# Chapter 5: General to Design Sites

## Sections:



## x.05.010 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;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

## x.05.020 Screening

1. **Intent**. This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **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 x.05.020.A: Maximum Screening Height | | | | | |
|---|---|---|---|---|---|
| **Zone** | **Item** | **Maximum Height Allowed** | | | |
| | | **Front** | **Side St.** | **Side** | **Rear** |
| T3EN, T3SN | 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. |
| T4SN.S, T4CN.M | 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. |
| T4SMS.S, T4CMS | Fences | X | X | 10' max. | 10' max. |
| | Free Standing Walls | X | X | 10' max. | 10' max. |
| | Landscaping[1] | 3' max. | 3' max. | No max. | No max. |
| T5CN, T5CMS | Fences | X | X | 10' max. | 10' max. |
| | Free Standing Walls | X | X | 10' max. | 10' max. |
| | Landscaping[1] | 3' max. | 3' max. | No max. | No max. |
| [1] Excludes trees | | | | | |
| **Key** | X = Not Allowed | | | | |

3. **Courtyard Screening**

   A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

   B. Landscaping installed in compliance with Section x.05.030 (Landscaping and Lighting).

4. **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.

5. **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.

6. **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 (Jurisdiction's Fencing Standards).

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

8. **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.

## x.05.030 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 x.05.040 (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, as required to be consistent with the selected Architectural Style for the primary building.

B. Lighting shall be provided in compliance with Section x.xx.xxx (Jurisdictions' On-Site Lighting Standards).

4. **Design Standards**

A. **Allowed Landscaping Materials**

(1) Lanscaping 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 standards, in conformance with MMWD Water Conservation Ordinance 414.

(2) Landscape selection shall include native vegetation, applicable to Marin County, in compliance with Water Use Classification of Landscape Species (WUCOL IV).

(3) Landscaping shall be in compliance with Section x.xx.xxx (Jurisdictions' 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) 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) 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) 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.

## x.05.040 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. **General Vehicular Parking Standards**

A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.

B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:

(1) Monday through Friday, 8 AM to 5 PM; or

(2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

C. **Larger Vehicle Parking**

(1) Trucks, tractors or tractor-trailers having a capacity of more than a 1.5-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural, or transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored in any zone for purposes other than unloading, loading, or delivery services.

(2) Automobiles, small trucks, vans, and vehicle trailers allowed in conjunction with an approved home occupation (one per home occupation), and recreational vehicles are excluded from the provisions of this Subsection.

D. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses that are without current license plates or are inoperable shall only be parked within completely enclosed buildings.

E. **Cargo or Freight Container.** Portable cargo or freight storage containers in any zone for purposes of loading or unloading may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.

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

A. **Required Spaces.** The minimum number of parking spaces required is listed in Subsection 7 of the zone. For any use not addressed in Subsection 7, 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) Parking systems that stack individual vehicles are counted as three spaces for every horizontal space identified.

(3) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Subsection 7 of the zone shall be divided by the factor listed in Table A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.

**Table x.05.040.A: Shared Parking Factor for Two Uses**

| | Residential | Lodging | Office | Retail |
|---|---|---|---|---|
| Residential | 1.0 | 1.1 | 1.4 | 1.2 |
| Lodging | 1.1 | 1.0 | 1.7 | 1.3 |
| Office | 1.4 | 1.7 | 1.0 | 1.2 |
| Retail | 1.2 | 1.3 | 1.2 | 1.0 |

C. **Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures.** If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.

6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with CA Green Standards Building Code, Title 24, Part 11.

7. **Traffic-Reducing Parking Standards**

A. **Carshare Parking Spaces**

(1) Carshare parking spaces shall be provided in the amounts specified in Table B (Required Carshare Parking Spaces).

| Table x.05.050.B: Required Carshare Parking Spaces | |
|---|---|
| **Residential Uses** | **Carshare Parking Spaces Required** |
| 0-49 units | None |
| 50-100 units | 1 |
| 101 or more units | 2 + 1 per additional 200 units |
| **Office/Research & Development Uses** | **Carshare Parking Spaces Required** |
| ≤ 10,000 sf | None |
| > 10,000 sf | 1 per 10,000 sf |

(2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:

(a) On the design site; or

(b) On another off-street site within 1,000 feet of the design site.

(3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

**NOTE to Jurisdiction:**

Jurisdiction to select one of two options (4, 5) or remove both (4) and (5).

(4) Prior to approval of the building or Site Permit for a building subject to the carshare standard, a Notice of Special Restriction on the property shall be recorded indicating the nature of standards of this Subsection and identifying the minimum number and location of the required carshare parking spaces. The form of the notice and the location or locations of the carshare parking spaces shall be approved by the Jurisdiction.

(5) If it is demonstrated to the satisfaction of the Jurisdiction that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.

B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the Jurisdiction. The minimum number of carpool spaces required is listed in Table C (Required Carpool Parking Spaces).

| Table x.05.040.C: Required Carpool Parking Spaces | |
|---|---|
| **Office/Research & Development Uses** | **Carpool Parking Spaces Required** |
| ≤ 40 parking spaces | None |
| > 40 parking spaces | 10% of the total number of spaces |
| **Other Uses** | **Carpool Parking Spaces Required** |
| All Other Uses | None |

C. **Parking Costs Unbundled from the Cost of Other Goods and Services**

**(1) Residential Uses.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.

**(2) Non-Residential Uses.** All off-street parking spaces accessory to non-residential uses shall be leased or sold separately from the rental or purchase fees for non-residential building space for the life of the building, such that potential renters or buyers have the option of renting or buying building space at a price lower than would be the case if there were a single price for both the building space and the parking space.

**(3) Exception.** Off-street parking spaces accessory to retail uses are not required to be leased or sold separately from retail space and may be offered to shoppers and other visitors free of charge for stays of up to two hours.

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

A. **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.

B. **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 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.

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

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

C. **Tandem Parking.** Tandem parking is allowed in all zones for all uses, subject to on-site management.

D. **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.

E. **Materials**

(1) All on-site parking areas and driveways shall be surfaced only with materials identified in Section x.xx.xxx (Jurisdiction's Parking Design Standards).

(2) Parking area surfacing materials shall consist of the following materials, in compliance with Section x.xx.xxx (Jurisdiction's Fire Department Standards):

(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 XXX percent of the parking area shall be improved with impervious materials, exclusive of required landscaping in Table C (Required Parking Lot Landscaping).

F. **Landscaping.** The landscaping standards identified in Table C (Required Parking Lot Landscaping) shall be applied with the standards of Subsection x.05.020 (Screening) and Subsection x.05.030 (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 Section x.xx.xxx (Jurisdiction'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.

G. **Location**

(1) Location of on-site parking is regulated by the required setbacks in Subsection 7 of the zone and the following:

(a) Parking lots with 11-20 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) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and

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

| Table x.05.040.C: Required Parking Lot Landscaping | |
|---|---|
| **Number of Parking Spaces** | **Percent of Gross Parking Area Required to be Landscaped** |
| 10 or fewer | None |
| 11 to 20 | 5' min. wide planter along property line |
| 21 to 50 | 5%; 5' min. wide planter between every 5 spaces, property line, and building(s) |
| 51 and over | 10%; 5' min. wide planter between every 5 spaces, property line, and building(s) |
| **General Landscaping** | |
| 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 | High branching, broad headed, shading form |
| 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.

H. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

## x.05.050 Slope Standards

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

   A. The standards in this Section supplement those in Section x.xx.xxx (Jurisdiction's Hillside Overlay Standards). If there is a conflict between any standards, the provisions of this Section supersede those of Section x.xx.xxx (Jurisdiction's Hillside Overlay Standards).

   B. Table A (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.

   C. Developments subject to Chapter 10 (Specific to Large Sites) requiring new streets shall be in compliance with maximum grade standards in Section x.xx.xxx (Jurisdiction's Thoroughfare Standards).

**NOTE to Jurisdiction:**

Jurisdiction to remove reference to Hillside overlay if not relevant.

**NOTE to Jurisdiction:**

Content to be calibrated to your community, based on your specific needs and objectives.

**Table x.05.050.A: Amount of Sloped Areas Allowed to be Developed**

| Portions of Design Site with Existing Slope | Design Site Size [1] | | Development Site [1, 2] | |
|---|---|---|---|---|
| | Width | Depth | Overall Size | |
| | up to 200' | up to 300' | 1 to 3 acres | >3 acres |
| 0–5.99% | N/A | | N/A | N/A |
| 6–9.99% | N/A | | 70% max. | 70% max. |
| 10–14.99% | N/A | | 50% max. | 25% max. |
| 15–19.99% | N/A | | 25% max. | 5% max. |
| 20–29.99% | 50% max. | | 10% max. | 0% max. |
| > 30% | 0% max. | | 0% max. | 0% max. |

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Chapter 6 (Specific to Building Types).

[2] In compliance with required amount of civic space identified in Subsection x.10.040.5.

**Key** N/A = Slope Protection Not Applicable

40% = Maximum Amount of Sloped Area(s) Available for Development

2. **Building Height**

   A. **Maximum Building Height.** Building height is regulated by Subsection 4 of the zone. 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 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or 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. **Topography and Required Location of Primary Building.** Sloped topography can present issues with locating the primary building on a design site in compliance with Subsection 5 of the zone. Table x.11.030.A (Adjustments to Standards) identifies allowed administrative variations for issues arising from sloped topography, subject to the required findings in Table x.11.030.A (Adjustments to Standards).

4. **Parking**

   A. **Parking Techniques.** As allowed in Table x.11.030.A (Adjustments to Standards), the following techniques may be applied individually or in combination:

      (1) Tandem Parking. Parking spaces are arranged in a series up to the maximum allowed in Table x.11.030.A (Adjustments to Standards).

      (2) Parking Court(s). Parking spaces are clustered in a 'U-shape' in groupings of up to 12 covered or uncovered spaces or individual garages. The minimum width of the parking court is 24 feet measured parallel to the adjacent street/right-of-way. The maximum depth of the parking court is 50 feet measured perpendicular to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is nine feet measured along the adjacent street/right-of-way.

      (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.

   B. **Topography and Required Location of Parking.** Sloped topography can present issues with locating parking on a design site in compliance with Subsection 7 of the zone. Table x.11.030.A (Adjustments to Standards) identifies allowed administrative variations for issues arising from sloped topography, subject to required findings.

5. **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.

**NOTE to Jurisdiction:**

Select one in item 6.B.

6. **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 or by Section x.xx.xxx (Jurisdiction's Slopes Standards). Planting may be waived by the Jurisdiction's Engineering Division for slopes that, due to the rock character of the material, will not support plant growth. See Table x.11.030.A (Adjustments to Standards).

7. **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.

8. **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 8 (Specific to Architectural Design).

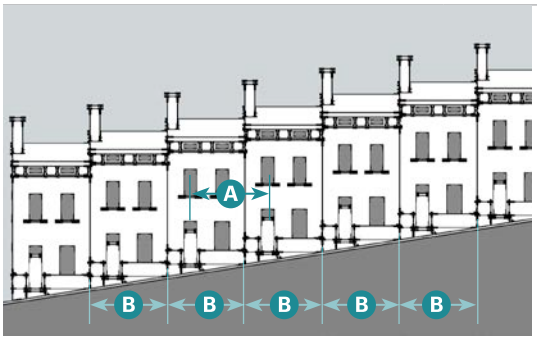
9. **Frontage.** Along front and side street facades, the primary building on each design site shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 8 of the zone.

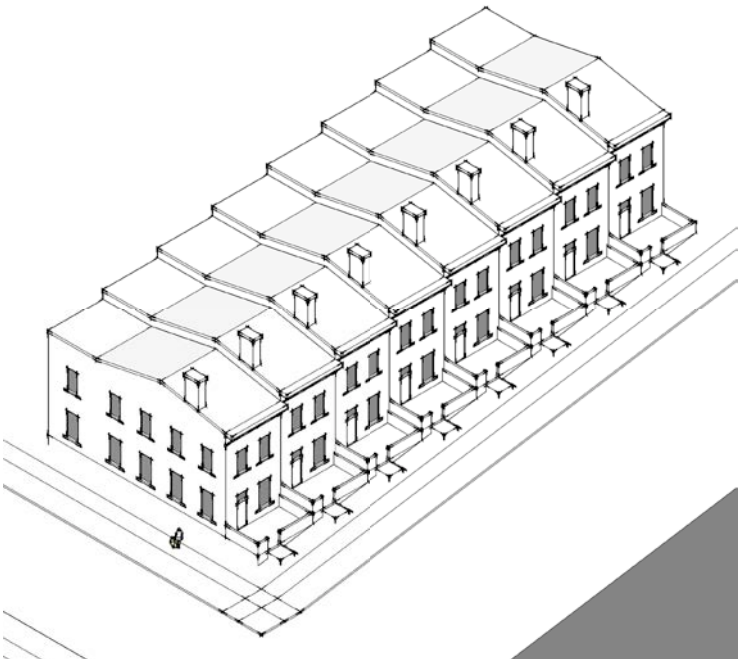
10. **Administrative Relief.** Section x.11.030 (Adjustments to Standards) provides for administrative variations from the standards in this Section due to topographic constraints.

## Figure x.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

**Allowed Site Grading.** The following examples apply to the House, Duplex, Fourplex, Neighborhood Townhouse, Multiplex, and Neighborhood Courtyard Building Types.

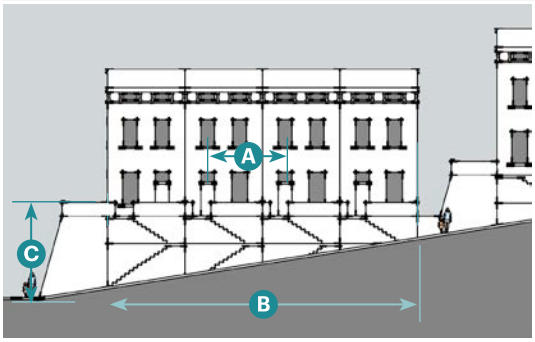
**Allowed.** Grading that results in each new modified building stepping and reflecting the topography of the parcel or design sites, and that connects each building with the adjacent street and public realm.

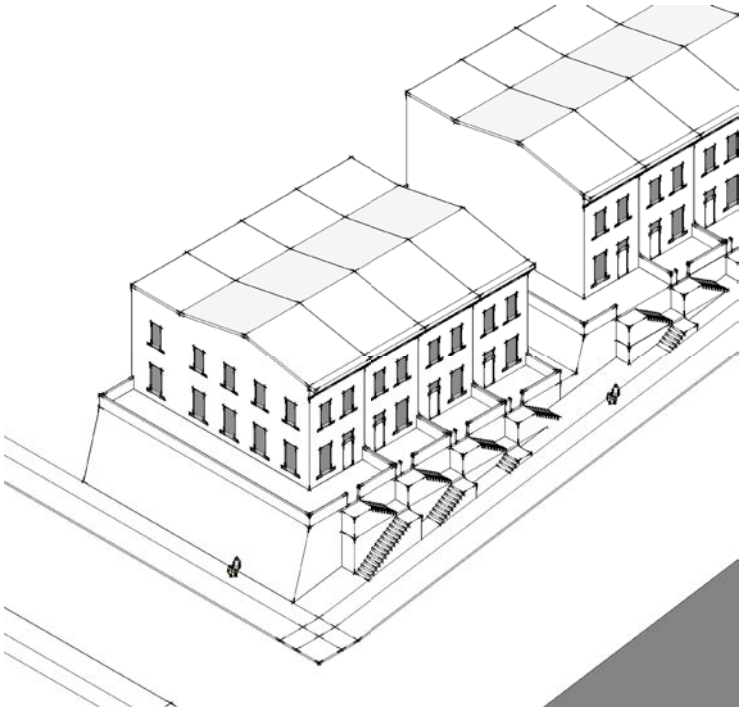


| Key | |
|---|---|
| Distance between building entries on slopes greater than 6% shall not exceed 50'. | A |
| Building footprint width is expressed to step with slope. | B |

**Not Allowed.** Grading that results in each new or modified building not following and reflecting the topography of the parcel or design sites, and that disconnects each building from the adjacent street and public realm.



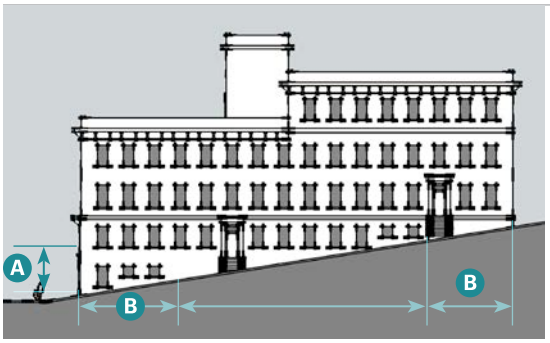



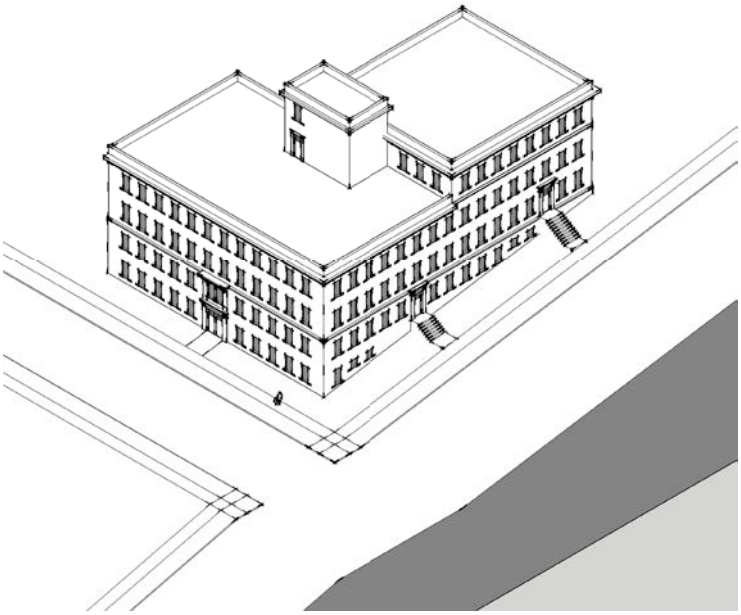
| Key | |
|---|---|
| Distance between building entries on slopes greater than 6% shall not exceed 50'. | A |
| Building footprint width does not step with slope. | B |
| Finished grade of terrace design site is more than 4 feet from the adjacent street/right-of-way. | C |

## Figure x.05.050.2: Site Grading for Large or Attached Building Forms

**Allowed Site Grading.** The following examples apply to the Core Townhouse, Core Courtyard, Multiplex, and Main Street Building Types.

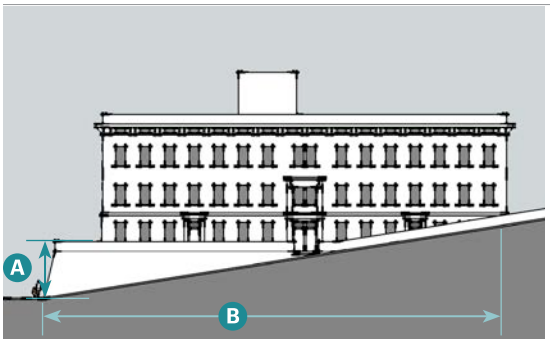
**Allowed.** Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

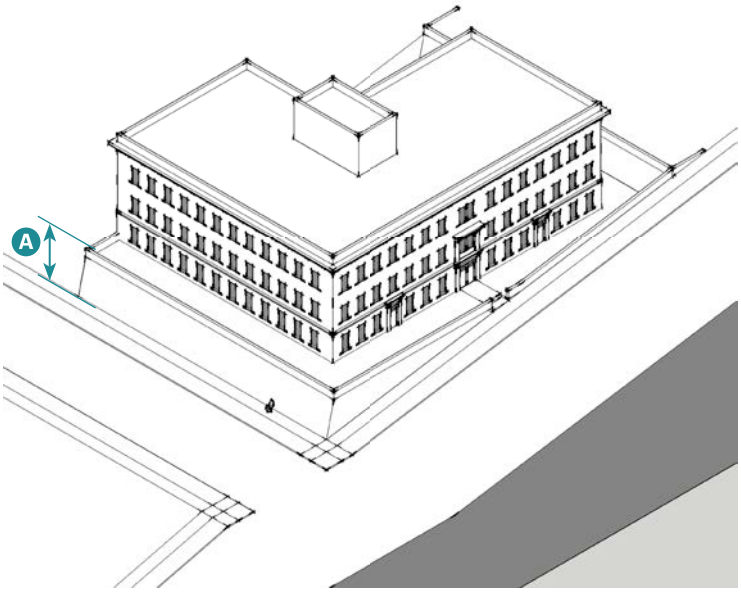


| Key | |
|---|---|
| Slope is used to express the ground floor. | A |
| Building footprint steps with slope through a partial ground story. | B |

**Not Allowed.** Grading that disconnects new and modified building facades from the adjacent public realm, and that results in large blank retaining walls.




| Key | |
|---|---|
| Height does not create building with frontage and entries along adjacent streets; terraced design site is more than 4 feet from adjacent sidewalk/street/ right-of-way. | A |
| Building footprint does not step with slope. | B |

## x.05.060 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 A (Public Frontage Types Overview).

2. **Required Improvements.** The public frontage along the design site(s) shall be improved as follows:

   A. **Infill Design Site.** For a development that consists of one design site within an existing block, the standards of this Section regarding street trees applies.

   B. **Two or More Design Sites.** For a development that consists of two or more design sites that are less than half of the block face along an existing block, the standards of this Section regarding sidewalks and street trees apply.

   C. **More Than Half of Existing Block**. For a development that consists of two or more design sites that are more than half of the block face along an existing block, all of the standards of this Section apply.

   D. **New Block(s).** For a development that creates a new block or multiple blocks, all of the standards of this Section apply.

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 B (Public Frontage Assemblies) and in compliance with Section x.xx.xxx (Jurisdiction's Thoroughfare Standards).

   B. Planting and landscape selection shall consist of native vegetation that is applicable to Marin County, in compliance with Water Use Classification of Landscape Species (WUCOL IV).

4. **Allowed Public Frontage Types**

   A. **Street.** The Street Frontage has raised curbs drained by inlets and sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and with regular-spacing.

   B. **Avenue/Boulevard.** The Avenue/Boulevard Frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a continuous planter, with parking on both sides. Landscaping consists of single or double rows of a single or alternating tree species aligned and with regular spacing.

   C. **Main Street.** The Main Street Frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and with regular spacing.

## Table x.05.060.A: Public Frontage Types Overview

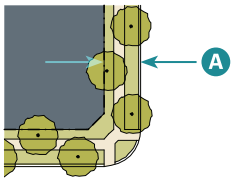
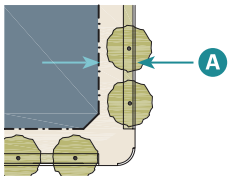
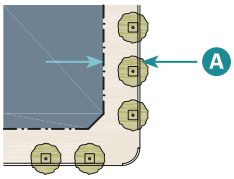
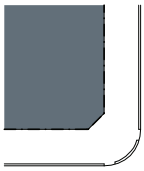
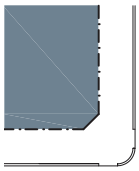
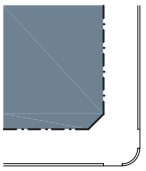
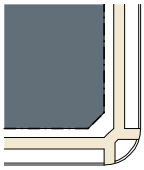
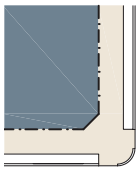
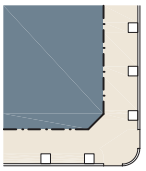
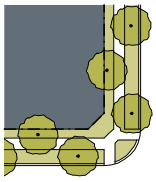
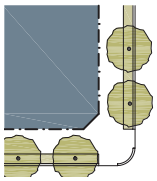
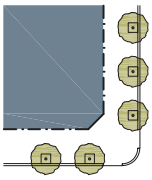
Table A (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

| Public Frontage Types | Specific Standards | Zones | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | T3 | | T4 | | | | T5 | |
| | | EN | SN | SN.S | CN.M | SMS.S | CMS | CN | CMS |
| Street | x.05.060.B.1 | P | P | P | P | X | X | P | X |
| Avenue/Boulevard | x.05.060.B.2 | X | X | X | X | P | P | P | P |
| Main Street | x.05.060.B.3 | X | X | X | X | P | P | X | P |

**Key** P = Allowed X = Not Allowed

## Table x.05.060.B: Public Frontage Assemblies

Table B (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

| | Street<br>x.05.060.B.1 | Avenue/Boulevard<br>x.05.060.B.2 | Main Street<br>x.05.060.B.3 |
|---|---|---|---|
| **Assembly.** The type and dimension of curbs, walkways, and planters. |  |  |  |
| Total Width | A 11' min. | A 13' min. | A 16' min. |
| **Curb.** The detailing of the edge of the vehicular pavement, incorporating drainage. |  |  |  |
| Type | Raised Curb | Raised Curb | Raised Curb |
| **Walkway.** The pavement dedicated exclusively to pedestrian activity. |  |  |  |
| Type | Walkway | Walkway | Walkway |
| Width | 6' min. | 8' min. | 12' min. |
| Note: the placement of curb ramps shall match the desired path of pedestrian travel. See Marin County Standard Plans for curb ramp design. | | | |
| **Planter.** The area that accommodates street trees and other landscaping. |  |  |  |
| Arrangement | Regular | Regular | Regular |
| Types | Planting Strips | Planting Strips | Tree Wells (shall be located within walkway width) |
| Width | 5' min. | 5' min. | 4' min. |

## x.05.070 Privacy Standards

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a design site line in T3 and T4 zones. Windows and balconies along the side of a building within 20 feet of an interior side design site line in T3EN, T3SN, T4SN.S, or T4CN.M zones are subject to these standards.

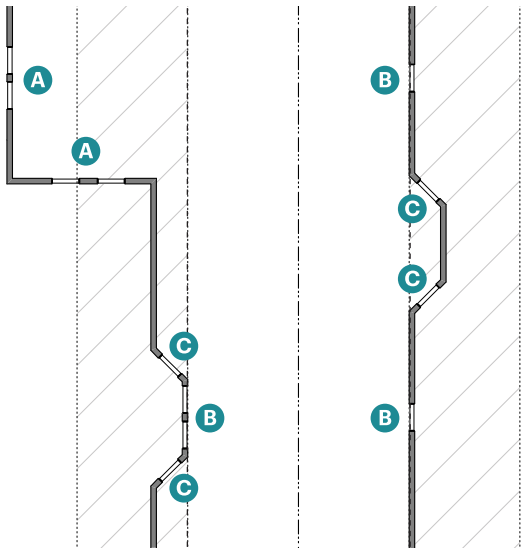
2. **Standards**

   A. Primary living spaces adjoining a side setback shall orient principal/main windows/glazed openings toward the front and rear of the building.

   B. Windows and balconies within 10 feet of and oriented to an interior design site setback:

      (1) Shall have a minimum sill height of five feet unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent side design site line.

**Figure x.05.070.1: Sill Height Standards along Interior Design Site Line**




| Key | |
|---|---|
| _ . _ | Design Site Line |
| - - - - | Sideyard Setback Line |
| | 10' of Design Site Line |
| A | Principal Window |
| B | 5' min. Sill Height |
| C | No Limitation on Sill Heights |

## x.05.080 Location of Bonus Height/Floor Area on Sloped Design Sites

1. **Intent.** This Section provides the standards for the location of additional height and/or floor area resulting from a density bonus on design sites with sloped topography. For the purposes of this Section, sloped topography is a slope of six percent or more.

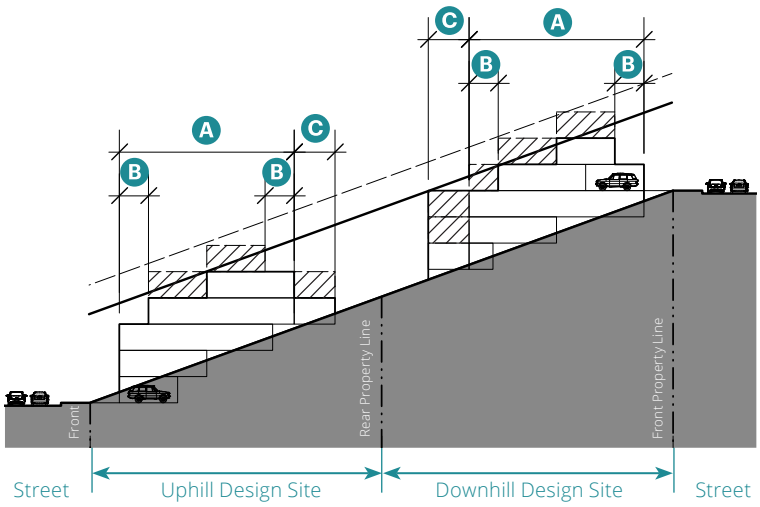
   The standards in this Section supplement those in Section x.xx.xxx (Jurisdiction's Hillside Overlay Standards). If there is a conflict between any standards, the provisions of this Section supersede those of Section x.xx.xxx (Jurisdiction's Hillside Overlay Standards).

2. **Topography and Required Location of Bonus Height/Floor Area**

   A. Figure 1 (Allowed Location of Bonus Height/Floor Area from Front to Rear of a Sloped Design Site) and Figure 2 (Allowed Location of Bonus Height/Floor Area Across a Sloped Design Site) identify the allowed locations for additional height and/or floor area resulting from a density bonus on a sloped design site. This, in combination with the standards in Section x.05.050 (Slope Standards) and the maximum allowed building footprint in Subsection 3 of the building type shall be applied to the design of buildings on sloped design sites.

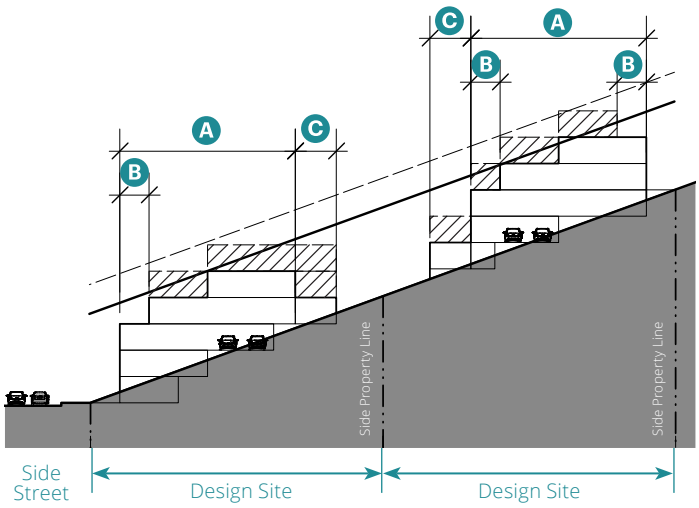
   B. Bonus height/floor area shall be located as identified in Table A (Allowed Location of Bonus Height/Floor Area), Figure 1, and Figure 2.

**Figure x.05.080.1: Allowed Location of Bonus Height/Floor Area from Front to Rear of a Sloped Design Site**




| Key | |
|---|---|
| —— | Max. Height Allowed by Zone |
| _ _ | Max. Bonus Height Allowed by Zone |
| ▨ | Allowed Locations of Bonus Height/Floor Area |
| A | Max. Size Allowed for Main Body in Subsection 3 of the Building Type |
| B | 10' min. Stepback (Front and Rear) |
| C | Additional Story or Stories above Wing(s) |

### Figure x.05.080.2: Allowed Location of Bonus Height/Floor Area Across a Sloped Design Site




| Key | |
|---|---|
| ——— | Max. Height Allowed by Zone |
| – – | Max. Bonus Height Allowed by Zone |
| ▨ | Allowed Locations of Bonus Height/Floor Area |
| A | Max. Size Allowed for Main Body in Subsection 3 of the Building Type |
| B | 10' min. Stepback (Sides) |
| C | Additional Story or Stories above Wing(s) |

**Table x.05.080.A: Allowed Location of Bonus Height/Floor Area**

| Allowed Location [1] | In Roof Volume [2, 3] | Not within Roof Volume [2, 3] | In Wing(s) |
|---|---|---|---|
| **House-Scale Buildings** | | | |
| Houses [5] | N/A | N/A | N/A |
| Duplex Side-by-Side | P | X | P [7] |
| Duplex Stacked | P | X | P [7] |
| Fourplex | P | X | P [7] |
| Neighborhood Townhouse [6] | P | X | P [7] |
| Neighborhood Courtyard | P | P [4] | N/A |
| Multiplex | P | P [4] | P [6] |
| **Block-Scale Buildings** | | | |
| Core Townhouse [6] | N/A | N/A | N/A |
| Core Courtyard | P | P | N/A |
| Main Street Building | P | P | N/A |

[1] In compliance with Subsection 5 of the zone

[2] Of highest story allowed for the building type in the zone

[3] 10' minimum stepback required on design site with 6% or more slope

[4] Except on design site with less than 6% slope

[5] The type consists of 1 unit per building maximum.

[6] Bonus units are only applicable when building type includes 2 or more units.

[7] Wing allowed to match number of stories in primary building.

**NOTE to Jurisdiction:**

This table is optional, but recommended because it coordinated the information in the figures on preceding pages to each building type in the scope.

| Key | P = Allowed | X = Not Allowed | N/A = Not Applicable |
|---|---|---|---|

# Chapter 6: Specific to Building Types

## Sections:



## x.06.010 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, and incubate small businesses as amenities within walkable neighborhoods.

## x.06.020 Building Types

1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
    A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet overall; and
    B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The design site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context

5. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:

    A. Where allowed by the zone, one Carriage House (Section x.06.040) is allowed in addition to the primary building type;

    B. The Cottage Court (Section x.06.080) may consist of up to nine individual buildings;

    C. The Pocket Neighborhood (Section x.06.120) may consist of up to XX individual buildings.

    D. The Core Courtyard (Section x.06.150) may consist of up to two buildings; and

    E. More than one building type is allowed on a parcel that identifies proposed multiple design site lines that meet the standards of this Section. See Figure 2 (Example of Multiple Design Sites on One Parcel).

        (1) Examples

            (a) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or

            (b) A parcel large enough to create one or more new blocks.

6. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.

7. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.

8. Wings are required to be smaller in size and height than the main body to visually reduce the overall size of a building. To further this objective, the standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned. Wings may be the same number of stories and height as the main body when a density bonus is applied to the building.

9. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking).

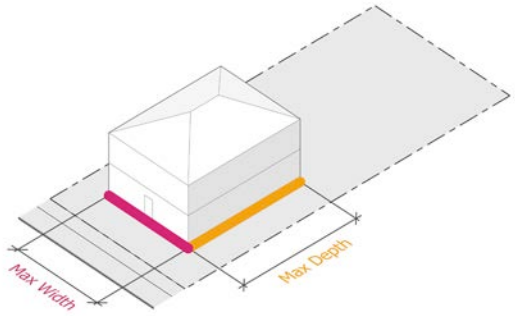
10. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and Chapter 8 (Specific to Architectural Design).

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

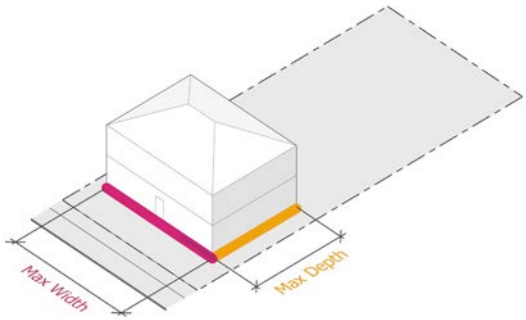
## Figure x.06.020.1 Example of House-Scale and Block-Scale Buildings

### House-Scale Buildings

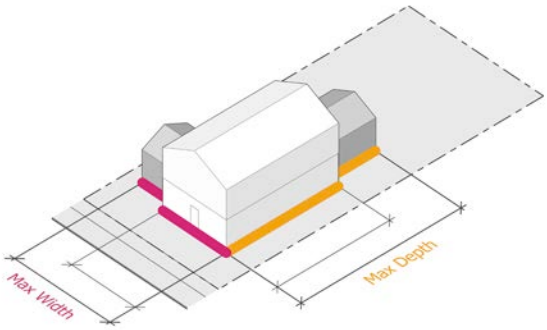
*Main body only*



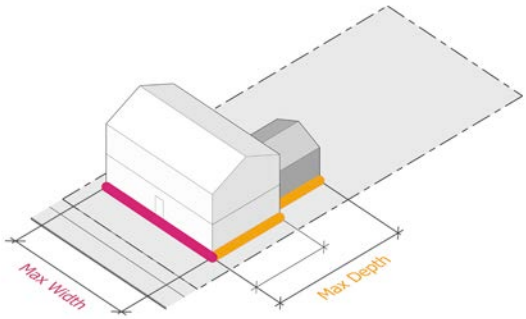

*Main body only*



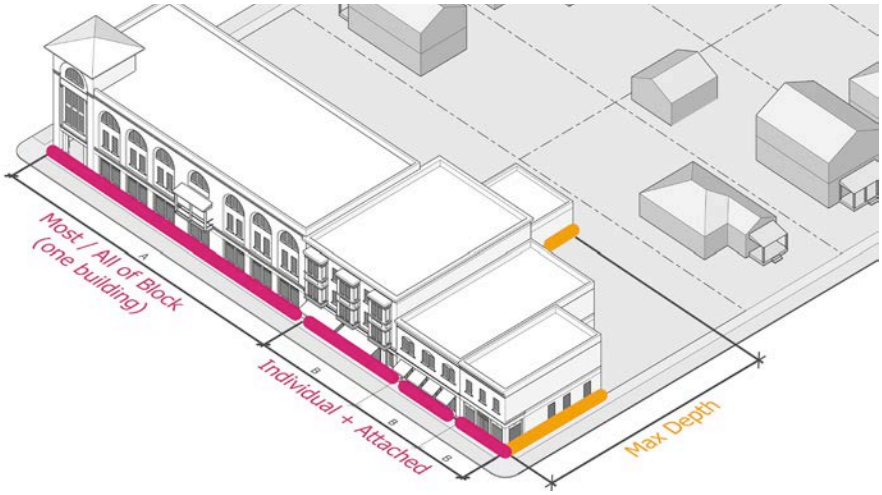

*Main body with side and rear wings*



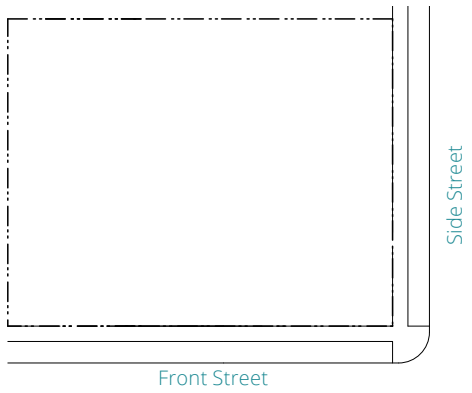

*Main body with rear wing*



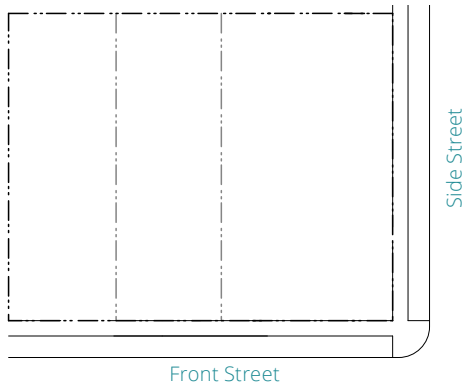

### Block-Scale Buildings



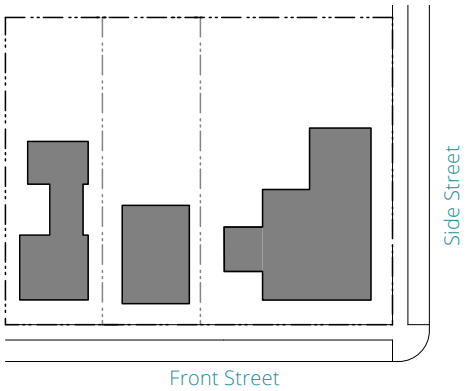
## Figure x.06.020.2 Example of Multiple Design Sites on One Parcel




*One parcel*




*One parcel proposed for three design sites. Each design site is sized in compliance with the width and depth standards in Subsection 3 of the zone.*




*One parcel with three resulting primary buildings in compliance with required setbacks. Individual design sites are not required to be recorded as new parcels.*

*Larger examples of this approach are parcels that are large enough to make new block(s).*

**Key**

Parcel Line

Design Site Line

Primary Building Type

## x.06.030 Overview of Building Types

Table A ( Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

**Table x.06.030.A: Building Types Overview**

| | | Zones | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Specific Standards | T3 | | T4 | | | | T5 | |
| | | EN | SN | SN.S | CN.M | SMS.S | CMS | CN | CMS |
| **House Scale** | | | | | | | | | |
| Carriage House | x.06.040 | P | P | P | P | P | P | X | X |
| House | x.06.050 | P | P | P | P | P | X | X | X |
| Duplex Side-by-Side | x.06.060 | P | P | X | X | X | X | X | X |
| Duplex Stacked | x.06.070 | X | X | P | X | X | X | X | X |
| Cottage Court | x.06.080 | X | P | P | X | X | X | X | X |
| Fourplex | x.06.090 | P | P | P | X | X | X | X | X |
| Neighborhood Townhouse | x.06.100 | X | P | P | X | P | X | X | X |
| Neighborhood Courtyard | x.06.110 | X | X | P | P | P | X | X | X |
| Pocket Neighborhood | x.06.120 | P | P | P | X | X | X | X | X |
| **Block Scale** | | | | | | | | | |
| Multiplex | x.06.130 | X | X | X | P | P | P | P | X |
| Core Townhouse | x.06.140 | X | X | X | X | X | P | P | X |
| Core Courtyard | x.06.150 | X | X | X | X | X | P | P | P |
| Main Street Building | x.06.160 | X | X | X | X | P | P | X | P |

**Key** P = Allowed X = Not Allowed

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## x.06.040 Carriage House

*Example of Carriage House*

*Example of Carriage House*

*Example of Carriage House*

### 1. Description

An accessory structure located at the rear of a design site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).

Synonym: Granny Flat

### 2. Number of Units

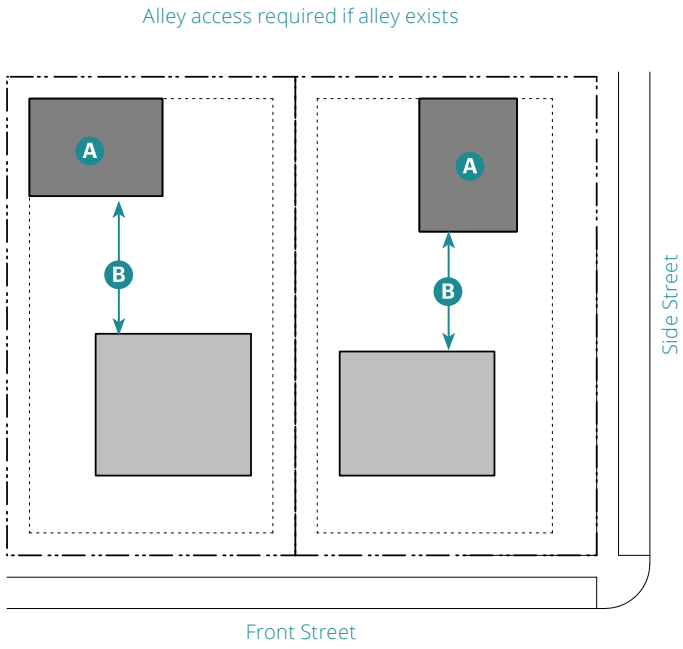
| | |
|---|---|
| Units per Building | 1 max. |
| Carriage Houses per Design Site | 1 max. |

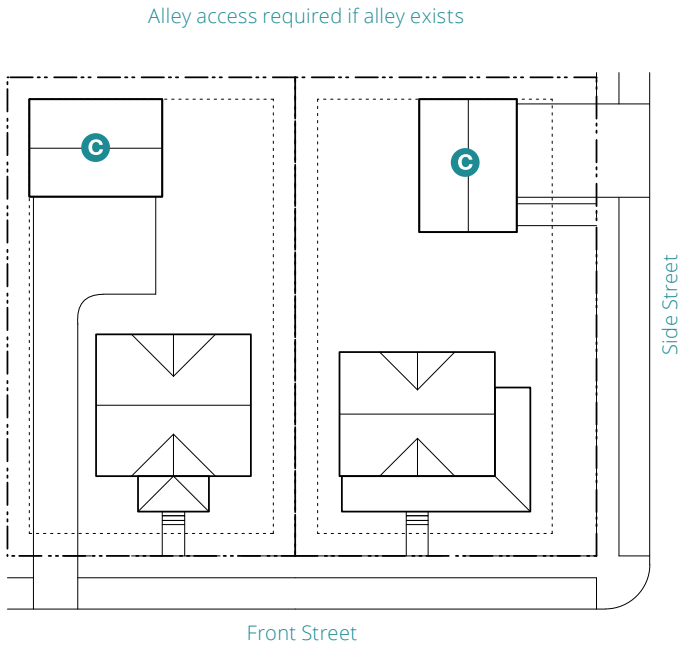
Not allowed on the design site of a Cottage Court

**NOTE to Jurisdiction:**

Jurisdiction may modify the name of this Building type. For example, Carriage House: Granny Flat, Backyard/ Accessory Cottage/Unit/ Structure, etc. Please pick name.

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




**Key**

ROW/ Design Site Line

Building Setback Line

Carriage House

Primary Building Type

| 3. Building Size and Massing | | |
|---|---|---|
| **Height** | | |
| Stories | 2.5 max.[1] | |
| **Main Body**[2] | | |
| Area | 800 sf max. | A |
| Depth | 24' max. | |
| Separation from Primary Building[3] | 10' min. | B |

[1] Includes garage story

[2] In compliance with the setbacks of the zone

[3] A Carriage House may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

**Key**

ROW/ Design Site Line

Building Setback Line

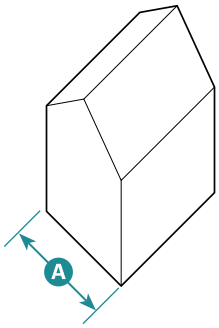
Frontage

| 4. Pedestrian Access |
|---|
| The main entrance shall not be through a garage. |
| **5. Vehicle Access and Parking** |
| Driveway and parking location shall comply with standards in Subsection 7 of the zone. C |
| Parking may be covered, uncovered, or in a garage. |
| **6. Open Space** |
| **Private Open Space** |
| Not required |

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

### Front Gable




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.050 House

*Example of House*

*Example of House*

*Example of House*

### 1. Description

A small-to-medium-sized, detached, House-Scale Building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

### 2. Number of Units

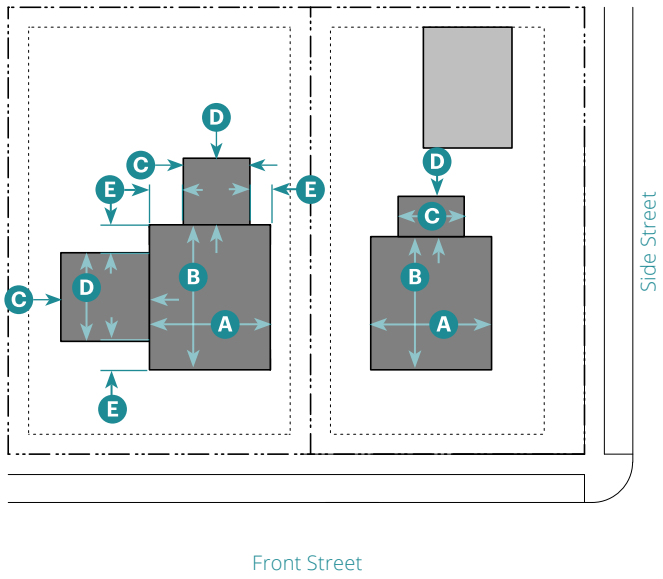
| | |
|---|---|
| Units per Building | 1 max.[1] |
| Buildings per Design Site | 1 max.[2] |

[1] An additional unit in the form of a JADU allowed in T4CN.M.

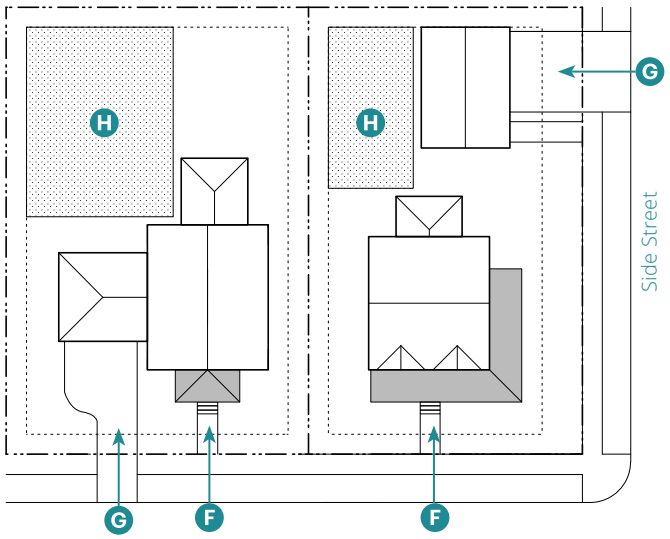
[2] Not including ADU

*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** | **T3EN<br>T3SN<br>T4SN.S<br>T4SMS.S** | **T4CN.M** | |
| Stories | 2.5 max. | 3.5 max.[3] | |
| **Main Body**[4] | | | |
| Width | 36' max. | | A |
| Depth | 48' max. | | B |
| **Wing(s)**[4,5] | | | |
| Width | 20' max. | | C |
| Depth | 20' max. | | D |
| Separation between Wings | 15' min. | | |
| Offset from Main Body | 5' min. | | E |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[3] Only if includes JADU (Junior Accessory Dwelling Unit)

[4] In compliance with Subsection 5 of the zone

[5] 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

Private Open Space

| 4. Pedestrian Access | | |
|---|---|---|
| Main Entrance Location | Front Street | F |
| **5. Vehicle Access and Parking** | | |
| Driveway and parking location shall comply with standards in Subsection 7 of the zone. | | G |
| Parking may be covered, uncovered, or in a garage. | | |
| **6. Open Space** | | |
| **Private Open Space** | | |
| Area | 300 sf min. | H |

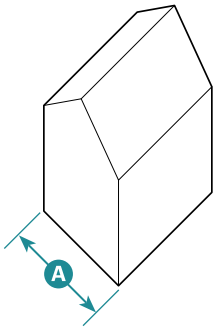
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

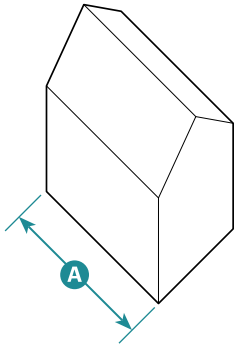
### Front Gable




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

| | | |
|---|---|---|
| Number of Bays | 3-5 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

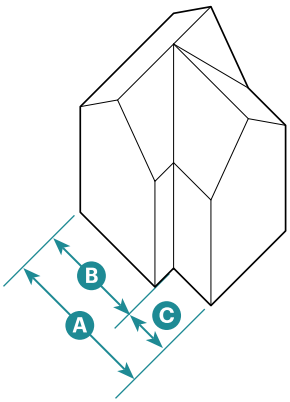
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | 3-5 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gable L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | 3 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

## x.06.060 Duplex Side-by-Side

*Example of Duplex Side-by-Side*

*Example of Duplex Side-by-Side*

*Example of Duplex Side-by-Side*

### 1. Description

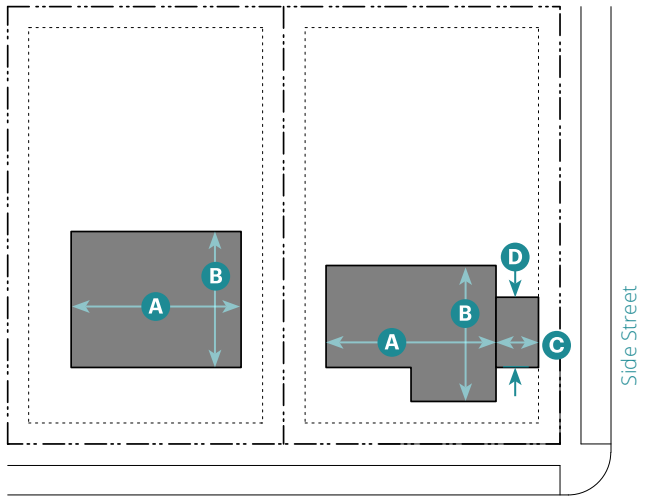
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to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

Alley access required if alley exists




Front Street

Key

ROW/ Design Site Line

Building Setback Line

Building

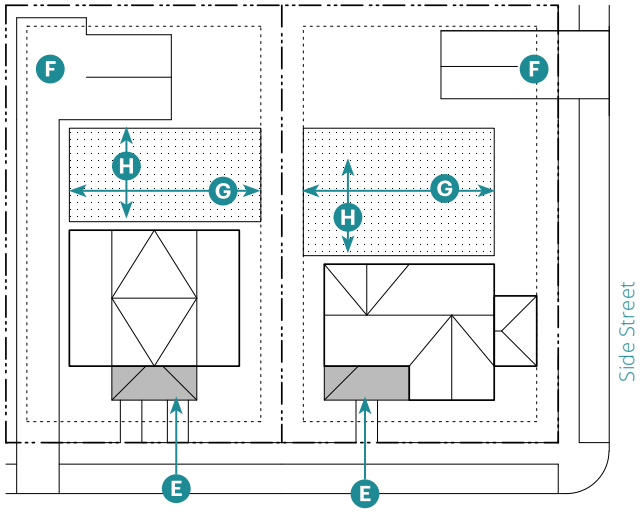
| 3. Building Size and Massing | | |
|---|---|---|
| **Height** | | |
| Stories | 2.5 max. | |
| **Main Body**[1] | | |
| Width | 48' max. | A |
| Depth | 36' max. | B |
| **Wing(s)**[1,2] | | |
| Width | 15' max. | C |
| Depth | 24' max. | D |
| Separation between Wings | 15' min. | |
| Offset from Main Body | 5' min. | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

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

Alley access required if alley exists




Front Street

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

| 4. Pedestrian Access | | |
|---|---|---|
| Main Entrance Location | Front Street[3] | E |

Each unit shall have an entry facing the street on or within 15' 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 7 of the zone. | F |

Parking may be covered, uncovered, or in a garage.

| 6. Open Space | | |
|---|---|---|
| **Common Open Space** | | |
| Width | 15' min. | G |
| Depth | 15' min. | H |

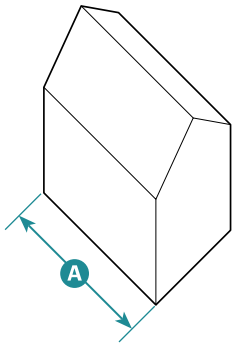
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

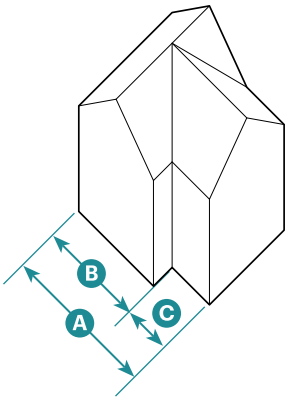
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

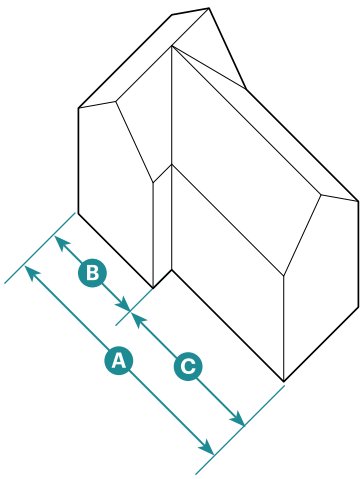
### Gable L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

### Gable L (2/5 + 3/5)

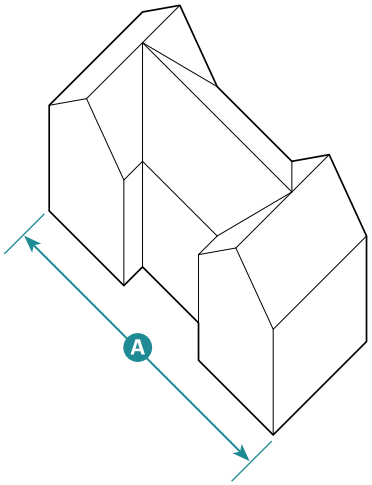



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/5 | B |
| | 3/5 | C |

## 7. Massing Composition (Continued)

### Twin Gable




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

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.070 Duplex Stacked

*Example of Duplex Stacked*

*Example of Duplex Stacked*

*Example of Duplex Stacked*

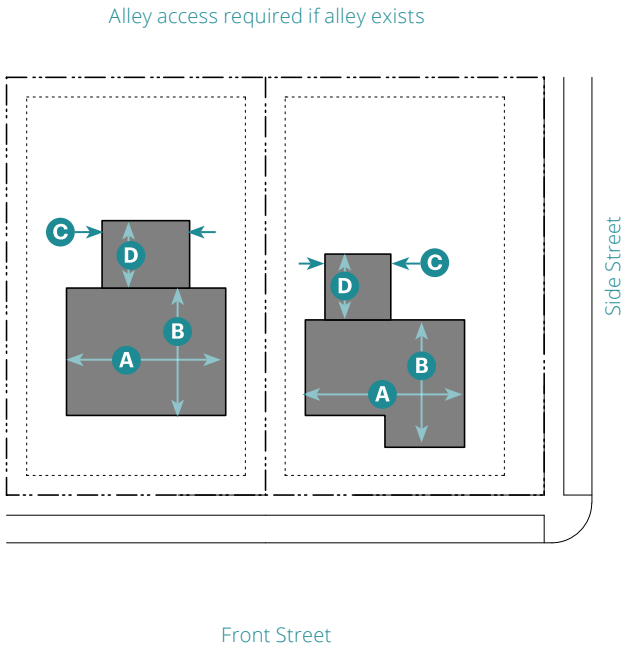
### 1. Description

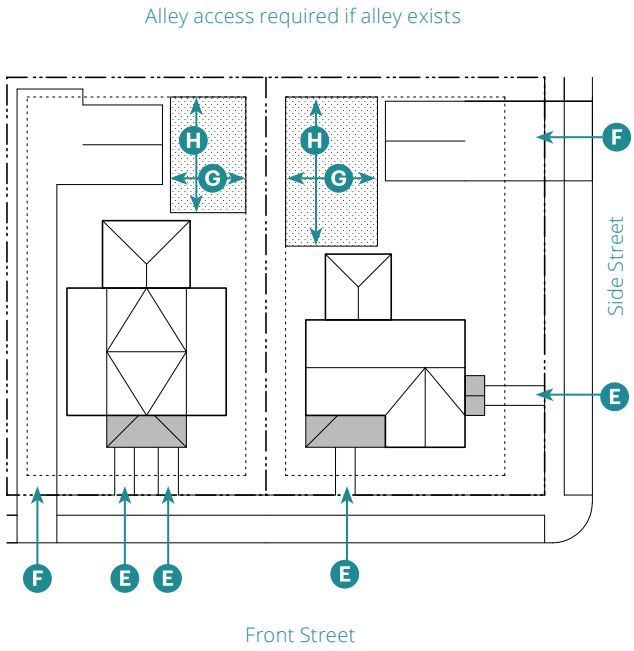
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within 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 | 15' min. | |
| Offset from Main Body | 5' min. | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 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

Private Open Space

| 4. Pedestrian Access | | |
|---|---|---|
| Main Entrance Location | Front Street[3] | E |

Each unit shall have an entry facing the street on or within 15' 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 7 of the zone. | F |

Parking may be covered, uncovered, or in a garage.

| 6. Open Space | | |
|---|---|---|
| **Private Open Space** | | |
| Width | 15' min. | G |
| Depth | 15' min. | H |

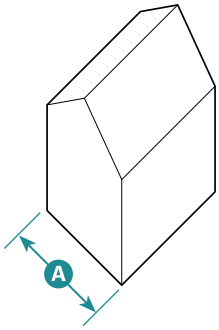
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

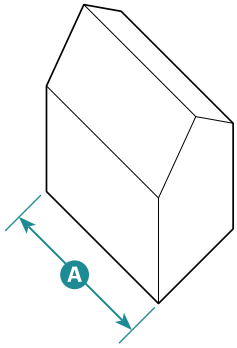
### Front Gable




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

| | | |
|---|---|---|
| Number of Bays | 2-3 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

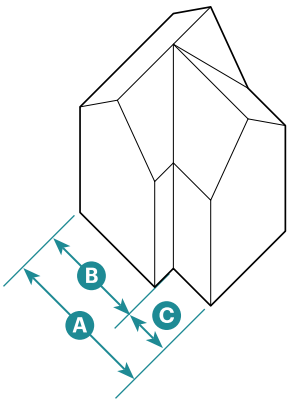
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | 3-5 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gable L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | 2-3 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

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## x.06.080 Cottage Court

*Example of Cottage Court*

*Example of Cottage Court*

*Example of Cottage Court*

### 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 common open 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 and in non-residential contexts.

Synonym: Bungalow Court

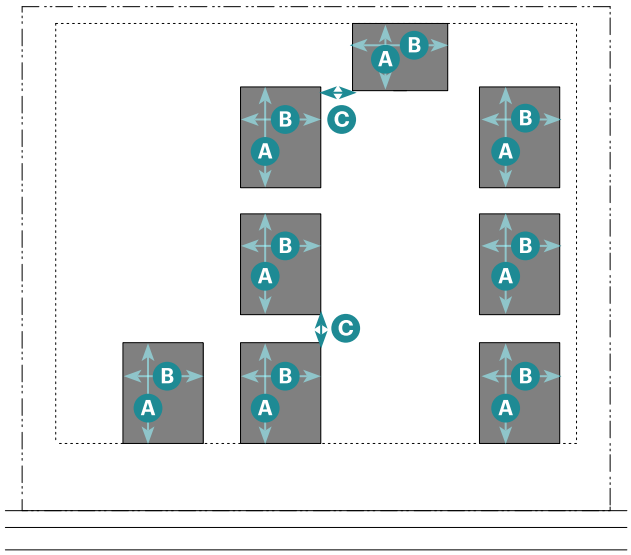
### 2. Number of Units

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

[1] In the T3SN and T4SN.S zones, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

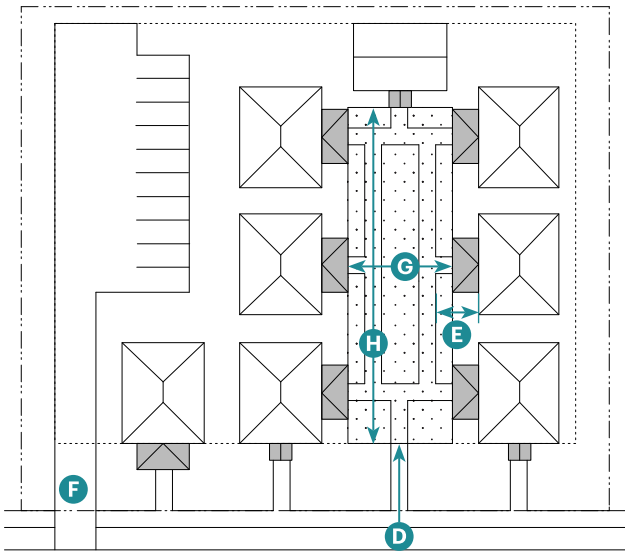
*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists




Front Street

Alley access required if alley exists




Front Street

**Key**

ROW/ Design Site Line

Building Setback Line

Building

| 3. Building Size and Massing | | |
|---|---|---|
| **Height** | | |
| Stories | 1.5 max. | |
| To Highest Eave/parapet | 18' max. | |
| **Main Body**[2] | | |
| Width | 32' max. | A |
| Depth | 32' max. | B |
| Separation between Cottages | 7' min. | C |
| **Wing(s)** | | |
| Not Allowed | | |

| 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. | | |
| Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design). | | |

[2] In compliance with Subsection 5 of the zone

**Key**

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

| 5. Vehicle Access and Parking | | |
|---|---|---|
| Driveway and parking location shall comply with standards in Subsection 7 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. | | |

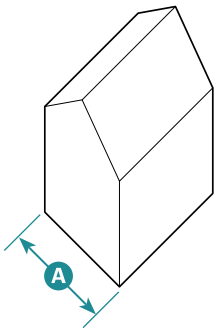
| 6. Open Space | | |
|---|---|---|
| **Common Open Space** | | |
| Width | 20' min. clear | G |
| Depth | 75' min. (3-4 units)<br>90' min. ( 5-9 units) | H |
| Required setbacks and driveways do not count as open space. | | |
| Up to 1/3 of the shared court(s) may be used for stormwater management if 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. |

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

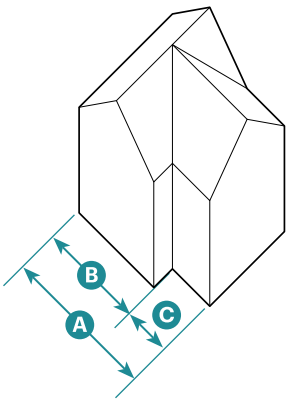
### Front Gable




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

| | | |
|---|---|---|
| Number of Bays | 2-3 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gable L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | 2-3 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

## x.06.090 Fourplex

*Example of Fourplex*

*Example of Fourplex*

*Example of Fourplex*

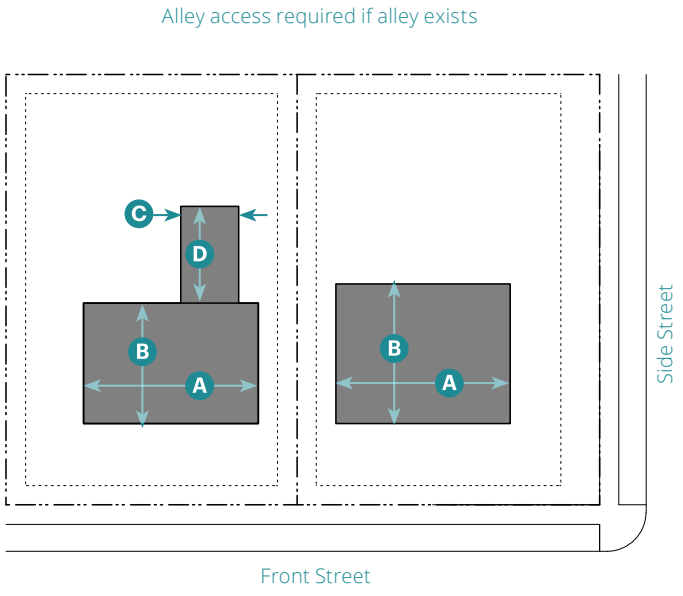
### 1. Description

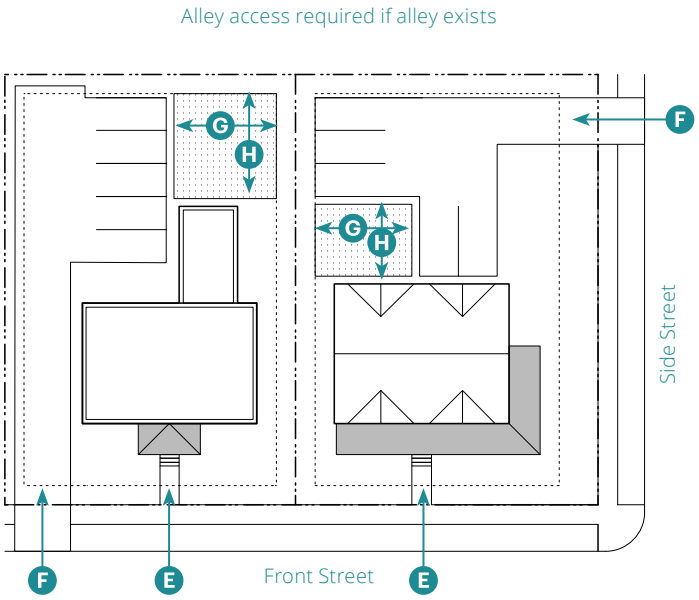
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity 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** | | |
| 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 | 15' min. | |
| Offset from Main Body | 5' min. | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 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

Common Open Space

| 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 7 of the zone. | F |

Parking may be covered, uncovered, or in a garage.

| 6. Open Space | | |
|---|---|---|
| **Common Open Space**[3] | | |
| Width | 15' min. | G |
| Depth | 15' min. | H |

Required setbacks and driveways do not count toward open space.

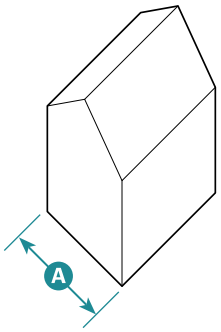
Required common open space shall be located behind the main body of the building.

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

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

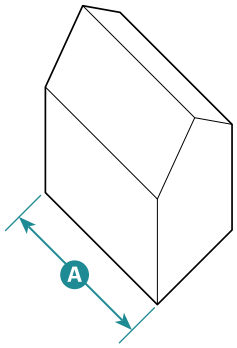
### Front Gable




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

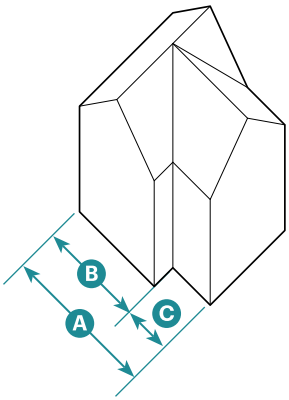
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gable L (2/3 + 1/3)

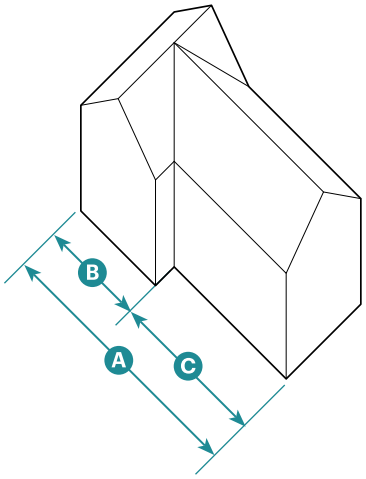



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | 3 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

## 7. Massing Composition (Continued)

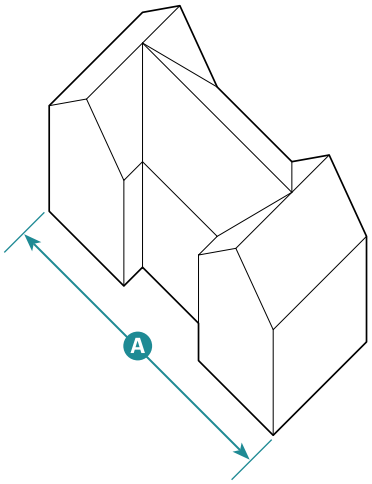
### Gable L (2/5 + 3/5)




This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/5 | B |
| | 3/5 | C |

### Twin Gable




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

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.100 Neighborhood Townhouse

*Example of Neighborhood Townhouse*

*Example of Neighborhood Townhouse*

*Example of Neighborhood Townhouse*

### 1. Description

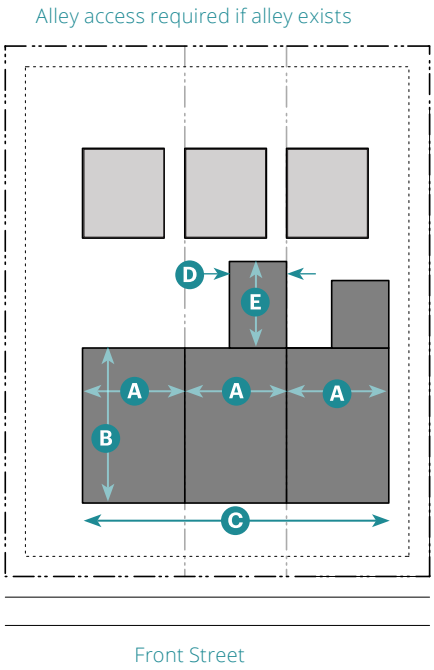
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity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

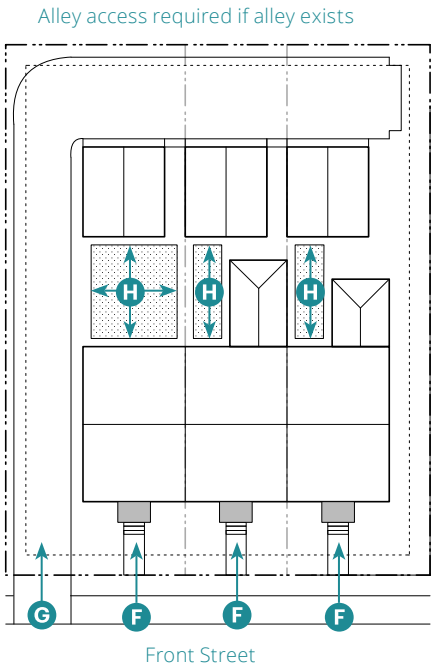
Synonym: Rowhouse

### 2. Number of Units

| | |
|---|---|
| Units per Building | 1 max. (up to 4 side-by-side) |
| 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** | **T3SN** | **T4SN.S<br>T4SMS.S** | |
| Stories | 2.5 max. | | |
| **Main Body**[1] | | | |
| Width per Unit | 24' min.;<br>30' max. | 18' min. | A |
| Depth per Unit | 40' max. | | B |
| Width per Building | 100' max. | 120' max. | C |
| **Wing(s)**[1,2] | | | |
| Width | 14' max. | | D |
| Depth | 25' max. | | E |
| Separation between Wings | 15' min. | | |
| Offset from Main Body | 5' min. | | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 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

Private Open Space

| 4. Pedestrian Access | | |
|---|---|---|
| Main Entrance Location | Front Street | F |

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 7 of the zone. | G |

Parking may be covered, uncovered, or in a garage.

| 6. Open Space | | |
|---|---|---|
| **Private Open Space** | | |
| Width | 8' min. | H |
| Depth | 8' min. | H |

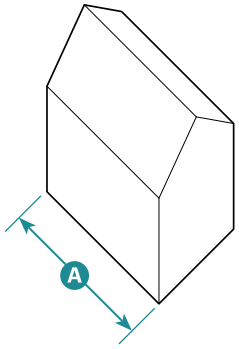
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

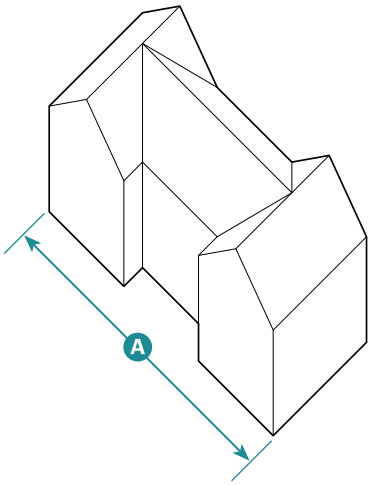
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

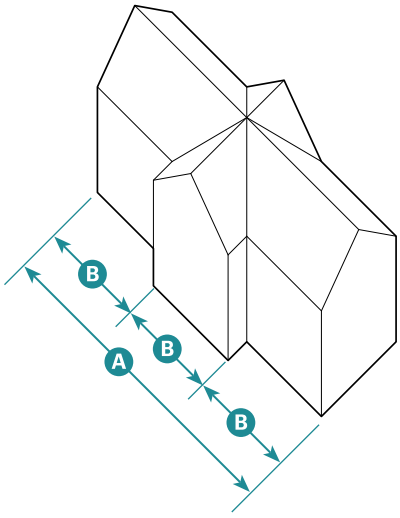
### Twin Gable




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

| | | |
|---|---|---|
| Number of Bays | 3-4 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Center Gable (1/3 + 1/3 + 1/3)




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

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 1/3 each | B |

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## x.06.110 Neighborhood Courtyard

*Example of Neighborhood Courtyard*

*Example of Neighborhood Courtyard*

*Example of Neighborhood Courtyard*

### 1. Description

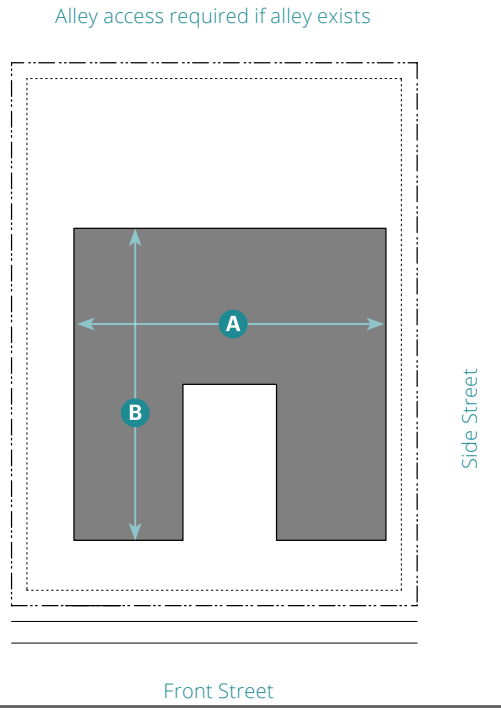
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more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

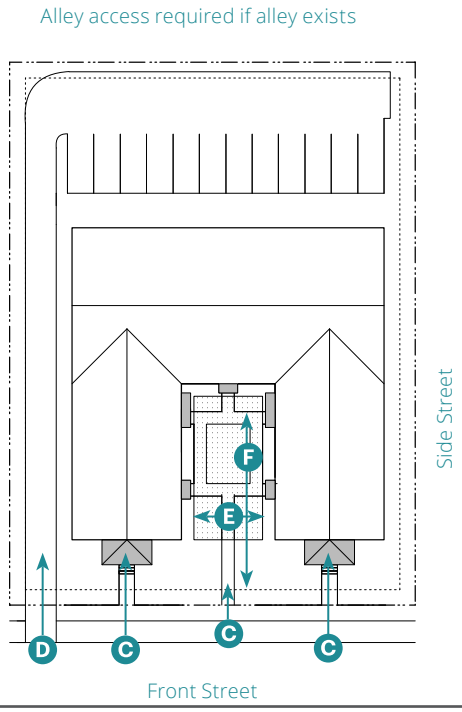
Synonym: Courtyard Apartment

### 2. Number of Units

| | T4SN.S | T4CN.M | T4SMS.S |
|---|---|---|---|
| Units per Building | 12 max. | 16 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 | T4SN.S | T4CN.M | T4SMS.S | |
|---|---|---|---|---|
| Stories | 2.5 max. | 3.5 max. | 2.5 max. | |
| **Main Body**[1] | | | | |
| Width | 100' max. | | | A |
| Depth | 100' max. | | | B |
| **Wing(s)** | | | | |
| Not Allowed | | | | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

**Key**

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

**4. Pedestrian Access**

| | | |
|---|---|---|
| Main Entrance Location[2] | Courtyard or Street | C |

[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 7 of the zone. D

Parking may be covered, uncovered, or in a garage.

**6. Open Space**

| Common Open Space | L-shaped | U-shaped | |
|---|---|---|---|
| Width | 20' min. | 25' min. | E |
| Depth | 30' min. | 60' min. | F |

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 three walls of the courtyard.

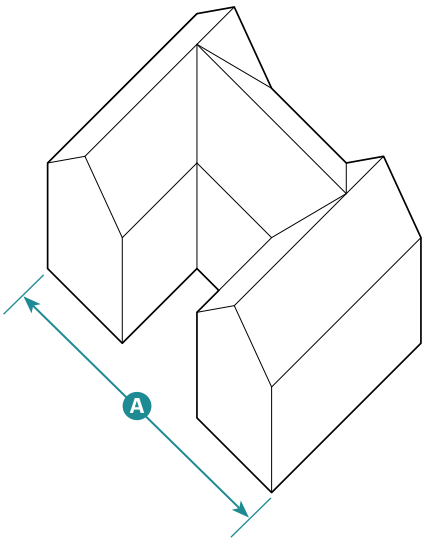
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

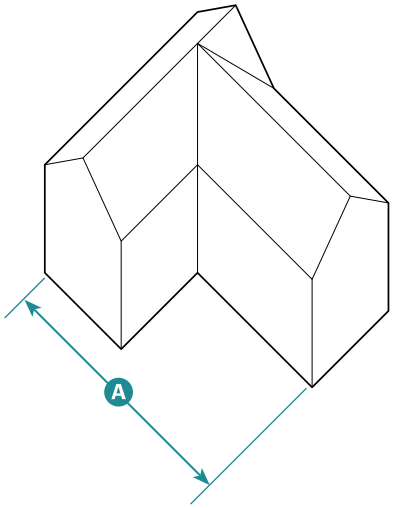
### Gabled Courtyard




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

| | | |
|---|---|---|
| Number of Bays | 6-9 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gabled L Courtyard




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

| | | |
|---|---|---|
| Number of Bays | 4-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.120 Pocket Neighborhood


*Example of Pocket Neighborhood*


*Example of Pocket Neighborhood*


*Example of Pocket Neighborhood*

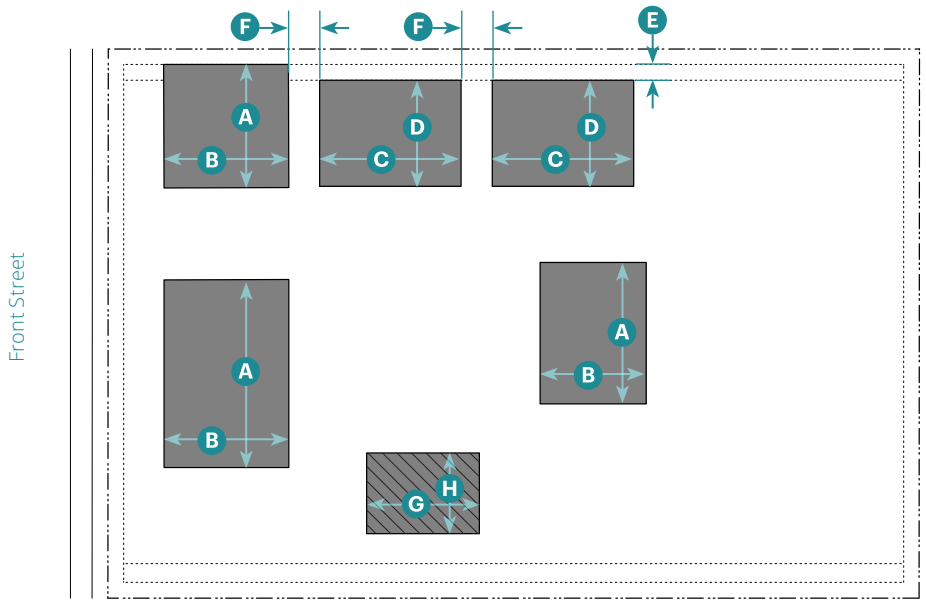
### 1. Description

A group of 5 to 10 detached, House-Scale Buildings each containing one to four units, arranged to define a shared open space. The shared open space is common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

### 2. Number of Units

| | T3EN | T3SN | T4SN.S |
|---|---|---|---|
| Units per Building | 3 max. | 3 max. | 4 max. |
| Buildings per Design Site | 5 min; 6 max | 5 min; 10 max | |

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




**Key**

ROW/ Design Site Line

Building Setback Line

Building

Community Building

| 3. Building Size and Massing | | |
|---|---|---|
| **Main Body**[1] | | |
| Stories | 2.5 max. | |
| Buildings along Front and Side Street | | |
| Width | 60' max. | A |
| Depth | 40' max. | B |
| Buildings along Side and Rear | | |
| Width | 36' max. | C |
| Depth | 48' max. | D |
| Side Setback in Addition to Zone Setback | 5' min. | E |
| Building Separation[2] | | F |
| Between 1-story Buildings | 10' min. | |
| Between Buildings > 1-story | 15' min. | |

| 3. Building Size and Massing (Continued) | | |
|---|---|---|
| **Community Building**[1,3] | | |
| Stories | 2.5 max. | |
| Width | 40' max. | G |
| Depth | 30' max. | H |
| **Wing(s)** | | |
| Not Allowed | | |

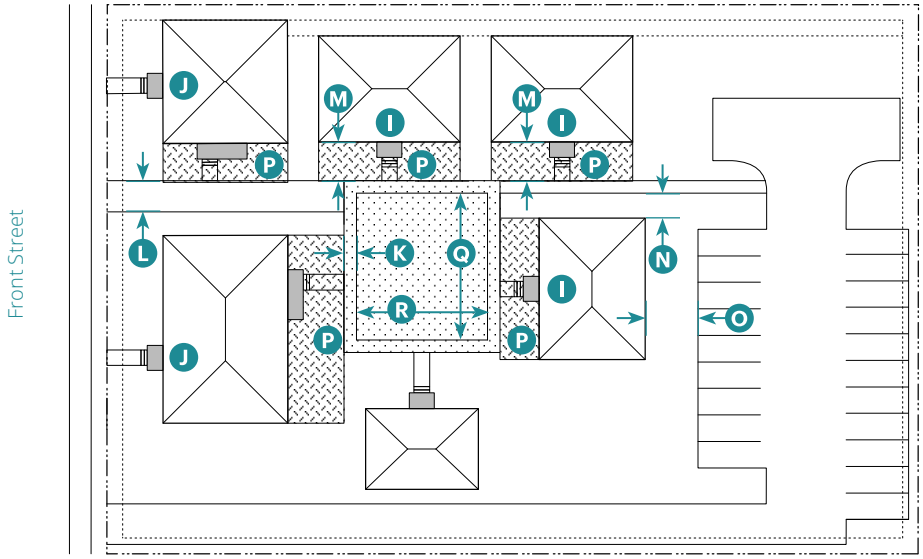
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

No single-unit buildings allowed along the front or side street

[1] In compliance with Subsection 5 of the zone

[2] Including community building

[3] Shall front on common open space and is not allowed along front or side street




**Key**

ROW/ Design Site Line

Building Setback Line

Frontage

## 4. Pedestrian Access

| | | |
|---|---|---|
| Main Entrance Location | | |
| Buildings with 1 Unit[4] | At Common Open Space | I |
| Buildings with 2 or more Units | At Front or Side Street | J |
| Pedestrian Path Width | | |
| Along Buildings and Open Space | 5' min. | K |
| At Front or Side Street Connection | 10' min. | L |
| Pedestrian Path Setbacks | | |
| From Building Entrance | 12' min. | M |
| From Side of Building | 8' min. | N |

[4]Max. 40' from edge of common open space

## 5. Vehicle Access and Parking

| | | |
|---|---|---|
| Offset from Buildings | 5' min. | O |

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

Parking not allowed along private or common open space.

Parking may be covered, uncovered, or in a garage.

Turnaround access required in compliance with Fire Department standards.

**Key**

Private Open Space

Common Open Space

## 6. Open Space

**Private Open Space per Building**

Required for full length of building at all facades adjacent or abutting a pedestrian path or common open space P

| **Common Open Space**[5] | **5 Bldgs.**[6] | **6-10 Bldgs.**[6] | |
|---|---|---|---|
| Width | 30' min. | 50' min. | Q |
| Depth | 40' min. | 100' min. | R |

## 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.

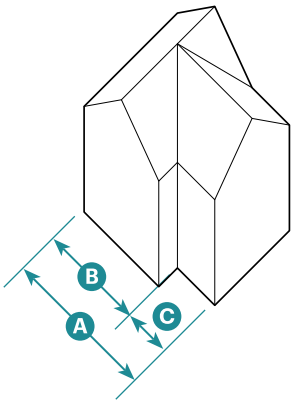
[5]Shall provide access from front or side street

[6]Not including community building

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 8 (Specific to Architectural Design).**

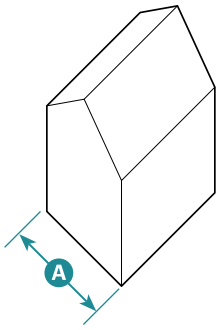
### 1-2 Units per Building




**Gable L (2/3 + 1/3)**

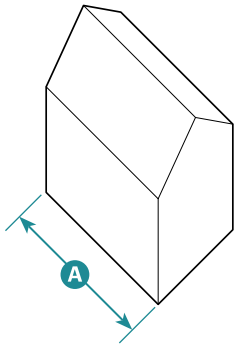
| | |
|---|---|
| Number of Bays | 3 bays |
| Main Body Width | Max. allowed by Subsection 3 of this building type |

### 1-4 Units per Building




**Front Gable**

| | |
|---|---|
| Number of Bays | 2-3 bays |
| Main Body Width | Max. allowed by Subsection 3 of this building type |

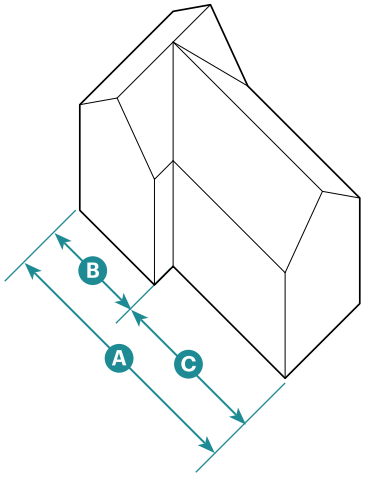



**Side Gable**

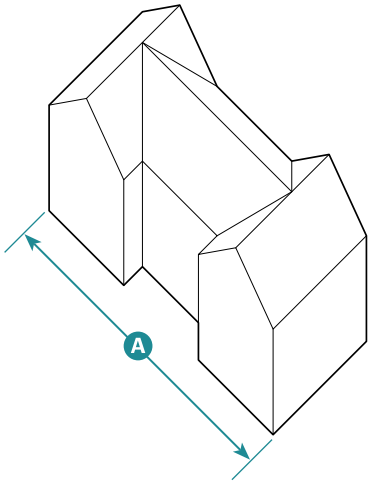
| | |
|---|---|
| Number of Bays | 3-5 bays |
| Main Body Width | Max. allowed by Subsection 3 of this building type |

## 7. Massing Composition (Continued)

### 2-4 Units per Building




| Gable L (2/5 + 3/5) | |
|---|---|
| Number of Bays | 3-6 bays |
| Main Body Width | Max. allowed by Subsection 3 of this building type |




| Twin Gable | |
|---|---|
| Number of Bays | 3-6 bays |
| Main Body Width | Max. allowed by Subsection 3 of this building type |

## x.06.130 Multiplex

*Example of Multiplex*

*Example of Multiplex*

*Example of Multiplex including bonus height*

### 1. Description

A medium-to-large-sized, detached, House-Scale Building that consists of 5 to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

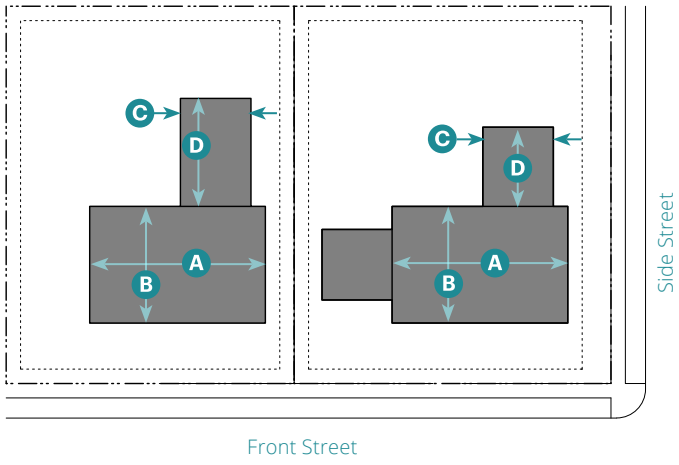
Synonym: Mansion Apartment

### 2. Number of Units

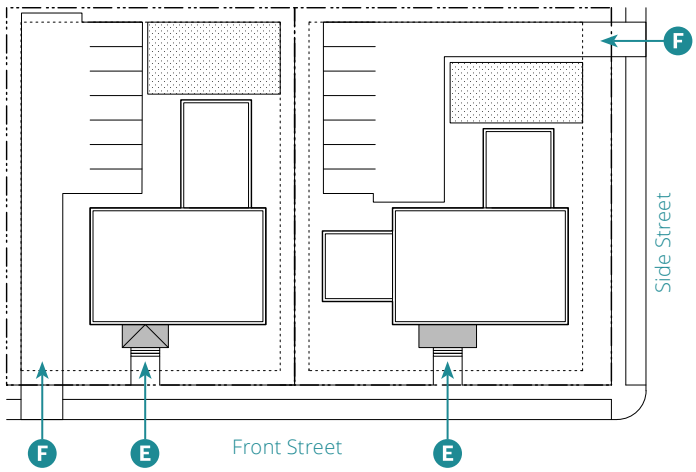
| | T4SN.S | T4CN.M | T4SMS.S | T4CMS | T5CN |
|---|---|---|---|---|---|
| Units per Building | 8 max. | 12 max. | 12 max. | 18 max. | 18 max. |
| Buildings per Design Site | 1 max. | | | | |

*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** | **T4SMS.S** | **T4CN.M T4CMS** | **T5CN** | |
| Stories | 2.5 max. | 3.5 max. | 4.5 max. | |
| **Main Body**[1] | | | | |
| Width | 60' max. | | | A |
| Depth | 60' max. | | | B |
| **Wing(s)**[1,2] | | | | |
| Width | 24' max. | | | C |
| Depth | 40' max. | | | D |
| Separation between Wings | 15' min. | | | |
| Offset from Main Body | 5' min. | | | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 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

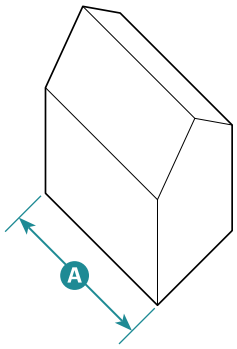
Frontage

| 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 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 7 of the zone. | | F |
| Parking may be covered, uncovered, or in a garage. | | |
| **6. Open Space** | | |
| Common or private open space is not required. | | |

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

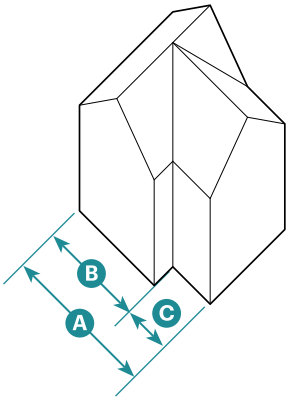
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

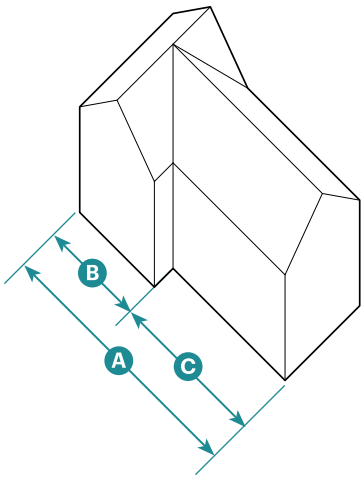
### Gable L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

### Gable L (2/5 + 3/5)

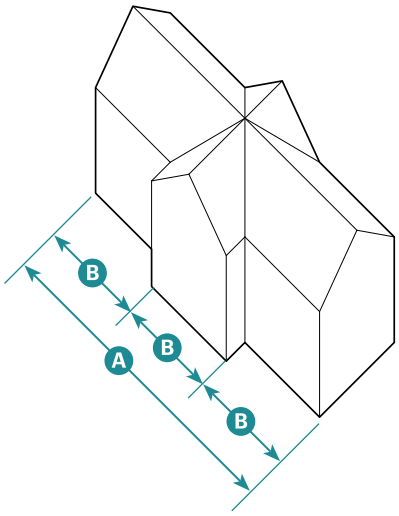



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

| | | |
|---|---|---|
| Number of Bays | 5 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/5 | B |
| | 3/5 | C |

## 7. Massing Composition (Continued)

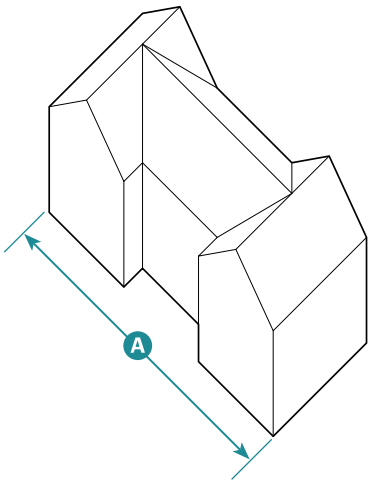
### Center Gable (1/3 + 1/3 + 1/3)




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

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 1/3 each | B |

### Twin Gable




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

| | | |
|---|---|---|
| Number of Bays | 3-6 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.140 Core Townhouse

*Example of Core Townhouse*

*Example of Core Townhouse*

*Example of Core Townhouse*

### 1. Description

A large-sized, typically attached, Block-Scale Building (10 to 16 units) with a rear setback. Each Core Townhouse consists of up to two stacked units. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within high-intensity neighborhoods or on, or near, a neighborhood main street.

Synonym: Rowhouse

### 2. Number of Units

| | |
|---|---|
| Units per Building | 2 max. (up to 8 side-by-side) |
| Buildings per Design Site | 1 max. |
| Block-Scale Building | 10-16 units max. per building |

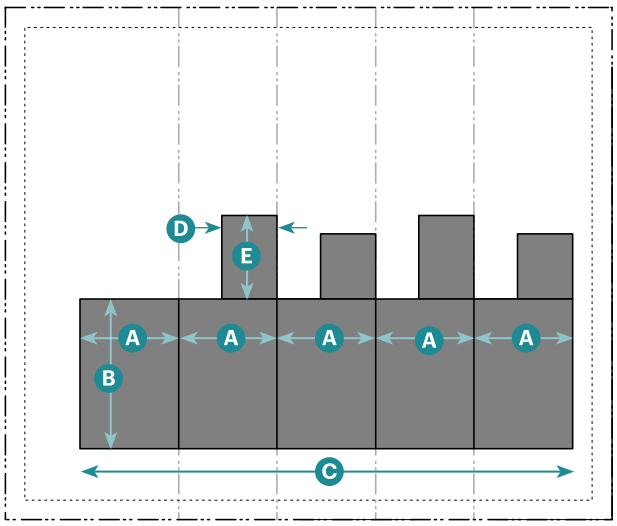
**NOTE to Jurisdiction:**

Option for this type: Additional housing can be provided without changing the form or height by allowing 2 stacked units within the footprint of an individual Core Townhouse.

For example, in T4CMS, the 3.5 stories can be turned into 1, 2-story Townhouse and a 1.5-story Townhouse. In T5CN, the 4.5 stories can be turned into 1, 2-story Townhouse and a 2.5-story Townhouse

*ot regulatory.*

Alley access required if alley exists




Front Street

Key

ROW/ Design Site Line

Building Setback Line

Building

| 3. Building Size and Massing | | |
|---|---|---|
| | T4CN.M | |
| **Height** | **T4CMS** | **T5CN** |
| Stories | 3.5 max. | 4.5 max. |
| **Main Body**[1] | | |
| Width per Unit[3] | 18' min. | A |
| Depth per Unit[3] | 48' max. | B |
| Width per Building | 200' max | C |
| **Wing(s)**[1,2] | | |
| Width | 14' max. | D |
| Depth | 25' max. | E |
| Separation between Wings | 15' min. | |
| Offset from Main Body | 5' min. | |

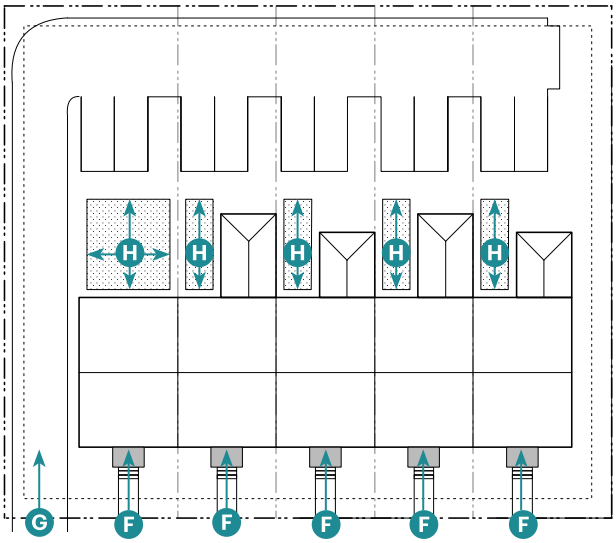
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

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

[3] Includes stacked units

Alley access required if alley exists




Front Street

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

| 4. Pedestrian Access | | |
|---|---|---|
| Main Entrance Location | Front Street | F |

Each unit shall have an individual entry facing a street or be perpendicular to a street within an alcove facing a street.

| 5. Vehicle Access and Parking | |
|---|---|
| Driveway and parking location shall comply with standards in Subsection 7 of the zone. | G |

Parking may be covered, uncovered, or in a garage.

| 6. Open Space | | |
|---|---|---|
| **Private Open Space** | | |
| Width | 8' min. | H |
| Depth | 8' min. | H |

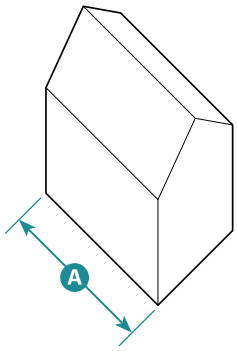
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

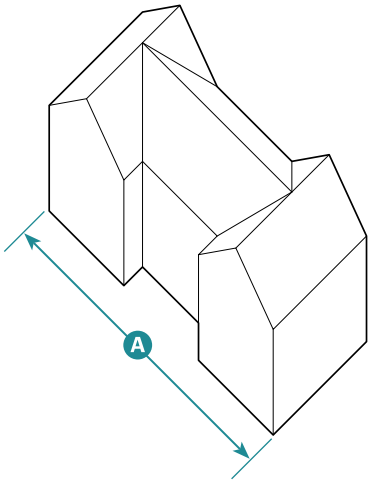
### Side Gable




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.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Twin Gable




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.150 Core Courtyard

*Example of Core Courtyard*

*Example of Core Courtyard*

*Example of Core Courtyard*

### 1. Description

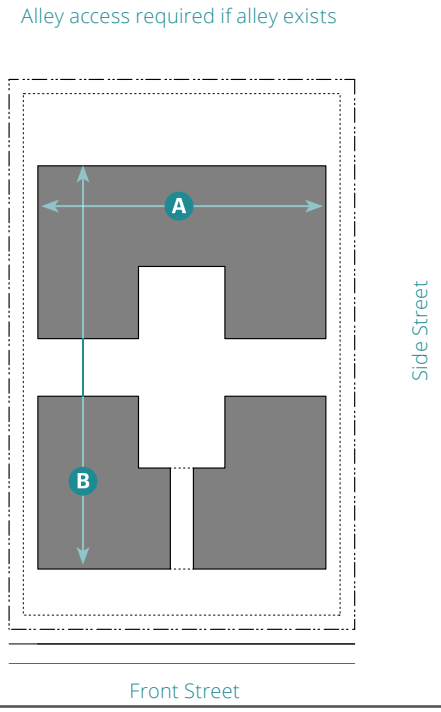
A detached or attached, Block-Scale Building that consists of up to 50 attached and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space. The type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with a non-residential ground floor along the adjacent street.

Synonym: Courtyard Apartment

### 2. Number of Units

| | T4CMS | T5CN | T5CMS |
|---|---|---|---|
| Units per Design Site | 24 max. | 50 max. | 50 max. |
| Buildings per Design Site | 2 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** | **T4CMS** | **T5CN<br>T5CMS** | |
| Stories | 3.5 max. | 5 max. | |
| **Main Body**[1, 2] | | | |
| Width | 100' max. | 150' max. | A |
| Depth | 140' max. | 280' max. | B |
| **Wing(s)** | | | |
| Not Allowed | | | |

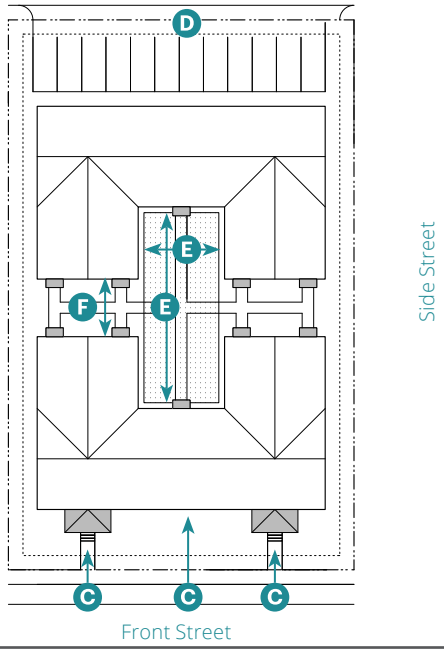
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] This type may be designed as two adjacent buildings, not more than 30' apart, in compliance with the standards of this Subsection.

| 4. Pedestrian Access | | |
|---|---|---|
| Main Entrance Location[3] | Courtyard or Street | C |
| Distance between Entries to Units | 30' max. | |

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




Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

| 5. Vehicle Access and Parking | |
|---|---|
| Driveway and parking location shall comply with standards in Subsection 7 of the zone. | D |
| Parking may be covered, uncovered, or in a garage. | |

| 6. Open Space | | |
|---|---|---|
| **Common Open Space** | | |
| **Main Body Height**[4] | **Size** | E |
| 3.5 to 5 Stories | 40' min. x 75' min. | |
| 3.5 Stories | 30' min. x 65' min. | |
| Building separation shall be designed as a courtyard | | F |

Courtyards shall be accessible from the front street.

Multiple courtyards shall be connected via a passage through or between buildings.

Buildings shall define at least three walls of a courtyard.

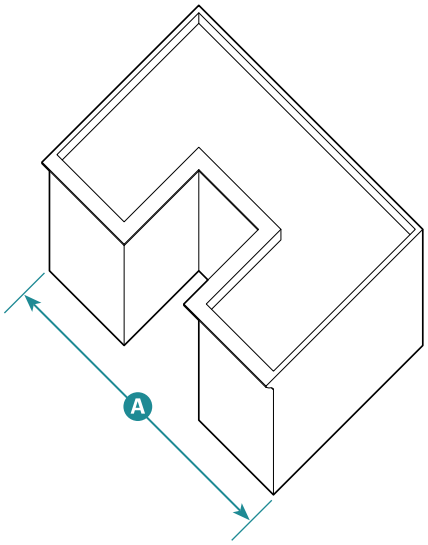
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

[4] Height is measured at the highest story along courtyard.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

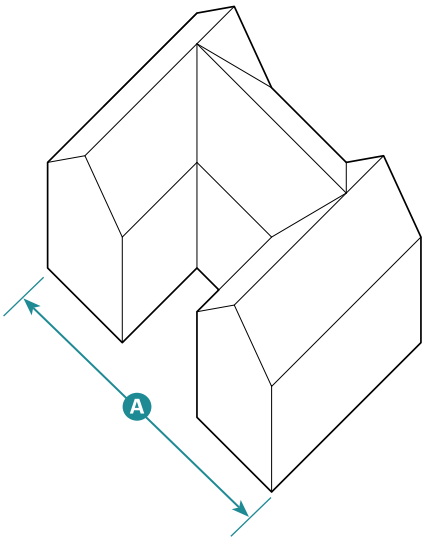
### Flat Courtyard




This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | 6-9 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gabled Courtyard




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

| | | |
|---|---|---|
| Number of Bays | 6-9 bays | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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## x.06.160 Main Street Building

*Example of Main Street Building*

*Example of Main Street Building*


*Example of Main Street Building*

### 1. Description

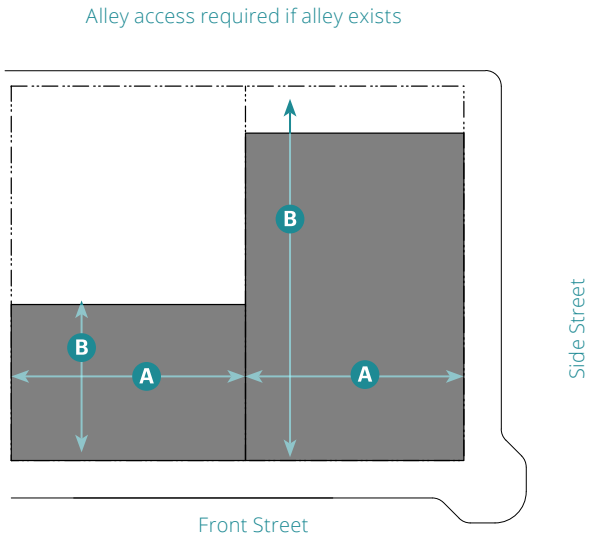
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

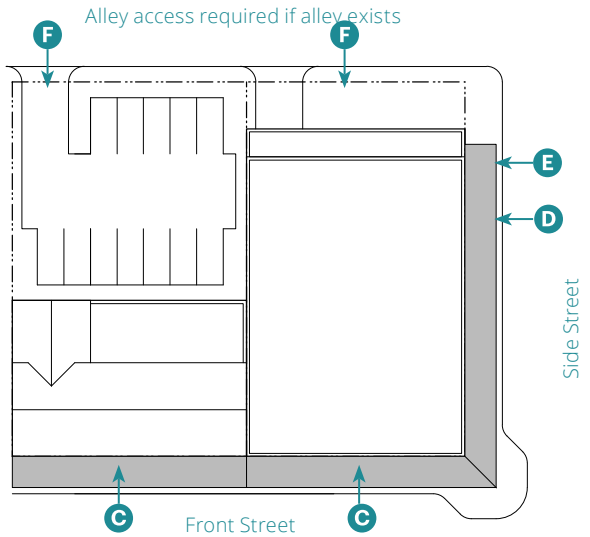
### 2. Number of Units

| | |
|---|---|
| Units per Building | Unrestricted[1] |
| Buildings per Design Site | 1 max. |

[1] Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

*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 | T4SMS.S | T4CMS | T5CMS | |
|---|---|---|---|---|
| Stories | 2.5 max. | 3.5 max. | 5 max. | |
| **Main Body**[2] | | | | |
| Width | 100 max. | 150 max. | 200 max. | A |
| Depth | 90 max. | 120 max. | 280 max. | B |
| **Wing(s)** | | | | |
| Not Allowed | | | | |

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

[2] In compliance with Subsection 5 of the zone

**Key**

ROW/ Design Site Line

Building Setback Line

Frontage

Outline of Building above

## 4. Pedestrian Access

| | |
|---|---|
| Distance between Entries to Ground Floor Shops | 50' max. |
| Upper floor units shall be accessed by a common entry along the front street. | C |
| Ground floor shops shall have individual entries along the adjacent street. | D |
| Ground floor units allowed along side street at least 60' from front of design site. | |
| On corner design sites, units in a wing or accessory structure may enter from the side street. | E |

## 5. Vehicle Access and Parking

| | |
|---|---|
| Driveway and parking location shall comply with standards in Subsection 7 of the zone. | F |
| Parking may be covered, uncovered, or in a garage. | |

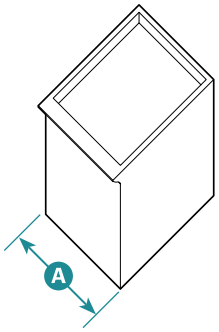
## 6. Open Space

Common or private open space is not required.

## 7. Massing Composition

**Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.**

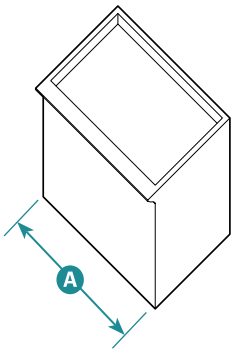
### Flat Box




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

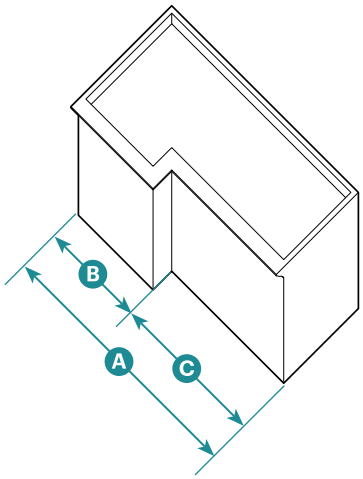
### Flat Bar




This massing type is a simple rectilinear form that is longer than it is deep. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Flat L (2/5 + 3/5)

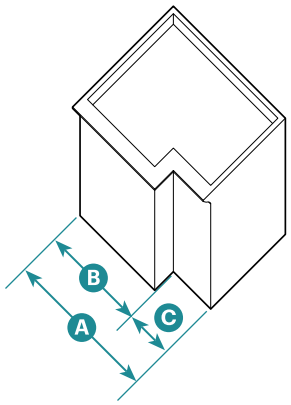



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/5 | B |
| | 3/5 | C |

## 7. Massing Composition (Continued)

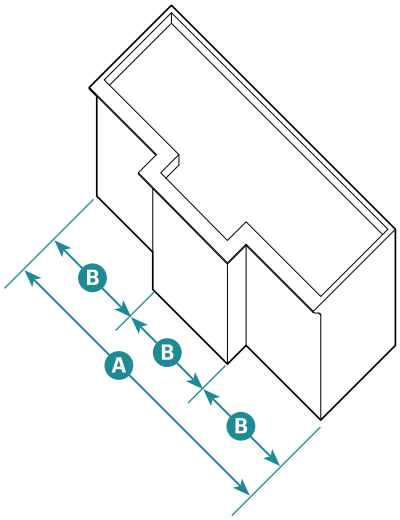
### Flat L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting with a gable roof and 2/3 as a wing. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

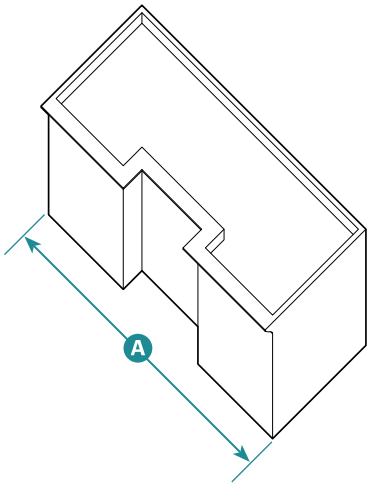
### Flat T (1/3 + 1/3 + 1/3)




This massing type divides the facade into three equal parts, with the middle third projecting. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 1/3 each | B |

### Flat Forecourt

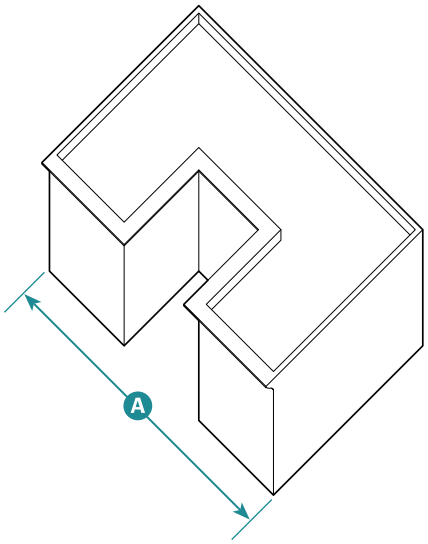



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

## 7. Massing Composition (Continued)

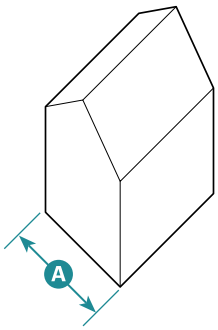
### Flat Courtyard




This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

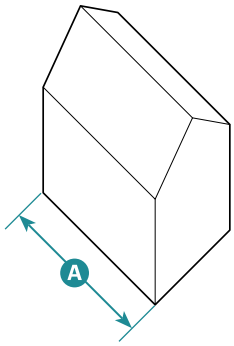
### Front Gable




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Side Gable

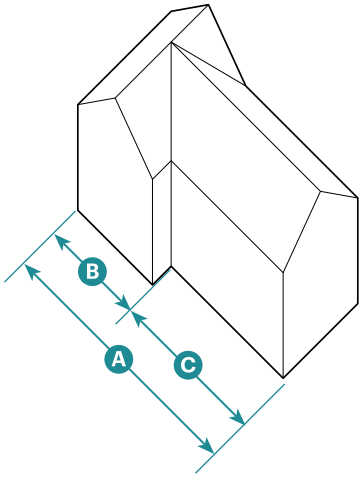



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

## 7. Massing Composition (Continued)

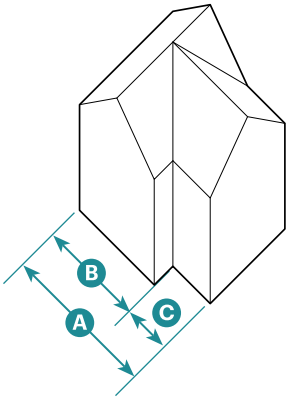
### Gable L (2/5 + 3/5)




This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/5 | B |
| | 3/5 | C |

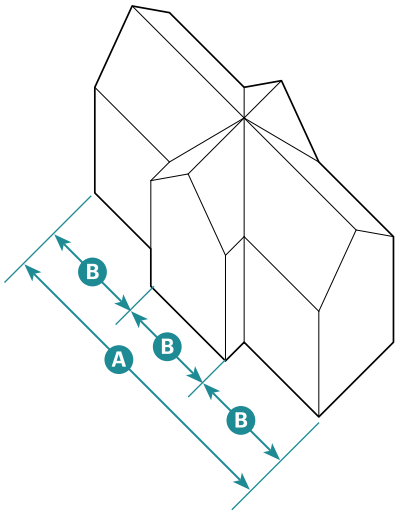
### Gable L (2/3 + 1/3)




This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 2/3 | B |
| | 1/3 | C |

### Center Gable (1/3 + 1/3 + 1/3)

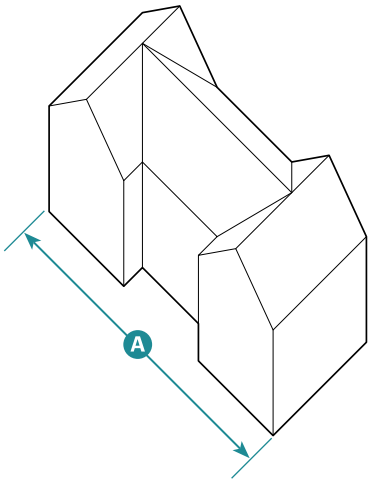



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |
| Massing Proportions | 1/3 each | B |

## 7. Massing Composition (Continued)

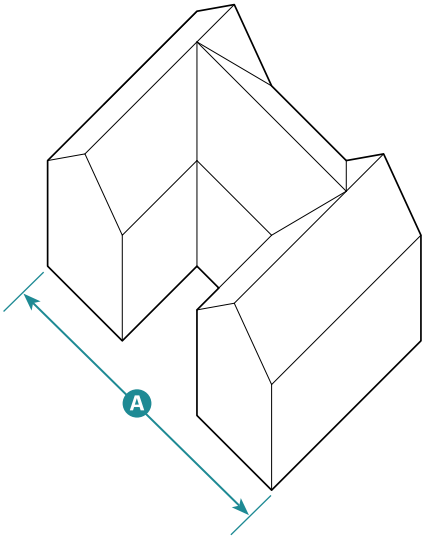
### Twin Gable




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

### Gabled Courtyard




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

| | | |
|---|---|---|
| Number of Bays | Flexible | A |
| Main Body Width | Max. allowed by Subsection 3 of this building type | |

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