

Illustrative Axonometric Diagram



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



Illustrative Photo: Live-work type with shopfront frontage



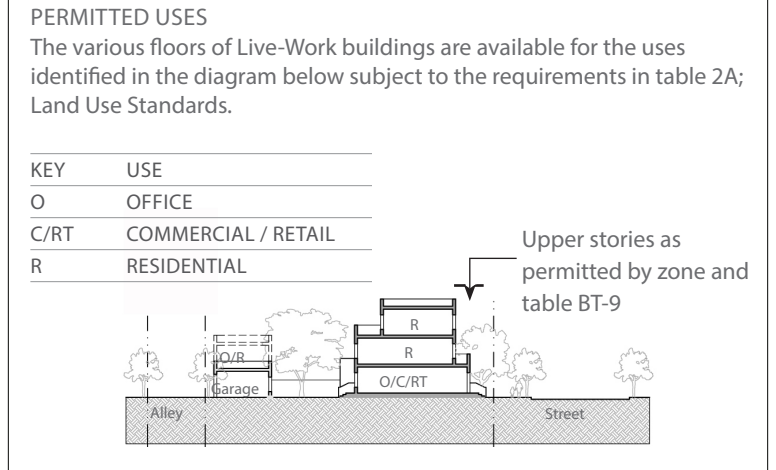
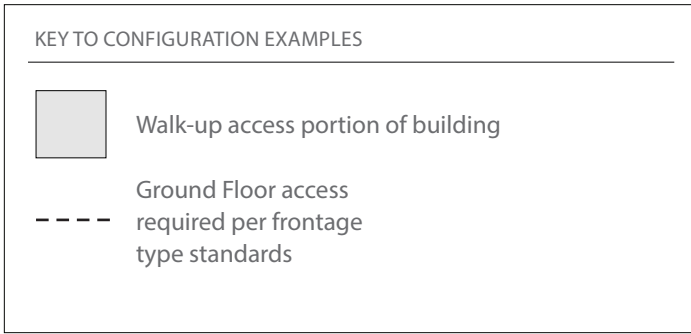
**Sec. 41-2027. Live/Work Building Type.**

- (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 Table BT-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 ratios 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    |
|                                       | 100%              | 100%    | 100% |
| % of ground floor by story            | 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.

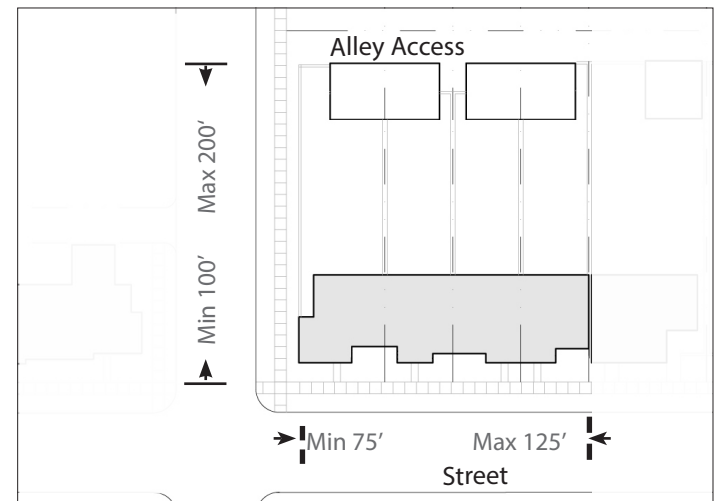


Illustrative Section Configuration Diagram

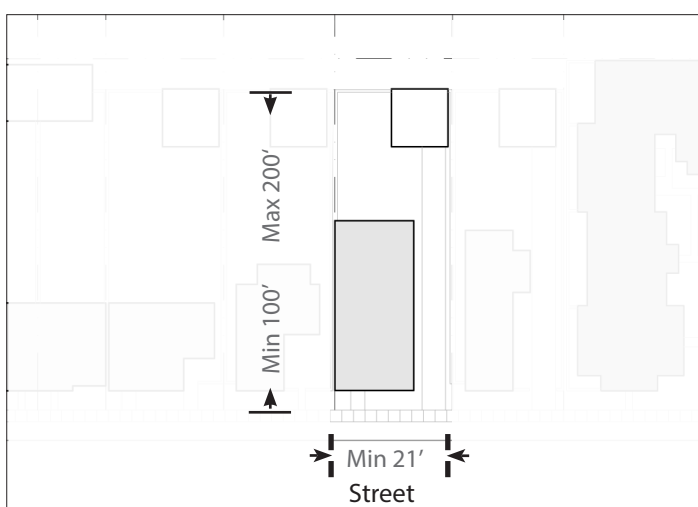
Below: Examples of allowed Live-Work type site configurations



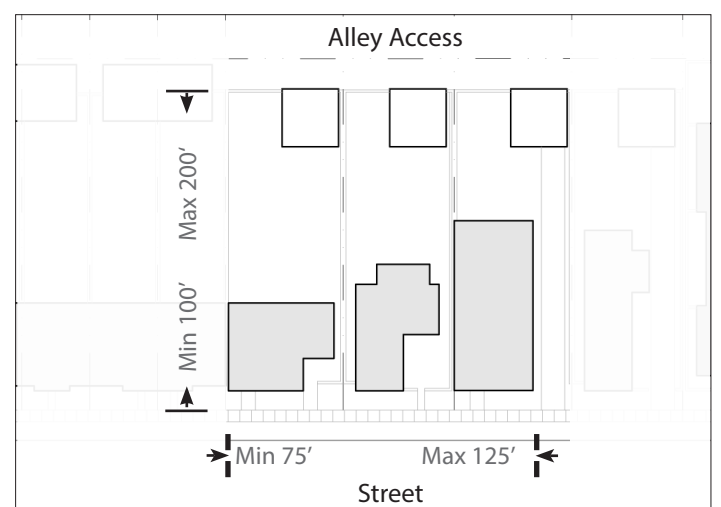
Illustrative Plan Diagram-Example A



Illustrative Plan Diagram- Example B



Illustrative Plan Diagram: Street access- Example D



Illustrative Plan Diagram- Example C