

Illustrative Axonometric Diagram



Illustrative Photo: Multi-Story example with shopfront front-



Illustrative Photo: Flex Block with shopfront frontage



Illustrative Photo: Flex Block with arcade frontage



Illustrative Photo: Flex Block with shopfront frontage

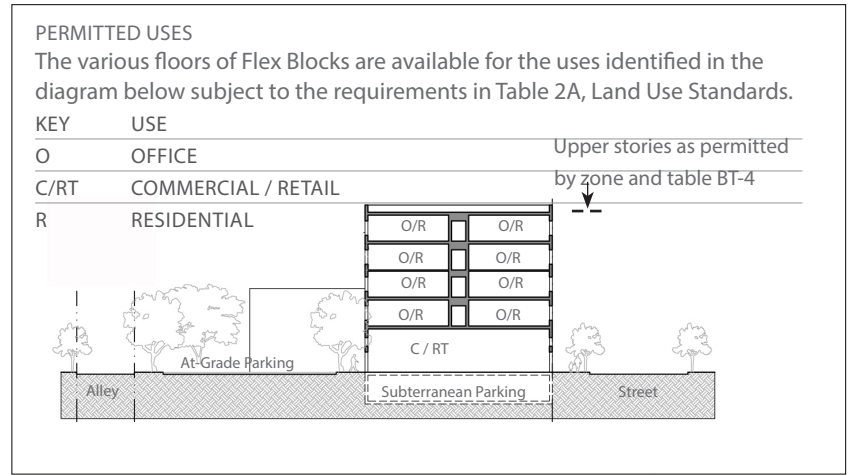
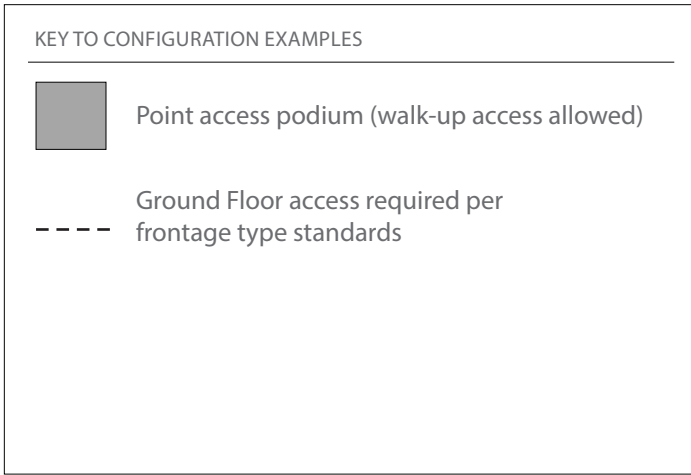
Sec. 41-2022. Flex Block Building Type

- (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 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 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 covers shall 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 with 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 |
| % of ground floor by story | 100% | 100% | 85% [1] | 85% | |

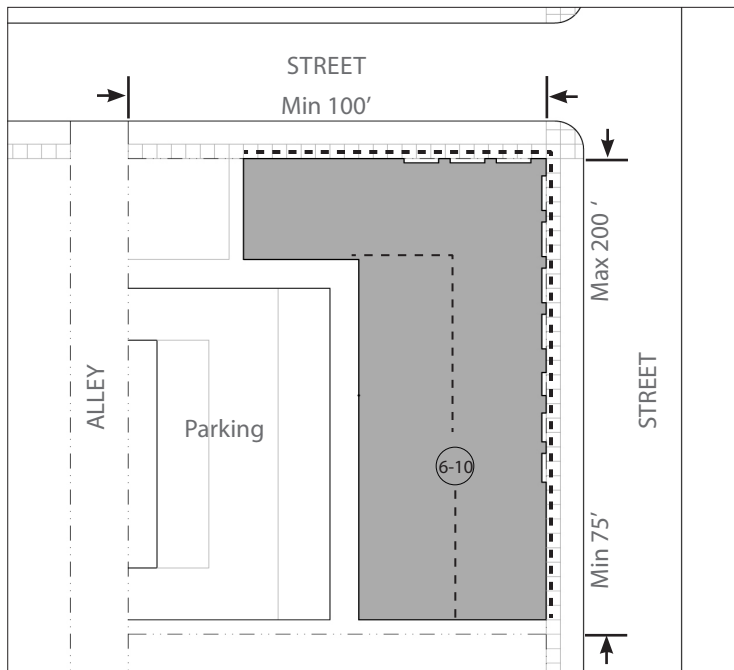
[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

- (j) Accessory Dwellings. Accessory dwellings shall not be permitted.
- (k) Accessory Structures. Accessory structures shall not be permitted.

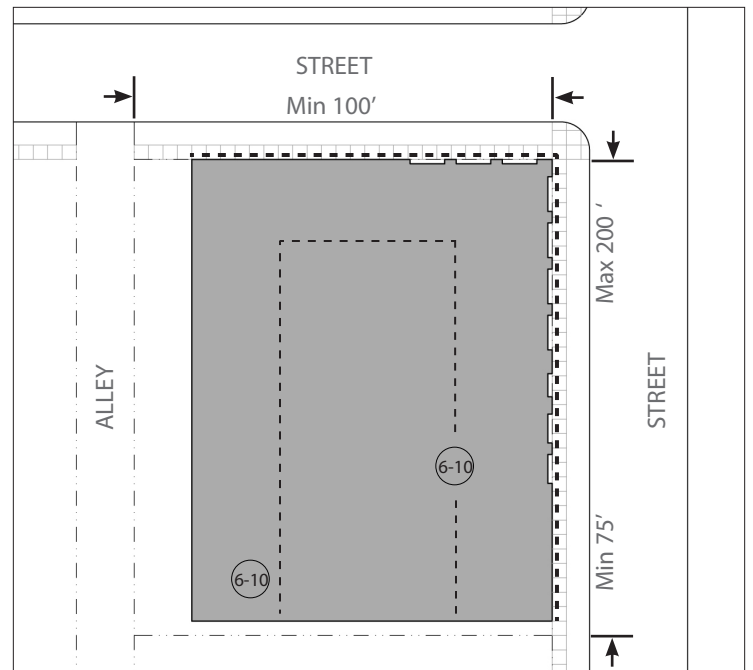


Illustrative Section Configuration Diagram

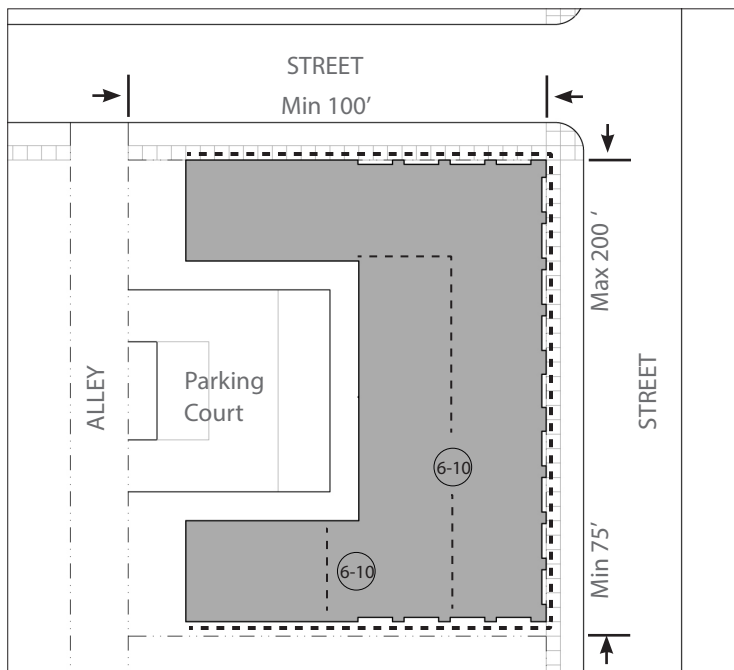
Below: Examples of allowed Flex Block site configurations



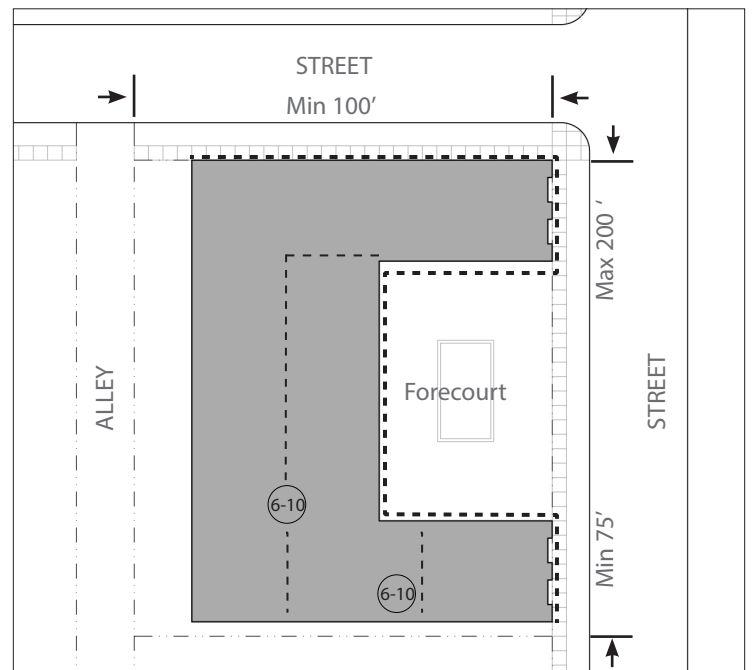
Illustrative Plan Diagram - Example A



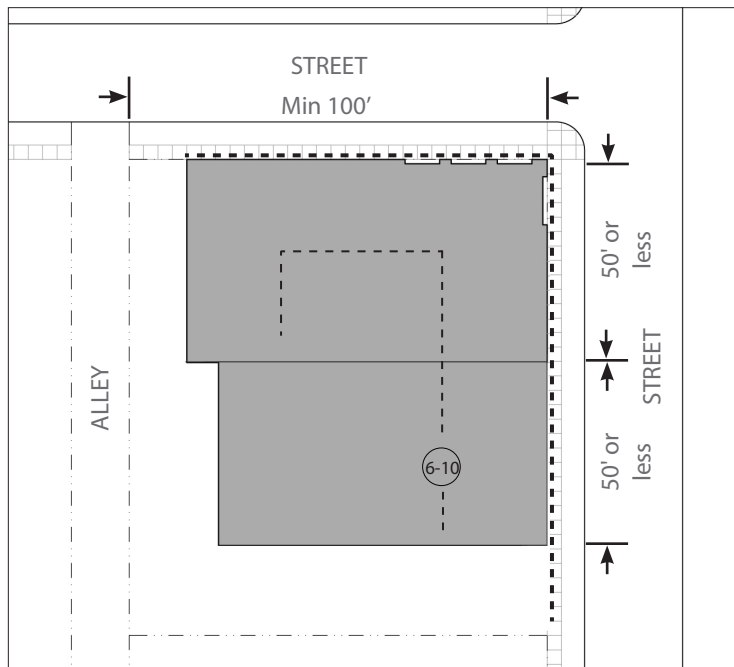
Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



Illustrative Plan Diagram - Example E