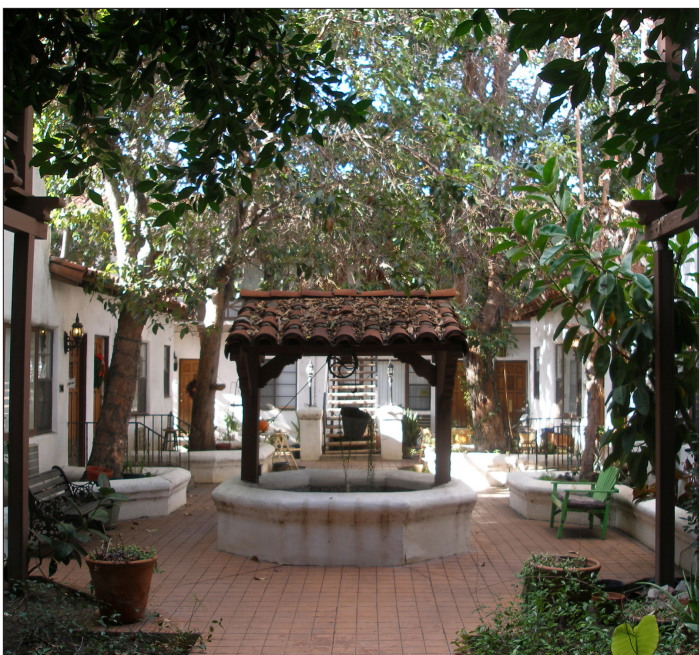


Illustrative Axonometric Diagram



Illustrative Photo: Courtyard with fountain and individual gar-



Illustrative Photo: Courtyard with direct street and court



Illustrative Photo: Courtyard with zaguan linking two court-

**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 Table BT-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 open 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 zaguan 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**

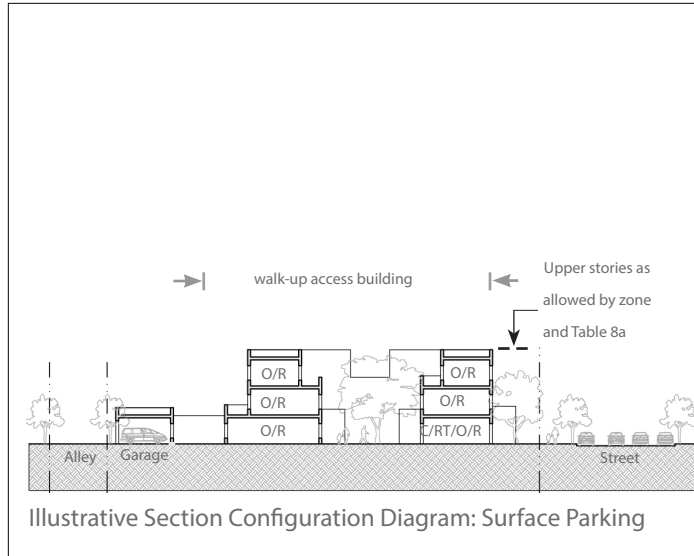
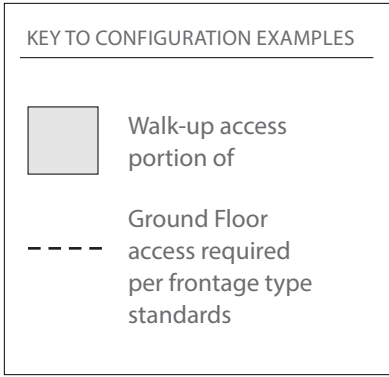
- (1) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- (2) 3-story buildings shall be composed of single story and stacked units. In this case, the visibility of elevators and of exterior corridors at the 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.

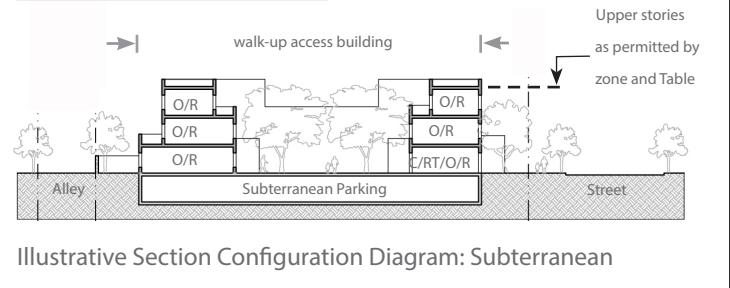
(j) Accessory Dwellings: Accessory dwellings shall not be permitted

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



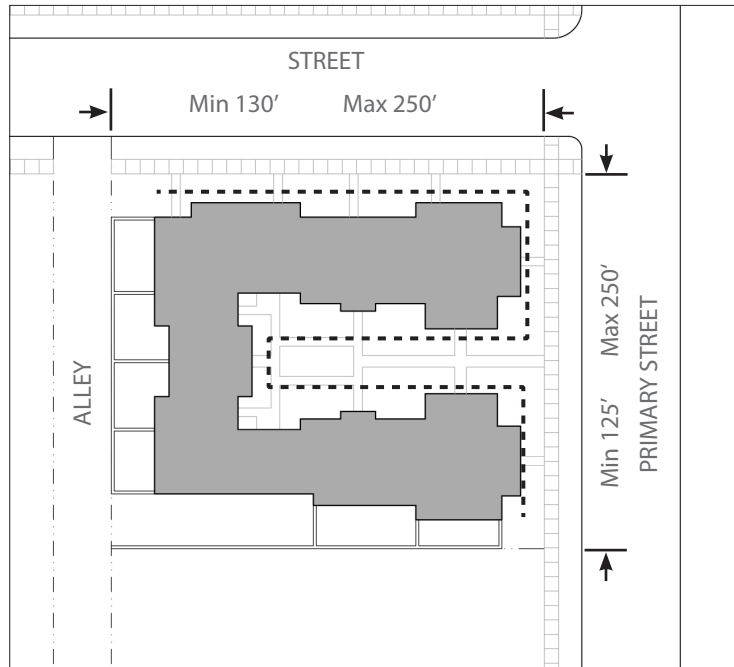
**PERMITTED USES**  
The various floors of courts are available for the uses identified in the diagram below subject to the requirements in table 2A; Land Use Standards.

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

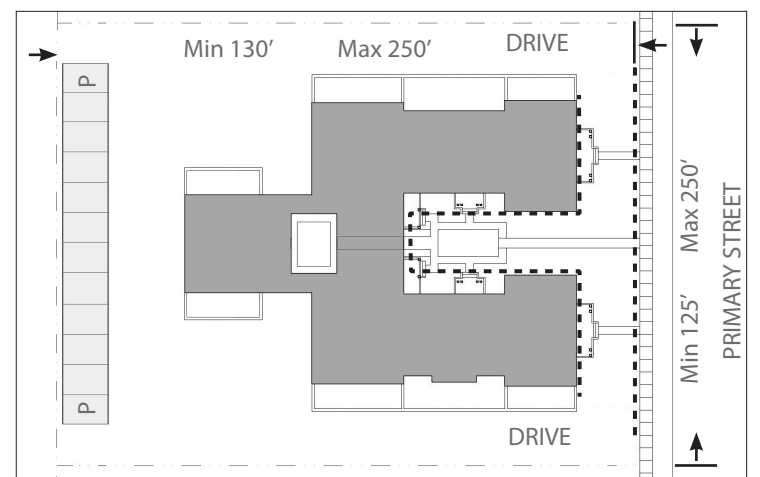
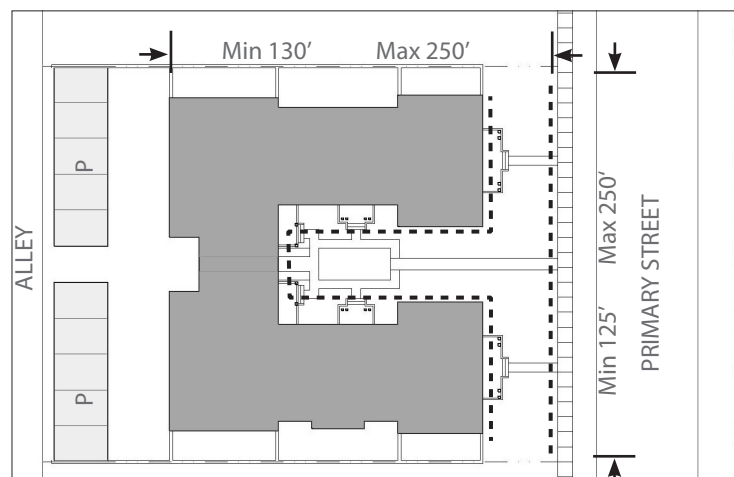
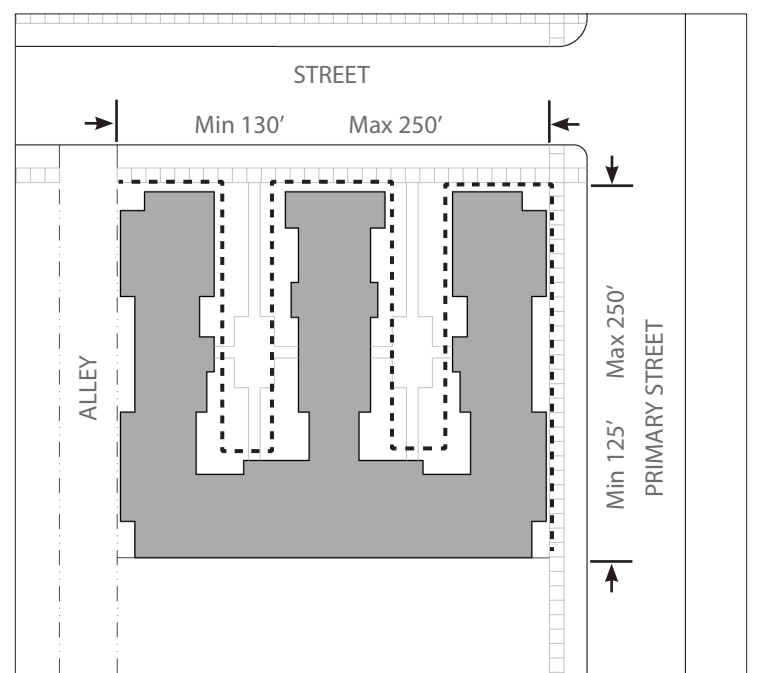
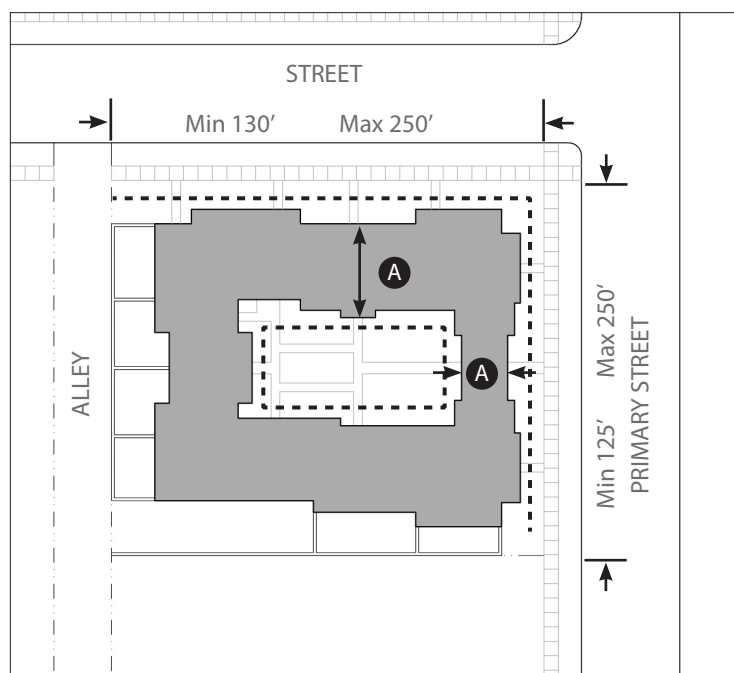
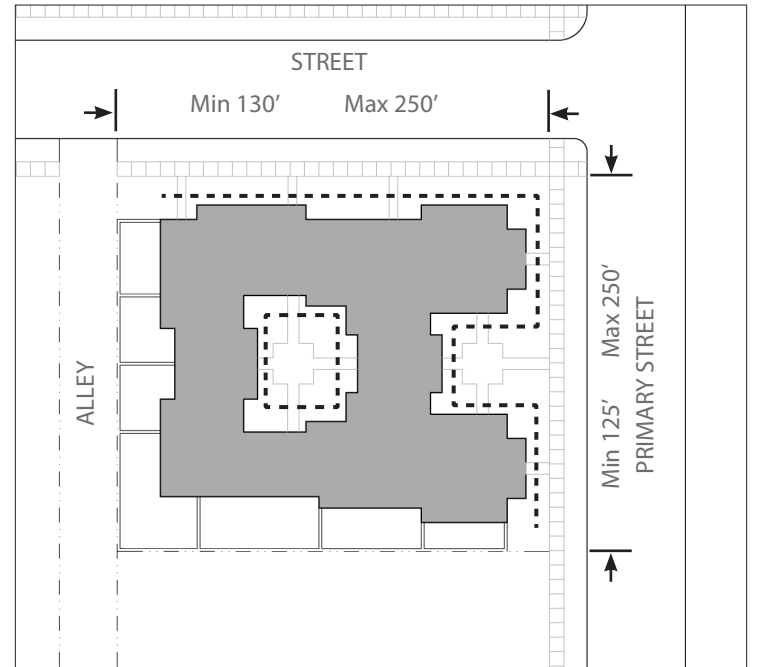


Below: Examples of allowed courtyard housing site configurations

Single Court



Multiple Courts



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