

17.12.120: Building Type Supplemental Standards

17.12.120.A Purpose

This Section sets forth standards for the development of individual building types to achieve the intended physical character of each zone and provide for housing opportunities within neighborhoods.

17.12.120.B Building Types

1. Building Types are categorized into two groups: House-Scale buildings and Large-Scale buildings. House-Scale buildings are those that are the size of a typical house, ranging in footprint from as small as 25 feet up to 80 feet in overall width. Large-Scale buildings are individually as big as most or all of a block, or, when smaller, are arranged together along a street to appear as long as most or all of a block.
2. Each lot shall have only one principal building type, except as follows:
 - A. The House Court and Townhouse Court may allow multiple units per [Subsection 17.12.120.H \(House Court\)](#) and [Subsection 17.12.120.I \(Townhouse Court\)](#).
 - B. More than one building type is allowed on a lot that identifies multiple design sites that meet the standards of the underlying zoning district and this Section. See [Table 17.12.120.B-1](#).
3. Interpreting Standards
 - A. When standards of the underlying zoning district and building type conflict, the most restrictive standard controls. If an attainability incentive is sought, the bonus is applied to the most restrictive standard.
 - B. Width and depth standards do not specify an orientation to the lot or street.

17.12.120.C Definitions

Architectural features: An exterior building element intended to provide ornamentation to the building massing, including, but not limited to, eaves, cornices, bay windows, window and door surrounds, chimneys, light fixtures, and balconies.

Lot: For the purposes of this section, lot includes lots as defined in Sec. 17.04.060, as well as design sites, as illustrated in Table 17.12.120.B-1.

Townhouse: A small-to-large-sized, typically attached, building with a rear yard comprising of at least 3 Townhouses placed side-by-side. Each Townhouse consists of 1 unit, unless otherwise noted. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood's main street.

Townhouse, Run: A series of individual, consecutive townhouses attached by a shared vertical wall, the number of which is determined by the zone.

Townhouse, Lot: An individual parcel of land designated for a single townhouse dwelling unit within a run of attached units. Each lot typically includes the dwelling unit, private yard or open space (if applicable), and may share one or more side lot lines with adjoining townhouse lots through common walls.

Main Body: The primary volume or massing of a principal building, typically excluding projections like architectural features, attached garages, building frontage types, or secondary wings.

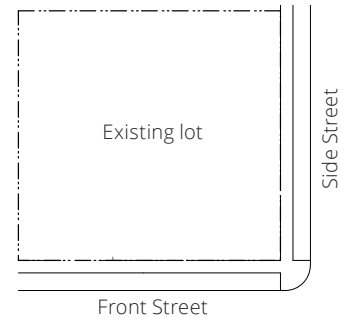
Secondary Wing: A structure that extends at least five feet from and is secondary to the main body of a principal building.

Table 17.12.120.B-1: Example of Multiple Buildings on an Existing Lot

Step 1: Determine Applicability

Multiple buildings are allowed on an existing lot only in the Residential Neighborhood (RN) and Residential Limited (RL) zoning districts.

See Zoning Map to identify if applicable zoning districts apply to the development site.

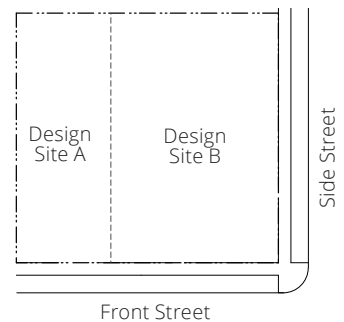


Step 2: Apply Design Sites

When siting multiple buildings on an existing lot, each existing lot shall be divided into hypothetical lots, or design sites, that meet the standards of the applicable zone district.

Each design site is required to front onto the adjacent street. Where there are two adjacent streets, the design site(s) may front on either in compliance with the standards.

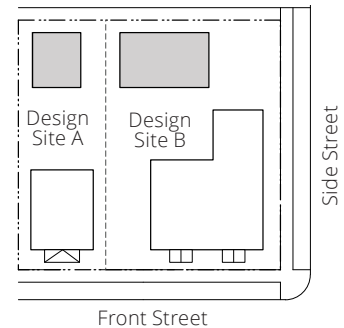
Select only one primary building type for each design site from the allowed building types for the zoning district.



Step 3: Apply Building Types

Apply a building type on each design site in compliance with the required setbacks and other standards of the Residential Neighborhood (RN) or Residential Limited (RL) zoning district, and applicable building type standards.

Select and apply building frontage type(s) to each building/unit entry.



Key

--- Parcel Line

--- Design Site Line

□ Principal Building

■ Accessory Building

17.12.120.D Administration

Design sites

Multiple building types may be accommodated on a single parcel with a showing that each building can accommodate a lot that meets the requirements of the zoning district. Simpler arrangements can be administratively approved by the planning department with a submission of a design site to demonstrate compliance and harmonious arrangement of land uses. See Table 17.12.120.B-1. The planning department may require subdivision for large or complex sites or those with right-of-way necessary for the public welfare.

Modifications

Based on site-specific issues, modifications to the standards of 17.12.110 or 17.12.120 may be necessary. Any standard may be modified other than lot size, unit count, total building coverage, and land uses, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties. Planning commission or planning department staff may approve modifications as follows:

- The planning department staff may approve minor modifications, those containing deviations of 25 percent or less of a numerical standard or locational or access requirements in order to accommodate other life, healthy, and safety requirements or to retain existing structures.
- Major modifications, deviations of more than 25 percent, will be considered by the planning commission.

Variances

The zoning administrator shall include the recommendation of the planning department with any request for variance.

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17.12.120.E Overview

Table 17.12.120.E-1 ([Building Types Overview](#)) provides an overview of the allowed building types.

Table 17.12.120.E-1: Building Types Overview






Building Type	
	<p>Single Family 17.12.120.F. A small-to-medium sized detached building with small-to-medium setbacks and a rear yard. The building consists of one unit within a single-building, scaled to fit within lower-intensity neighborhoods. A detached accessory dwelling may be allowed.</p>
	<p>Two Family 17.12.120.F. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two units within a single-building massing. This type has the appearance of a medium-to-large single-family home and is scaled to fit within lower-intensity neighborhoods.</p>
	<p>Townhouse 17.12.120.G. A small-to-large-sized, typically attached, building with a rear yard that consists of at least 3 Townhouses placed side-by-side. Each Townhouse consists of 1 unit. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood main street.</p>
	<p>House Court 17.12.120.H. A group of small, detached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.</p>
	<p>Townhouse Court 17.12.120.I. A group of attached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.</p>

Table 17.12.120.E-1: Building Types Overview (Continued)

Building Type



Plex House 17.12.120.J. A medium-sized detached building that consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry at the front and/or individual entries along the front or side. This type has the appearance of a medium-sized single-family house in a single cohesive building form and is scaled to fit into low- to moderate-intensity neighborhoods.



Manor House 17.12.120.K. A medium-sized detached building that consists of 6 to 10 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type features a single cohesive building form and is scaled to fit within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.



Multiplex 17.12.120.L. A large-sized detached building that consists of 10 to 20 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.



Low-rise Courtyard Flats 17.12.120.M. A building that consists of 10 to 20 side-by-side and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space and takes the place of a rear yard. Shared entries and/or individual entries are accessed off the court or front street. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.



Low-rise Flats 17.12.120.N. A large-scale building. May be attached or detached from adjacent buildings. This type is intended to provide residential uses, or a vertical mix of uses with ground-floor retail, office or service uses and upper-floor residential uses. This type is typically used to transition between moderate-intensity neighborhoods to corridors, or along corridors and in centers.

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17.12.120.F Single Family/Two Family



A Two Family Side-by-Side with separate entrances.



A Single Family Home



A Two Family Stacked.

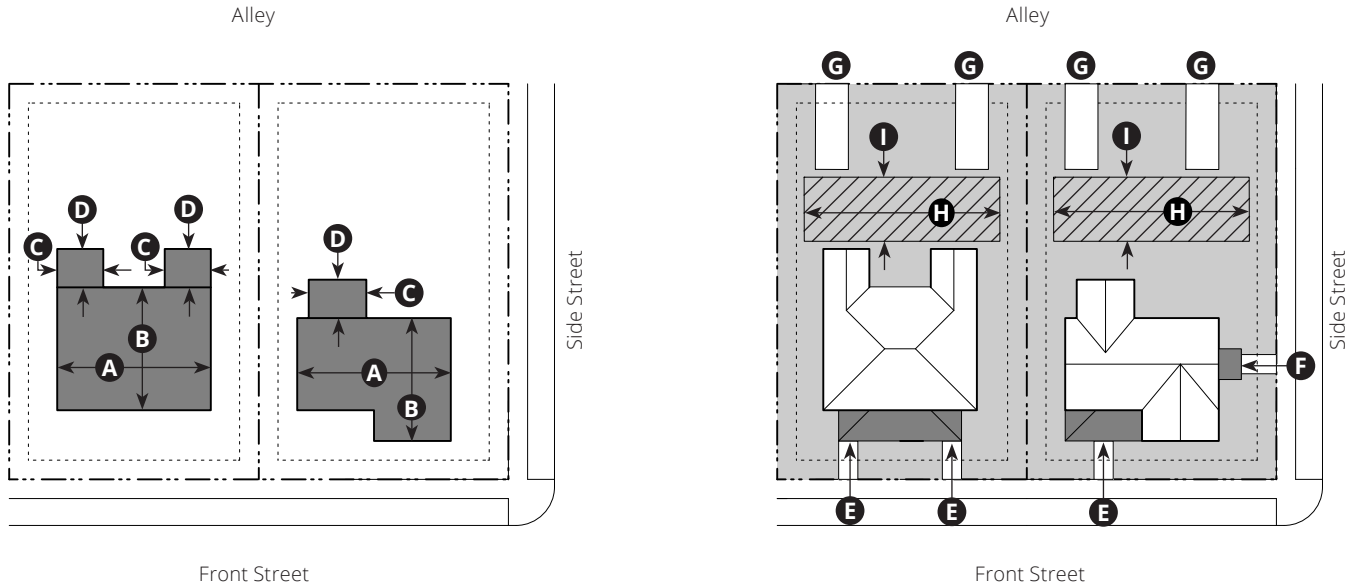
1. Description

Single Family. A small-to-medium sized detached building with small-to-medium setbacks and a rear yard. The building consists of one unit within a single-building, scaled to fit within lower-intensity neighborhoods. A detached accessory dwelling may be allowed.

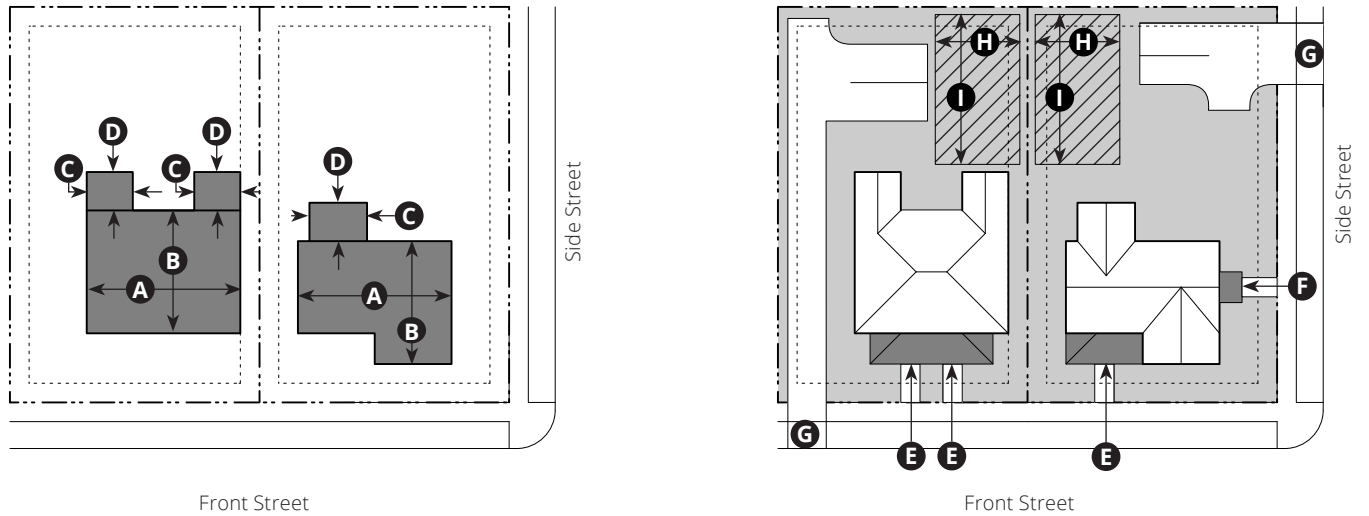
Two Family. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two units within a single-building massing. This type has the appearance of a medium-to-large single-family home and is scaled to fit within lower-intensity neighborhoods.

General Note: Photos on this page are illustrative, not regulatory.

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Private Open Space

2. Number of Units

Units per Building	2 max.
Buildings per Lot	1 max.

3. Building Size and Massing

Height

Main Body	Suburban	Urban/Center
Stories	2 stories max.	2.5 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

Secondary Wing(s)

Stories	0.5 stories less than primary building
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Building Footprint

Main Body

Width	48' max.	48' max.	A
Depth	40' max.	40' max.	B

Secondary Wing(s)

Width	15' max.	15' max.	C
Depth	25' max.	25' max.	D

Each side of a building may have a maximum of one secondary wing and a maximum of two secondary wings along the rear.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G

5. Pedestrian Access

Principal Pedestrian Entrance

Interior Lot	Front street	E
Corner Lot	Units on a corner may enter from the side street.	F

6. Vehicle Access and Parking

Access **G**

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Common Open Space

Width	15' min.	H
Depth	15' min.	I

Common Open Space requirement may be substituted with two 8' x 15' private open spaces.

Required front and side street setbacks shall not be included in the minimum open space area calculation.

Driveways are not allowed within a required open space.

Required open space shall be located behind the main body of the building.

17.12.120.G Townhouse



Three-story Townhouses with simple articulation and Stoop frontages.



Townhouses with minimal separations between them.



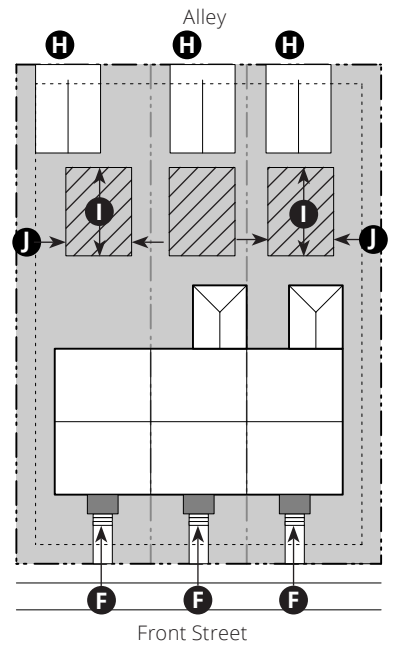
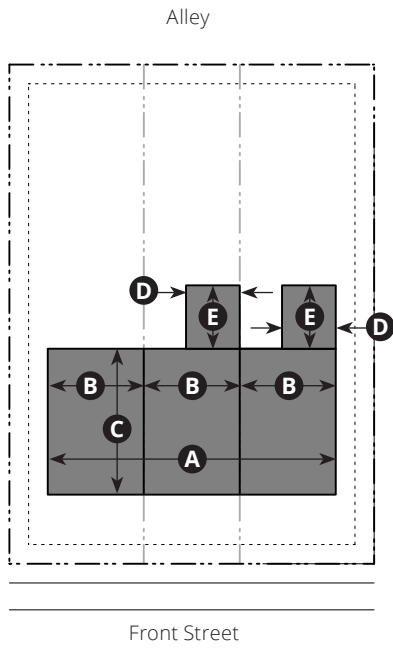
Townhouses with a Stoop frontage type.

1. Description

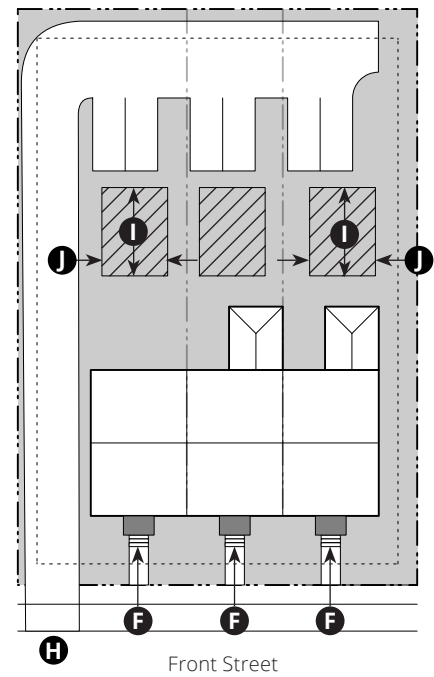
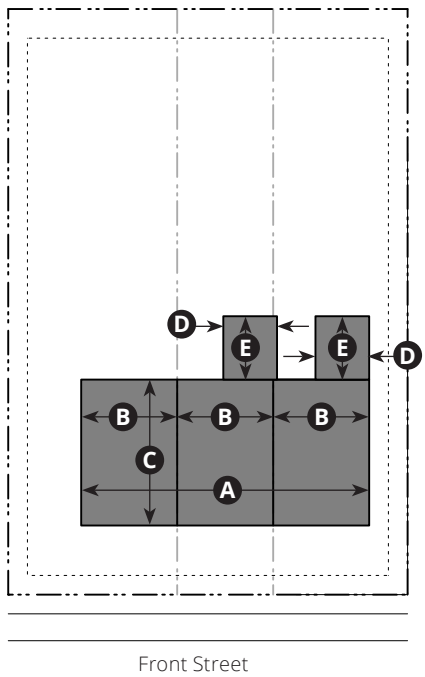
A small-to-large-sized, typically attached, building with a rear yard that consists of at least 3 Townhouses placed side-by-side. Each Townhouse generally consists of 1 unit. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood main street.

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Lot(s) with Alley Access



Lot(s) without Alley Access



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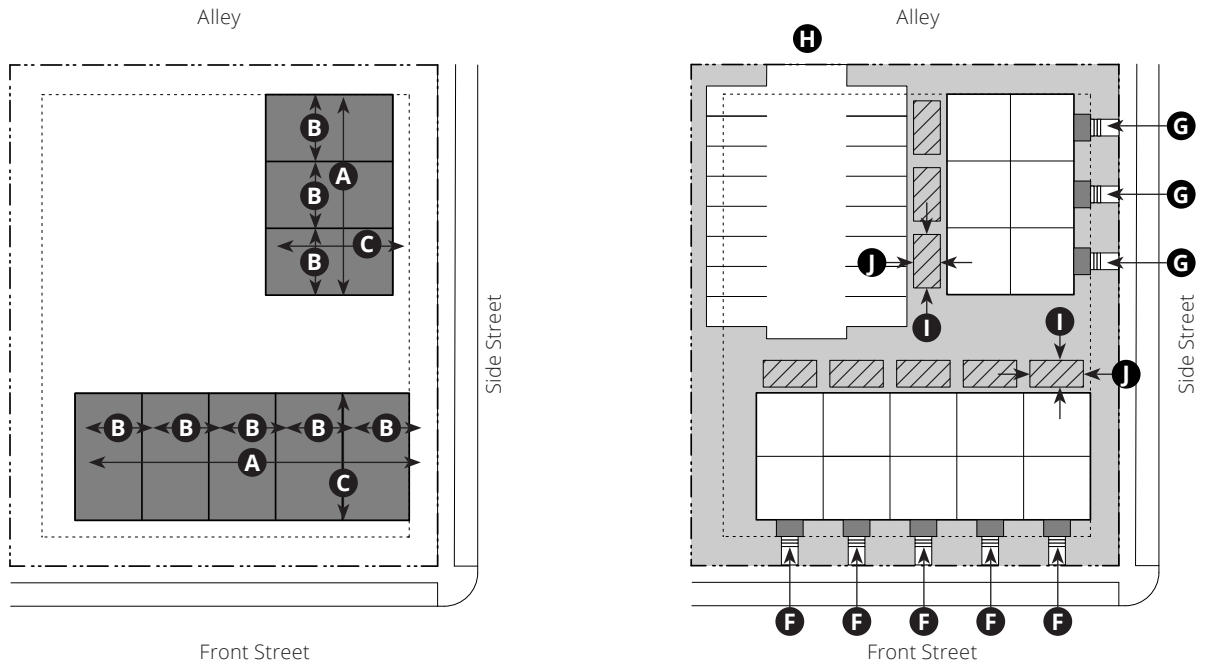
Key

- ROW / Lot Line
- Setback Line
- Building

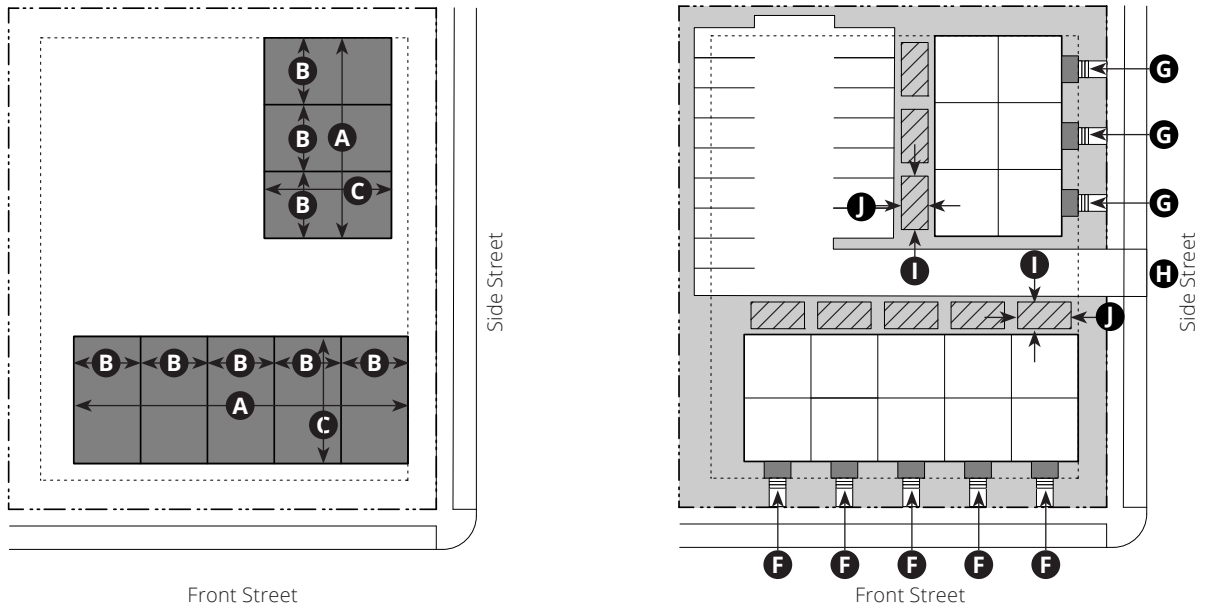
Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Private Open Space

Lot(s) with Alley Access



Lot(s) without Alley Access



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Key

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- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Private Open Space

2. Number of Units

	Suburban	Urban/Center
Units per Townhouse	1 max.	1 max.
Townhouses in a Run	3 min.; 5 max.	3 min.; 8 max.

One townhouse per run may consist of up to 3 stacked units.

3. Building Size and Massing

Height

Main Body	Suburban	Urban/Center
Stories	2.5 stories max.	3 stories max.
Height to Highest Roof Line	35' max.	45' max.
Height to Highest Eave	28' max.	35' max.

Secondary Wing(s)

Stories	0.5 stories less than primary building
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Building Footprint

Main Body	Suburban	Urban/Center
Maximum Width per Run	80' max.	160' max. A
Townhouse Width	18' min.; 30' max.	B
Townhouse Depth	40' max.	40' max. C

Secondary Wing(s)

Width	75% of main body width max. D
Depth	25' max. E

Sides and rear of a building may have a maximum of one secondary wing. Secondary wings may not be used to attach buildings or units.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G

5. Pedestrian Access

Principal Pedestrian Entrance

Interior Lot	Front Street	F
Corner Lot	Units facing a side street must enter from the side street.	G

Ground floor units shall have an individual entry facing a street.

6. Vehicle Access and Parking

Access

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Private Open Space

Width	8' min.	I
Depth	8' min.	J

Required front and side street setbacks shall not be included in the minimum private open space area calculation.

Driveways are not allowed within a required private open space.

Required private open space shall be located behind the main body of each building.

17.12.120.H House Court



A House Court arranged around a common open space.



A modern style House Court with a usable green space.



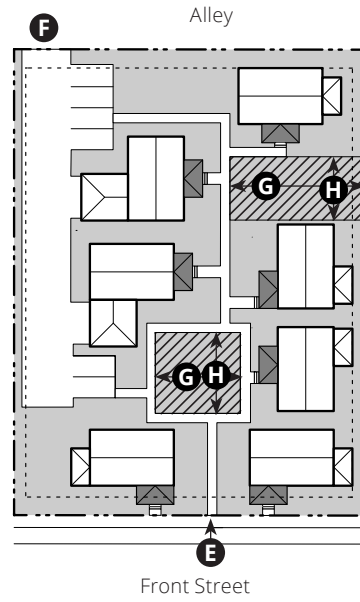
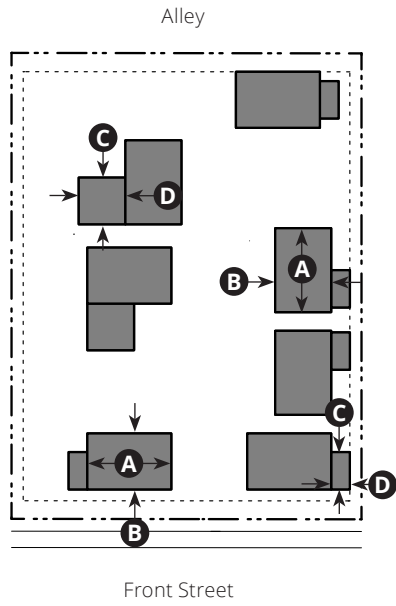
A two-story House Court along a set of connected green spaces.

1. Description

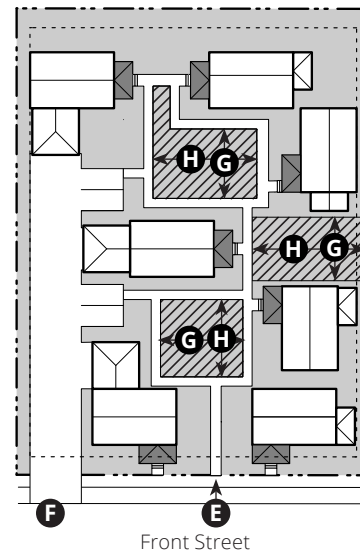
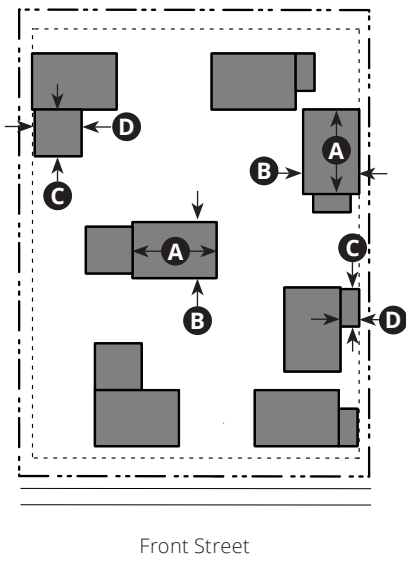
A group of small, detached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

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Lot(s) with Alley Access



Lot(s) without Alley Access



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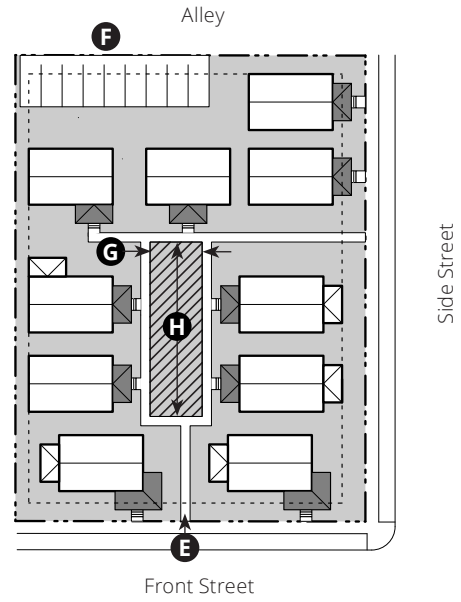
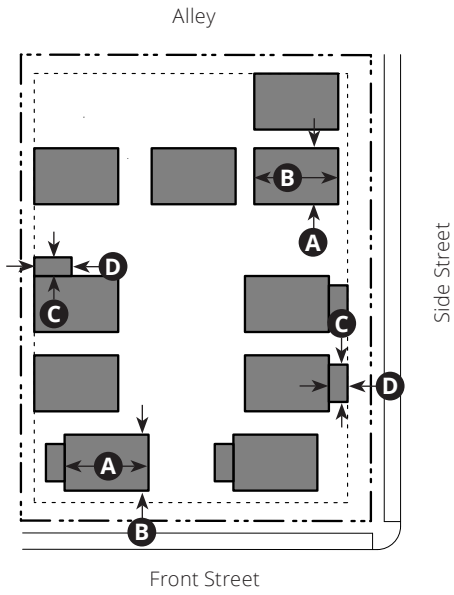
Key

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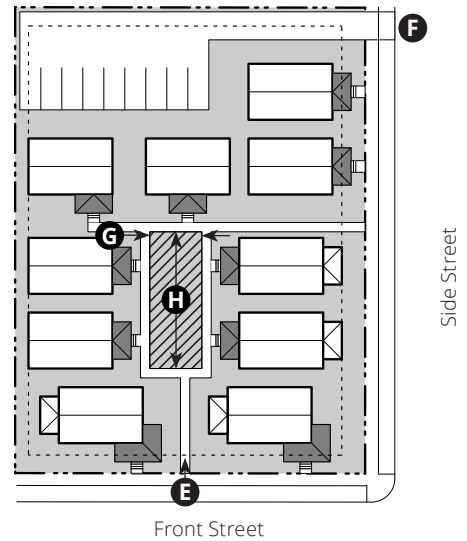
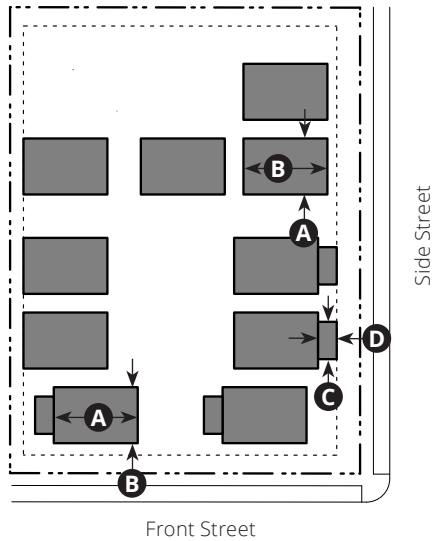
Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Common Open Space

Lot(s) with Alley Access



Lot(s) without Alley Access



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- Building

Key

- ROW / Lot Line
- Setback Line
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- ▨ Common Open Space

2. Number of Units

Units per Building	1 max.
Buildings per Lot	3 min.; 12 max.

Up to one building in the House Court may have 2 units.

3. Building Size and Massing

Height

Main Body	Suburban	Urban/Center
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Stories	2 stories max.	2.5 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

Secondary Wing(s)

Stories	0.5 stories less than primary building
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Building Footprint

Main Body

Width	32' max.	A
Depth	24' max.	B

Secondary Wing(s)

Width	20' max.	C
Depth	25' max.	D

Each building may have a maximum of one secondary wing along the side or rear.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G

5. Pedestrian Access

Common open space shall be accessible from front street. **E**

Units on corner or along a side street may enter from either the common open space or side street.

Units interior to the lot shall enter off the common open space or pedestrian passage.

Units with frontage on a street shall provide an entry from that street

Pedestrian passages shall link all buildings to the public ROW, common open space, and parking areas.

Pedestrian Passage Width

For the first 30' from the front street	8' min.
After the first 30' in length	12' min.

Pedestrian passages shall include a 4' minimum width walkway to units and may include low landscaping and stormwater detention.

6. Vehicle Access and Parking

Access **F**

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

Spaces may be individually accessible by the units and/or a common parking area located at the rear side of lot.

Shared driveways allowed per access easements.

7. Common Open Space

Width	20' min.	G
Depth	50' min.	H

All common open spaces provided shall meet the minimum required dimensions.

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

50 percent of common open space may be used for stormwater management.

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17.12.120.I Townhouse Court



A Townhouse Court along a set of connected green spaces.



Townhouse Court along a set of connected green spaces.



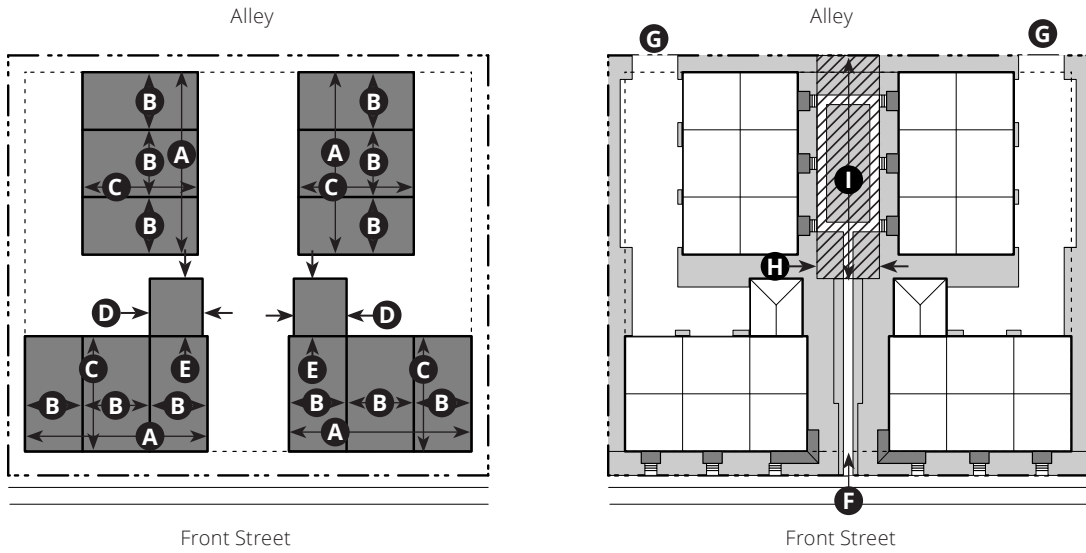
Townhouse Court along a pedestrian passage.

1. Description

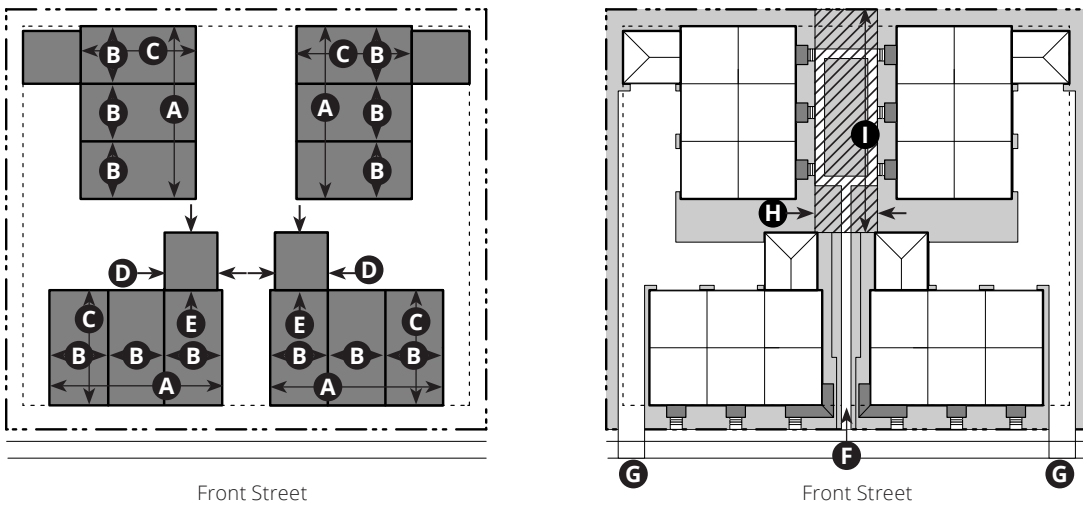
A group of attached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.

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Lot(s) with Alley Access



Lot(s) without Alley Access



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Key

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- Building

Key

- ROW / Lot Line
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- Building Frontage
- Pervious Surface
- ▨ Common Open Space

2. Number of Units

Units per Townhouse	1 max.
Townhouses per Lot	3 min.; 12 max.
Townhouses in a Run	5 max.

Up to one building in a run may have three stacked units.

3. Building Size and Massing

Height

Main Body	Suburban	Urban/Center
Stories	2.5 stories max.	3 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

Secondary Wing(s)

Stories	0.5 stories less than primary building
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Building Footprint

Main Body	Suburban	Urban/Center
Maximum Width per Run	80' max.	160' max. (A)
Townhouse Width	18' min.; 30' max.	(B)
Townhouse Depth	40' max.	40' max. (C)

Secondary Wing(s)

Width	75% of main body width max. (D)
Depth	25' max. (E)

Sides and rear of a building may have a maximum of one secondary wing. Secondary wings may not be used to attach buildings or units.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

5. Pedestrian Access

Common Open Space shall be accessible from front street. **(F)**

Units at the front of the lot shall provide an entry from front street.

Units interior to the lot, shall enter off the common open space.

The principal pedestrian entrance into each unit shall not be through a garage.

Units on a corner may enter from the side street.

Pedestrian passages shall link all buildings to the public ROW, Common Open Space, and parking areas.

Pedestrian Passage Width

For the first 30' in length	8' min. clear
After the first 30' in length	12' min. clear

Pedestrian passages shall include a 4' minimum width walkway to units and may include low landscaping and stormwater detention.

6. Vehicle Access and Parking

Access **(G)**

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Common Open Space

Width	20' min.	(H)
Depth	75' min.	(I)

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

50 percent of common open space may be used for stormwater management.

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17.12.120.J Plex House



A Plex House uses a large projecting porch that all units may share.



A Plex House with a raised porch entry.



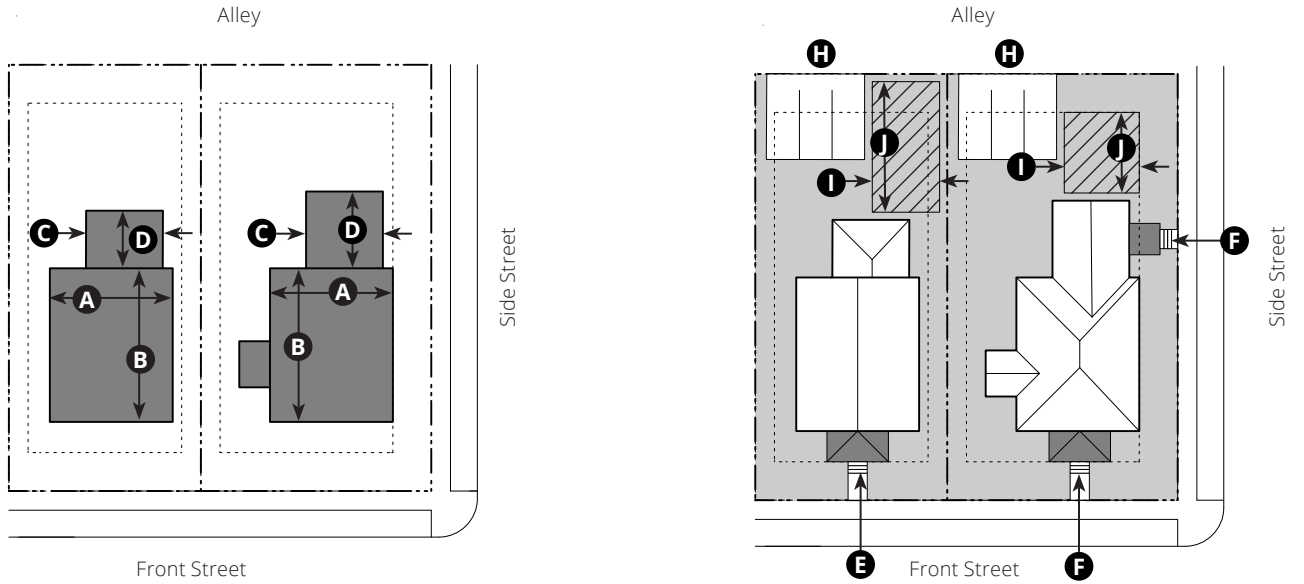
A Plex House with single ground floor entrance.

1. Description

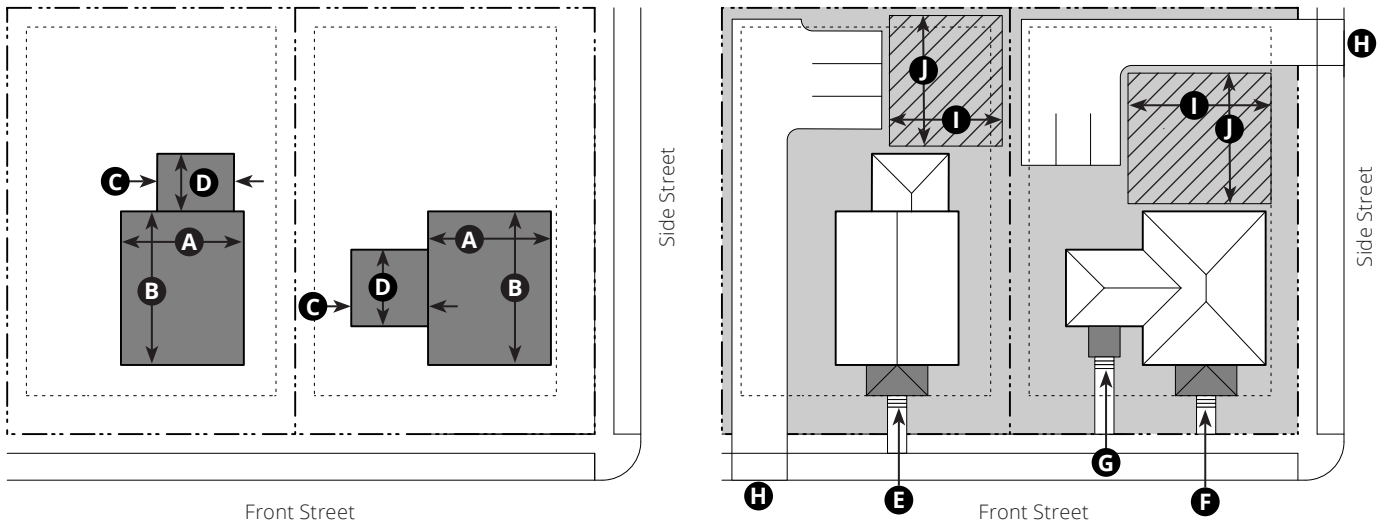
A medium-sized detached building that consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry at the front and/or individual entries along the front or side. This type has the appearance of a medium-sized single-family house in a single cohesive building form and is scaled to fit into low- to moderate-intensity neighborhoods.

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Lot(s) with Alley Access



Lot(s) without Alley Access



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Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

2. Number of Units

Units per Building	3 min.; 6 max.
Buildings per Lot	1 max.

3. Building Size and Massing

Height

Main Body **Suburban** **Urban/Center**

Stories	2 stories max.	2.5 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

Secondary Wing(s)

Stories	0.5 stories less than primary building
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Building Footprint

Main Body

Width	45' max.	45' max.	A
Depth	45' max.	55' max.	B

Secondary Wing(s)

Width	20' max.	C
Depth	30' max.	D

A building may have a maximum of one secondary wing on each of its sides and rear, or an additional 25' in depth.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

5. Pedestrian Access

Principal Pedestrian Entrance

Interior Lot	Front Street	E
Corner Lot	Units on a corner may enter from the side street.	F

Each unit may have an individual entry. **G**

6. Vehicle Access and Parking

Access **H**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Common Open Space

Width	24' min.	I
Depth	12' min.	J

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

Required common open space shall be located behind the main body of the building.

50 percent of common open space may be used for stormwater management.

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17.12.120.K Manor House



A Manor House with ground floor entrances on the side.



A Manor House with individual ground floor entrances.



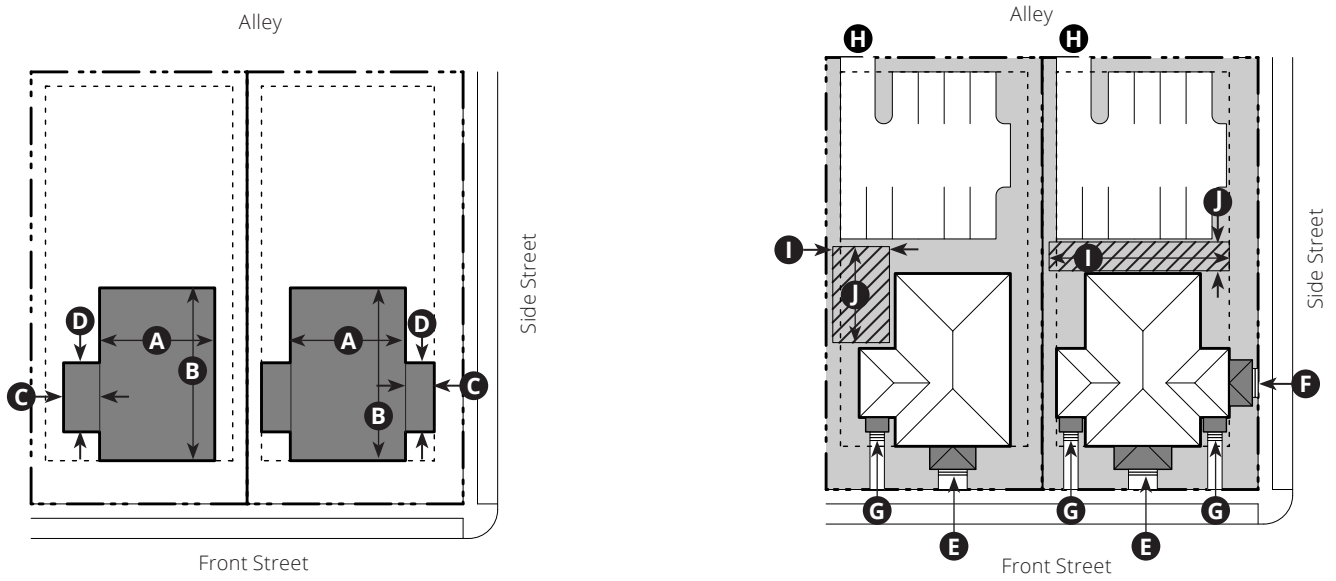
A Manor House with four individual ground floor entrances.

1. Description

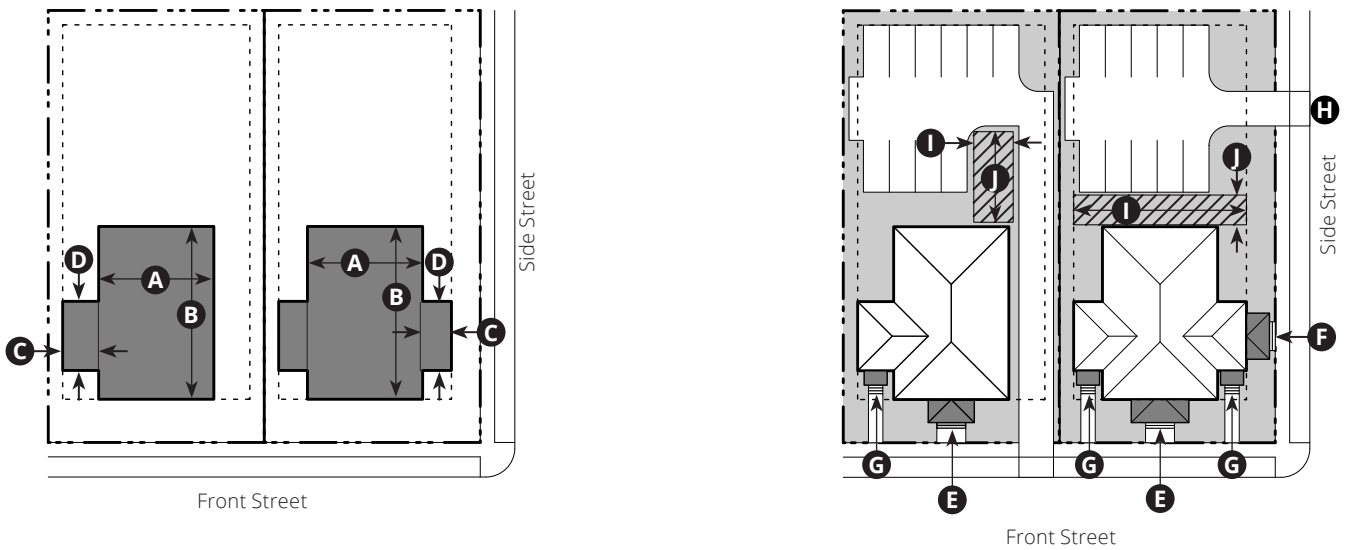
A medium-sized detached building that consists of 6 to 10 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type features a single cohesive building form and is scaled to fit within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.

General Note: Photos on this page are illustrative, not regulatory.

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

2. Number of Units

Units per Building	6 min.; 10 max.
Buildings per Lot	1 max.

3. Building Size and Massing

Height

Main Building	Suburban	Urban/Center
Stories	2.5 stories max.	3 stories max.
Height to Highest Roof Line	35' max.	40' max.
Height to Highest Eave	28' max.	35' max.

Secondary Wing(s)

Stories	0.5 stories less than primary building
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Building Footprint

Main Body

Width	48' max.	A
Depth	70' max.	B

Secondary Wing(s)

Width	20' max.	C
Depth	25' max.	D

Sides and rear of a building may have a maximum of one secondary wing each.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

5. Pedestrian Access

Principal Pedestrian Entrance

Interior Lot	Front Street	E
Corner Lot	Units on a corner may enter from the side street.	F

Each unit may have an individual entry. **G**

6. Vehicle Access and Parking

Access **H**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Common Open Space

Width	24' min.	I
Depth	12' min.	J

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

Required common open space shall be located behind the main body of the building.

50 percent of common open space may be used for stormwater management.

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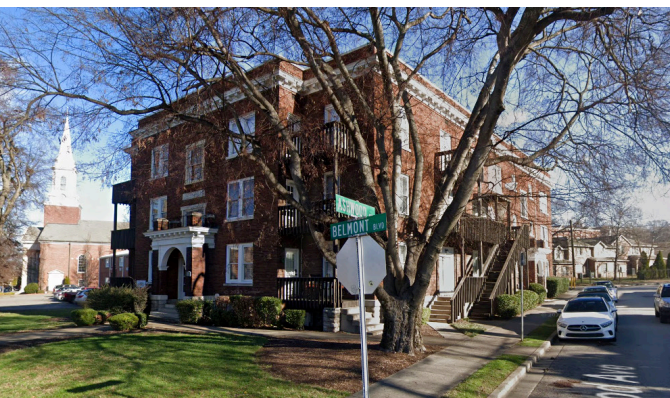
17.12.120.L Multiplex



Three-story Multiplex with a single ground floor entrance.



Multiplex with a recessed stoop entry.



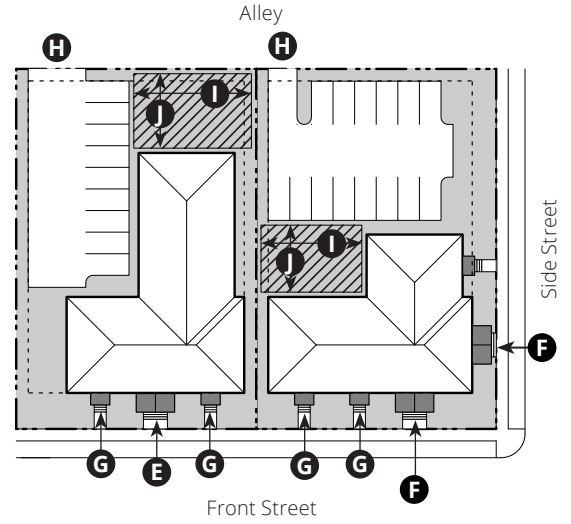
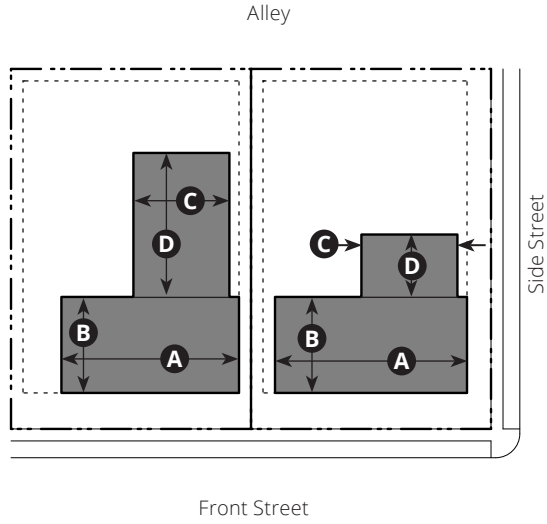
Three-story Multiplex with entries facing the front and side street.

1. Description

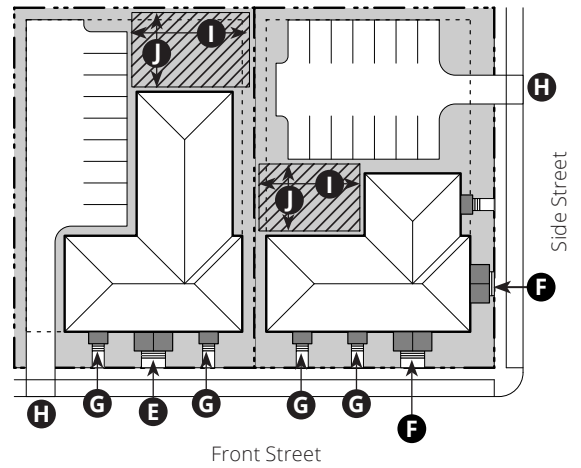
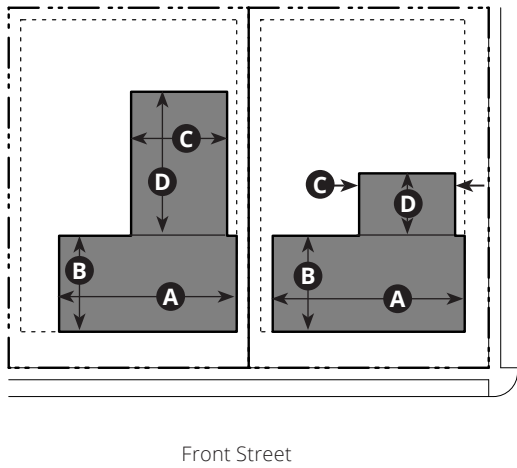
A large-sized detached building that consists of 10 to 20 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.

General Note: Photos on this page are illustrative, not regulatory.

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

2. Number of Units

	Suburban	Urban/Center
Units per Building	10 min.; 20 max.	10 mins; 25 max.
Buildings per Lot	1 max.	

3. Building Size and Massing

Height

Main Building

	Suburban	Urban/Center
Stories	3 stories max.	4 stories max.
Height to Highest Roof Line	45' max.	55' max.
Height to Highest Eave	35' max.	45' max.

Secondary Wings

Stories	3 stories max.	4 stories max.
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Upper Floor setback

Applicable to parcels that share a side and/or rear property line with R and RS zoned land. Fourth floor within 30 feet of the shared side or rear property line shall setback a minimum of 10 feet from the facade below.

Building Footprint A

Main Body B

	Suburban	Urban/Center C
Width	80' max.	120' max.
Depth	40' max.	40' max.

Secondary Wing(s) Footprint D

Width	40' max.
Depth	60' max.

Sides and rear of a building may have a maximum of one secondary wing each.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

5. Pedestrian Access

Principal Pedestrian

Entrance

Interior Lot	Front Street	E
Corner Lot	Units on a corner may enter from the side street.	F

Each unit may have an individual entry. **G**

6. Vehicle Access and Parking

Access H

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Common Open Space

Width	24' min.	I
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Depth	12' min.	J
-------	----------	----------

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

Required common open space shall be located behind the main body of the building.

50 percent of common open space may be used for stormwater management.

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17.12.120.M Low-rise Courtyard Flats



Three-story Courtyard Flats with individual ground floor entrances.



Three-story Courtyard Flats with individual ground floor entrances.



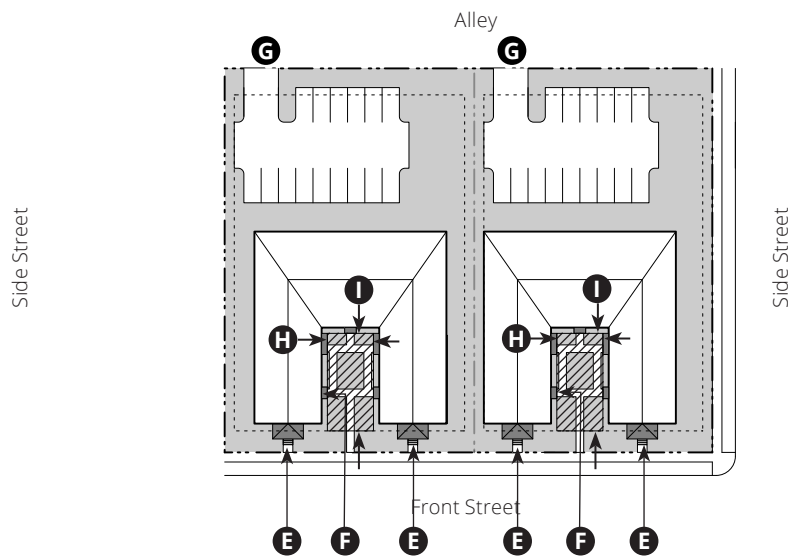
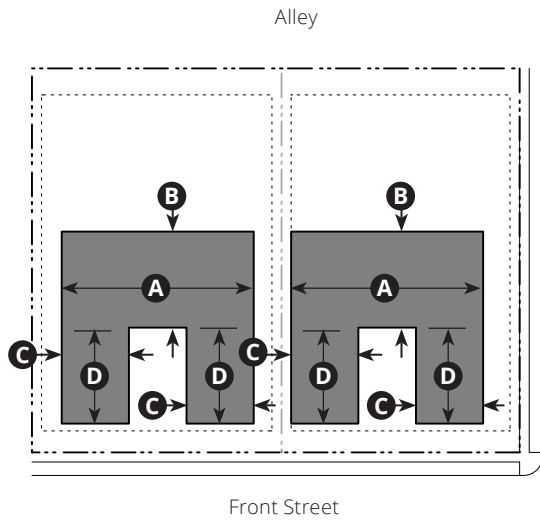
Three-story Courtyard Flats with Stoop frontages.

1. Description

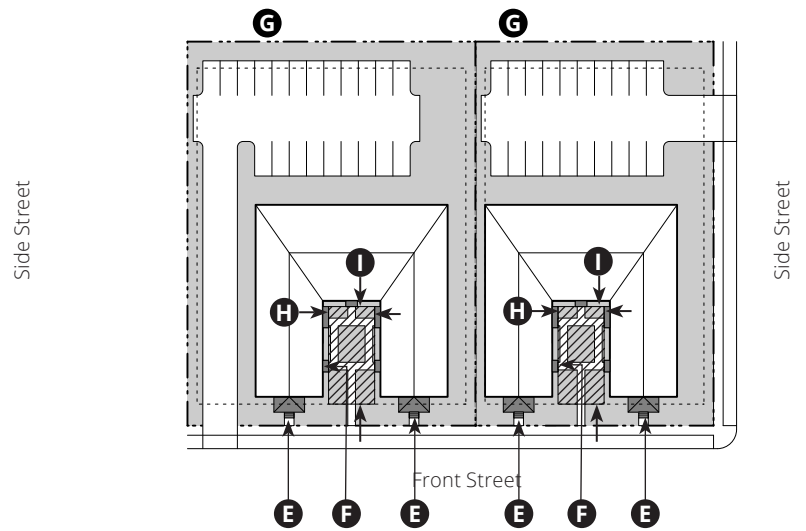
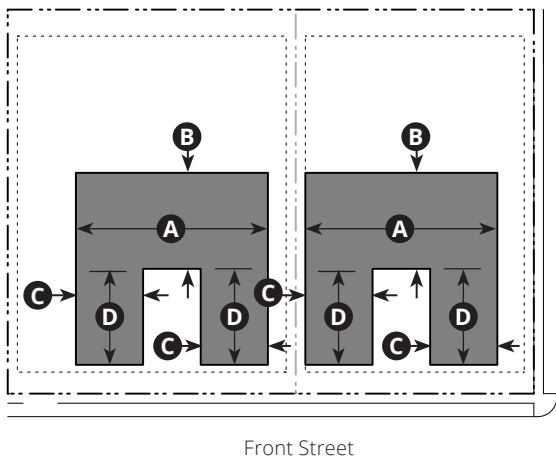
A building consists of 10 to 20 side-by-side and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space and takes the place of a rear yard. Shared entries and/or individual entries are accessed off the court or front street. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.

General Note: Photos on this page are illustrative, not regulatory.

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Common Open Space
- Building Frontage
- Pervious Surface

2. Number of Units

	Suburban	Urban/Center
Units per Building	20 units max.	25 units max.
Buildings per Lot	1 max.	

3. Building Size and Massing

Height: Outside UZO RL.1

Main Building and Secondary Wings

Stories	2.5 stories max.
Height to Highest Roof Line	35' max.
Height to Highest Eave	28' max.

Height: Inside UZO RL.2

Main Building and Secondary Wings

Stories	3 stories max.
Height to Highest Roof Line	45' max.
Height to Highest Eave	35' max.

Height: Inside UZO RL.3

Main Building and Secondary Wings

Stories	4 stories max.
Height to Highest Roof Line	55' max.
Height to Highest Eave	45' max.

Upper Floor Stepback

Applicable to parcels that share a side and/or rear property line with R and RS zoned land. Fourth floor within 30 feet of the shared side or rear property line shall stepback a minimum of 10 feet from the facade below.

Building Footprint

Main Body

	Suburban	Urban/Center
Width	100' max.	120' max. A
Depth	40' max.	40' max. B

Secondary Wing(s) Footprint

Width	30' max.	30' max. C
Depth	85' max.	105' max. D

Front and rear of a building may have a maximum of two secondary wings each.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

5. Pedestrian Access

Principal Pedestrian

Entrance		E
Interior Lot	Front Street	
Corner Lot	Units on a corner may enter from the side street.	

Each unit may have an individual entry. **F**

6. Vehicle Access and Parking

Access **G**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

7. Courtyard

Courtyard Width **H**

Buildings up to 2 stories	25' min.
Buildings more than 2 stories	35' min.

Courtyard Depth **I**

Buildings up to 2 stories	50' min.
Buildings more than 2 stories	70' min.

For determining size of courtyard, building height shall be measured at the highest story along courtyard.

Courtyards shall open on a street or shall be connected to street with a pedestrian passage.

Street facing facades over 90 feet in length shall be broken down with at least one courtyard along the street.

Building shall define at least two walls of a courtyard.

Side(s) of courtyard not defined by building may be defined by a 2'-6" to 6' tall wall, hedge, or fence with entry gate/door, no greater than 36" in height.

Shared courtyard(s) may be used for stormwater management if designed as integral site element (rain garden or bioswale) and does not visually detract from the frontage of each building facing the courtyard.

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17.12.120.N Low-rise Flats



Low-rise Flats with an active ground-floor building frontage.



Low-rise Flats on a street corner.



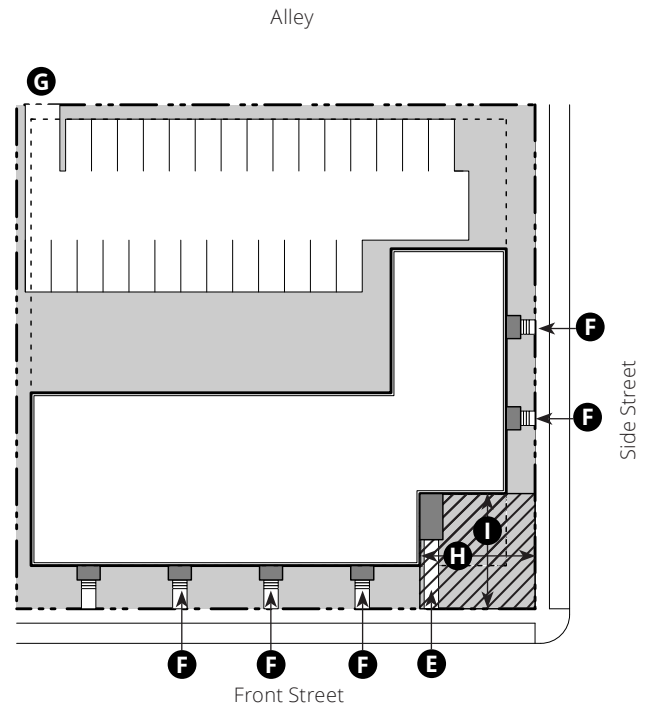
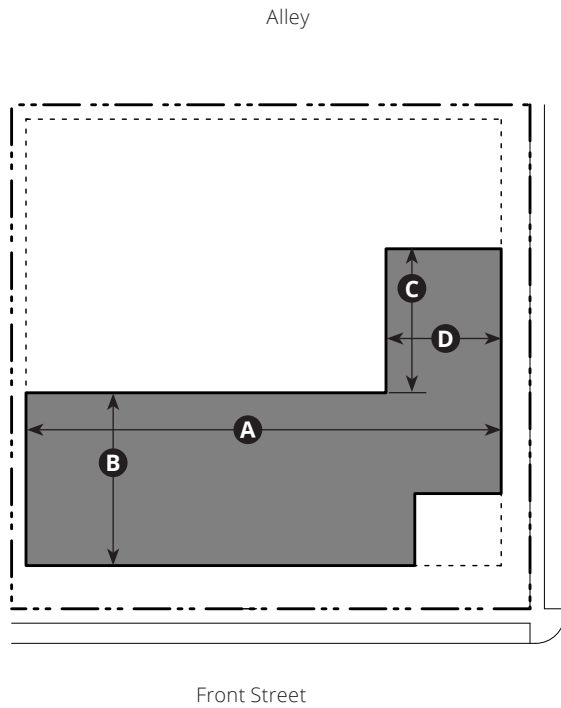
Low-rise Flats on a street corner.

1. Description

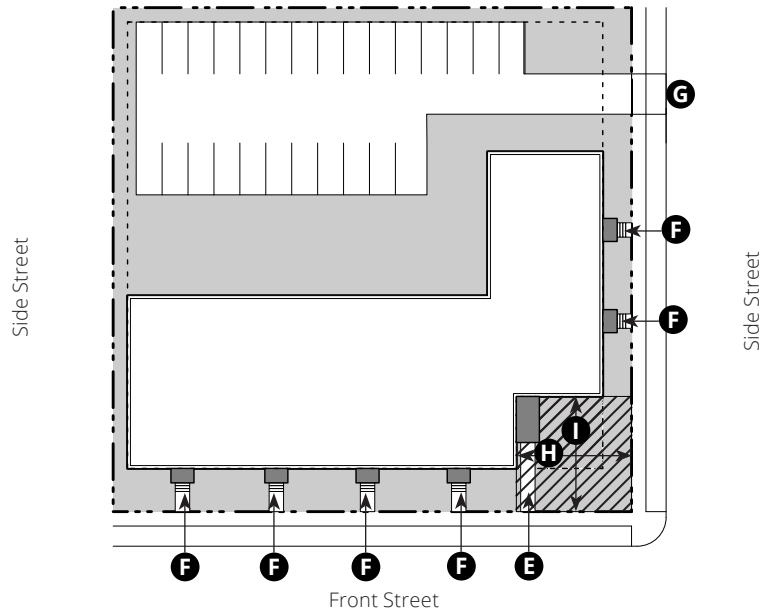
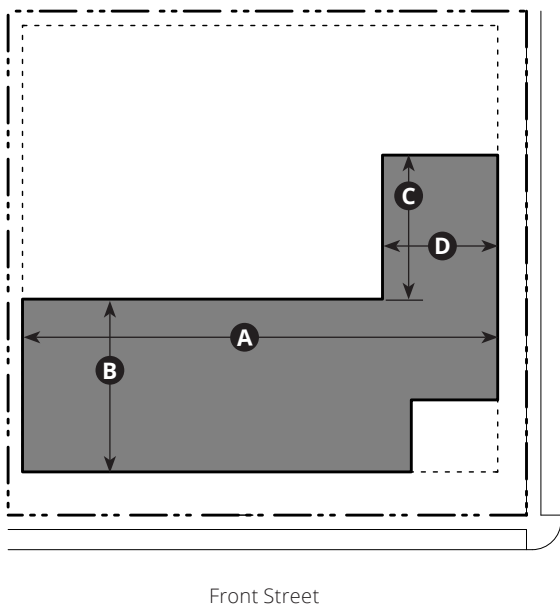
A large-sized large-scale building. May be attached or detached from adjacent buildings. This type is intended to provide residential uses, or a vertical mix of uses with ground-floor retail, office or service uses and upper-floor residential uses. This type is typically used to transition between moderate-intensity neighborhoods to corridors, or along corridors and in centers.

General Note: Photos on this page are illustrative, not regulatory.

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Common Open Space

2. Number of Units

Units per Building		Urban/Center
Number of Units		40 max.
Buildings per Lot		1 max.

3. Building Size and Massing

Height		Urban/Center
Main Building and Secondary Wings		
Stories		4 stories max.
Height to Highest Roof Line		55' max.
Height to Highest Eave		45' max.

Upper Floor Stepback

Applicable to parcels that share a side and/or rear property line with R and RS zoned land. Fourth floor within 30 feet of the shared side or rear property line shall stepback a minimum of 10 feet from the facade below.

Building Footprint

Main Body		Urban/Center	
Width		180' max.	A
Depth		60' max.	B

Secondary Wing(s) Footprint

Width		60' max.	C
Depth		60' max.	D

Rear of a building may have a maximum of one secondary wing.

4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

5. Pedestrian Access

Principal Pedestrian Entrance		E
Interior Lot	Front Street	
Corner Lot	Units on a corner may enter from the side street.	

Each unit may have an individual entry. **F**

6. Vehicle Access and Parking

Access **G**
 Maximum of 1 driveway curb cut along street frontage.
 If alley is present, parking shall only be accessed from alley.
 If side street is present but no alley, parking shall be accessed only from side street.

7. Common Open Space

Width	30' min.	H
Depth	30' min.	I

Common open space may be located in front of the building main body so long as it is fronted by the principal pedestrian entrance.

Front, side street, and side setbacks may be included in common open space when the entire open space is treated as one contiguous entrance plaza.

Driveways are not allowed within a required common open space.