

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 courtyard 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 Table BT-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.

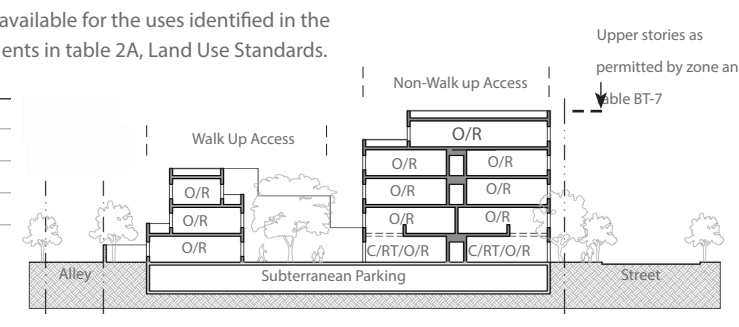
(k) Accessory Structures. Accessory structures shall not be permitted. Detached garages shall be permitted

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
-  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

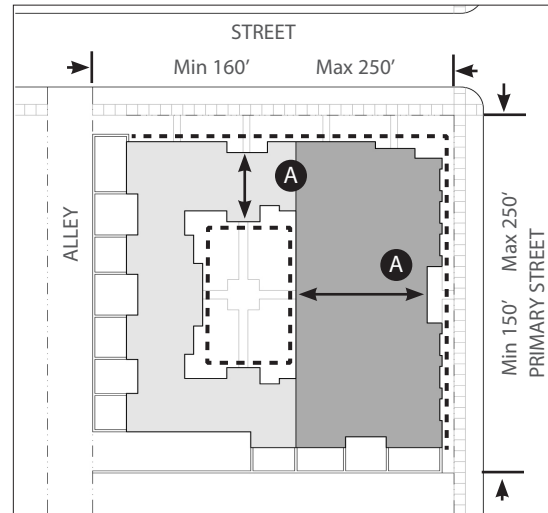


Upper stories as permitted by zone and Table BT-7

Illustrative Section Configuration

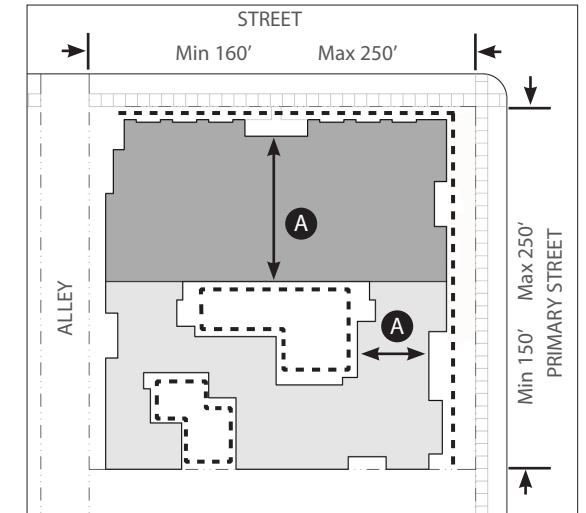
Below: Examples of allowed Hybrid Court site configurations

Single Court

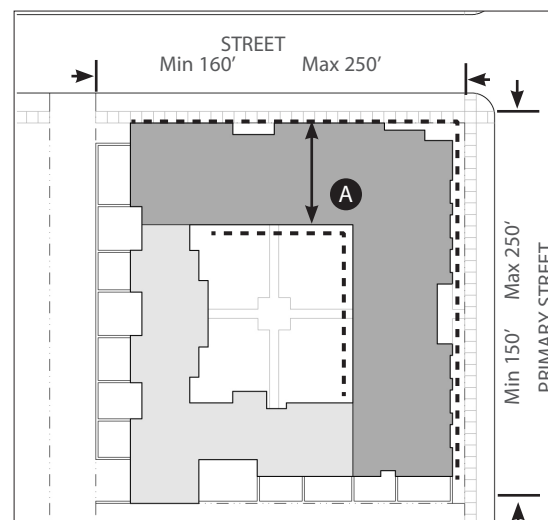


Illustrative Plan Diagram - Example A

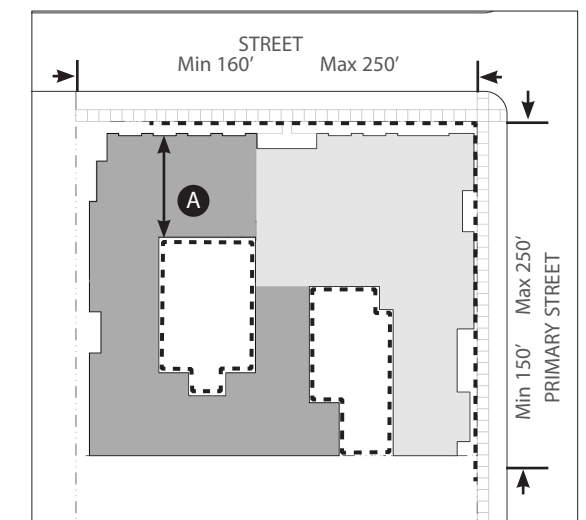
Multiple Courts



Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D