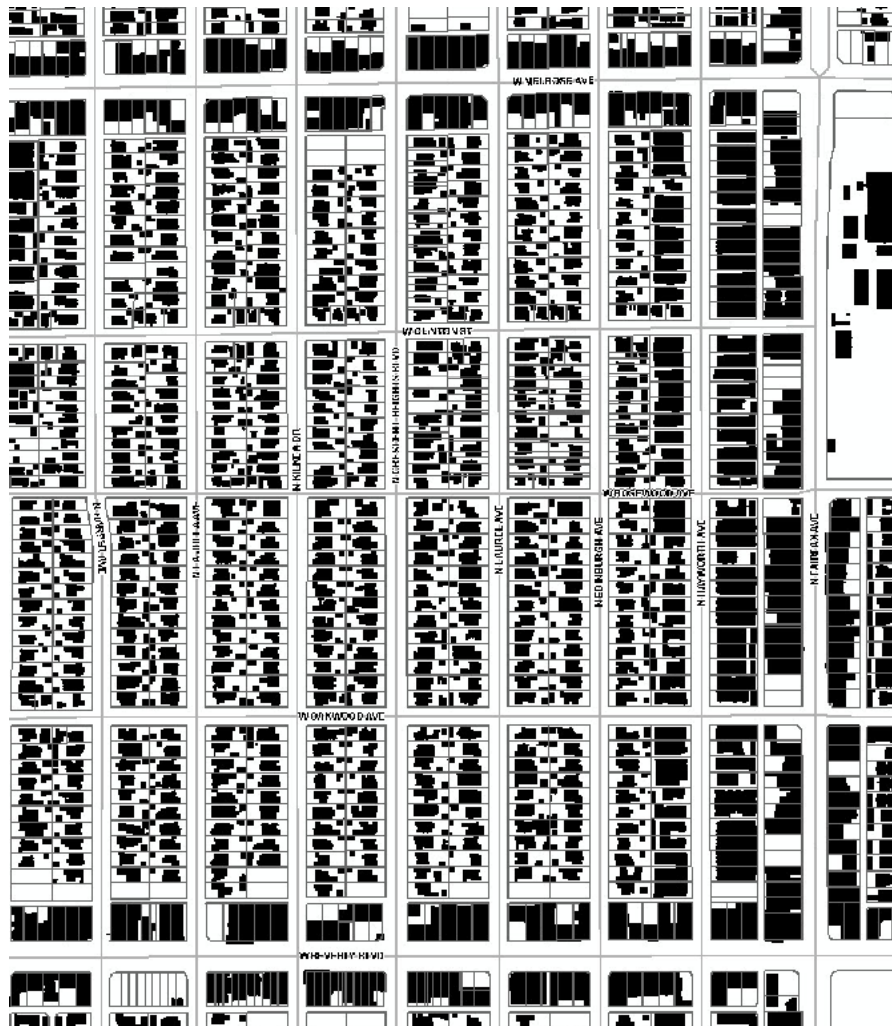
The Site & Neighboring Properties

Defining Context



Strategies for Neighborhood Conservation Standards

Understanding differing development patterns

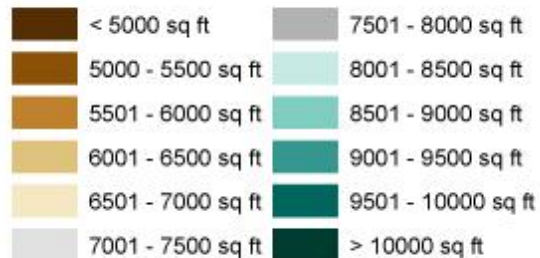


Strategies for Neighborhood Conservation Standards

GIS Analysis – Lot Size & Coverage



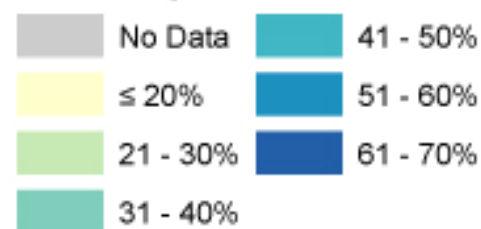
Lot Size



Conservation Standard



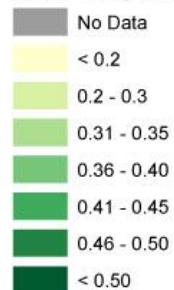
Lot Coverage



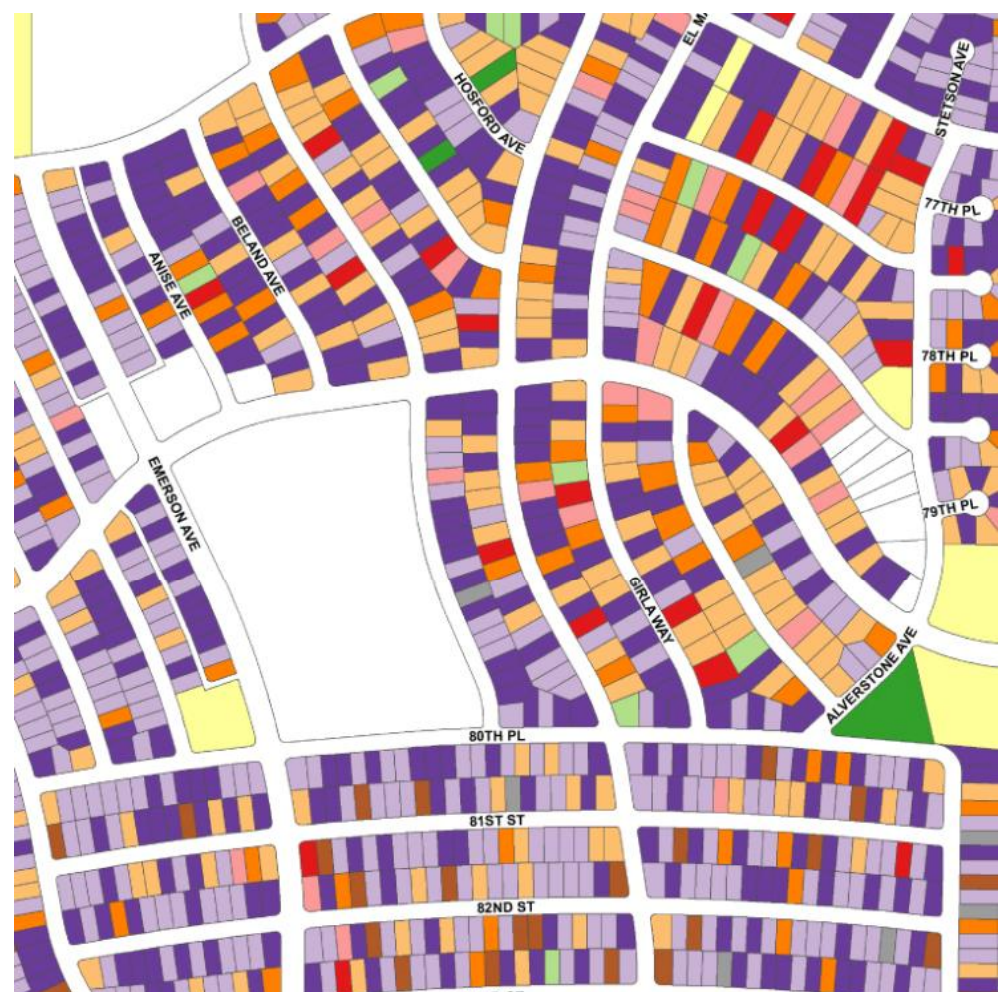
GIS Analysis – FAR & Building Size



FAR - Single Family Zones



Neighborhood Conservation Standards



Building Size



RESIDENTIAL TYPOLOGIES | GROUP A

A.1 GRIDDED - UNIFORM MEDIUM LOTS

DESCRIPTION:

This typology consists of a common linear street grid with narrow, rectangular-shaped lots and no alley. Streets are a 60-foot R.O.W. with on-street parking. Lots are accessed via private, narrow driveways leading to detached garages in the rear of the lot. This pattern of driveways allows for separation between neighboring buildings. Buildings address the street with consistent setbacks and semi-private porches and entries facing the street.

This typology has a high degree of consistency. Typically developed in the 1920s, but spanning into the 1940s, the homes are of modest scale. Original construction size spans from 1,500 to 3,000 square feet. Front yards are open and inviting while back yards are private.

DEVELOPMENT TRENDS:

This typology is common throughout Los Angeles. Many of these neighborhoods are experiencing substantial infill development while others remain quite stable. Therefore, it will be important to consider a wide range of development trends and opinions when developing standards in this typology.

NEIGHBORHOOD CHARACTERISTICS:

STREET PATTERN:	Linear grid
TOPOGRAPHY:	Flat/Minor Topography
BLOCK WIDTH:	200-300 feet
STREET RIGHT-OF-WAY:	60 feet
SIDEWALKS:	Detached
SETBACKS:	15-35 feet (front)
CONSISTENCY LEVEL:	High
TRANSITION TYPE:	Medium (low-scale comm. corridor)



Neighborhood Characteristics - Aerial Photograph



Neighborhood Characteristics - Buildings vs. Open Space

SITE/LOT CHARACTERISTICS:

LOT SIZE:	5,000 - 8,000 square feet
LOT SHAPE:	Rectilinear (some rhomboid corner lots)
LOT ORIENTATION:	Narrow side facing street
LOT WIDTH:	40-55 feet
LOT COVERAGE:	High
LOT ACCESS:	Driveway
BUILDING PLACEMENT:	Very uniform
GARAGE:	Detached



Original Structures
Front Setback Pattern → Auto Access
Lot Characteristics Diagram

BUILDING CHARACTERISTICS:

CONSTRUCTION ERA:	1900-1940s (mainly 20s)
ORIG. BUILDING SIZE:	1,500-3,000 square feet
FLOOR AREA RATIO:	0.25 - 0.40 FAR
BUILDING HEIGHT:	1 and 2-stories
SIDE WALL VS. LOT LENGTH:	approx. 40-60%
FRONT WALL VS. LOT WIDTH:	approx. 60-70%
ROOF FORM:	Hip & Gable
PORCH/ENTRY:	Street-facing



Streets include on-street parking with a detached address and street front.



Front yards are generally landscaped with a walkway leading to the front door.



Some front yards are landscaped, with side walk or lawn and steps leading to the front door.



Narrow driveways at the side of the house is common.



Setbacks are uniform and generally range from 15 to 35 feet, although 35-40 feet is the most common setback range.



Some of the established neighborhoods in this typology have beautiful, mature street trees.



A variety of architectural styles exist throughout this typology, however Spanish Revival with clay roof tiles is quite common.



Both one and two-story homes are common in this typology, and most include pitched roofs.

RESIDENTIAL TYPOLOGIES | GROUP A

A.3 GRIDDED - UNIFORM ALLEYS

DESCRIPTION:

This typology exists in certain pocket neighborhoods in L.A. It is very similar to A.1, but each block includes an alley. While traditionally used for access to parking and utilities, the trend seems to have shifted and alleys are currently not well utilized. Some lots continue to utilize the alley for parking, but others have put in driveways from the main streets instead. Streets are a 60' right-of-way and include on-street parking and detached sidewalks with tree lawns. Buildings address the street, but setbacks are varied. Semi-private porches and entries facing the street.

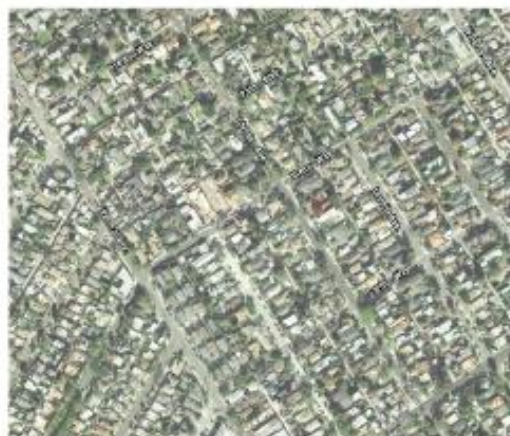
This typology has a high degree of consistency in terms of lot size, but home size and setbacks vary. This typology includes small front and back yards and tends to maximize the buildable area.

DEVELOPMENT TRENDS:

This typology is quite isolated, occurring in Venice Beach neighborhood and ?? This typology has experienced a great degree of infill development, as it is a very desirable area of the city to live in. Higher income residents have moved into this area and built larger homes in recent years. Therefore, considering compatible form standards is important.

NEIGHBORHOOD CHARACTERISTICS:

STREET PATTERN:	Linear grid
TOPOGRAPHY:	Flat/Minor Topography
BLOCK WIDTH:	200-300 feet
STREET RIGHT-OF-WAY:	40-60 feet
SIDEWALKS:	Mainly Detached
SETBACKS:	15-20 feet (front)
CONSISTENCY LEVEL:	Medium
TRANSITION TYPE:	Medium (low-scale comm. corridor)



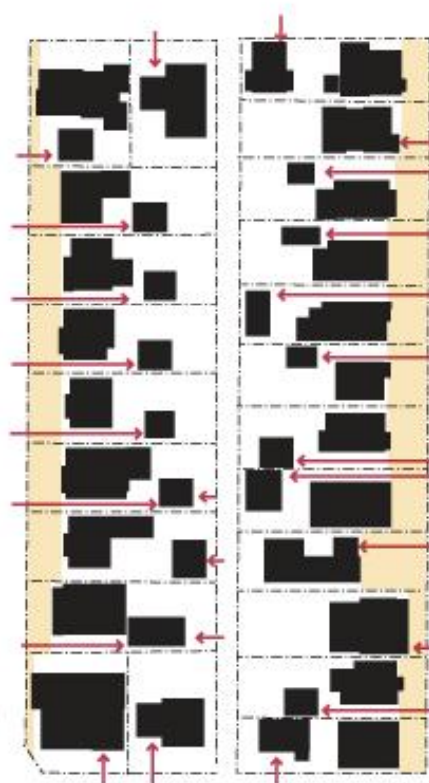
Neighborhood Characteristics - Aerial Photograph



Neighborhood Characteristics - Buildings vs. Open Space

SITE/LOT CHARACTERISTICS:

LOT SIZE:	5,000-8,000 square feet
LOT SHAPE:	Rectilinear
LOT ORIENTATION:	Narrow side facing street
LOT WIDTH:	40-55 feet
LOT COVERAGE:	High
LOT ACCESS:	Driveways and Alleys
BUILDING PLACEMENT:	Consistent
GARAGE:	Detached



Original Structures
Front Setback Pattern → Auto Access

Lot Characteristics Diagram

BUILDING CHARACTERISTICS:

CONSTRUCTION ERA:	1940-1960s
ORIG. BUILDING SIZE:	1,000-2,500 square feet
FLOOR AREA RATIO:	0.20 - 0.35 FAR
BUILDING HEIGHT:	1 and 2-stories
SIDE WALL VS. LOT LENGTH:	approx. 30-50%
FRONT WALL VS. LOT WIDTH:	approx. 60-70%
ROOF FORM:	Hip & Gable
PORCH/ENTRY:	Small, not prominent



Even though alleys are present, the traditional pattern of side driveway leading to garage in rear is common.



Streets include on-street parking, tree lawns with street trees, and detached addressables.



Traditional bungalow in this typology are of modest scale.



One and two-story homes are common in this typology.



Generally, alleys in this typology were underground. Some are now doublet off to traffic.



Some upgraded garages have been placed along the alleys and are used for parking.



Most properties include a side walkway leading to the front door, connected to the sidewalk.



Architectural styles vary throughout this typology.

RESIDENTIAL TYPOLOGIES | GROUP B

B.1 CURVILINEAR - UNIFORM Medium Lots

DESCRIPTION:

This typology is fairly common further away from the city center and tends to be indicative of post-WWII development. Streets are gently curving, but still oriented on a fairly consistent gridded pattern. Some cul-de-sacs exist, especially where land abuts open space or incompatible uses. Buildings address the street, with consistent setbacks. Entries face the street. Parking on-site varies - some homes include detached garages at the rear of the property where others include attached garages at the front. Others include attached garages perpendicular to the street.

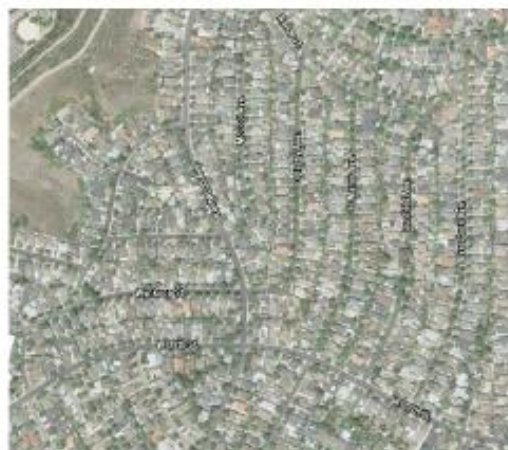
This typology has a high degree of consistency in terms of lot size and setbacks. Home sizes vary. Modest front and back yards are provided, as buildings tend to maximize buildable area.

DEVELOPMENT TRENDS:

This typology has a lower amount of recent infill development than other typologies. Many traditional homes have previously been modified with 2nd-story additions, so new two-story buildings appear rather compatible. However, some outliers do exist, and so considering appropriate form standards is necessary.

NEIGHBORHOOD CHARACTERISTICS:

STREET PATTERN:	Curvilinear grid
TOPOGRAPHY:	Flat/Minor Topography
BLOCK WIDTH:	200-300 feet
STREET RIGHT-OF-WAY:	60 feet
SIDEWALKS:	Attached and detached
SETBACKS:	15-30 feet (front)
CONSISTENCY LEVEL:	Medium
TRANSITION TYPE:	Soft



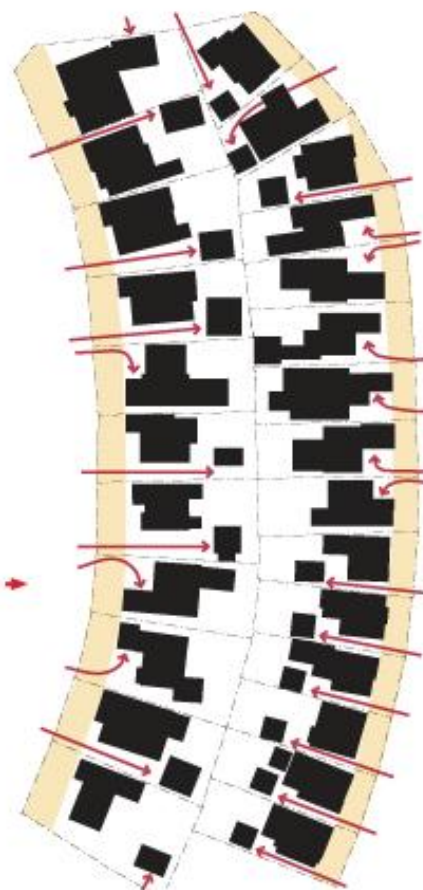
Neighborhood Characteristics - Aerial Photograph



Neighborhood Characteristics - Buildings vs. Open Space

SITE/LOT CHARACTERISTICS:

LOT SIZE:	6,000-10,000 square feet
LOT SHAPE:	Rectangular and fan-shaped
LOT ORIENTATION:	Narrow side facing street
LOT WIDTH:	50-75 feet
LOT COVERAGE:	High
LOT ACCESS:	Driveway
BUILDING PLACEMENT:	Rather uniform
GARAGE:	Detached and attached



Original Structures
Front Setback Pattern
Auto Access
Lot Characteristics Diagram

BUILDING CHARACTERISTICS:

CONSTRUCTION ERA:	1940-1960s
ORIG. BUILDING SIZE:	1,000-3,000 square feet
FLOOR AREA RATIO:	0.30 - 0.45 FAR
BUILDING HEIGHT:	1 and 2-stories
SIDE WALL VS. LOT LENGTH:	approx. 30-50%
FRONT WALL VS. LOT WIDTH:	approx. 30-70%
ROOF FORM:	Hip & Gable
PORCH/ENTRY:	Street-facing



Streets include on-street parking, detached (and sometimes attached) sidewalks, and a consistent setback along a curvilinear grid.



Some homes are parked in rear garages with a driveway along the side of the property.



Some homes include street-facing, attached garages.



Other homes include a garage perpendicular to the street, but attached to the house.



Architectural styles and home sizes vary.



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

HIGHLY CONSISTENT
SINGLE STORY MASSING
CURB & GUTTER

GROUP 1
1.A

DESCRIPTION:

Typology 1A has a high degree of consistency, in terms of building age and traditional development patterns. It retains a high percentage of buildings that "contribute" to a historic district. It has streets with curb and gutter (whereas Type 1B does not).

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Street widths range from 25 ft. to 30 ft.
- Parallel on-street parking
- Narrow, rectangular-shaped lots
- No alleys

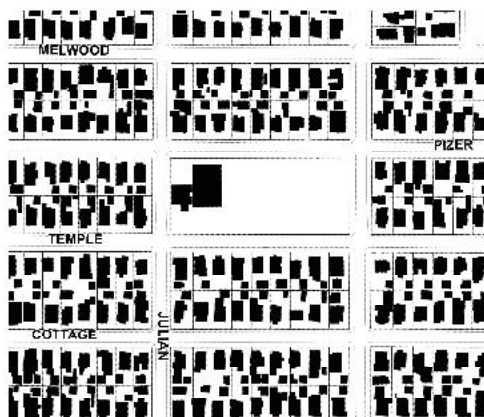
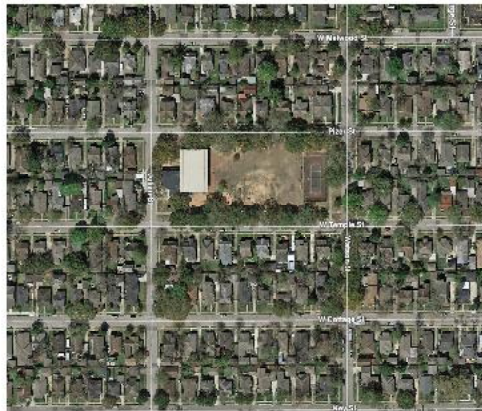
Distinguishing Site Features:

- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street.
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.

Distinguishing Building Features:

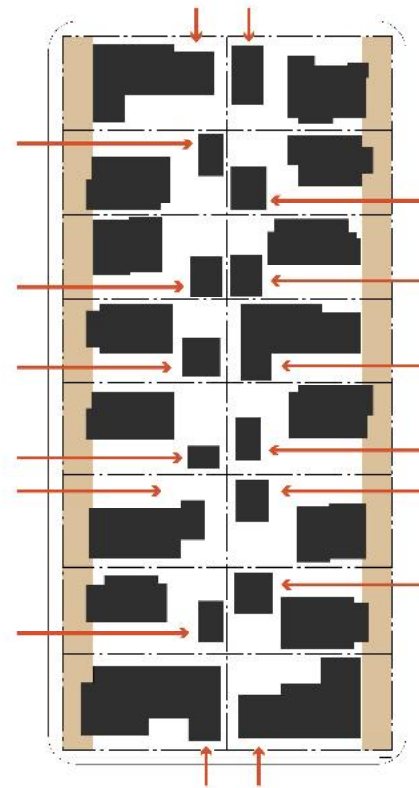
- The majority of houses are one story in height.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are modest in scale. Most range from 1,000 sf to 1,500 sf.
- New buildings and additions appear to be in scale with historic structures.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern
STREET WIDTH: 25 ft.-30 ft.
PUBLIC REALM: • Curb and Gutter
• Tree lawn between Street and Sidewalk
LANDSCAPING: Medium - Dense
CONSISTENCY: Very Uniform
ALLEYWAY: No

SITE CHARACTERISTICS:



LOT ORIENTATION: Primarily North & South
LOT DEPTH & WIDTH: 105'x50'
LOT SIZE: 5,000 sf.-6,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 0%
SETBACKS: 10 ft.-15 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



In general, homes in this typology have a consistent setback and streets include tree lawns and detached sidewalks with pathways leading to front doors.



Home size is consistent throughout this typology. One-story homes with uniform lot sizes, floor-area-ratios, and parking in the rear are common. However, materials and styles vary.



Tree coverage and landscaping have an effect on the privacy and visibility of design features.

Porch features define the character within the typology and provide a human scale to the structure.



BUILDING HEIGHT: 1-Story
BUILDING SIZE: 1,000 sf.-1,500 sf.
FLOOR AREA RATIO: Majority 0.20-0.29
BUILDING AGE: 1920-1940
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

MODERATE VARIATION

ONE & TWO-STORY MASSING
TRADITIONAL PARKING LOCATION
LARGE LOT SIZE

GROUP 2

2.B

DESCRIPTION:

Typology 2B has a moderate range of variation, in terms of building age and traditional development patterns. It retains a high percentage of buildings that "contribute" to a historic district. The lots are predominantly oriented to the East/West (whereas the lots in Type 2A and 2C orient to the North/South). Many lots at the block ends face cross-streets, which create a significant amount of Block End Cap conditions. Lot sizes are larger than Type 2A and Type 2C, as are building sizes.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Moderate street widths
- Formal on-street parking
- Large & deep, rectangular-shaped lots
- No alleys

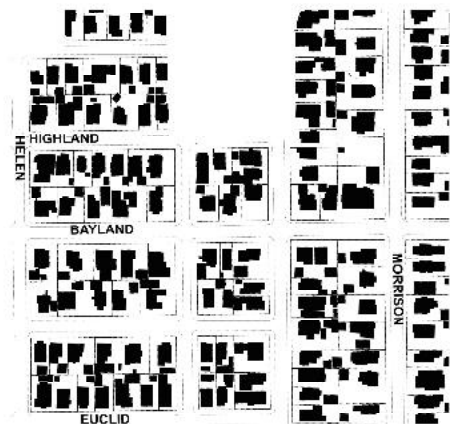
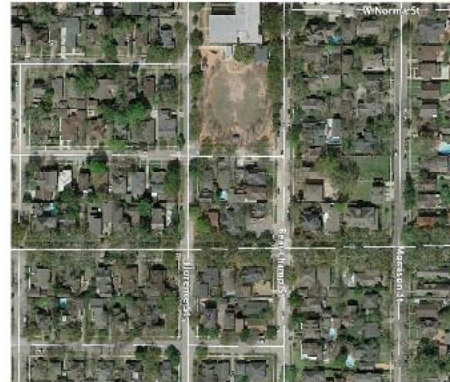
Distinguishing Site Features:

- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street.
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.

Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are moderate in scale. Most range from 2,000 sf to 3,500 sf.
- New buildings and additions appear to be in scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern

STREET WIDTH: 25 ft.-30 ft.

PUBLIC REALM: • Curb and Gutter

- Tree lawn between Street and Sidewalk

LANDSCAPING: Medium - Dense

CONSISTENCY: Narrow Range of Variation

ALLEYWAY: No

SITE CHARACTERISTICS:



LOT ORIENTATION: Primarily East & West

LOT DEPTH & WIDTH: 130'x60'

LOT SIZE: 6,000 sf.-10,000 sf.

LOT COVERAGE: 30%-50%

BLOCK END CAP: 78%

SETBACKS: 10 ft.-15 ft.

PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



In general, homes in this typology have consistent setbacks and streets include narrow tree lawns, detached sidewalks and curb and gutter at the street edge.



Home size and style varies throughout this typology. One and two-story homes with varied massing, materiality, floor-area-ratio, and parking in the rear are present. Lot sizes are considerably larger than those in Typology 2A.



Block end-caps are present on approximately half of the side streets.

Well-maintained historic homes are present throughout this typology area.

KEY:

- Building/Garage
- Driveway Access
- Building Setback
- Property Lines

BUILDING HEIGHT: 1 & 2-Stories

BUILDING SIZE: 2,000 sf.-3,500 sf.

FLOOR AREA RATIO: Majority 0.20-0.39 (with some higher)

BUILDING AGE: 1920-1940

ROOF FORM: Primarily Gable and Hip

PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

SUBSTANTIAL VARIATION

ONE & TWO-STORY MASSING
MIX OF PARKING LOCATIONS
HIGH MIX OF LOT SIZES

GROUP 3

3.D

DESCRIPTION:

Typology 3D has a significant range of variation, in terms of building age and traditional development patterns. It has a low percentage of buildings that "contribute" to a historic district. The lots are predominantly oriented to the East/West. Streets have curb & gutter throughout (unlike other Group 3 typologies). Building setbacks have a moderate degree of variance due to a shallower pattern from new development.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Narrow street widths
- Formal on-street parking
- Large & deep, rectangular-shaped lots
- Alleys are present throughout

Distinguishing Site Features:

- Front yards are occasionally fenced.
- Parking varies greatly. Garages are accessed from both front yards and alleys.
- Driveways are not always present. This results in less space between buildings.
- Moderate amount of Block End Cap scenarios.

Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- A low amount of buildings date from the period of historic significance, typically from the 1920s and into the 1940s. A significant amount of new buildings have been constructed since the 1980s.
- Homes size varies significantly. Most range from 1,000 sf to 3,500 sf.
- A significant percentage of new buildings and additions appear to be out of scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern

STREET WIDTH: 20 ft. (E/W) & 35 ft. (N/S)

PUBLIC REALM: • Curb and Gutter

- Tree lawn between Street and Sidewalk

LANDSCAPING: Medium

CONSISTENCY: Significant Variation

ALLEYWAY: Yes

SITE CHARACTERISTICS:



LOT ORIENTATION: East & West (Few N/S)

LOT DEPTH & WIDTH: 135'x50'

LOT SIZE: 5,000 sf.-10,000 sf.

LOT COVERAGE: 30%-60%

BLOCK END CAP: 50%

SETBACKS: 15 ft.-20 ft.

PARKING: Mix of Parking. Side Drive Leading to Rear; Front Garage; On-Street; etc...

BUILDING CHARACTERISTICS:



Homes in this typology have shallow setbacks with greater variation than other areas. Streets include tree lawns and detached sidewalks. Curb & gutter is consistent at the street edge.



Home and lot sizes vary throughout this typology. Parking and access varies greatly based on new developments. Architectural styles of the buildings also varies due to the mix of new homes and modified lots.



New townhome developments provide rear garage access from the alleys

Subdivided lots have been redeveloped with a large mix of architectural styles in some areas.

KEY:

- Building/Garage
- Driveway Access
- Building Setback
- Property Lines

BUILDING HEIGHT: 1 & 2-Stories

BUILDING SIZE: 1,000 sf.-3,500 sf.

FLOOR AREA RATIO: Majority 0.45-0.59 (with some lower)

BUILDING AGE: 1920-1940 (and 1980+)

ROOF FORM: Primarily Gable and Hip

PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk

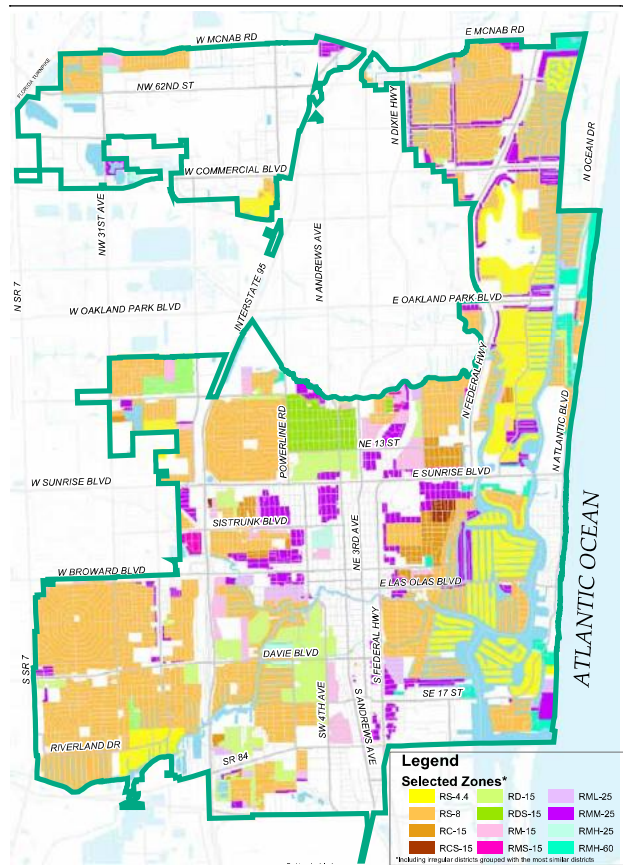
Fort Lauderdale

Development Pattern 2

Low to Medium Density Residential with a Variety of Building Forms and Lot Sizes, One to Three Stories

Pattern 2 consists of a range of building densities and lot sizes. There is also a very diverse range of building forms and design features. These areas are generally located close to downtown, major streets and commercial districts. They reflect significant changes over time including the introduction of higher density buildings adjacent to single family homes.

Residential building forms include single family, duplexes, townhomes and cluster types. Single family homes tend to be one and two-stories in height, and others generally range from two to three stories.



Residential Zoning Districts

Project Boundary

0 0.5 1 2 Miles



Plot Date 6/24/2011 3:45:06 PM

MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT

ULDR Modification



Aerial of sample Development Pattern - 1



Sample of cluster building type



Sample of rowhouse building type

Using Typologies/Character Areas

- To define areas with different standards / different form districts
- To develop design guidelines
 - For formal review systems
 - For conditional use permits
- For “alternative compliance” review
- To test the effects of potential standards that may cover several different contexts

West Palm Beach, FL

Typologies/Contexts applied to different districts

<u>Zoning District</u>	<u>Residential Context</u>	<u>Applicable Historic Districts</u>
<u>SF7-C4</u> <u>Single-Family Low Density, Low Scale Historic Residential District</u>	<u>Context 4</u>	<u>Northwood Harbor</u> <u>Northwood Hills</u> <u>West Northwood</u> <u>Vedado/Hillcrest</u>
<u>SF14-C2</u> <u>Single-Family High Density, Medium Scale Historic Residential District</u>	<u>Context 2</u>	<u>Belair</u> <u>Flamingo Park</u> <u>Grandview Heights (SF14 only)</u> <u>Mango Promenade (SF14 only)</u> <u>Northboro Park</u>
<u>SF14-C3</u> <u>Single-Family High Density, Large Scale Historic Residential District</u>	<u>Context 3</u>	<u>El Cid (SF14 non-waterfront only)</u> <u>Old Northwood</u> <u>Prospect/Southland Park (non waterfront only)</u>
<u>SF14-C5</u> <u>Single-Family High Density, Waterfront Historic Residential District</u>	<u>Context 5</u>	<u>Belair (waterfront only)</u> <u>El Cid (waterfront only)</u> <u>Prospect/Southland Park (waterfront only)</u>
<u>MF14-C2</u> <u>Multi-Family Low Density, Historic Residential District</u>	<u>Context 2</u>	<u>Northwest (area north of Palm Beach Lakes Blvd.)</u>
<u>MF14-C1</u> <u>Multi-Family Low Density, Urban Historic Residential District</u>	<u>Context 1</u>	<u>Grandview Heights (MF14 only)</u>
<u>NWD-R-C1</u> <u>Northwest District Residential</u>	<u>Context 1</u>	<u>Northwest (area south of PB Lakes Blvd., NWD-R portion only)</u>
<u>MF20-C1</u> <u>Multi-Family Medium Density, Urban Historic Residential District</u>	<u>Context 1</u>	<u>Central Park</u>
<u>MF32-C1</u> <u>Multi-Family High Density, Urban Historic Residential District</u>	<u>Context 1</u>	<u>El Cid (MF32 only)</u> <u>Mango Promenade (MF32 only)</u>

CASE STUDIES

3564 Mountain View Ave. Mar Vista / East Venice RFA

DESCRIPTION:

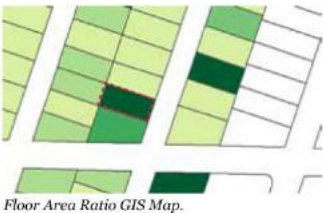
This case study exists in typology A.3: Gridded-Uniform Alley. The lot width is wider than average, at 63 feet. The lot depth is 166 feet, making the lot rather large. Large lots can accommodate larger homes better than small lots if designed appropriately. This home places all of the square footage at the front of the lot in a large, two-story structure. This makes the home seem out of scale compared to surrounding properties. It does keep the traditional side driveway leading to a detached garage. Even though there is an alley, it is not used by this property.

3564 Mountain View STATISTICS:

- » FAR = 0.5
- » Lot Size = 10,505 square feet
- » Building Size = 5,281 square feet
- » Lot Coverage = 23%

NEIGHBORING STATISTICS:

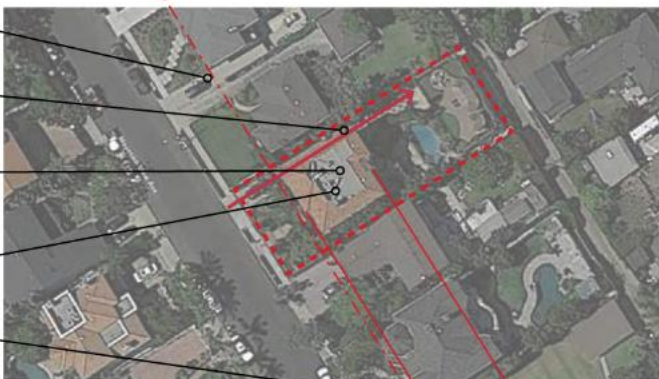
- » FAR = approx. .27
- » Lot Size = approx. 9,358 square feet
- » Building Size = approx. 2,564 square feet



Floor Area Ratio GIS Map.

0.2 → 0.5

- ✓ One-story element on front facade helps break down scale of home as viewed from street
- ✓ Defined building entry & porch with access from sidewalk
- ✓ Massing articulation of the front facade
- ✗ Raised front yard elevates home and makes it appear out of scale compared to neighboring properties.
- ✓ Driveway on the side of the structure leads to detached garage in the rear
- ✓ Aligned with traditional setback
- ✓ Maintains traditional pattern of side driveway
- ✓ Similar building footprint/lot coverage to surrounding context
- ✗ 2 story mass next to 1 story traditional homes
- ✓ Similar length of side wall to surrounding context



90' Wall Length
9-Storey Tall



DESCRIPTION:

This case study exists in typology A.1: Gridded-Uniform Medium Lot. The lot width is the traditional 50 feet and the depth is 145 feet. This contemporary infill example includes varied massing and roof form, but is noticeably larger than surrounding properties, with an FAR of 0.9. The building footprint takes up the majority of the buildable area of the lot. Parking is provided via attached garage at the front of the home with a wide driveway and curb cut.

732 N. McCadden Pl. STATISTICS:

- » FAR = 0.9
- » Lot Size = 7,303 square feet
- » Building Size = 6,560 square feet
- » Lot Coverage = 29%

NEIGHBORING STATISTICS:

- » FAR = approx. 0.24
- » Lot Size = approx. 7,302 square feet
- » Building Size = approx. 1,763 square feet

732 N. McCadden Pl. South Hollywood RFA



Floor Area Ratio GIS Map.

0.2 → 0.5

- ✓ Varied roof form
- ✓ Massing articulation of the front facade
- ? Garage in the front of the structure, but integrated well with the architecture
- ? Defined and landscaped front yard, but "walled-off"
- ✗ Long 2-story side wall looms over neighboring 1-story homes
- ✓ Aligned with traditional setback
- ✗ Substantially larger building footprint/lot coverage than surrounding context
- ✗ Driveway is wider than traditional context; garage is placed in front of and attached to building
- ✗ Longer length of side wall than surrounding context



90' Wall Length
9-Storey Tall



- ✓ Compatible
- ✗ Incompatible
- ? Questionable

CASE STUDIES

1053 S. Victoria Ave. Oxford Square HPOZ

DESCRIPTION:

This case study exists in the A.2: Gridded-Uniform Large Lot typology. It is a traditional 50 foot wide lot, but is rather deep at 172 feet, making it a large lot. The home's FAR is comparable to the higher end of traditional patterns, but the simple form and height of the structure make it stand out. Parking is located at the rear of the property via a narrow driveway, which is consistent with existing patterns.

1053 S. Victoria Ave. STATISTICS:

- » FAR = 0.35
- » Lot Size = 8,932 square feet
- » Building Size = 3,112 square feet
- » Lot Coverage = 36%

NEIGHBORING STATISTICS:

- » FAR = approx. 0.25
- » Lot Size = approx. 8,587 square feet
- » Building Size = approx. 2,125 square feet



Floor Area Ratio GIS Map.

0.2 → 0.5

- ⊗ Simple roof form
- ⊗ Minimal articulation on front facade; appears monolithic
- ⊗ Long, 2-story sidewall in contrast to 1 story homes surrounding
- ⊗ No pedestrian entry from sidewalk

- ✓ Aligned with traditional front yard setback
- ⊗ Simple building footprint/no articulation of front or side walls
- ⊗ No sidewall offsets or variation.

- ✓ Compatible
- ⊗ Incompatible
- ⊕ Questionable



DESCRIPTION:

This case study exists in the A.2: Gridded-Uniform Large Lot typology. It highlights two neighboring properties. The lot widths are 50 feet and the depth is 165 feet. 435 Fuller appears monolithic compared to its surroundings for multiple reasons, including no building articulation or wall offsets, underground parking which raises the floor plates of the home, and it is constructed in front of the traditional setback. 439 Fuller has a similar FAR, but manages to fit in with the surrounding context better.

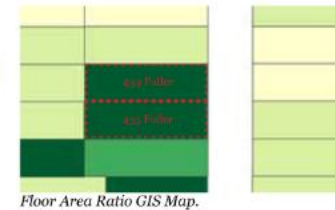
435 Fuller Ave. STATISTICS:

- » FAR = 0.96
- » Lot Size = 8,228 square feet
- » Building Size = 7,936 square feet
- » Lot Coverage = 38%

439 Fuller Ave. STATISTICS:

- » FAR = 0.68
- » Lot Size = 8,229 square feet
- » Building Size = 5,605 square feet

435 & 439 Fuller Ave. Fairfax RFA



Floor Area Ratio GIS Map.

0.2 → 0.5



- ⊗ No variation in roof form
- ⊗ Monolithic massing with little articulation
- ✓ Aligned foundation, floor plates, and ceiling heights to neighboring homes
- ⊗ Long, 2-story sidewall in contrast to 1 story homes surrounding
- ✓ Driveway along the side leading to garage in the rear of the lot
- ⊗ Garage in the front of the structure and underground, which raises the floor plates of the home
- ✓ Variation in side wall breaks up massing
- ⊗ Driveway in the front of the structure leading to garage
- ⊗ Larger building footprint/lot coverage than surrounding context
- ⊗ Does not follow traditional front yard setback
- ⊗ Longer length of side wall to surrounding context

- ✓ Compatible
- ⊗ Incompatible
- ⊕ Questionable



Preference Surveys



ACTIVITY #5 VISUAL SURVEY



1



2



3



4



5



6



7



8



9



ACTIVITY #5 VISUAL SURVEY



10



11



12



13



14



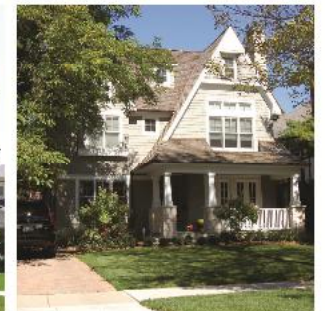
15



16



17



18

Modeling Alternatives



- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Lot Coverage: 30%• FAR: .45• Height at Setback: 21'• Total Height: 24'• Square Feet: 2,700 | <ul style="list-style-type: none">• Lot Coverage: 25%• FAR: .45• Height at Setback: 21'• Total Height: 24'• Square Feet: 2,700 | <ul style="list-style-type: none">• Lot Coverage: 18%• FAR: .35• Height at Setback: 26'• Total Height: 26'• Square Feet: 2,100 |
|--|--|--|



ACTIVITY #4

MASSING STUDY | NEW CONSTRUCTION

TRADITIONAL 1&2-STORY (Woodland, Old 6th, Houston Heights South)



SIGNIFICANT VARIATION 1&2-STORY (Woodland, Old 6th, Houston Heights East, West, & South)

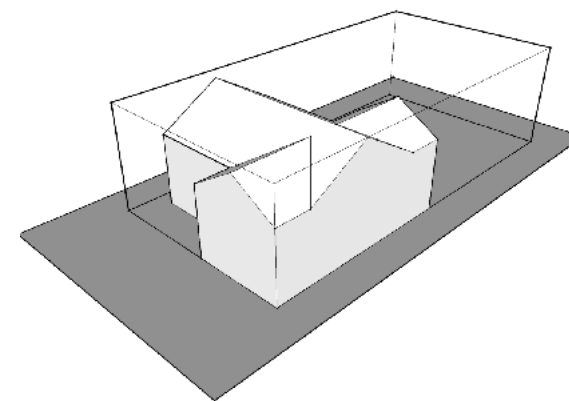
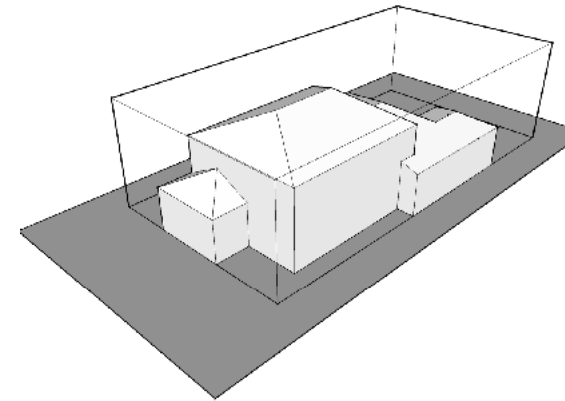
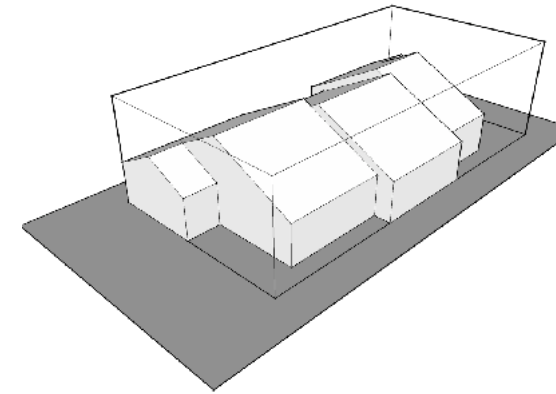
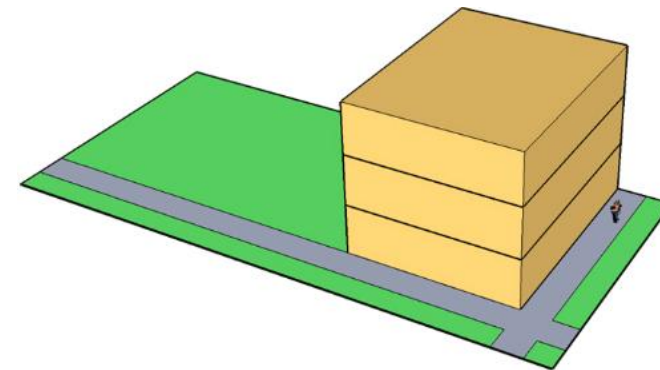
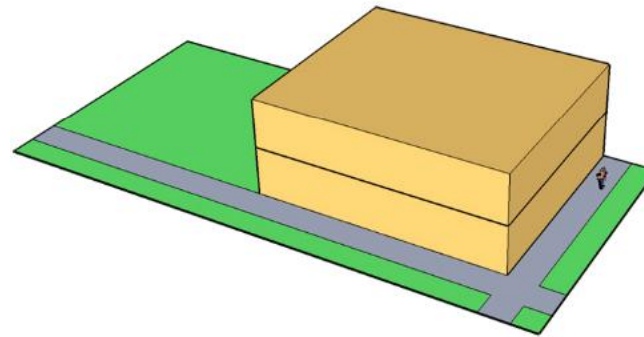
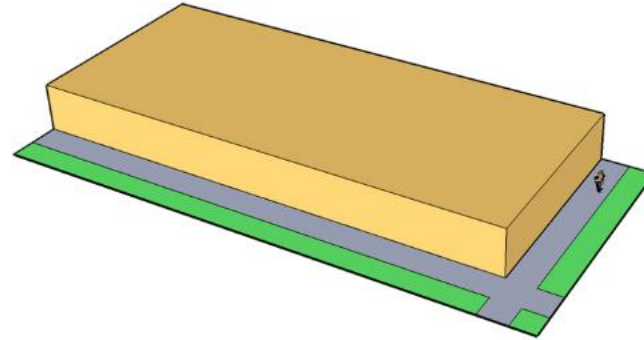


Houston, TX: Historic District Design Guidelines Project
Workshop 1 - September 27, 2016

Strategies for Neighborhood Conservation Standards

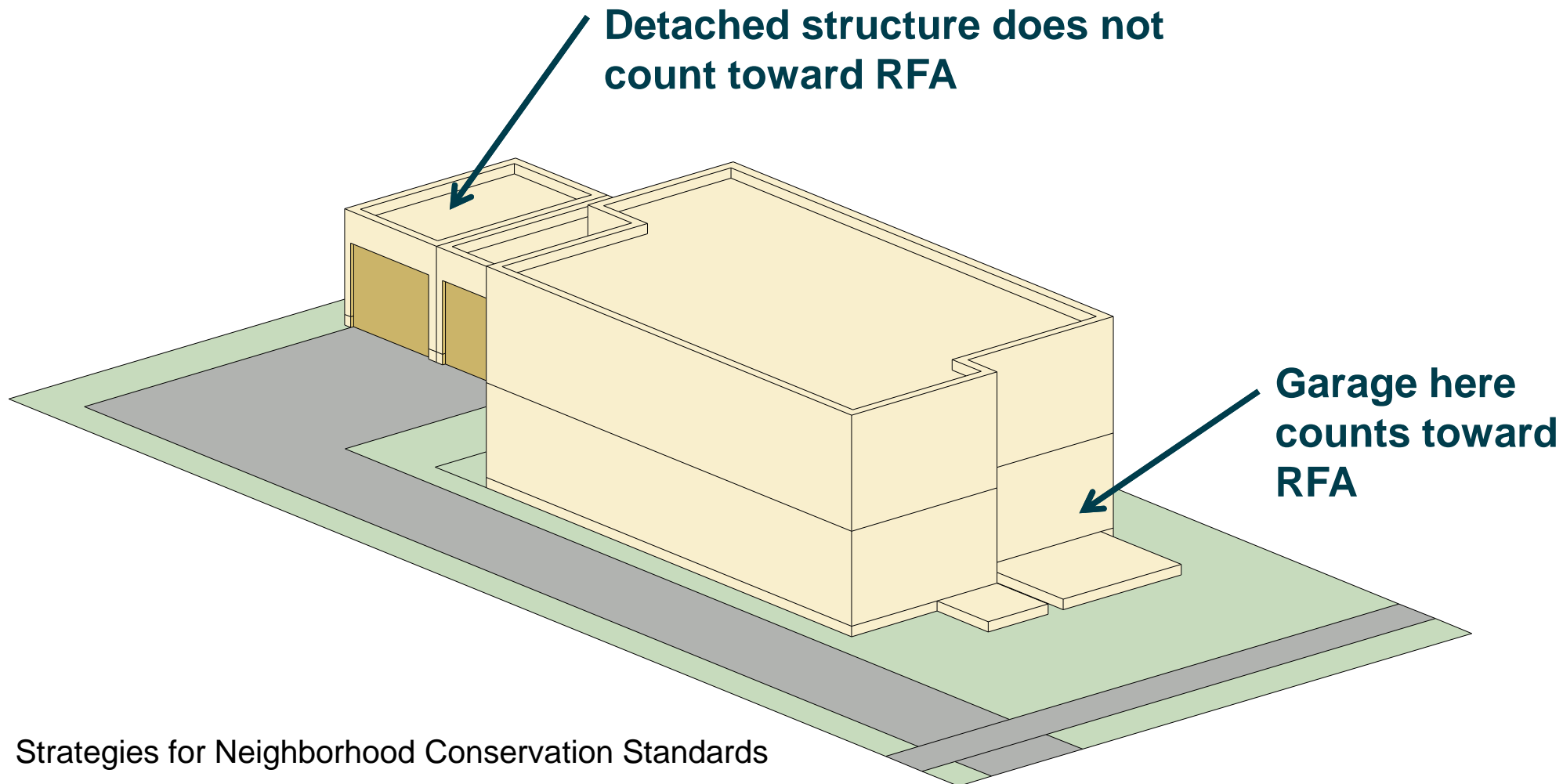
Some of the tools....

- Floor Area Ratio
 - The percentage of building area to site area



Calculating Floor Area

Focus is on above-ground mass, especially as seen from the street

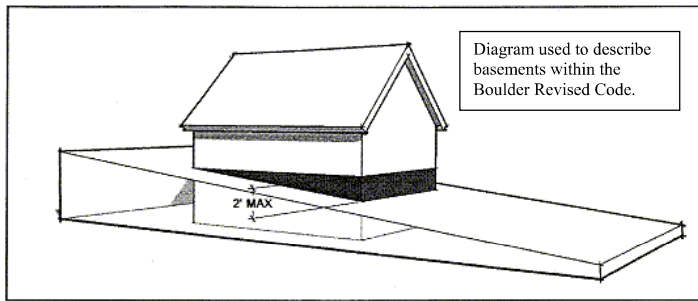


Boulder, CO

Calculating FAR

Basement

Basement means that portion of a building that is partially or totally below grade such that no portion of the space extends more than two feet above the natural grade around the perimeter of the building.



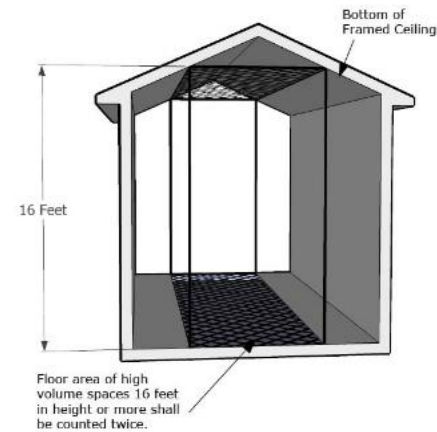
Story

Story means that 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 it, then between the floor and the ceiling above it. A basement is a story if any portion of the space included between the surface of the floor and the surface of the ceiling above it extends more than two feet above the natural grade around the perimeter.

- ❑ **Partially Exposed Lower Levels:** A partially exposed lower level is a story of a home that does not meet the definition of basement as defined in the Boulder Revised Code. The amount of floor area within a partially exposed lower level that contributes to the FAR is determined by evaluating how much of the lower level walls are exposed by more than 36 inches above grade. The amount of contributing floor area is a percentage of the exposed wall length to the overall building perimeter.

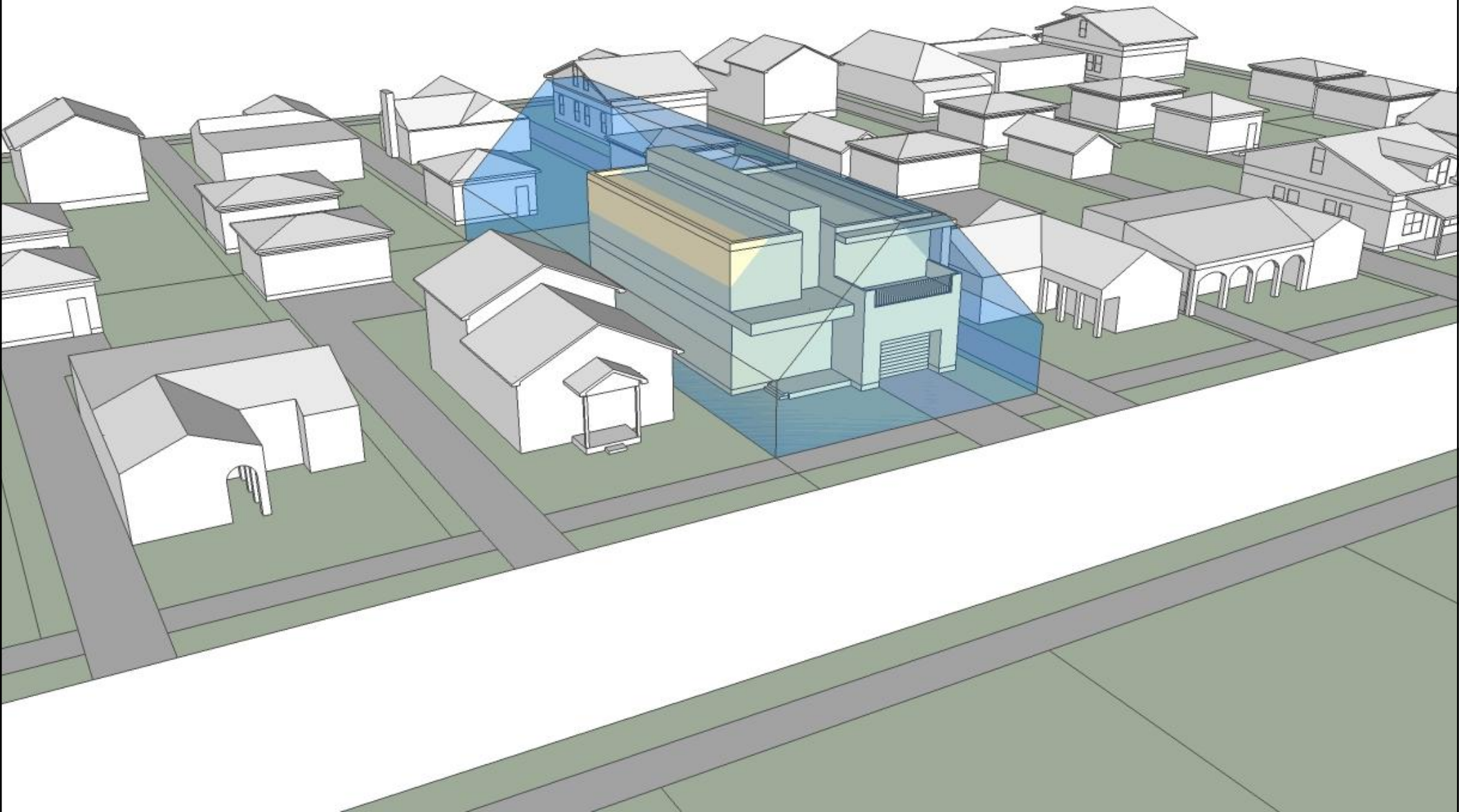
For example: A home that has 50 percent of the wall of a partially exposed lower level that is exposed more than 36 inches above grade would include 50 percent of that level's floor area in the total calculations for FAR.

- ❑ **High Volume Spaces:** High volume spaces are those areas of a home that are taller than typical floor to ceiling heights. These spaces are often used as entry-way features to a home or are vaulted ceilings in a room. The floor area of high volume spaces 16 feet or taller is counted twice and the floor area of spaces 26 feet or taller is counted three times. Up to 150 square feet of a stairwell is exempt from this requirement. The following graphic depicts a high volume space that is 16 feet in height:



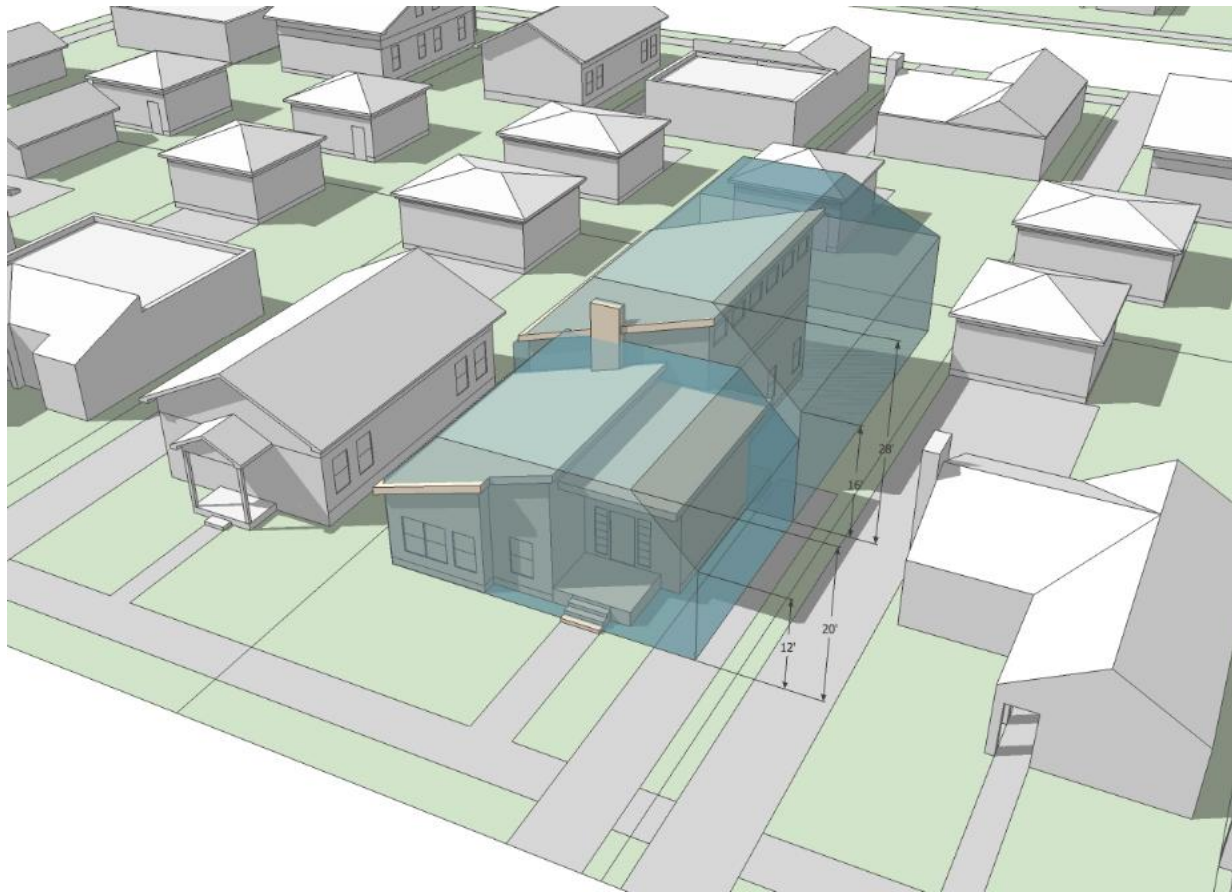
- ❑ **Exemptions:** Historic accessory buildings approved through the Landmark Alteration Certificate process, may be exempted from floor area ration calculations if historically appropriate.

An Encroachment / Bulk Plane



Strategies for Neighborhood Conservation Standards

A Two-step Encroachment Plane

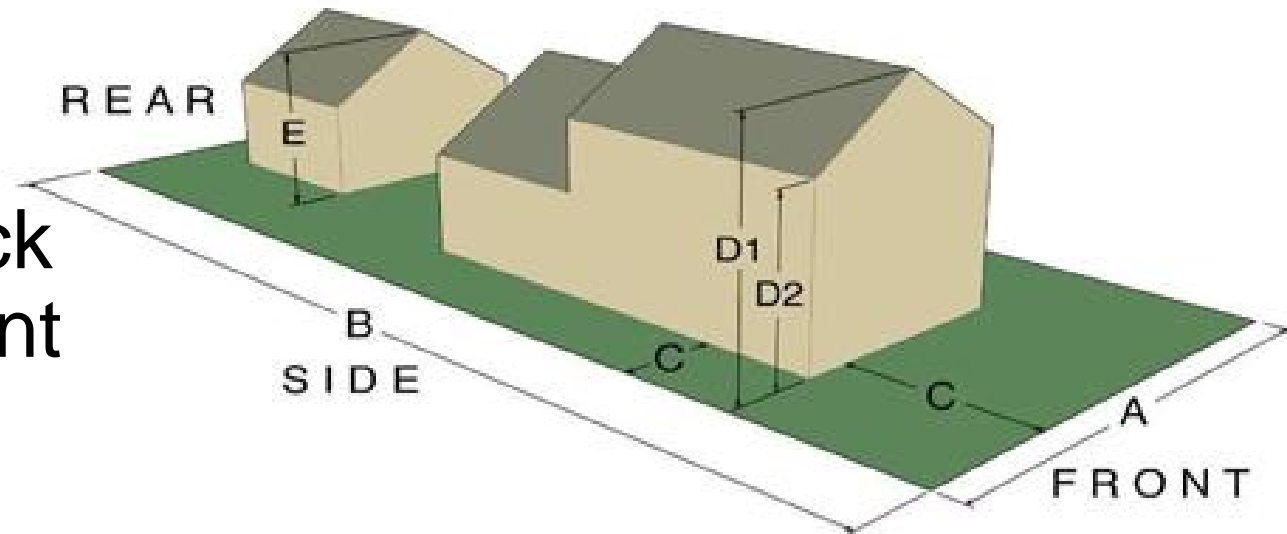


Also known as...

- Bulk plane
- Building envelope

Two Height Measurements

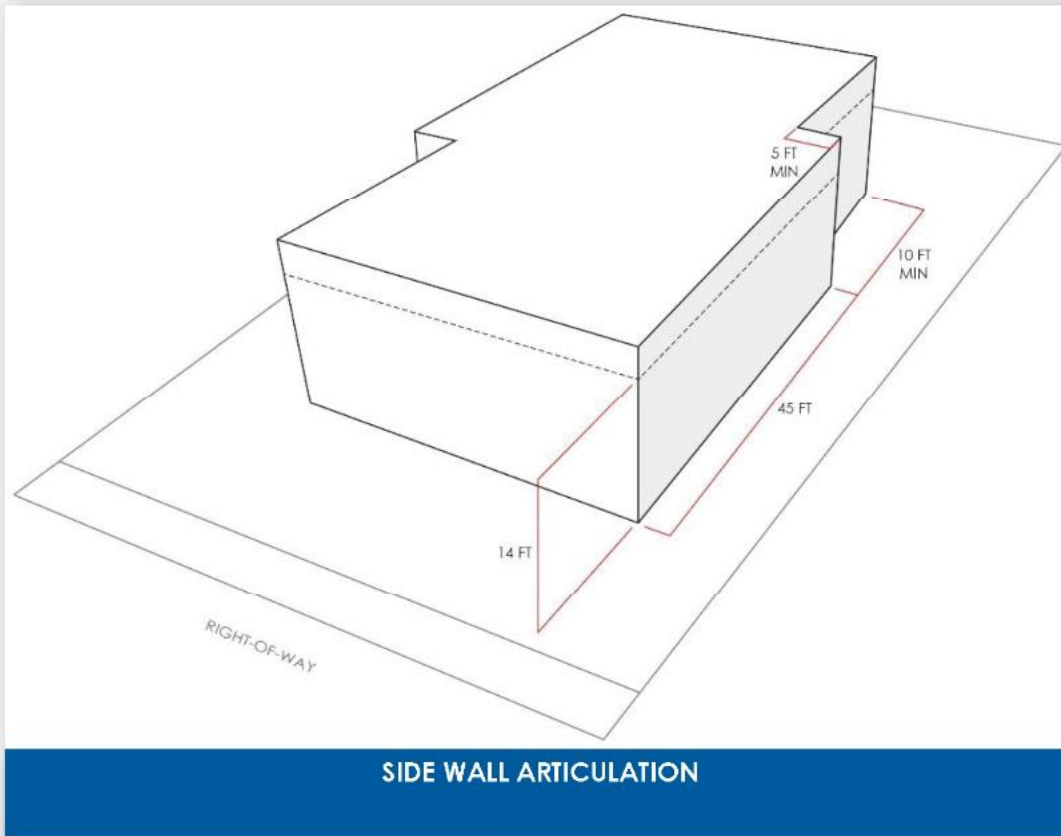
- Overall height
- Height at the minimum setback line (starting point of the Encroachment Plane)



Side wall length



SIDE WALL ARTICULATION



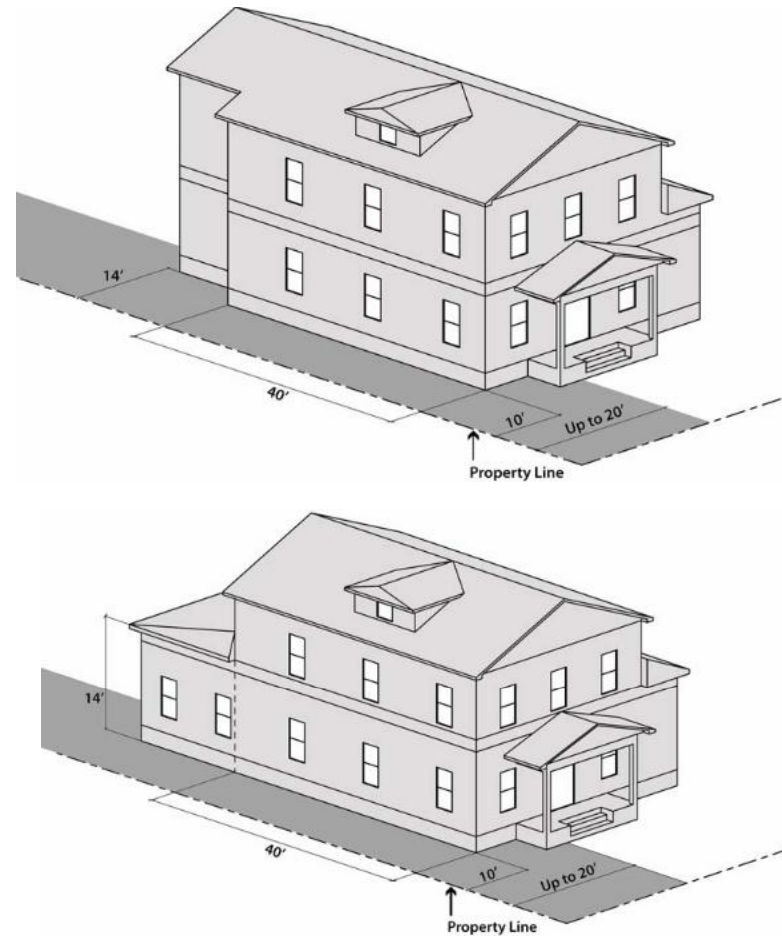
- Offset/plane break for walls over 14' high & 45' long
- At least 5' deep beyond required setback
- At least 10' long
- Wall height measured at building perimeter



Department of City Planning
Code Studies Division

Boulder

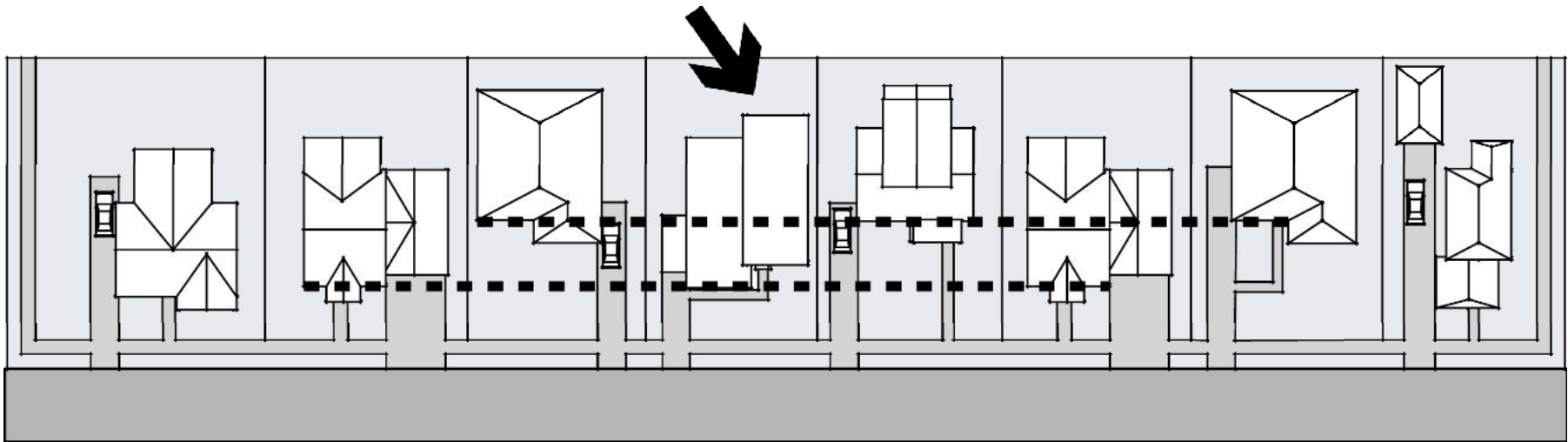
Side Yard Wall Articulation:



❑ Exemptions: The following exemptions from the side yard wall articulation standards are permitted by the ordinance:

1. Lots within the RL-2 zoning district that are less than 8,000 square feet.
2. Individual landmarks and buildings within historic districts, if found necessary and historically appropriate through the Landmark Alteration Certificate process.
3. Lots less than 4,000 square feet and lots less than 45 feet average in width.
4. Lots that have an interior side yard adjacent to a nonresidential use or a multi-family structure for the length of the nonresidential use or multi-family structure.

West Palm Beach, FL

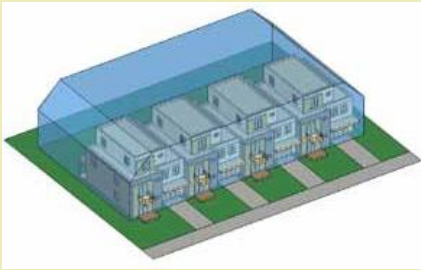


Permitted Range of Front Setbacks – Determined by prevailing range of traditional buildings

West Palm Beach, FL

Fort Lauderdale

Single Family Attached Townhouse Group Building Type



Intent

The Townhouse Group Building is intended to accommodate three to eight residential units and any permitted accessory uses in a single building form. Attached single family units are totally separated from each other by dividing partitions with each unit located on a separate lot. Each unit faces the street and is articulated to provide a compatible mass and scale for residential areas that may include a mix of Single Family Standard, Duplex and Cluster buildings.

A Townhouse Group Building should promote a green, pedestrian-oriented street by providing a clearly defined street-facing entry for each unit, minimizing visible parking areas and providing a significant front yard landscape area. Taller buildings step down towards the side yard to promote privacy and reduce looming impacts on neighboring properties.

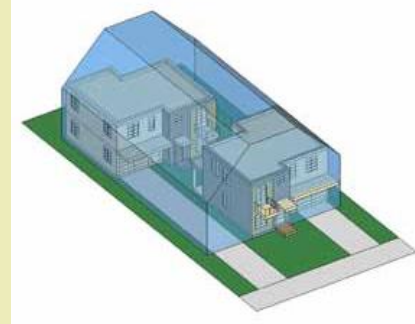
Site Level Tools

- Allow principal entrance to encroach into the front yard setback. (Action: 1E, 1F, 1G, 3A, 4H)
- Allow accessory building/structure for parking of vehicles to encroach into the rear yard setback on lots that do not abut waterways. (Action: 1B, 3H)
- Provide a landscape requirement in the front yard. (Action: 1A, 3F, 4D, 4F, 4H, 4I)
- Provide perimeter landscape strip (screened/

Building Level Tools

- Provide front, side and rear wall articulation standards. (Action: 1E, 1F, 3A, 3D, 4B)
- Require a principal entrance per dwelling unit on front facing facades - A graphic menu of options will be developed. (Action: 1F, 1G, 3A, 4G, 4H)
- Limit garages on the front facade. (Action: 1B, 3H, 4H)

Single Family Detached Two-Family Detached Building Type



Intent

The Two-Family Detached Building is intended to accommodate two residential units and any permitted accessory uses in separate detached building forms located on the same lot. Buildings may be located side-by-side along the street or one building may be located to the rear of the other with common open space provided between the buildings.

By splitting a duplex into two single unit buildings, this form provides a compatible mass and scale for residential areas that may include many Single Family Standard buildings. It also provides an opportunity to build a second detached building to complement an existing Single Family Standard building where lot size and density requirements permit.

A Two-Family Detached Building should promote a green, pedestrian-oriented, street by minimizing visible parking areas and providing a significant front yard landscape area. Taller buildings step down towards the side yard to promote privacy and reduce looming impacts on neighboring properties. They should be designed of an architectural style compatible with and complementary to adjacent structures.







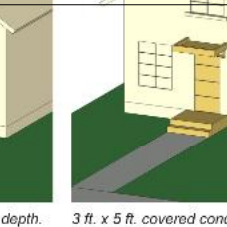
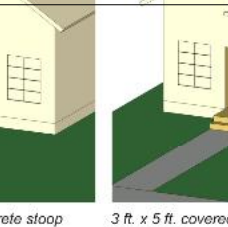
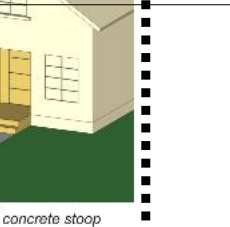
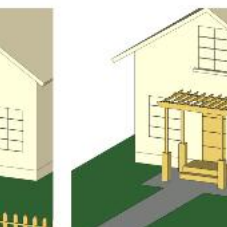
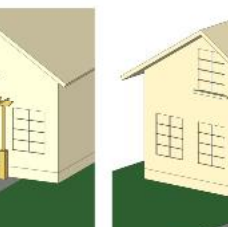
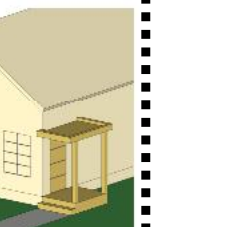
Site Level Tools

- Allow principal entrance to encroach into the front yard setback. (Action: 1E, 1F, 1G, 3A, 4H)
- Allow accessory building/structure for parking of vehicles to encroach into the rear yard setback on lots that do not abut waterways. (Action: 1B, 3H)
- Provide a landscape requirement in the front yard. (Action: 1A, 3F, 4D, 4F, 4H, 4I)
- Provide perimeter landscape strip (screened/visual barrier) along the side yard setback. (Action: 3E, 5E)
- Limit driveway widths in the front yard. (Action: 1A, 4I)

Building Level Tools

- Introduce new front and side wall articulation standards. (Action: 1E, 1F, 3A, 3D, 4B)
- Require a principal entrance per dwelling unit on front facing facades - A graphic menu of options will be developed. (Action: 1F, 1G, 3A, 4G, 4H)
- Limit garages on the front facade.
- Allow single family detached units. (Action: 3A)

Strategies for Neighborhood Conservation Standards

Principal Entrance Standards			
Select one of the following options:	A. Covered Front Projecting Stoop	B. Covered Front Recessed Stoop	C. Covered Porch
			
Size Req. per unit.	15 sq. ft. (min), 4' depth (min)	15 sq. ft. (min), 4' depth (min)	24 sq. ft. (min), 6' depth (min), open on all sides (excluding balustrade)
D. Front Fence with Gate and Gate Posts	E. Entranceway Trellis or Arbor	F. Covered Side Porch	
			
Size Req. per unit.	36' height (min), along the front or side property line where entrance faces the street	24 sq. ft. (min), 6' depth (min), 11' height (max), open on all sides, 50% opaque (min)	24 sq. ft. (min), 6' depth (min), Porch to project 1' (min.) in front of front facade, open on all sides (excluding balustrade)
			
Front porch with a min. 6ft. depth.	3 ft. x 5 ft. covered concrete stoop (projecting).	3 ft. x 5 ft. covered concrete stoop (recessed).	
			
Front fence with gate	A trellis or arbor	3 ft. x 5 ft. covered concrete stoop side entrance (covering projects 1 ft. min in front of front facade).	

Building Materials Standards

Div. XX BUILDING MATERIALS

Appropriate Building Materials For Each Form District

















The following table indicates which building materials are appropriate as primary (P) or secondary (S) materials in each of the districts.

	Historic		Transition					Edge		
	HSB	HCO	TMC	TNF	TNX	TSA	TNE	ENX	ESA	ECC
1) Stucco										
1a) Authentic	S	S	P, S	P, S	P, S	S	P, S	P, S	P, S	P, S
1b) Synthetic (scored)	S	--	S	P, S	S	S	P, S	S	P, S	P, S
1c) Synthetic (not scored)	--	--	--	S	S	--	P, S	--	--	S
2) Masonry										
2a) Brick	P, S	P, S	P, S	P, S	P, S	P, S	P, S	P, S	P, S	P, S
2b) Stone	S	S	P, S	P, S	P, S	P, S	P, S	P, S	P, S	P, S
2c) Patterned Pre-Cast Concrete	S	S	--	--	S	S	S	P, S	P, S	P, S
2d) Cement Board Siding	--	--	--	S	S	S	P, S	S	P, S	P, S
2e) Terra Cotta	S	S	S	S	S	S	S	S	S	S
2f) Detailed Concrete	--	--	S	S	S	S	S	S	S	S
2g) Cast Stone	S	S	--	--	S	S	S	S	S	S
2h) Prefabricated Brick Panels	--	--	--	--	S	S	S	S	S	S
3) Siding										
3a) Shingled	S	S	S	S	S	S	S	S	S	S
3b) Horizontal Lap Board (Wood and Cement Board Siding)	--	--	--	--	S	S	--	S	S	--
3c) Vertical Board & Batten	--	--	--	--	S	S	--	S	S	--
4) Metal Accents										
4a) Metal Panels	--	--	S	S	S	S	P, S	P, S	P, S	P, S
4b) Metal Accents	--	--	S	S	S	S	S	S	S	S

(P) Primary
(S) Secondary
(--) Inappropriate

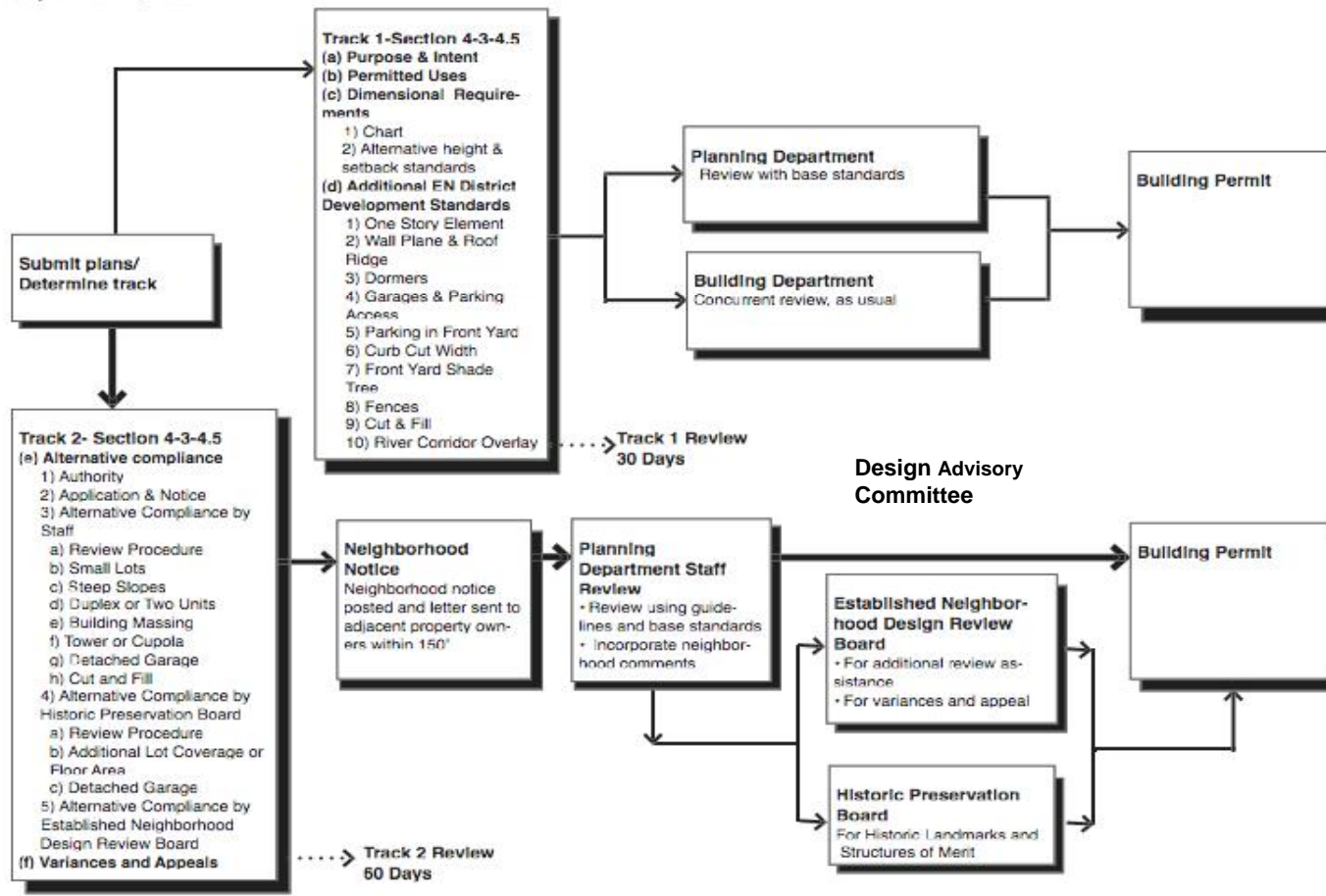
Options for Building Materials

A number of building materials are illustrated below. As noted, they may be used individually, or in combination, to meet the intent of the design guidelines (or code) for building materials on page XX.

	Photo Example		
1) Stucco			
1a) Authentic			
1b) Synthetic (scored)			
1c) Synthetic (not scored)			
2) Masonry			
2a) Brick			
2b) Stone			
2c) Patterned Pre-Cast Concrete			
2d) Cement Board Siding			
2e) Terra Cotta			
2f) Detailed Concrete			
2g) Cast Stone			
2h) Prefabricated Brick Panels			
3) Siding			
3a) Shingled			
3b) Horizontal Lap Board (Wood and Cement Board Siding)			
3c) Vertical Board & Batten			
4) Metal Accents			
4a) Metal Panel			
4b) Metal Accents			

Alternative compliance track

City of Durango Established Neighborhood Zone Districts Permitting Process
September 9, 2005



A Guideline Format

- A hierarchy of background information and guidance
- Intent statement provides broad guidance
- Numbered guidelines facilitate referencing

DESIGN GUIDELINES COMPONENTS

The updated design guidelines will use a standard format to increase clarity and ease-of-use. The standard components of a design guideline are illustrated below.

Sample Design Guideline

Street Level Interest

When a building is located close to the street or walkway, it should be designed to provide interest to pedestrians. For example, storefronts add interest to commercial buildings, while porches, courtyards, and decorative wall surfaces add interest to multifamily housing designs.

2.1 Develop the street level of a building to provide visual interest to pedestrians.

All sides of a building should include architectural details to avoid presenting a “back side” to the street or neighboring properties. Provide visual interest with:

- A display window that provides views to activities in the building.
- Display cases for exhibits
- Decorative wall surface, for example, a change in materials.
- Building articulation
- Landscaping



When a building is located close to the street or walkway, it should be designed to provide interest to pedestrians.

Legend

A Design Topic
Describes the design topic addressed by the design standards that follow.

B Policy Statement
Explains the desired outcome and provides a basis for the design standards that follow. If no standards address a specific design issue, the policy statement will be used to determine appropriateness.

C Design Standard
Describes a desired performance-oriented design outcome.

D Additional Information
Provides additional information and a bullet list of suggestions on how to meet the intent of the design standard.

E Image(s)
Clarify the intent of the design standard by illustrating appropriate and inappropriate design solutions (see below).

✓ Appropriate
Images marked with a check illustrate appropriate design solutions.

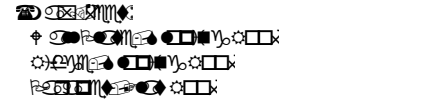












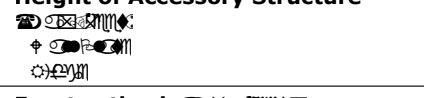












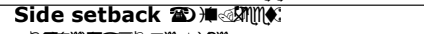












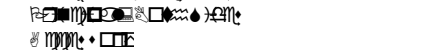


















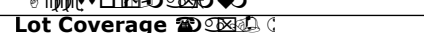
























































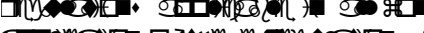













✗ Inappropriate
Images marked with an X illustrate inappropriate design solutions.

Mapping where the design standards apply

- Geographically
 - Corridor
 - Downtown
 - Neighborhood
- By zone district
 - C2 Citywide
 - C2 > 30,000sf lot size/building size
 - C2, platted after 1950/ age

Durango, CO

Standards calibrated to different contexts

FIGURE 4-3-4.5A	EN-1 Old Durango, EN-2 Avenues			EN-3 East Animas City			EN-4 Crestview and Needham			EN-5 Riverview		
	Lot Area			Lot Area			Lot Area			Lot Area		
	Up to 3,999 sq.ft.	4,000 to 7,499 sq.ft.	7,500 sq.ft. and over	Up to 8,499 sq.ft.	8,500 to 11,999 sq.ft.	12,000 sq.ft. and over	Up to 7,499 sq.ft.	7,500 to 11,999 sq.ft.	12,000 sq.ft. and over	Up to 8,499 sq.ft.	8,500 to 11,999 sq.ft.	12,000 sq.ft. and over
DIMENSIONAL REQUIREMENTS												
Height of Principal Structure 												
Height of Accessory Structure 												
Front setback 												
Side setback    												
Rear setback      												
Lot Coverage  												
Floor Area Ratio 												
One-Story Element Area  												
Landscape Area, Front Yard Setback Only   												

* Reduced contextual setback may be allowed, see Section 10-1-2(d)(2).



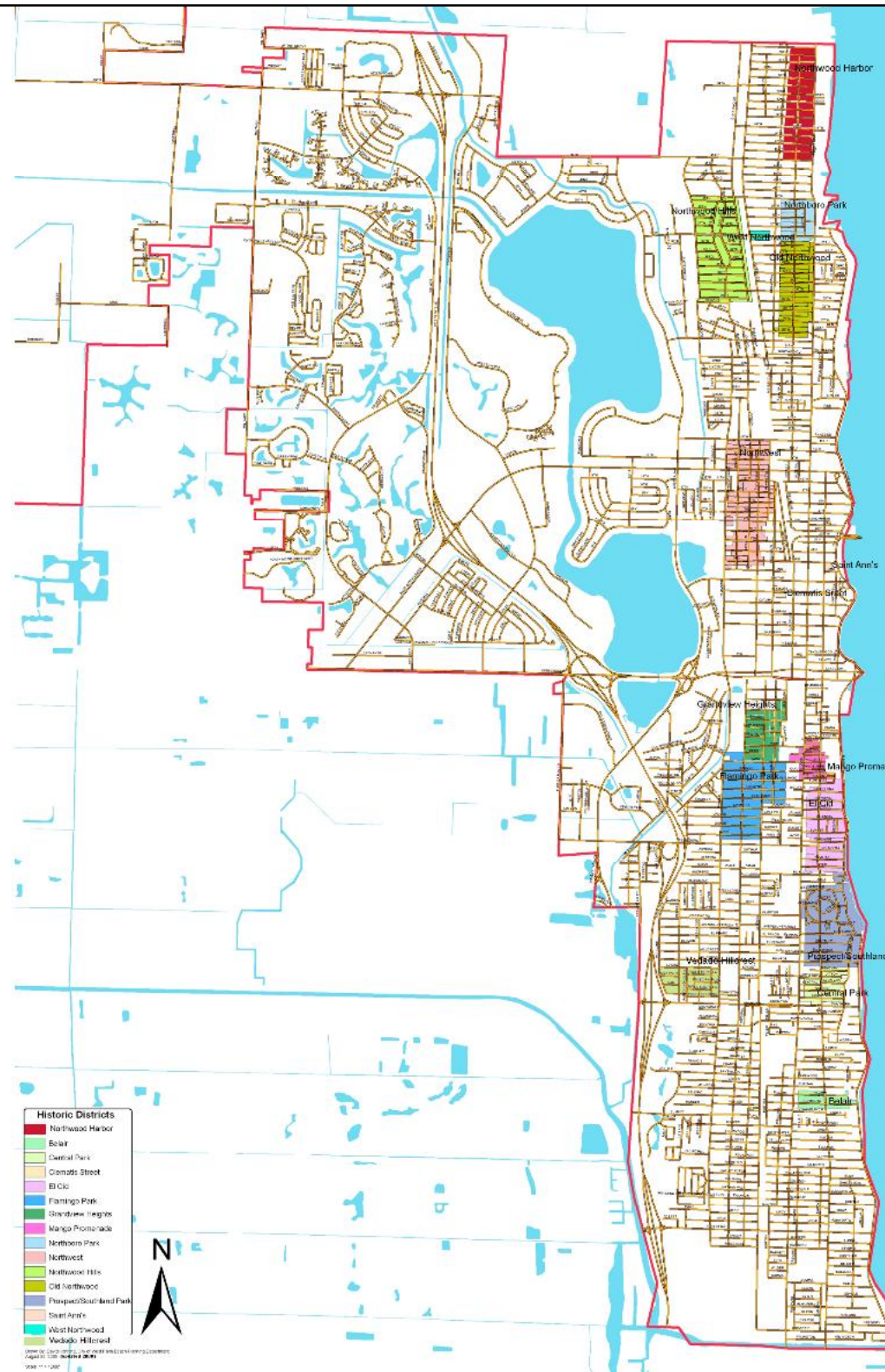




West Palm Beach, FL

- Historic Districts
 - New tailored zone districts
 - Coordinated with new design guidelines

Strategies for Neighborhood Conservation Standards



West Palm Beach, FL

Standards calibrated to different zone districts as overlays

Sec. 94-241.5 Table VIII-1.5: Historic Residential Districts Schedule of District Regulations.

	SF7-C4 Northwood Harbor Northwood Hills West Northwood Vedado/Hillcrest			SF14-C2 MF14-C2 Belair, Flamingo Park Grandview Heights (SF 14) Mango Promenade (SF14) Northboro Park, Northwest (N of PBL)			SF14-C3 El Cid (SF 14 non-water) Old Northwood Prospect/Southland Park (non-water)			SF14-C5 Belair (water only) El Cid (water only) Prospect/Southland Park (water only)			MF14-C1, MF20-C1 MF32-C1, NWD-R-C1 Grandview Hghts (MF) Northwest (NWD-R) Central Park, El Cid (MF32) Mango Promnde (MF32)		
LOT STANDARDS															
Lot Area (min. square feet)	5,000			5,000			6,000			10,000			4,500		
Lot Width (min. feet)	50			50			60			75			45		
	Lot Area			Lot Area			Lot Area			Lot Area			Lot Area		
	Up to 4,999 sq.ft.	5,000 to 7,499 sq.ft.	7,500 sq.ft. and over.	Up to 4,999 sq.ft.	5,000 to 7,499 sq.ft.	7,500 sq.ft. and over.	Up to 7,499 sq.ft.	7,500 to 9,999 sq.ft.	10,000 sq.ft. and over.	Up to 9,999 sq.ft.	10,000 to 14,999 sq.ft.	15,000 sq.ft. and over	Up to 4,999 sq.ft.	5,000 to 7,499 sq.ft.	7,500 sq.ft. and over.
Setbacks for Principal Structure (min. feet)															
Front [see 94-84(b)]	25	25	25	25	25	25	25	25	25	30	30	30	15	15	15
Side Min. - One side only	5	5	10*	5	5	10*	5	5	10	5	5	10	5	5	5
Side Total - Both sides	15	15	25*	15	15	20*	15	20*	25	20*	20	25	15	15	20*
Corner Lot Side	10	12.5	15	10	12.5	15	15	15	15	15	15	15	10	12.5	15
Rear [see 94-84(c)]	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
BUILDING STANDARDS															
Height of Principal Structure (max. feet)															
Overall Height	24	24	24	24	26	26	25	30	30	30	30	30	24	27	32
Wall Height at Side Setback [see 94-84(d)]	13	13	13	20	20	20	20	20	20	20	20	20	20	20	20
Stepbacks for Principal Structure (min. feet)															
Side [see 94-84(e)]	5	10	10	5	10	10	10	10	10	10	10	10	5	10	10
Lot Coverage (max. %)															
All Structures	35%	30%	25%	35%	30%	25%	30%	25%	20%	35%	30%	25%	35%	30%	25%
Floor Area Ratio (max.)															
All Structures	.40	.35	.30	.45	.40	.35	.45	.40	.35	.40	.35	.30	.50	.45	.40
Garage Location (min.feet)															
Distance behind primary façade for front facing garage doors [see 94-84(f)]	5	5	5	10	10	10	10	10	10	10	10	10	10	10	10

* If on a 50' wide lot or less, side total setbacks are 15' minimum with each side minimum of 5'.

Strategies for Neighborhood Conservation Standards



A New Zoning Code for a 21st Century Los Angeles

To create livable communities, encourage sustainable development and foster economic vitality, we need a modern and user-friendly zoning code – we need to **re:code LA**.

Zoning Code Evaluation Report



OCTOBER 06, 2014



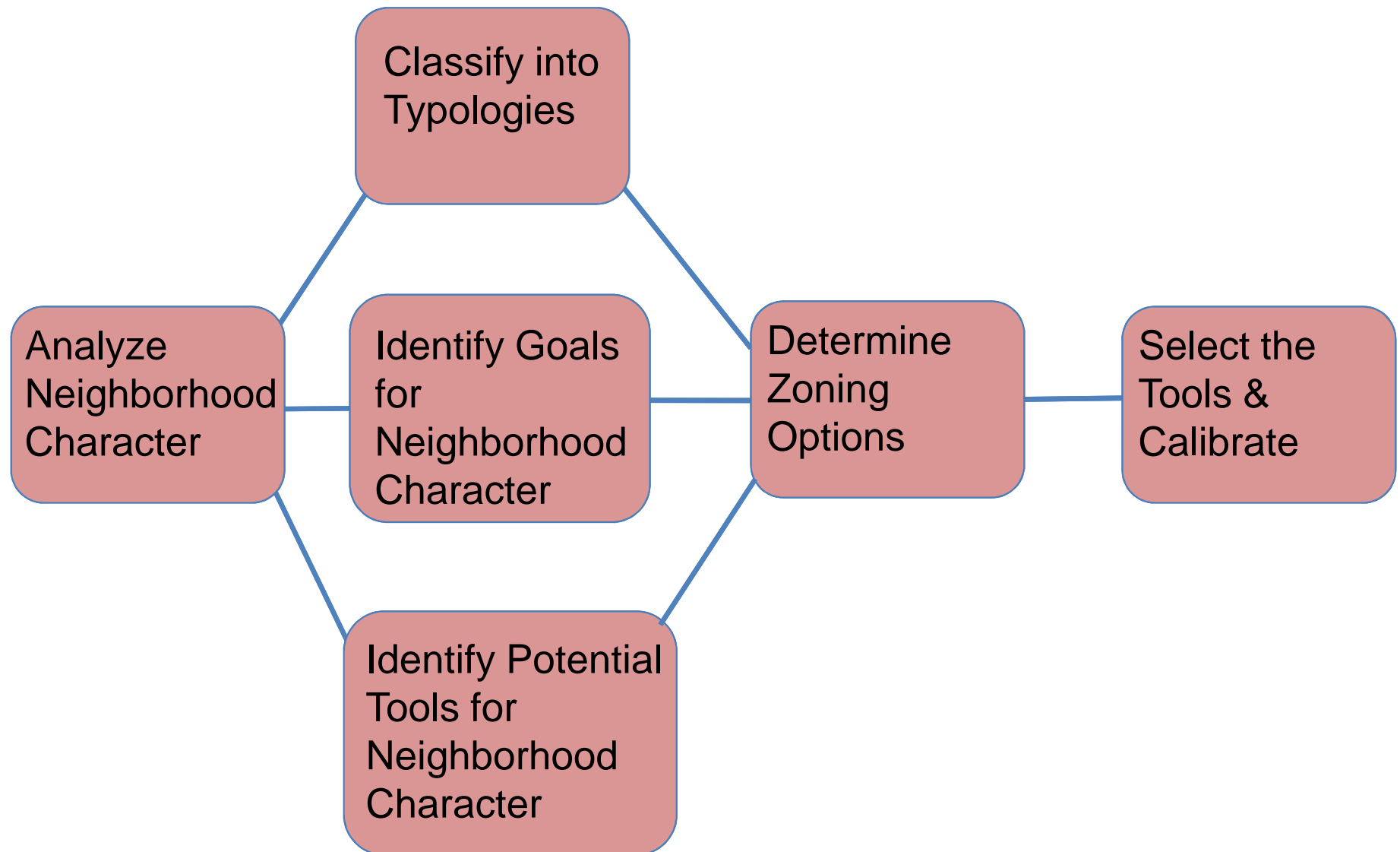
The R1 zone in Los Angeles



- 38% of the City is zoned R1, approximately 320,000 parcels
- Neighborhoods vary in:
 - Size
 - Height
 - Form/Massing
 - Lot Coverage
 - Garage Placement



LA-Single Family Residential Process



Starting Issues

1. How to accommodate creative, compatible development?
2. Loss of traditional (and historic) buildings
3. Increasing mass and scale
4. Loss of open space
5. Solar Access
6. Tailoring to context



R1 Zones STRATEGY – Combine Context & Policy Provide Options



Phased Implementation

1. Citywide BHO/BMO Amendments

- Adds one Encroachment Plane
- Reduces FAR
- Adds “Articulation Requirement”
- Incentivizes detached accessory structures

2. Selected Neighborhoods - Variation Zones

- Creates 16 new SF zones
- Different
 - Encroachment Planes
 - FARs
- Adds option for rear garage requirement

3. Full re:code LA New Zones

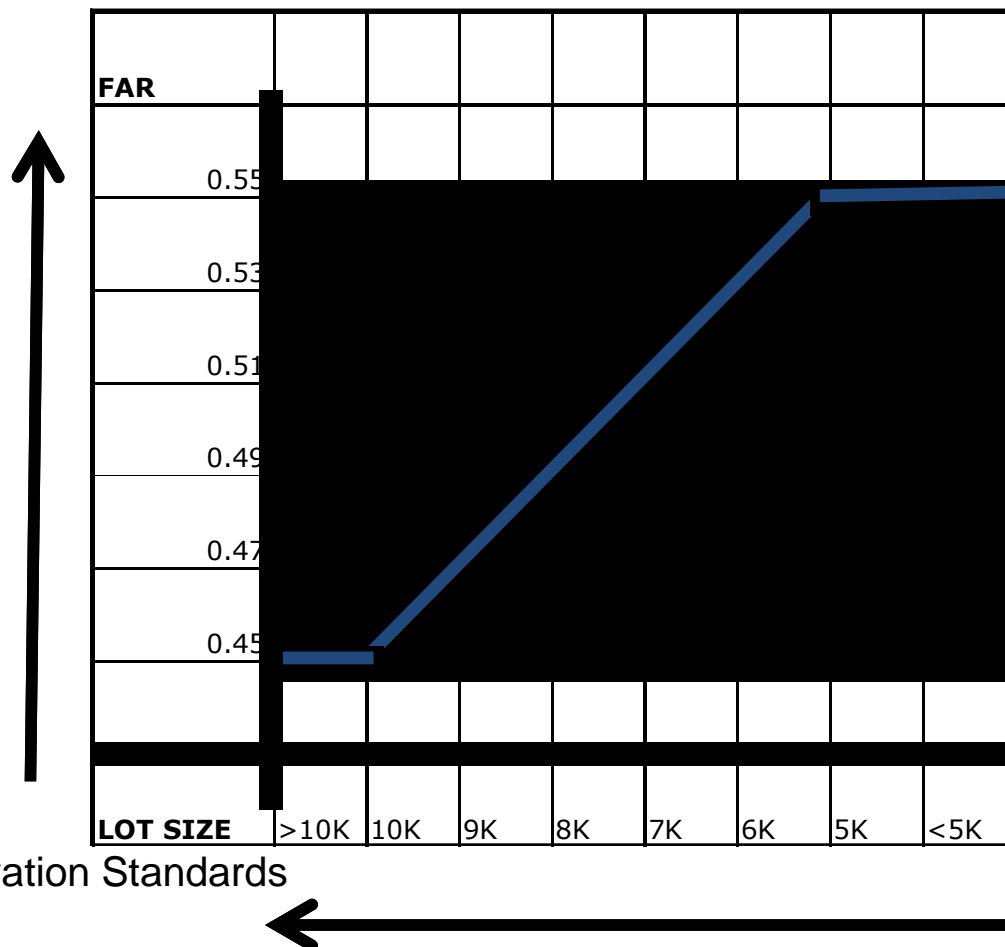
- Adds more SF zones
- Adds “Frontage Packages”
 - Porch/entry
 - Fences
 - Permeability



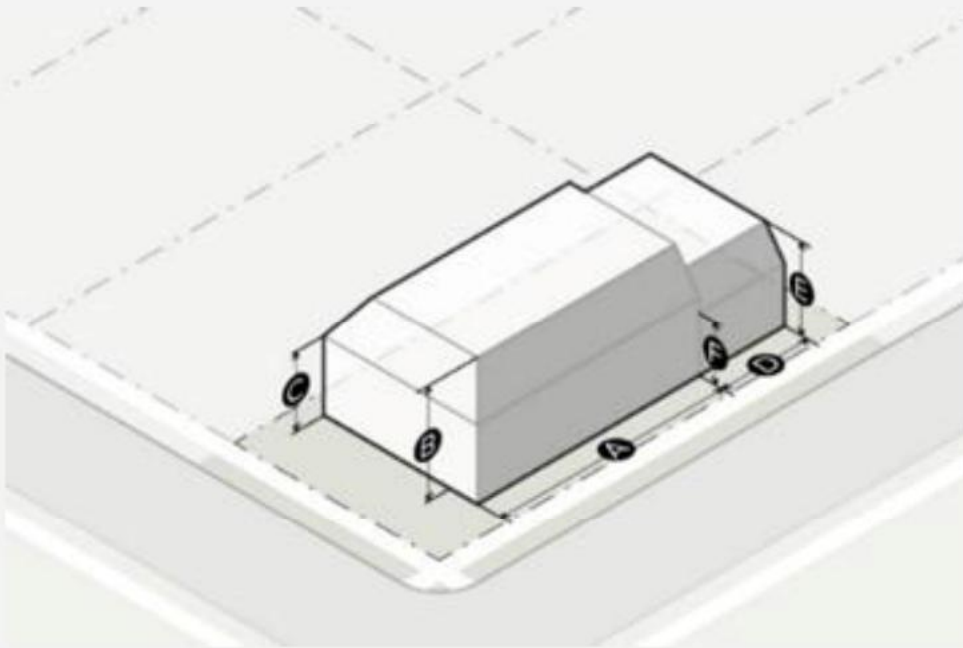
Floor Area Ratio Changes with Lot Size

THE TOOL: Building Coverage & FAR

RFA % of Lot Size: small lots = higher; large lots = lower (e.g. smaller lots are more restricted and therefore may have a higher building coverage/FAR than larger lots)



WHAT DO THE ZONES REGULATE?



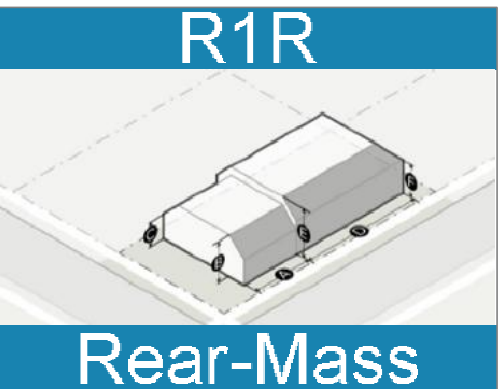
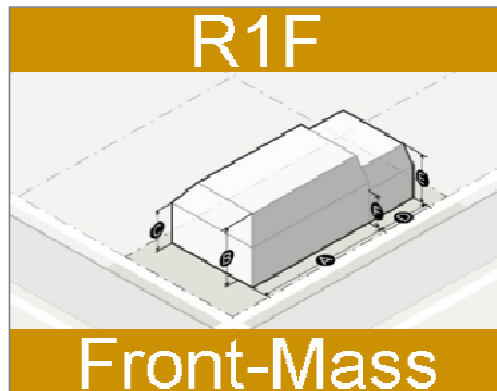
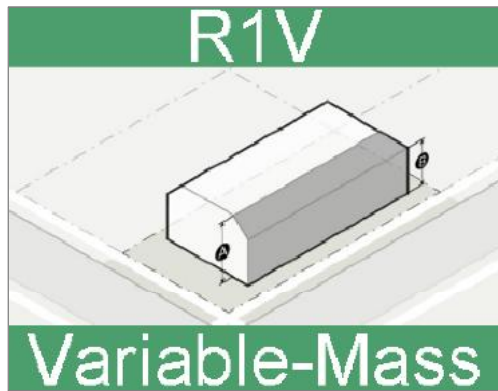
- Bulk Location
- Size
- Lot Coverage
- Mass (sometimes split into front and rear)
 - Height
 - Encroachment Plane Height



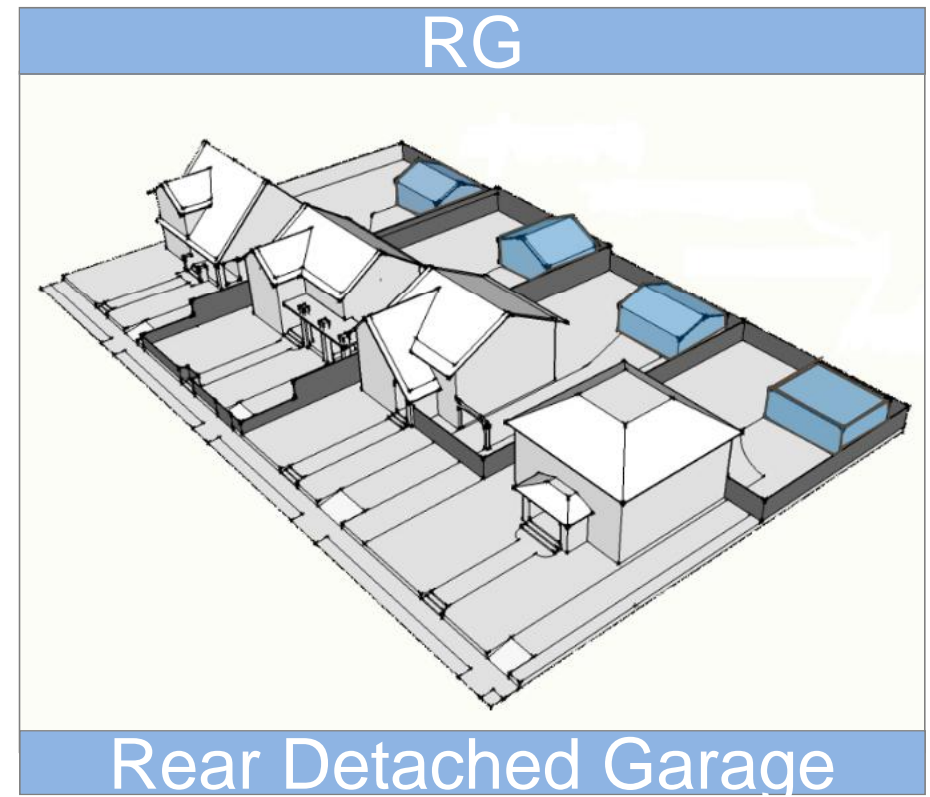
Department of City Planning
Code Studies Division

Variation Zones Proposed

R1 Variation Zones

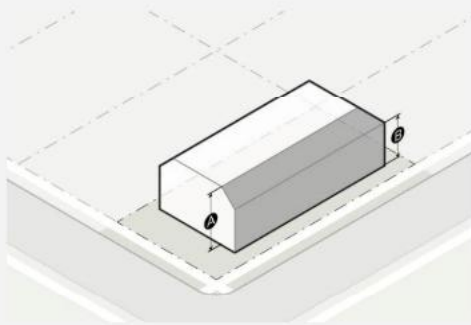


Rear Detached Garage Supplemental Use District

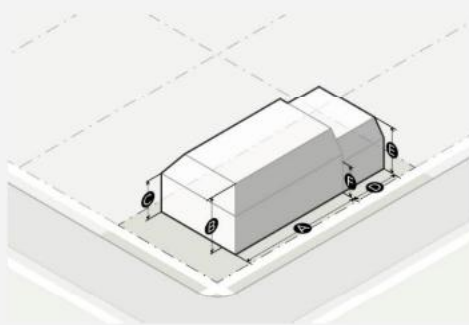


R1 VARIATION ZONES

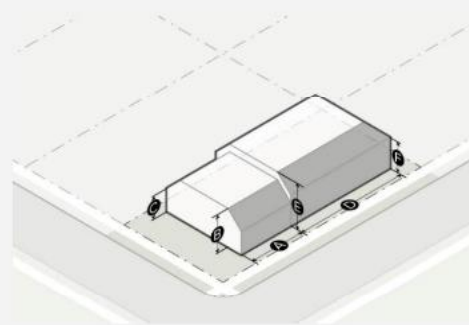
R1V



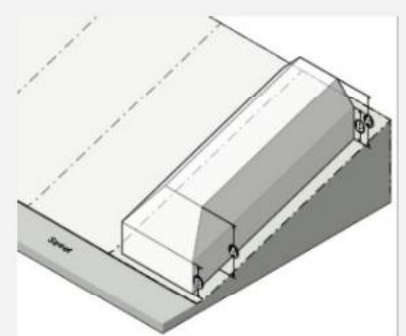
R1F



R1R



R1H



Variable-Mass

Front-Mass

Rear-Mass

Hillside

Largest



Smallest

- R1V1
- *R1V new*
- R1V2
- R1V3

- R1F1
- *R1F new*
- R1F2
- R1F3

- R1R1
- *R1R new*
- R1R2
- R1R3

- R1H1
- *R1H new*
- R1H2
- R1H3

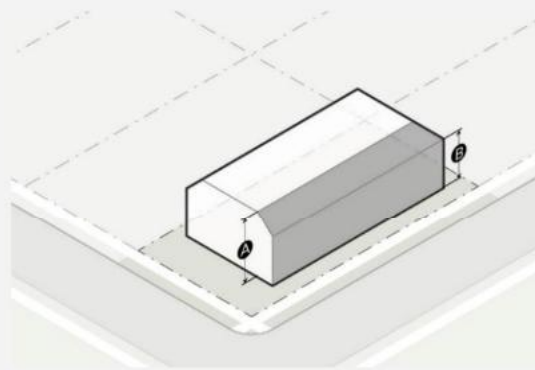


Department of City Planning
Code Studies Division



Strategies for Neighborhood Conservation Standards

R1V, VARIABLE-MASS



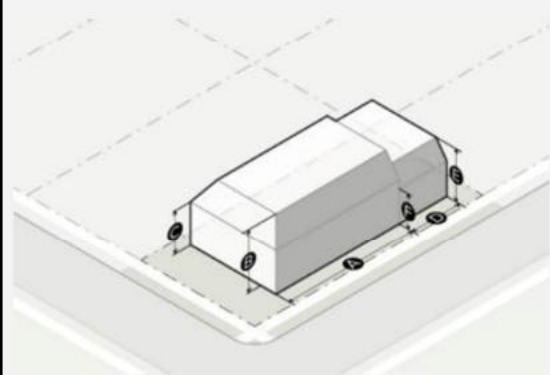
Residential Floor Area Ratio	R1V1	R1V New	R1V2	R1V3	Lot Coverage
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%
Mass					
(A) Total Height (max)	30'	30'	28'	20'	
(B) Encroachment Plane Begins	22'	22'	20'	14'	
Angle of Encroachment Plane	45°	45°	45°	45°	



Department of City Planning
Code Studies Division

Strategies for Neighborhood Conservation Standards

R1F, FRONT-MASS



Residential Floor Area Ratio		R1F1	R1F New	R1F2	R1F3	Lot Coverage
	Up to 6,000 SF	.65	.55	.45	.40	50%
	6,001 to 7,000 SF	.63	.53	.43	.38	48%
	7,001 to 8,000 SF	.61	.51	.41	.36	46%
	8,001 to 9,000 SF	.59	.49	.39	.34	44%
	9,001 to 10,000 SF	.57	.47	.37	.32	42%
	Over 10,000 SF	.55	.45	.35	.30	40%
Front Mass						
(A)	Front envelope depth, from front yard setback	Varies	Varies	Varies	Varies	
(B)	Total Height (max)	30'	30'	28'	26'	
(C)	Encroachment Plane Begins	22'	22'	20'	18'	
	Angle of Encroachment Plane	45°	45°	45°	45°	
Rear Mass						
(D)	Rear envelope depth, from rear yard setback	25'	25'	25'	25'	
(E)	Total Height	24'	24'	20'	18'	
(F)	Encroachment Plane Begins	16'	16'	14'	14'	
	Angle of Encroachment Plane	45°	45°	45°	45°	



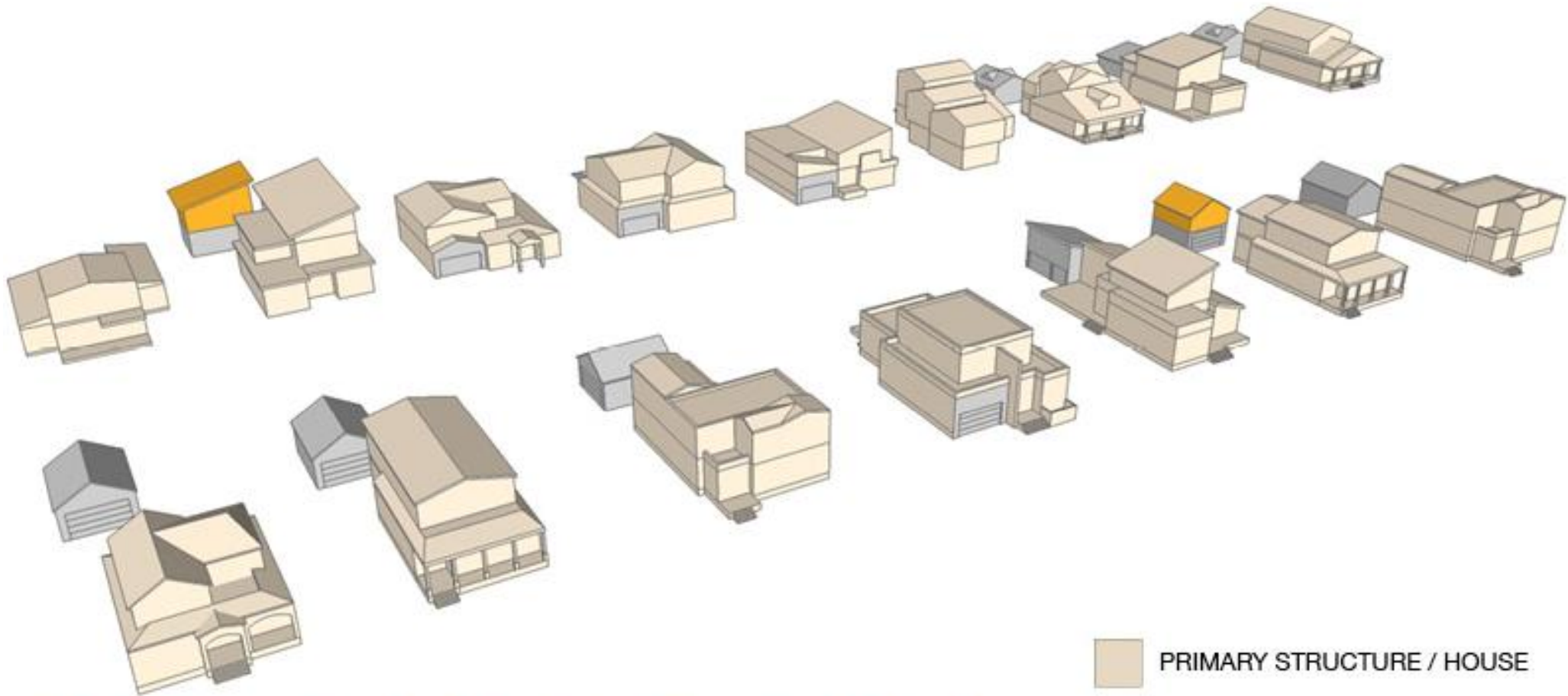
Department of City Planning
Code Studies Division

Strategies for Neighborhood Conservation Standards

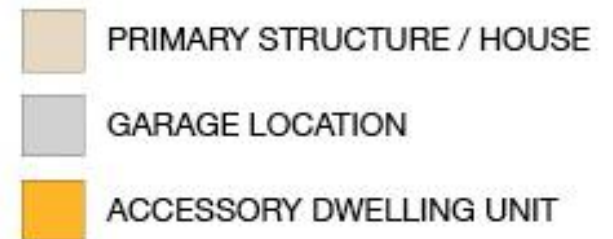
Conservation District Overlays

- Conservation District 1
 - Finer-grained zoning standards only
 - Can adjust base zone standards
 - Adds some other topics as standards
 - Is administered by staff, as with base zones
- Conservation District 2
 - Finer-grained zoning standards AND design guidelines
 - Can adjust base zone standards
 - Adds more topics standards
 - Adds design guidelines
 - Staff level approval with guidelines

TESTING

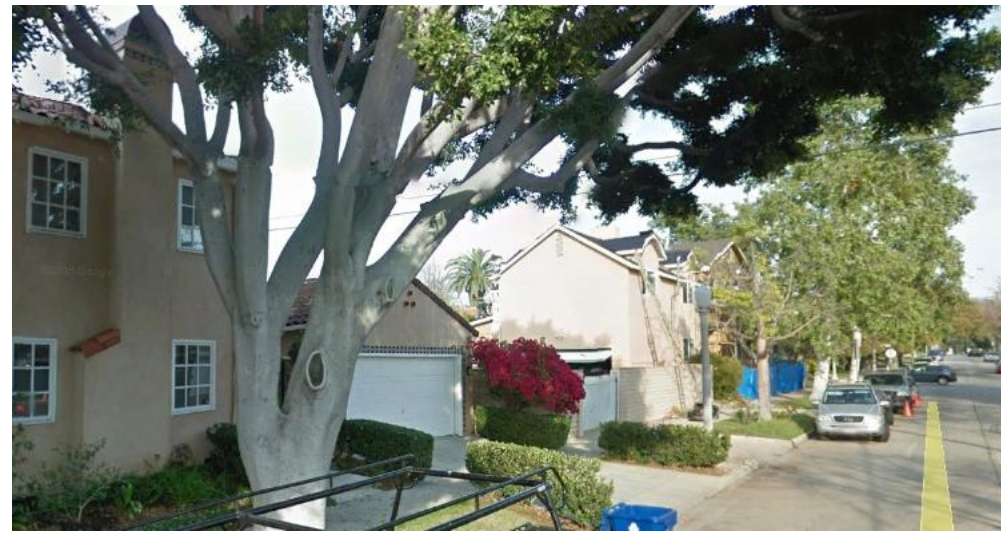
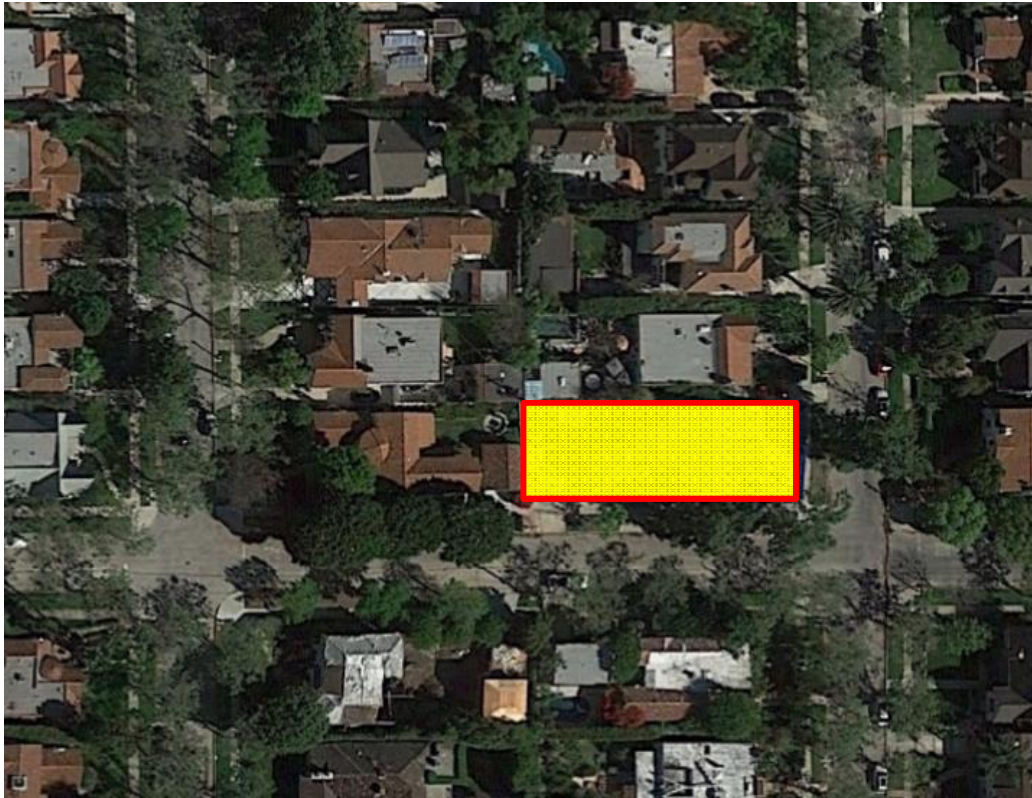


***Note that this array of housing models seeks to “test” a variety of detached dwelling building forms and styles. However, many, many more options are possible within the current zoning strategy.**



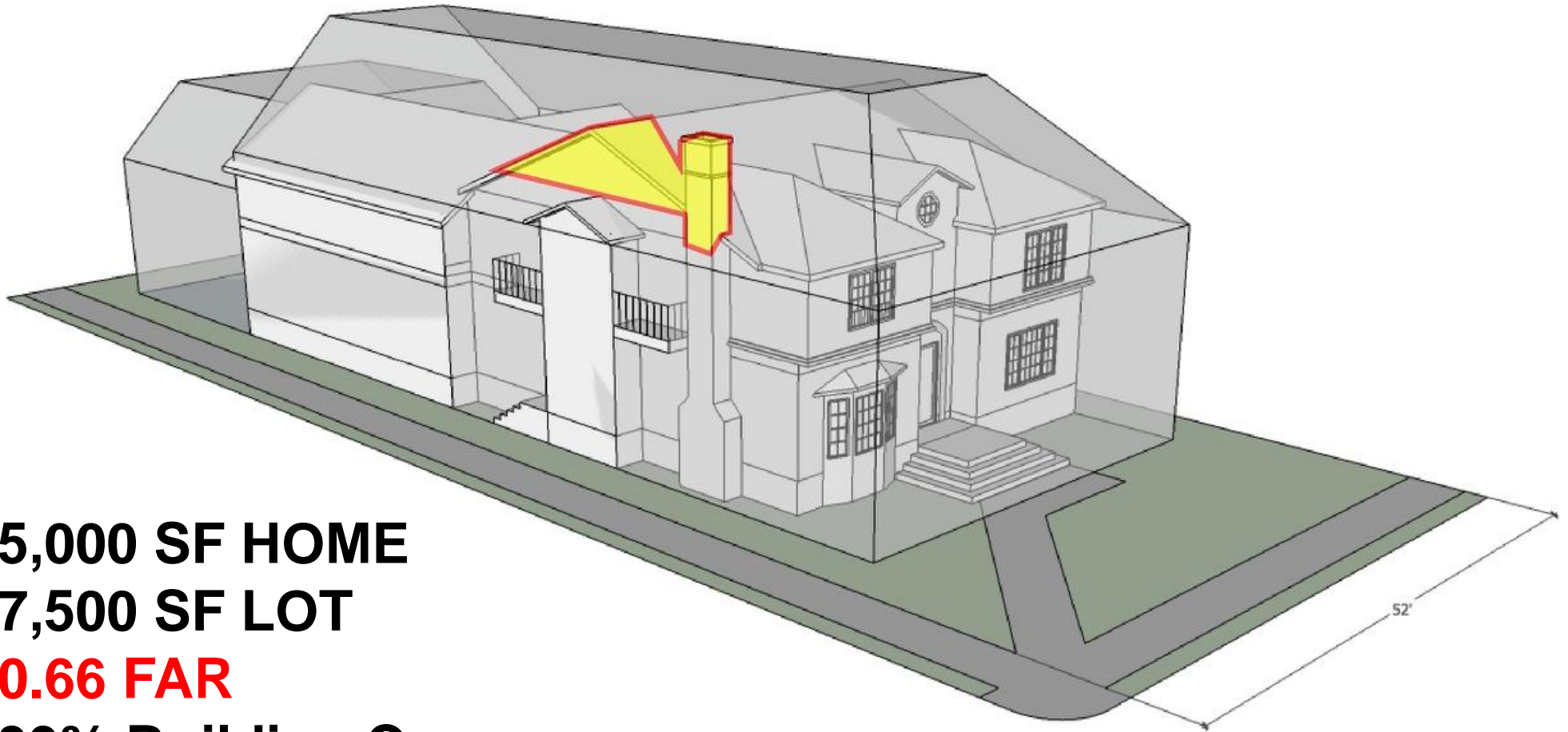
HISTORIC PRESERVATION TESTING

603 LAS PALMAS AVE.



HISTORIC PRESERVATION TESTING

603 LAS PALMAS AVE.



5,000 SF HOME

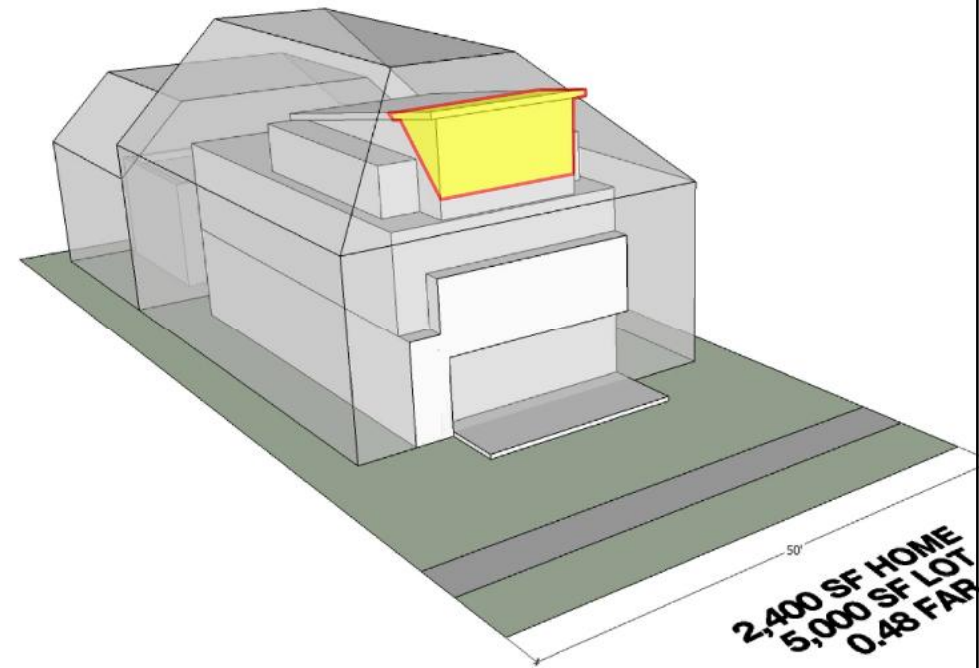
7,500 SF LOT

0.66 FAR

39% Building Coverage

45' long 2-story side wall

OTHER TESTING



Strategies for Neighborhood Conservation Standards

Other related re code • Multifamily zones

LA work

- Transitions
 - From higher density residential to single family neighborhoods
 - From commercial & mixed-use corridors to residential neighborhoods

- Edges
- Street frontage
- Mass & scale



4th NEIGHBORHOOD PROTOTYPES

FUTURE DEVELOPMENT FITS INTO OUR COMMUNITIES



MAIN STREET / MIXED USE - SMALL SITE

OVERVIEW: This neighborhood prototype envisions redevelopment along Highway 101 or other local "main street." New development is "mixed use," including retail or restaurants on the ground floor with housing above. In each option, the building is located at the sidewalk edge to define the street and create a lively sidewalk experience.

OPTION 1: 2-3 STORY DEVELOPMENT



PROGRAM
31,000 SF Commercial
40 Dwelling Units

DESCRIPTION

- A large mixed use building with ground floor commercial and two upper floors of residential along most of the facade.
- A second-level plaza offers access to a restaurant and unique townhomes with stairs leading up from the sidewalk.
- Carriage houses are provided opposite the alley for transitioning into the existing single and multifamily context.
- Parking is provided underground and on the ground floor, accessed from the alley, and on the ground floor of carriage houses.

LEGEND
Mixed Use Carriage House Townhome Existing Context



Second-level plaza with steps from sidewalk

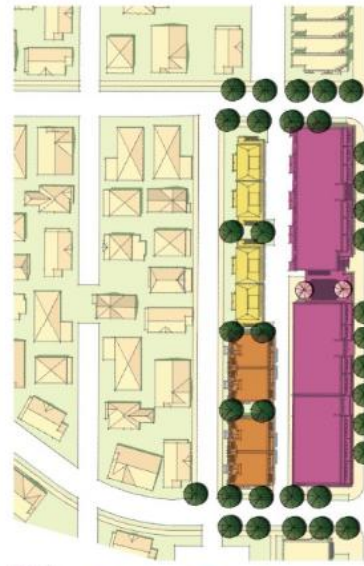


Outdoor cafe seating



Traditional context mixed use

OPTION 2: 3 STORY DEVELOPMENT



PROGRAM
30,000 SF Commercial
80 Dwelling Units

DESCRIPTION

- A large mixed use building with ground floor commercial uses and two upper floors of residential is provided along "main street."
- A second-level plaza is provided for residential units and also provides a break in the facade at the street level.
- An alley behind the mixed use building provides access carriage houses and stacked flats to provide a transition to the existing single and multifamily neighborhood with "tuck-under" parking.
- Parking for the mixed use building is provided underground with some spaces provided in the alley.

LEGEND
Mixed Use Carriage House Flats Existing Context



Industrial context mixed use



Downtown context mixed use



Lively sidewalk environment

COMMUNITY DIALOGUE SESSIONS



Strategies for Neighborhood Conservation Standards



Encinitas, CA

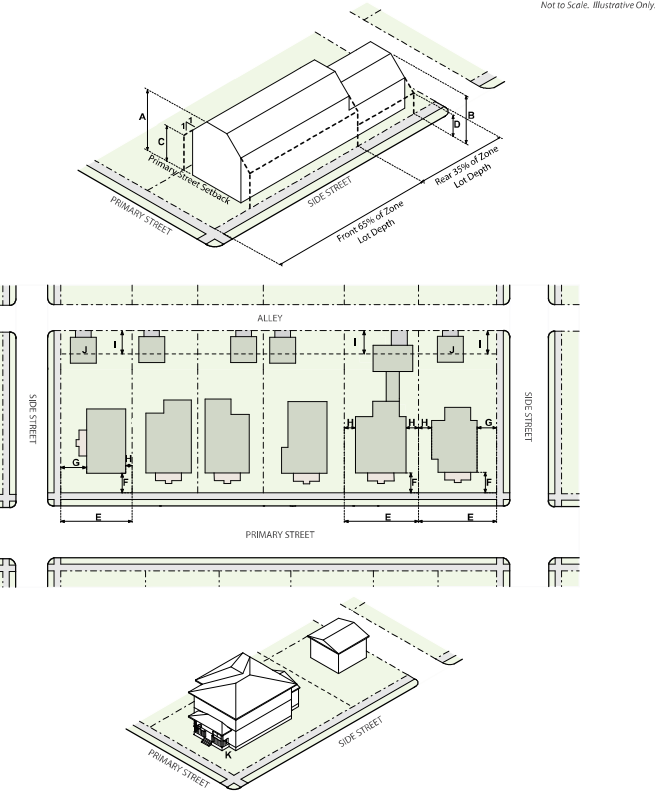
Increasing density along
corridors



Denver, CO

Article 5. Urban Neighborhood Context
Division 5.3 Design Standards

5.3.3.4 District Specific Standards A. Urban House



5.3-6 |

DENVER ZONING CODE
June 25, 2010 | Republished July 6, 2015

SECTION 5.3.3 PRIMARY BUILDING FORM STANDARDS

5.3.3.1 Applicability
All development, except detached accessory structures, in all the Urban Neighborhood Context zone districts

5.3.3.2 General Standards
Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

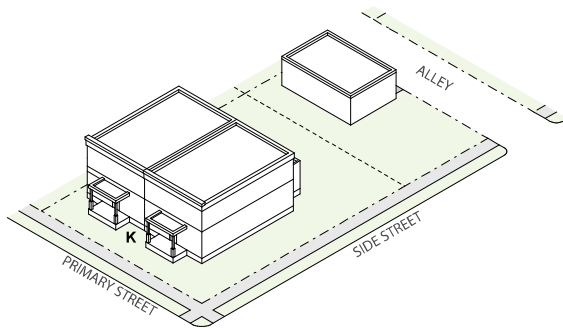
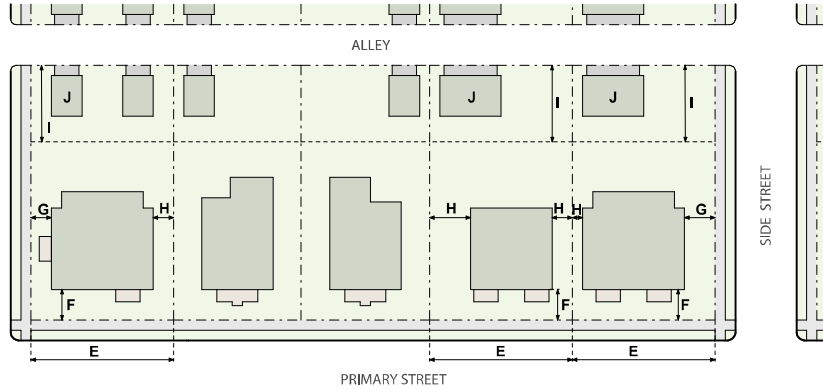
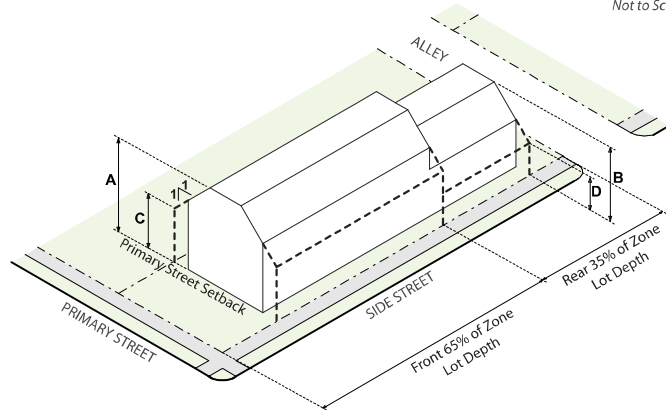
5.3.3.3 District Specific Standards:
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

Urban (U-) Neighborhood Context Zone Districts			Max Number of Primary Structures per Zone Lot	Building Forms												
				Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
RESIDENTIAL ZONE DISTRICTS																
Single Unit (SU)	U-SU-A, -B, -C, -E, -H	1*		■												
	U-SU-A1, B1, C1, E1, H1	1*		■	■											
	U-SU-A2, -B2, -C2	1*		■	□	□	□									
Two Unit (TU)	U-TU-B, -C	1*		■	■	■	■									
	U-TU-B2	1*		■	■	■	■			□						
Rowhouse (RH)	U-RH-2.5	no max		■	■	■	■			■	■					
	U-RH-3A	no max		■	■	■	■			■	■	□				
COMMERCIAL MIXED USE ZONE DISTRICTS																
Residential Mixed Use (RX)	U-RX-5	no max														■
Mixed Use (MX)	U-MX-2x	no max													■	
	U-MX-2, -3	no max										■	■	■		
Main Street (MS)	U-MS-2x	no max														■
	U-MS-2, -3, -5	no max										■	■			■

■ = Allowed □ = Allowed subject to limitations *See Section 1.2.3.5 for exceptions

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
A/B Feet, front 65% / rear 35% of lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'					
C/D Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
ZONE LOT						
Zone Lot Size (min)	3,000 sf	4,500 sf	5,500 sf	4,500 sf	5,500 sf	4,500 sf
E Zone Lot Width (min)	25'	35'	50'	35'	50'	35'

	U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	30' or Less	Greater than 30' and up to 40'	Greater than 40' and less than 75'	75' or Greater
F Primary Street, block sensitive setback required	yes	yes	yes	yes
F Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G Side Street (min)	3'	5'	5'	5'
H Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH				
Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	33%	50%
Vehicle Access	From Alley; or Street access allowed when no Alley present (See Section 5.3.7.6)			
J DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4			

	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
BUILDING CONFIGURATION						
Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form standards Side Street, Side Interior and Rear setbacks					
Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16'; whichever is greater					
Rooftop and/or Second Story Decks	See Section 5.3.5.1					
STREET LEVEL ACTIVATION						
K Pedestrian Access, Primary Street	Entry Feature					
	U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts					
	Primary Uses shall be limited to Two Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 5.4 Uses and Parking					

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

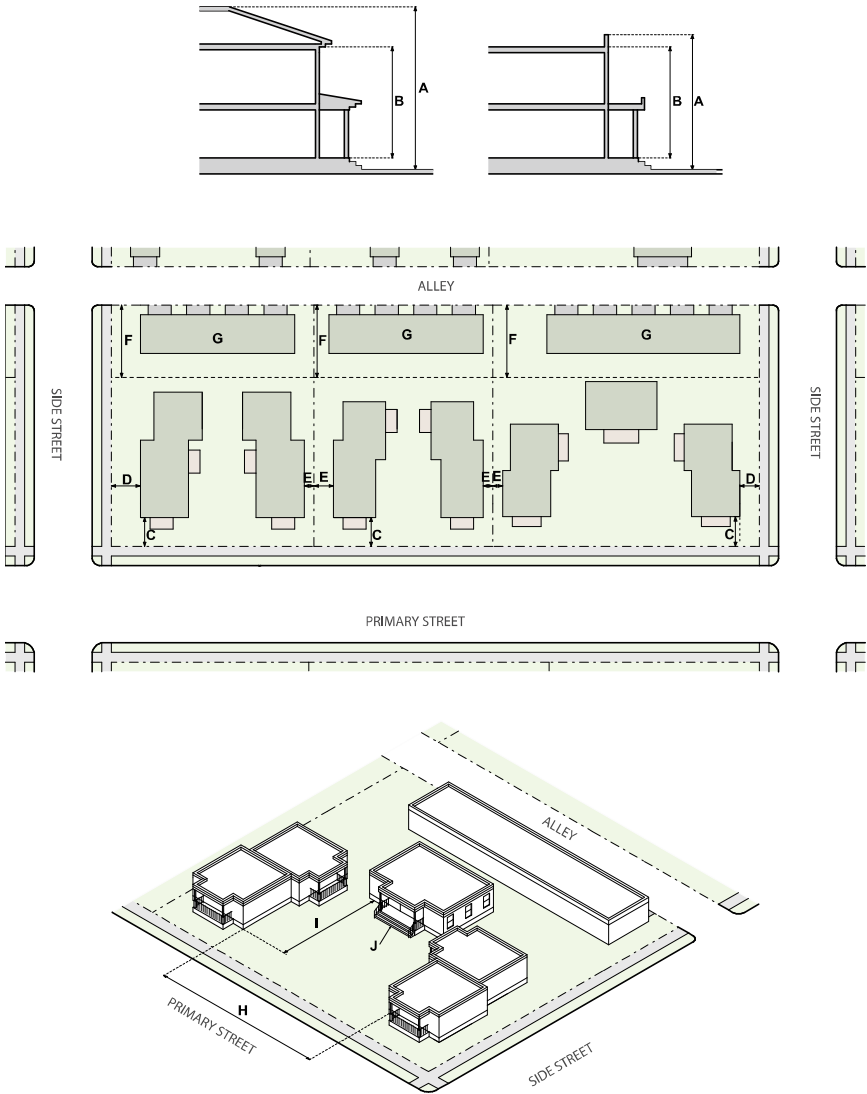
DENVER ZONING CODE

June 25, 2010 | Republished July 6, 2015

| 5.3-9

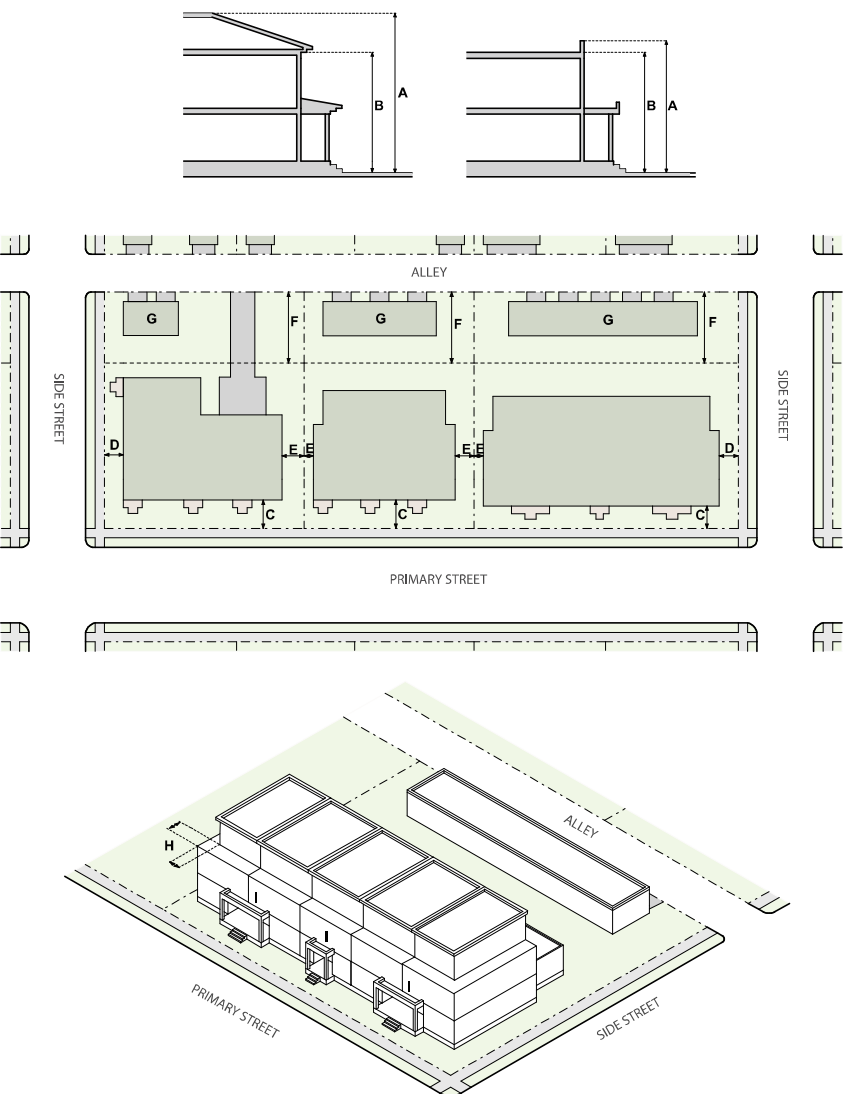
D. Garden Court

Not to Scale. Illustrative Only.



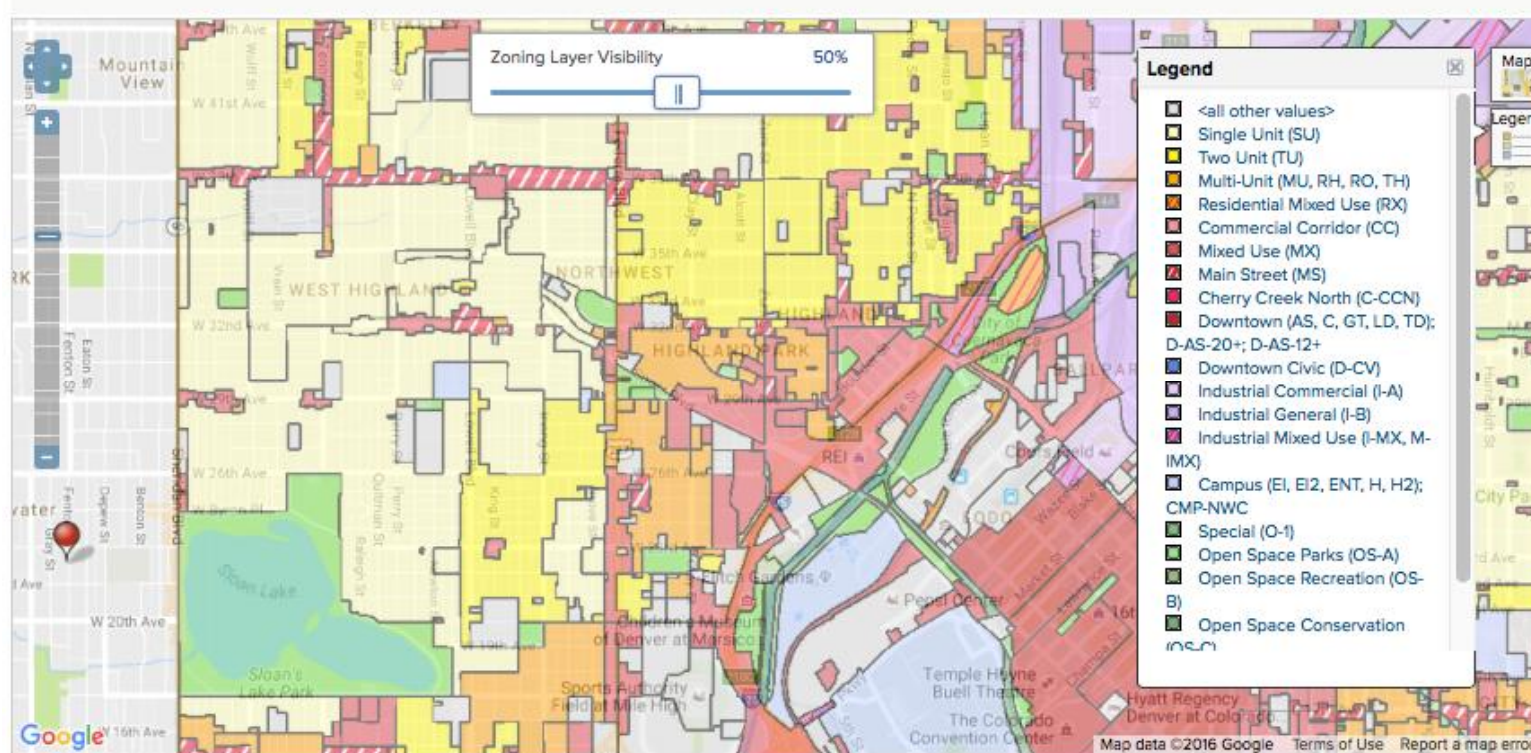
E. Row House

Not to Scale. Illustrative Only.



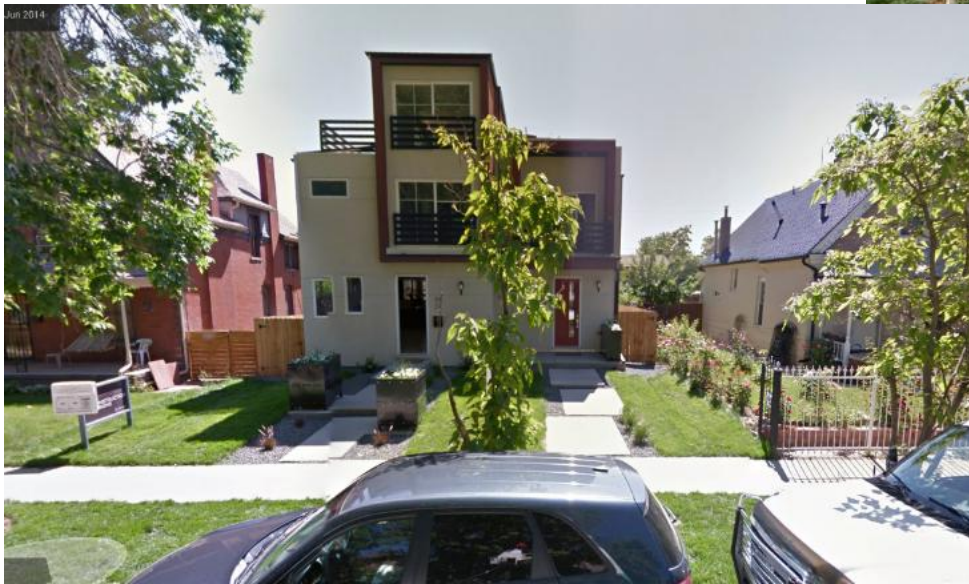
Denver Highlands

Single Family Zones



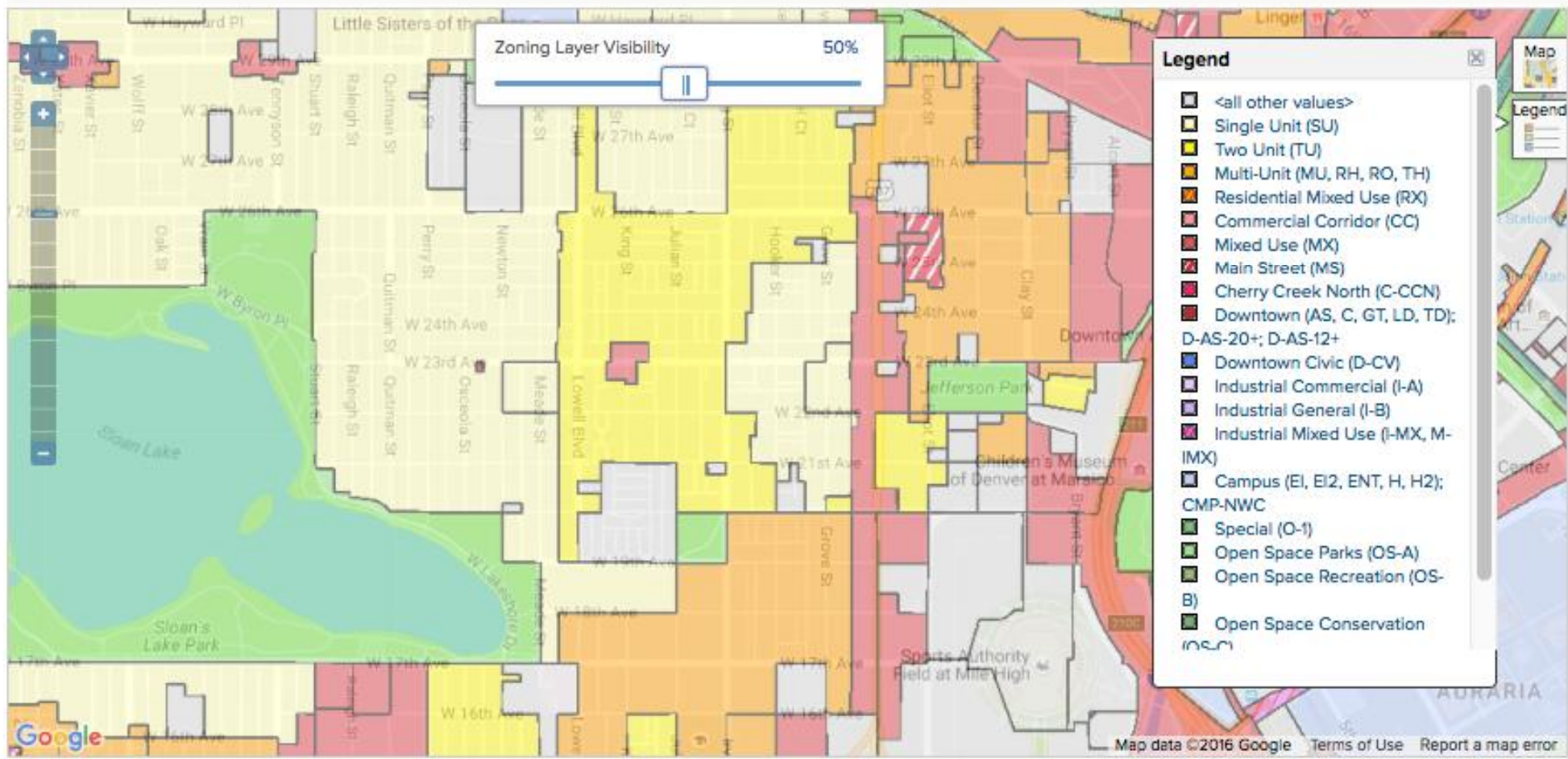
Strategies for Neighborhood Conservation Standards

Denver Highlands



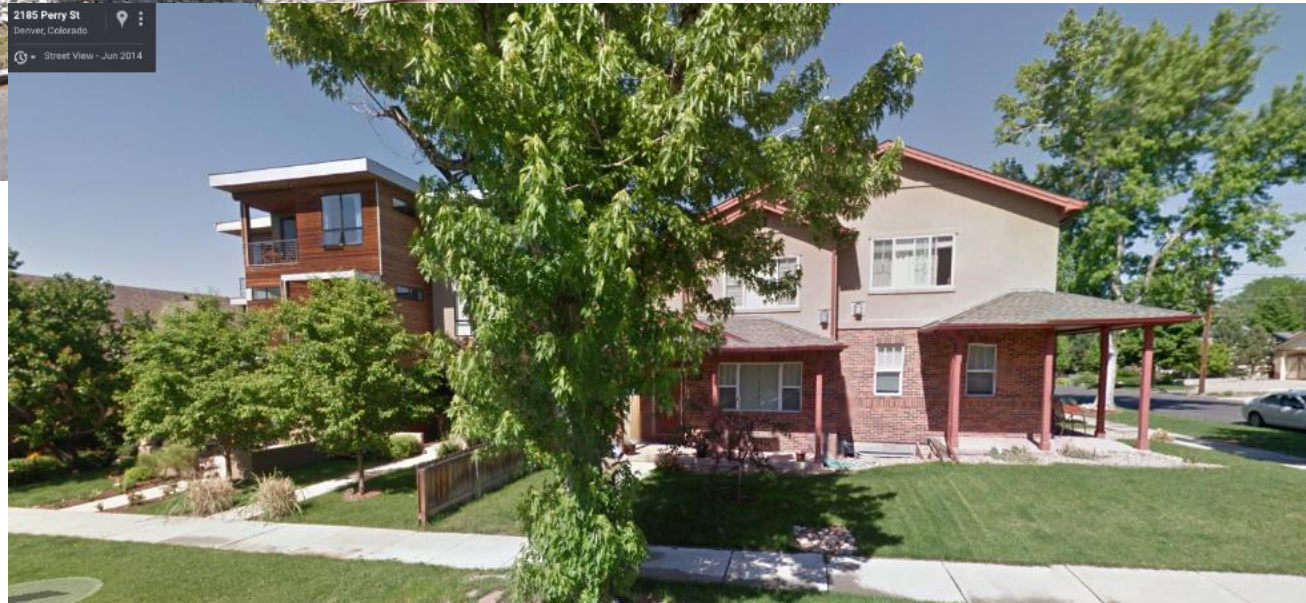
Strategies for Neighborhood Conservation Standards

Denver Sloan Lake Multifamily Zones



Strategies for Neighborhood Conservation Standards

Denver Sloan Lake



Strategies for Neighborhood Conservation Standards

Denver



Strategies for Neighborhood Conservation Standards

Denver



Strategies for Neighborhood Conservation Standards

Denver



Strategies for Neighborhood Conservation Standards

Boulder

Compatible Development in Single-Family Neighborhoods Ordinance Summary

The following document provides an overview of the Compatible Development in Single-Family Neighborhoods ordinance, which was adopted by City Council on October 6, 2009. The summary includes definitions of each tool, a general description of the requirements, and graphics to help describe the new regulations. The Compatible Development ordinance will be effective on Monday, January 4, 2010. All single-family residential building permit applications within the affected zone districts will need to comply with the new regulations on this date.

If you have any questions about the Compatible Development ordinance, please contact 303-441-1880 or come to 1739 Broadway, Third Floor and ask to speak to a Project Specialist or send an e-mail to plandevlop@bouldercolorado.gov.

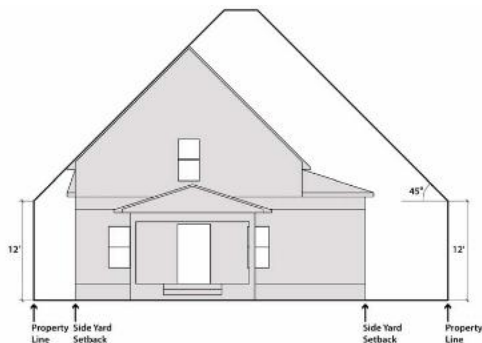
AFFECTED PROPERTIES AND ZONE DISTRICTS:

- ☐ All principal and accessory residential buildings in the RR-1, RR-2, RE, RL-1, portions of RL-2 and all principal and accessory single-family buildings in the RMX-1 zone districts.
- ☐ For properties located within Planned Developments, Planned Residential Developments, or Planned Unit Developments the more restrictive provisions apply. Properties with annexation agreements that have house size restrictions are not subject to Compatible Development.

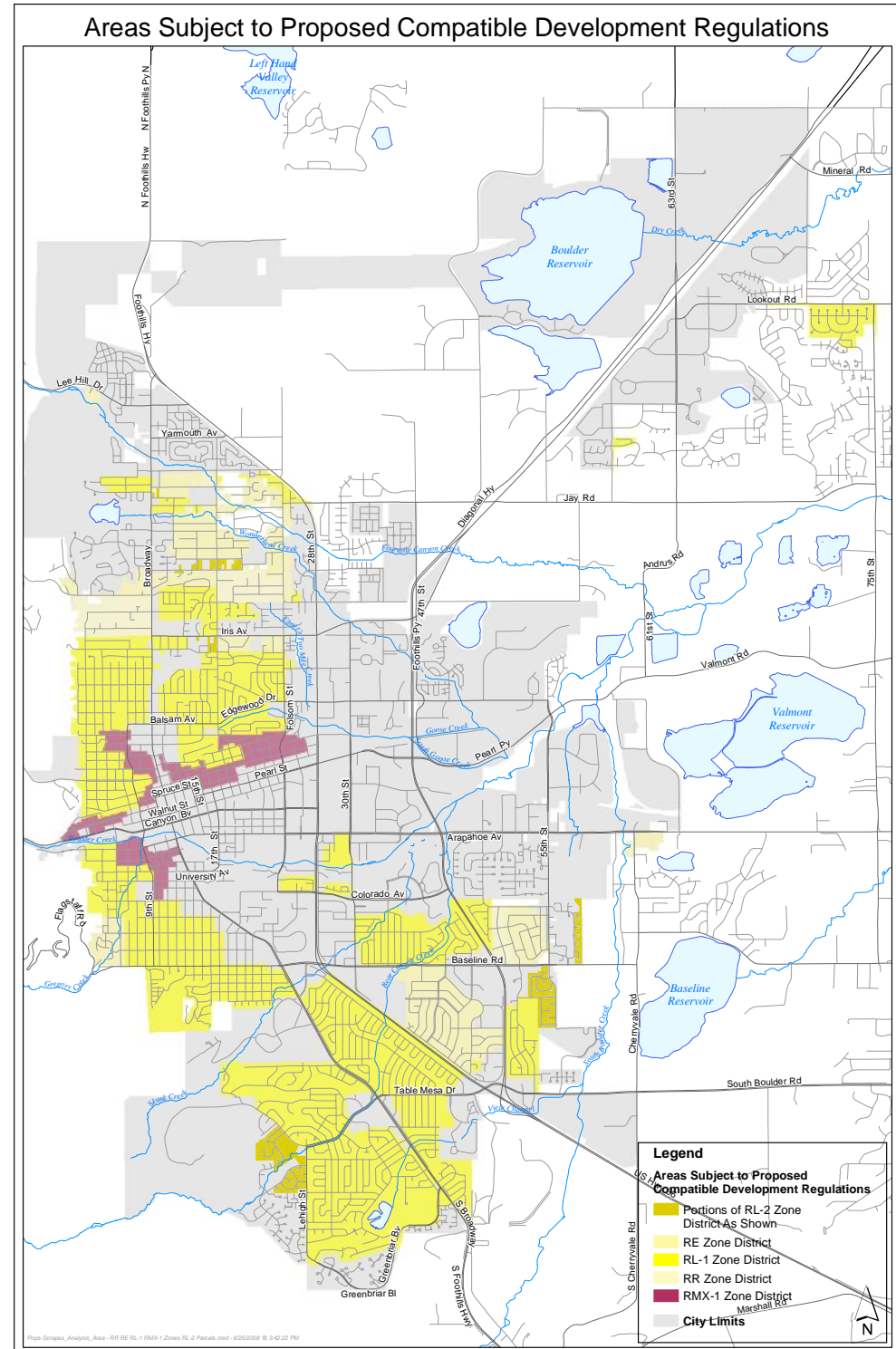
Please see the attached maps for reference.

SECTION 9-7-6 SIDE YARD BULK PLANE:

A bulk plane determines the three-dimensional building envelope for a lot. The Compatible Development bulk plane begins at the side yard property line at 12 feet in height and then slopes inward at a 45 degree angle allowing one foot of additional height for every one foot of setback up to the maximum building height. The following graphic depicts the bulk plane requirements:



Strategies for Neighborhood Conservation Standards



Boulder

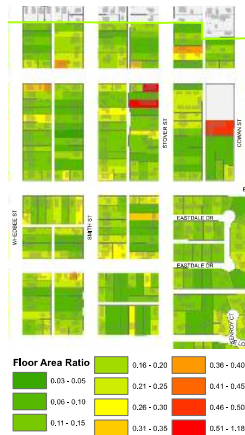


Stra

Fort Collins

Eastside and Westside Character Study

**Eastside Neighborhood:
Floor Area Ratio Map
Detail**

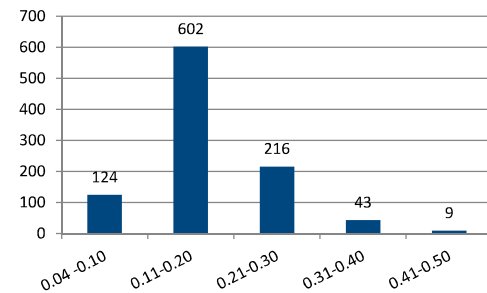


The majority of homes in the Eastside Neighborhood have a floor area ratio (FAR) of between 0.11 and 0.2 (shown in medium green). Very few houses have an FAR of 0.31 or greater (shown in orange and red). See the Appendix for a full map.

Eastside Neighborhood: Floor Area Ratio

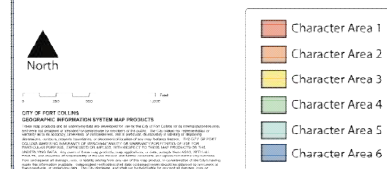
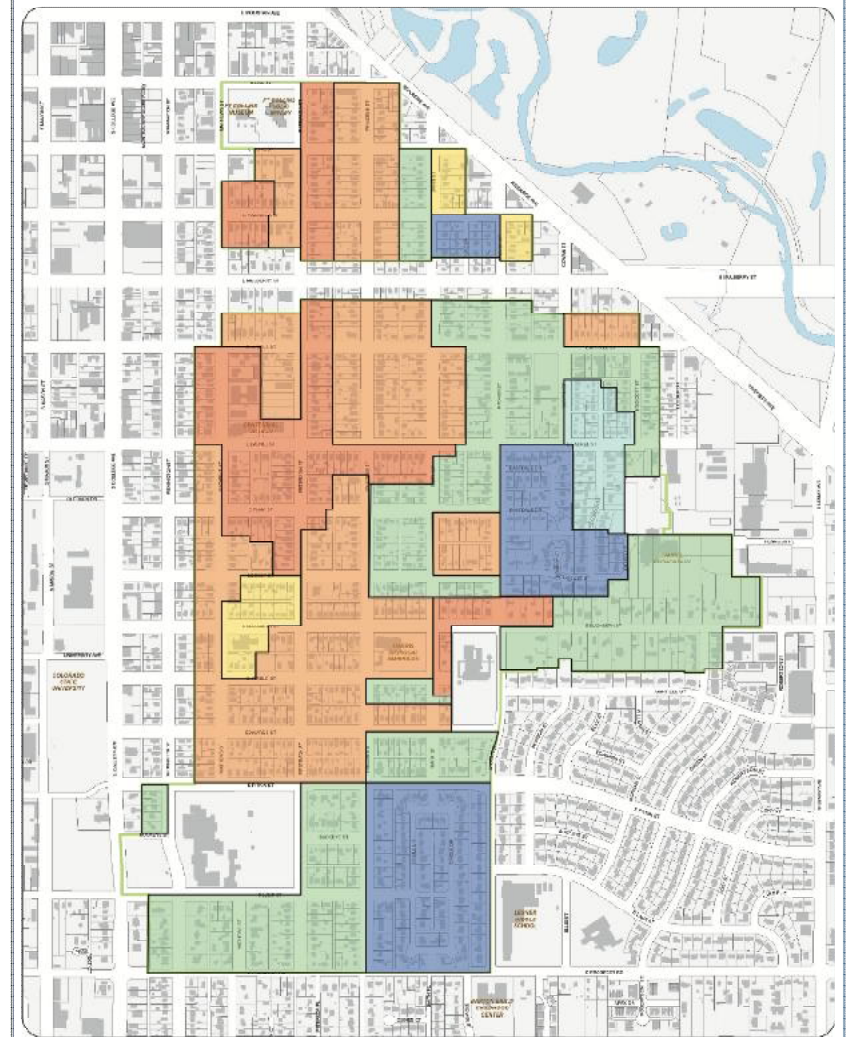
The proportion of house size to lot size is expressed as a Floor Area Ratio (FAR). On the Eastside, homes generally have an FAR of 0.25 or less. That is, a typical home has a floor area that is less than 25% of the land area of its lot. The next most frequently occurring FAR grouping is in the 0.26 – 0.30 range. These are scattered throughout the neighborhood, but occur less frequently along Elizabeth Street and in the southernmost portions of Stover Street.

**Eastside Neighborhood:
Floor Area Ratio Data**



The majority of homes in the Eastside Neighborhood have a floor area ratio (FAR) of between 0.11 and 0.2. Relatively few homes have an FAR greater than 0.3.

Eastside and Westside Neighborhoods Character Study Draft Character Areas - Eastside Neighborhood



Fort Collins



Strategies for Neighborhood Conservation Standards

Planning for Neighborhood Compatibility

A national concern

