Division 4.
Architectural Standards/Building Types.

Sec. 41-2020. Building Types, General Provisions.

(a) Each proposed building shall be designed in compliance with the standards of the applicable building type.

(b) Subject to the requirements of the applicable zone, a proposed building shall be designed as one of the building types permitted by the applicable zone by Table BT-1 entitled Permitted Building Types.

A *Tower-on-Podium*

B *Flex Block*

G *Live-Work*

H *Rowhouse*

Table BT-1. Permtted Building Types												
Building Type	**Multi-Family**	**Mixed-Use [1]**	**Density Range [2]**	**Lot Depth**	**Lot Width [3]**	**Stories**	**Building Types Allowed by Zone**					
				min - max	**min - max**	**max**	**TV**	**DT**	**UC**	**CDR**	**UN-2**	**UN-1**
A. Tower-on-Podium	YES	YES	75 - 90	200' min	200'-250'	25	Y	-	-	-	-	-
B. Flex Block	YES	YES	30 - 40	100' min	75'-200'[4]	10	Y	Y	Y	Y	-	-
C. Lined Block	YES	YES	45 - 50	100' min	125'-300'	5 [7]	Y	Y	Y	-	-	-
D. Stacked Dwellings	YES	YES	40 - 50	100' min	125'-200'	6	Y	Y	Y	-	-	-
E. Hybrid Court	YES	YES	45 - 50	160'-250'	150'-200'	5	-	-	-	-	Y [5]	-
F. Courtyard Housing	YES	YES	20 - 30	130'-250'	125'-200'	5	Y	Y	Y	-	Y	-
G. Live/Work	NO	YES	12 -15	100'-200'	75'-125'	3	Y	Y	Y	Y	Y	Y
H. Rowhouse	YES	YES	7 - 18	100'-200'	75'-150'	3	-	-	-	-	Y	-
I. Tuck-Under	YES	YES	12 - 18	75'min	94'-250'	3	Y	Y	Y	-	Y	-
J. Bungalow Court	YES	YES	10 -15	130' min	100'-180'	2	-	-	-	-	Y	Y
K. Duplex/Triplex/ Quadplex	YES	YES	10 -15	100' min	50'-125'	3	-	-	-	-	Y	Y [6]
L. House	NO	YES	5 - 7	100' min	40'-60'	2	-	-	-	-	Y	Y

Y = Permitted - = Not Permitted

[1] The degree of mixed use depends on the particular zone in which the building is located.

[2]In dwelling units per acre(du/ac). Each type is subject to the maximum stories allowed in each zone and the particular building size and massing requirements.

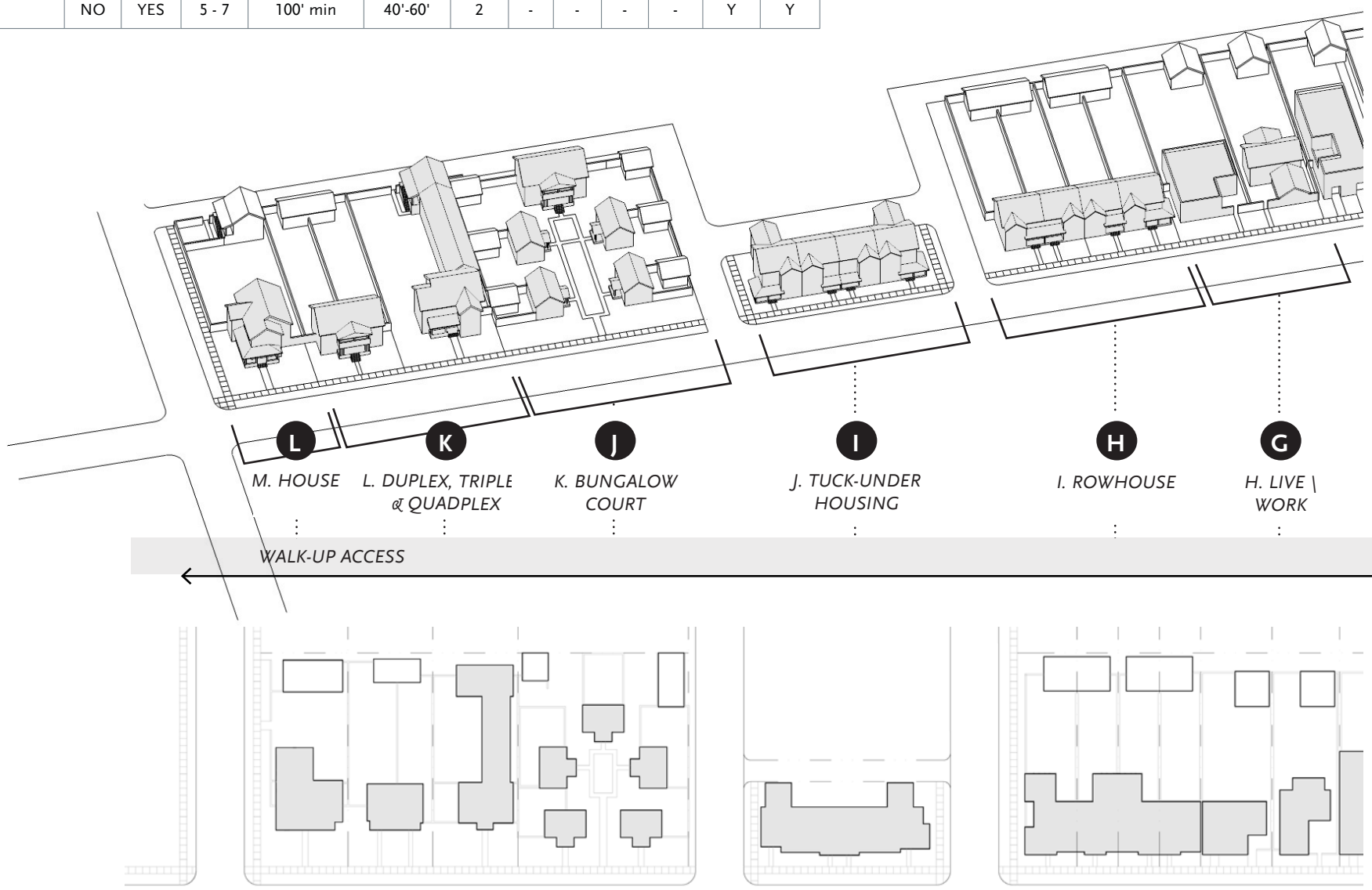
[3] Measured along the front property line of the lot

[4] This building type can be used on lots that have resulted from a legal subdivision provided there is a minimum frontage of 40 feet.

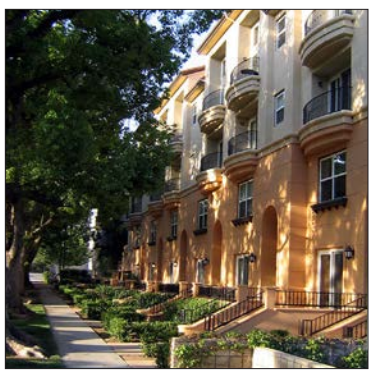
[5] Allowed on specific locations only.

[6] Quadplex not permitted in the UN-1 zone.

[7] Line Block permitted to a maximum of 10-stories in the TV and DT zone.



C *Lined Block*



D *Stacked Dwellings*

E *Hybrid Court*

F *Courtyard Housing*

I *Bungalow Court*

J *Tuck-Under Housing*

K *Duplex/Triplex/Quadplex*

L *House*

Below:
This diagram identifies the range of building types used in the Code. The individual types are arranged on a continuum of intensity with the least intense at left and the most intense at right. Each type is allowed as identifiedon table BT-1 and its requirements are described on the following pages.

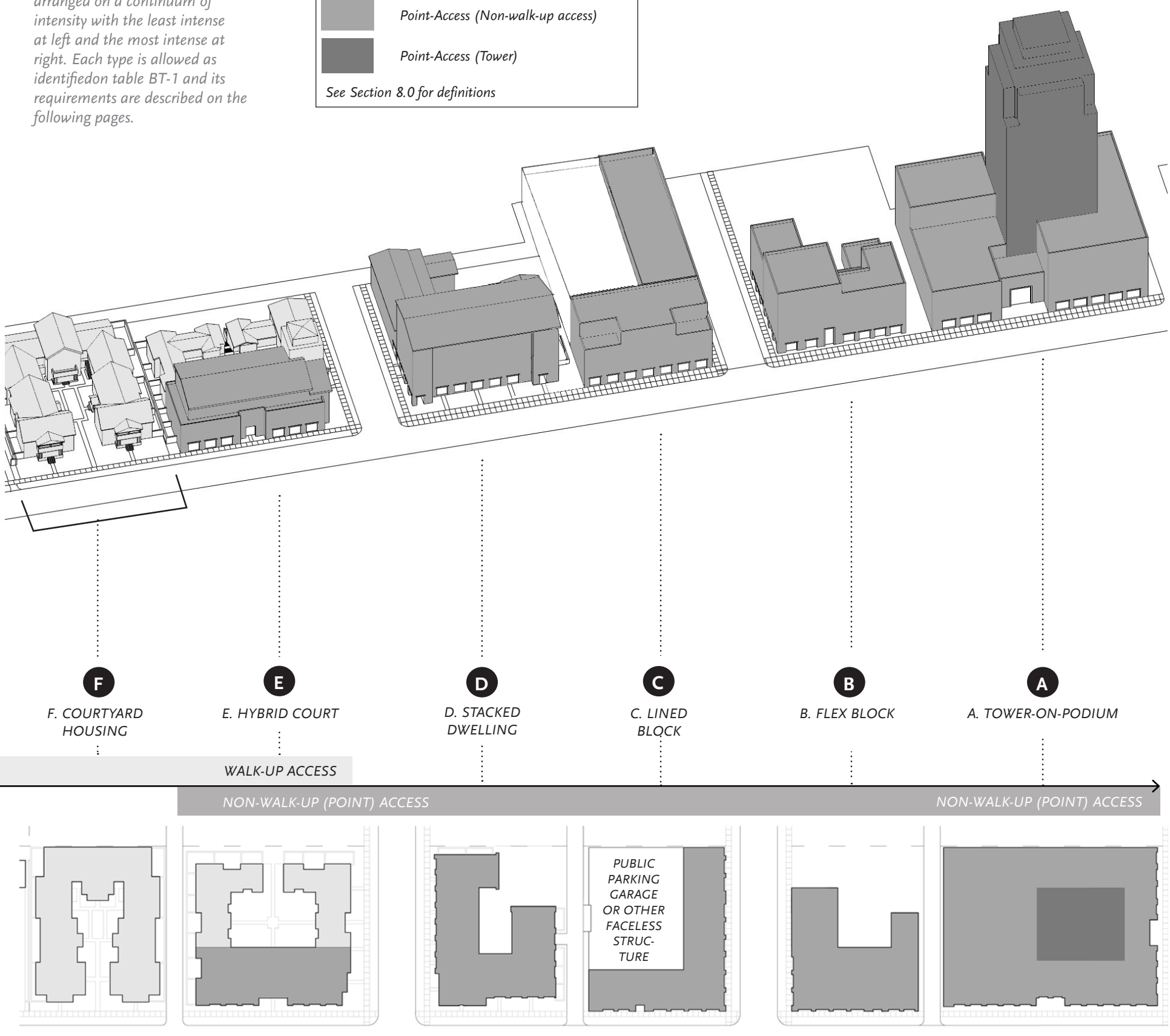
Key for Illustrative Plan Diagram:

Direct-Access (Walk-up access)

Point-Access (Non-walk-up access)

Point-Access (Tower)

See Section 8.0 for definitions

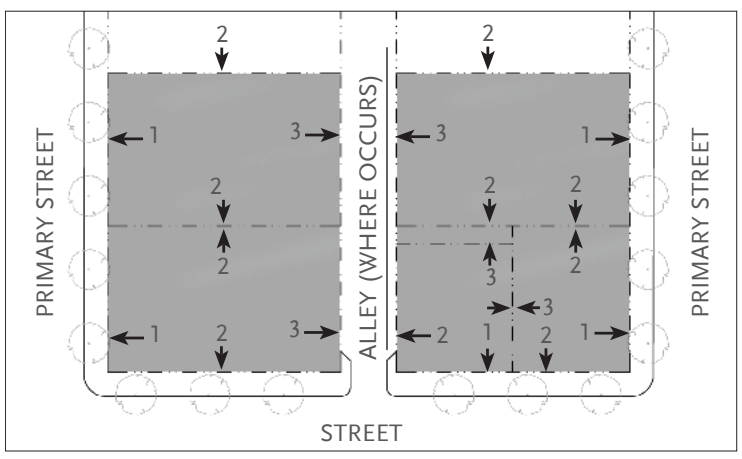


(c) All building types are subject to the following:

(1) Lot width and Depth:

a. The width and depth shall be determined as described below:

All buildings shall be designed to an individual lot as required in Table BT-1. The lot is for design purposes and may be made permanent through the regular process for parcel or tract maps.
Lot width and depth shall be determined as described below.
1- Front (Lot Width): Primary (Principal) Frontage
2- Side (Lot Depth)
3- Rear (Lot Width)



b. On corner lots fronting two streets, either street frontage may be used to comply with the lot width/frontage required per building type.
c. Lots that have resulted from a legal subdivision but are less than 40 feet in width may be developed with standards that apply to lots 40 feet in width.

(2) Access Standards:

a. Where an alley is present, parking and services shall be accessed through the alley.
b. Where an alley is not present, parking and services shall be accessed from the street through or alongside the building as permitted in the zone and this division.
c. For corner lots without alley access, parking and services shall be accessed from the side street through or alongside the building.

(3) Parking Standards:

a. Entrances to garages, subterranean structured garages or driveways shall be located as close as possible to the side or rear of each lot.
b. Surface parking lots shall not encroach into any required yards.

(4) Service Standards:

a. Services, including all utility access, above ground equipment, and trash enclosures shall be located on alleys
b. Where alleys do not exist, services,including utility access, above ground equipment, and trash enclosures shall be located in compliance with the building location standards for the zone and this division.
c. No trash enclosure shall be located in required landscape areas, within direct view of streets or in traffic or pedestrian aisles.
d. Services and their appurtenances shall be screened from and shall not be located in required setback or landscaped areas.
e. Each residential unit shall have access to on-site laundry facilities.
f. Each development shall provide a trash area.
g. Multiple family, commercial and industrial developments with common parking areas shall provide trash enclosures per 41-623.
h. Residential development providing individual trash containers shall provide an area that measures a minimum of 3.5' x 7', outside of required setbacks and yards, to store and place out for pick up.
i. Individual trash bins located in a garage shall not encroach into the required parking area

(5) Open Space Standards:

a. Balconies are permitted in any setback yard as provided in the encroachment requirements of the applicable zone.
b. Private patios may be provided at the side and rear yards.
c. The area of any patio covers, gazebos and other roofed shade structures with at least 2 sides fully opened to the outside may be counted towards the required open space.
d. Corridors, walkways, paseos, driveways, parking courts, lobbies and other such spaces shall not be included in the required open space calculations.

(6) Landscape Standards:

a. All setbacks, yards and shared common open spaces shall be landscaped.
b. A landscape buffer of not less than 5 feet shall be provided to separate any parking lot from an adjacent property.
c. Surface parking lots shall be landscape per the City's Commercial area landscape standards.

(7) Frontage Standards:

a. Frontage shall comply with the applicable standards set forth in Sections 41-2033 through 2039.

(8) Building Size and Massing Standards:

a. Buildings shall be constructed with a varied massing approach. Each building type contains an allowed massing by story table identifying the maximum ratio for each building story. Table BT-A identifies the information contain within each of these allowed massing by story tables.

TABLE BT-A								
Allowed Massing by Story								
STORY	**Ground Floor**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Percentage of ground floor by story	***100***	Percentage number refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story						

b. The maximum permitted ground floor footprint shall be determined as described in Figure BT-B

c. Story heights
1. A story means a habitable level within a building from finished floor to finished ceiling. Specific requirements for a story in various configurations are identified in Table BT-2 Permitted Height by Story Type:

Table BT-2: Permitted Height by Story type			
Type	**Location**	**Minimum (ft)**	**Maximum (ft)**
All building types, excluding house, duplex, triplex, and quadplex	Upper Floor(s)	9	14
All building types, excluding house, duplex, triplex, and quadplex	Ground Floor	10	16
House, duplex, triplex, and quadplex	Upper Floor	8	14
House, duplex, triplex, and quadplex	Ground Floor	9	12
Garage	Upper Floor(s)	8	14
Garage	Ground Floor (podium)	Equal to adjacent ground floor of building, or 8 feet if detached	16

2. A basements shall not be considered a story for the purposes of determining building height where the finished surface of the floor above the basement is less than six feet above grade plane
3. Attics shall not be considered a story for the purposes of determining building height.
4. Above ground garages occupying a level shall be considered a story for the purposes of determining building height.

d. Dwelling Unit Types
There are three basic dwelling unit types.
1. The flat is a single story unit.
2. The loft is a double-story heihgt unit that may have a mezzanine.
3. A townhouse is a two or more story unit.

These dwelling units types may be used in any combination throughout a building, as permitted by the various buildings types.

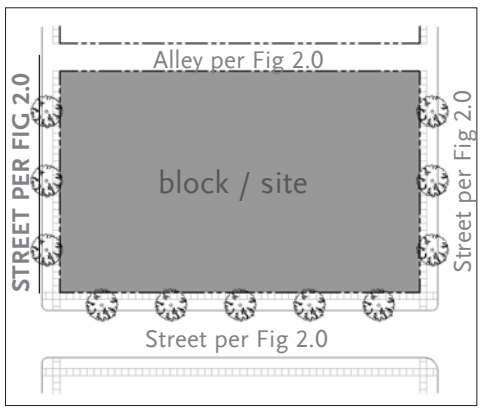
(9) Accessory Dwellings:

a. Second dwelling units shall comply with the requirements established in Section 41-194 of the Santa Ana Municipal Code.

(10) Accessory Structures:

a. The area occupied by accessory structures shall be included in the floor area ratio calculation.
b. An accessory structure shall not encroach into any required open space or setback, except that a detached garage may be located 3 feet from the rear and interior side property line.

Figure BT-B. Determining Permitted Building Size (Ground Floor Footprint) and Volume



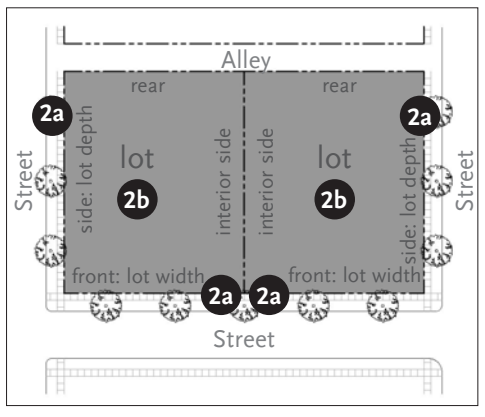
Step 1: Existing Site

1a. If existing site meets subsection i or ii below, apply Table 6A, Subdivision Guidelines to generate a block(s):

i. Site is not in compliance with Figure 2.1 or as adjusted by Street Network Concepts, section B,C.

ii. Site exceeds the block dimensions per Table 6A, Subdivision Guidelines.

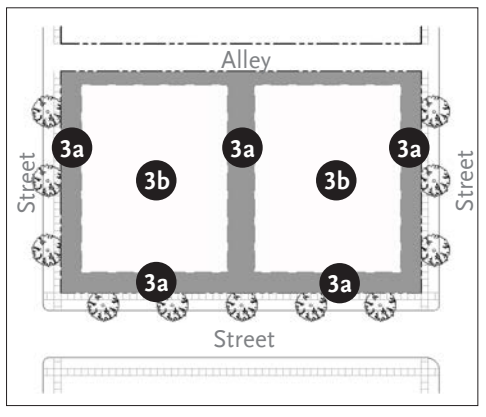
1b. If existing site already complies with the subdivision guidelines and street network concepts, proceed to step 2.



Step 2: Apply Lots

2a. Per allowed building types identified in Table BT-1, select building type(s);

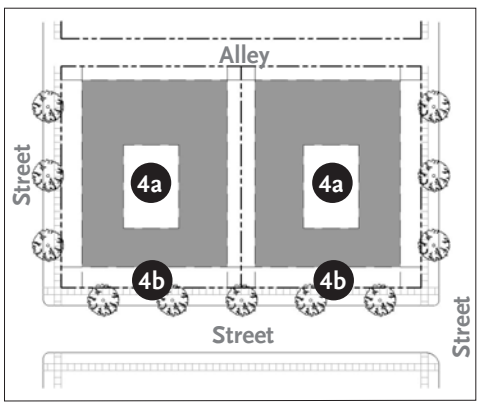
2b. Apply lot standards for each selected building type and identify lot(s) to receive a building.



Step 3: Apply Building Setbacks

3a. Per the standards in Division 3, apply the required setbacks to the lot(s).

3b. The result is the allowed building placement area on the lot(s).



Step 4. Apply open space requirements. See Figure BT-C

4a. Per the Open Space Standards of the applicable Building Type, subtract the required area to lot (e.g., 15%).

Lot (to receive a building)

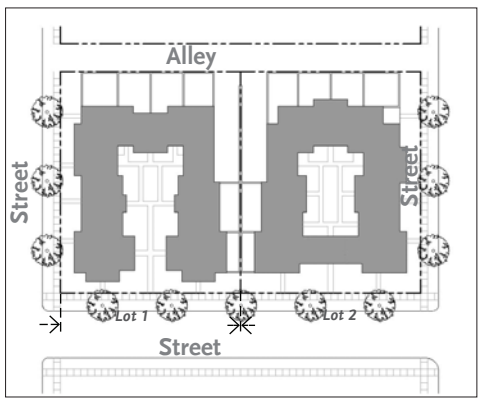
(-) minus setbacks required

(-) minus open space area required

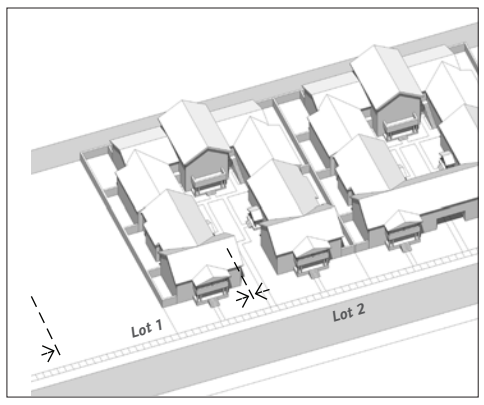
(=) equals 100% Ground Floor Footprint

4b. Apply Ground Floor Footprint to the allowed massing scenario to identify the maximum square footage permitted for the building.

Illustrative Example: Plan Diagram
Two adjacent courtyard housing buildings / lots



Illustrative Example: Axonometric Diagram
Two adjacent courtyard housing buildings / lots



Step 5. Apply individual design

5a. Design the building(s), per the individual requirements of the selected building type(s) in Division 4.

The example above (plan and axonometric diagrams) shows two courtyard housing lots being designed for one courtyard housing building each.

Figure BT-C. Open Space Area

Key

A In determining the ground-floor footprint, required open space must be subtracted from the lot area whether or not the open space is at grade or on a podium

Building Footprint

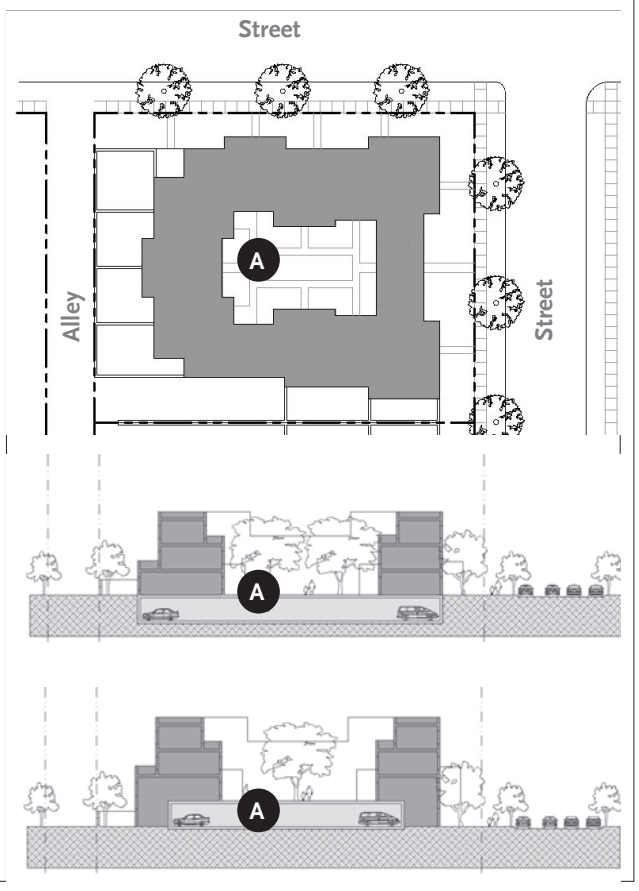
Setbacks and Open Space

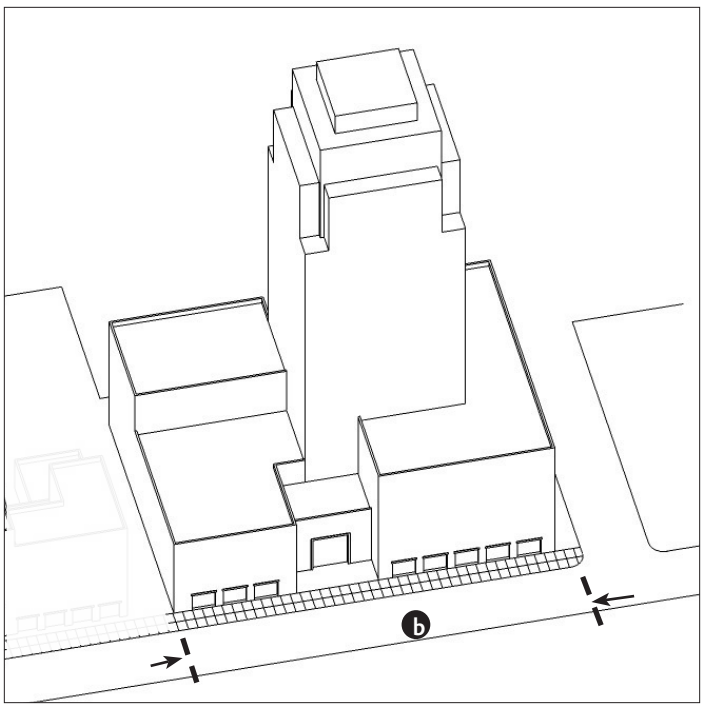
Garage

Illustrative Example: Site plan with either a raised podium or subterranean garage with the deck serving as part of required open space

Illustrative Example: Subterranean garage with deck of garage serving as part of required open space

Illustrative Example: Podium garage with deck of garage serving as part of required open space





Illustrative Axonometric Diagram

Illustrative Photo: Tower on Podium

Illustrative Photo: Tower with stoop frontages

Left: Illustrative Photo: Tower-on podium

Sec. 41-2021. Tower-on Podium Building Type

(a) Tower-on-Podium is a multi-level building organized around a central core with the first two to five floors expressed as a podium building.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) Entrance to the tower shall be through a street level lobby.
(2) Entrance to each ground floor unit shall be directly from the street at least every 50 feet. The entrance to each podium floor unit shall be directly from the podium.
(3) Access to all other units shall be through a lobby and elevator.
(4) Access to each unit above the third level, not accessed through a podium, shall be through a central interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet.
(5) Each level of the building shall have access to the garage via an elevator.
(6) Entrance to the residential portion of the building shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

(d) Parking Standards

(1) Required parking shall be in a completely concealed garage. If the garage is partially or wholly on the ground, then it shall be lined by a commercial or residential units.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) A quadrangle-shaped common open space (hereinafter 'quad') of at least 20 percent of the lot shall be located on the ground level, on a podium or on a roof garden. The quad shall be open to the sky.
(2) Minimum dimensions for the quad shall be 60 feet in each direction. Permitted frontage types and architectural projections are permitted on all sides of the quad provided that the overall minimum dimension of quad is maintained.
(3) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(4) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 20 feet in each direction.

(g) Landscape Standards

(1) A minimum of four (4), 36-inch box canopy trees shall be planted per quad.
(2) Where side yards are present, one (1) 24-inch box tree per 30 lineal feet to protect privacy of neighbors. The trees may be placed in groups in order to achieve a particular design.
(3) Smaller quads in interior courtyards will require shade tolerant plant materials.
(4) Six (6), five-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Arcades, galleries, shopfront and forecourt may not encroach into the required minimum dimension of a quad.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of bases and towers. Bases shall be 2 to 5 stories with towers representing a proportionally smaller footprint as specified in Table BT-3, entitled Maximum Ratio for each Tower-on-Podium Story and composed as bundles of different heights to enrich the skyline of the City.
(2) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.
(4) Buildings may be composed of one dominant volume, flanked by secondary ones.
(5) The Towers-on-Podium shall comply with the height ratios established in Table BT-3:

Table BT-3. Maximum Ratio for Each Tower-on-Podium Story

	Maximum Ratio of each Tower-on-Podium Story			
STORY	**Ground Floor**	**2-5**	**6-20 (or middle 3/5 of the building)**	**21-25 (or top 1/5 of the building)**
% of ground floor by story	**100%**	**100%**	**50% [1]**	**35%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

Point access podium (walk-up access permitted)

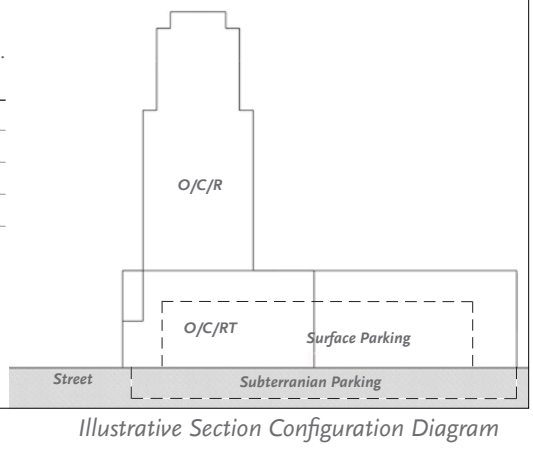
Tower (point-access)

Ground Floor access required per frontage type standards

PERMITTED USES

The various floors of Tower-on-Podium are available for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

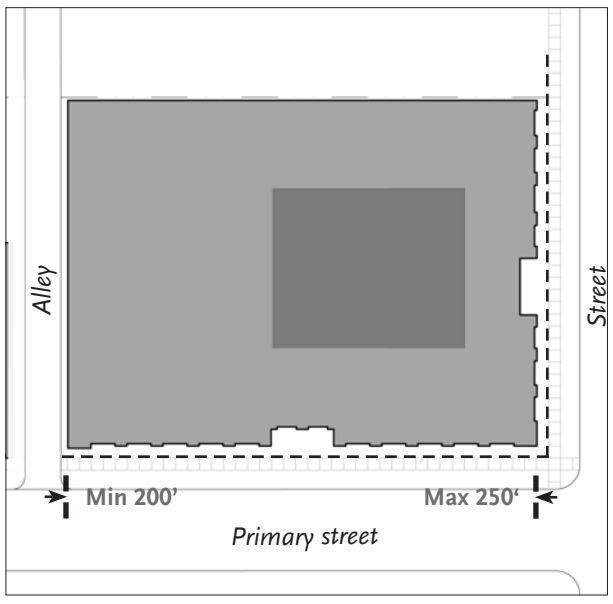
KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL



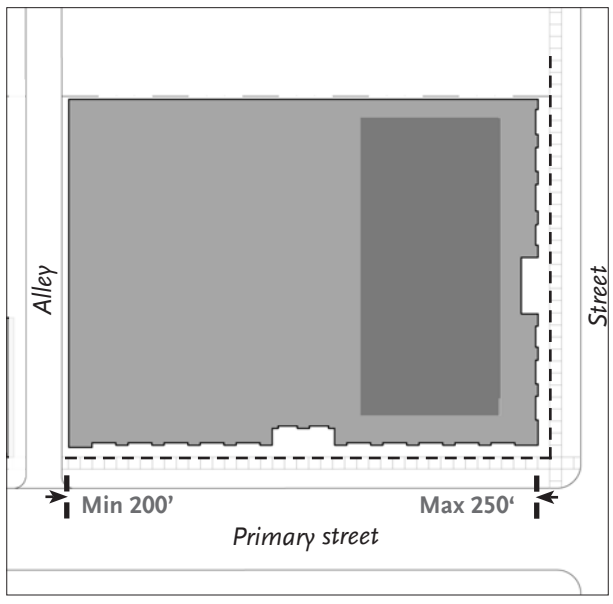
Illustrative Section Configuration Diagram

Below: Examples of allowed Tower-on-Podium site configurations

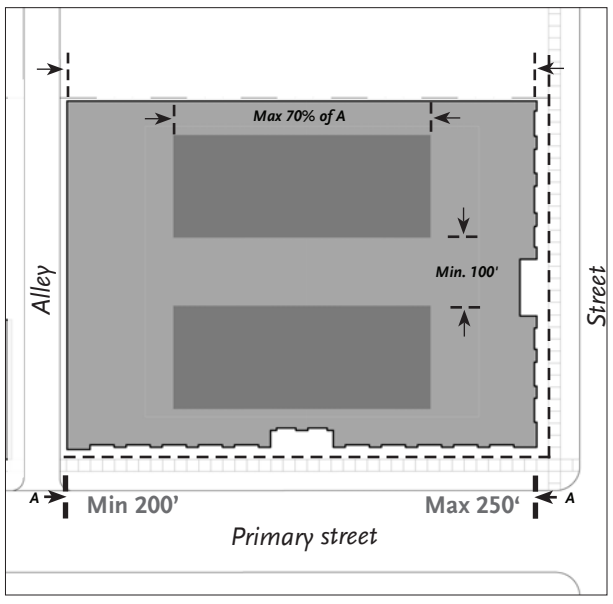
Central

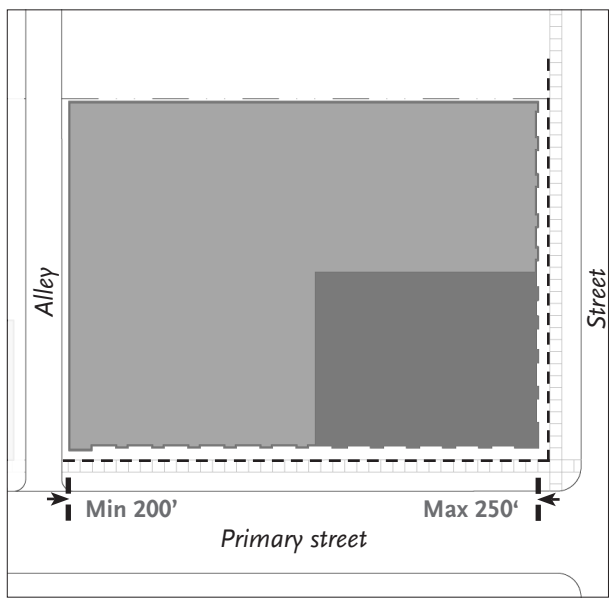


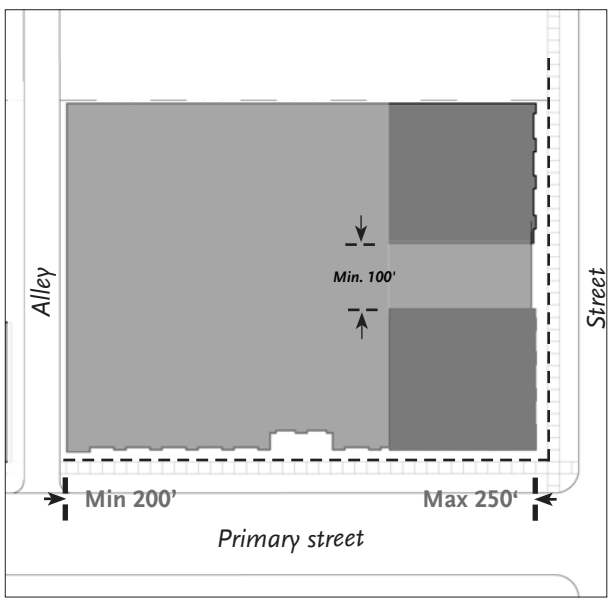
Asymetrical

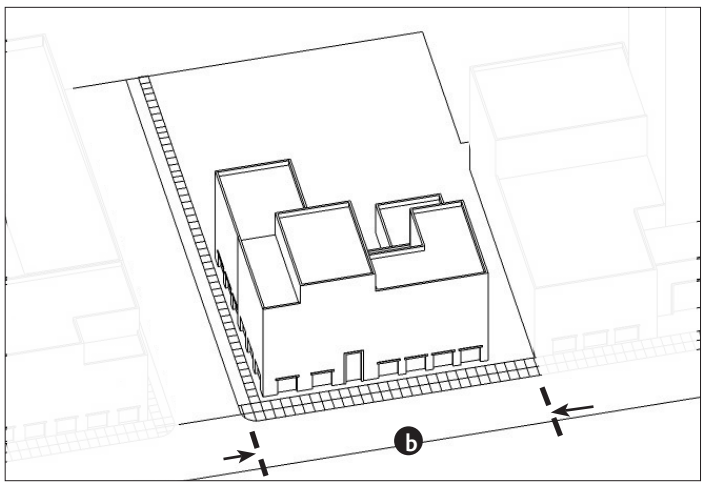


Distributed









Illustrative Axonometric Diagram

Illustrative Photo: Multi-Story example with shopfront frontage

Illustrative Photo: Flex Block with shopfront frontage

Illustrative Photo: Flex Block with arcade frontage

Illustrative Photo: Flex Block with shopfront frontage

Sec. 41-2022. Flex Block Building Type

(a) Flex Block is a building generally of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to each ground floor unit shall be directly from the street.
(2) Entrance to the residential portions shall be through a dedicated street-level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
(3) Access to each unit above the second level, not accessed through a podium, shall be through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at at least 100 feet.
(4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be designed as a courtyard, or in the front as a forecourt. This area shall be equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses to serve as additional open space.
(2) Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court may not exceed 1/2 the height of each upper floor.
(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
(4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(5) Private open space may be substituted for additional common open space or common interior space the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.
(2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
(3) Sideyard trees shall be placed to create a particular sense of place at a rate of one (1) 24-inch box tree per 30 lineal feet.
(4) Where a front yard is present, at least one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
(5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
(6) Six (6) 5-gallon sized shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground covershall be planted for every required tree.
(7) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.

(h) Frontage Standards

(1) Entrance doors and social rooms, such as living rooms and dining rooms located on the ground floor, are oriented fronting toward the courtyard(s) or street when fronting to one. Service rooms are oriented backing to corridors.

(i) Building Size and Massing Standards

(1) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
(2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.
(4) Buildings are allowed to be composed of one dominant volume.
(5) The Flex Blocks shall comply witht the height ratios established in Table BT-4 entitled Maximum Ratio for Each Flex Block Story.

Table BT-4	Maximum Ratio of Each Flex Block Story			
STORY	**Ground Floor**	**2**	**3-5**	**6-10 [1]**
% of ground floor by story	**100%**	**100%**	**85% [1]**	**85%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

Point access podium (walk-up access allowed)

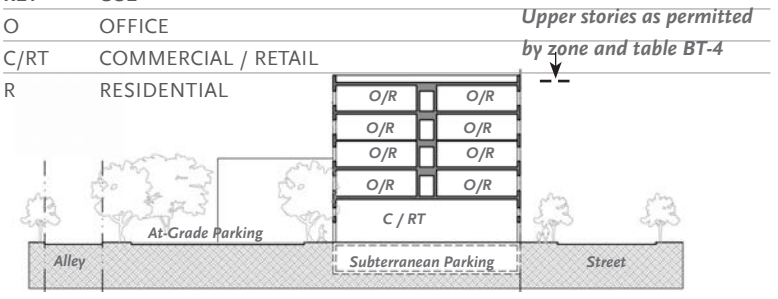
Ground Floor access required per frontage type standards

6-10 *Min. 100 ft setback from all rights of way for stories 6-10*

PERMITTED USES

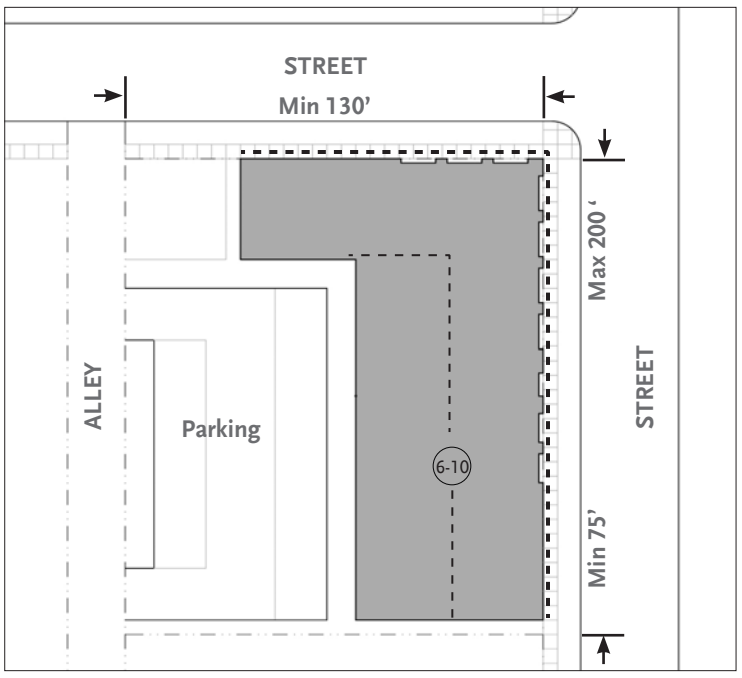
The various floors of Flex Blocks are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

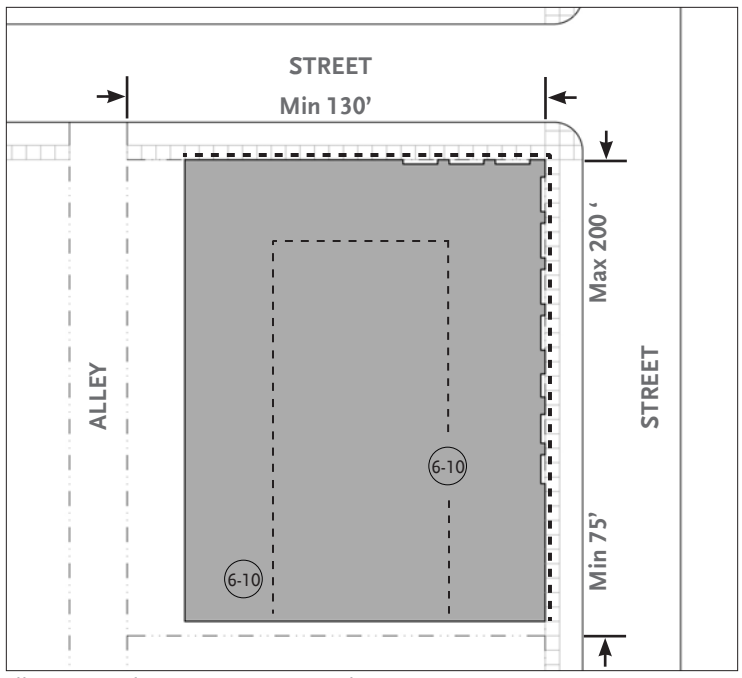


Illustrative Section Configuration Diagram

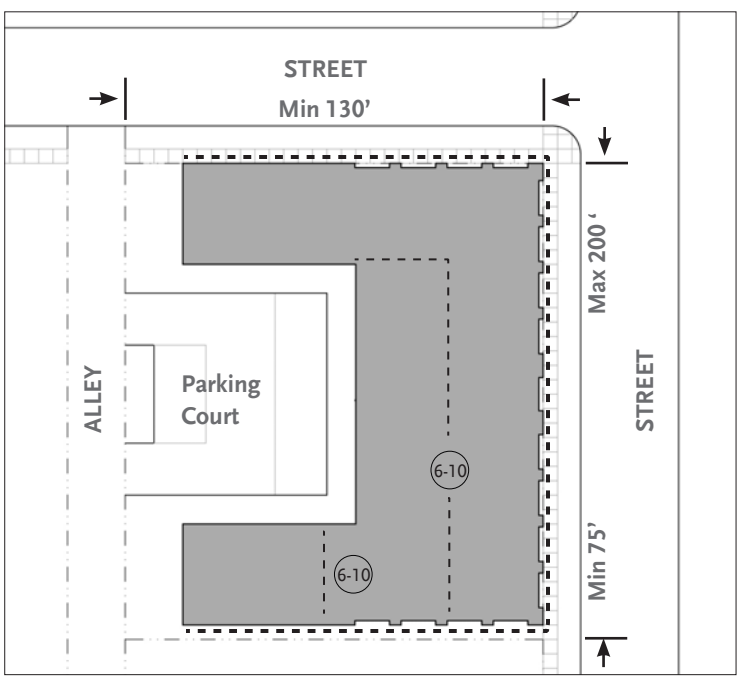
Below: Examples of allowed Flex Block site configurations



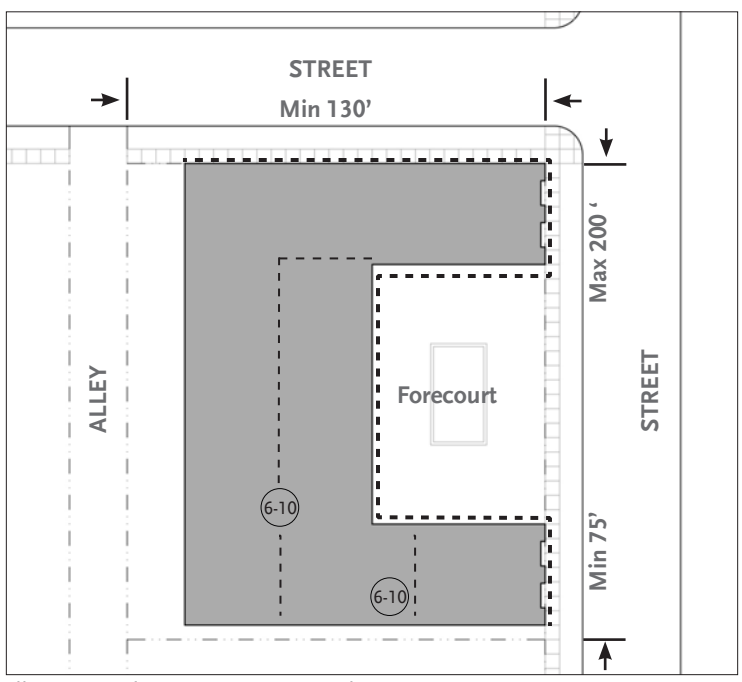
Illustrative Plan Diagram - Example A



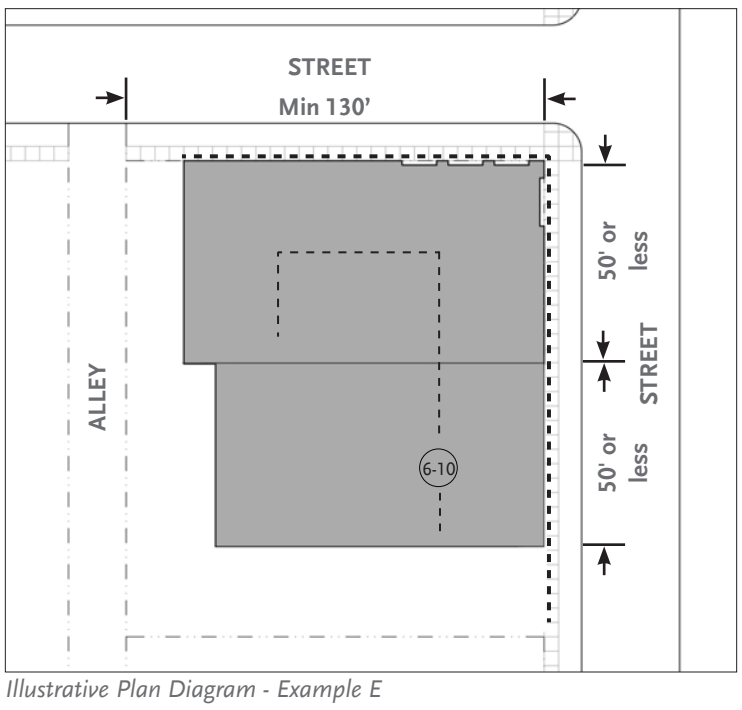
Illustrative Plan Diagram - Example B



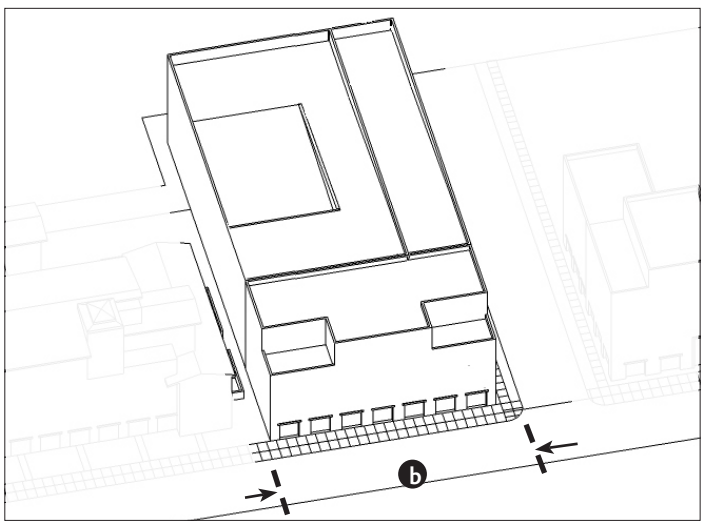
Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



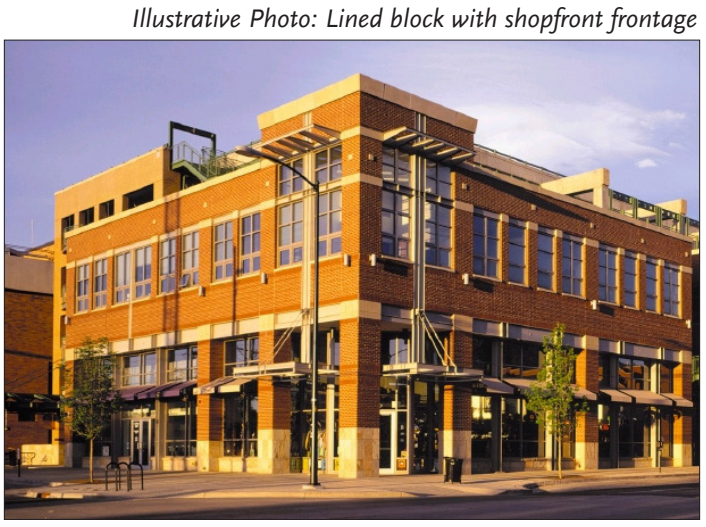
Illustrative Plan Diagram - Example E



Illustrative Axonometric Diagram: Lined Block

Illustrative Photo: Lined block with shopfronts and street access

Illustrative Photo: Lined block with shopfront frontage



Illustrative Photo: Lined block with shopfront frontage

Sec. 41-2023. Lined Block Building Type

(a) Lined block is a building that conceals a public garage or other faceless buildings, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for such uses or residences.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to each ground floor shall be directly from the street.
(2) Entrance to residential portions of the building shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
(3) Access to each unit above the second level, not accessed through a podium, shall be through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet.
(4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground or above-ground garage, tuck under parking, or a combination thereof.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be designed as a courtyard, or in the front as a forecourt. This area shall be equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed to provide outdoor patios connected to ground floor commercial uses.
(2) Minimum courtyard dimension shall be 20 feet when the long axis of the courtyard is oriented EW and 15 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.
(3) In 20 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 20 feet is maintained. Frontages and architectural projections are permitted on one side of a 15 foot wide courtyard provided an overall minimum width of 15 feet is maintained.
(4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(5) Private open space may be substituted for additional common open space or common interior space the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Where a front yard is present, one (1) 24" box size tree per 25 lineal feet shall be provided. The trees may be placed in groups in order to achieve a particular design.
(2) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
(3) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
(4) Trees in the front yard shall be of small scale that do not exceed 12-15' height at maturity and suitable for built-in concrete planters or containers with a 36-inches minimum width.
(5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
(6) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.
(7) When side yards are present, at least one (1) 24-inch box tree per 30 lineal feet shall be planted to protect privacy of neighbors. The trees may be placed in groups in order to achieve a particular design.

(h): Frontage Standards

(1) Entrance doors are oriented fronting toward the courtyard(s) or the street when fronting to one. Service rooms are oriented backing to corridors.

(i) Building Size and Massing Standards

(1) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
(2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.
(4) Buildings may be composed of one dominant volume.
(5) A Lined Block shall comply with the height ratios established in Table BT-5, entitled Maximum Ratio for Each Lined Block Story.

Table BT-5

	Maximum Ratio of each Lined Block Story			
STORY	**Ground Floor**	**2**	**3-5**	**6**
% of ground floor by story	**100%**	**100%**	**85% [1]**	~~**30**~~ **85%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

Point access podium (walk-up access allowed)

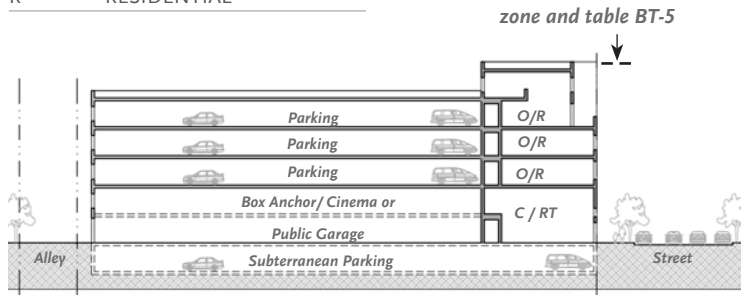
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

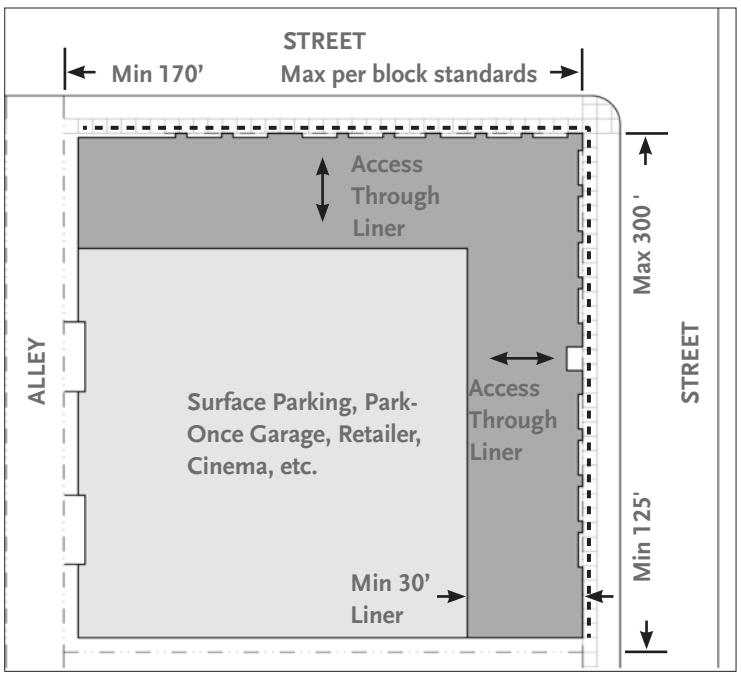
The various floors of Lined Blocks are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

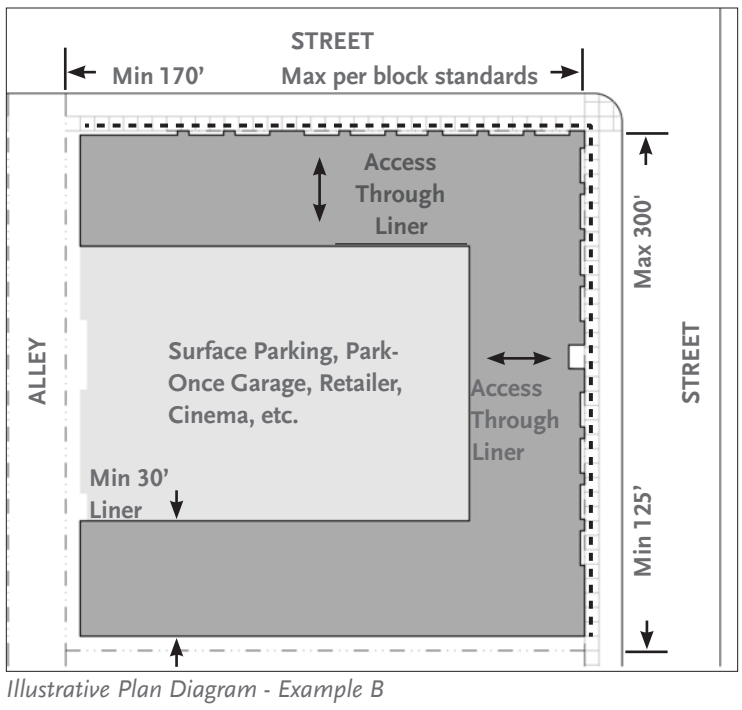


Illustrative Section Configuration Diagram

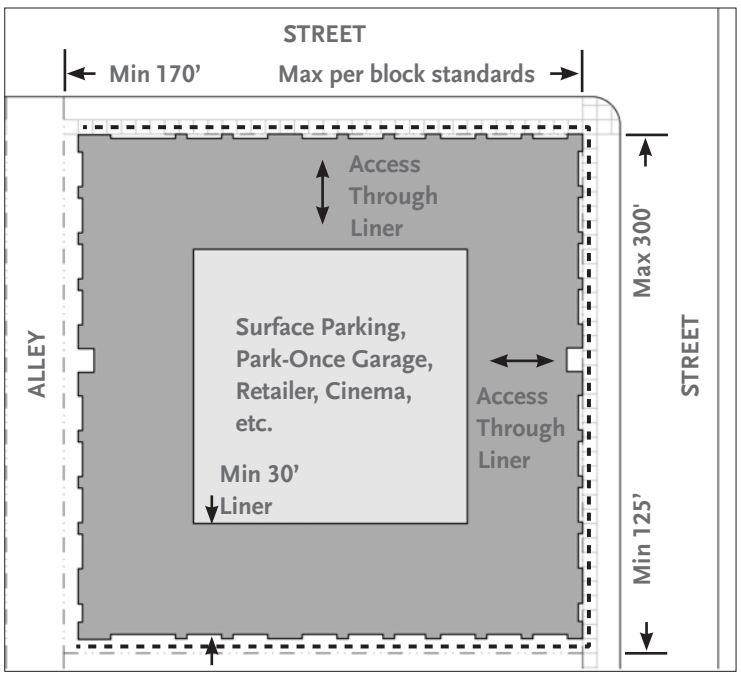
Below: Examples of allowed Lined Block site configurations



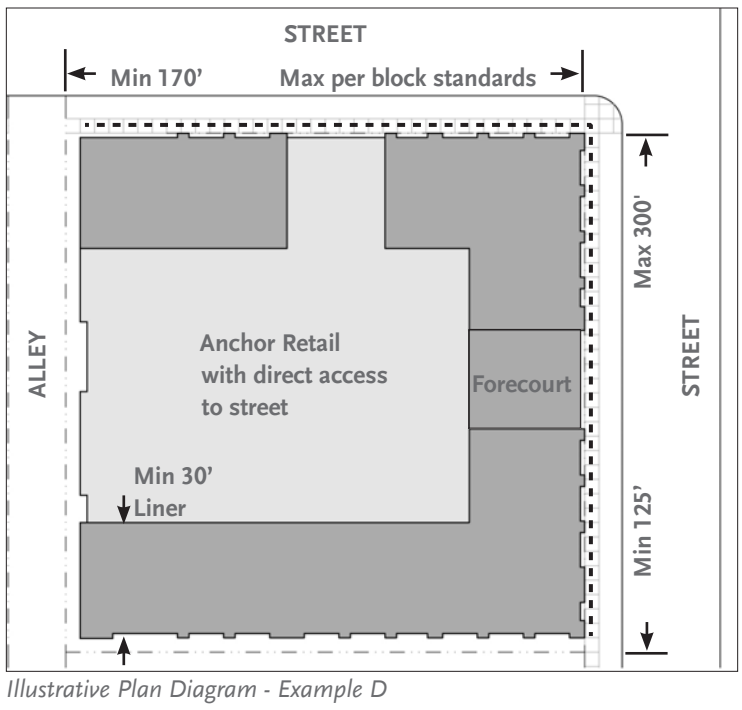
Illustrative Plan Diagram - Example A



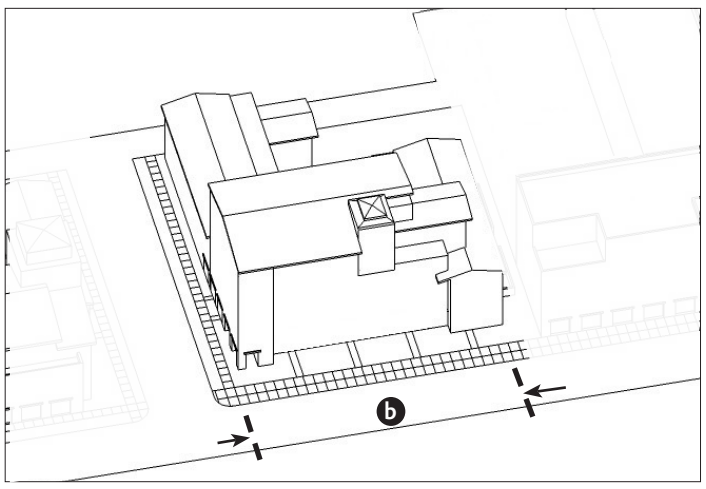
Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



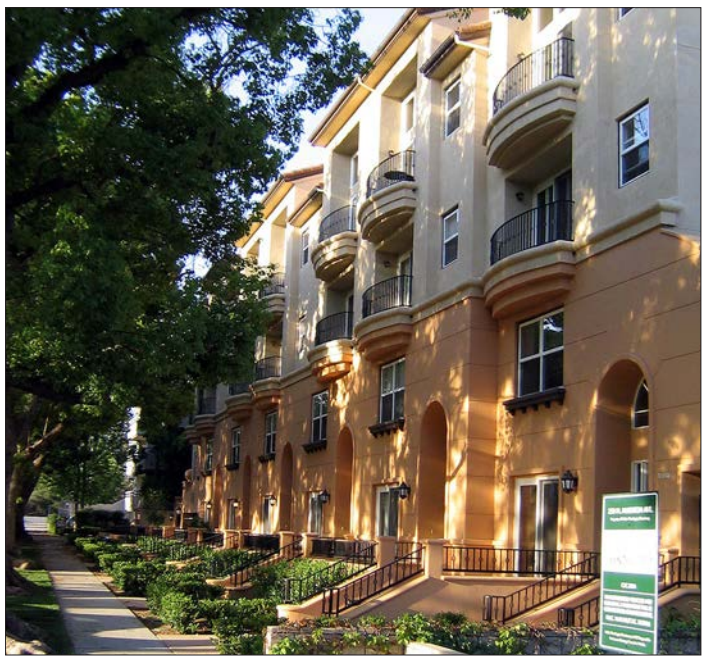
Illustrative Plan Diagram - Example D



Illustrative Axonometric Diagram

Illustrative Photo: Stacked Dwellings

Illustrative Photo: Stacked Dwellings with a stoop entry



Illustrative Photo: Stacked Dwellings with stoops

Sec. 41-2024. Stacked Dwellings Building Type.

(a) A Stacked Dwelling is a structure of single-floor or multi-floor dwellings of similar configuration either above or below that are stacked.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) Entrance to the residential portions of the building shall be through a street level lobby, courtyard access, or through a combination of street/podium lobby directly accessible from the street.

(2) The main entrance to each ground floor unit shall be directly from the street. Secondary access shall be through an elevator and corridor.

(3) Access to each unit above the second level, not accessed through a podium, is through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet.

(4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.

(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.

(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be designed as a courtyard. This common open space shall be equal to 15 percent of the lot and open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed as common use gardens.

(2) Minimum courtyard dimension is 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.

(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided a minimum courtyard width of 40 feet is maintained. Frontages and archtitectural projections are permitted on one side of a 30 foot wide courtyard provided a minimum courtyard width of 30 feet is maintained.

(4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.

(5) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Front yard trees shall not exceed the height of the buildings at maturity, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. The trees shall be planted at the rate of one (1) 24-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.

(2) In the reay yard, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.

(3) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.

(4) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.

(5) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(6) Side yard trees shall be placed to create a particular sense of place at a rate of one 24-inch box tree per 30 lineal feet.

(h) Frontage Standards

(1) Living rooms, dining rooms and bedrooms are oriented fronting toward the courtyard(s) or street. Service rooms are oriented backing to corridors.

(b) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

(1) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.

(2) Units may be as repetitive or unique as deemed by individual designs.

(3) Buildings may be composed of one dominant volume, flanked by secondary ones.

(4) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.

(5) A Stacked Dwellings shall comply with the height ratios established in Table BT-6 entitled Maximum Ratio for Each Stacked Dwellings Story.

Table BT-6

	Maximum Ratio of each Stacked Dwellings Story			
STORY	**Ground Floor**	**2**	**3-5**	**6**
% of ground floor by story	**100%**	**100%**	**85%[1]**	**85%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

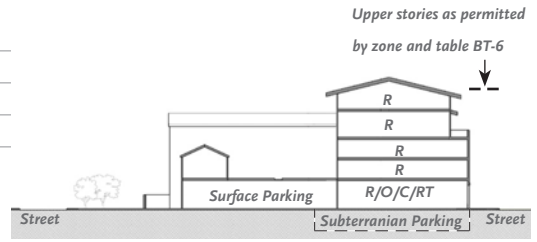
Non-walk-up point access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

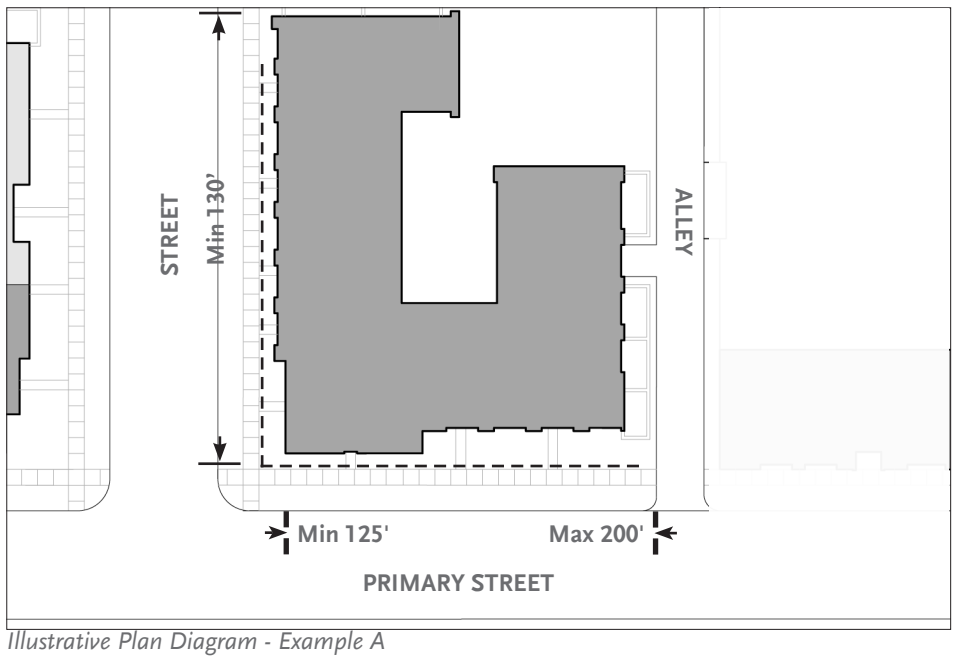
*The various floor*s of Stacked Dwellings ar*e ava*ilable for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

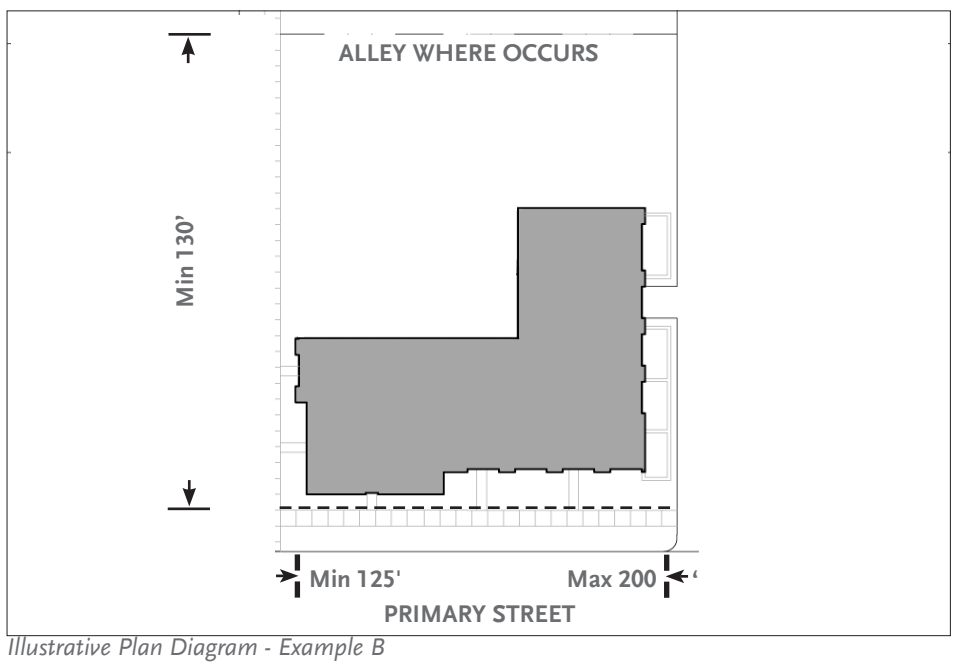


Illustrative Section Configuration Diagram

Below: Examples of allowed Stacked Dwelling site configurations

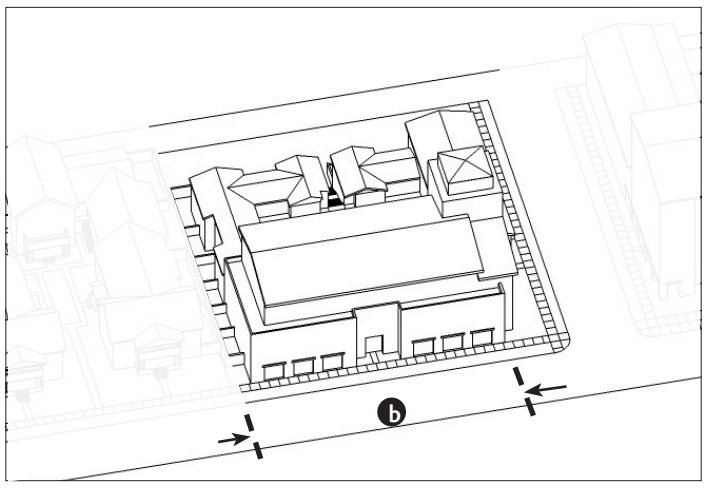


Illustrative Plan Diagram - Example A

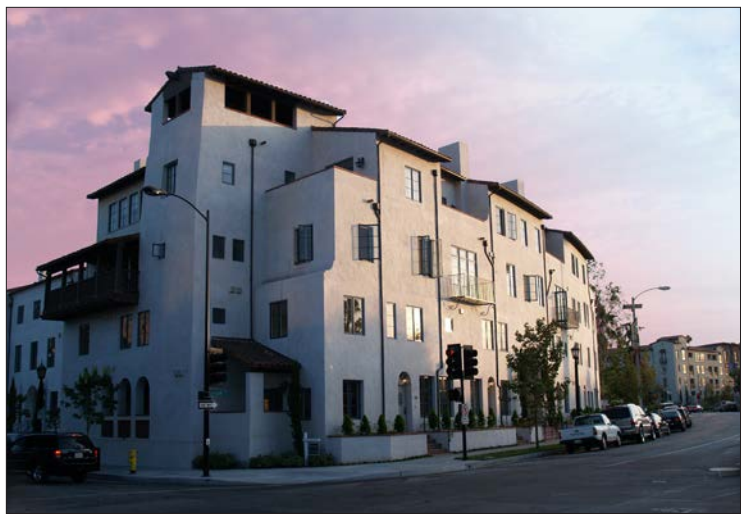


Illustrative Plan Diagram - Example B

Illustrative Plan Diagram - Example C

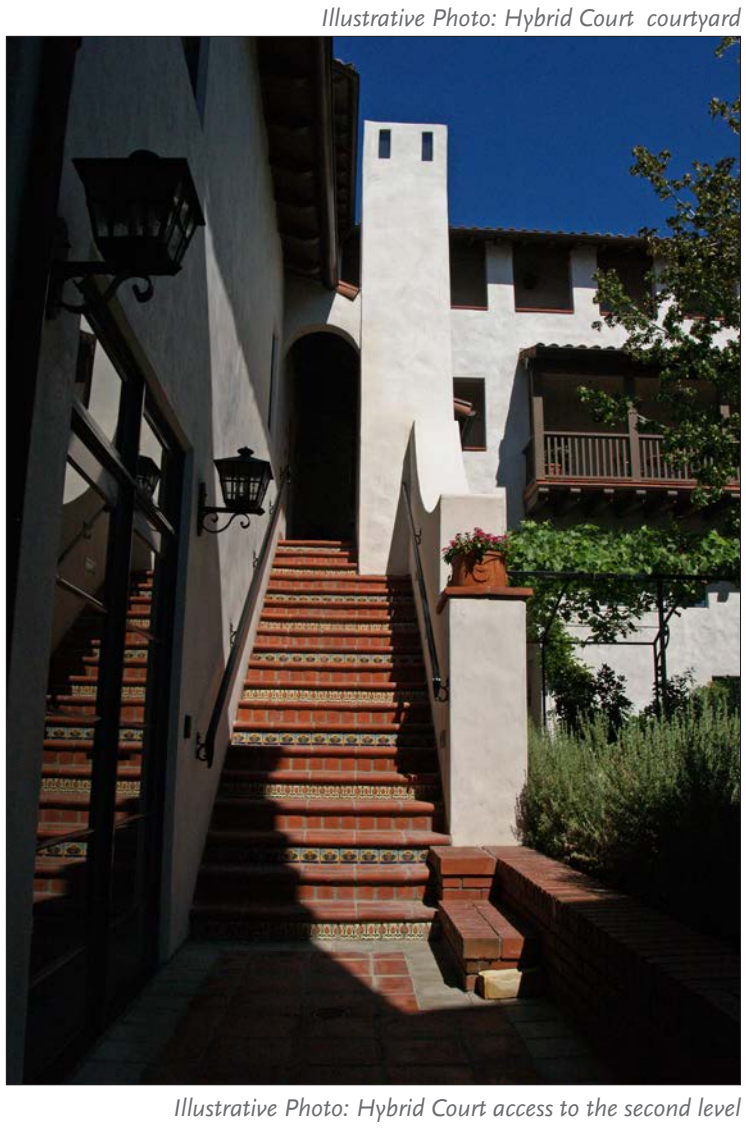


Illustrative Axonometric Diagram



Illustrative Photo: Hybrid Court with stoop frontages

Illustrative Photo: Hybrid Court courtyard



Illustrative Photo: Hybrid Court access to the second level

Sec. 41-2025. Hybrid Court Building Type.

(a) Hybrid Court is a building composed of two building types, the stacked dwelling and couryard housing, arranged around a courtyard(s). This building type combines a point-access portion of the stacked dwelling building type (access through a double loaded corridor) with a walk-up portion of the courtyard housing building type (access directly from the street or courtyard). The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to each ground floor unit shall be directly from the street.
(2) Entrance to the residential portions of the stacked dwelling element shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
(3) Access to each unit above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet. For other units, access shall be directly off a common courtyard or through stairs serving up to 3 dwellings.
(4) Elevator access shall be provided between the garage and each level of the stacked dwellings portion of the building.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. This area shall equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed as common use gardens.
(2) Minimum courtyard dimension is 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.
(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
(4) Private open space is required for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(5) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Where a front yard is present, one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
(2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
(3) Side yard trees shall be placed to create a particular sense of place at a rate of one (1) 24-inch box tree per 30 lineal feet.
(4) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
(5) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
(6) In the rear yard, at least one (1) 24-inch box canopy tree per every 25 lineal feet planted directly in the ground.
(7) Front yard trees shall be of small scale that shall not exceed 12-15' height at maturity and are suitable for built-in concrete planters or containers with a 36" minimum width.

(h) Frontage Standards

(1) Entrance doors and social rooms, such as living rooms and dining rooms are oriented fronting toward the courtyard(s) or the street when fronting one. Service rooms are oriented to the degree possible backing to corridors in the Stacked Dwellings portion and to side yards, service yards and rear yards in the courtyard housing portion.
(2) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

(1) Each unit shall have at least one side exposed to the outdoors with direct access private or common open space.
(2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.
(4) The Stacked Dwellings portion of the building may be composed of one dominant volume flanked by secondary ones. The courtyard housing portion of the building shall follow the

courtyard housing standards.

(5) A Hybrid Court shall comply with the height ratios established in Table BT-7 entitled Maximum Ratio for Each Hybrid Courts Story.

Table BT-7					
	Maximum Ratio of Each Hybrid Court Story				
STORY	**Ground Floor**	**2**	**3**	**3-5**	**6**
% of ground floor by story	**100%**	**100%**	**85%**	**50%**	**40%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory Dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted. Detached garages shall be permitted

KEY TO CONFIGURATION EXAMPLES

Non-walk-up (point) access portion of building

Walk-up access portion of building

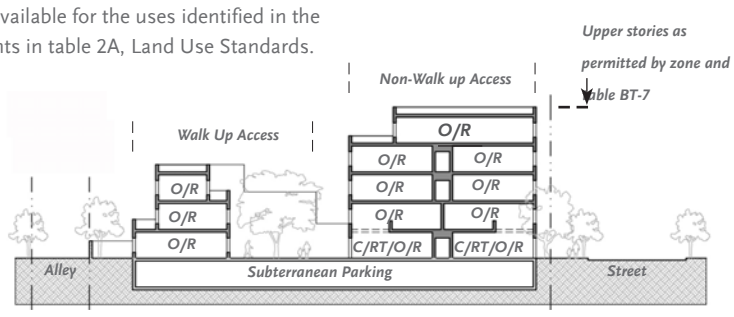
Ground Floor access required per frontage type standards

A *Minimum of 1 access point required from street directly to courtyard (total number of access points as determined by PBA).*

PERMITTED USES

The various floors of Hybrid Courts are available for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

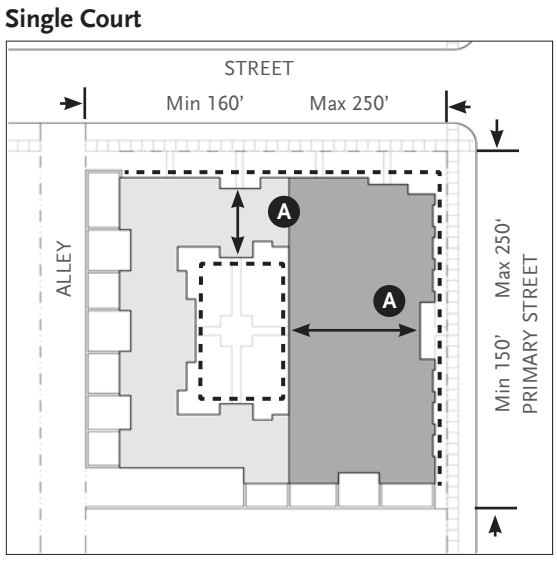
KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL



Illustrative Section Configuration Diagram

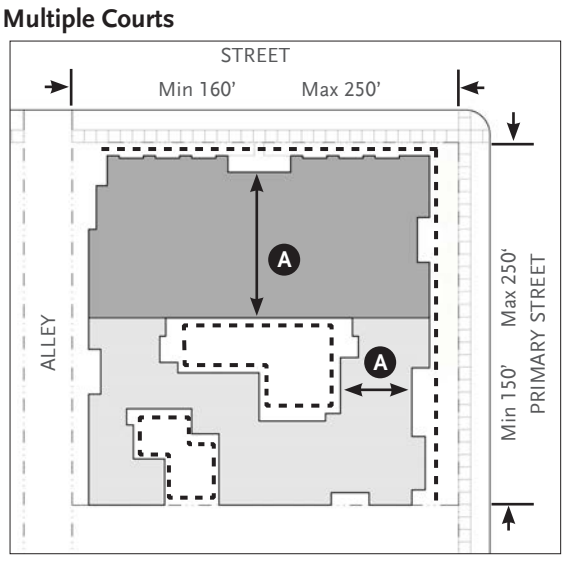
Below: Examples of allowed Hybrid Court site configurations

Single Court

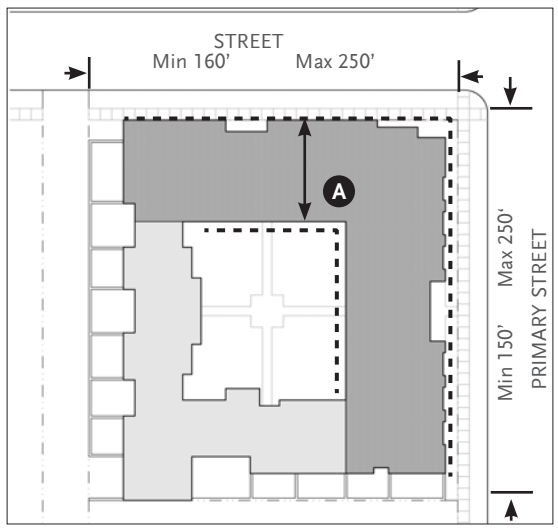


Illustrative Plan Diagram - Example A

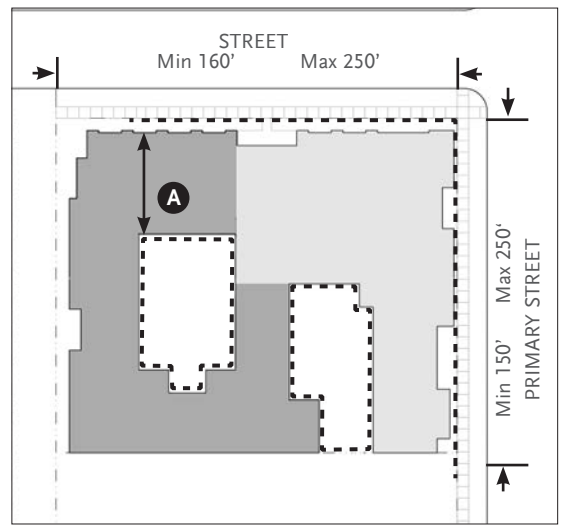
Multiple Courts



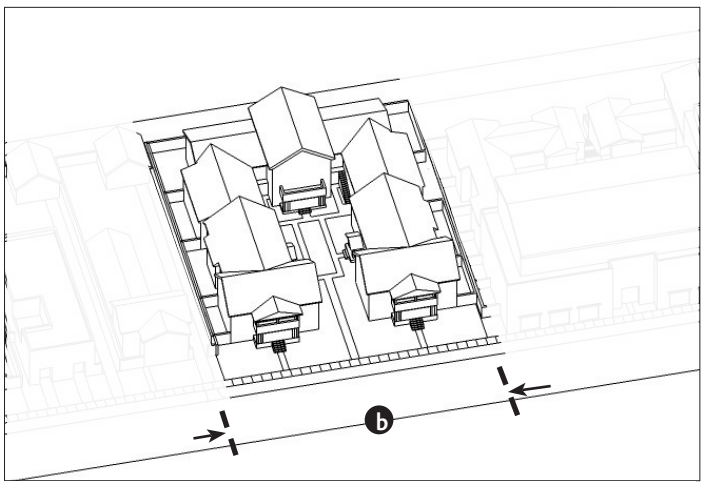
Illustrative Plan Diagram - Example B



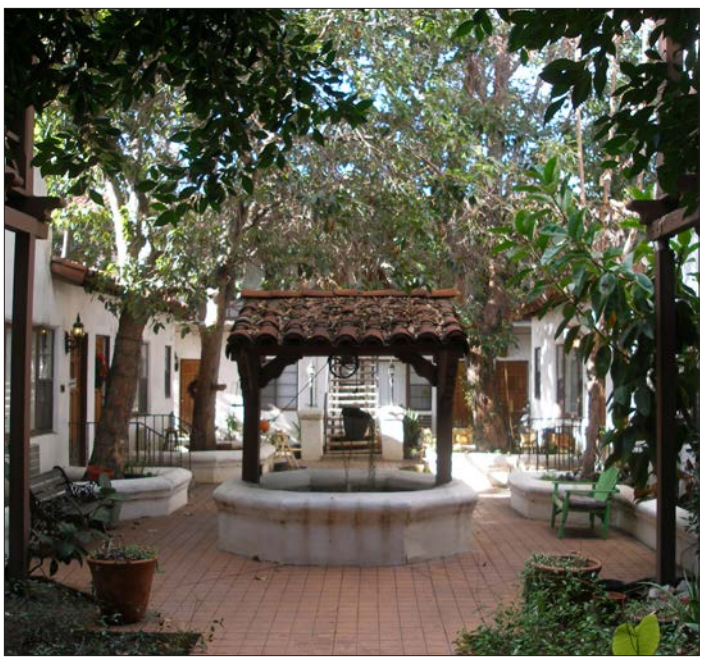
Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



Illustrative Axonometric Diagram



Illustrative Photo: Courtyard with fountain and individual gardens

Illustrative Photo: Courtyard with direct street and court access

Illustrative Photo: Courtyard with zaguan linking two courtyards

Sec. 41-2026. Courtyard Housing Building Type

(a) Courtyard Housing is a building type consisting of residences that may be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. The structures are arranged next to each other on one or more courts that are partly or wholly open to the street.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entry to each ground floor unit shall be directly off a common courtyard or from the street.

(2) Access to second story units not accessed directly from a podium shall be through stairs, serving up to 3 units.

(3) Elevator access, if any, shall be provided between the garage and courtyard/podium only.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground or above-ground garage, surface parking, tuck under parking, or a combination thereof.

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

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.

(f) Open Space Standards

(1) The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. The common opne space shall be at least 15 percent of the lot and must be open to the sky.

(2) Courtyard proportions shall not be less than 1:1 between the width of the courtyard and height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns above.

(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.

(4) Courtyards shall be connected to each other and to the public way by zaguans or paseos.

(5) Private open space is required for each residential unit and shall be no less than 90 square feet with a minimum dimension of 6 feet in each direction.

(6) Private open space may be substituted for additional common open space or common interior space, the size of which shall be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Front yard trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.

(2)In the rear yard, at least one (1) 24-inch canopy tree per 25 lineal feet shall be planted directly in the ground.

(3) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.

(4) In courtyards over garages, one (1) 24-inch box size tree of small scale (12-15' height at maturity) or similar tall shrubs shall be used in planters with a 36" minimum dimension.

(5) Side yard trees shall be placed at a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.

(6) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Entrance doors and social rooms such as living rooms and dining rooms are oriented toward the courtyard(s) and the fronting street. Service rooms shall be oriented backing to side yards, service yards and rear yards to the degree possible.

(2) Frontages and architectural projections or features such as towers, loggias and entry stairs shall not encroach into the required minimum dimension of a courtyard.

(3) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.

(2) 3-story buildings shall be composed of single story and stacked units. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.

(3) Buildings may contain any three types of dwellings: flats, townhouses, and lofts.

(4) Units may to be as repetitive or unique as deemed by individual designs.

(5) 4 and 5-story masses shall be minimized inside courtyards and apparent on street frontages.

(6) The intent of these standards is to provide for courtyard housing projects with varying building heights. Courtyard housing shall comply with the height ratios established in Table BT-8, entitled Maximum Ratio for Each Courtyard Housing Story.

Table BT-8

	Maximum Ratio of Each Courtyard Housing Story				
STORY	**Ground Floor**	**2**	**3**	**4**	**5**
% of ground floor by story	**100%**	**100%**	**85%[1]**	**55%**	**40%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

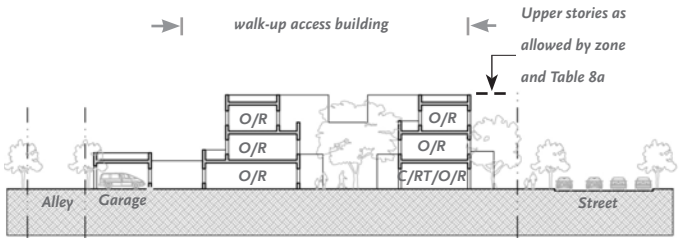
(j) Accessory Dwellings: Accessory dwellings shall not be permitted

(k) Accessory Structures shall not be permitted. Detached garages shall be permitted.

KEY TO CONFIGURATION EXAMPLES

Walk-up access portion of building

Ground Floor access required per frontage type standards

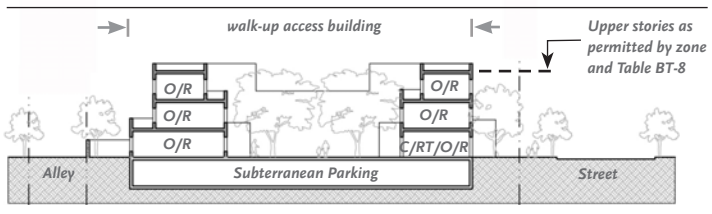


Illustrative Section Configuration Diagram: Surface Parking

PERMITTED USES

The various floors of courts are available for the uses identified in the diagram below subject to the requirements in table 2A; Land Use Standards.

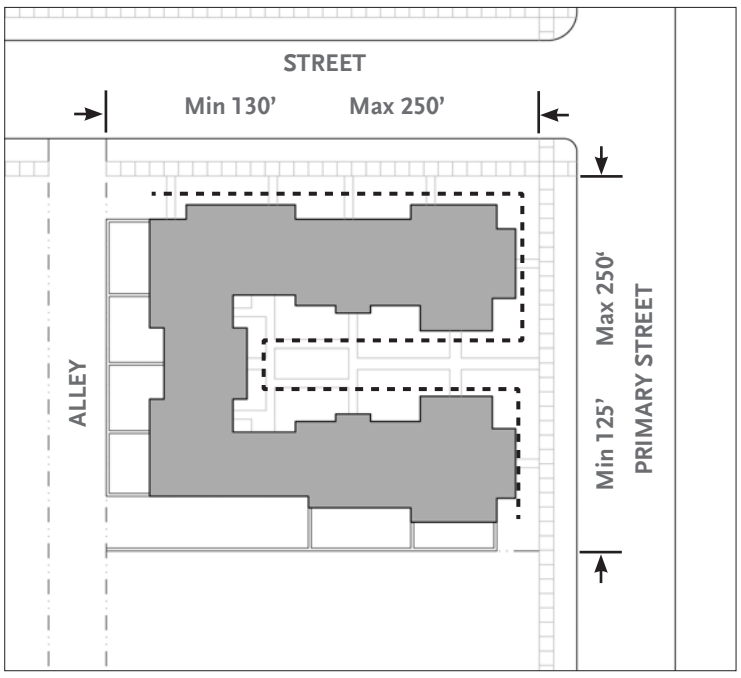
KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL



Illustrative Section Configuration Diagram: Subterranean Parking

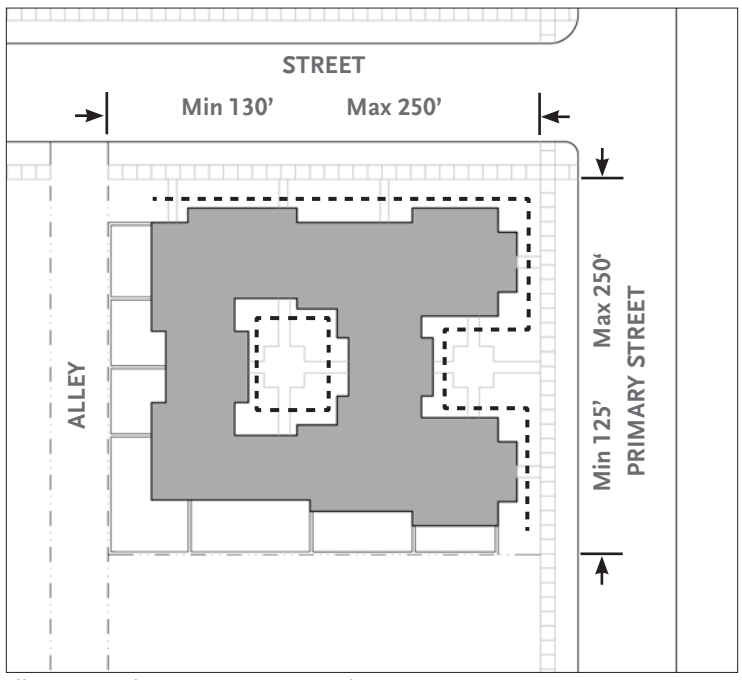
Below: Examples of allowed courtyard housing site configurations

Single Court

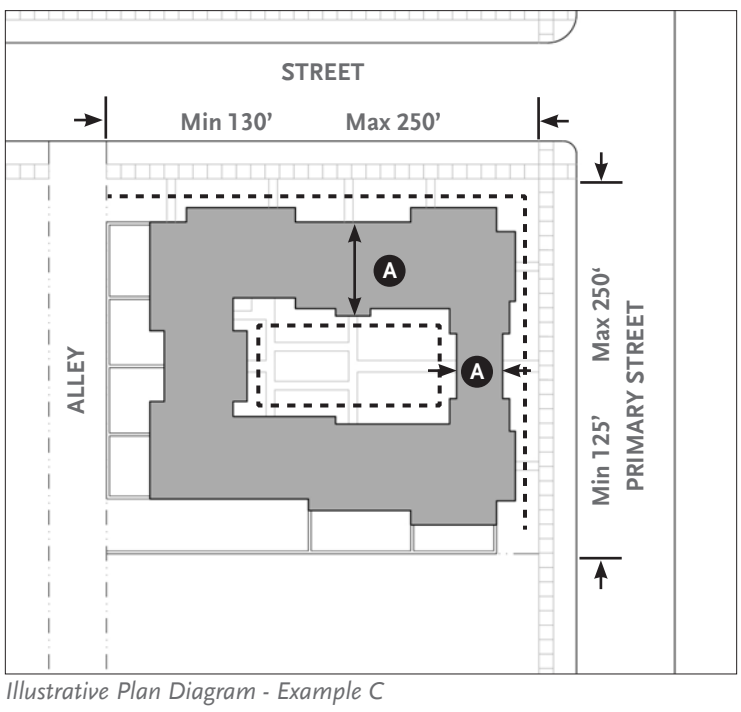


Illustrative Plan Diagram - Example A

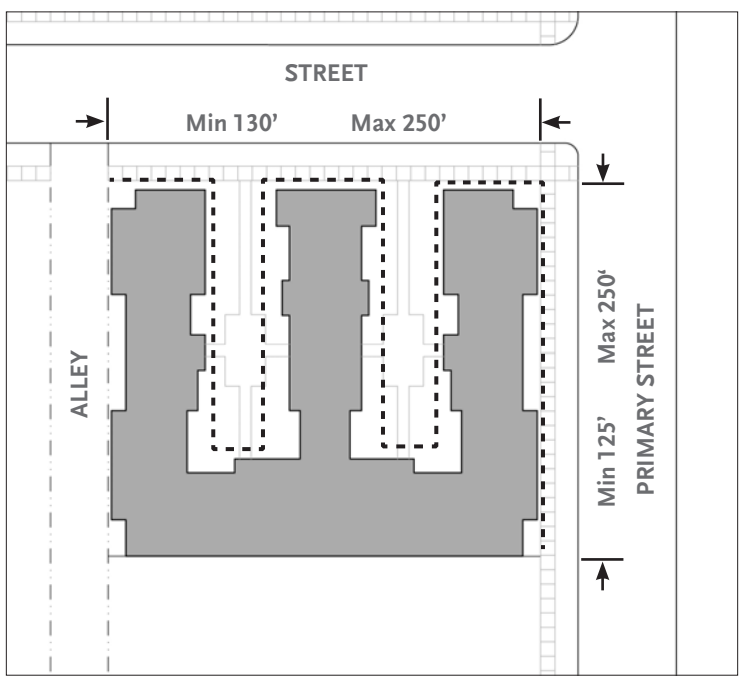
Multiple Courts



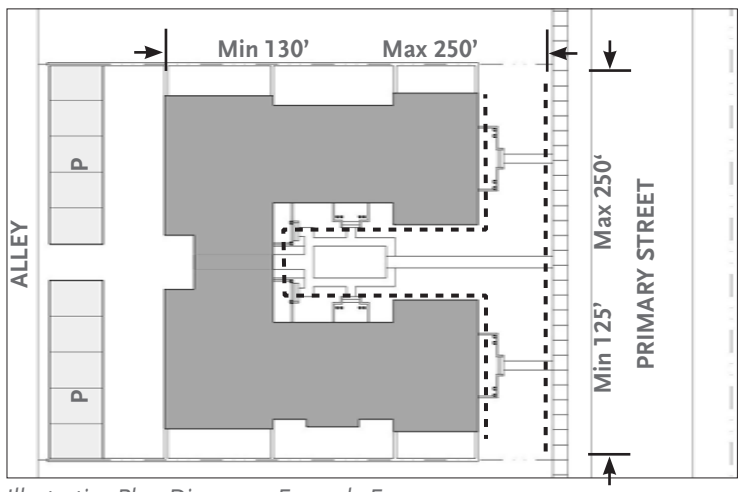
Illustrative Plan Diagram - Example B



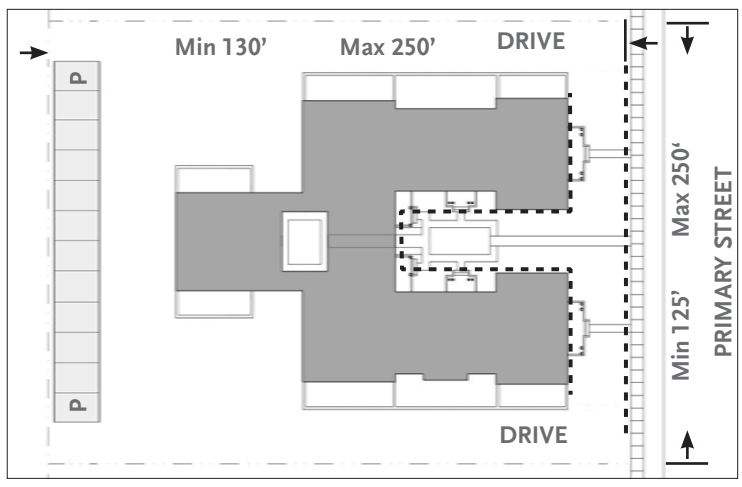
Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D

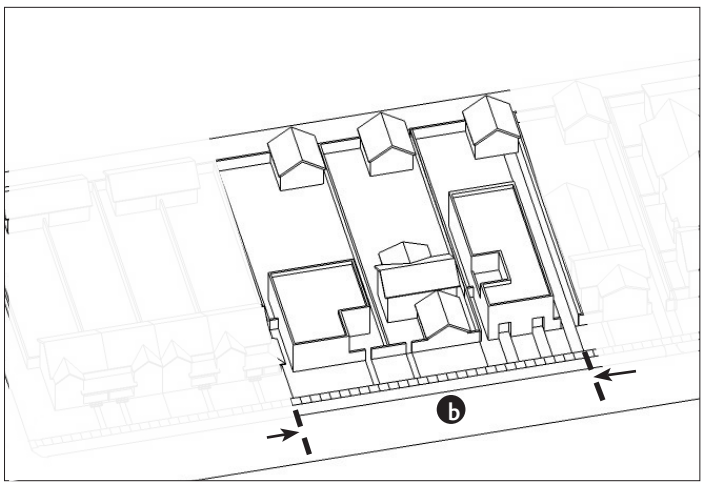


Illustrative Plan Diagram - Example E

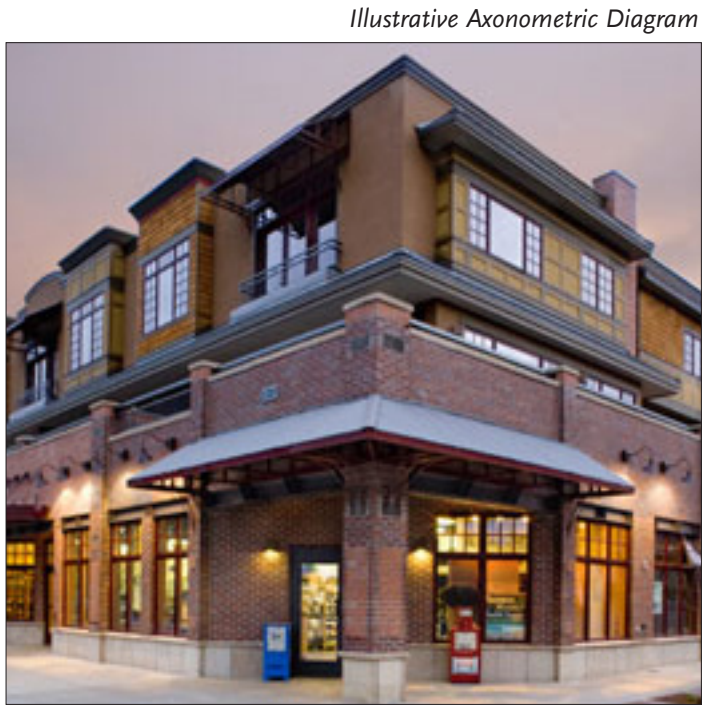


Illustrative Plan Diagram - Example F

Ⓐ Required access to courtyard directly from street (minimum 1 access point; total number of access points as determined by PBA).



Illustrative Axonometric Diagram



Illustrative Photo: Live-work type with office and retail frontage

Illustrative Photo: Live-work type with shopfront frontage

Sec. 41-2027. Live/Work Building Type.

(a) Live/Work is an integrated residence and work space (located on the ground floor), occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to the ground floor work space shall be accessed directly from and face the street.
(2) The upstairs dwelling shall be accessed by a separate entrance, and by a stair or elevator.
(3) For lots without alleys, garages and services shall be accessed by a driveway 8 to 10 feet in width with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
(4) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

(1) At least one required parking space shall be in a garage, attached to or detached from the dwelling.
(2) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

(1) Services (including all utility access, aboveground equipment, and trash containers) shall be located on an alley when present, or in the rear of the lot for those lots without alley-access.

(f) Open Space Standards

(1) For all buildings, except for those with a tuck-under garage, the private open space shall be in the rear yard of each unit. The private open space shall be no less than 15% of the area of the lot or portion of the lot allocated for the unit. The private open space shall be of a regular geometry and open to the sky. The minimum dimension of each rear yard shall be 15 feet.
(2) For buildings with tuck-under garage, one primary common open space of a regular geometry shall be provided. This common open space shall be equal to 15 percent of the lot, and shall be open to the sky. The minimum dimension for the common open space shall be 30 feet in each direction. Additionally, private open space shall be provided for each unit. The private open space shall be equal to 50 square feet per unit. Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of the substituted common open space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
(2) In each unit's rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each live/work unit shall be designed so that social areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
(2) Buildings on corner lots shall be designed with two front facades.
(3) The minimum unit frontage shall be 21 feet.
(4) A live/work shall comply with the height rations established in Table BT-9, entitled Maximum Ratio for Each Live/Work Story.

Table BT-9			
	Maximum Ratio of each Live/Work Story		
	All Zones Except UN-1 & UN-2 Zones		
Story	**Ground Floor**	**2**	**3**
% of ground floor by story	**100%**	**100%**	**100%**
	UN-1 & UN-2 Zones		
	100%	**80% [1]**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall be permitted.

KEY TO CONFIGURATION EXAMPLES

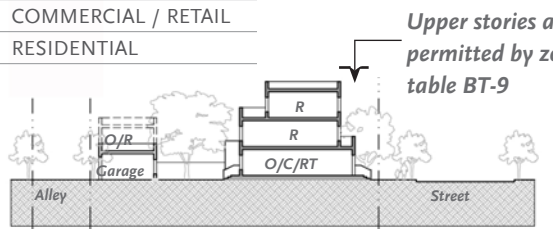
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

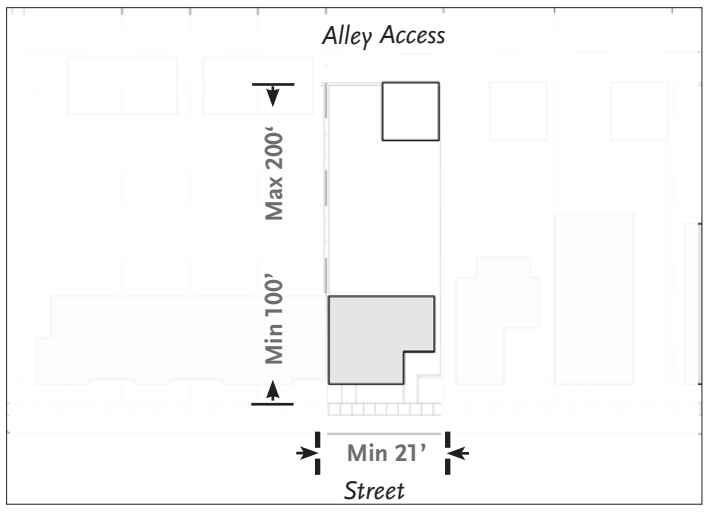
The various floors of Live-Work buildings are available for the uses identified in the diagram below subject to the requirements in table 2A; Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

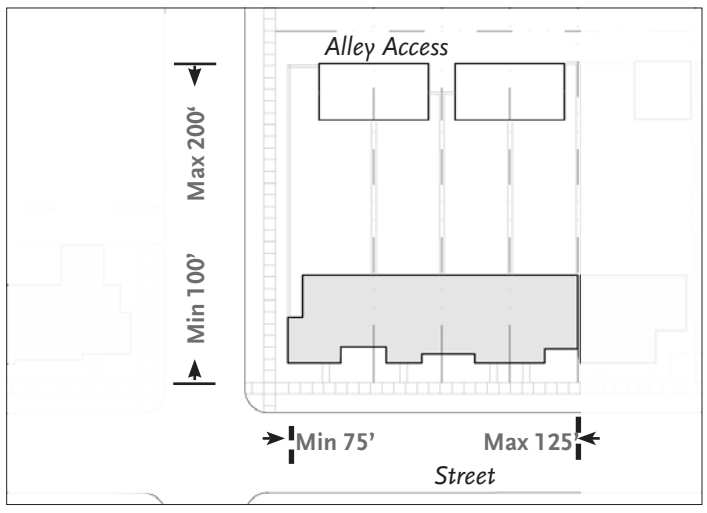


Illustrative Section Configuration Diagram

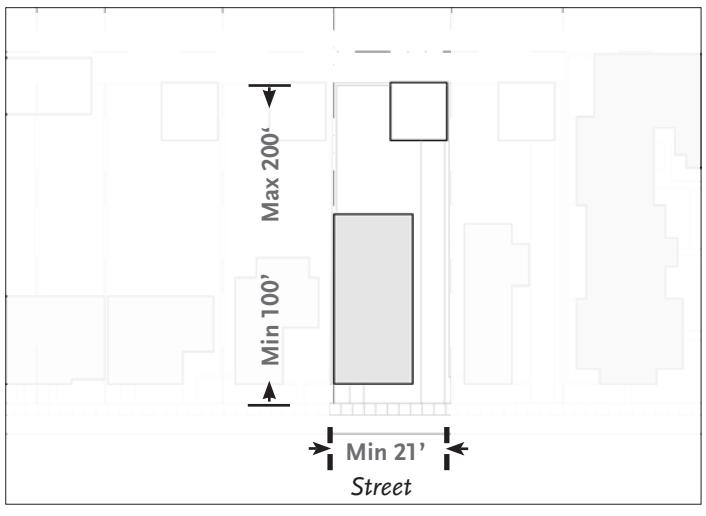
Below: Examples of allowed Live-Work type site configurations



Illustrative Plan Diagram-Example A

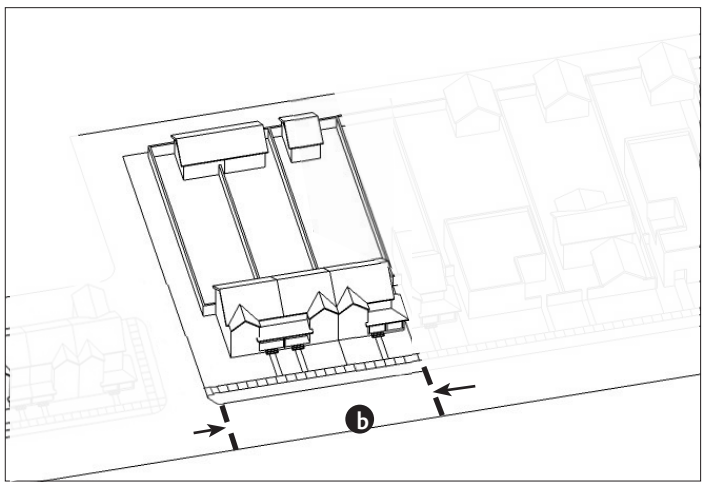


Illustrative Plan Diagram- Example B



Illustrative Plan Diagram: Street access- Example D

Illustrative Plan Diagram- Example C



Illustrative Axonometric Diagram

Illustrative Photo: Rowhouse building with stoop frontages

Illustrative Photo: Rowhouse building with stoop frontages

Illustrative Photo: Individual Rowhouses with stoop frontages

Illustrative Photo: Rowhouse Building with direct sidewalk access

Sec. 41-2028. Rowhouse Building Type

(a) Rowhouse is an individual structure on a parcel with a private rear yard and individual garage accessed from an alley, occupied by one primary residence in an array of at least 3 such structures or a structure of 3 multiple townhouse unit types arranged side by side along the primary frontage.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to each unit shall be accessed directly from and face the street.
(2) Garages and services shall be accessed from an alley.
(3) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

(1) Required residential unit parking shall be in a garage, which may be attached to or detached from the dwelling.
(2) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

(1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present or on the rear of the lot for those without alley access.

(f) Open Space Standards

(1) Private open space shall be located in the rear yard of each unit. The private open space shall be no less than 15% of the area of the lot or portion of the lot allocated for the unit. The private open space shall be of a regular geometry and open to the sky. The minimum dimension for the private open space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
(2) At least one (1) 24-inch canopy tree shall be provided in each private open space for shade and privacy.
(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each rowhouse ground level shall be designed so that social areas such as the living room, family room, dining room, rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard to the degree possible.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
(2) Buildings on corner lots shall be designed with two front facades.
(3) Each rowhouse building shall have direct access to yards.
(4) In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.
(5) The minimum unit frontage shall be 21 feet.
(6) A rowhouse shall comply with the height ratios established in Table BT-10, entitled Maximum Ratio for Each Rowhouse Story.

Table BT-10			
	Maximum Ratio of each Rowhouse Story		
	All Zones Except UN-1 & UN-2 Zones		
Story	**Ground Floor**	**2**	**3**
% of ground floor by story	**100%**	**100%**	**100%**
	UN-1 & UN-2 Zones		
	100%	**80%[1]**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings: Accessory dwellings are not permitted, except in compliance with SAMC section 41-194, Second Dwelling Units.

(k) Accessory Structures: Accessory structures are permitted.

KEY TO CONFIGURATION EXAMPLES

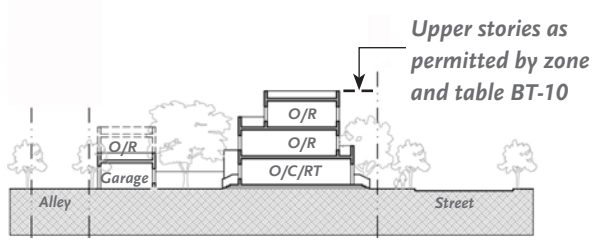
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

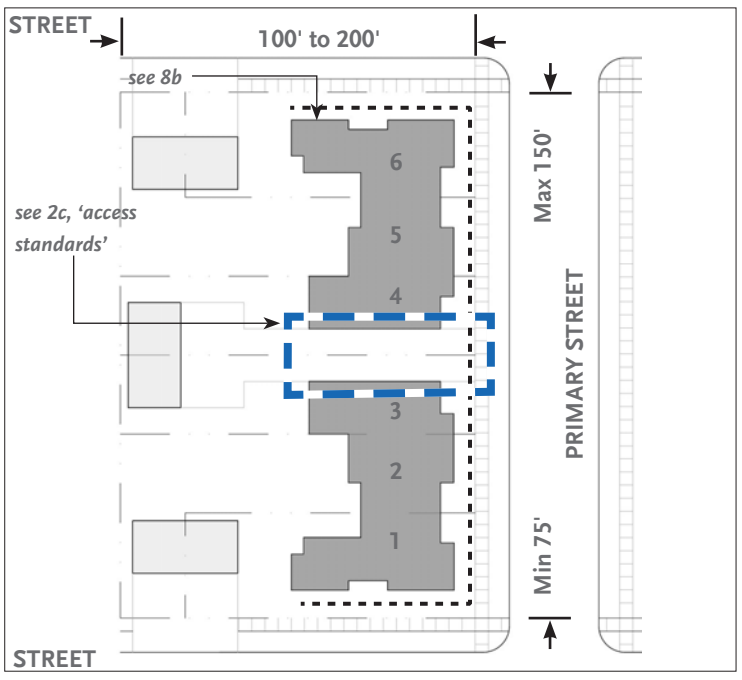
The various floors of Rowhouses are available for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

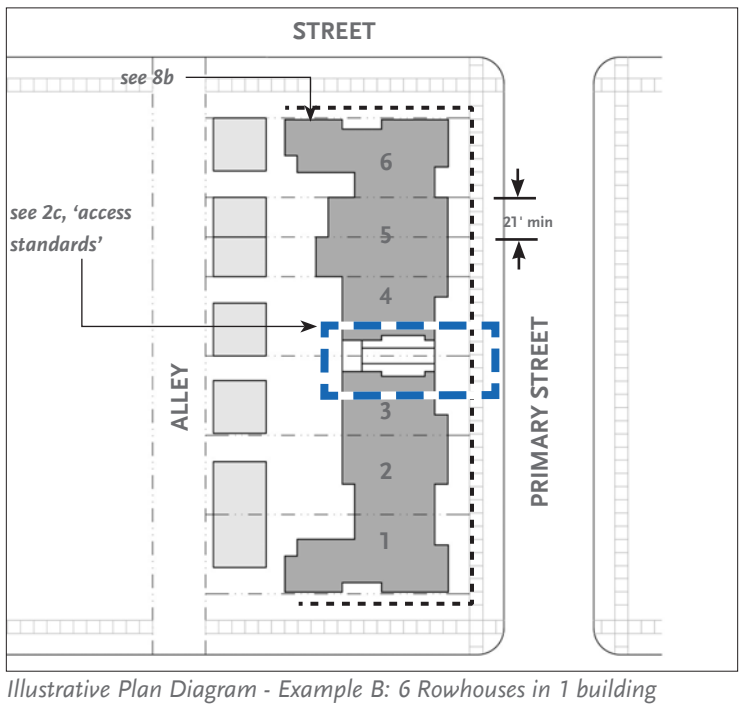


Illustrative Section Configuration Diagram

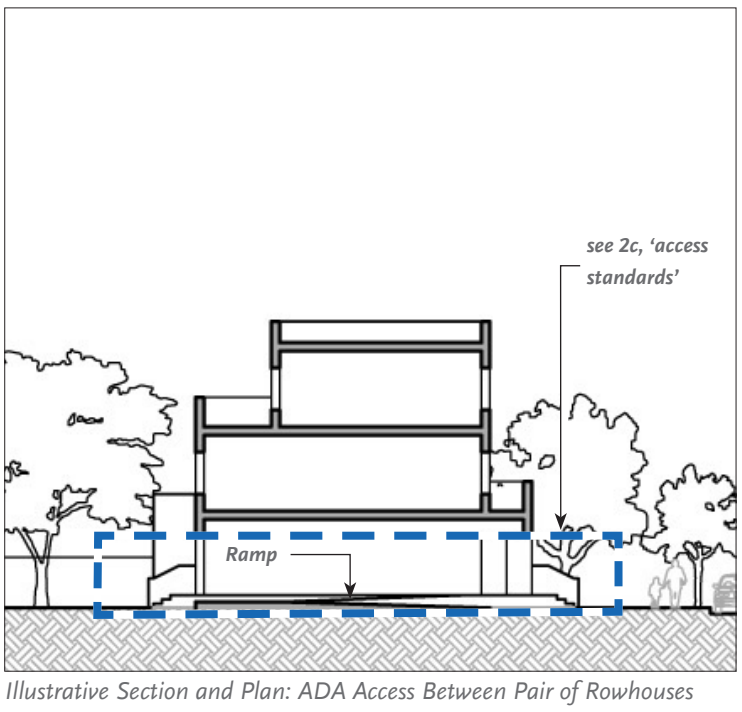
Top Row: Examples of allowed Rowhouse site configurations
Bottom Row: Examples of accomodating Accessibility per Standard (c)(3).



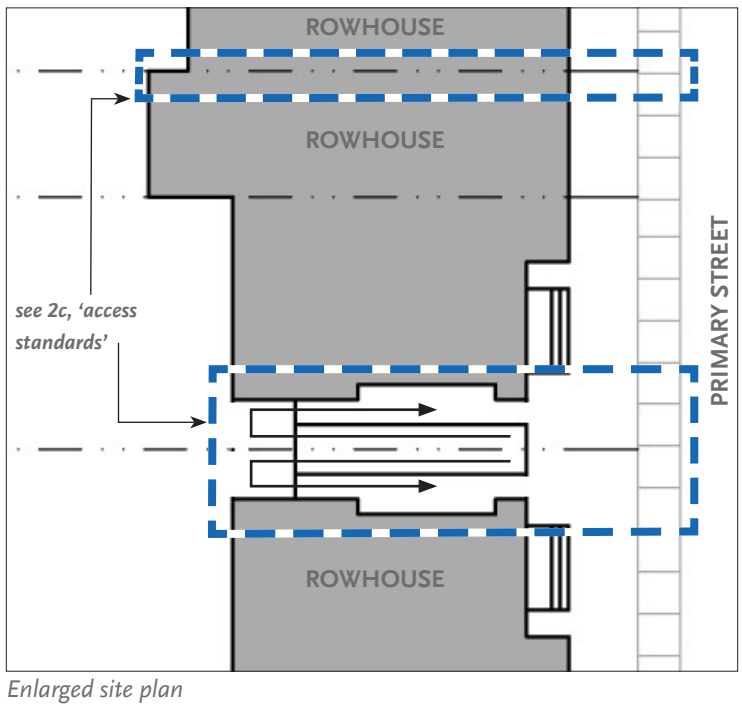
Illustrative Plan Diagram - Example A: Rowhouses in 2 buildings



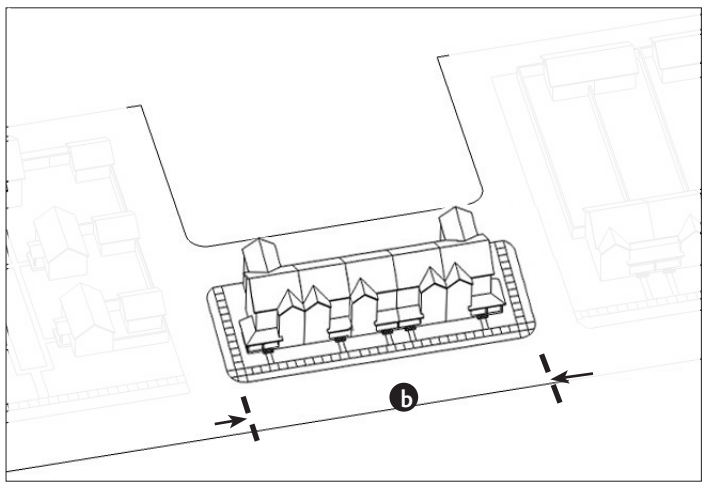
Illustrative Plan Diagram - Example B: 6 Rowhouses in 1 building



Illustrative Section and Plan: ADA Access Between Pair of Rowhouses



Enlarged site plan



Illustrative Axonometric Diagram

Illustrative Photo: Tuck-under garage access

Illustrative Photo: Tuck-under with stoop frontage

Illustrative Photo: Alley providing service and garage access

Illustrative Photo: Architecture of two individual tuck-under buildings combined at the alley access that separates the two buildings

Sec. 41-2029. Tuck-Under Housing Building Type.

(a) Tuck-under housign is an individual structure on a parcel with no private rear yard and where its garage is tucked under the rear of the house and accessed by an alley. The structure is occupied by one primary residence arranged with at least 4 such structures or at least 4 multiple townhouse units types arranged side by side along the primary frontage.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to each unit adjacent to a street shall be directly from and face the street. The main entrance to all other units shall be from a courtyard.
(2) Garages and services shall be accessed from an alley.
(3) A back entry from the alley, and beside each garage shall be required for each unit. These entries are to be set back into the lot at a minimum distance of 5 feet so as not to be flush with the alley-facing garage doors.
(4) Buildings at a street corner may span across the alley provided emergency access is maintained and all required clearances are maintained.
(5) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

(1) Required residential unit parking shall be in a garage that is attached to the dwelling.
(2) All garages shall be accessed from a parking court separate but adjacent to the alley right-of-way.
(3) The garage for the dwellings at the end of the structure shall not be accessed directly from the alley. They should be access from parking court.
(4) Additional required parking spaces may be enclosed, covered, or open.

(e) Service Standards

(a) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present or on the rear of the lot for those without alley access.

(f) Open Space Standards

(1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot and shall be open to the sky. The common open space may be located on the ground or on a podium. The minimum dimension for this area shall be 30 feet in each direction.
(2) Private open space shall be provided for each residential unit. The private open space shall be no less than 90 square feet with a minimum dimension of 6 feet in each direction and shall be open to the sky.
(3) Private patios are permitted in front yards, subject to encroachments permitted per zone, in building interiors, and on upper floors
(4) Single loaded courtyards adjacent to alleys or interior lot lines shall be at least 20 feet in width. The length of such courtyard shall equal to the length of the building frontage.
(5) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yard on adjacent lots. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees can be placed in groups in order to achieve a particular design.
(2) Where rear yard setbacks are present, at least one (1) 24-inch canopy tree per unit shall be provided for shade and privacy.
(3) Side yard trees shall be placed at a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
(4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each dwelling's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street to the degree possible.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
(2) Buildings on corner lots shall be designed with two front facades.
(3) Each building shall maintain setbacks from property lines and in compliance with the standards for the applicable zone, providing as much direct access to yards as possible.
(4) The minimum unit frontage shall be 21 feet.
(5) A tuck-under shall comply with the height ratios established in Table BT-11, entitled Maximum Ratio for Each Tuck-under Story.

Table BT-11			
	Maximum Ratio of each Tuck-undet Story		
Story	**Ground Floor**	**2**	**3**
% of ground floor by story	**100%**	**80%**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings Accessory dwellings shall not be permitted.

(k) Accessory Structures Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

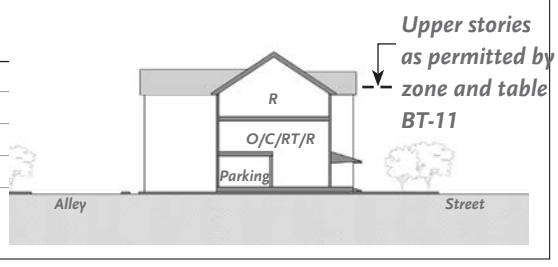
Walk-up access portion of building

Ground Floor access required per frontage type standards (Section

PERMITTED USES

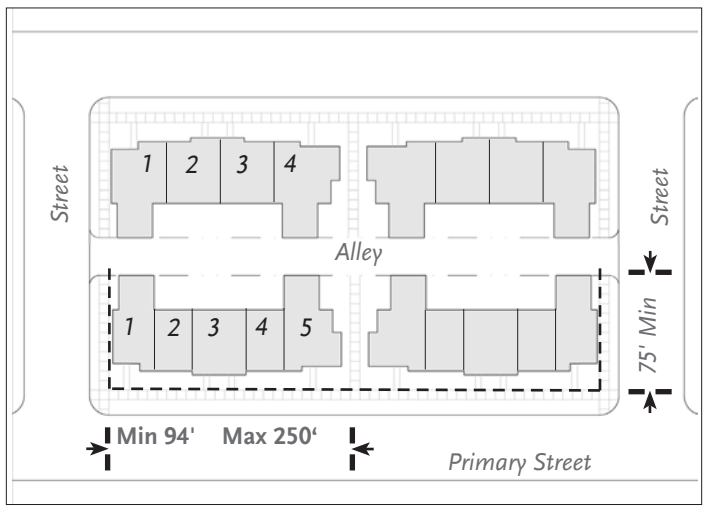
The various floors of Tuck-Under housing are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL/RETAIL
R	RESIDENTIAL

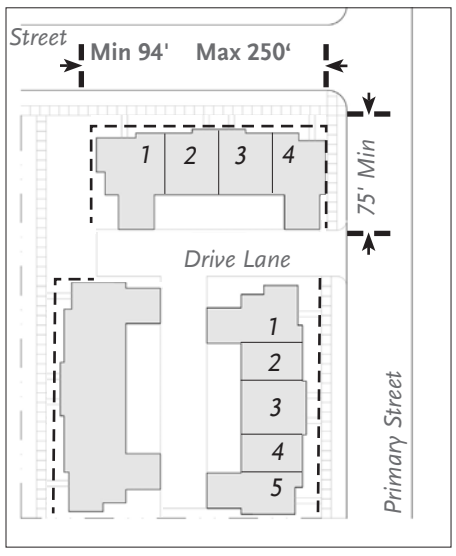


Illustrative Section Configuration Diagram

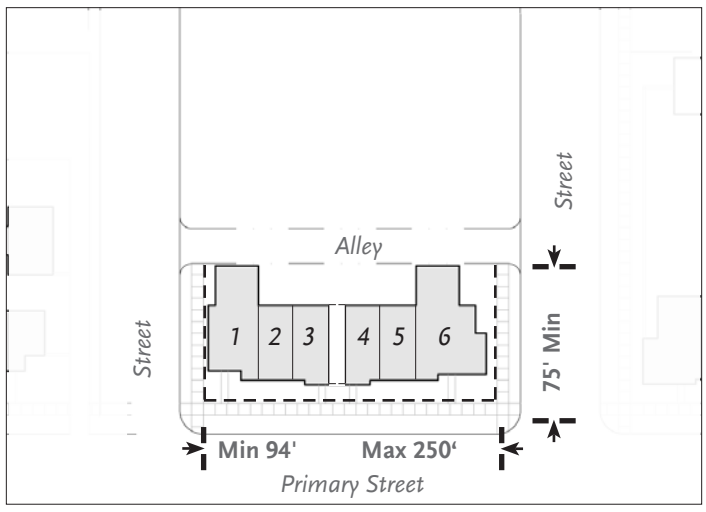
Below: Examples of allowed tuck-under type site configurations



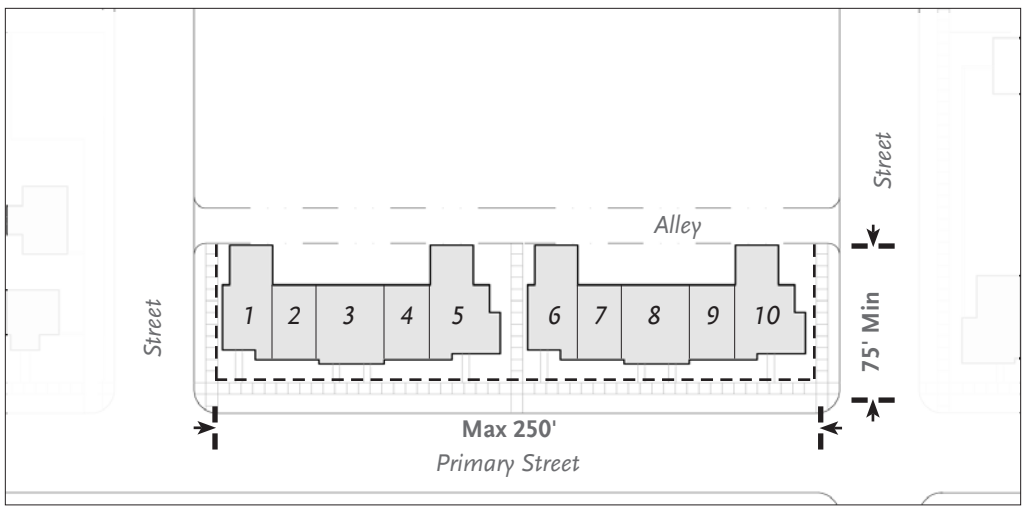
Illustrative Plan Diagram: 5 units in 1 building.



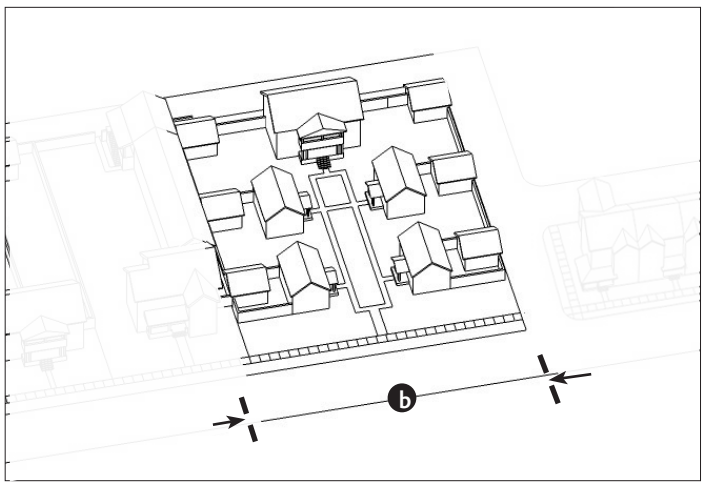
Illustrative Plan Diagram: With drive lane



Illustrative Plan Diagram: 6 units in 1 building with paseo.



Illustrative Plan Diagram: 10 units in 2 buildings



Illustrative Axonometric Diagram

Above and Below:
Illustrative Photo: Individual houses fronting the court

Sec 41-2030. Bungalow Court Building Type

(a) Bungalow court is a configuration of single units arranged around a common, shared courtyard that is wholly open to the street. The individual buildings are arranged next to each other to form
the bungalow court building type .

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) Entrance to units shall be directly from the front yard or from the courtyard.
(2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide, with 2-foot planters on each side when serving a private 2-car garage, and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
(3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

(1) Required residential unit parking shall be within individual garages, which shall contain up to four cars.
(2) Garages on corner lots without alleys shall front onto the side street and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
(3) Garages shall not front the primary street.
(4) Additional required parking spaces may be enclosed, covered, or open.

(e) Service Standards

(1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present.
(2) Where an alley is not present, utility access, above ground equipment and trash containers shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

(1) The common open space shall be designated as a central courtyard. This area shall be at least 15 percent of the lot of a regular geometry and shall be open to the sky.
(2) Minimum courtyard dimensions are 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
(4) Each dwelling shall have a private open space of at least 150 square feet, which may be located in a side yard, rear yard, or adjacent, but separate from the courtyard.
(5) The private open space shall be at least 10 feet in each direction and enclosed by a fence, wall or hedge.
(6) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.
(7) Each unit shall be separated from the adjacent dwelling by at least 10 feet.
(8) Porches and stoops may encroach into the required yard setbacks as permitted by the urban standards for the zone.
(9) Private patios are permitted in any yard.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
(2) At least one (1) 24-inch canopy tree shall be provided in each unit rear yard for shade and privacy.
(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
(5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two (2) or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.

Above and to the left: Illustrative Photos: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.

Above: Illustrative Photo: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.

(h) Frontage Standards

(1) Each dwelling's ground level shall be designed so that social areas such as the living room, family room, and dining room rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of one or two story volumes and massed as houses.
(2) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three (3) feet, and one vertical break of at least two (2) feet.
(3) Dwellings within the buildings may be flats or townhouses.
(4) Buildings on corner lots shall be designed with two front facades.
(5) A Bungalow Court shall comply with the height ratios established in Table BT-12, entitled Maximum Ratio for Each Bungalow Court Story.

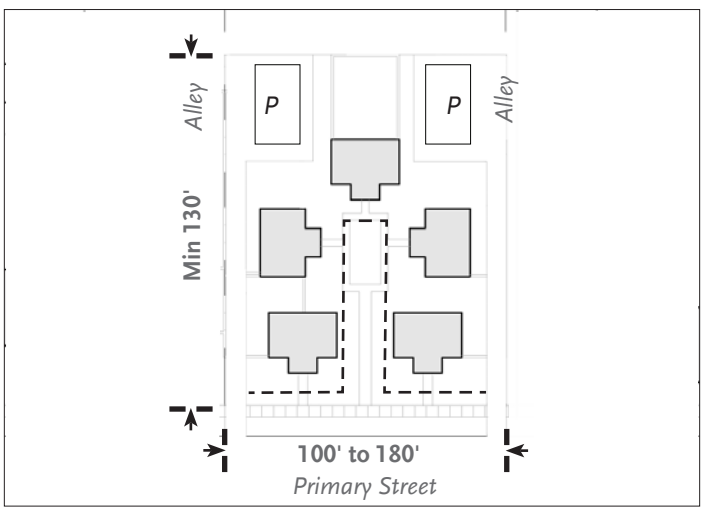
Table BT-12		
	Maximum Ratio of each Bungalow Court Story	
	Ground Floor	**2**
% of ground floor by story	**100%**	**80%[1]**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings: Accesssory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.

Below: Examples of allowed bungalow-court type site configurations

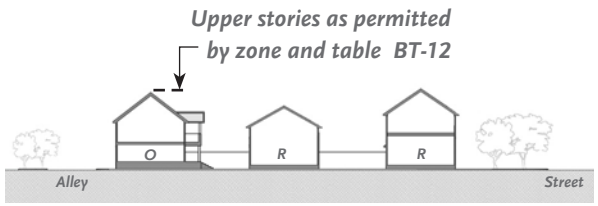


Illustrative Plan Diagram: Street Access

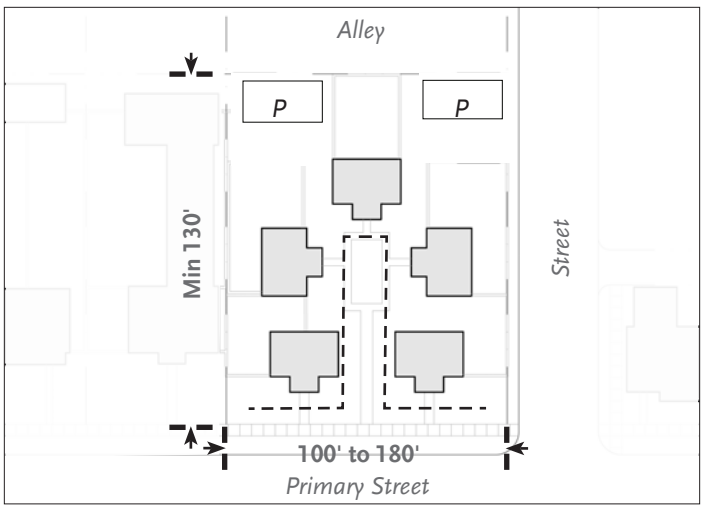
PERMITTED USES

The various floors of Bungalow Courts are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

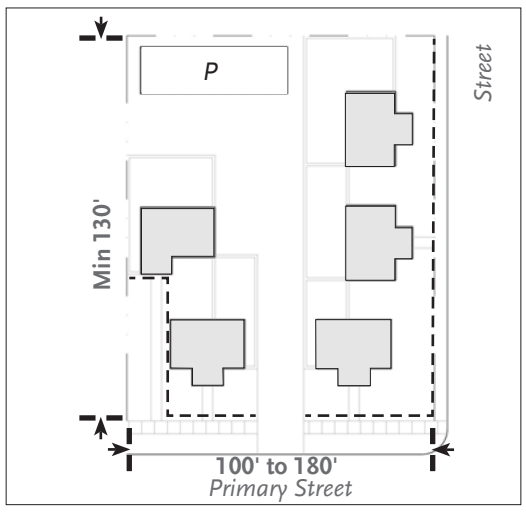
KEY	USE
O	OFFICE
R	RESIDENTIAL



Illustrative Section Configuration Diagram



Illustrative Plan Diagram: Alley Access

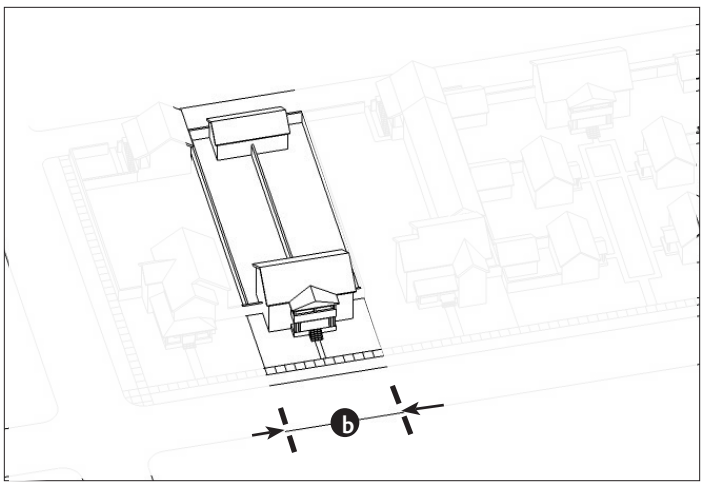


Illustrative Plan Diagram: Non Alley Access

KEY TO CONFIGURATION EXAMPLES

Walk-up access portion of building

Ground Floor access required per frontage type standards (Section 4.2)



Illustrative Axonometric Diagram

Illustrative Photo: Duplex with Porch Frontage

Illustrative Photo: Triplex with frontyard frontage

Illustrative Photo: Duplex with frontyard and porch frontage

Illustrative Photo: Quadplex with stoop frontage

Sec. 41-2031. Duplex, Triplex, and Quadplex Building Type

(a) Duplex, triplex, and quadplex are multiple dwelling types that are architecturally presented as large single-family houses in their typical neighborhood setting. Such buildings may be used for residential, office, retail, or in combination as permitted by the applicable zone.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to each ground floor unit shall be accessed directly from and face the street. Access to second floor units shall be by a stair, which may be open or enclosed, but shall not face the street.

(2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.

(3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

(1) Required residential parking shall be within individual garages, which shall contain up to four cars.

(2) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and driveways up to 8 feet wide that are separated by planters at least 2 feet wide.

(3) A street facing garage may accommodate no more than 2 cars and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

(4) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

(1) Where an alley is not present, services including, utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

(1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot, shall be open to the sky and may be located on the ground or on a podium. The minimum dimension for the common open space shall be 15 feet in each direction.

(2) Private open space is required for each ground floor residential unit. The private open space shall be no less than 150 square feet with a minimum dimension of 10 feet in each direction, enclosed by a fence, wall or hedge and open to the sky.

(3) Porches and stoops may encroach into a required yard, as specified in the Urban Standards for the zone.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.

(2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.

(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.

(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each dwelling's ground level abutting front yards shall be designed so that social areas such as the living room, family room, dining room rather than bedrooms and service rooms, are oriented toward the fronting street to the degree possible.

(2) On corner lots, entrances to triplex and quadplex dwellings shall be located on both street frontages.

(i) Building Size and Massing Standards

(1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least 2 feet.

(2) Buildings on corner lots shall be designed with two front facades.

(3) Buildings shall be massed as large houses, composed principally of 2-story volumes, each designed to house scale.

(4) Dwellings within buildings may be flats or townhouses.

(5) Duplex, Triplex, and Quadplex shall comply with the height ratios established in Table BT-13 entitled Maximum Ratio for Each Duplex, Triplex and Quadplex Story.

Table BT-13			
	Maximum Ratio of each Duplex, Triplex and Quadplex Story		
	Ground Floor	**2**	**3**
% of ground floor by story	**100%**	**75%[1]**	**40%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.

KEY TO CONFIGURATION EXAMPLES

Walk-up access portion of building

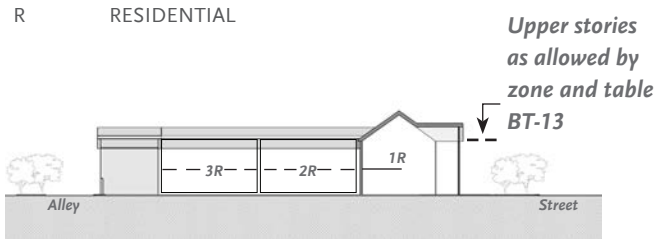
Ground Floor access required per frontage type standards

Below: Examples of allowed duplex/triplex/quadplex site configurations.

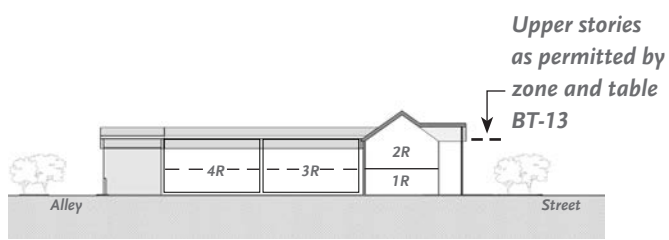
PERMITTED USES

The various floors of duplex/triplex/quadplexes are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

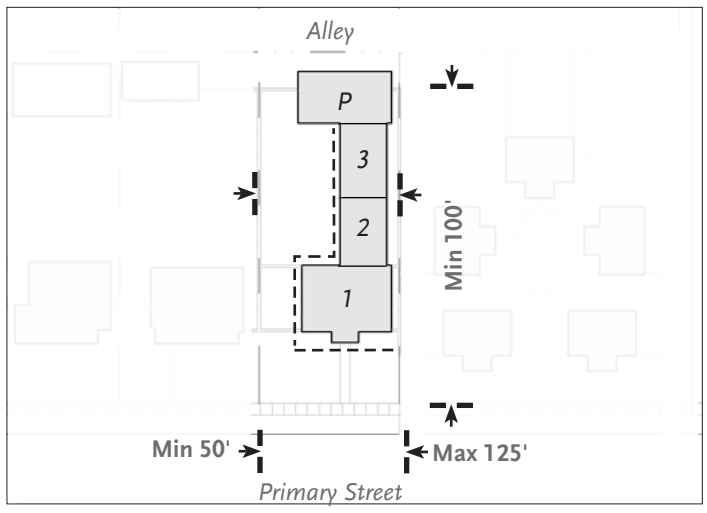
KEY	USE
R	RESIDENTIAL



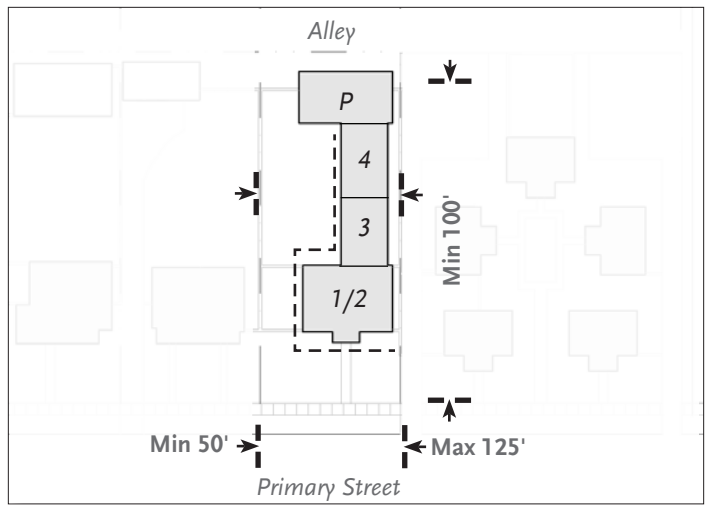
Illustrative Section Configuration Diagram of a triplex



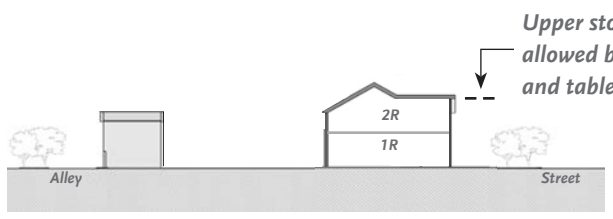
Illustrative Section Configuration Diagram of a quadplex



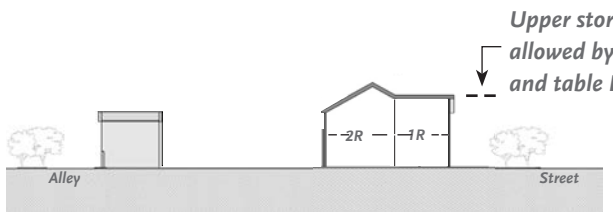
Illustrative Plan Diagram of a triplex: Alley access



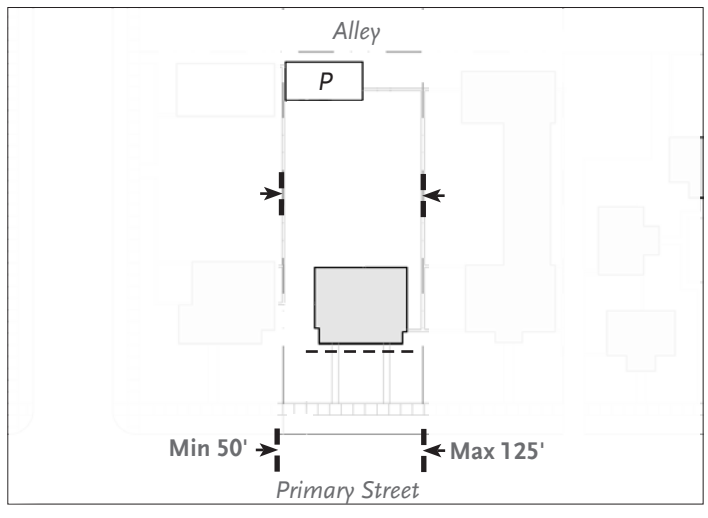
Illustrative Plan Diagram of a quadplex: Alley access



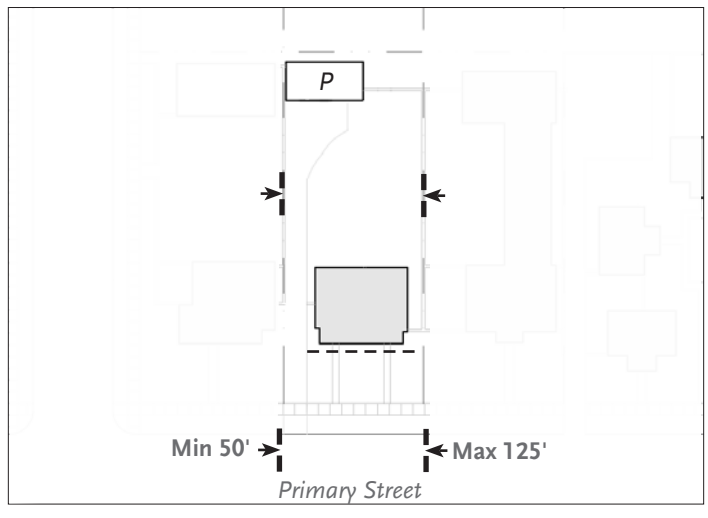
Illustrative Section Configuration Diagram of a duplex



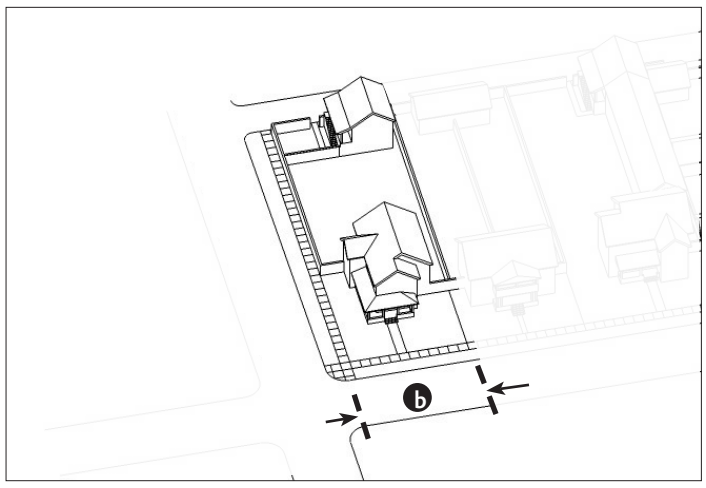
Illustrative Section Configuration Diagram of a duplex



Illustrative Plan Diagram of a duplex: Alley access



Illustrative Plan Diagram of a duplex: Street Access



Illustrative Axonometric Diagram

Illustrative Photo: Single dwelling with front yard frontage

Illustrative Photo: Single dwelling with frontyard frontage

Illustrative Photo: Single dwellings with frontyard frontage

Sec. 41-2032. House Building Type.

(a) House is a structure occupied by one primary residence that also accommodates commercial and office uses as permitted allowed. Such buildings may be used for residential, office, retail or in combination as permitted by the applicable zone.

(b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in TableBT-1 (Permitted Building Types).

(c) Access Standards

(1) The main entrance to the house shall be accessed directly from and face the street.
(2) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 10 feet wide, and with 2-foot planters on each side.
(3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

(1) Required residential parking shall be within a garage.
(2) Street facing garage may accommodate no more than 2 cars side by side or 3 cars in a tandem configuration.
(3) An alley-accessed garage may accommodate up to three cars side by side.
(4) Additional parking may be provided in the driveway.
(5) A street-facing garage shall have 1-car garage doors and driveways no more than 8 feet wide that are seperated by planters at least 2 feet wide.

(e) Service Standards

(1) Where an alley is not present, services including utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

(1) Private open space shall be located in the rear or side yard and shall be no less than 15 percent of the area of the lot, of a regular geometry and open to the sky. The minimum dimension for this area shall be 15 feet in each direction.
(2) At least one side yard shall be designed to provide an open area no less than 10 feet by 10 feet.
(3) Porches and stoops may encroach into a required yard, as specified by the zone requirement section.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
(2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
(3) Side yard trees shall be planted in required yards a rate of one (1) 24-inch box tree per 25 lineal feet to protect the privacy of neighbors.
(4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) A house's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street.

(i) Building Size and Massing Standards

(1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break of at least two feet.
(2) Houses on corner lots shall be designed with two front facades.
(3) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
(4) A house shall comply with the height ratios established in Table BT-14, entitled Maximum Ratio for Each House Story.

Table BT-14		
	Maximum Ratio of each House Story	
	Ground Floor	**2**
% of ground floor by story	**100%**	**80%[1]**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings are permited subject to the requirements of Sec. 41-194 - second dwelling units.

(k) Accessory Structures. Accessory structures are permitted.

KEY TO CONFIGURATION EXAMPLES

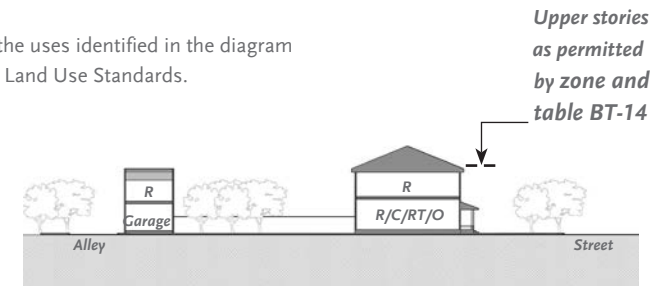
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

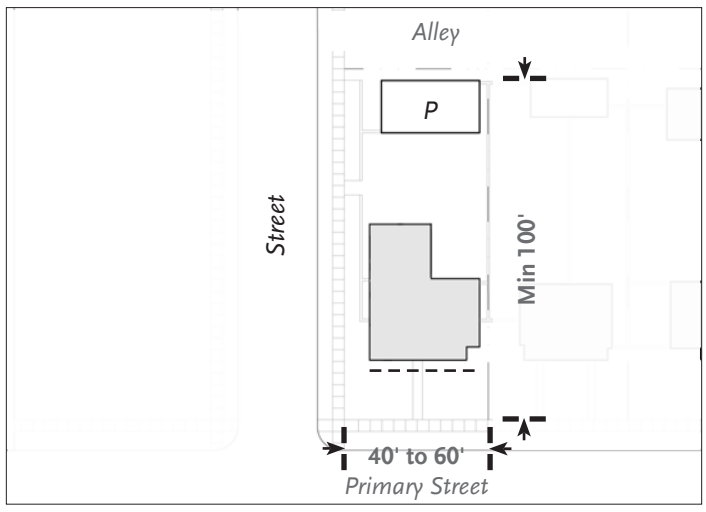
The various floors of a house are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

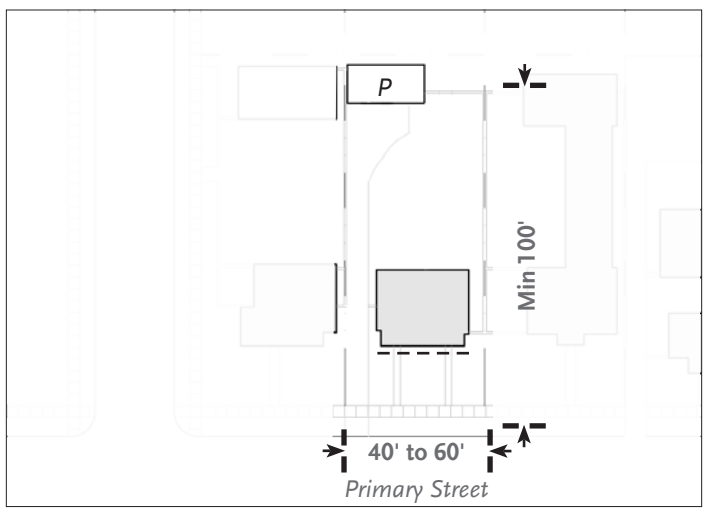


Illustrative Section Configuration Diagram

Below: Examples of allowed house site configurations



Illustrative Plan Diagram: Alley access



Illustrative Plan Diagram: Street access

Sec. 41-2033. Frontage Types General Provisions

(a) The frontage types work in combination with the underlying Zone to ensure that proposed development is consistent with the City's goals for building form, character and quality.

(b) Subject to the reuqirements of the applicable zone, a proposed building shall be designed with one of the frontage types permitted in the applicable zone by table FT-1, entitled Frontage Types Permitted by Zone.

TABLE FT- 1 Frontage Types Permitted by Zone

Frontage Type	Frontage Types Permitted By Zone					
	TV	DT	UC	CDR	UN-2	UN-1
A. Arcade	Y	Y	N	N	N	N
B. Gallery	Y	Y	N	Y	N	N
C. Shopfront	Y	Y	Y	Y	Y	N
D. Forecourt	Y	Y	Y	Y	Y	N
E. Stoop	N	Y	Y	N	Y	Y
F Frontyard/Porch	N	Y	N	Y	Y	

Key
Y - Frontage Type is permitted
N - Frontage type is not permitted

(c) Standards for all Frontage Types

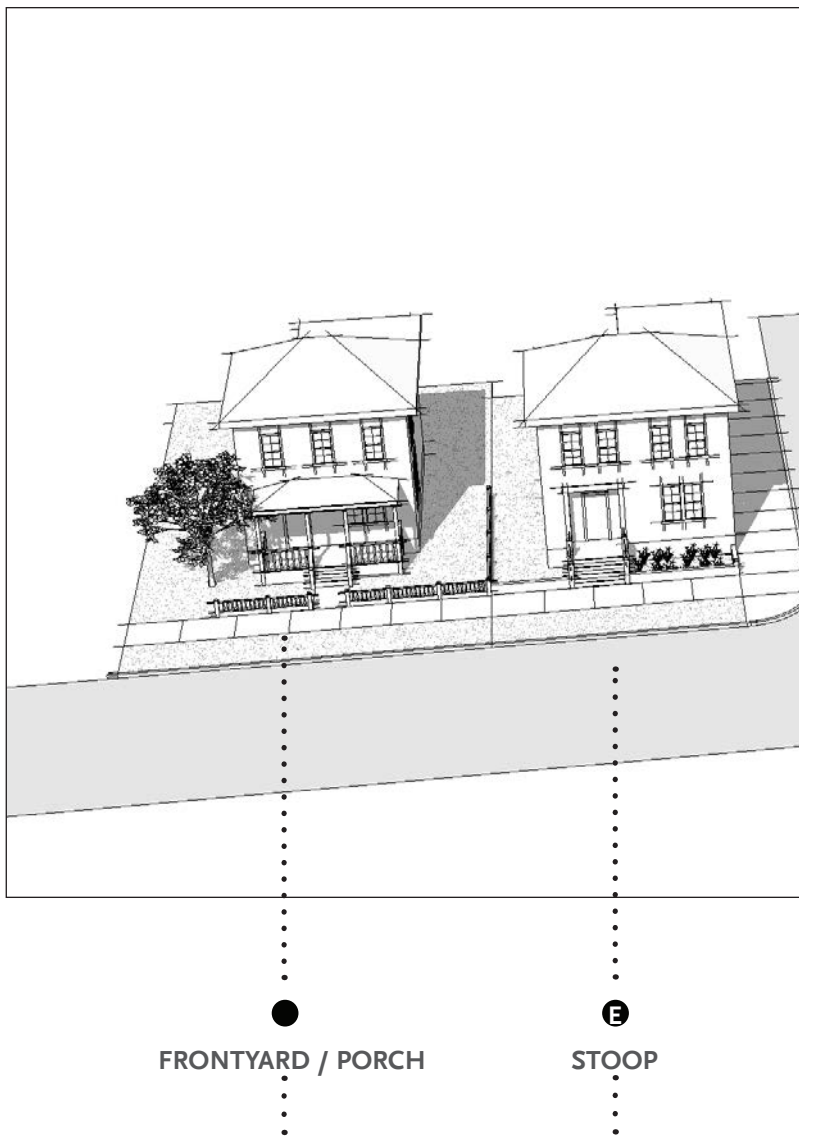
(1) A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 18 inches and 36 inches tall per frontage type (aluminum storefront or spandrel panel may not substitute for a bulkhead).

(2) All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

(3) Awnings, signs, balconies and other architecrual projections, shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the curb.

(4) Awnings shall only cover storefronts and openings so as to not cover the entire facade.

(5) The term "clear" means that the identified area is free of encroachments other than signs and light fixtures.




Illustrative Photo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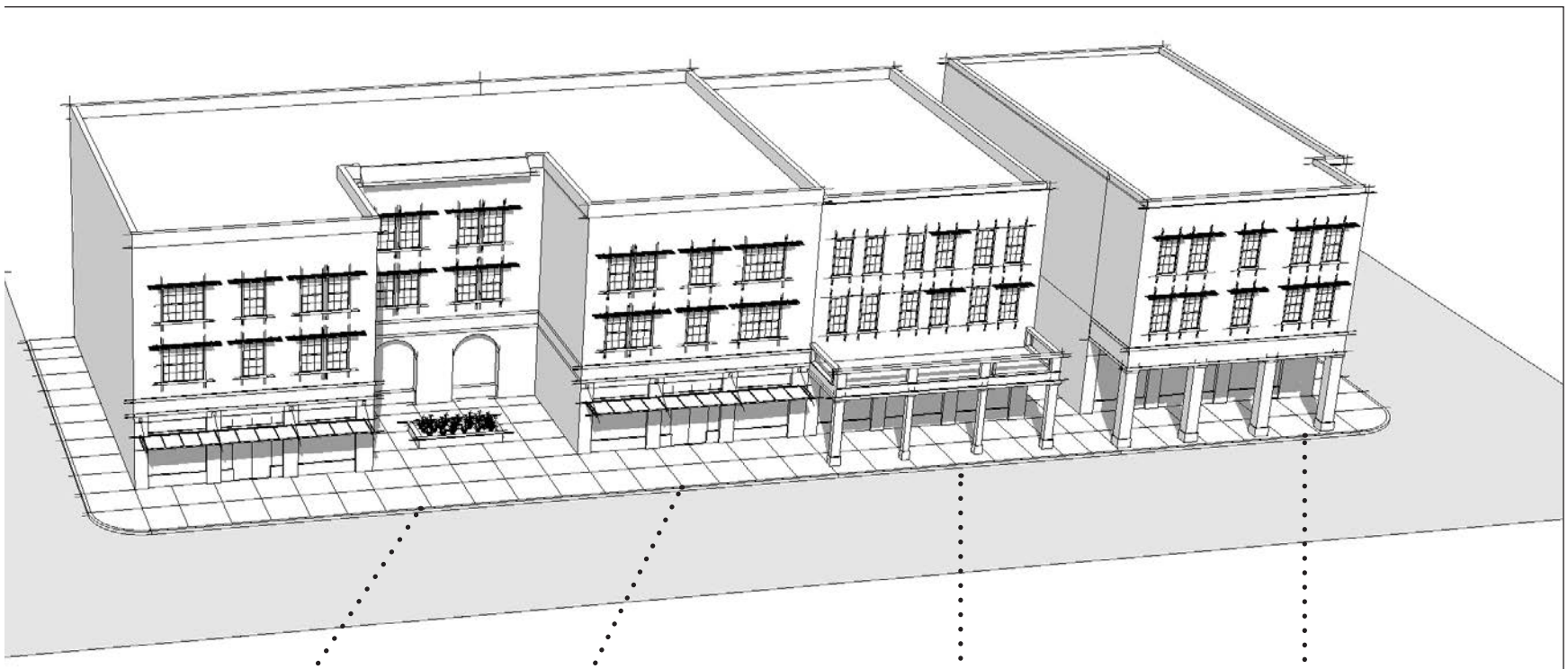
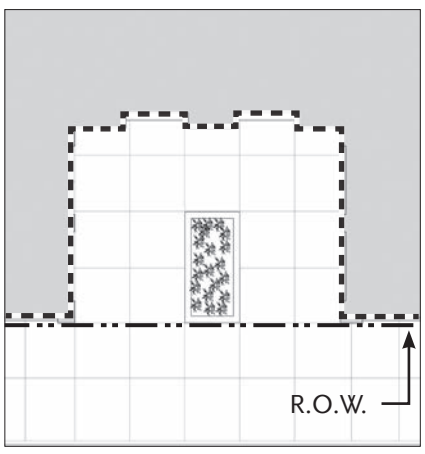


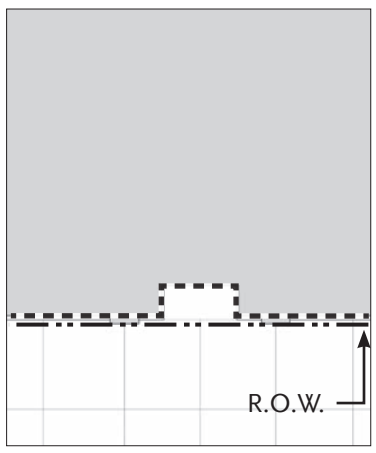
Ⓓ FORECOURT

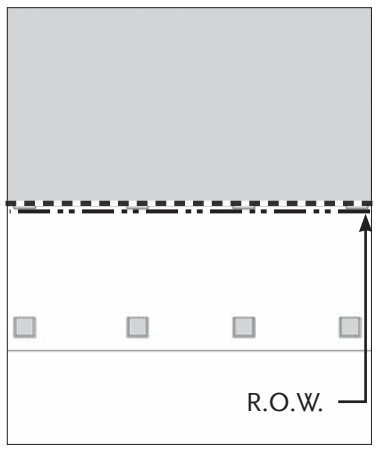
Ⓒ SHOP FRONT

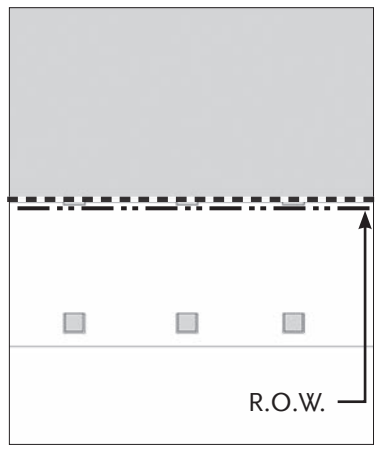
Ⓑ GALLERY

Ⓐ ARCADE









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Sec. 41-2034. Arcade Frontage Type

(a) Arcades are facades with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public right-of-way with out a permanent encroachment permit.

Illustrative Photo: Arcade

1. Configuration.

A great variety of arcade designs are possible, but the following shall apply:

a. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building.
b. A minimum of 12 feet clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. Along primary frontages, the arcade shall correspond to storefront openings and:
   i. Spacing between openings along the right-of-way shall be 10 feet.
   ii. Primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
   iii. Storefronts shall be a minimum of 10 feet to a maximum of 16 feet tall.
d. A bulkhead shall transition between the opening(s) and the adjacent grade. The bulkhead shall be between 18 inches and 36 inches tall (aluminum storefront or spandrel panel shall not substitute for a bulkhead).
e. A minimum of 2 feet and maximum of 4 feet clearance from curb and face of arcade (except at curb extensions for intersections).

2. Elements

f. Awnings and signs shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet (see applicable zone for "encroachments").

Sec. 41-2035. Gallery Frontage Type

(a) Galleries are colonndes that are attached to storefronts projecting over the sidewalk/walkway.

Illustrative Photo: Gallery

1. Configuration

A great variety of gallery designs are possible, but the following shall apply:

a. The height and the proportions of the gallery shall correspond to the facade consistent with the architectural style of the building
b. A minimum of 12 feet wide clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. Along primary frontages, the arcade shall correspond to storefront openings and:
   i. Spacing between openings along the right-of-way shall be a minimum of 10 feet.
   ii. Primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and shall not have opaque or reflective glazing.
   iii. Storefronts shall be minimum 10 feet to a maximum of 16 feet tall.
d. A bulkhead shall transition between the opening(s) and the adjacent grade. The bulkhead shall be between 18 inches and 36 inches tall (aluminum storefront or spandrel panel shall not substitute for a bulkhead).
e. A minimum of 2 feet and a maximum of 4 feet clearance from curb and face of arcade (except at curb extensions for intersections).

2. Elements

f. Awnings and signs shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet (see applicable zone for "encroachments").

Sec. 41-2036. Shopfront Frontage Type

(a) Shopfronts are facades placed at or close to the right-of-way line, with the entrance at side walk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

Illustrative Photo: Shopfront

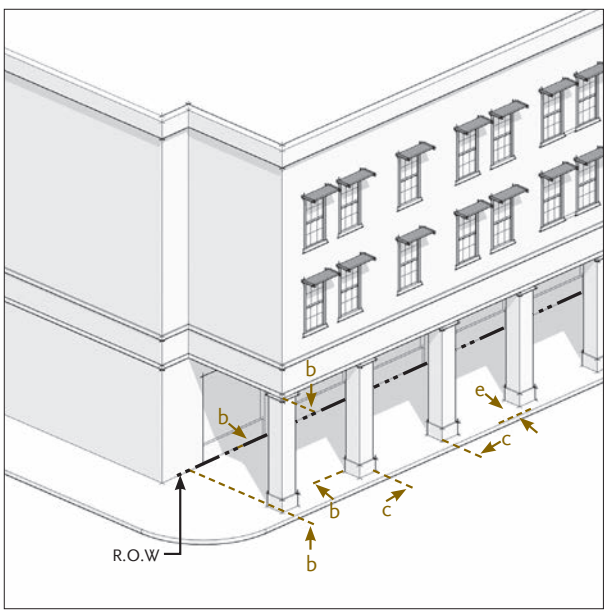
1. Configuration

A great variety of shopfront designs are possible, but the following apply:

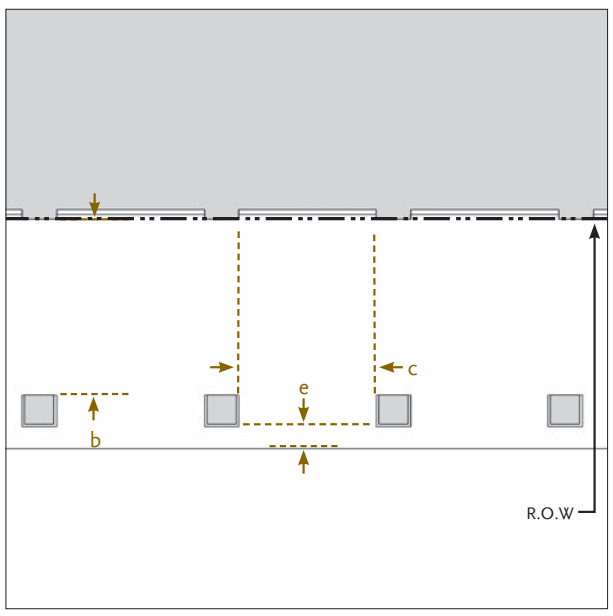
a. A minimum of 12 feet clear to a maximum of 18 feet tall, as measured from the adjacent sidewalk.
b. The corresponding storefront(s) opening(s) along the primary frontage shall comprise at least 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
c. Storefronts may be recessed from the frontage line by up to 10 feet.
d. A bulkhead shall transition between the opening(s) and the adjacent grade. The bulkhead shall be between 18 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead)

2. Elements

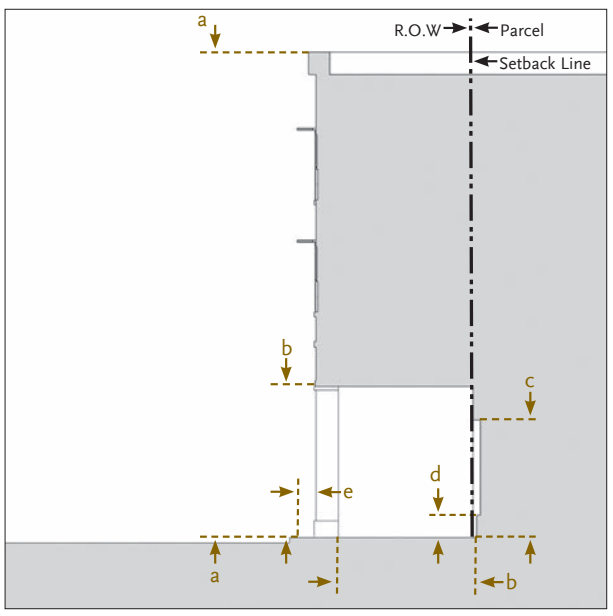
e. Awnings and signs shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet.
f. Signage shall not project within 2 feet of the adjacent curb face(s).
g. Awnings shall only cover storefronts and openings so as to not cover the entire facade.



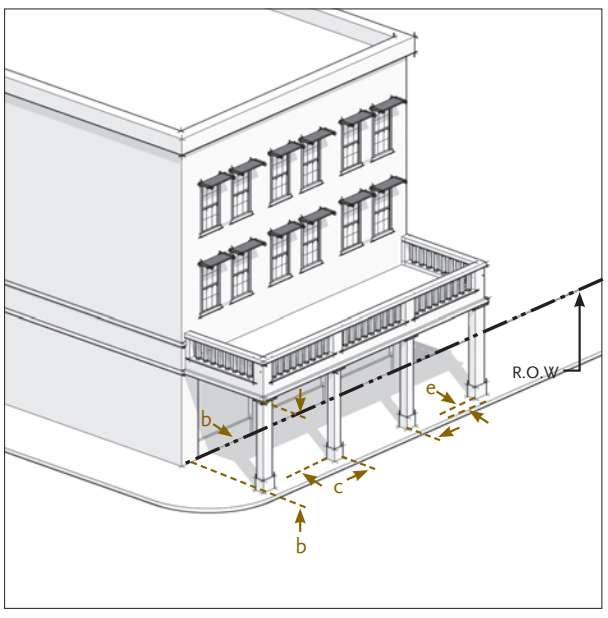
Axonometric Diagram: Arcade



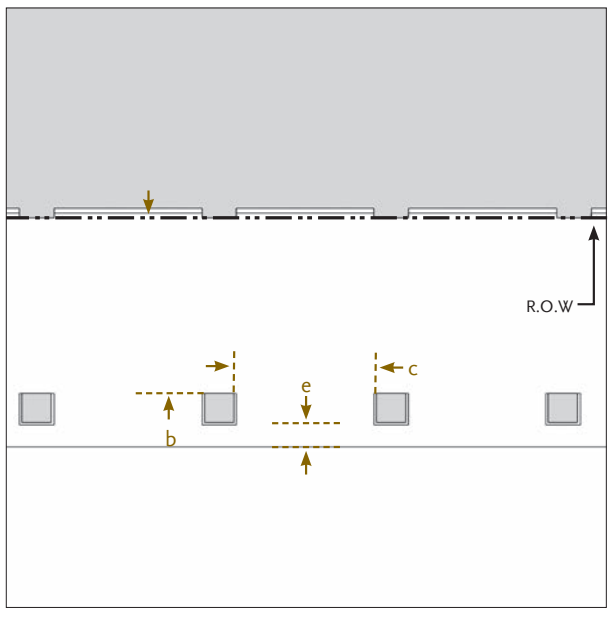
Plan Diagram: Arcade



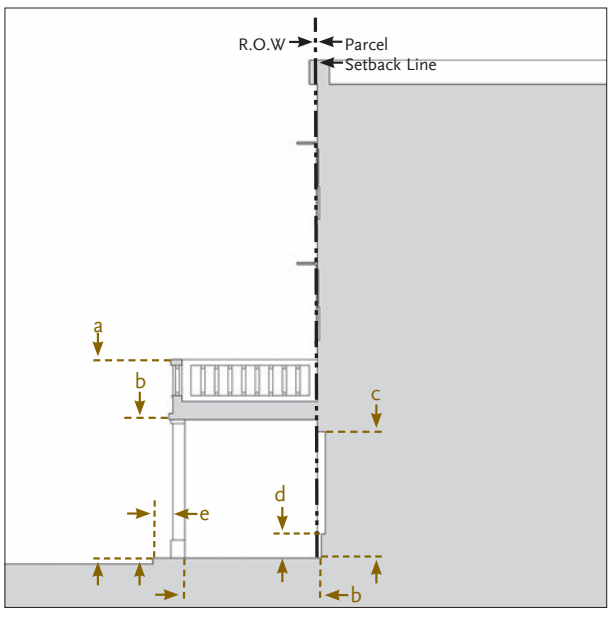
Section Diagram: Arcade



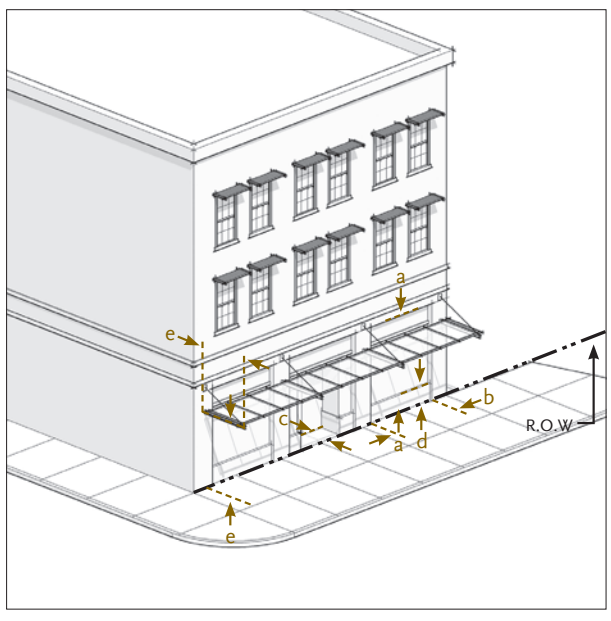
Axonometric Diagram: Gallery



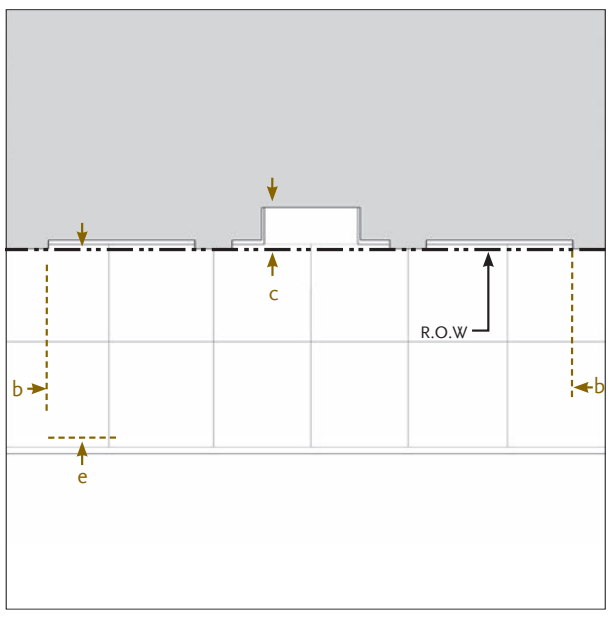
Plan Diagram: Gallery



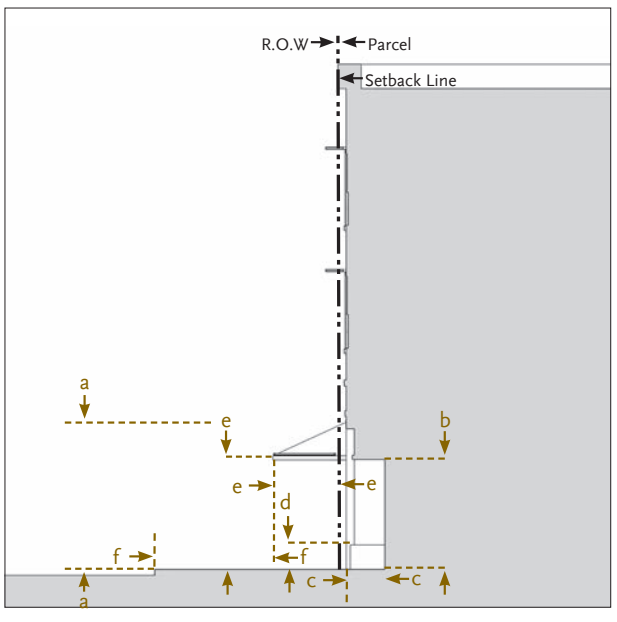
Section Diagram: Gallery



Axonmetric Diagram: Shopfront



Plan Diagram: Shopfront



Section Diagram: Shopfront

Sec. 41-2037. Forecourt Frontage Type

(a) Forecourt is a semi-public exterior space partially within the shopfront, gallery or arcade frontage that is partially surrounded by a building and also opening to a thoroughfare forming a court. The court is suitable for gardens, outdoor dining, vehicular drop-off and utility off-loading..

Illustrative Photo: Forecourt

1. Configuration

A great variety of forecourt designs are possible, but the following shall apply:

a. A minimum of 10 feet deep clear, maximum of 40 feet deep clear.
b. A minimum of 20 feet wide and a maximum of 50% lot frontage.
c. The forecourt may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the forecourt, but shall not exceed 3 feet from the adjacent sidewalk grade.
d. Storefronts shall be between 10 feet and 16 feet tall, as measured from the adjacent walkway.
e. The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and shall not have opaque or reflective glazing.
f. A bulkhead shall be required. The bulkhead shall be 24 inches minimum, 36 inches maximum (aluminum storefront or spandrel panel shall not be substituted for a bulkhead).

2. Elements

g. Minimum clearances for signs and awnings shall be 8 feet from sidewalk for vertical clearances and the width of the side walk for horizontal clearances.

Sec. 41-2038. Stoop Frontage Type

(a) Stoops are an elevated entry pad that corresponds directly to the building entry. The stoop has stairs placed close to the frontage line on a building and the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

Illustrative Photo: Stoop combined with Porch

1. Configuration

A great variety of stoop designs are possible, but the following shall apply:

a. A minimum of 4 feet deep clear.
a1. Stoops without porches or roofs may encroach up to 50 percent of required building setback depth unless specified otherwise in zone standards.
b. A minimum 4 feet wide.
c. Stoops shall be at grade or raised to transition into the building. In no case shall the ground story be elevated more than 3 feet above the adjacent sidewalk.
d. Stoops shall correspond directly to the building entry(s).

2. Elements

e. Fences or walls defining the stoop or front setback shall not exceed 36 inches from the highest adjacent finished grade and comply with Sec. 41-610.

Sec. 41-2039. Frontyard / Porch Frontage Type

(a) Frontyards are a common frontage primarily associated with single family houses, but used with other building types depending on the context in all cases, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

Illustrative Photo: Frontyard / Porch

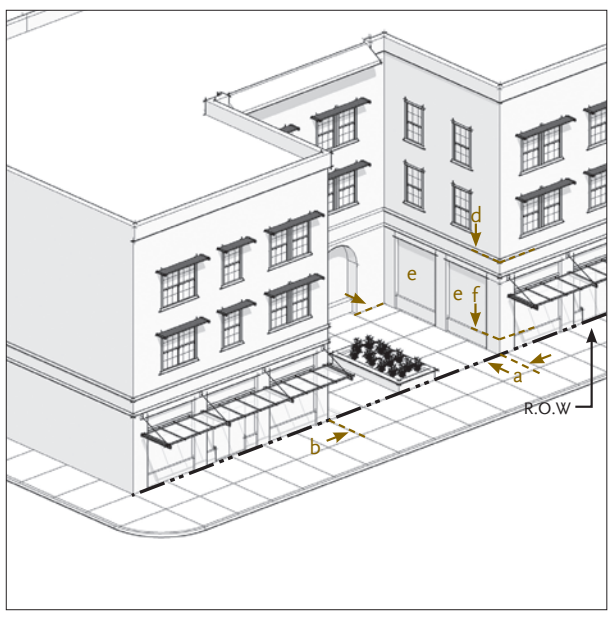
1. Configuration

A great variety of porch designs are possible, but the following shall apply:

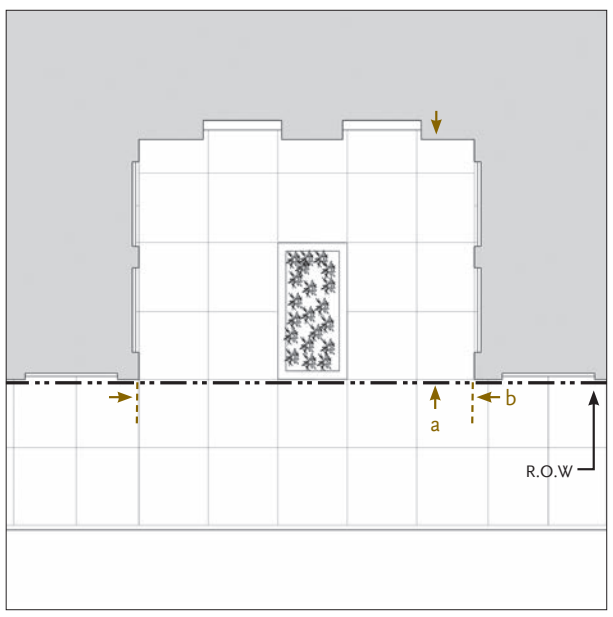
a. A minimum of 6 feet deep clear.
a1. Porches may encroach up to 24 inches of required building setback depth unless specified otherwise in zone standards, provided the remaining setback area shall not be less than 5 feet.
b. A minimum of 12 feet wide clear for centered entry; or a minimum of 10 feet clear for assymetrical entry.
c. A minimum of 10 feet tall clear.
d. Porches shall be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.

2. Elements

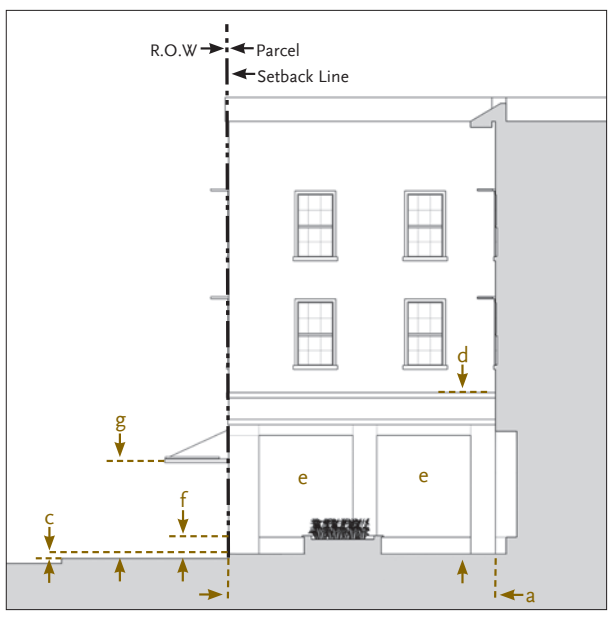
e. Fences or walls defining the front yard shall not exceed 3 feet in height from the adjacent sidewalk and comply with Sec. 41-610. Retaining walls within the front yard setback cannot exceed 18 inches in height.



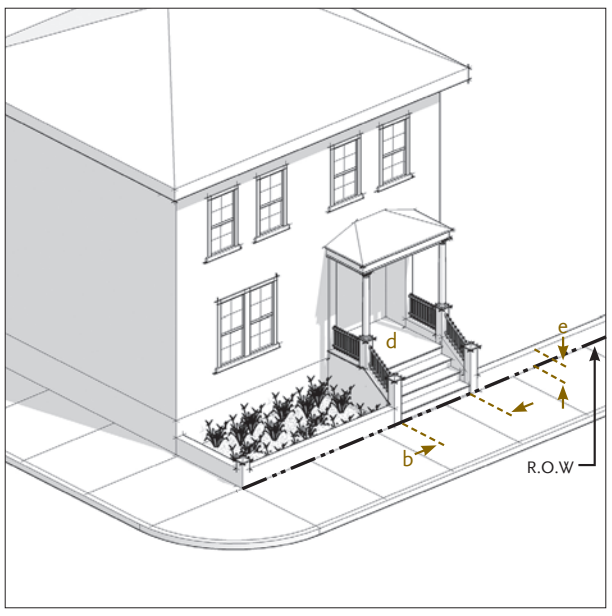
Axonometric Diagram: Forecourt



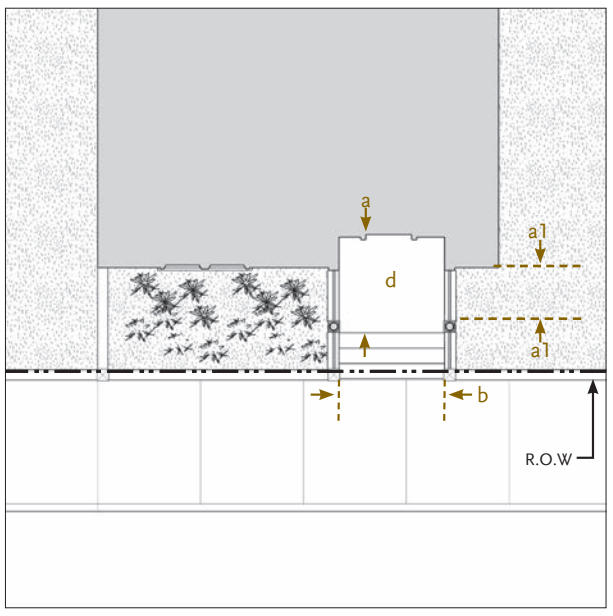
Plan Diagram: Forecourt



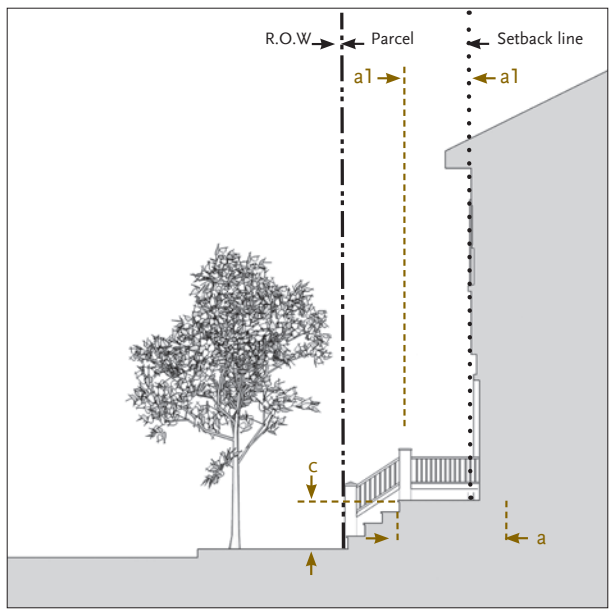
Section Diagram: Forecourt



Axonometric Diagram: Frontyard / Porch



Plan Diagram: Stoop



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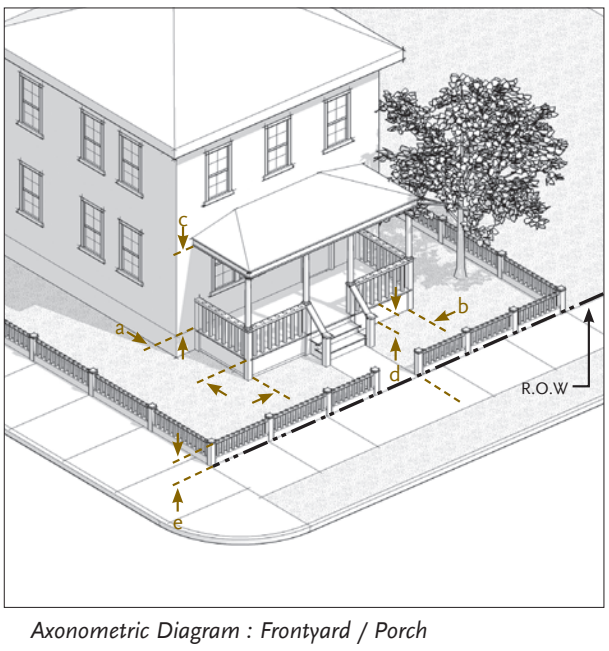
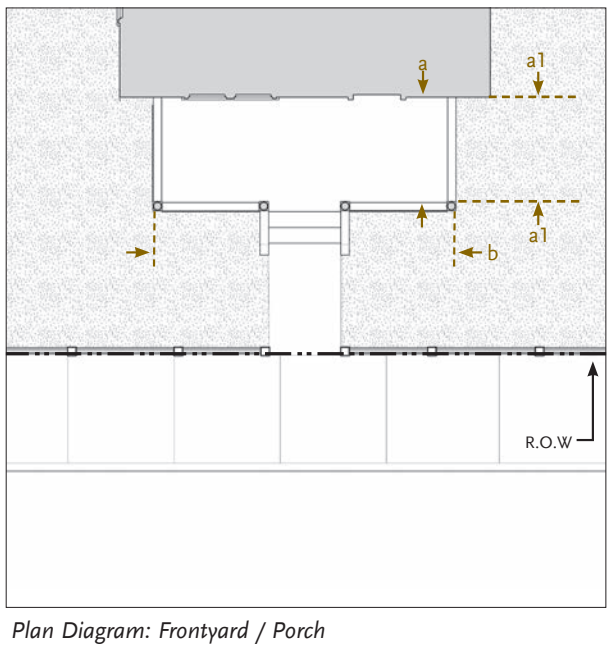
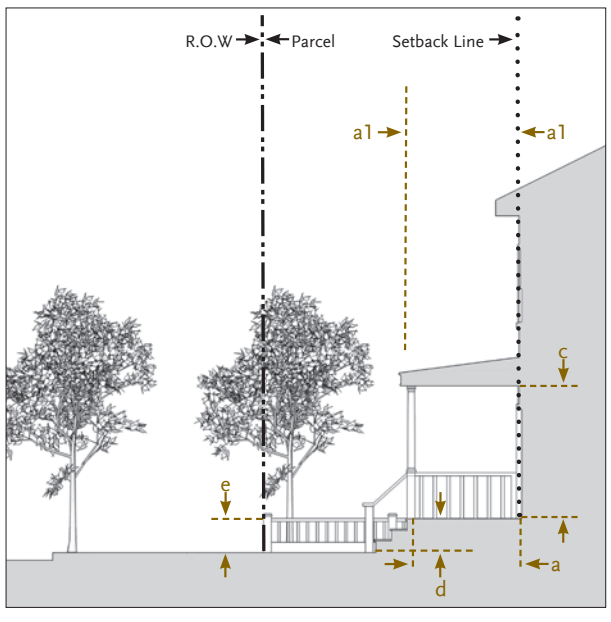


Axonometric Diagram : Frontyard / Porch



Plan Diagram: Frontyard / Porch



Section Diagram: Frontyard / Porch

Section 41-2040. Architectural Styles

(a) Each building shall be designed in compliance with Table AS-1, entitled Permitted Archtectural Styles by Building Type. Six architectural styles are identified as relevant to the area's history and deserving of continued use and interpretation. These styles are:

Table AS-1 : Permitted Architectural Styles by Building Type

Building Type	A. Main St. Commercial	B. Mission Revival	C. Art Deco	D. Folk Victorian	E. Craftsman	F. California Contemporary
A. Tower on Podium	Y	-	Y	-	-	Y
B. Flex Block	Y	Y	Y	Y	-	Y
C. Lined Block	Y	Y	Y	-	-	Y
D. Hybrid Court	-	Y	Y	-	-	Y
E. Stacked Dwelling	Y	Y	Y	-	-	Y
F. Courtyard Housing	Y	Y	Y	Y	Y	Y
G. Live/Work	Y	Y	Y	Y	Y	Y
H. Rowhouse	Y	Y	Y	Y	Y	Y
I. Tuck-under Housing	Y	Y	Y	Y	-	Y
J. Bungalow Court	-	Y	Y	Y	Y	Y
K. Duplex/ Triplex/ Quadplex	-	Y	Y	Y	Y	Y
L. House	-	Y	Y	Y	Y	Y

Y = Allowed - = Not Allowed

A. Main Street Commercial

D. Folk Victorian

Architectural Style Guidelines

1. Intent. In preparing these guidelines, it was determined that a framework is necessary with which to both express architectural objectives within the project area and a set of clear guidelines that provides the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various traditional styles for design exploration and application in projects within the plan area. It is expected that these guidelines will provide supplemental design guidance for issues not expressly stated in the Santa Ana Municipal Code.

2. Style Characteristics. The six styles are described in terms, for nine subjects, that assist the user of this Code to understand their historic precedence and prepare contemporary designs in these historic styles:

1. Base
2. Primary Walls
3. Roof-Wall Connections
4. Roof
5. Drainage
6. Openings
7. Attached Elements
8. Massing
9. Site Definition and Landscape

B. Mission Revival

C. Art Deco

E. Craftsman

F. California Contemporary

A. Main Street Commercial

The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.

1. Base

a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows and, in some cases, walls or columns of different materials from upper floors.

b. Elements (not walls) setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.

Storefront with cast iron columns

Painted brick transom

Ground floor as base

2. Primary Walls

a. The primary walls, usually composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.

b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.

Single plane

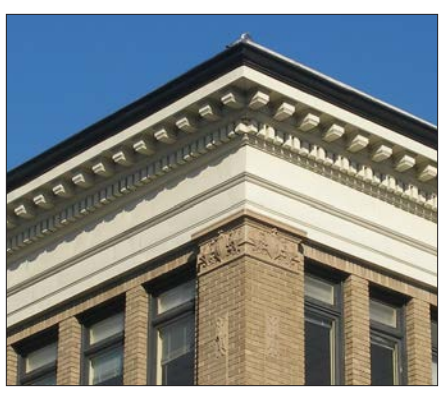
Commercial frontage

Simple, elegant arched-brick frame

3. Roof-Wall Connections

a. The roof-wall connection is the top of the facade' tripartite facade composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials such as stone, concrete, or metal.

b. Foam moldings are expressly prohibited.



Masonry cornice

Parapet and wood cornice

Rustic wood cornice

4. Roof

a. Invariably flat roofs are used. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.

b. Roofs may be accessible and be used as balconies or terraces.

Parapet

Roof garden

Articulated parapet with integrated signage

5. Drainage

a. Since these buildings typically maintain a zero setback, rainwater may be diverted away from public sidewalks in several ways:
   i) downspouts on the the back-side or alley-side of the building,
   ii) internal drain pipes imbedded within the buildings walls (visible only on rear),
   iii) awnings or canopies

Downspout on back side of building;

Awnings at commercial frontage

Drainage imbedded in exterior wall

6. Openings

a. Ground floor windows and doors are large and expansive, typically with a transom.

b. Upper floor windows are typically grouped with a rhythm relating to the major storefront openings below.

c. Upper floor windows are typically double-hung (two lites) and vertically oriented.

Ground floor storefront windows

Grouped second-floor windows

Second-floor windows grouped in pairs

7. Attached Elements

a. Awnings, canopies, and second floor balconies may extend into the public right-of-way, subject to standards on chapter 3. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.

Awnings at commercial frontage

Canopy frontage

Balcony frontage

8. Massing

a. Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a a facade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.

2-story block with higher massing at center

One-story Flex Block

Articulated corner block

9. Site Definition and Landscape

a. Since buildings are typically zero-setback and urban, planting on ground floor street-facing facades is not permitted.

b. Landscape, however, is to be in internal courtyards and street-facing forecourts.

Commercial frontage

Forecourt frontage

Courtyard within a Flex Block

B. Mission Revival

This architecture is derived from Spanish, Italian, Greek and North African precedents, and their extraordinary progeny in North and South America from the Colonial period, and up to 1950. The Mission Revival style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature.

1. Base

a. Exterior walls reach the ground with an expression of weight, with or without a base.
b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.

Painted base with deep recess

Monolithic wall and base

Continuous material base or can be highlighted at corners

2. Primary Walls

a. Expressed as single-plane expanses of plaster wall.
b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
d. Control joints allowed.

Single plane composition

Intermediate molding at base

Applique at cornice

3. Roof-Wall Connections

a. Exterior walls will transition into roof form by one of three devices:
   i) A projected wooden eave with exposed wooden rafters,
   ii) A plaster molding or,
   iii) A tile cap
b. Foam moldings are expressly prohibited.

Expressed rafters, broad eave

Clay tile with no eave

Tile on profiled parapet

4. Roof

a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly.
b. Flat roofs are allowed and shall be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
c. No bird stops allowed at end condition: must be mortar filled.

Sloped tile roof

Parapet with flat roof


Roof as balcony behind articulated parapet

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.


Projecting scuppers


Water retention and control


Gutter and downspout

6. Openings

a. Deep-set (min 3" plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compostions.
b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
c. Shutters are the aggregate size of the associated opening.
d. Double-hung or multi-pane; No aluminum or white vinyl


Deep, recessed openings


Trimmed major openings


Paired, recessed openings

7. Attached Elements

a. All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
b. A number of architectural elements such as balconies, stairs and chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks, as allowed in chapter 3.


Useable balconies


Integral stairs


Integral chimneys

8. Massing

a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
b. It is common and desirable to articulate building corners on corner lots.
c. Such designs can be devised at the geometric corner or adjacent to it.


Vertical articulation of corner

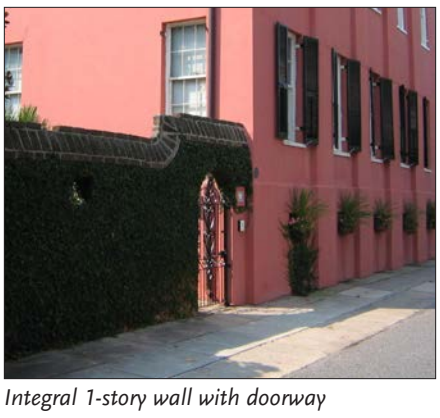

Single-volume composition


Articulation of corner

9. Site Definition and Landscape

a. Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls and zaguans are common.
b. The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.


Fountain as garden focus


Integral 1-story wall with doorway


Forecourt with entry gate

C. Art Deco

The Art Deco style is inspired by the streamlined styling of modern technology. Characterized by volumes that step back at upper floors and long pilasters that run the entire height of the building, Art Deco's sleek and cubic forms are decorated with patterns and motifs taken from the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels.

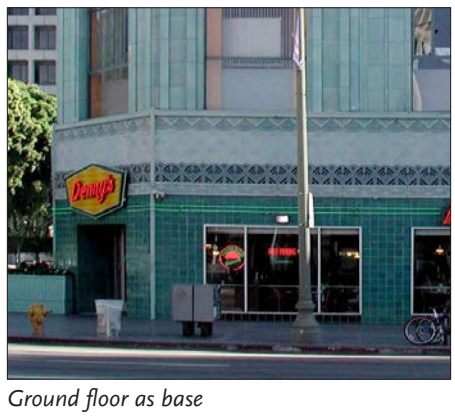
1. Base

a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).

b. The entire ground floor height may be articulated as the base of the building.


Masonry base and monolithic wall


Marble base



Ground floor as base

2. Primary Walls

a. Exterior walls may be constructed of cast concrete or plaster.

b. Pilasters running the entire height of the building should be included as part of the facade design.

c. Windows shall be located between the pilasters.


Stone

Plaster and metal


Glazed Terra Cotta

3. Roof-Wall Connections

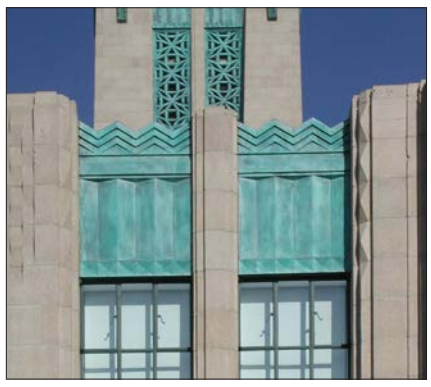
a. Exterior walls shall extend beyond the roof level and form a parapet that is configured in one of three ways:

i) Pilasters that continue beyond height of interstitial walls,

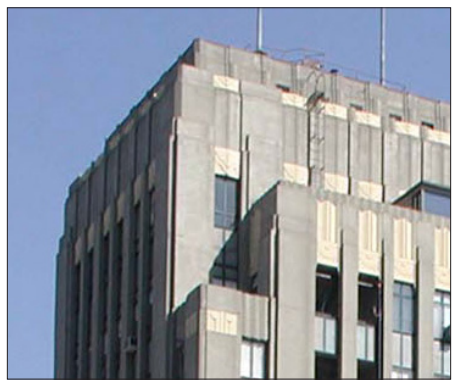
ii) Walls that continue beyond height of the pilasters,

iii) Wall and pilaster that reach to same height.

b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.


Column extensions with metal transoms

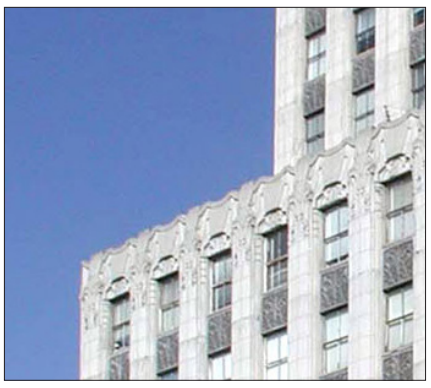

Plaster wall extensions with metal columns


Undulating parapet

4. Roof

a. In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.

b. Towers with whimsical roofs are permitted.



Flat roof (lower volume) and sloped roof (upper volume)

Decorative cap

Corner stepped tower

5. Drainage

a. To preserve the stylized lines of the Art Deco facades, roof drainage should located within walls of the buiding itself and therefore not visible on the facade.

b. Where external scuppers and downspouts are utlized, they should be located on the side or rear facades.

Sloped roofs without gutters

Scupper and downspout on building side

Gutter with downspout into wall

6. Openings

a. Windows shall be situated between pilasters and shall be recessed.

b. Windows shall be multi-paned and be vertical in orientation.

c. Finely crafted, metal window grates are permitted.

d. Metal or tile transom panels between windows on consecutive floors are encouraged, but not requried.

Simple trim with operable shutters

Recessed metal window with metal transom

Recessed double-hung with metal decorative transoms

7. Attached Elements

a. Architectural elements such as balconies and awnings must be designed and assembled of finely-crafted metal. These elements may encroach into the building's set-backs.

b. Metal window grilles are permitted.

Decorative metal awnings

Metal window grille and metal balcony

Punched metal letter signage

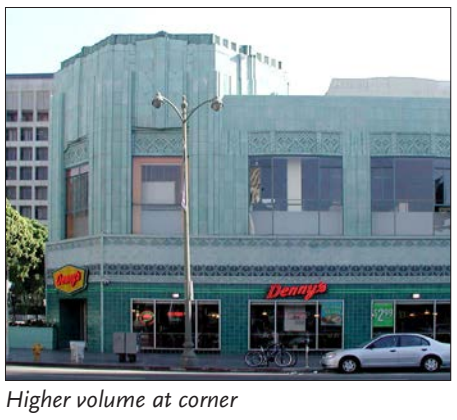
8. Massing

a. Upper stories should step back, particularly for tall buildings.

b. Pilasters should run the entire height of the building.

Stepped-back volumes

Stepped-back volumes



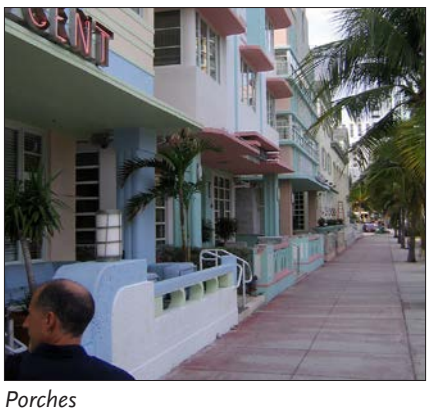
Higher volume at corner

9. Site Defintion and Landscape

a. Buildings may be situated in a zero-setback urban condition.

b. Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade or storefront.

Storefront with awnings



Porches

Storefront

D. Folk Victorian

The Folk Victorian style is characterized by vertically proportioned masses clad in wood, stone, masonry or metal composed of vertically narrow openings. Original horizontal storefronts provide a more urban grade gesture to the street while the remaining massing is concealed behind a tall facade. Structural elements such as columns, braces, etc., are often the same as the decorative elements. Typically, this style emphasizes a street-facing front with the rest of the building often being very simple in composition and decoration. Roofs are typically hidden behind prominent facades and/or parapets. Where visible, roofs are simple and finished in metal or composition shingles.

1. Base

a. Exterior walls reach the ground with or without a base.
b. Where present, the base is described as an applied band of wood, corrugated metal, or cast concrete, stone such as granite.


Raised panel base

Corrugated siding to grade


Wood plank siding to grade

2. Primary Walls

a. Expressed as single-plane expanses of wood or metal siding. The street-facing facade is typified by decorative elements such as window molding, cornices, lighting, and signage.
b. Commercial: 'stick-frame storefront'; Residential: wood shingle
c. Primarily horizontal siding or vertical board and batten.
d. Smooth siding (wood or cementitious: no T-111)


Painted wood


Painted horizontal wood siding


Decorative metal siding

3. Roof-Wall Connections

a. The front facade is typically articulated as a decorated flat plane capped by a simple cornice supported by decorative brackets. The eve condition of side facade is articulated in a similar manner.
b. Balcony ceilings will be constructed of wooden rafters and finished in wood planking.
b. Foam moldings are expressly prohibited.


Parapet with cornice and brackets

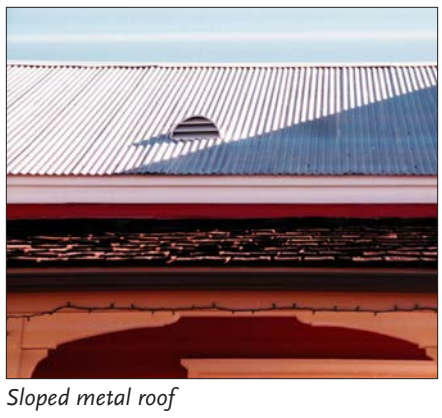

Parapet with cornice and brackets


Gable with attic vents and combination of shingle and horizontal siding

4. Roof

a. Primary roof tends to be hidden by the street-facing parapet.
b. Can be sloped or flat. Sloped roofs may be clad in metal or wood shingles.


Composition shingle roof


Sloped metal roof


Parapet

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.


Scupper with downspout


Gutter and downspout


Gutter and downspout along column

6. Openings

a. Windows and doors are framed with wood trim.
b. Windows are multi-paned and vertical in orientation.
c. Ground floor primarily glazed with transoms over storefronts; Upper floors glazed with smaller, vertical openings.


Commercial storefronts

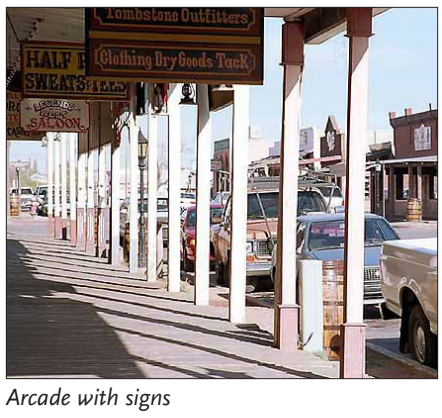

Parapet details


Double-hung windows on second floor

7. Attached Elements

a. A number of decorated architectural elements such as porches, balconies, awnings, and bay windows can encroach beyond the primary exterior surface of buildings and into their setbacks.
b. Arcades and galleries can extend also into the front setback.
c. Columns are highly articulate, trimmed or capped.


Awning with braces



Arcade with signs


Projecting bay windows

8. Massing

a. Tend to have one primary facade that faces the street and is articulated as a decorated flat plane.
b. Can be one- or two-story and tend to have a street-facing architectural bias.


Intersecting volumes with corner focus


Two-story ends with one-story middle


Two-story with porch and balcony

9. Site Definition and Landscape

a. Buildings can situated in a zero-setback, urban condition where landscaping is limited to planted pots.
b. Buildings can also have a front yard, arcade, forecourt or face a courtyard.


Patio


Forecourt


Informal planters and rain barrels

E. Craftsman

This style was initiated in the Midwest and successfully applied to the widely varying California climate. It carries strong asian and swiss influences and was most popular from 1900 to 1920. Buildings are composed of horizontal, single- and two-story volumes. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.

1. Base

a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.
b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.
c. The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.

Combination stone and brick base

Concrete base

Masonry and stone base

2. Primary Walls

a. Walls shall show no more than two materials along any vertical section of the building, with no more than 90% of the total wall surface in one material. Single family detached houses are exempt.
b. Piers are a minimum of 6”x6” if wood posts, and 18”x18” if stone or stucco.
c. Stone is largest at the bottom and smallest at the top.

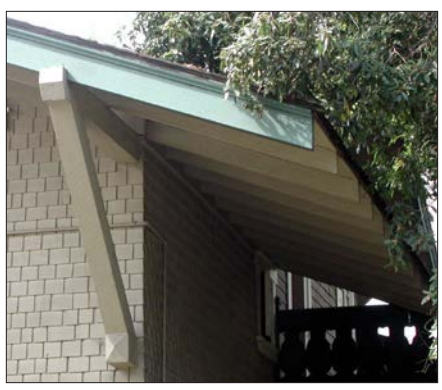
Siding above painted plaster

Unpainted siding above painted plaster

Painted shingles above painted lap siding

3. Roof-Wall Connections

a. Wide eaves with exposed rafters
b. Wood braces may be used.
c. Min 3’ overhang
d. Decorative, spaced boards to vent attics



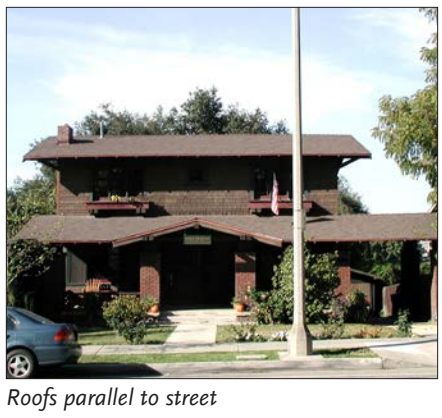
Brace and exposed rafters

Structural elements as decoration

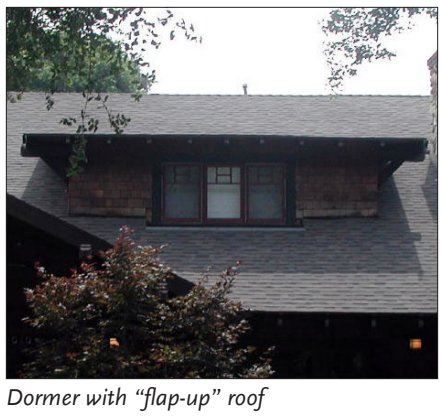
Large overhangs

4. Roof

a. Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
b. Dormers may be used to provide light and air to rooms in the attic space.
c. Heavy timber throughout in lookouts and brackets (6x8 min)


Roofs parallel to street


Dormer window with pitched roof


Dormer with "flap-up" roof

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
c. Downspouts are painted or copper and typically round or square.


Gutter and downspout


Downspout


Gutter and downspout

6. Openings

a. Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.
b. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window: 4 over 1, 3 over 1)

Vertical openings


'Ganged' vertical openings


Paired openings composed horizontally

7. Attached Elements

a. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.
b. Tapered, square columns
c. Deep porches to block sun and provide shade to interiors.

Front Porch


Chimney


Porte-cochere

8. Massing

a. 3rd story always concealed in roof with dormers
b. 2-story with 1-story components attached such as porches or veranda.
c. 1-story simple house forms with 1-story components attached such as porches or veranda.


Intersecting gables with porch


Horizontal volumes, projected upper floor


Hip with wrap-around verandah

9. Site Definition and Landscape

a. Buildings typically face a front yard.
b. Garden walls of rounded stone and/or clinker brick, brick are common.
c. Trellis and other woodwork define outdoor porches and patios.


Walls composed of natural materials to blend into landscape


Trellis as entry


Natural materials with accented gate

F. California Contemporary

The California Contemporary style, the architectural analog of "California Cuisine," reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials. Architectural elements such as awnings, balconies, and trellises are appended to the volumes, often occurring in the interstitial spaces between volumes. Roofs may be flat with parapets, sloped, barrel-shaped, domed, or a combination thereof.

1. Base

a. Exterior walls reach the ground with or without a base.
b. Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.
c. The entire ground floor height may be articulated as the base.

Concrete block base

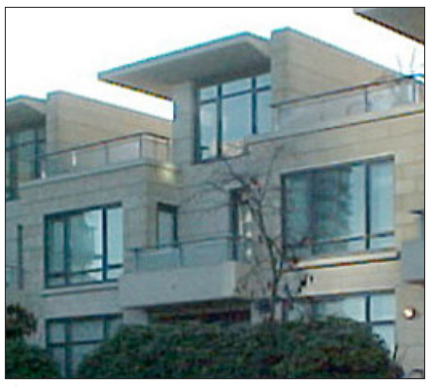
Ground floor as concrete base

No base

2. Primary Walls

a. Expressed as single-plane expanses of wood, cementitious, or metal siding (no T-111), plaster, corrugated metal, cast concrete, or concrete block. These various materials may be used in conjunction with one another.

Painted Hardiplank® siding



Cast concrete

Plaster combined with siding

3. Roof-Wall Connections

a. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
b. Sloped roofs may or may not may have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.
c. Wood braces may be used.

Parapet with cornice

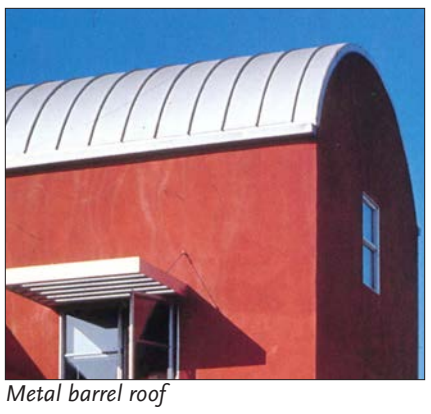
Parapet with receding cornice

Overhang

4. Roof

a. Roofs may be sloped, barrel-shaped, flat, or a combination thereof. Sloped roofs shall be clad in metal.


Sloped metal roof


Metal barrel roof


Parapet

5. Drainage

a. Downspouts may be utilized as decorative vertical elements and facade accents.

b. Scuppers may be used to provide shadowed effects on flat facade surfaces.

c. Drainage components should be metal.


Scupper and downspout

Scupper and downtspout


Scuppers and downspouts

6. Openings

a. Windows should be manufactured of quality materials such as metal or wood.

b. Window openings may be either framed or unframed.

c. Windows should be multi-paned and be vertical in orientation.


Projecting corner window


Metal window with metal transom


Bay window

7. Attached Elements

a. Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.

b. Arcades and galleries may also extend into the front setback.


Awnings with braces


Canvas Awning


Trellis

8. Massing

a. In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths.

b. Though repetition of building volumes is permitted, the repetition should not be overbearing.


Volumes of differing height, width, color, and material


Repetitive interlocking volumes of differing height and width


Interlocking volumes and planes

9. Site Defintion and Landscape

a. Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.

b. Buildings may also utilize the following frontages: front yard, arcade, or forecourt.

c. Creative solutions to landscaping atop garage podiums should be sought.


Landscaped Driveway


Landscape over concrete podium


Raised planters