

## SUBSTITUTE ORDINANCE NO. BL2025-1005

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, relative to the creation of ~~two~~ new zoning districts called “Residential Neighborhood” (RN) and “Residential Limited” (RL), and other related changes, all of which is more particularly described herein (Proposal No. 2025Z-009TX-001).

WHEREAS, the Metropolitan Government of Nashville and Davidson County is committed to expanding housing opportunities that serve a full spectrum of residents at all stages of life and income levels; and

WHEREAS, the development of new zoning districts provides a mechanism for aligning land use regulations with the NashvilleNext goals of promoting a more inclusive, diverse, and economically resilient city; and

WHEREAS, current zoning regulations may not sufficiently allow for the range of housing types needed to accommodate anticipated growth and changing household demographics; and

WHEREAS, the creation of new zoning districts can increase predictability and clarity for property owners, residents, and developers by clearly identifying areas where a variety of housing types may be appropriate and compatible with the surrounding context; and

WHEREAS, housing provision must be accompanied by appropriate design standards and compatibility considerations to ensure that new development matches neighborhood context while still meeting broader citywide goals for affordability, sustainability, and infrastructure efficiency; and

WHEREAS, public feedback and interdepartmental coordination have informed the development of new zoning districts that provide context-sensitive designs for producing more attainable housing; and

WHEREAS, the establishment of these new zoning districts represents a critical step toward implementing a comprehensive housing strategy that reflects Nashville’s values of livability, inclusivity, and transparency.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Amend ~~the Metro Zoning Code~~ Title 17 of the Metropolitan Code of Laws as shown in Exhibits A, B, C, D, ~~and E, and F.~~

Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 3. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

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Jennifer Gamble  
Member of Council

## **EXHIBIT A**

### **Chapter 17.04: General Provisions and Definitions**

#### **Definitions of General Terms: Section 17.04.060**

1. **Insert** the following definition:

“Story, Half” or “attic story” means a conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the “.5” in the description of maximum height (Example: 2.5). This space shall be considered a full story when its top wall plates, on at least two opposite exterior walls, are greater than four (4) feet above the floor of such story.

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### **Chapter 17.08: Zoning District and Land Uses**

#### **Zoning Districts Established: Section 17.08.010.B**

2. **Insert** new subsection 4. Design-Based Multi-Family Districts” as follows, and revise the following subsections respectively:
  - a. RN1 (houses, townhouses)
  - b. RN2 (houses, townhouses)
  - c. RL1 (houses, townhouses, small apartment buildings)
  - d. RL2 (houses, townhouses, small apartment buildings)
  - e. RL3 (houses, townhouses, small apartment buildings)

#### **Zoning Districts Described: Section 17.08.020.B**

3. **Insert** new subsection 4. Design-Based Multi-Family Districts” as follows, and revise the following subsections respectively:
  - a. RN1 and RN2 Districts. Intended for residential development, generally in the form of houses or townhouses, with private or shared open space. These districts are appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.
  - b. RL1, RL2 and RL3 Districts. Intended for residential development, generally in the form of houses, townhouses, or small apartment buildings, with private or shared open space. These districts are appropriate for providing moderate levels of density at strategic locations close to transit corridors.

#### **Zoning District Land Use Table: Section 17.08.030.D**

4. **Insert** after “RM40 through RM100-A-NS” and before “MHP” the column headings “RN1 through RN2” and “RL1 through RL3,” as shown in Exhibit B. Insert use permissions as shown in Exhibit B.

5. **Insert** after “Multi-Family” and before “Elderly Housing” the indented row headings “Townhouse (Design-based),” “House Court (Design-based),” “Townhouse Court (Design-based),” “Plex House (Design-based),” “Manor House (Design-based),” “Multiplex (Design-based),” “Low-Rise Courtyard Flats (Design-based),” and “Low-Rise Flats (Design-based),” as shown in Exhibit B. Insert zoning district permissions as shown in Exhibit B.
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## **Chapter 17.12: District Bulk Regulations**

### **Single-Family and Two-Family Dwellings Table: Section 17.12.020A**

6. **Insert** before “DTC” the row heading “RN1, RN2, RL1, RL2, RL3” as shown in Exhibit C. Insert “See Chapter 17.38” within each column as shown in Exhibit C.”
7. **Insert** in Note 1 at the end of the first sentence “or Design-Based Multi-Family districts.”

### **Multifamily, Mobile Homes and Nonresidential Uses Table: Section 17.12.020B**

12. **Insert** before “MHP” the row heading “RN1, RN2, RL1, RL2, RL3” as shown in Exhibit D. Insert “See Ch. 17.38” within each column as shown in Exhibit D.”

### **Minimum Lot Size and Setbacks for Attached Housing Table: Section 17.12.020B.1**

13. **Insert** before “DTC” the row heading “RN1, RN2, RL1, RL2, RL3” as shown in Exhibit E. Insert “See Ch. 17.38” within each column as shown in Exhibit E.”

### **Other Setbacks: Section 17.12.040**

14. **Insert** in Section 17.12.040.E.1.a after “Accessory buildings” “outside of the RN1, RN2, RL1, RL2, and RL3 zoning districts.”

### **Building Height Controls: Section 17.12.060**

15. **Insert** “D. Special Height Regulations for Design-Based Multi-Family Districts” as follows, and revise the other sections respectively:
  1. Design-Based Multi-Family Districts subject to the provisions of Chapter 17.38.

### **Single-Family Cottage Developments: Section 17.12.100**

16. **Insert** in Section 17.12.100.A after the last sentence “See Chapter 17.38 for applicability and standards within the RN1, RN2, RL1, RL2, and RL3 zoning districts.”
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## **Chapter 17.16: Land Use Development Standards**

### **Residential Uses: Section 17.16.030**

20. **Insert** in Section 17.16.030.G.2 at the end of the sentence “or Chapter 17.38 for Design-Based Multi-Family districts, as applicable.”
21. **Insert** in Section 17.16.030.G.4 at the end of the sentence “or Chapter 17.38 for Design-Based Multi-Family districts, as applicable.”

22. **Insert** in Section 17.16.030.G.7.d after the last sentence “Within the RN1, RN2, RL1, RL2, and RL3 zoning districts, the standards of Chapter 17.38 shall control height.”
23. **Insert** in Section 17.16.030.G.7.e after the last sentence “Within the RN1, RN2, RL1, RL2, and RL3 zoning districts, the standards of Chapter 17.38 shall control height.”
24. **Insert** “H. Design-Based Multi-Family” as follows:
1. Townhouses, house courts, townhouse courts, plex houses, and manor houses shall be permitted within the RN1 and RN2 zoning districts as regulated by Chapter 17.38.
  2. Townhouses, house courts, townhouse courts, plex houses, manor houses, multiplexes, low-rise courtyard flats, and low-rise flats shall be permitted within the RL1, RL2, and RL3 zoning districts as regulated by Chapter 17.38.

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## **Chapter 17.20: Parking Loading and Access**

### **Article I. General Provisions**

25. Insert in section 17.20.020 (Applicability) “D. For properties zoned RN1, RN2, RL1, RL2, or RL3 districts, see Chapter 17.38 for additional parking dimensional standards.”

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## **Chapter 17.24: Landscaping, Buffering and Tree Requirements**

### **Table of Landscape Buffer Yard Requirements: Section 17.24.230**

26. **Insert** “RN1, RN2, RL1, RL2, RL3” before R8 within column 2.
27. **Insert** “RN1, RN2, RL1, RL2, RL3” before R8 within row 2.
28. **Insert** “RN1, RN2<sup>2</sup>” before ON within column 4.
29. **Insert** “RL1, RL2, RL3<sup>2</sup>” before CL within column 5.
30. **Insert** “RN1, RN2<sup>2</sup>” before ON within row 4.
31. **Insert** “RL1, RL2, RL3<sup>2</sup>” before CL within row 5.
32. **Insert** in the notes to the table “**Note 2:** Per district standards, these apply only to Townhouse Court, Manor House, Multiplex, Low-rise Courtyard, and Low-rise Flats that share a side and/or rear property line with R- and RS-zoned land.”

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## **Chapter 17.28: Environmental and Operational Performance Standards**

### **Lighting: Section 17.28.100**

33. **Insert** in Section 17.28.100.A in the definition of “Commercial” after “purposes” “or a townhouse, house court, townhouse court, plex house, or manor house.”
34. **Insert** in Section 17.28.100.A in the definition of “Residential” after “duplex” “or a townhouse, house court, townhouse court, plex house, or manor house.”

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## **Chapter 17.38: Design-Based Multi-Family**

34. **Insert** Exhibit F as “Chapter 17.38 - Design-Based Multi-Family” with the following language:

“Chapter 17.38 – Design-Based Multi-Family adopted

The metropolitan government adopts Design -Based Multi-Family to be applicable throughout the metropolitan government. A copy of such standards is attached to the ordinance codified in this section and made a part hereof, the same as if copied verbatim herein.”

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## **Chapter 17.40: Administration and Procedures**

### **Limits to Jurisdiction: Section 17.40.340.B**

35. **Insert** under “Zoning Districts”:

“RN1, RN2”

“RL1, RL2, RL3”

### **Administration and Procedures: Chapter 17.40**

36. **Insert** “Section 17.40.545 - Design-based multi-family design sites authority” as follows:

“The zoning administrator shall not issue any zoning, building or demolition permit for the construction, alteration, repair, demolition or relocation of a building or other structure within any design site within a design-based multi-family zoning district without prior approval of the planning department. Refer to Section 17.38.010.C - Administration for design sites requirements.”

## Exhibit B

Zoning District Land Use Table								
	Ag	Residential						
Key: P-Permitted PC-Permitted w/conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	AG and AR2a	RS80 through RS3.75-A	R80 through R6-A	RM2 through RM20-A-NS	RM40 through RM100-A-NS	RN1 and RN2	RL1, RL2, and RL3	MHP
<b>Residential Uses</b>								
Single-family	P	P	P	P	P	<u>PC***</u>	<u>PC***</u>	
Two-family	PC		PC	P	P	<u>PC***</u>	<u>PC***</u>	
Multi-Family				P	P	-	-	
<u>Townhouse (Design-based)</u>				<u>P</u>	<u>P</u>	<u>PC***</u>	<u>PC***</u>	
<u>House Court (Design-based)</u>				<u>P</u>	<u>P</u>	<u>PC***</u>	<u>PC***</u>	
<u>Townhouse Court (Design-based)</u>				<u>P</u>	<u>P</u>	<u>PC***</u>	<u>PC***</u>	
<u>Plex House (Design-based)</u>				<u>P</u>	<u>P</u>	<u>PC***</u>	<u>PC***</u>	
<u>Manor House (Design-based)</u>				<u>P</u>	<u>P</u>	<u>PC***</u>	<u>PC***</u>	
<u>Multiplex (Design-based)</u>				<u>P</u>	<u>P</u>		<u>PC***</u>	
<u>Low-Rise Courtyard Flats (Design-based)</u>				<u>P</u>	<u>P</u>		<u>PC***</u>	
<u>Low-Rise Flats (Design-based)</u>				<u>P</u>	<u>P</u>		<u>PC***</u>	
Elderly housing				P	P			
Mobile home dwelling	P							PC
Accessory apartment	A	A	A			<u>A***</u>	<u>A***</u>	
Accessory dwelling, detached			PC	PC	PC	<u>PC***</u>	<u>PC***</u>	
Boarding house				P	P			
Consignment sale	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Domesticated hens	P	A	A			<u>A***</u>	<u>A***</u>	
Garage sale	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
Historic bed and breakfast homestay	O	O	O	O	O	<u>O***</u>	<u>O***</u>	O
Historic home events	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Home occupation	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
Rural bed and breakfast homestay	SE							
Security residence								
Short term rental property (STRP) - Owner occupied	A	A	A	A^	A^	<u>A#***</u>	<u>A#***</u>	A
<b>Institutional Uses</b>								
Correctional facility	SE							
Cultural center	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Day care center (up to 75)	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE

Day care center (over 75)	SE*	SE*	SE*	SE	SE	<u>SE* ***</u>	<u>SE* ***</u>	SE
Day care home - Large	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Day care home - Small	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Day care--parent's day out	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
* Day care centers (over 75) as special exception uses in the AG, AR2a, RS80 through RS3.75 and R80 through R6 shall expire and are expressly repealed and shall no longer be in force and effect from and after July 1, 1999								
School day care	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
Monastery or convent	A			P	P			
Orphanage	P			P	P			
Religious institution	P	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
<b>Educational Uses</b>								
Business school								
College or university								
Community education	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Dormitory				P	P			
Fraternity/sorority house					P			
Personal instruction								
Vocational school								
<b>Office Uses</b>								
Alternative financial services								
Financial institution								
General office								
Leasing/sales office	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
<b>Medical Uses</b>								
Animal hospital								
Assisted-care living	P			P	P			
Hospice	P			P	P			
Hospital								
Medical appliance sales								
Medical office								
Medical or scientific lab								
Nonresidential drug treatment facility								
Nursing home	P			P	P			
Outpatient clinic								
Rehabilitation services	P							
Residence for handicapped (8 or more)				P	P			
Veterinarian								
<b>Commercial Uses</b>								
Animal boarding facility								
ATM								
Auction house								
Automobile convenience								
Automobile parking								
Automobile repair								
Automobile sales, new								
Automobile sales, used								
Automobile service								
Bar or nightclub								
Bed and breakfast inn								
Beer and cigarette market								



Boat Storage								
Business service								
Carpet cleaning								
Car wash								
Community Gardening (commercial)	P	SE	SE			<u>SE***</u>	<u>SE***</u>	
Community Gardening (non-commercial)	P	P	P			<u>P***</u>	<u>P***</u>	
Custom assembly								
Donation center, drop-off								
Electric vehicle charging facility								
Flea market								
Funeral home								
Furniture store								
Grocery store								
Home improvement sales								
Hotel/motel								
Inventory stock								
Kennel/stable	SE							
Laundry plants								
Liquor sales								
Major appliance repair								
Mobile storage unit								
Mobile vendor								
Nanobrewery								
Personal care services								
Restaurant, fast-food								
Restaurant, full-service								
Restaurant, take-out								
Retail								
Self-service storage								
Short term rental property (STRP) - Not owner occupied				PCA	PCA			
Vehicular rental/leasing								
Vehicular sales & services, limited								
Wrecker service								
<b>Communication Uses</b>								
Amateur radio antenna	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
Audio/video tape transfer								
Communications hut	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Multi-media production								
Printing and publishing								
Radio/TV studio								
Satellite dish	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
Telecommunication facility	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
<b>Industrial Uses</b>								
Artisan Distillery								
Asphalt plant								
Building contractor supply								
Compressor Station								
Concrete plant								
Distributive business/wholesale								
Fuel storage	A							

Heavy equipment sales & service								
Hazardous operation								
Manufacturing, Artisan								
Manufacturing, heavy								
Manufacturing, medium								
Manufacturing, light								
Microbrewery								
Research service								
Scrap operation								
Tank farm								
Tasting Room								
Warehouse								
<b>Transportation Uses</b>								
Airport, medium or large commercial service	PC							
Airport/heliport	SE							
Boatdock (commercial)								
Bus station/landport	SE							
Bus transfer station	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Commuter rail	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Helistop								
Motor freight								
Park and ride lot	SE	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	
Railroad station	SE							
Railroad yard								
Water taxi station								
<b>Utility Uses</b>								
Power/gas substation	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Power plant								
Reservoir/water tank	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Safety services	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Waste water treatment	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Water/sewer pump station	P	P	P	P	P	<u>P***</u>	<u>P***</u>	P
Water treatment plant	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Wind energy facility (small)	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Wind energy facility (utility)								
<b>Waste Management Uses</b>								
Collection center								
Construction/demolition landfill	PC							
Construction/demolition waste processing (project-specific)	PC	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Medical waste								
Recycling collection center	A	A	A	A	A	<u>A***</u>	<u>A***</u>	A
Recycling facility								
Sanitary landfill	PC							
Waste transfer								
<b>Recreation and Entertainment Uses</b>								
Adult entertainment								
After-hours establishment								
Camp	SE							

Club								
Commercial amusement (inside)								
Commercial amusement (outside)								
Country club	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Drive-in movie								
Driving range	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	
Fairground								
Golf course	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Greenway	P	P	P	P	P	<u>P***</u>	<u>P***</u>	P
Park	P	P	P	P	P	<u>P***</u>	<u>P***</u>	P
Racetrack	SE							
Recreation center	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Rehearsal hall								
Sex Club								
Small Outdoor Music Event								
Stadium arena/convention center								
Temporary festival		SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	SE
Theater								
Theatre								
Zoo	SE							
<b>Other Uses</b>								
Agricultural activity	P	A	A			<u>A***</u>	<u>A***</u>	
Cemetery	P	PC	PC	PC	PC	<u>PC***</u>	<u>PC***</u>	PC
Domestic animals / wildlife	P	A	A			<u>A***</u>	<u>A***</u>	
Mineral extraction	SE							
On-Site Agricultural Sales	PC							
Pond/lake	SE	SE	SE	SE	SE	<u>SE***</u>	<u>SE***</u>	P

1. Club is a permitted use only in ORI-A. Club is not a permitted use in ORI.

^Short Term Rental Property - Owner Occupied and Short Term Rental Property - Not Owner Occupied uses shall be prohibited from NS Districts.

^^ Refer to the standards and limitations in [Chapter 17.37](#) Downtown Code (DTC).

^^^ Uses located within the commercial compatibility overlay shall be regulated by Section 17.36.760 and Section 17.36.770

\*\*\* Refer to the standards and limitations in [Section 17.12.110 et seq](#) Chapter 17.38.

# Short Term Rental Property—Owner Occupied is only permitted with a single-family use.

## Exhibit C

**Table 17.12.020A**  
**SINGLE-FAMILY AND TWO-FAMILY DWELLINGS**

Zoning District	Minimum Lot Area (in sq. ft.)	Maximum Building Coverage	Minimum Rear Setback (in ft.)	Minimum Side Setback (in ft.)	Maximum Height
AG	5 acres	0.20	20	20	3 stories
AR2a	2 acres	0.20	20	20	3 stories
RS80, R80	80,000	0.20	20	20	3 stories
RS40, R40	40,000	0.25	20	15	3 stories
RS30, R30	30,000	0.30	20	15	3 stories
RS20, R20	20,000	0.35	20	10	3 stories
RS15, R15	15,000	0.35	20	10	3 stories
RS10, R10	10,000	0.40	20	5	3 stories
R8, R8-A	8,000	0.45	20	5	3 stories
RS7.5, RS7.5-A	7,500	0.45	20	5	3 stories
R6, R6-A	6,000	0.50	20	5	3 stories
RS5, RS5-A	5,000	0.50	20	5	3 stories
RS3.75, RS3.75-A	3,750	0.60	20	3	3 stories
RM2, RM2-NS	20,000	0.35	20	15	3 stories
RM4, RM4-NS	10,000	0.40	20	10	3 stories
RM6, RM6-NS	6,000	0.50	20	10	3 stories
RM9, RM9-A, RM9-NS, RM9-A-NS	5,000	0.50	20	5	3 stories
RM15, RM15-A, RM15-NS, RM15-A-NS	5,000	0.50	20	5	3 stories
RM20, RM20-A, RM20-NS, RM20-A-NS, OR20, OR20-A, OR20-NS, OR20-A-NS	3,750	0.60	20	5	3 stories
RM40, RM40-A, RM40-NS, RM40-A-NS, RM60, RM60-A, RM60-NS, RM60-A-NS, MUN, MUN-A, MUN-NS, MUN-A-NS, MUL, MUL-A, MUL-NS, MUL-A-NS, MUG, MUG-A, MUG-NS, MUG-A-NS, MUI, MUI-A, MUI-NS, MUI-A-NS, ON, OR40, OR40-A,	3,750	0.60	20	3	3 stories

OR40-NS, OR40-A-NS, ORI, ORI-A, ORI-NS, ORI-A-NS					
<u>RN1, RN2, RL1, RL2, RL3</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>
DTC	See Chapter 17.37	See Chapter 17.37	See Chapter 17.37	See Chapter 17.37	See Chapter 17.37

## Exhibit D

**Table 17.12.020B**

**MULTIFAMILY, MOBILE HOMES AND NONRESIDENTIAL USES**

Zoning Districts	Min. Lot Area (sq. ft.)	Max. Density (units per acre)	Max. FAR	Max. ISR	Min. Rear Setback (in ft.)	Min. Side Setback (in ft.)	Max. Height at Setback Line (in ft.)	Slope of Height Control Plane (V to H)
AG	5 acres	Doesn't apply	0.40	0.60	20	30	20	2 to 1
AR2a	2 acres	Doesn't apply	0.40	0.60	20	30	20	2 to 1
RS80, R80	80,000	Doesn't apply	0.40	0.60	20	30	20	2 to 1
RS40, R40	40,000	Doesn't apply	0.40	0.60	20	25	20	2 to 1
RS30, R30	30,000	Doesn't apply	0.40	0.60	20	25	20	2 to 1
RS20, R20	20,000	Doesn't apply	0.40	0.60	20	20	20	2 to 1
RS15, R15	15,000	Doesn't apply	0.40	0.60	20	20	20	2 to 1
RS10, R10	10,000	Doesn't apply	0.40	0.60	20	15	20	2 to 1
R8, R8-A	8,000	Doesn't apply	0.50	0.70	20	15	20	2 to 1
RS7.5, RS7.5-A	7,500	Doesn't apply	0.50	0.70	20	15	20	2 to 1
R6, R6-A	6,000	Doesn't apply	0.60	0.70	20	15	20	2 to 1
RS5, RS5-A	5,000	Doesn't apply	0.60	0.70	20	15	20	2 to 1
RS3.75, RS3.75-A	3,750	Doesn't apply	0.60	0.70	20	15	20	2 to 1
RM2, RM2-NS	66,000	2	0.40	0.60	20	20 See Note 3	20	2 to 1
RM4, RM4-NS	33,000	4	0.40	0.60	20	10 See Note 3	20	2 to 1
RM6, RM6-NS	22,000	6	0.60	0.70	20	10 See Note 3	20	2 to 1

[illegible]

## Exhibit E

**Table 17.12.020B.1**

**MINIMUM LOT SIZE AND SETBACKS FOR ATTACHED HOUSING**

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Rear Setback (ft.)	Minimum Side Setback (ft.)	Maximum Height
RM2, RM2-NS, RM4, RM4-NS, RM6, RM6-NS, RM9, RM9-NS, RM9-A, RM9-A-NS	2,800	5	0 common wall 5 end unit	3 stories
RM15, RM15-NS, RM15-A, RM15-A-NS	1,800	5	0 common wall 5 end unit	3 stories
RM20, RM20-NS, RM20-A, RM20-A-NS OR20, OR20-NS, OR20-A, OR20-A-NS, OR40, OR40-NS, OR40-A, OR40-A-NS, ORI, ORI-NS, ORI-A, ORI-A-NS, MUN, MUN-NS, MUN-A, MUN-A-NS, MUL, MUL-NS, MUL-A, MUL-A-NS, MUG, MUG-NS, MUG-A, MUG-A-NS, MUI, MUI-NS, MUI-A, MUI-A-NS, RM40, RM40-NS, RM40-A, RM40-A-NS, RM60, RM60-NS, RM60-A, RM60-A-NS, RM80-A, RM80-A-NS, RM100-A, RM100-A-NS	1,500	5	0 common wall 5 end unit	3 stories
<u>RN1, RN2, RL1, RL2, RL3</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>	<u>See Chapter 17.38</u>
DTC	See Chapter 17.37	See Chapter 17.37	See Chapter 17.37	See Chapter 17.37



17.38.010.A Residential Neighborhood



1. Intent

Intended for residential development, generally in the form of houses or townhouses, with private or shared open space. This district is appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.

2. Zones	Context
Residential Neighborhood 1 (RN1)	Suburban
Residential Neighborhood 2 (RN2)	Urban

3. Allowed Building Types

Single Family
Two Family
Townhouse
House Court
Townhouse Court
Plex House
Manor House (RN2 only)

Note 1: Detached Accessory Dwelling Units allowed with Single Family Building Types with conditions from [Section 17.16.30.G](#), except for lot area, height, and setbacks, which are regulated by this chapter.

Note 2: Not-owner occupied Short Term Rentals are prohibited. Owner-occupied Short Term Rentals allowed with Single Family Building Type only per [Section 6.28.30](#).

Note 3: Non-residential uses are permitted per Table 17.08.030 and are subject to the bulk standards for R6 in [Table 17.12.020B](#).



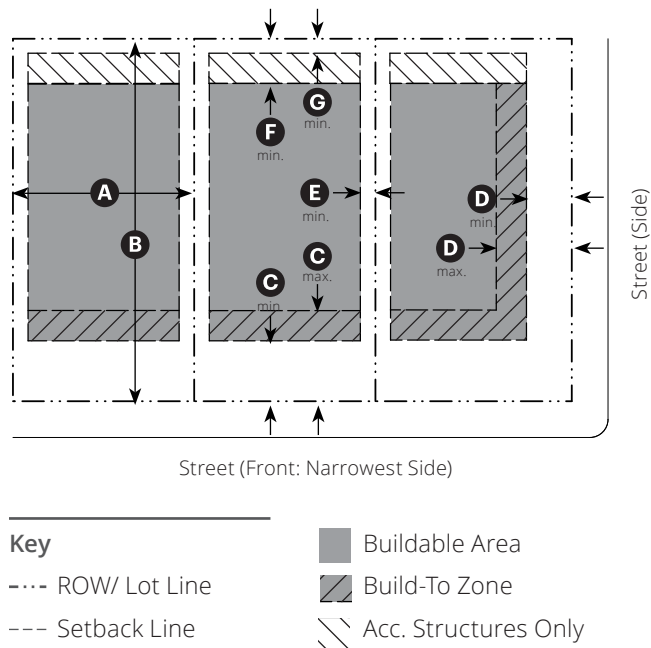
4. Lot		
Lot Size	RN1	RN2
Area	6,000 sf min.	5,000 sf min.
Width	<b>A</b> 60' min.	40' min.
Depth	<b>B</b> 90' min.	90' min.
RN minimum lot area, lot width, and lot depth requirements shall be waived if in compliance with <a href="#">Section 17.40.670</a> and one of the following conditions are met:		
<ul style="list-style-type: none"><li>The site has access to a side street or improved alley.</li><li>The width of the primary structure's main body is at least 18 feet wide, and the highest roofline of the primary structure does not exceed a ratio of 1.0 horizontal to 1.5 vertical.</li></ul>		
5. Building Placement		
Setback		
Front (Build-To Zone)	<b>C</b> 20' min.; 30' max.	10' min.; 25' max.
Side Street (Build-To Zone)	<b>D</b> 15' min.; 25' max.	5' min.; 15' max.
Side	<b>E</b> 5' min.	5' min.
Rear		
Main Building	<b>F</b> 15' min.	15' min.
Accessory Structure(s)	<b>G</b> 5' min.	5' min.

Build-to shall align with the contextual setback (see [Section 17.12.030.c\(3\)](#)) when (1) the lot depth beyond the contextual setback is equal to or greater than the minimum lot depth required of the district or (2) the contextual setback is less than the build-to zone maximum. Otherwise, the build-to zone maximum is used.

Facade Zone	RN1	RN2
Main building shall define required % of the linear length of the Front Build-To Zone	50% min.	50% min.
Main building shall define required % of the linear length of the Side Street Build-To Zone	30% min.	30% min.

Encroachments into Setbacks	
Private Frontage Types may encroach into front and side street setbacks; and shall not be located in side or rear setbacks.	
Architectural features may encroach up to 3 feet toward shared interior property lines, and up to 5 feet in all other building setbacks. Architectural features cannot cross property lines.	
Fences, freestanding landscape walls, shrubs, and landscaping may encroach up to 3 feet into front or side street setbacks; and are allowed within side and rear setbacks.	
Stormwater features may encroach into setbacks.	
Encroachments are not allowed within utility easement area, ROW, alley, or across a property line.	

Figure: 17.38.010.A(1). For A, B, C, D, E, F, and G see lettered sections in 17.38.010.A Table 4 and Table 5 for minimum and maximum requirements.



Landscape Buffer

See [Table 17.24.230](#) for landscape buffer yard requirements.

Landscape buffer yards within RN vary by building type.

No landscape buffer yard is required between properties zoned RN, regardless of building type.

No landscape buffer yard is required between properties zoned RN and RL.

6. Building Form

Height	RN1	RN2
Main Building		
Stories	2.5 max.	3 max.

See [Section 17.38.020](#) for additional height standards. Building type standards may further limit height. Height shall be measured from the average grade plane post-development.

Highest Roof Line (H)	<b>H</b>	Maximums are set by building type.
Highest Eave (I)	<b>I</b>	

Accessory Structure(s)

Stories	2 max.	2 max.
Highest Roof Line	30' max.	30' max.
Highest Eave	24' max.	24' max.

Floor-to-Floor	RN1	RN2
Ground Floor	<b>J</b> 9' min.	9' min.
Upper Floors	<b>K</b> 8' min.	8' min.

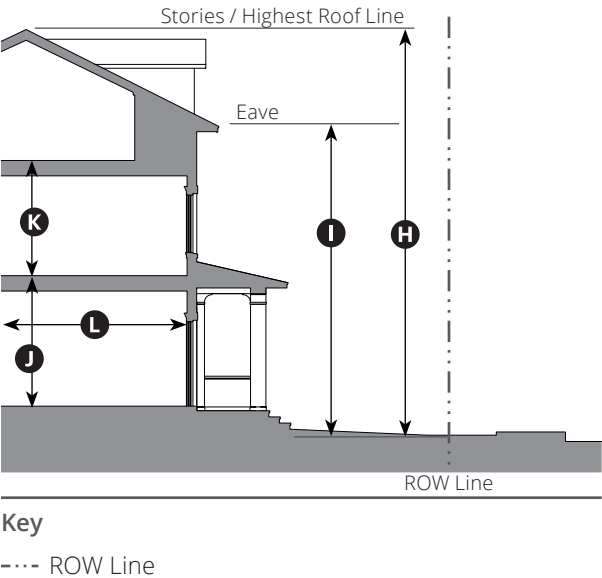
Ground Floor Residential

or Active Space	RN1	RN2
Depth of active ground floor use along front and side street façade	<b>L</b> 10' min.	10' min.

Coverage	RN1	RN2
Building Coverage	0.4 max.	0.5 max.

See [Section 17.28](#) for Environmental Performance Standards.

Figure: 17.38.010.A(2). For H, I, J, K, and L, see lettered sections in 17.38.010.A Table 6 for minimum and maximum requirements



## 7. Parking Location

Setback	RN1	RN2
Front	<b>M</b> 10' behind facade	10' behind facade
Side Street	<b>N</b> 10' behind facade	10' behind facade
Side	<b>O</b> 3' min.	3' min.
Rear	<b>P</b> 3' min.	3' min.

## Dimensional Standards

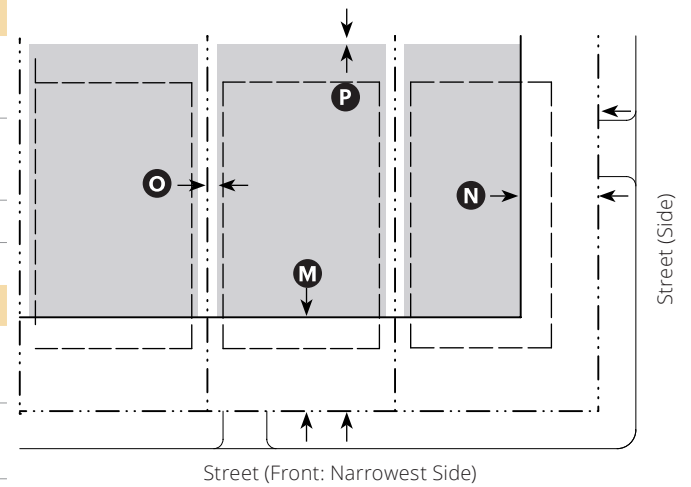
15 feet maximum width for driveway curb cuts; unless required to be wider by the fire department.

Driveway curb cuts along an alley may be greater than 12 feet in width.

Parking shall meet the dimensional standards set forth in [Section 17.20.060](#) of the Metropolitan Code.

Parking lot perimeter screening and interior planting requirements per [Sections 17.24.140](#) and [17.24.160](#).

**Figure: 17.38.010.A(3).** For M, N, O, and P, see lettered sections in 17.38.010.A Table 7 for requirements.



### Key

- ROW / Lot Line
- Building Setback Line
- Allowed Parking Area
- Building Facade

## 17.38.010.B Residential Limited



### 1. Intent

Intended for residential development, generally in the form of houses, townhouses, or small apartment buildings, with private or shared open space. This district is appropriate for providing moderate levels of density at strategic locations close to transit corridors.

2. Zones	Context
Residential Limited 1 (RL1)	Suburban
Residential Limited 2 (RL2)	Urban
Residential Limited 3 (RL3)	Center
3. Allowed Building Types	Eligible for Voluntary Attainable Housing Incentive
Single Family	No
Two Family	No
Townhouse	Yes
House Court	No
Townhouse Court	Yes
Plex House	Yes
Manor House	Yes
Multiplex	Yes
Low-rise Courtyard Flats	Yes
Low-rise Flats (RL3 only)	Yes

Note 1: Detached Accessory Dwelling Units allowed with Single Family Building Types with conditions from [Section 17.16.30.G](#), except for lot area, height, and setbacks, which are regulated by this chapter.

Note 2: Not-owner occupied Short Term Rentals are prohibited. Owner-occupied Short Term Rentals allowed with Single Family Building Type only per [Section 6.28.30](#).

Note 3: Non-residential uses are permitted per [Table 17.08.030](#) and are subject the bulk standards for R6 in [Table 17.12.020B](#).





**4. Lot**

Lot Size	RL1	RL2	RL3
Area	5,000 sf min.	5,000 sf min.	5,000 sf min.
Width	<b>A</b> 50' min.	40' min.	40' min.
Depth	<b>B</b> 90' min.	90' min.	90' min.

Minimum lot area, lot width, and lot depth requirements shall be waived if in compliance with [Section 17.40.670](#) and one of the following conditions are met:

- The site has access to a side street or improved alley.
- The width of the primary structure's main body is at least 18 feet wide, and the highest roofline of the primary structure does not exceed a ratio of 1.0 horizontal to 1.5 vertical.

**5. Building Placement**

Setback	RL1	RL2	RL3
Front (Build-To Zone)	<b>C</b> 10' min.; 25' max.	10' min.; 25' max.	5' min.; 15' max.
Side Street (Build-To Zone)	<b>D</b> 10' min.; 25' max.	10' min.; 20' max.	5' min.; 15' max.
Side	<b>E</b> 5' min.	5' min.	5' min.
Rear			
Main Building	<b>F</b> 10' min.	10' min.	10' min.
Accessory Structure(s)	<b>G</b> 5' min.	5' min.	5' min.

Setbacks should align with the contextual setback (see [Section 17.12.030.c\(3\)](#)). If the contextual setback is greater than the max setback for the district, then the district max shall apply.

**Facade Zone**

Main building shall define required % of the linear length of the Front Build-To Zone 50% min.

Main building shall define required % of the linear length of the Side Street Build-To Zone 30% min.

**Encroachments into Setbacks**

Private Frontage Types may encroach into front and side street setbacks; and shall not be located in side or rear setbacks.

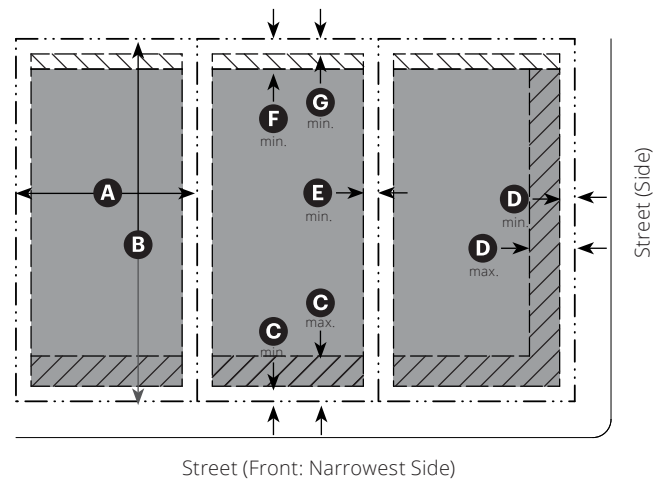
Architectural features may encroach up to 5 feet into building setbacks. Architectural features cannot cross property lines.

Fences, freestanding landscape walls, shrubs and landscaping may encroach up to 3 feet into front or side street setbacks; and are allowed within side and rear setbacks.

Stormwater features may encroach into setbacks.

Encroachments are not allowed within utility easement area, ROW, alley, or across a property line.

**Figure: 17.38.010.B(1).** For A, B, C, D, E, F, and G see lettered sections in 17.38.010.B Table 4 and Table 5 for minimum and maximum requirements.

**Key**

--- ROW / Lot Line

--- Setback Line

■ Buildable Area

▨ Build-To Zone

▤ Acc. Structures Only

**Landscape Buffer**

See [Table 17.24.230](#) for landscape buffer yard requirements.

No landscape buffer yard is required between properties zoned RN and RL.

**6. Building Form**

Height	RL1	RL2	RL3
<b>Main Building</b>			
Stories	2.5 max.	3 max.	4 max.

See [Section 17.38.020](#) for additional height standards. Building type standards may further limit height. Height shall be measured from the average grade plane post-development.

Highest Roof Line (H)	<b>H</b>	Maximums are set by building type.	
Highest Eave (I)	<b>I</b>		

**Accessory Structure(s)**

Stories	2 max.	2 max.	2 max.
Highest Roof Line	30' max.	30' max.	30' max.
Highest Eave	24' max.	24' max.	24' max.

Floor-to-Floor	RL1	RL2	RL3
Ground Floor	<b>J</b> 9' min.	9' min.	9' min.
Upper Floors	<b>K</b> 8' min.	8' min.	8' min.

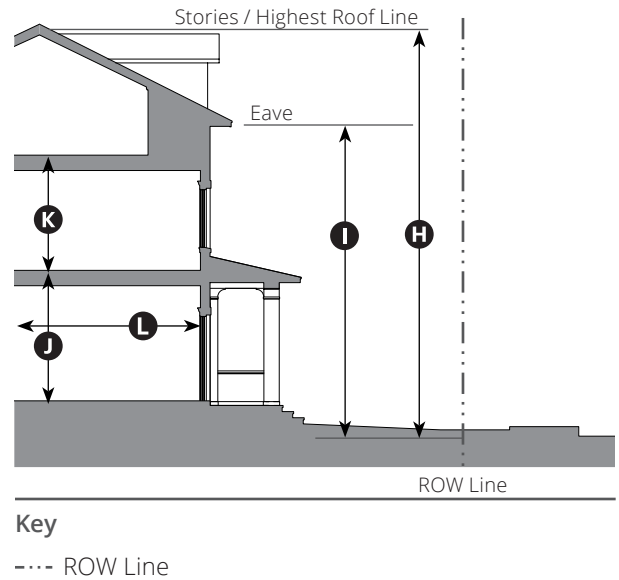
**Ground Floor****Residential or Active**

Space	RL1	RL2	RL3
Depth of active ground floor use along front and side street façade	<b>L</b> 10' min.	10' min.	10' min.

Coverage	RL1	RL2	RL3
Building Coverage	0.6 max.	0.6 max.	0.6 max.

See [Section 17.28](#) for Environmental Performance Standards.

**Figure: 17.38.010.B(2).** For H, I, J, K, and L, see lettered sections in 17.38.010.B Table 6 for minimum and maximum requirements.



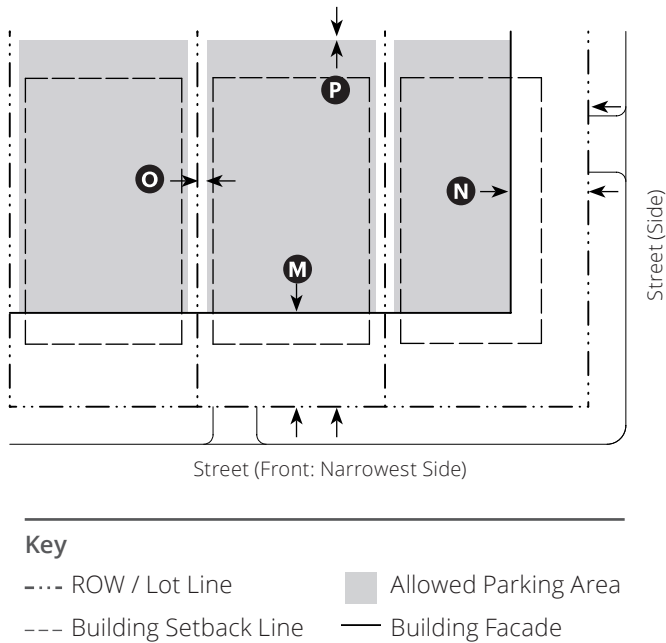
7. Parking Location				
Setback		RL1	RL2	RL3
Front	<b>M</b>	10' behind facade	10' behind facade	10' behind facade
Side Street	<b>N</b>	10' behind facade	10' behind facade	10' behind facade
Side	<b>O</b>	3' min.	3' min.	3' min.
Rear	<b>P</b>	3' min.	3' min.	3' min.

Dimensional Standards	
15 feet maximum width for driveway curb cuts; unless required to be wider by the fire department.	
Driveway curb cuts along an alley may be greater than 12 feet in width.	
Parking shall meet the dimensional standards set forth in <a href="#">Section 17.20.060</a> of the Metropolitan Code.	
Parking lot perimeter screening and interior planting requirements per <a href="#">Sections 17.24.140</a> and <a href="#">17.24.160</a> .	

8. Voluntary Attainable Housing Incentive (RL)	
Buildings that comply with the requirements of the voluntary housing incentive program, as approved by Ordinance No. BL2025-1008, including any amendments, and the attainable housing requirements of <a href="#">Table 17.38.010.B-1</a> are eligible for incentives listed in <a href="#">Table 17.38.010.B-1</a> . All units must be built and maintained to uniform standards in both construction and operations. Income-qualified units must be comparable to unrestricted units. All other District and Building Type standards apply.	

Table 17.38.010.B-1			
(a) Attainable Housing Requirements			
		Option 1	Option 2
Set-aside	Percentage of units within the building	10%	5%
Income qualification	Maximum % of AMI of residents	80%	60%
(b) Building Form and Parking Incentives			
Height	Additional stories	2 max.	
Units	No maximum unit count		
Parking	No parking required for income-qualified units		

**Figure: 17.38.010.B(3).** For M, N, O, and P, see lettered sections in 17.38.010.B Table 7 for requirements.





## 17.38.010.C Administration

### 1. 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. See [Table 17.38.010.C-1](#). The planning department may require subdivision for large or complex sites where right of way or public utility infrastructure is necessary for the public welfare.

Application for a design site shall be made with the Planning Department before submitting a final site plan to the Codes Department. Such application shall include a plan showing building, lot, and open space layouts, any public dedications and reservations as required by the Major and Collector Street Plan, and the provisions of the base zoning requirements requested to be modified.

### 2. Dedications

When a right-of-way dedication is required for an existing lot or parcel along an existing street, the minimum lot area shall be considered to be the area prior to the dedication. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.

### 3. Modifications

Based on site-specific issues, modifications to the standards of 17.38.010 or 17.38.020 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:

- A. 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, health and safety requirements or to retain existing structures.
- B. Major modifications, deviations of more than 25 percent, will be considered by the planning commission.
- C. Application for a modification to the standards shall be made with the Planning Department before submitting a final site plan to the Codes Department. Such application shall include a plan showing building, lot, and open space layouts, any public dedications and reservations as required by the Major and Collector Street Plan, and the provisions of the base zoning requirements requested to be modified.

### 4. Variances

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

### 5. Setbacks for Irregular Lots

Wherever a lot is of such irregular shape that the setback provisions cannot be readily applied, the zoning administrator shall interpret the application of the setback provisions.

### 6. Encroachment into Setbacks

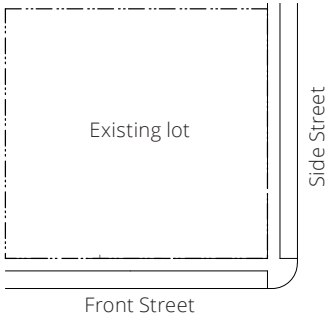
- A. Other permitted setback encroachments per Sections 17.12.040 and 17.38.030.
- B. The zoning administrator may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. Upon allowing an adjustment to the build-to zone, the zoning administrator may also allow adjustments to the rear setback and landscape buffer yard as authorized by Table 17.24.230, to provide for a necessary building area. The zoning administrator may allow necessary adjustments to the build-to zone, rear setback and landscape buffer yard based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the planning department and any relevant department or agency.

Table 17.38.010.C-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.

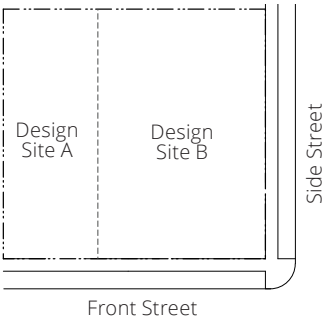


Step 2: Apply Design Sites

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.

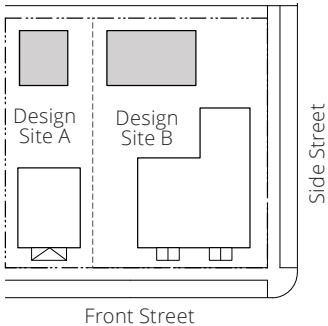
Select only one primary building type for each design site from the allowed building types for the zoning district.



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

---

**17.38.020.A Purpose**

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

---

**17.38.020.B Building Types**

1. 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 17.38.020.H \(House Court\)](#) and [Subsection 17.38.020.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 17.38.010.C-1](#).

---

**17.38.020.C Interpreting Standards**

1. 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.
2. Width and depth standards do not specify an orientation to the lot or street.

---

## 17.38.020.D 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 17.38.010.C-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.

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17.38.020.E Overview

Table 17.38.020.E-1 (Building Types Overview) provides an overview of the allowed building types.

Table 17.38.020.E-1: Building Types Overview

Building Type



**Single Family 17.38.020.F.** A building consisting of one unit within a single-building, scaled to fit within lower-intensity neighborhoods. A detached accessory dwelling may be allowed.



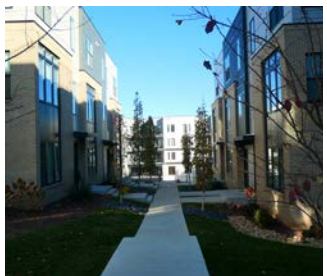
**Two Family 17.38.020.F.** A building consisting of two units within a single-building massing. This type has the appearance of a single-family home and is scaled to fit within lower-intensity neighborhoods.



**Townhouse 17.38.020.G.** A small-to-large-sized, typically an 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.



**House Court 17.38.020.H.** A group of 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. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.



**Townhouse Court 17.38.020.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. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.

Table 17.38.020.E-1: Building Types Overview (Continued)

## Building Type



**Plex House 17.38.020.J.** A 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 single-family house in a single cohesive building form and is scaled to fit into low- to moderate-intensity neighborhoods.



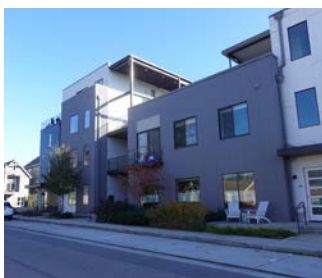
**Manor House 17.38.020.K.** A detached building that consists of 6 to 10 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type features a single cohesive building form and is scaled to fit within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.



**Multiplex 17.38.020.L.** A detached building that consists of 10 to 25 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 17.38.020.M.** A building that consists of 10 to 25 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 17.38.020.N.** A building that consists of stacked units. The building may be attached or detached from adjacent buildings. This type is intended to provide residential uses or a vertical mix of ground floor nonresidential 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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## 17.38.020.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 building consisting of one unit within a single-building, scaled to fit within lower-intensity neighborhoods. A detached accessory dwelling may be allowed.

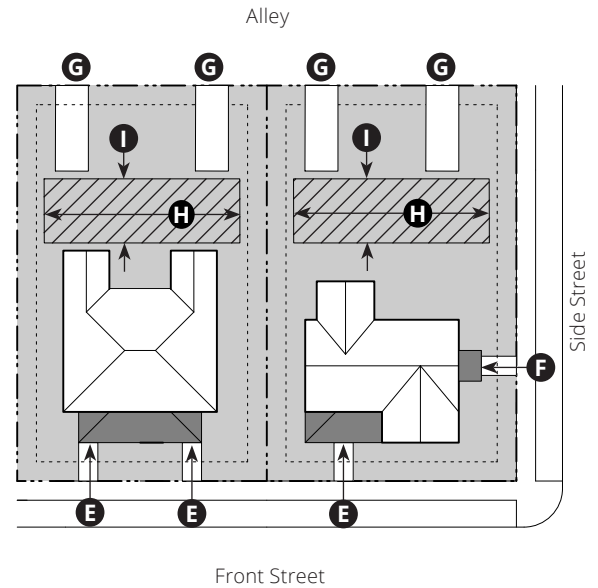
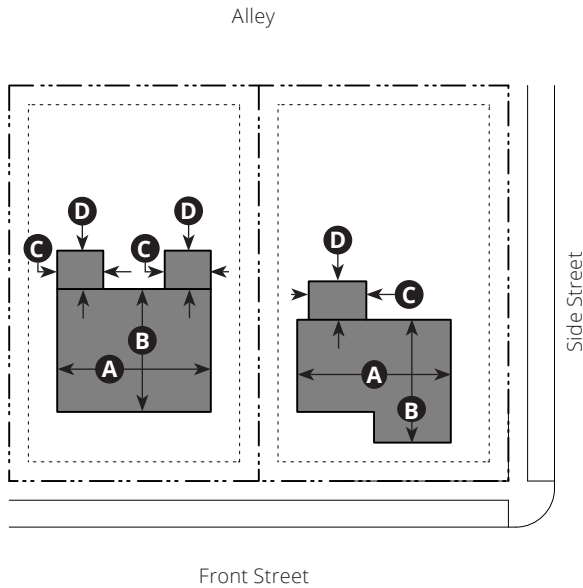
**Two Family.** A building consisting of two units within a single-building massing. This type has the appearance of a medium-to-large single-family home and is scaled to fit within lower-intensity neighborhoods.

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

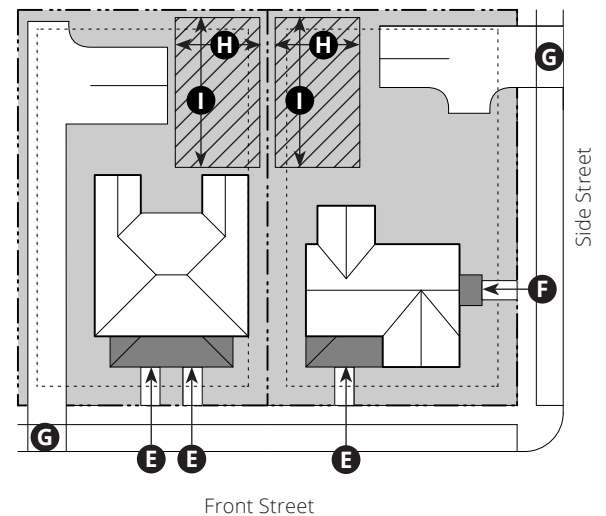
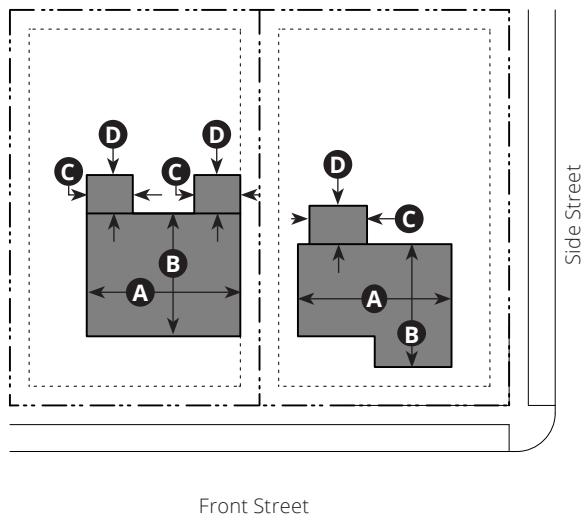
**Figure 17.38.020.F(1).** For A, B, C, and D see lettered sections in 17.38.020.F Table 3.

**Figure 17.38.020.F(2).** For E and F see lettered sections in 17.38.020.F Table 5. For G, see lettered section in 17.38.020.F Table 6. For H and I, see lettered section in 17.38.020.F Table 7.

### Lot(s) with Alley Access



### Lot(s) without Alley Access



#### 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	RN1/RL1	RN2/RL2/RL3
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
---------	--

### Building Footprint

#### Main Body

Width	48' max.	48' max.	<b>A</b>
Depth	40' max.	40' max.	<b>B</b>

#### Secondary Wing(s)

Width	15' max.	15' max.	<b>C</b>
Depth	25' max.	25' max.	<b>D</b>

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	<a href="#">17.38.030.D</a>
Porch Engaged	<a href="#">17.38.030.E</a>
Dooryard	<a href="#">17.38.030.F</a>
Stoop	<a href="#">17.38.030.G</a>

## 5. Pedestrian Access

### Principal Pedestrian Entrance

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

## 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.	<b>H</b>
Depth	15' min.	<b>I</b>

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 and parking are not allowed within a required open space.

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



## 17.38.020.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

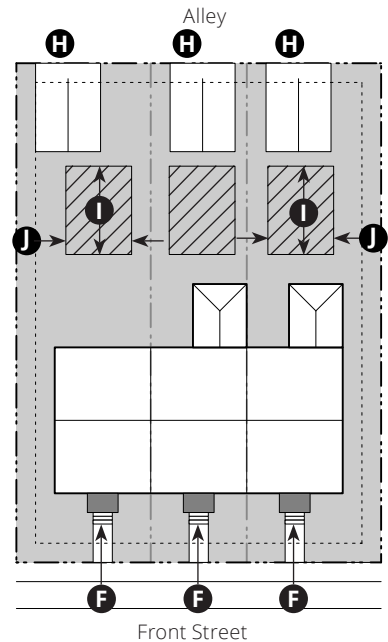
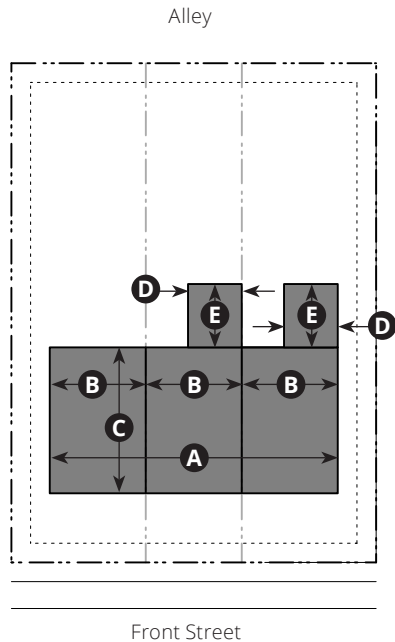
A small-to-large-sized, typically an attached, building with a rear yard that consists of at least 3 Townhouses placed side-by-side. Each Townhouse generally consists of 1 unit. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood main street.

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

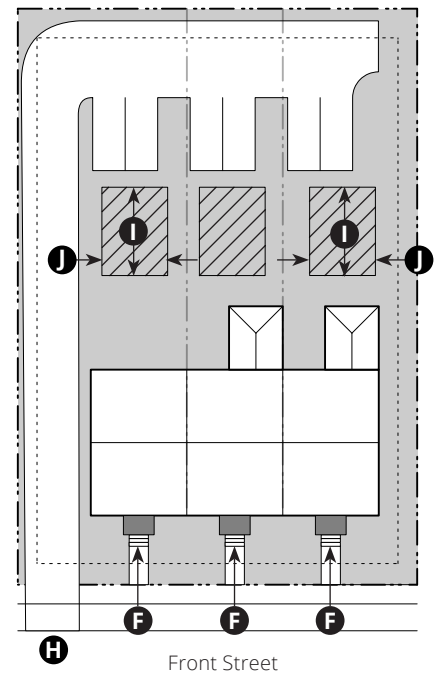
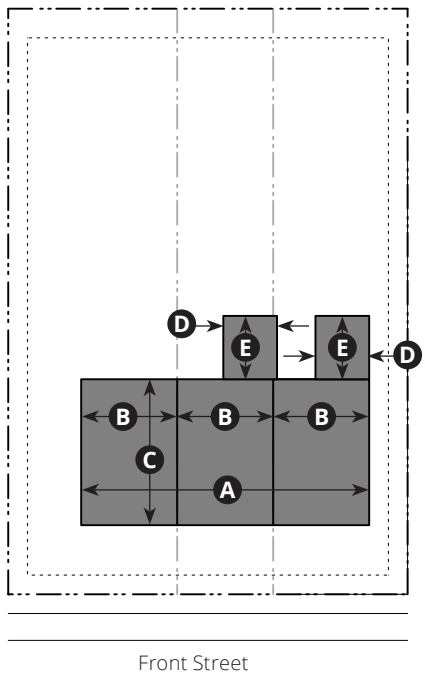
**Figure 17.38.020.G(1).** For A, B, C, D and E see lettered sections in 17.38.020.G Table 3.

**Figure 17.38.020.G(2).** For F see lettered sections in 17.38.020.G Table 5. For H, see lettered section in 17.38.020.G Table 6. For I and J, see lettered section in 17.38.020.G Table 7.

**Lot(s) with Alley Access**



**Lot(s) without Alley Access**



**Key**

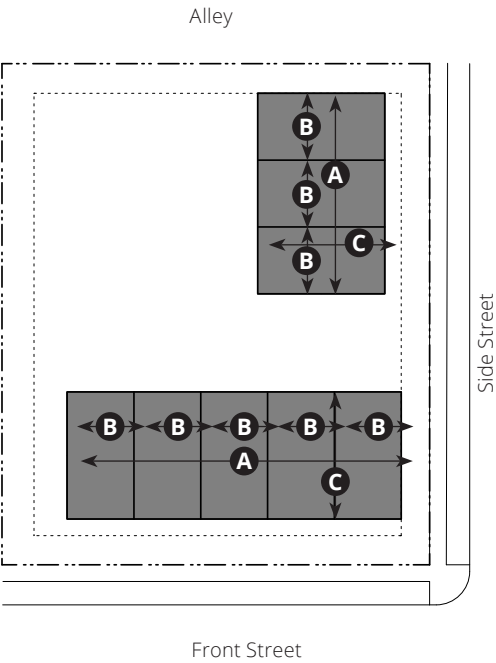
- ROW / Lot Line
- Setback Line
- Building

**Key**

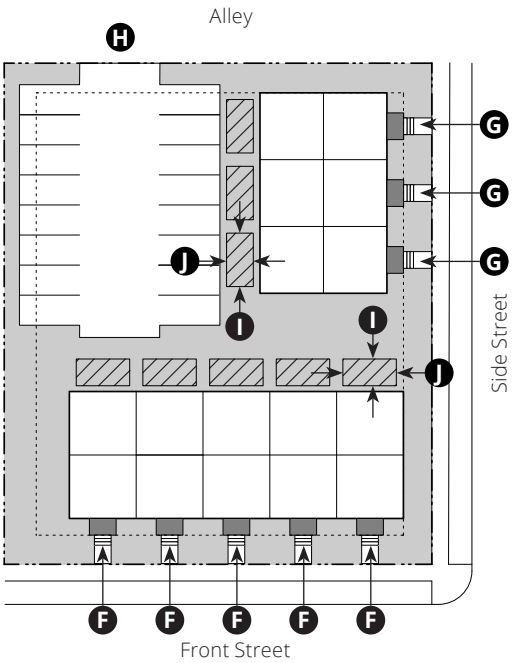
- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Private Open Space

**Figure 17.38.020.G(3).** For A, B, C, see lettered sections in 17.38.020.G Table 3.

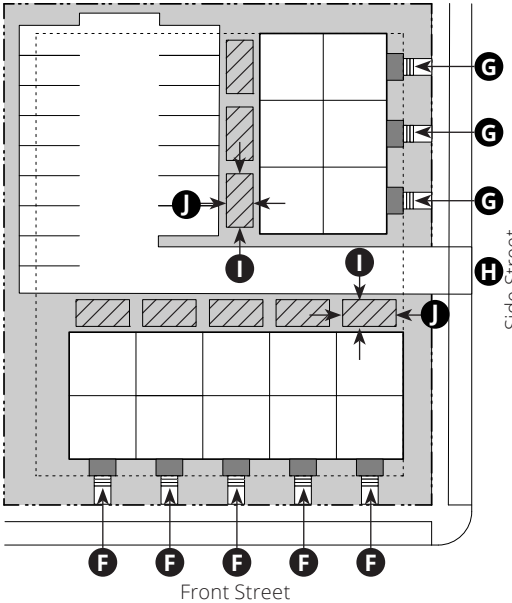
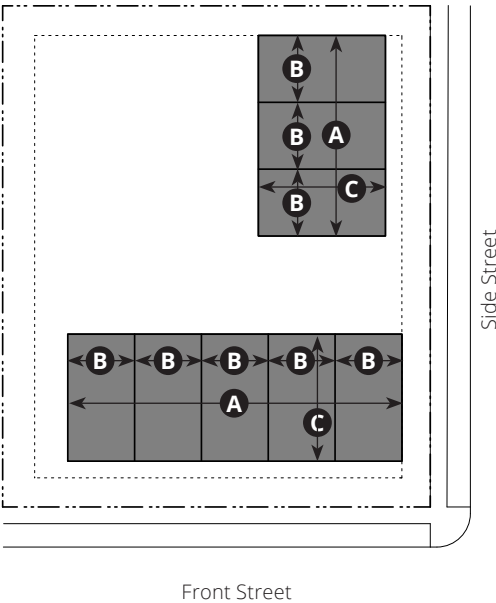
**Lot(s) with Alley Access**



**Figure 17.38.020.G(4).** For F and G see lettered sections in 17.38.020.G Table 5. For H, see lettered section in 17.38.020.G Table 6. For I and J, see lettered section in 17.38.020.G Table 7.



**Lot(s) without Alley Access**



**Key**

- ROW / Lot Line
- Setback Line
- Building

**Key**

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

## 2. Number of Units

	RN1/RL1	RN2/RL2/RL3
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	RN1/RL1	RN2/RL2/RL3
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
---------	--

### Building Footprint

Main Body	RN1/RL1	RN2, RL2, RL3	
Maximum Width per Run	90' max.	160' max.	<b>A</b>
Townhouse Width	18' min.; 30' max.		<b>B</b>
Townhouse Depth	40' max.	40' max.	<b>C</b>

### Secondary Wing(s)

Width	75% of main body width max.	<b>D</b>
Depth	25' max.	<b>E</b>

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	17.38.030.D
Porch Engaged	17.38.030.E
Dooryard	17.38.030.F
Stoop	17.38.030.G

## 5. Pedestrian Access

### Principal Pedestrian Entrance

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

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.	<b>I</b>
Depth	8' min.	<b>J</b>

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

Driveways and parking are not allowed within a required private open space.

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



## 17.38.020.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 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. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

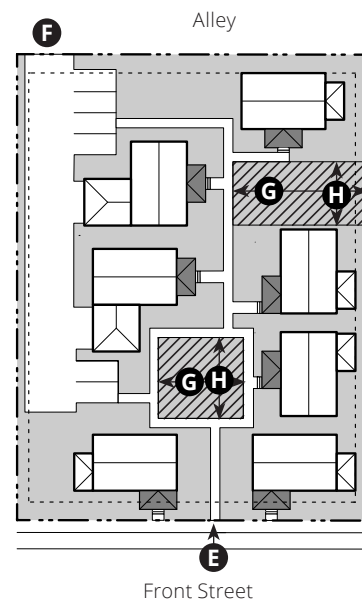
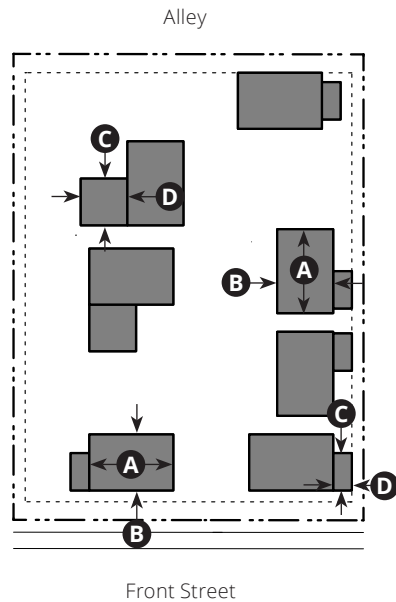
*General Note: Photos on this page are illustrative, not regulatory.*



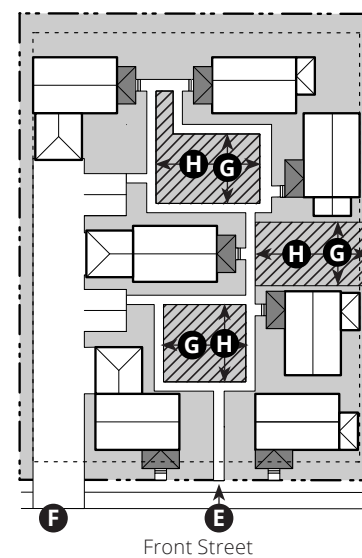
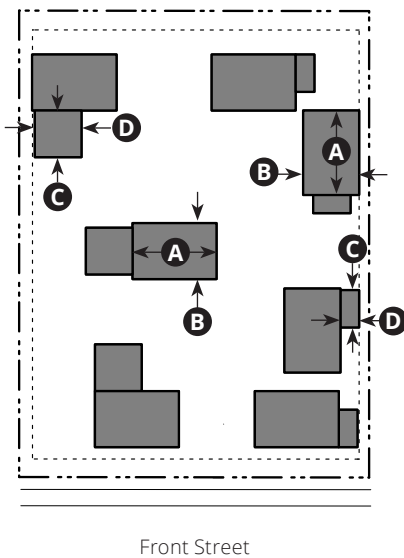
**Figure 17.38.020.H(1).** For A, B, C, and D, see lettered sections in 17.38.020.H Table 3.

**Figure 17.38.020.H(2).** For E, see lettered section in 17.38.020.H Table 5. For F, see lettered section in 17.38.020.H Table 6. For G and H, see lettered sections in 17.38.020.H Table 7.

### Lot(s) with Alley Access



### Lot(s) without Alley Access



#### Key

---- ROW / Lot Line  
 ..... Setback Line

■ Building

#### Key

---- ROW / Lot Line  
 ..... Setback Line

▨ Common Open Space

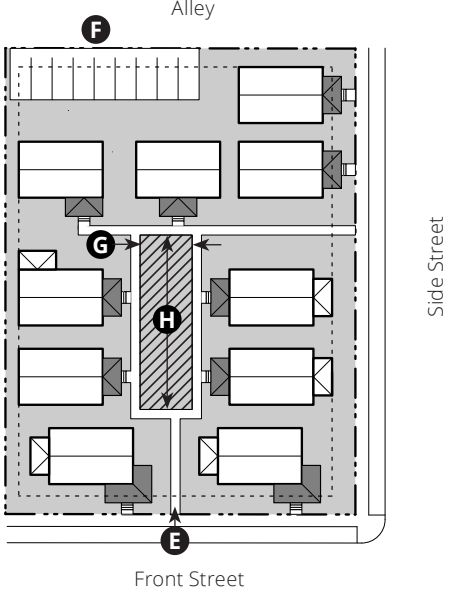
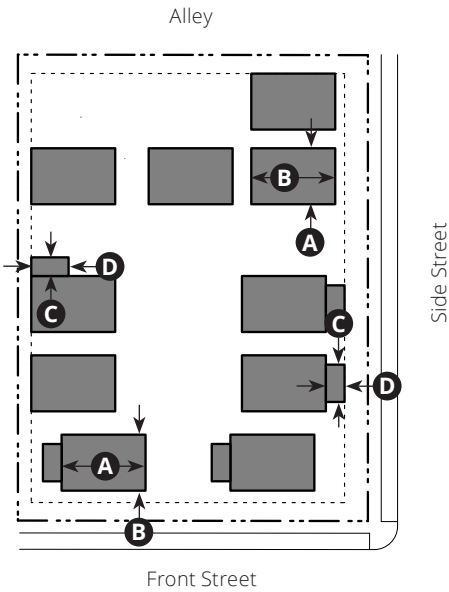
■ Building Frontage

■ Pervious Surface

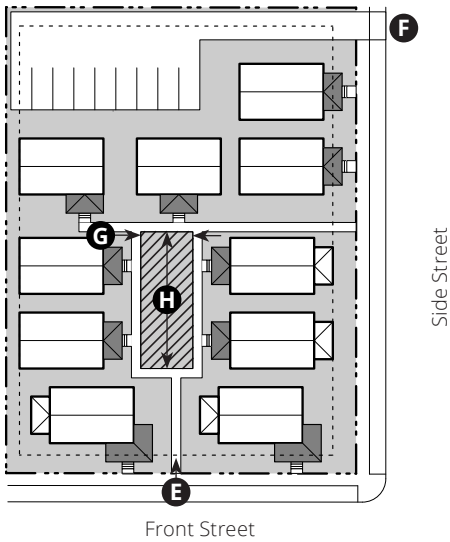
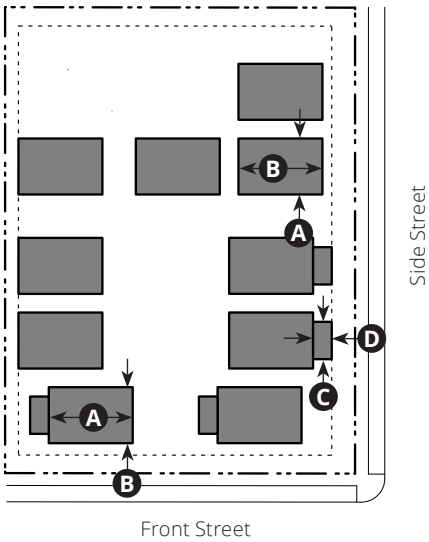
**Figure 17.38.020.H(3).** For A, B, C, and D, see lettered sections in 17.38.020.H Table 3.

**Figure 17.38.020.H(4).** For E, see lettered section in 17.38.020.H Table 5. For F, see lettered section in 17.38.020.H Table 6. For G and H, see lettered sections in 17.38.020.H Table 7.

Lot(s) with Alley Access



Lot(s) without Alley Access



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	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	RN1/RL1	RN2/RL2/RL3
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
---------	--

### Building Footprint

#### Main Body

Width	32' max.	<b>A</b>
Depth	24' max.	<b>B</b>

#### Secondary Wing(s)

Width	20' max.	<b>C</b>
Depth	25' max.	<b>D</b>

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

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.38.030.D</a>
Porch Engaged	<a href="#">17.38.030.E</a>
Dooryard	<a href="#">17.38.030.F</a>
Stoop	<a href="#">17.38.030.G</a>

## 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

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

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 and parking 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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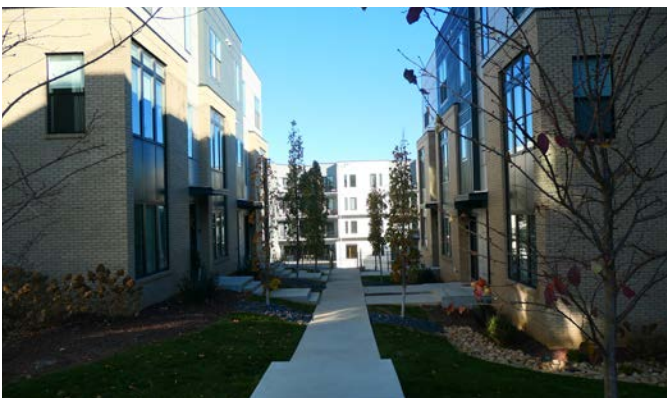
## 17.38.020.I Townhouse Court



*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.*

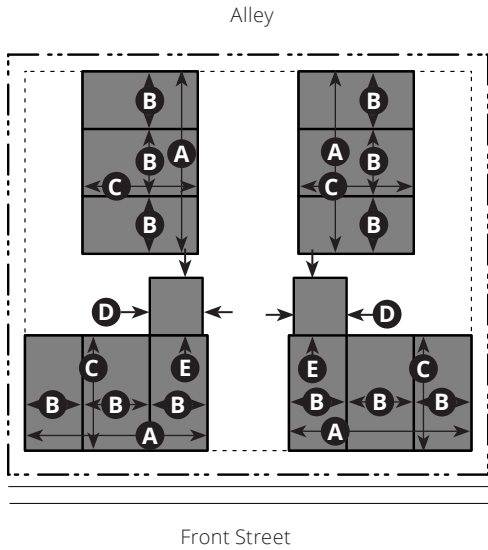
### 1. Description

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. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.

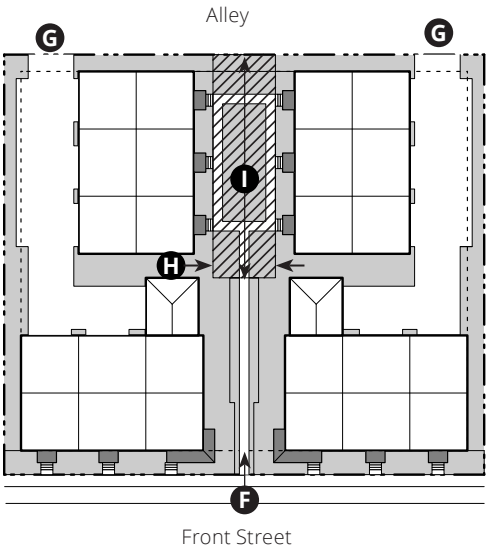
*General Note: Photos on this page are illustrative, not regulatory.*

**Figure 17.38.020.I(1).** For A, B, C, D and E, see lettered sections in 17.38.020.I Table 3.

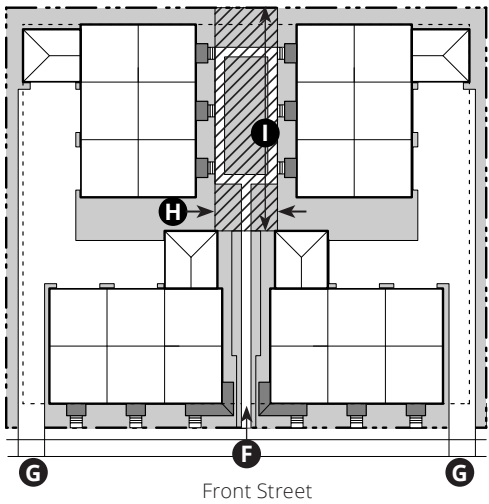
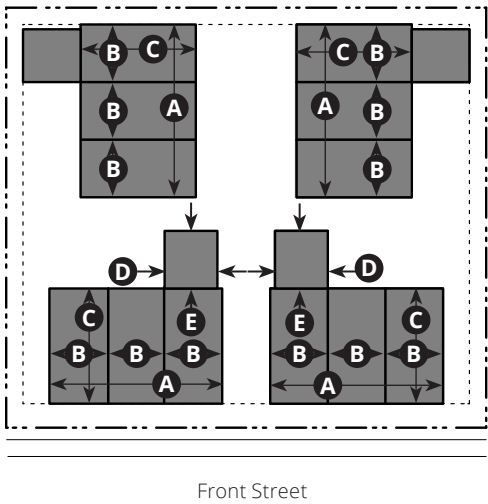
Lot(s) with Alley Access



**Figure 17.38.020.I(2).** For F, see lettered section in 17.38.020.I Table 5. For G, see lettered section in 17.38.020.I Table 6. For H and I, see lettered sections in 17.38.020.I Table 7.



Lot(s) without Alley Access



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 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	RN1/RL1	RN2/RL2/RL3
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
---------	--

### Building Footprint

Main Body	RN1/RL1	RN2/RL2/RL3
Maximum Width per Run	80' max.	160' max. <b>(A)</b>
Townhouse Width	18' min.	30' max. <b>(B)</b>
Townhouse Depth	40' max.	40' max. <b>(C)</b>

### Secondary Wing(s)

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

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	<a href="#">17.38.030.D</a>
Porch Engaged	<a href="#">17.38.030.E</a>
Dooryard	<a href="#">17.38.030.F</a>
Stoop	<a href="#">17.38.030.G</a>
Terrace	<a href="#">17.38.030.H</a>

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. <b>(H)</b>
Depth	75' min. <b>(I)</b>

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

Driveways and parking 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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## 17.38.020.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

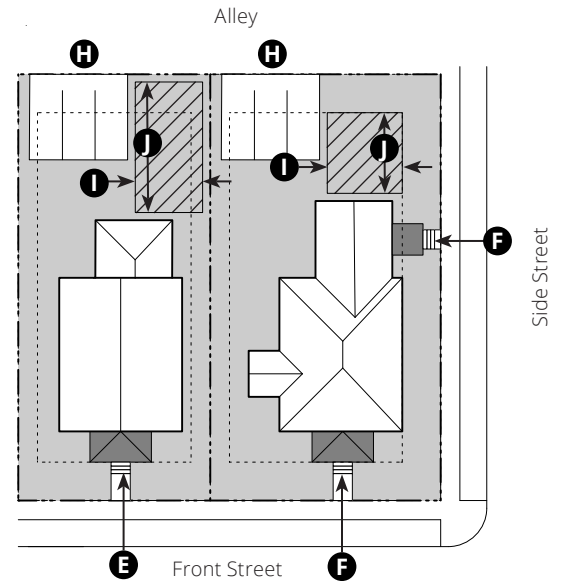
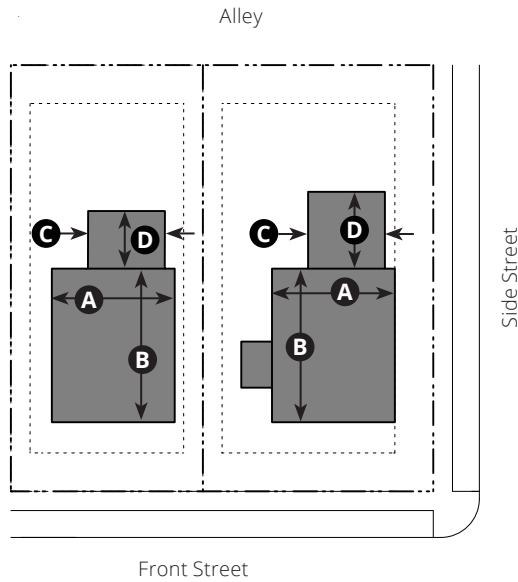
A detached building that consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry at the front and/or individual entries along the front or side. This type has the appearance of a single-family house in a single cohesive building form and is scaled to fit into low- to moderate-intensity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

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

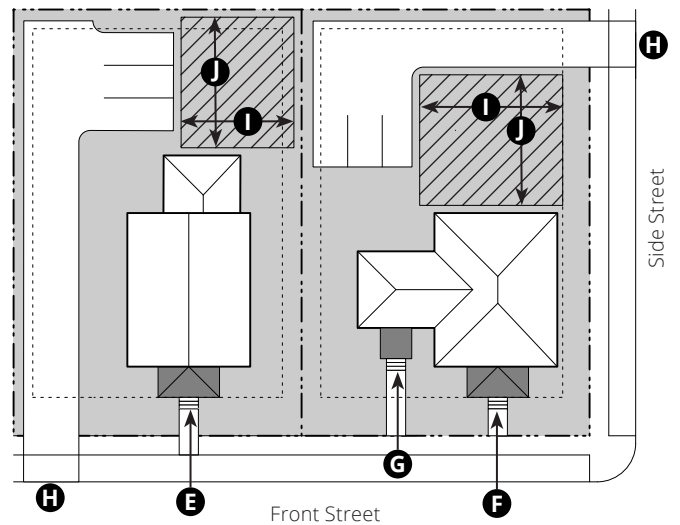
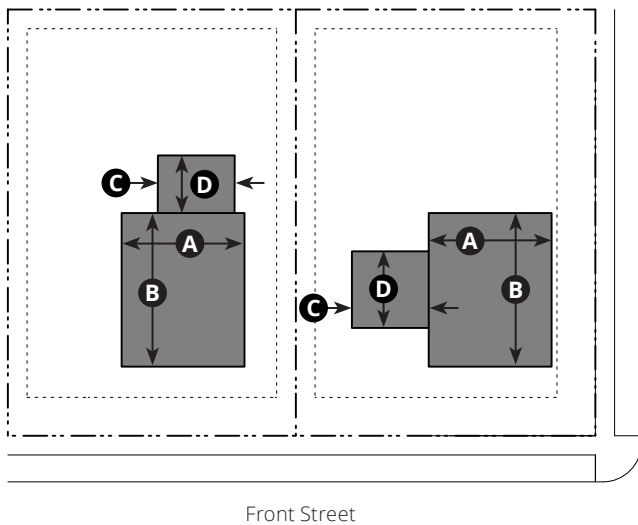
**Figure 17.38.020.J(1).** For A, B, C, and D, see lettered sections in 17.38.020.J Table 3.

**Figure 17.38.020.J(2).** For E, F, and G, see lettered section in 17.38.020.J Table 5. For H, see lettered section in 17.38.020.J Table 6. For I and J, see lettered sections in 17.38.020.J Table 7.

### Lot(s) with Alley Access



### Lot(s) without Alley Access



#### 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	RN1/RL1	RN2/RL2/RL3
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

### Building Footprint

#### Main Body

Width	45' max.	45' max.	<b>A</b>
Depth	45' max.	55' max.	<b>B</b>

#### Secondary Wing(s)

Width	20' max.	<b>C</b>
Depth	30' max.	<b>D</b>

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 [17.38.030.D](#)

Porch Engaged [17.38.030.E](#)

Dooryard [17.38.030.F](#)

Stoop [17.38.030.G](#)

Terrace [17.38.030.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 and parking 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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## 17.38.020.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

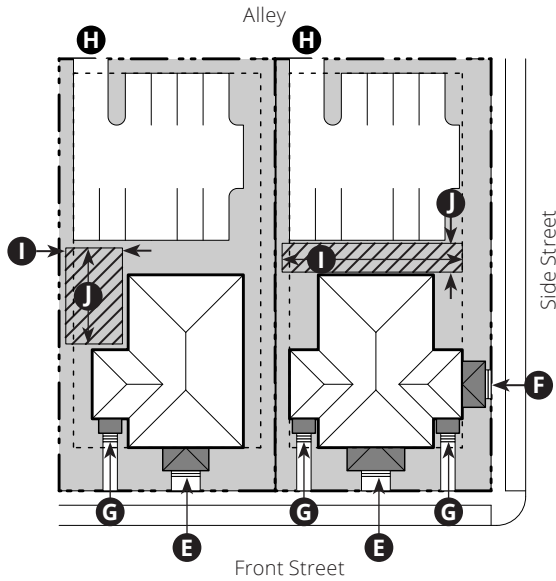
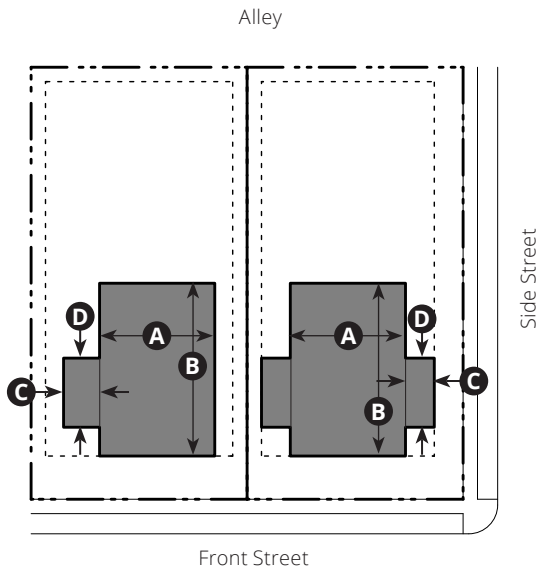
A detached building that consists of 6 to 10 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type features a single cohesive building form and is scaled to fit within moderate-intensity neighborhoods or as a small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

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

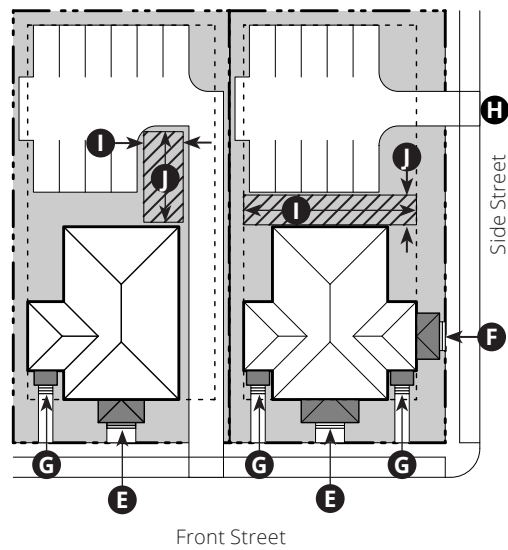
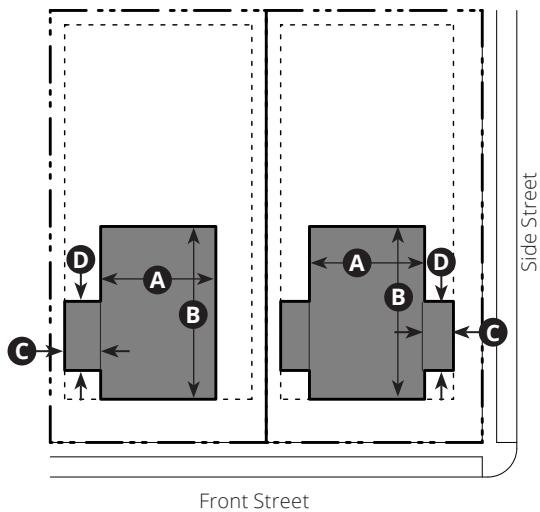
**Figure 17.38.020.K(1).** For A, B, C, and D, see lettered sections in 17.38.020.K Table 3.

**Figure 17.38.020.K(2).** For E, F, and G, see lettered section in 17.38.020.K Table 5. For H, see lettered section in 17.38.020.K Table 6. For I and J, see lettered sections in 17.38.020.K Table 7.

Lot(s) with Alley Access



Lot(s) without Alley Access



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	RL1	RN2/RL2/RL3
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
---------	--

### Building Footprint

#### Main Body

Width	48' max.	<b>A</b>
Depth	70' max.	<b>B</b>

#### Secondary Wing(s)

Width	20' max.	<b>C</b>
Depth	25' max.	<b>D</b>

A building may have a maximum of one secondary wing on each of its sides and rear, or an additional 15' in depth.

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.38.030.D</a>
Porch Engaged	<a href="#">17.38.030.E</a>
Dooryard	<a href="#">17.38.030.F</a>
Stoop	<a href="#">17.38.030.G</a>
Terrace	<a href="#">17.38.030.H</a>

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

## 5. Pedestrian Access

### Principal Pedestrian Entrance

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

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.	<b>I</b>
Depth	12' min.	<b>J</b>

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

Driveways and parking 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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## 17.38.020.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.

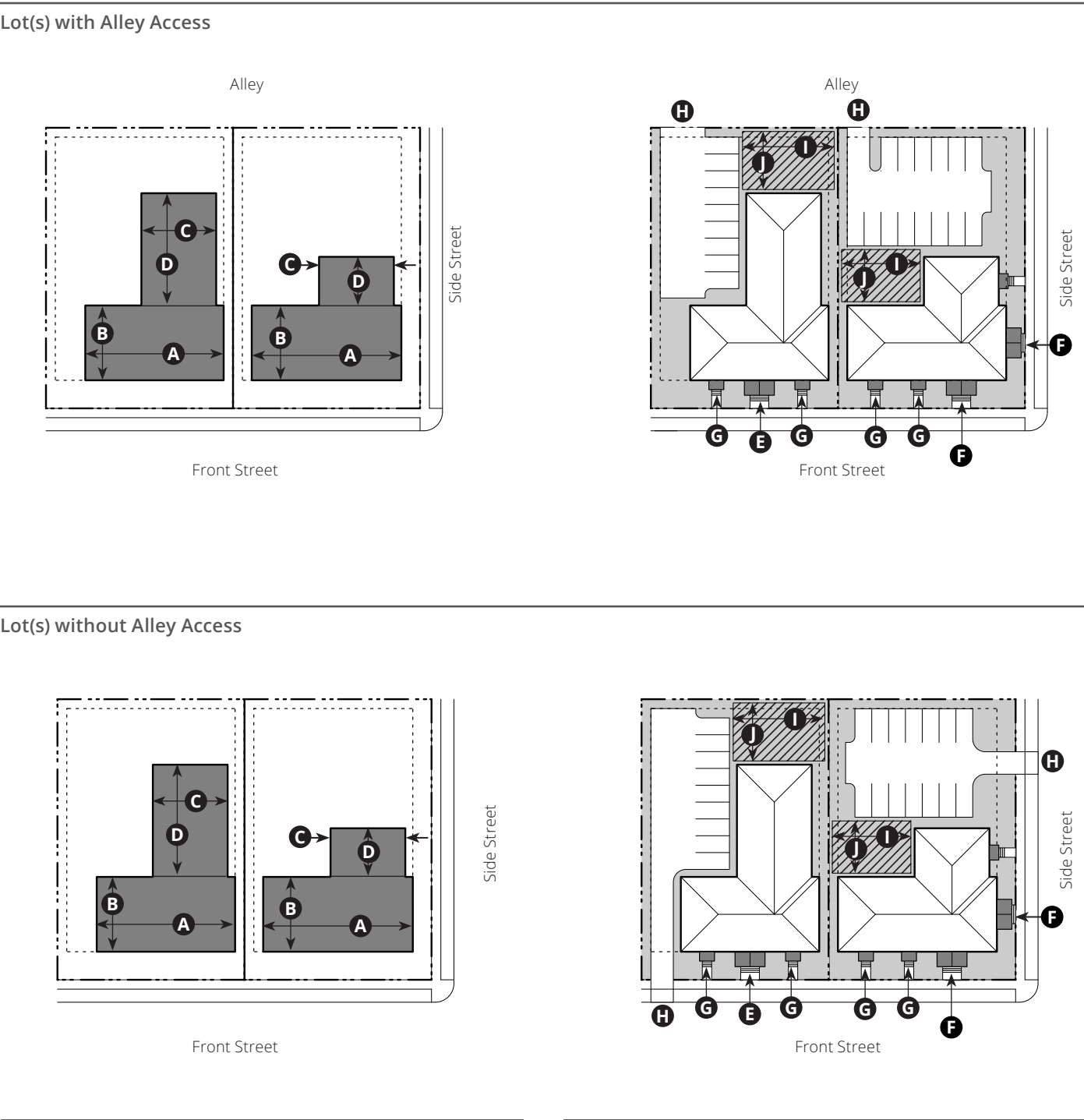
### 1. Description

A detached building that consists of 10 to 25 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.*

**Figure 17.38.020.L(1).** For A, B, C, and D, see lettered sections in 17.38.020.L Table 3.

**Figure 17.38.020.L(2).** For E, F, and G, see lettered section in 17.38.020.L Table 5. For H, see lettered section in 17.38.020.L Table 6. For I and J, see lettered sections in 17.38.020.L Table 7.



**Key**

--- ROW / Lot Line

--- Setback Line

■ Building

**Key**

--- ROW / Lot Line

--- Setback Line

■ Building Frontage

■ Pervious Surface

□ Common Open Space

## 2. Number of Units

	RL1	RL2/RL3
Units per Building	10 min.; 20 max.	10 min.; 25 max.
Buildings per Lot	1 max.	

## 3. Building Size and Massing

### Height

Main Building	RL1	RL2/RL3
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.
---------	----------------	----------------

### 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

Main Body	RL1	RL2/RL3
Width	80' max.	120' max.
Depth	40' max.	40' max.

### Secondary Wing(s) Footprint

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	17.38.030.D
Porch Engaged	17.38.030.E
Dooryard	17.38.030.F
Stoop	17.38.030.G
Terrace	17.38.030.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	<b>E</b>
Corner Lot	Units on a corner may enter from the side street.	<b>F</b>

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.	<b>I</b>
Depth	12' min.	<b>J</b>

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

Driveways and parking 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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## 17.38.020.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

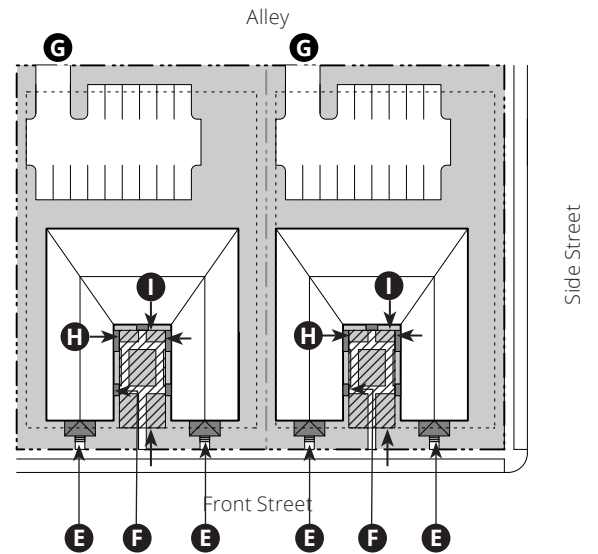
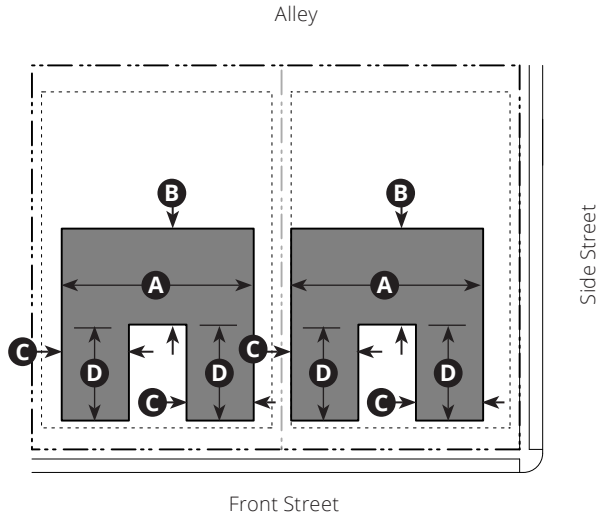
A building consists of 10 to 25 side-by-side and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space and takes the place of a rear yard. Shared entries and/or individual entries are accessed off the court or front street. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.

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

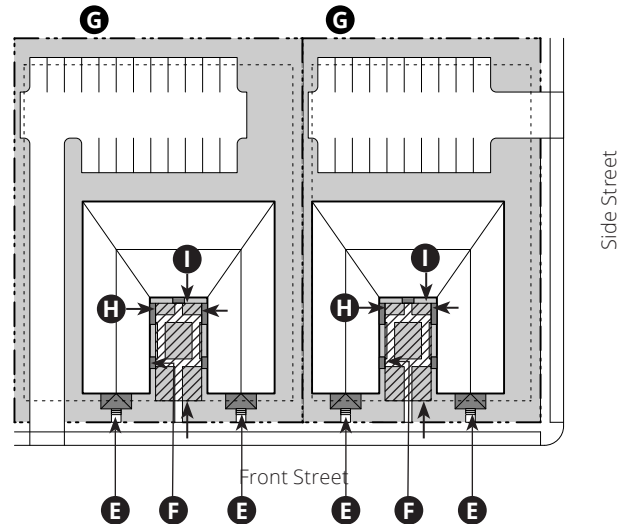
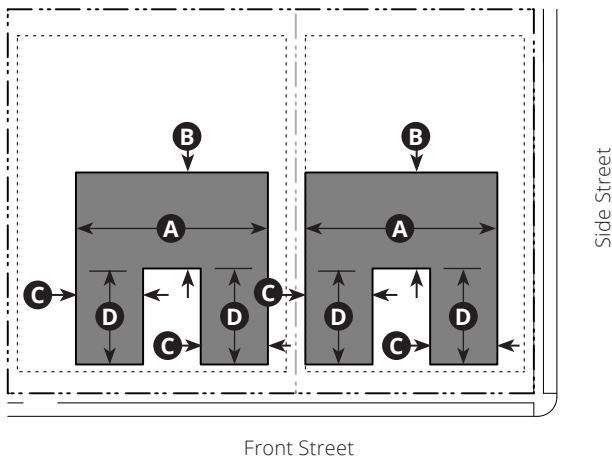
**Figure 17.38.020.M(1).** For A, B, C, and D, see lettered sections in 17.38.020.M Table 3.

**Figure 17.38.020.M(2).** For E and F, see lettered section in 17.38.020.M Table 5. For G, see lettered section in 17.38.020.M Table 6. For H and I, see lettered sections in 17.38.020.M Table 7.

### Lot(s) with Alley Access



### Lot(s) without Alley Access



#### Key

- ROW / Lot Line
- Setback Line
- Building

#### Key

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

**2. Number of Units**

	RL1	RL2/RL3
Units per Building	20 units max.	25 units max.
Buildings per Lot	1 max.	

**3. Building Size and Massing****Height: RL1****Main Building and Secondary Wings**

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

**Height: RL2****Main Building and Secondary Wings**

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

**Height: RL3****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	RL1	RL2/RL3	
Width	100' max.	120' max.	<b>A</b>
Depth	40' max.	40' max.	<b>B</b>

**Secondary Wing(s) Footprint**

Width	30' max.	30' max.	<b>C</b>
Depth	85' max.	105' max.	<b>D</b>

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

**4. Allowed Frontage Types**

Porch Projecting	17.38.030.D
Porch Engaged	17.38.030.E
Dooryard	17.38.030.F
Stoop	17.38.030.G
Terrace	17.38.030.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.

Driveways and parking not allowed within a required courtyard.

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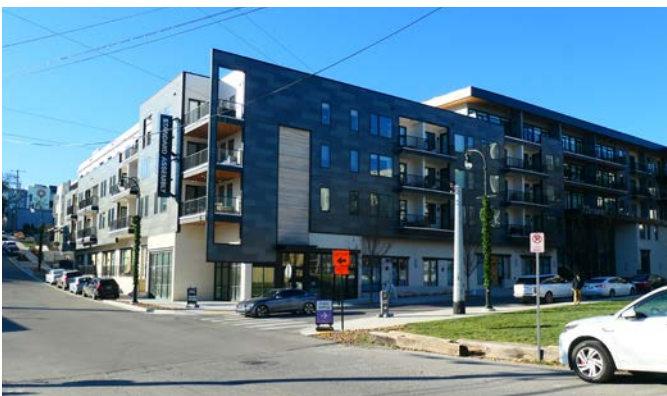
## 17.38.020.N Low-rise Flats



*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

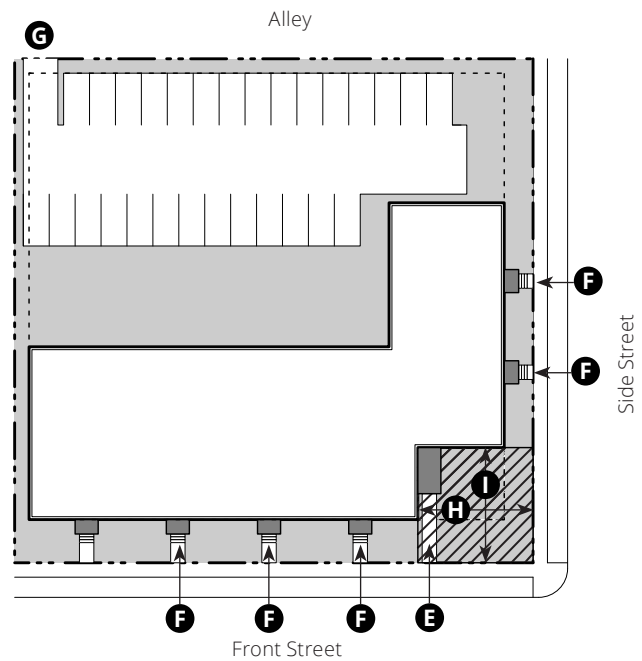
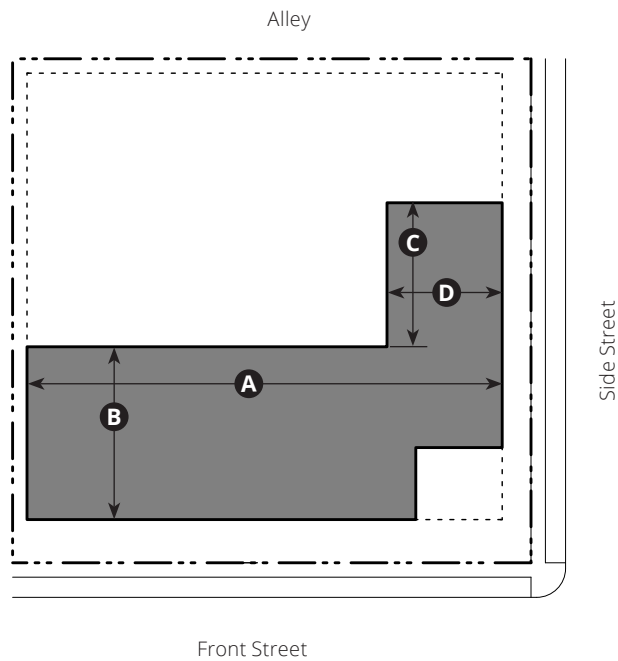
A building that consists of stacked units. The building may be attached or detached from adjacent buildings. This type is intended to provide residential uses or a vertical mix of ground floor nonresidential and upper floor residential uses. This type is typically used to transition between moderate-intensity neighborhoods to corridors, or along corridors and in centers.

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

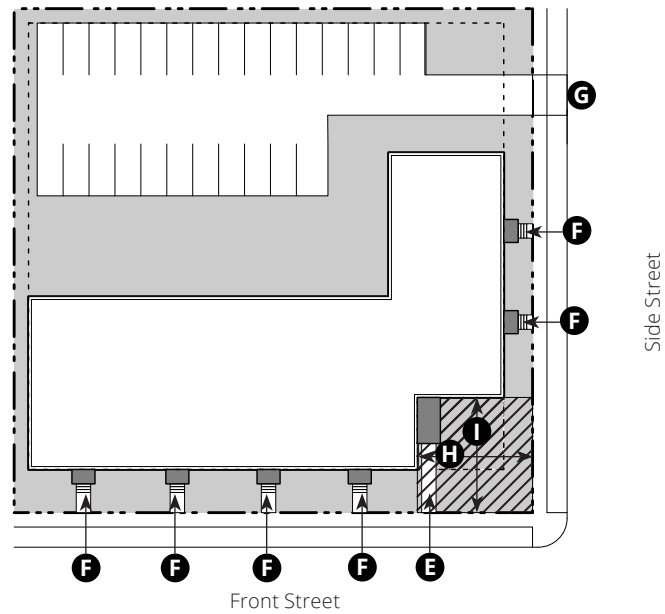
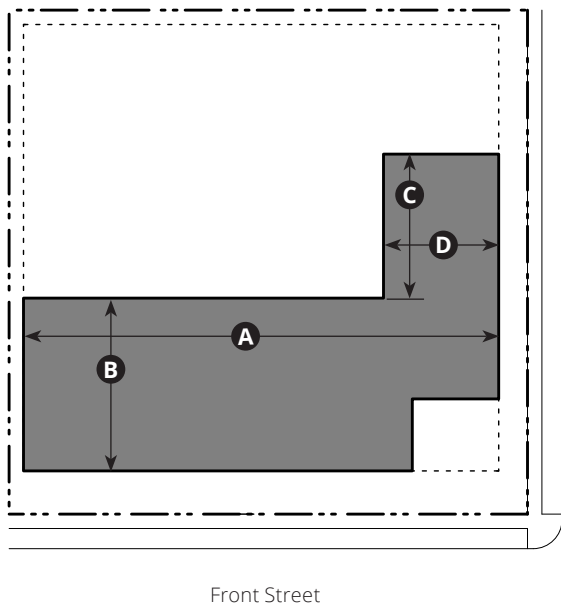
**Figure 17.38.020.N(1).** For A, B, C, and D, see lettered sections in 17.38.020.N Table 3.

**Figure 17.38.020.N(2).** For E and F, see lettered section in 17.38.020.N Table 5. For G, see lettered section in 17.38.020.N Table 6. For H and I, see lettered sections in 17.38.020.N Table 7.

Lot(s) with Alley Access



Lot(s) without Alley Access



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	RL3
Number of Units	40 max.
Buildings per Lot	1 max.

## 3. Building Size and Massing

Height	
Main Building and Secondary Wings	RL3
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	RL3	
Width	180' max.	<b>A</b>
Depth	60' max.	<b>B</b>

### Secondary Wing(s) Footprint

Width	60' max.	<b>C</b>
Depth	60' max.	<b>D</b>

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

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.38.030.D</a>
Porch Engaged	<a href="#">17.38.030.E</a>
Dooryard	<a href="#">17.38.030.F</a>
Stoop	<a href="#">17.38.030.G</a>
Terrace	<a href="#">17.38.030.H</a>

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

## 5. Pedestrian Access

Principal Pedestrian Entrance	<b>E</b>
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.	<b>H</b>
Depth	30' min.	<b>I</b>

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 and parking are not allowed within a required common open space.

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**17.38.030.A Purpose**

This Section sets forth standards applicable to all frontages. Frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

---

**17.38.030.B Frontage Types**

- 1. The names of the Frontage Types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a porch may be used by non-residential uses as allowed by the zone.
- 2. Each building shall have at least one Frontage Type along each street frontage or along a civic space.
- 3. Frontage Types not listed in [Item 4 \(Allowed Frontage Types\)](#) of the building type are not allowed on that building type.
- 4. Each building may have multiple Frontage Types in compliance with the allowed types in [Item 4 \(Allowed Frontage Types\)](#) of each building type.
- 5. Each Frontage Type shall be located in compliance with the [Building Placement](#) standards of the zone
- 6. Frontage Types may encroach into front and side street setbacks; and shall not be located in side or rear setbacks per [Encroachments](#) standards of the zone.
- 7. Standards in this Section are stated for the front of a lot and are to be adjusted for side street facades in compliance with the setbacks of the zone.

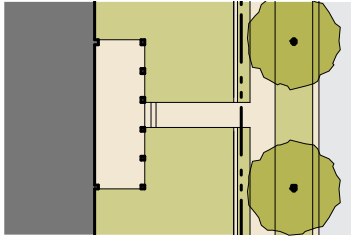
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**17.38.030.C Overview**

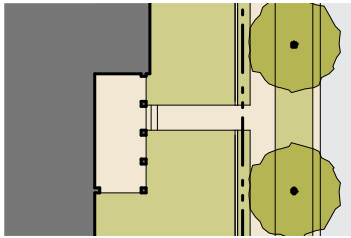
[Table 17.38.030.C-1 \(Frontage Types Overview\)](#) provides a summary of the allowed Frontage Types.

Table 17.38.030.C-1 Frontage Types Overview

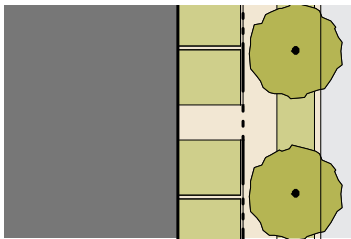
## Frontage Type



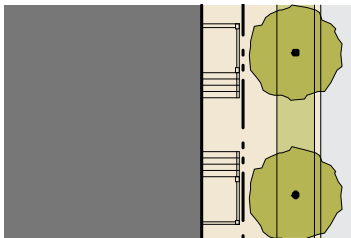
**Porch Projecting 17.38.030.D.** The main facade of the building is set back from the front lot line with a covered structure encroaching into the front setback. The resulting setback area can be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.



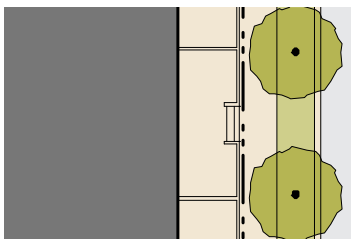
**Porch Engaged 17.38.030.E.** A portion of the main facade of the building is set back from the front lot line to create an area for a covered structure that projects from the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and typically has two adjacent sides that are engaged to the building, while the other two sides are open.



**Dooryard 17.38.030.F.** The main facade of the building is set back from the front lot line, which is defined by a low wall, hedge, or other allowed screening, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.



**Stoop 17.38.030.G.** The main facade of the building is near the front lot line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.



**Terrace 17.38.030.H.** The main facade is at or near the front lot line with steps leading to an elevated area providing public circulation along the facade. This type is used to provide outdoor areas along the sidewalk for housing or to accommodate an existing or intended grade change for non-residential uses.

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## 17.38.030.D Porch Projecting



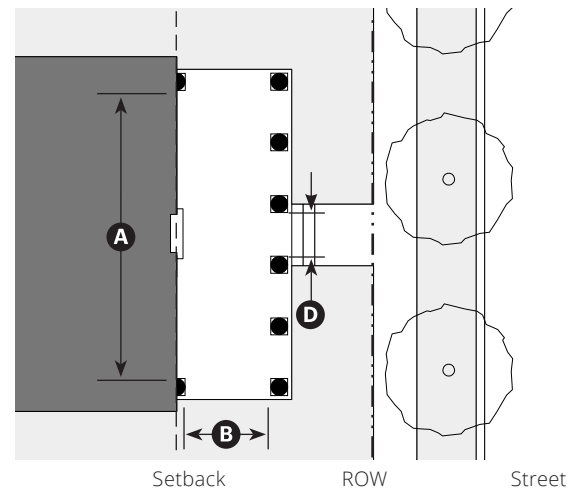
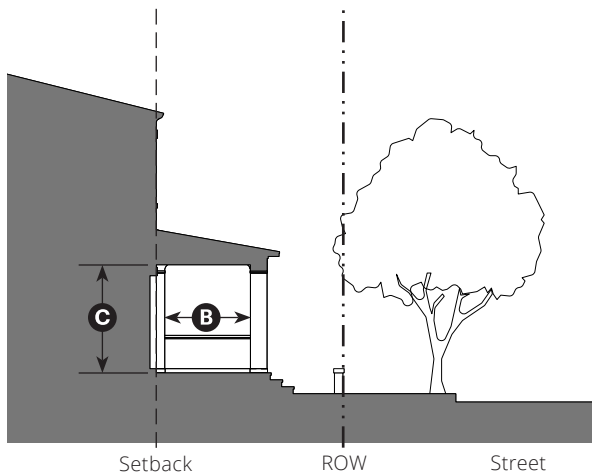
Example of a Projecting Porch (Local Example).



Example of a Projecting Porch (Local Example).



Example of a Projecting Porch.



### Key

--- ROW / Lot Line      --- Setback Line

**Figure 17.38.030.D(1).** For A, B, and C, see lettered sections in 17.38.030.D Table 2. For D, see lettered section in 17.38.030.D Table 3.

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



17.38.030.D   Porch Projecting

1. Description

The main facade of the building is set back from the front lot line with a covered structure encroaching into the front setback. The resulting setback area can be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

2. Size

Width, Clear	10' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C

3. Pedestrian Access

Walkway and Stair Width	3' min.	D
-------------------------	---------	---

4. Miscellaneous

Porch shall be open on three sides and have a roof.

## 17.38.030.E Porch Engaged



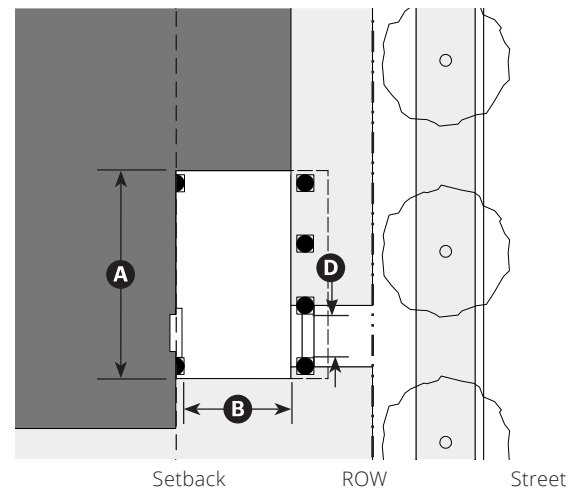
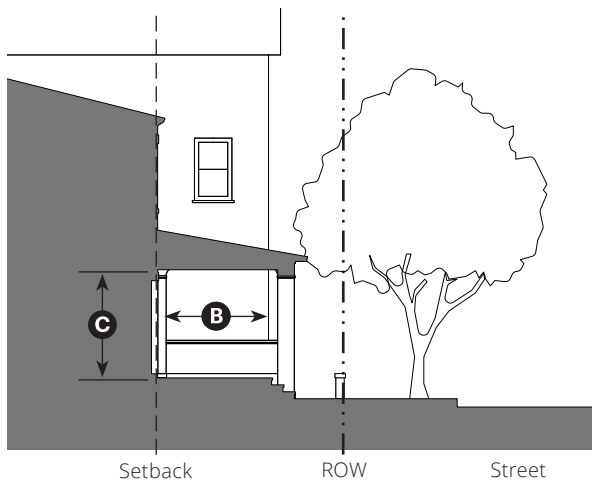
Example of an Engaged Porch (Local Example).



Example of a two-story Engaged Porch.



Example of an Engaged Porch.



### Key

--- ROW / Lot Line      --- Setback Line

**Figure 17.38.030.E(1).** For A, B, and C, see lettered sections in 17.38.030.E Table 2. For D, see lettered section in 17.38.030.E Table 3.

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

17.38.030.E    **Porch Engaged**

**1. Description**

A portion of the main facade of the building is set back from the front lot line to create an area for a covered structure that projects from the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

**2. Size**

Width, Clear	8' min.	<b>A</b>
Depth, Clear	6' min.	<b>B</b>
Height, Clear	8' min.	<b>C</b>

**3. Pedestrian Access**

Walkway and Stair Width	3' min.	<b>D</b>
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**4. Miscellaneous**

Porch shall be open on at least one side and have a roof.

## 17.38.030.F Dooryard



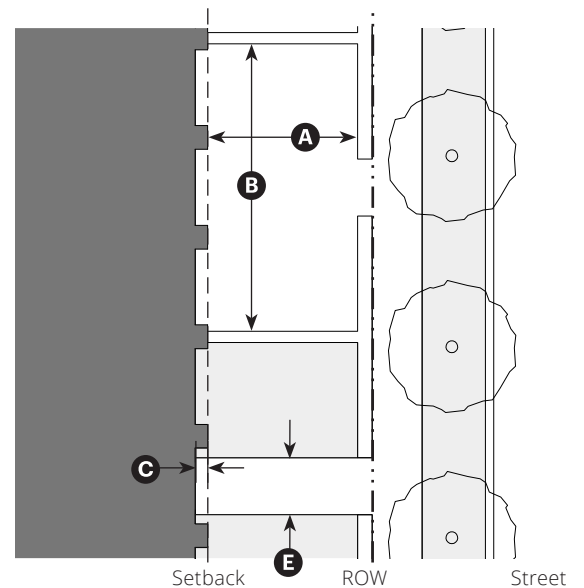
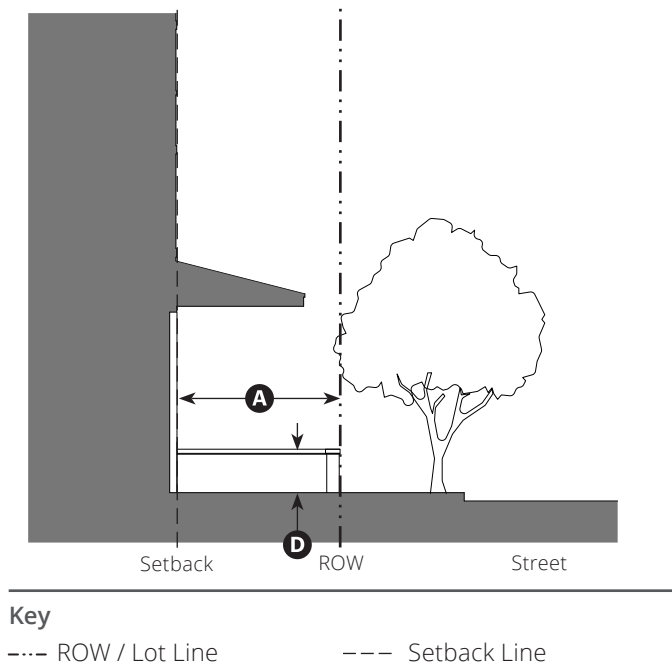
Example of a residential Dooryard (Local Example).



Example of a commercial Dooryard.



Example of residential Dooryard.



**Figure 17.38.030.F(1).** For A, B, and C, see lettered sections in 17.38.030.F Table 2. For D, see lettered section in 17.38.030.F Table 3.

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

17.38.030.F    Dooryard

1. Description

The main facade of the building is set back from the front lot line, which is defined by a low wall, hedge, or other allowed screening, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

2. Size

Depth, Clear	6' min.	A
Width, Clear	15' min.	B
Depth of Recessed Entries	6' max.	C
Height of Dooryard Fence/Wall above Finish Level	36" max.	D

3. Pedestrian Access

Walkway and Stair Width	3' min.	E
-------------------------	---------	---

4. Miscellaneous

Each Dooryard shall provide access to only one ground floor entry.



## 17.38.030.G Stoop



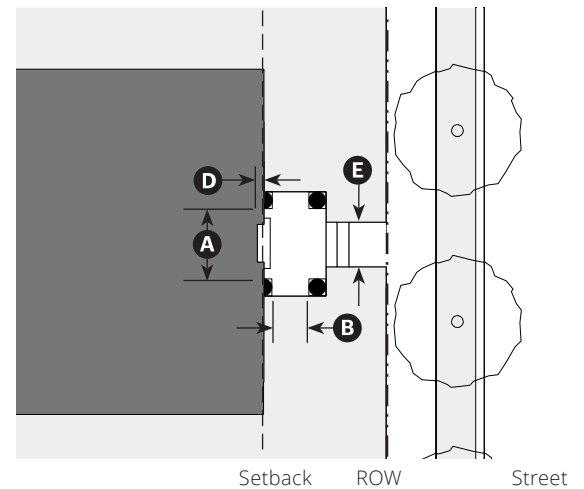
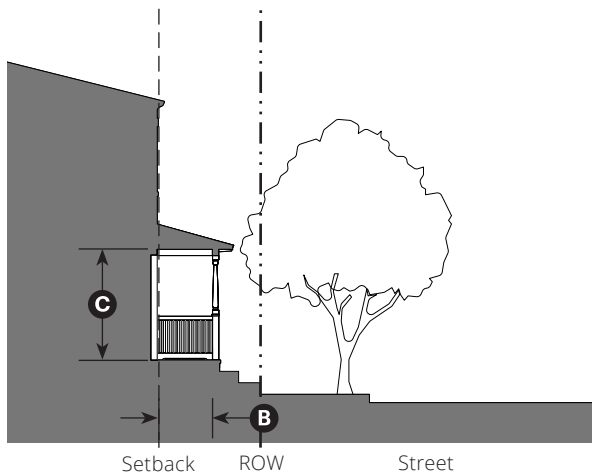
Example of a residential Stoop parallel to the ROW (Local Example).



Example of Stoops both perpendicular and parallel to the ROW.



Example of Stoops (Local Example).



### Key

--- ROW / Lot Line      --- Setback Line

**Figure 17.38.030.G(1).** For A, B, and C, see lettered sections in 17.38.030.G Table 2. For D, see lettered section in 17.38.030.G Table 3.

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

17.38.030.G    Stoop

1. Description

The main facade of the building is near the front lot line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

2. Size

Width, Clear	5' min.	A
Depth, Clear	5' min.	B
Height, Clear	8' min.	C
Depth of Recessed Entries	6' max.	D

3. Pedestrian Access

Walkway and Stair Width	3' min.	E
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4. Miscellaneous

Entry doors are covered or recessed to provide shelter from the elements.

All doors shall face the street.



## 17.38.030.H Terrace



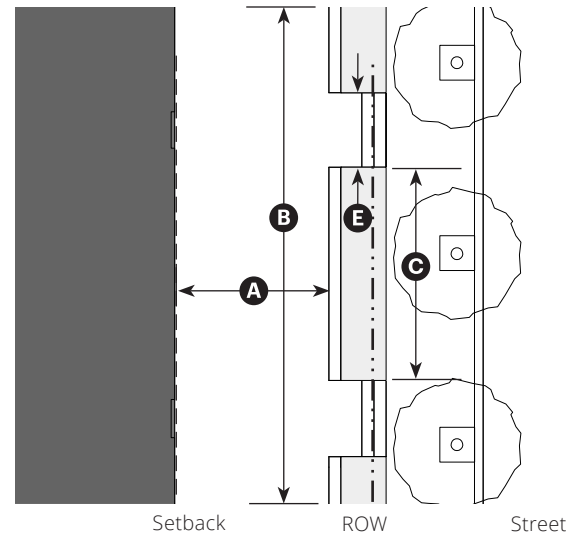
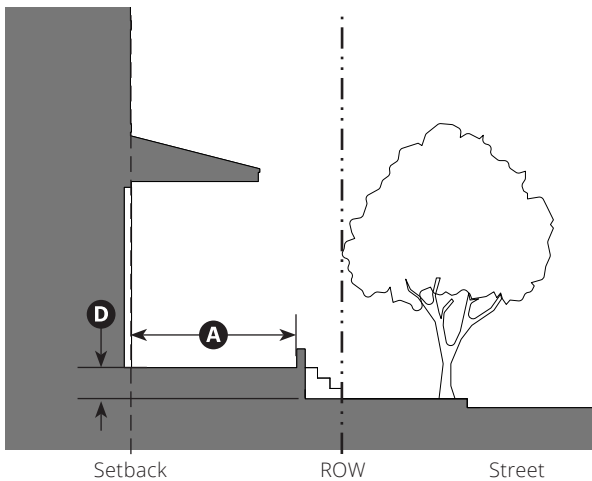
Example of a Terrace with low-wall seating.



Example of a Terrace (Local Example).



Example of a residential Terrace (Local Example).



### Key

--- ROW / Lot Line

--- Setback Line

**Figure 17.38.030.H(1).** For A, B, and C, see lettered sections in 17.38.030.H Table 2. For D, see lettered section in 17.38.030.H Table 3.

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

17.38.030.H Terrace

1. Description

The main facade is at or near the front lot line with steps leading to an elevated area providing public circulation along the facade. This type is used to provide outdoor areas along the sidewalk for housing.

2. Size

Depth, Clear	8' min. residential 12' min. non-residential	A
Length of Terrace	150' max.	B
Distance between Stairs	50' max.	C
Height of Terrace above street level	24" max.	D

3. Pedestrian Access

Walkway and Stair Width	3' min.	E
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4. Miscellaneous

Where the Frontage Type requires the ground floor to be flush with the sidewalk, the Terrace shall be considered to be the sidewalk.

A Terrace may be utilized to group several entries at a common elevation.

Low walls used as seating are allowed.

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