

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

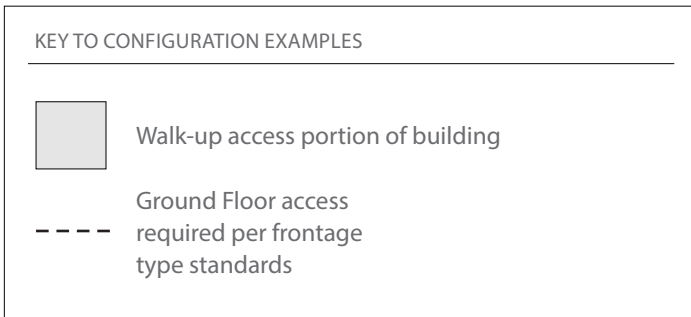
Sec. 41-2028. Rowhouse Building Type

- (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 Table BT-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%

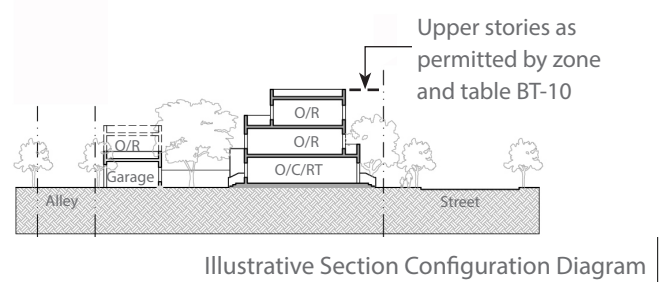
[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

- (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.



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



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

