

Illustrative Axonometric Diagram: Lined Block



Illustrative Photo: Lined block with shopfronts and street



Illustrative Photo: Lined block with shopfront frontage



Illustrative Photo: Lined block with shopfront frontage

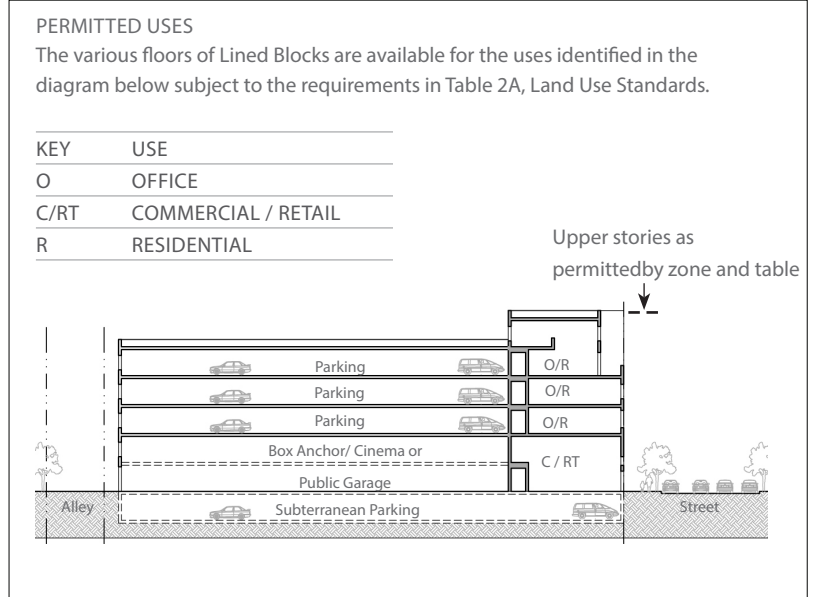
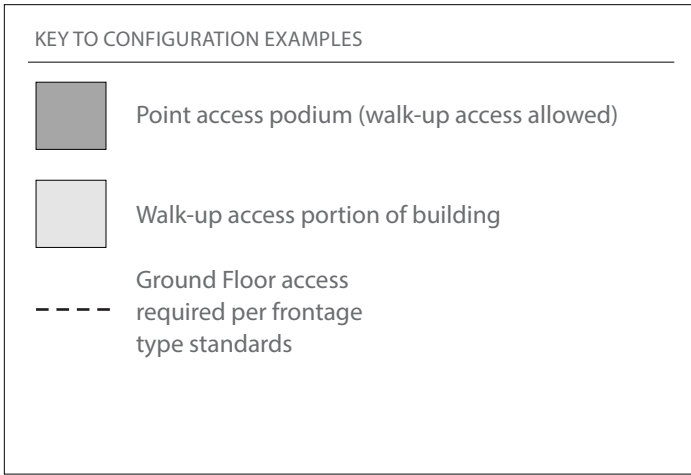
Sec. 41-2023. Lined Block Building Type

- (a) Lined block is a building that conceals a public garage or other faceless buildings, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for such uses or 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 shall be directly from the street.
 - (2) Entrance to residential portions of the building 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 least every 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 or above-ground garage, 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 be formed to provide outdoor patios connected to ground floor commercial uses.
 - (2) Minimum courtyard dimension shall be 20 feet when the long axis of the courtyard is oriented EW and 15 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 20 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 20 feet is maintained. Frontages and architectural projections are permitted on one side of a 15 foot wide courtyard provided an overall minimum width of 15 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 a front yard is present, one (1) 24" box size tree per 25 lineal feet shall be provided. The trees may be placed in groups in order to achieve a particular design.
 - (2) 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.
 - (3) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
 - (4) Trees in the front yard shall be of small scale that do not exceed 12-15' height at maturity and suitable for built-in concrete planters or containers with a 36-inches minimum width.
 - (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) 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.
 - (7) When side yards are present, at least one (1) 24-inch box tree per 30 lineal feet shall be planted to protect privacy of neighbors. The trees may be placed in groups in order to achieve a particular design.
- (h) Frontage Standards
 - (1) Entrance doors are oriented fronting toward the courtyard(s) or the 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 may be composed of one dominant volume.
 - (5) A Lined Block shall comply with the height ratios established in Table BT-5, entitled Maximum Ratio for Each Lined Block Story.

Table BT-5				
STORY	Maximum Ratio of each Lined Block Story			
	Ground Floor	2	3-5	6
% of ground floor by story	100%	100%	85% [1]	85%

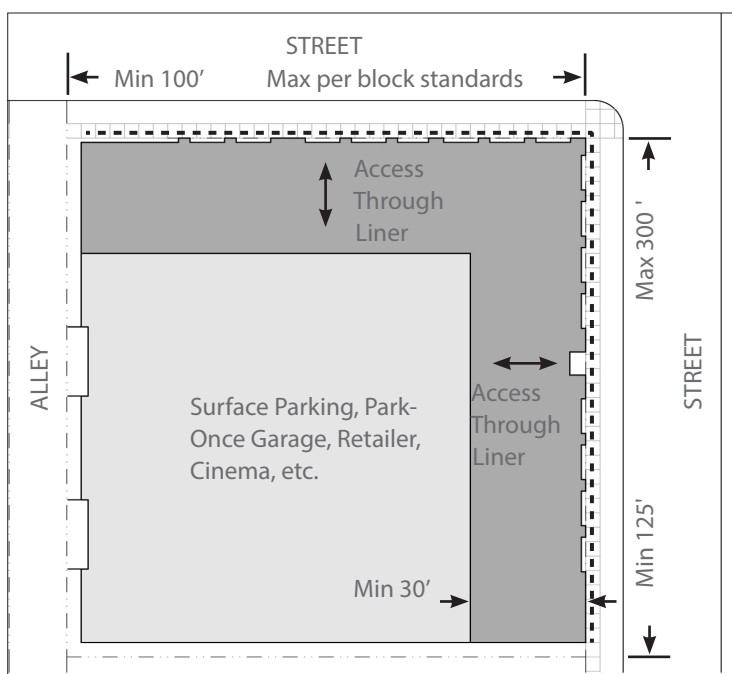
[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

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

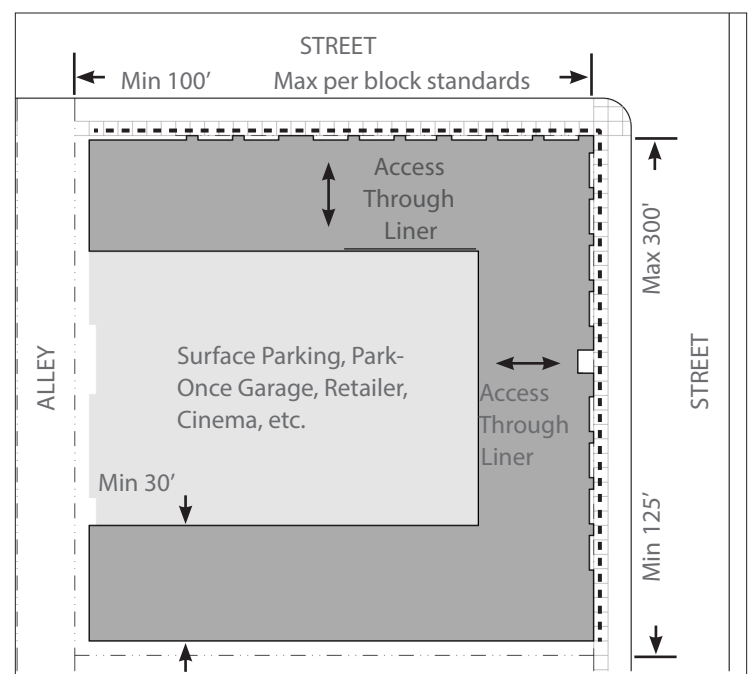


Illustrative Section Configuration Diagram

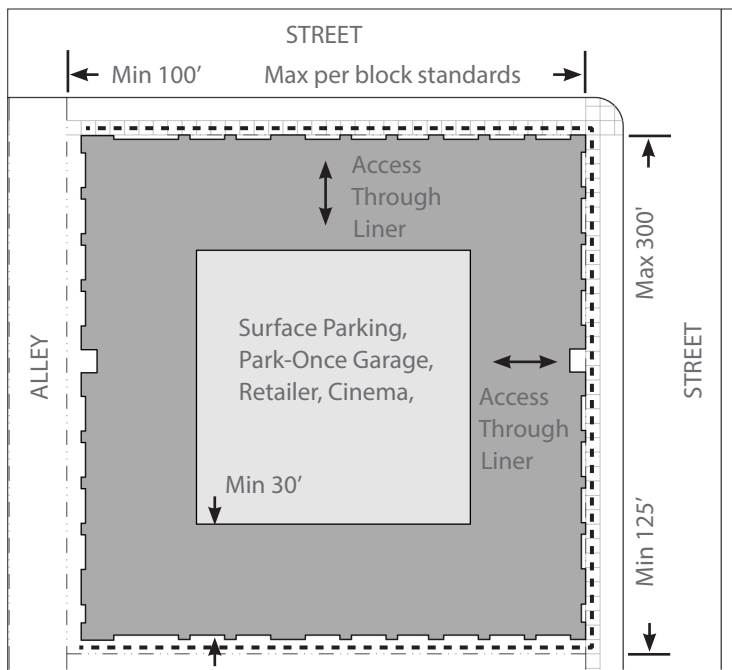
Below: Examples of allowed Lined Block site configurations



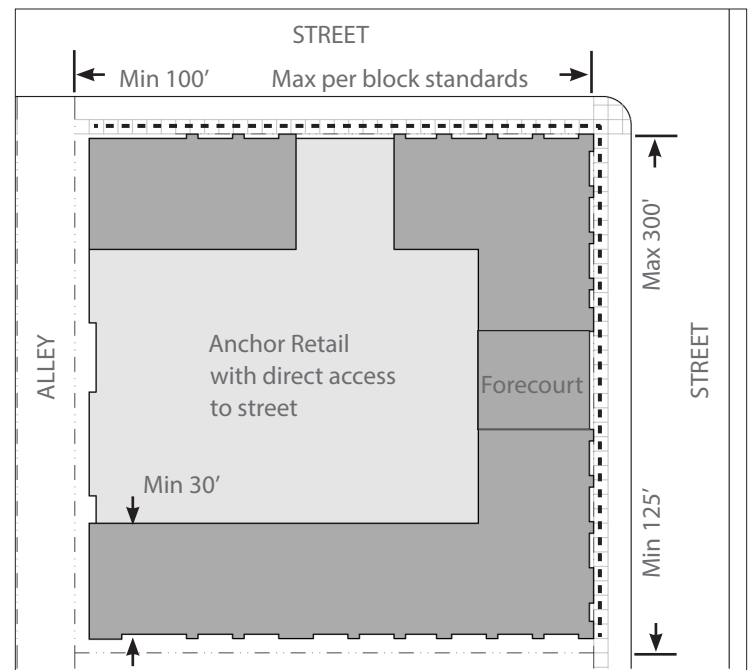
Illustrative Plan Diagram - Example A



Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D