



Article H: Form-Based Zones and Standards

Public Review Draft – September 2021

Prepared For
Iowa City, Iowa
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Section 14-2H-1: Introduction

14-2H-1A

Intent

1. Article H (Form-Based Zones and Standards), herein after referred to as this Article, sets forth the standards for neighborhood design, building form, and land use within the Form-Based Zones listed herein.
2. These standards reflect the community's vision for implementing the intent of the Comprehensive Plan to ensure development that reinforces the highly valued character and scale of Iowa City's urban centers, neighborhoods, and corridors with a mix of housing, civic, retail and service uses in a compact, walkable, and transit-friendly environment.
3. Specifically, these standards are intended to:
 - a. Improve the built environment and human habitat;
 - b. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
 - c. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
 - d. Provide neighborhoods with a variety of housing types and levels of affordability and accessibility to serve the needs of a diverse population;
 - e. Promote the health and sustainability benefits of walkable environments;
 - f. Generate pedestrian-oriented and pedestrian-scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
 - g. Reinforce the unique identity of the City and build upon the local context, climate, and history; and
 - h. Realize development based on the patterns of existing walkable neighborhoods.

14-2H-1B

Zoning Districts

1. The full names and map symbols of the Form-Based Zones are listed below. When this Article refers to Form-Based Zones, it is referring to all zones listed in this section. When this Article refers to Neighborhood Form-Based Zones, it is referring to the T3NE, T3NG, T4NS, and T4NM zones.
 - a. T3 Neighborhood Edge (T3NE)
 - b. T3 Neighborhood General (T3NG)
 - c. T4 Neighborhood Small (T4NS)
 - d. T4 Neighborhood Medium (T4NM)
 - e. T4 Main Street (T4MS)
2. The standards applicable to the Riverfront Crossings Districts and Eastside Mixed Use District are regulated through the provisions in Title 14, Article G. These are not considered Form-Based Zones.

14-2H-1C**Applicability**

1. Table 14-2H-1C-1 outlines when other Chapters and Articles of Title 14 and other Titles of the municipal code apply to development and improvements within Form-Based Zones.
2. **Neighborhood Design.**
 - a. **Blocks and Streets.** Streets are required in the approximate locations identified in the future land use map of the comprehensive plan in compliance with Section 15-3-2 (Streets and Circulation). When designing a new street or reconstructing an existing street, the design must meet the standards in Section 14-2H-9 (Thoroughfare Type Standards).
 - b. **Design Sites.**
 - (1) Buildings shall be designed in compliance with the design site width and depth standards of the zone set forth in Section 14-2H-2 (Zones).
 - (2) This Article does not require that design sites be platted. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.
3. **Building, Frontage, and Use Types.**
 - a. The following shall be selected for each lot and design site as allowed in the zone in compliance with the standards listed therein:
 - (1) Only one building type, except for certain building types as outlined in Section 14-2H-6 (Building Types Standards);
 - (2) At least one frontage type; and
 - (3) At least one use type.
 - b. Building Types, Frontage Types, and uses not listed in the zone are not allowed in that zone.
 - c. There shall be a mix of frontage and building types per block as outlined in Sections 14-2H-6 (Building Type Standards) and 14-2H-8 (Frontage Type Standards).
4. **Site Standards.** When a development requires Site Plan Review in compliance with Title 18 (Site Plan Review) or when otherwise required by Section 14-2H-4 (Site Standards), site standard sub-sections apply as follows:
 - a. **Screening Standards.** The following shall comply with Sub-Section 14-2H-4B (Screening):
 - (1) All new development, and
 - (2) Improvements to existing development.
 - b. **Landscaping and Tree Standards.** The following shall comply with Sub-Section 14-2H-4C (Landscaping) and Article 14-5E (Landscaping and Tree Standards):
 - (1) All new development, and
 - (2) Improvements to existing development.
 - c. **Parking and Loading Standards.** The following shall comply with Sub-Section 14-2H-4D (Parking and Loading):
 - (1) All new development;

- (2) Changes in land use; and
 - (3) Changes in intensity of buildings or structures made after the effective date of this Article that cause an increase or decrease of 25 percent or greater in:
 - (a) Gross floor area;
 - (b) Seating capacity;
 - (c) Units; and/or
 - (d) Parking spaces.
- 5. **Civic Space Type Standards.** Development is required to create civic space(s) in the approximate locations identified on the comprehensive plan future land use map in compliance with the standards of Section 14-2H-5 (Civic Space Type Standards).
- 6. **Building Type Standards.** The following shall comply with Section 14-2H-6 (Building Type Standards):
 - a. New buildings (except public safety buildings and utility buildings);
 - b. Additions over 15 percent of the gross floor area (except public safety buildings and utility buildings); and
 - c. Facade renovations along front or side street facades (except public safety buildings).
- 7. **Massing, Facade Articulation and Architectural Elements.** The following shall comply with Section 14-2H-7 (Architectural Element Standards):
 - a. New buildings; and
 - b. Building facade renovations facing a street or civic space (except public safety buildings).
- 8. **Frontage Type Standards.** The following shall comply with Section 14-2H-8 (Frontage Type Standards):
 - a. New buildings;
 - b. Building facade renovation facing a street or civic space (except public safety buildings);
 - c. Private property improvements along front or side street; and
 - d. Modifications of pedestrian entrance(s) along front or side street.
- 9. **Sign Type Standards.** All signs, regardless of their nature or location, unless specifically exempted, which are intended to be viewed from a public right-of-way and from outdoors in areas of public and private property used for public pedestrian access shall comply with Sub-Section 14-5B-8H (Sign Standards and Types for Form-Based Zones).
- 10. **Thoroughfare Type Standards.** The following shall comply with Section 14-2H-9 (Thoroughfare Type Standards):
 - a. The construction of a new thoroughfare and/or when an application for a plat is proposed.
 - b. Existing privately-owned thoroughfares:
 - (1) Improvement or modification to curb return, pedestrian crossing, landscaping, or sidewalk;
 - (2) Improvement or modification to on-street parking, or lane striping; and/or
 - (3) Improvement or modification to right-of-way.

Table 14-2H-1C-1: Application of Standards in Title 14 (Zoning Code), Title 15 (Land Subdivisions), and Title 18 (Site Plan Review)**Title 14 (Zoning Code)**

Chapter	Description/Article	Applicability to Article H (Form-Based Zones and Standards)
1	Introductory Provisions	Standards in this Chapter apply to Form-Based Zones.
2	Base Zones	Standards in this Chapter do not apply to Form-Based Zones. They are replaced by zones as identified in Section 14-2H-2 (Zones) and uses as identified in Section 14-2H-3 (Uses).
3	Overlay Zones	Standards in this Chapter do not apply to Form-Based Zones, except for those related to protection of sensitive features or historic resources. Other standards are replaced by zones as identified in Section 14-2H-2 (Zones).
4	Use Regulations	Standards in this Chapter apply to Form-Based Zones, except where use standards are replaced within this Article.
5	Site Development Standards	
	A. Off-Street Parking and Loading	Standards in this Article do not apply to Form-Based Zones unless stated otherwise.
	B. Sign Regulations	Standards in this Article apply to Form-Based Zones.
	C. Access Management Standards	Standards in this Article apply to Form-Based Zones unless stated otherwise.
	D. Intersection Visibility Standards	Standards in this Article apply to Form-Based Zones.
	E. Landscaping and Tree Standards	Standards in this Article apply to Form-Based Zones unless stated otherwise.
	F. Screening and Buffering Standards	Standards in this Article do not apply to Form-Based Zones unless stated otherwise.
	G. Outdoor Lighting Standards	Standards in this Article apply to Form-Based Zones.
	H. Performance Standards	Standards in this Article apply to Form-Based Zones.
	I. Sensitive Lands and Features	Standards in this Article apply to Form-Based Zones.
	J. Floodplain Management Standards	Standards in this Article apply to Form-Based Zones.
	K. Neighborhood Open Space Requirements	Standards in this Article apply to Form-Based Zones.
6	Airport Zoning	Standards in this Chapter apply to Form-Based Zones.
7	Administration	Standards in this Chapter apply to Form-Based Zones.
8	Review and Approval Procedures	Standards in this Chapter apply to Form-Based Zones.
9	Definitions	Definitions in this Chapter apply to Form-Based Zones.

Title 15 (Land Subdivisions)

Chapter	Description	Status
All	Land Subdivision	Standards in this Title apply to Form-Based Zones.

Title 18 (Site Plan Review)

Chapter	Description	Status
All	Site Plan Review	Standards in this Title apply to Form-Based Zones.

14-2H-1D

Rezoning

1. Rezoning to a Form-Based Zone shall follow the zoning map amendment process (14-8D-5). Any application for such a rezoning should be submitted concurrently with an application for a preliminary plat (15-2-2).
2. **Approval Criteria.** The following criteria must be met or determined to not be applicable to rezone to a Form-Based Zone:
 - a. The rezoning demonstrates compliance with the future land use map of the comprehensive plan and any district plan, as applicable, including consistency between the land use designations and the proposed zones. Variations from the future land use map may be approved for Form-Based Zones where sensitive areas are present, or where circumstances have changed and/or additional information or factors have come to light such that the proposed amendment is in the public interest.
 - b. The rezoning demonstrates that the zones are organized in such a manner to respond appropriately to the various site conditions. When amending zone boundaries, more intense zones shall be organized around a neighborhood feature. Examples include a major street (such as a main street or edge drive), civic space, a transit stop, a civic building, or other locations suitable for greater intensities.
 - c. The rezoning demonstrates that transitions are appropriate between Form-Based Zones, such as zone transitions occurring within the block or across alleys to provide the same zoning on facing blocks.
 - d. The rezoning demonstrates it is designed to suit specific topographical, environmental, site layout, and design constraints unique to the site.

14-2H-1E**Neighborhood Plan**

1. The Neighborhood Plan, submitted as an accompanying document with the final plat, ensures compliance with the standards in this Article. It shall substantially conform to the future land use map included in the comprehensive plan and district plan, as applicable.
2. The Neighborhood Plan shall include the following components in plan view on application forms provided by the Department, along with any additional information as requested by the City:
 - a. Identify all applicable Form-Based Zones, lots, and design sites.
 - b. Identify all proposed building types pursuant to Section 14-2H-6 (Building Type Standards) and proposed frontage types pursuant to Section 14-2H-8 (Frontages) for each lot and/or design site.
 - c. Apply thoroughfares in an interconnected network and identify proposed thoroughfare types pursuant to Sections 14-2H-9 (Thoroughfare Type Standards) and 15-3-2 (Streets and Circulation), including all proposed Passages (14-2H-9L) and/or Alleys (14-2H-9K).
 - d. Identify natural open space and civic space types pursuant to Section 14-2H-5 (Civic Space Type Standards) and delineate all proposed buildings, paved areas, trees, and/or landscaping in civic spaces.
 - e. Identify all connections to existing streets and sidewalks and lots and design sites on adjacent properties in conformance with block standards pursuant to Section 15-3-4 (Layout of Blocks and Lots).
3. Following adoption of the final plat, the following changes to the Neighborhood Plan may be administratively approved concurrently with building permit or site plan review. Where changes are requested, an updated Neighborhood Plan is required to be submitted and approved prior to site plan or building permit approval.
 - a. Substituting one building type for another where the lot and/or design site meets the requirements of Sections 14-2H-2 (Zones) and 14-2H-6 (Building Type Standards) and where the change does not limit the ability of other lots and/or design sites on the block to change or maintain their building type.
 - b. Substituting one frontage type for another where the lot and/or design site meets the requirements of Section 14-2H-8 (Frontage Type Standards) and where the change does not limit the ability of other lots and/or design sites on the block to change or maintain their frontage type.
 - c. Substituting one civic space type for another, including changes to the design of said civic spaces, where the civic space type meets the requirements of Section 14-2H-5 (Civic Space Type Standards).
 - d. Changing the number, size, and layout of design sites within a single lot where all modified design sites meet the size and shape requirements of Section 14-2H-2 (Zones).

Section 14-2H-2: Zones

14-2H-2A Purpose

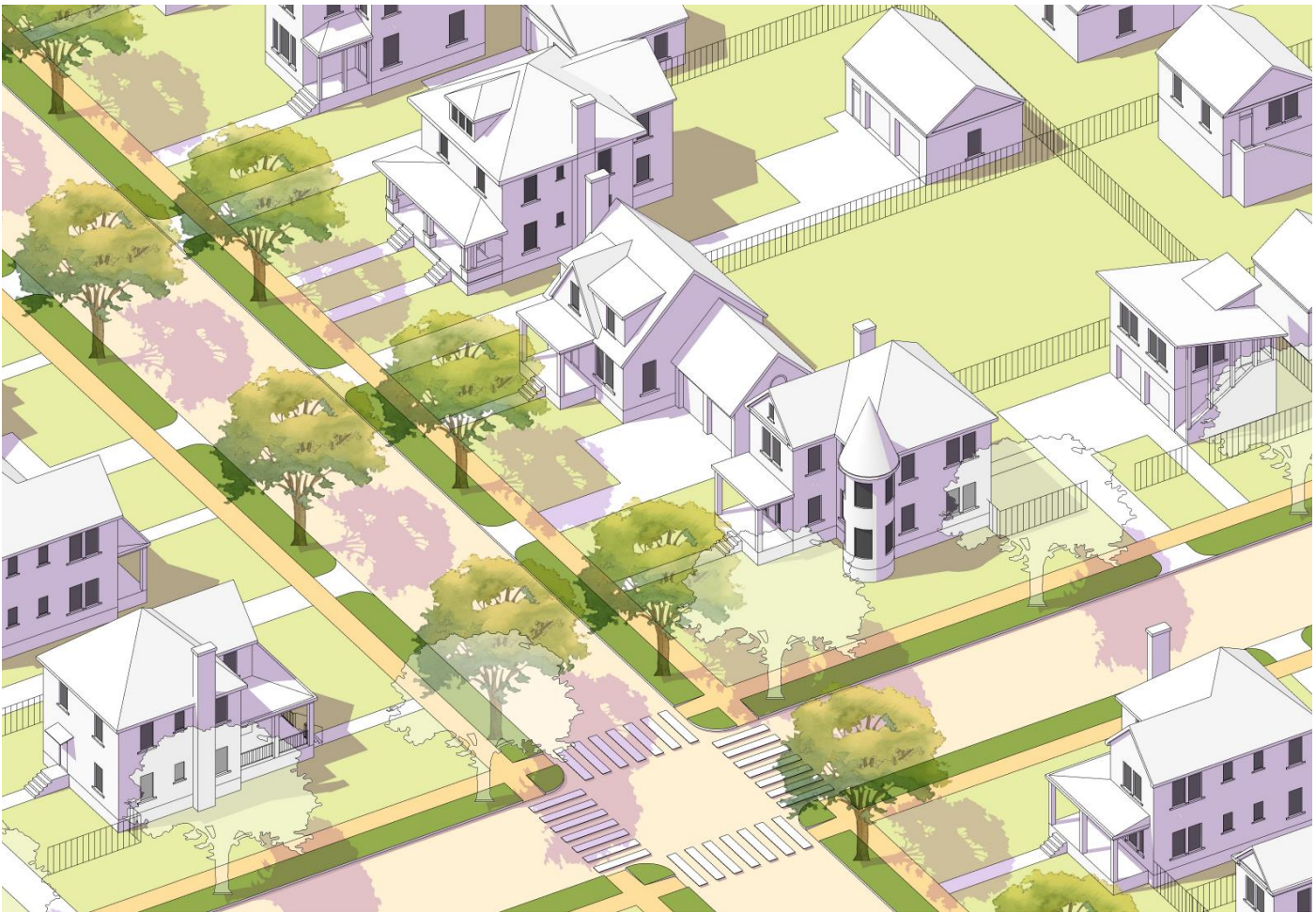
This Section establishes the Form-Based Zones that implement the City's Comprehensive Plan to generate and support the intended variety and physical character.

14-2H-2B Sub-Zones

Sub-zones are slightly modified versions of the base Form-Based Zone. This Article includes one type of sub-zone:

1. **Open.** The open sub-zone can provide additional flexibility to Design Sites located at or near intersections that function or can function as a neighborhood node of non-residential uses. The open sub-zone is indicated in the future land use maps of the Comprehensive Plan and is used for either or both of the following purposes:
 - a. To allow more uses than the base zone allows in specific areas but within the same form and character of the base zone; and/or
 - b. To more easily allow certain uses that are already allowed in the base zone.

14-2H-2C T3 Neighborhood Edge Zone (T3NE)



General note: the illustrations above are intended to provide a brief overview of the [zone](#) and are descriptive in nature.

1. Intent

a. A walkable neighborhood environment of detached, small-to-large building footprint, low-intensity housing choices from House Large, Duplex Side-by-Side to Cottage Court, supporting and within short walking distance of neighborhood-serving retail, food and service uses.

b. The following are appropriate form elements in the zone.

(1) House-Scale Buildings

(2) Detached Buildings

(3) Medium-to-Large Design Site Width

(4) Small-to-Large Building Footprint

(5) Medium-to-Large Front Setbacks

(6) Medium Side Setbacks

(7) Up to 2.5 Stories

(8) Porch, Dooryard and Stoop Frontage Types

2. Sub-Zone(s)

None



Key

--- ROW/ Design Site Line

3. Building Types			
Primary	Design Site		Standards
Building Type	Width A	Depth B	
a. House-Scale			
House Large	60' min. ¹	110' min. ²	14-2H-6D
	95' max.	180' max.	
Duplex Side-by-Side ³	60' min. ¹	100' min. ²	14-2H-6F
	75' max.	180' max.	
Cottage Court	90' min. ¹	120' min. ²	14-2H-6H
	120' max.	180' max.	

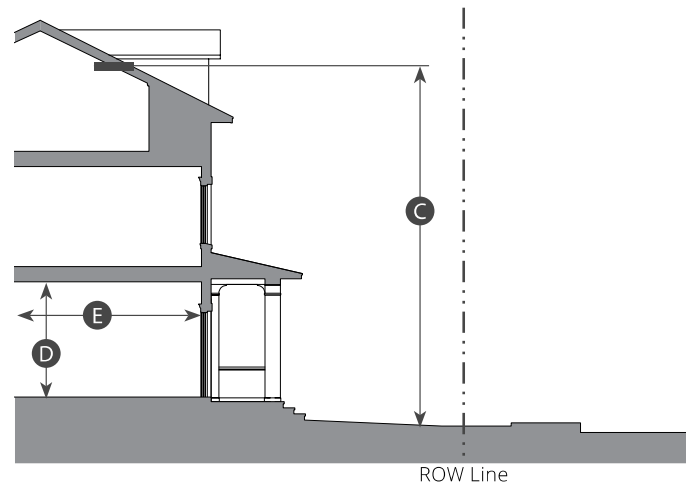
¹ Min. width may be reduced by 10' if vehicle access is provided from rear.

² Min. depth may be adjusted as follows:

- It may be reduced by 10' if utility easement is relocated to alley; and/or
- It may be reduced by 15' if the design site fronts new civic space (14-2H-5) not shown on the future land use map of the comprehensive plan.

Min. depth reduction may not exceed 25' total.

³ For fee simple arrangements, no side setback is required between the units of this building type.



Key

--- ROW Line

— Mid-Point of Roof

4. Building Form		
a. Height		
Primary Building ¹	Stories	2.5 stories max. ²
	To Roofline ³	30' max. C
Accessory Structure(s) ¹	Carriage House	2 stories max.
	Other	1 story max.
	Ground Floor Ceiling Height	9' min. D
b. Footprint		
	Depth, Ground-Floor Space	30' min. ⁴ E
c. Standards		

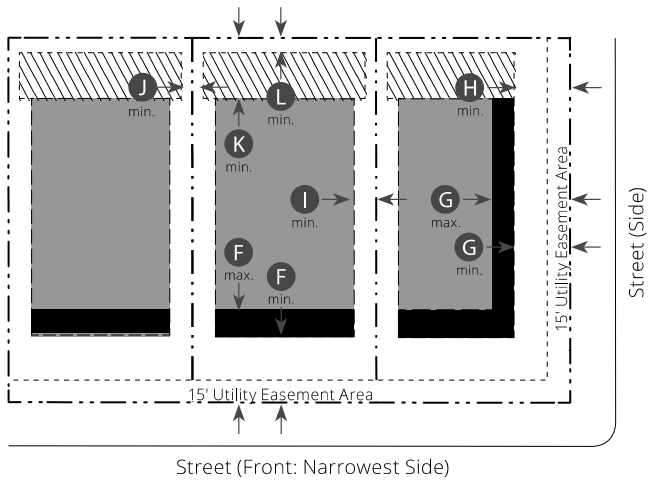
(1) Design Site Coverage defined by max. building size of primary building type allowed and Carriage House per Section 14-2H-6 (Building Type Standards) and Item 5 (Building Placement) standards of this zone.

¹ See Section 14-2H-6 (Building Type Standards) for massing and height standards.

² ".5" refers to an occupiable attic.

³ Typically measured from average finished grade along the frontage. See Building Height in Article 14-9A (General Definitions).

⁴ 12' min. for Cottage Court Building Type.



Key	Buildable Area
--- ROW/ Design Site Line	Accessory Structure(s)
--- Setback Line	Facade Zone

5. Building Placement

a. Setback (Distance from ROW/Design Site Line)

Front (Facade Zone) ^{1,2}		F
Interior Design Site	25' min.; 35' max.	
Corner Design Site	25' min.; 35' max.	
Side Street (Facade Zone) ^{1,2}		
Primary Building	20' min.; 25' max.	G
Accessory Structure(s)	20' min.	H
Side		
Primary Building	10' min.	I
Accessory Structure(s)	5' min.	J
Rear		
Primary Building	25' min.	K
Accessory Structure(s)	5' min.	L

b. Building within Facade Zone

Total length of facade required within or abutting the facade zone, exclusive of setbacks.

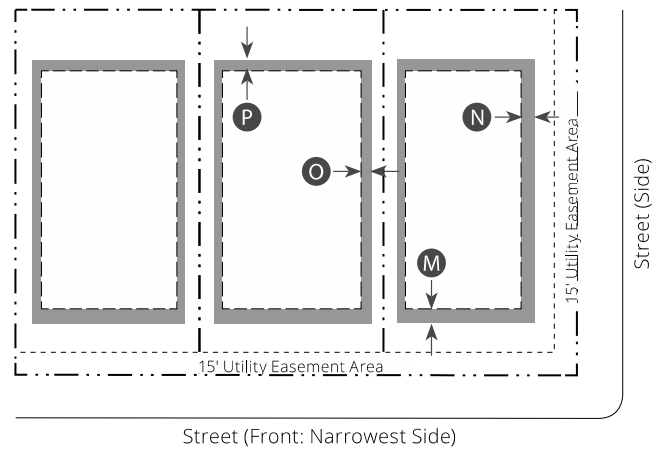
Front	50% min.
Side Street	40% min.

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

¹ If utility easement is 10' as determined by the applicable abutting Thoroughfare Type (14-2H-9), subtract 5' from required setback.

² The area between the front and side street design site lines and the building shall not be paved (except for allowed driveways and pedestrian routes) and is subject to the requirements in Section 14-2H-8 (Frontage Type Standards).



Key	Encroachment Area
--- ROW/ Design Site Line	
--- Setback Line	

6. Encroachments into Setbacks

	M	N	O	P
a. Encroachment Type	Front	Side St.	Side	Rear
Architectural Features	5' max.	5' max.	5' max.	5' max.
Stairs	X	5' max.	5' max.	5' max.

b. Standards

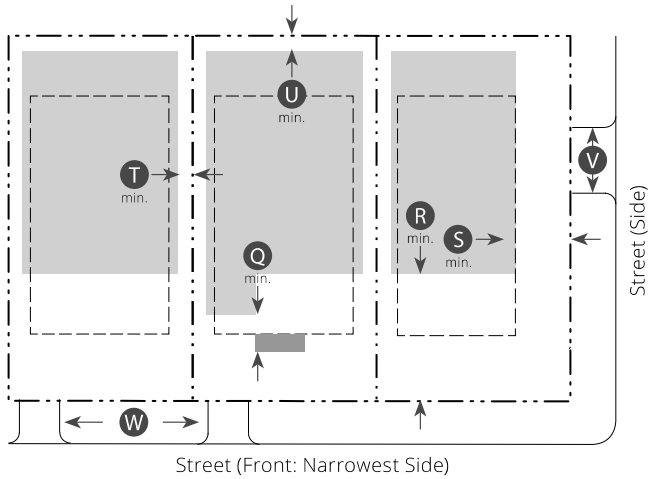
(1) Encroachments are not allowed within Utility Easement Area, ROW, alley ROW or across a property line.

(2) Upper story encroachments on Front and Side Street require 8' min. of clearance.

(3) See Item 8 (Frontages) for allowed frontages and Section 14-2H-8 (Frontage Type Standards) for further refinements.

Key	A = Allowed	X = Not Allowed
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Zones



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area
- Frontage Type

7. Parking

a. Required Spaces

Residential Uses

Studio or 1-2 Bedrooms	1 min. per unit
3 or More Bedrooms	2 min. per unit

Non-Residential Uses

≤ 1,500 sf.	None
> 1,500 sf.	2.5 min./1,000 sf. after first 1,500 sf.

b. Setback (Distance from ROW/Design Site Line)

Front¹

House Large	15' min. behind face of Frontage Type or building whichever is closer to street.	Q
All other Building Types	50' min.	R
Side Street	20' min.	S
Side	5' min.	T
Rear	5' min.	U

c. Characteristics

Curb Cut Width	12' max. ²	V
Distance between Driveways	40' min.	W

d. Standards

(1) Parking may be covered or uncovered and may be attached or detached from main body.

(2) Parking may be located in rear or side wing in compliance with main body and wing(s) standards per Section 14-2H-6 (Building Type Standards).

7. Parking (Continued)

(3) Porte-cochère allowed if integrated into building facade.

(4) Curb cut width along alley may exceed 12'.

(5) A driveway may be shared between adjacent design sites.

¹ Front access is not allowed in corner design sites.

² With 2' planting strip on each side.

8. Frontages

a. Private Frontage Type	Front	Side St.	Standards
Porch Projecting	A	A	14-2H-8C
Porch Engaged	A	A	14-2H-8D
Dooryard	A	A	14-2H-8E
Stoop	A	A	14-2H-8F

9. Signage

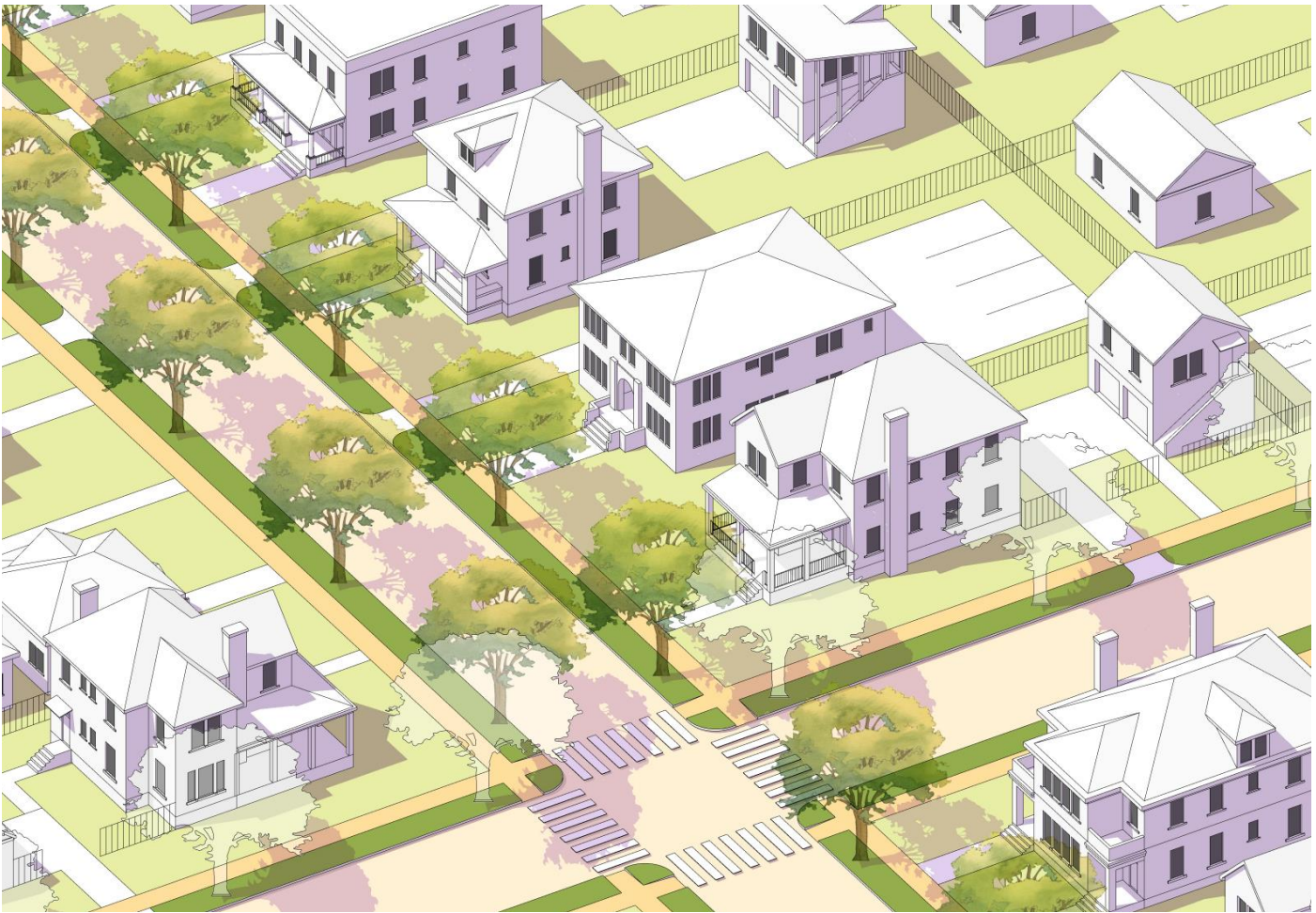
a. Sign Type	Standards
Temporary Sign	14-5B-9

Key

A = Allowed

X = Not Allowed

14-2H-2D T3 Neighborhood General Zone (T3NG)



General note: the illustrations above are intended to provide a brief overview of the [zone](#) and are descriptive in nature.

1. Intent

a. A walkable neighborhood environment of small footprint, low-intensity housing choices from House Small, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Multiplex Small to Townhouse, supporting and within short walking distance of neighborhood-serving retail and services.

b. The following are appropriate form elements in the zone.

- (1) House-Scale Buildings
- (2) Detached Buildings
- (3) Small-to-Medium Design Site Width
- (4) Small Building Footprint
- (5) Medium Front Setbacks
- (6) Medium Side Setbacks
- (7) Up to 2.5 Stories
- (8) Porch, Dooryard and Stoop Frontage Types

2. Sub-Zone(s)

a. T3NG-Open. See Section 14-2H-3 for additional allowed uses.



Key

--- ROW/ Design Site Line

3. Building Types			
Primary	Design Site		
Building Type	Width A	Depth B	Standards
a. House-Scale			
House Small	50' min. ¹ 75' max.	100' min. ² 180' max.	14-2H-6E
Duplex Side-by-Side ⁵	60' min. ¹ 75' max.	100' min. ² 180' max.	14-2H-6F
Duplex Stacked	50' min. ¹ 70' max.	100' min. ² 180' max.	14-2H-6G
Cottage Court	90' min. ¹ 120' max.	120' min. ² 180' max.	14-2H-6H
Multiplex Small	70' min. ¹ 100' max.	110' min. ² 150' max.	14-2H-6I
Townhouse ⁵	25' min. ³ 125' max. ⁴	100' min. ² 180' max.	14-2H-6K

¹ Min. width may be reduced by 10' if vehicle access is provided from rear.

² Min. depth may be adjusted as follows:

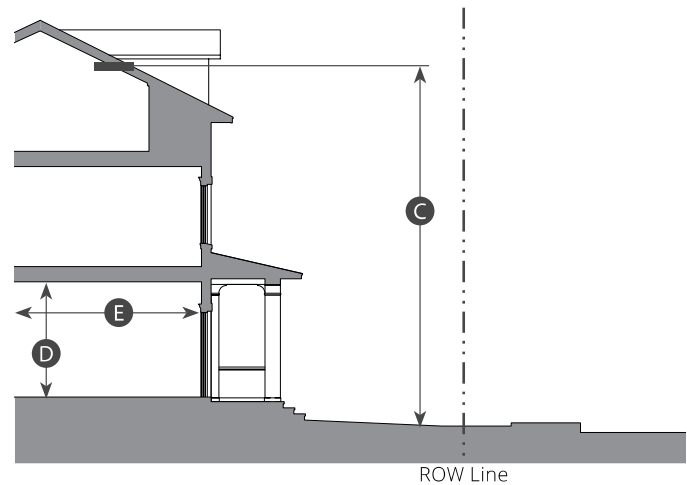
- It may be reduced by 10' if utility easement is relocated to alley; and/or
- It may be reduced by 15' if the design site fronts new civic space (14-2H-5) not shown on the future land use map of the comprehensive plan.

Min. depth reduction may not exceed 25' total.

³ Represents 1 Townhouse.

⁴ Represents 3 Townhouses side-by-side or attached.

⁵ For fee simple arrangements, no side setback is required between the units of this building type.



Key

--- ROW Line

— Mid-Point of Roof

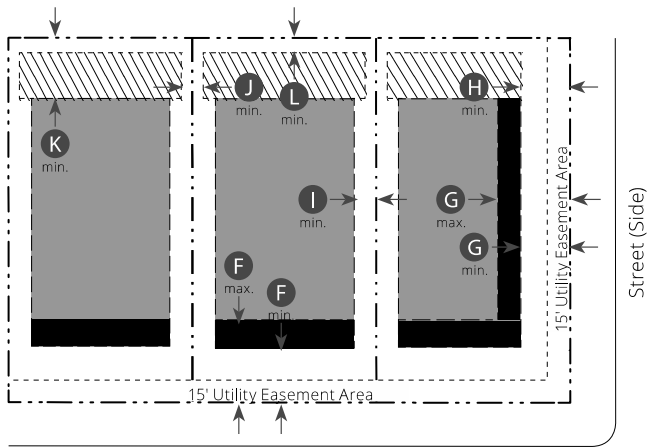
4. Building Form		
a. Height		
Primary Building ¹		
Stories	2.5 stories max. ²	
To Roofline ³	30' max.	C
Accessory Structure(s) ¹		
Carriage House	2 stories max.	
Other	1 story max.	
Ground Floor Ceiling	9' min.	D
b. Footprint		
Depth, Ground-Floor Space	30' min. ⁴	E
c. Standards		
(1) Design Site Coverage defined by max. building size of primary building type allowed and Carriage House per Section 14-2H-6 (Building Type Standards) and Item 5 (Building Placement) standards of this zone.		

¹ See Section 14-2H-6 (Building Type Standards) for refinements to massing and height standards.

² ".5" refers to an occupiable attic.

³ Typically measured from average finished grade along the frontage. See Building Height in Article 14-9A (General Definitions).

⁴ 12' min. for Cottage Court Building Type.



Key	Buildable Area
--- ROW/ Design Site Line	Accessory Structure(s)
--- Setback Line	Facade Zone

5. Building Placement

a. Setback (Distance from ROW/Design Site Line)

Front (Facade Zone) ^{1,2}		F
Interior Design Site	20' min.; 30' max.	
Corner Design Site	20' min.; 30' max.	
Side Street (Facade Zone) ^{1,2}		
Primary Building	15' min.; 25' max.	G
Accessory Structure(s)	15' min.	H
Side		
Primary Building	7' min.	I
Accessory Structure(s)	5' min.	J
Rear		
Primary Building	20' min.	K
Accessory Structure(s)	5' min.	L

b. Building within Facade Zone

Total length of facade required within or abutting the facade zone, exclusive of setbacks.

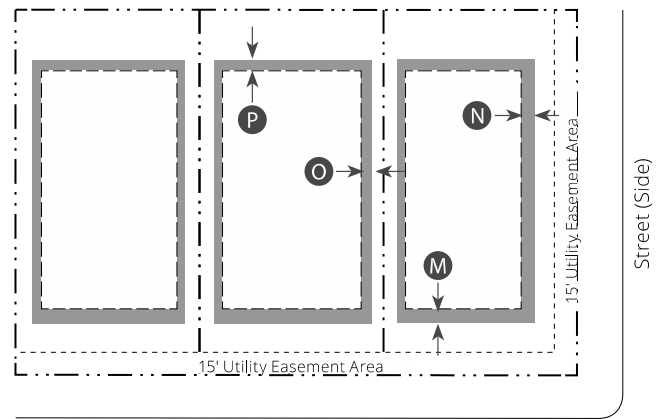
Front	60% min.
Side Street	50% min.

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

¹ If utility easement is 10' as identified by the applicable abutting Thoroughfare Type (14-2H-9), subtract 5' from required setback.

² The area between the front and side street design site lines and the building shall not be paved (except for allowed driveways and pedestrian routes) and is subject to the requirements in Section 14-2H-8 (Frontage Type Standards).



Key	Encroachment Area
--- ROW/ Design Site Line	
--- Setback Line	

6. Encroachments into Setbacks

	M	N	O	P
a. Encroachment Type	Front	Side St.	Side	Rear
Architectural Features	3' max.	3' max.	5' max.	5' max.
Stairs	X	3' max.	5' max.	5' max.

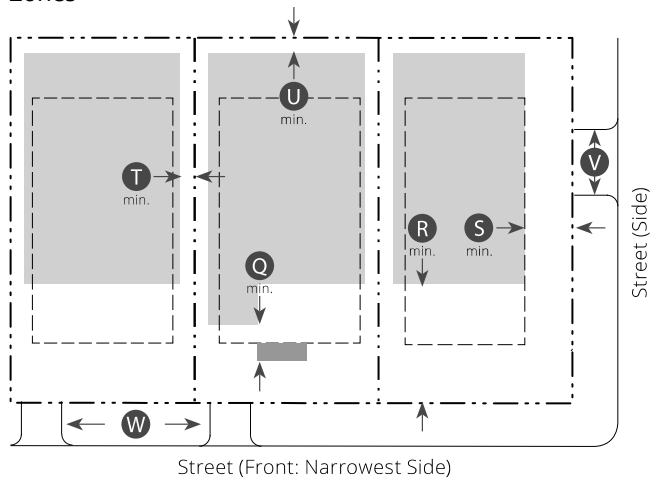
b. Standards

(1) Encroachments are not allowed within Utility Easement Area, ROW, alley ROW or across a property line.

(2) See Item 8 (Frontages) for allowed frontages and Section 14-2H-8 (Frontage Type Standards) for further refinements.

Key	A = Allowed	X = Not Allowed
------------	-------------	-----------------

Zones



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area
- Frontage Type

7. Parking

a. Required Spaces

Residential Uses

Studio or 1-2 Bedrooms	1 min. per unit
3 or More Bedrooms	2 min. per unit

Non-Residential Uses

≤ 1,500 sf.	None
> 1,500 sf.	2.5 min./1,000 sf. after first 1,500 sf.

b. Setback (Distance from ROW/Design Site Line)

Front¹

Q

House Small	15' min. behind face of Frontage Type or building whichever is closer to street.
-------------	-------------------------------------------------------------------------------------------

All other Building Types	40' min.
--------------------------	----------

R

Side Street	15' min.
-------------	----------

S

Side	5' min.
------	---------

T

Rear	5' min.
------	---------

U

c. Characteristics

Curb Cut Width	12' max. ²
----------------	-----------------------

V

Distance between Driveway:	40' min.
----------------------------	----------

W

7. Parking (Continued)

d. Standards

(1) Parking may be covered or uncovered and may be attached or detached from main body.

(2) Parking may be located in rear or side wing in compliance with main body and wing(s) standards per Section 14-2H-6 (Building Type Standards).

(3) Porte-cochère allowed if integrated into building facade.

(4) Curb cut width along alley may exceed 12'.

(5) A driveway may be shared between adjacent design sites.

¹ Front access is not allowed in corner design sites.

² With 2' planting strip on each side.

8. Frontages

a. Private Frontage Type

	Front	Side St.	Standards
Porch Projecting	A	A	14-2H-8C
Porch Engaged	A	A	14-2H-8D
Dooryard	A	A	14-2H-8E
Stoop	A	A	14-2H-8F

9. Signage

a. Sign Type

	Standards
Awning Sign ¹	14-5B-8C
Porch Sign ¹	14-5B-8H-4a
Portable Sign	14-5B-8E
Post Sign ¹	14-5B-8H-4b
Temporary Sign	14-5B-8B

¹ Only in Open Sub-Zone

Key A = Allowed X = Not Allowed

14-2H-2E T4 Neighborhood Small Zone (T4NS)



General note: the illustrations above are intended to provide a brief overview of the [zone](#) and are descriptive in nature.

1. Intent

a. A walkable neighborhood environment of small-to-medium-footprint, moderate-intensity housing choices from Cottage Court, Multiplex Small, Courtyard Building Small to Townhouse, supporting and within short walking distance of neighborhood-serving retail and services.

b. The following are appropriate form elements in the zone.

(1) House-Scale Buildings

(2) Detached and Attached Buildings

(3) Small-to-Medium Design Site Width

(4) Small-to-Medium Building Footprint

(5) Small-to-Medium Front Setbacks

(6) Small-to-Medium Side Setbacks

(7) Up to 2.5 Stories

(8) Porch, Dooryard and Stoop Frontage Types

2. Sub-Zone(s)

a. T4NS-Open. See Section 14-2H-3 for additional allowed uses.



Key

--- ROW/ Design Site Line

3. Building Types				
Primary	Design Site			
Building Type	Width	A	Depth	B Standards
a. House-Scale				
Cottage Court	90' min. ¹	120' min. ²	14-2H-6H	
	120' max.	180' max.		
Multiplex Small	60' min. ¹	110' min. ²	14-2H-6I	
	100' max.	150' max.		
Courtyard Building Small	100' min. ¹	150' min. ²	12-2H-6L	
	130' max.	180' max.		
b. Block-Scale				
Townhouse ⁵	18' min. ³	100' min. ²	14-2H-6K	
	160' max. ⁴	180' max.		

¹ Min. width may be reduced by 10' if vehicle access is provided from rear.

² Min. depth may be adjusted as follows:

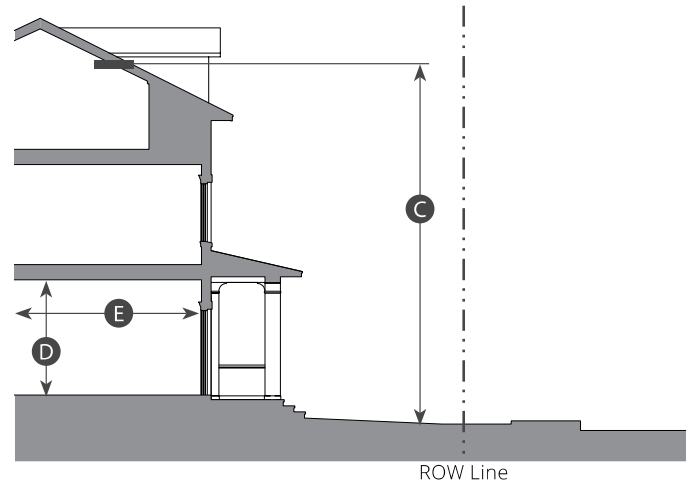
- It may be reduced by 10' if utility easement is relocated to alley; and/or
- It may be reduced by 15' if the design site fronts new civic space (14-2H-5) not shown on the future land use map of the comprehensive plan.

Min. depth reduction may not exceed 25' total.

³ Represents 1 Townhouse.

⁴ Represents 4 Townhouses side-by-side or attached.

⁵ For fee simple arrangements, no side setback is required between the units of this building type.



Key

--- ROW Line

— Mid-Point of Roof

4. Building Form		
a. Height		
Primary Building ¹		
Stories	2.5 stories max. ²	
To Roofline ³	30' max.	C
Accessory Structure(s) ¹		
Carriage House	2 stories max.	
Other	1 story max.	
Ground Floor Ceiling	9' min.	D
b. Footprint		
Depth, Ground-Floor Space	30' min. ⁴	E
c. Standards		

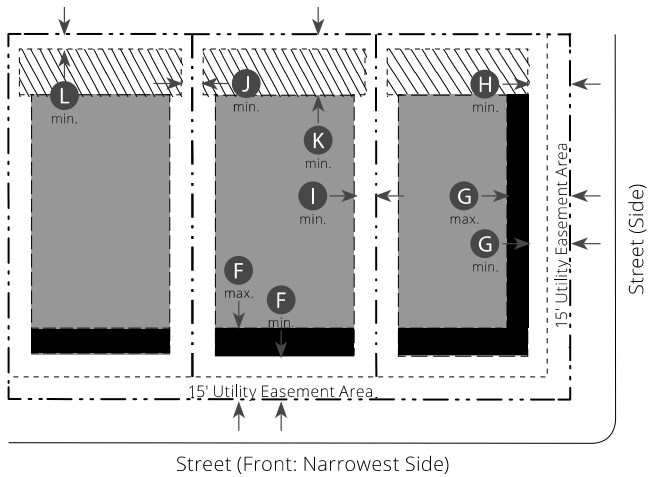
(1) Design Site Coverage defined by max. building size of primary building type allowed and Carriage House per Section 14-2H-6 (Building Type Standards) and Item 5 (Building Placement) standards of this zone.

¹ See Section 14-2H-6 (Building Type Standards) for refinements to massing and height standards.

² ".5" refers to an occupiable attic.

³ Typically measured from average finished grade along the frontage. See Building Height in Article 14-9A (General Definitions).

⁴ 12' min. for Cottage Court Building Type.



Key	
--- ROW/ Design Site Line	Buildable Area
--- Setback Line	Accessory Structure(s)
	Facade Zone

5. Building Placement

a. Setback (Distance from ROW/Design Site Line)

Front (Facade Zone) ^{1,2}		F
Interior Design Site	15' min.; 30' max.	
Corner Design Site	15' min.; 30' max.	
Side Street (Facade Zone) ^{1,2}		
Primary Building	15' min.; 25' max.	
Accessory Structure(s)	15' min.	
Side		
Primary Building	5' min.	G
Accessory Structure(s)	3' min.	H
Rear		
Primary Building	15' min.	I
Accessory Structure(s)	5' min.	J

b. Building within Facade Zone

Total length of facade required within or abutting the facade zone, exclusive of setbacks.

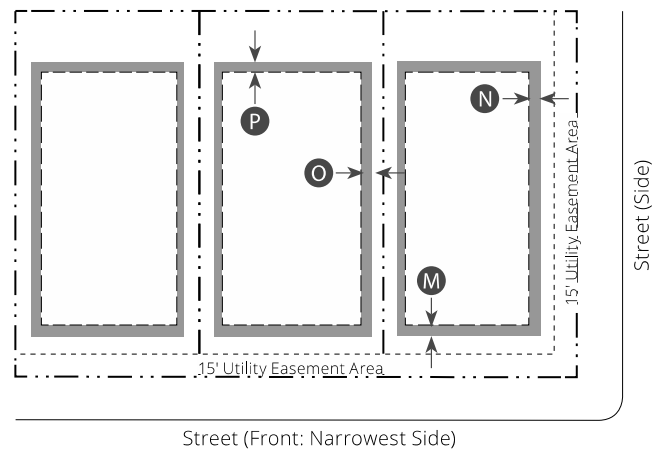
Front	65% min.	K
Side Street	55% min.	L

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

¹ If utility easement is 10' as identified by the applicable abutting Thoroughfare Type (14-2H-9), subtract 5' from required setback.

² The area between the front and side street design site lines and the building shall not be paved (except for allowed driveways and pedestrian routes) and is subject to the requirements in Section 14-2H-8 (Frontage Type Standards).



Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments into Setbacks

a. Encroachment Type	M Front	N Side St.	O Side	P Rear
Architectural Features	3' max.	3' max.	5' max.	5' max.
Stairs	X	3' max.	5' max.	5' max.

b. Standards

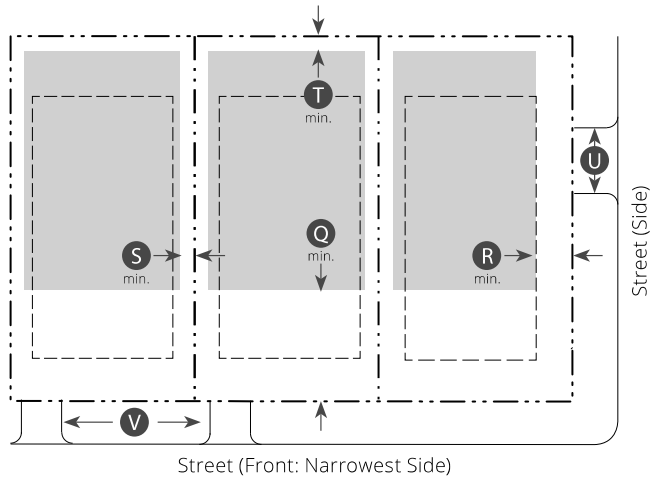
(1) Encroachments are not allowed within Utility Easement Area, ROW, alley ROW or across a property line.

(2) Upper stories encroachments on Front and Side Street require 8' min. of clearance.

(3) See Item 8 (Frontages) for allowed frontages and Section 14-2H-8 (Frontage Type Standards) for further refinements.

Key	A = Allowed	X = Not Allowed
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Zones



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

a. Required Spaces

Residential Uses

Studio or 1-2 Bedrooms	1 min. per unit
3 or More Bedrooms	1.5 min. per unit

Non-Residential Uses

≤ 1,500	None
> 1,500	2.5 min./1,000 sf. after first 1,500 sf.

b. Setback (Distance from ROW/Design Site Line)

Front ¹	40' min.	Q
Side Street	15' min.	R
Side	5' min.	S
Rear	5' min.	T

c. Characteristics

Curb Cut Width	12' max. ²	U
Distance between Driveway:	40' min.	V

d. Standards

(1) Parking may be covered or uncovered and may be attached or detached from main body.

(2) Parking may be located in rear or side wing in compliance with main body and wing(s) standards per Section 14-2H-6 (Building Type Standards).

(3) Porte-cochère allowed if integrated into building facade.

(4) Curb cut width along alley may exceed 12'.

(5) A driveway may be shared between adjacent design sites.

¹ Front access is not allowed in corner design sites.

² With 2' planting strip on each side.

8. Frontages

a. Private Frontage Type

Front	Side St.	Standards
Porch Projecting	A	14-2H-8C
Porch Engaged	A	14-2H-8D
Dooryard	A	14-2H-8E
Stoop	A	14-2H-8F

9. Signage

a. Sign Type

Sign Type	Standards
Awning Sign ¹	14-5B-8C
Porch Sign ¹	14-5B-8H-4a
Portable Sign	14-5B-8E
Post Sign ¹	14-5B-8H-4b
Small Identification Sign ¹	14-5B-8B
Temporary Sign	14-5B-9

¹ Only in Open Sub-Zone

Key

A = Allowed X = Not Allowed

14-2H-2F T4 Neighborhood Medium Zone (T4NM)



General note: the illustrations above are intended to provide a brief overview of the *zone* and are descriptive in nature.

1. Intent

a. A walkable neighborhood environment with medium-footprint, moderate-intensity housing choices from Multiplex Large, Courtyard Building Small to Townhouse, supporting and within short walking distance of neighborhood-serving retail and services.

b. The following are appropriate form elements in the zone.

- (1) Primarily House-Scale Buildings
- (2) Detached and Attached Buildings
- (3) Medium Design Site Width
- (4) Medium Building Footprint
- (5) Small Front Setbacks
- (6) Small Side Setbacks
- (7) Up to 3.5 Stories
- (8) Porch, Dooryard, Stoop, Forecourt and Terrace Frontage Types

2. Sub-Zone(s)

a. T4NM-Open. See Section 14-2H-3 for additional allowed uses.

Zones



Key

---- ROW/ Design Site Line

3. Building Types				
Primary Building Type	Design Site		Standards	
	Width A	Depth B		
a. House-Scale				
Multiplex Large	75' min. ¹	130' min. ²	14-2H-6J	
	100' max.	150' max.		
Courtyard Building Small	100' min. ¹	150' min. ²	12-2H-6L	
	130' max	180' max.		
b. Block-Scale				
Townhouse ⁶	18' min. ³	100' min. ²	14-2H-6K	
	130' max. ^{4,5}	180' max..		

¹ Min. width may be reduced by 10' if vehicle access is provided from rear.

² Min. depth may be adjusted as follows:

- It may be reduced by 10' if utility easement is relocated to alley; and/or
- It may be reduced by 15' if the design site fronts new civic space (14-2H-5) not shown on the future land use map of the comprehensive plan.

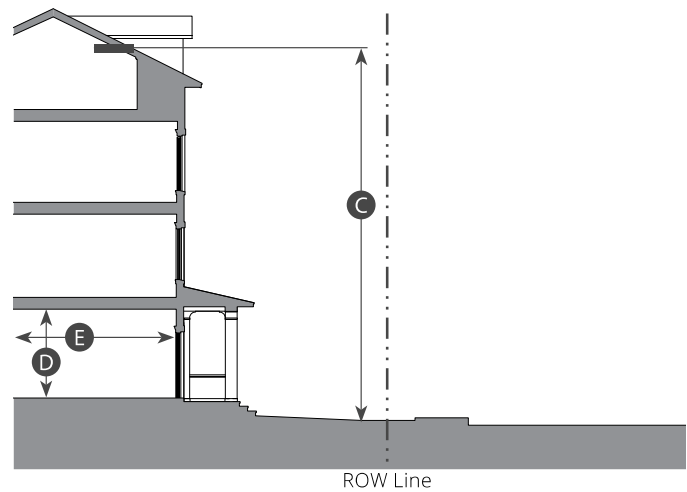
Min. depth reduction may not exceed 25' total.

³ Represents 1 Townhouse.

⁴ Represents 4 Townhouses side-by-side or attached.

⁵ In the Open Sub-Zone, each Townhouse may be divided vertically into 3 units.

⁶ For fee simple arrangements, no side setback is required between the units of this building type.



Key

---- ROW Line

— Mid-Point of Roof

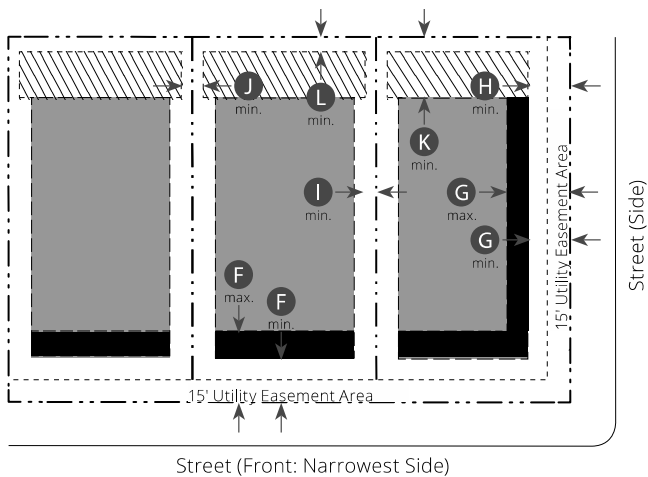
4. Building Form		
a. Height		
Primary Building ¹		
Stories	3.5 stories max. ²	C
To Roofline ³	40' max.	
Accessory Structure(s) ¹		
Carriage House	2 stories max.	D
Other	1 story max.	
Ground Floor Ceiling	9' min.	E
b. Footprint		
Depth, Ground-Floor Space	30' min.	E
c. Standards		

(1) Design Site Coverage defined by max. building size of primary building type allowed and Carriage House per Section 14-2H-6 (Building Type Standards) and Item 5 (Building Placement) standards of this zone.

¹ See Section 14-2H-6 (Building Type Standards) for refinements to massing and height standards.

² ".5" refers to an occupiable attic.

³ Typically measured from average finished grade along the frontage. See Building Height in Article 14-9A (General Definitions).



Key	Buildable Area
--- ROW/ Design Site Line	Accessory Structure(s)
--- Setback Line	Facade Zone

5. Building Placement

a. Setback (Distance from ROW/Design Site Line)

Front (Facade Zone) ^{1,2}		F
Interior Design Site	15' min.; 25' max.	
Corner Design Site	15' min.; 25' max.	
Side Street (Facade Zone) ¹		
Primary Building	15' min.; 25' max.	G
Accessory Structure(s)	15' min.	H
Side		
Primary Building	5' min.	I
Accessory Structure(s)	3' min.	J
Rear		
Primary Building	15' min.	K
Accessory Structure(s)	5' min.	L

b. Building within Facade Zone

Total length of facade required within or abutting the facade zone, exclusive of setbacks.

Front	65% min.
Side Street	55% min.

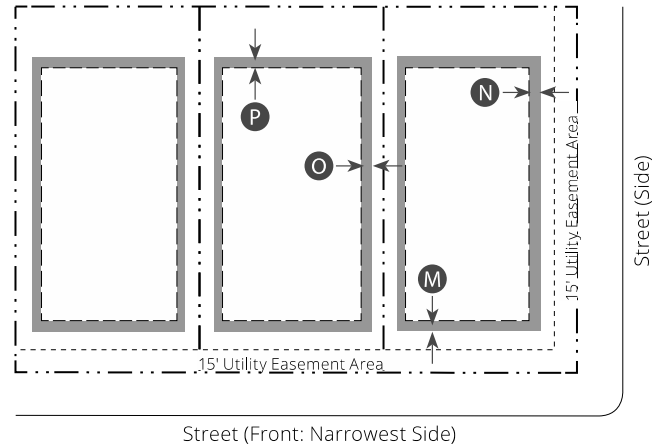
c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

¹ If utility easement is 10' as identified by the applicable abutting Thoroughfare Type (14-2H-9), subtract 5' from required setback.

² The area between the front and side street design site lines and the building shall not be paved (except for allowed driveways and pedestrian routes) and is subject to the requirements in Section 14-2H-8 (Frontage Type Standards).

6. Encroachments into Setbacks



Key	Encroachment Area
--- ROW/ Design Site Line	
--- Setback Line	

	M	N	O	P
a. Encroachment Type	Front	Side St.	Side	Rear

Architectural Features	3' max.	3' max.	5' max.	5' max.
Stairs	X	3' max.	5' max.	5' max.

b. Standards

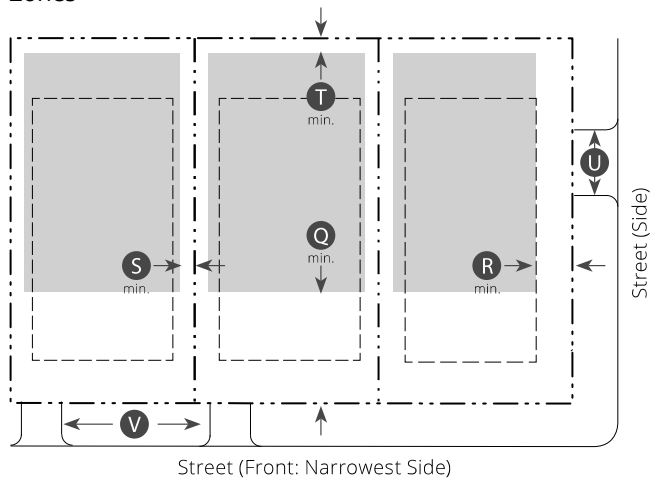
(1) Encroachments are not allowed within Utility Easement Area, ROW, alley ROW or across a property line.

(1) Upper stories encroachments on Front and Side Street require 8' min. of clearance.

(2) See Item 8 (Frontages) for allowed frontages and Section 14-2H-8 (Frontage Type Standards) for further refinements.

Key	A = Allowed	X = Not Allowed
------------	-------------	-----------------

Zones



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

a. Required Spaces

Residential Uses

Studio or 1-2 Bedrooms	1 min. per unit
3 or More Bedrooms	1.5 min. per unit

Non-Residential Uses

≤ 2,000	None
> 2,000	2.5 min./1,000 sf. after first 2,000 sf.

b. Setback (Distance from ROW/Design Site Line)

Front ¹	40' min.	Q
Side Street	15' min.	S
Side	5' min.	R
Rear	5' min.	T

c. Characteristics

Curb Cut Width	12' max. ²	U
Distance between Driveways	40' min.	V

d. Standards

(1) Parking may be covered or uncovered and may be attached or detached from main body.

(2) Parking may be located in rear or side wing in compliance with main body and wing(s) standards per Section 14-2H-6 (Building Type Standards).

(3) Porte-cochère allowed if integrated into building facade.

(4) Curb cut width along alley may exceed 12'.

(5) A driveway may be shared between adjacent design sites.

¹ Front access is not allowed in corner design sites.

² With 2' planting strip on each side.

8. Frontages

a. Private Frontage Type

Front	Side St.	Standards
Porch Projecting	A	14-2H-8C
Porch Engaged	A	14-2H-8D
Dooryard	A	14-2H-8E
Stoop	A	14-2H-8F
Forecourt	A	14-2H-8G
Terrace	A	14-2H-8J

9. Signage

a. Sign Type

Sign Type	Standards
Awning Sign ¹	14-5B-8C
Porch Sign ¹	14-5B-8H-4a
Portable Sign	14-5B-8E
Post Sign ¹	14-5B-8H-4b
Small Identification Sign ¹	14-5B-8B
Storefront Projecting Sign ¹	14-5B-8C
Temporary Sign	14-5B-9
Window Sign ¹	14-5B-8E

¹ Only in Open Sub-Zone

Key

A = Allowed

X = Not Allowed

14-2H-2G T4 Main Street Zone (T4MS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

- a. A walkable, vibrant district of medium-to-large-footprint, moderate-intensity, mixed-use buildings and housing choices from Townhouse and Courtyard Building Large to Main Street Building, supporting neighborhood-serving ground floor retail, food and services, including indoor and outdoor artisanal industrial businesses.
- b. The following are appropriate form elements in the zone.

- (1) Block-Scale Buildings
- (2) Attached Buildings
- (3) Medium Design Site Width
- (4) Medium-to-Large Building Footprint
- (5) Small-to-None Front Setbacks
- (6) Small-to-None Side Setbacks
- (7) Up to 4 Stories
- (8) Dooryard, Stoop, Forecourt, Maker Shopfront, Shopfront, Terrace, Gallery and Arcade Frontage Types.

2. Sub-Zone(s)

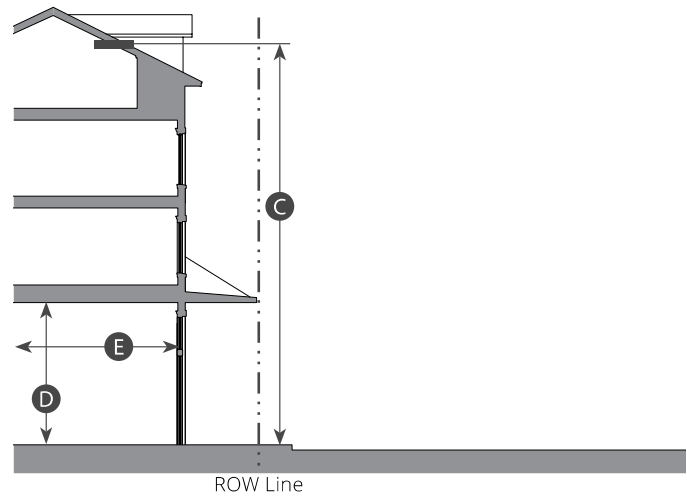
None

Zones



Key

--- ROW/ Design Site Line



Key

--- ROW Line

— Mid-Point of Roof

3. Building Types

Primary Building Type	Design Site		Standards
	Width A	Depth B	

a. Block-Scale

Townhouse ⁴	18' min. ¹ 220' max. ^{2,3}	100' min. 180' max.	14-2H-6K
Courtyard Building	100' min.	180' min.	14-2H-6M
Large	150' max.	200' max.	
Main Street Building	25' min. 150' max.	100' min. 200' max.	14-2H-6N

b. Standards

(1) Min. depth may be reduced by 15' if the design site fronts a new civic space (14-2H-5) not shown on the future land use map of the comprehensive plan.

(2) Min. depth reductions may not exceed 25' total.

¹ Represents 1 Townhouse.

² Represents 8 Townhouses side-by-side or attached.

³ Each Townhouse may be divided vertically into 3 units.

⁴ For fee simple arrangements, no side setback is required between the units of this building type.

4. Building Form

a. Height

Primary Building ¹		
Stories	4 stories max.	
To Roofline ²	45' max.	C
Accessory Structure(s) ¹		
Carriage House	2 stories max.	
Other	1 story max.	
Ground Floor Ceiling	14' min.	D

b. Footprint

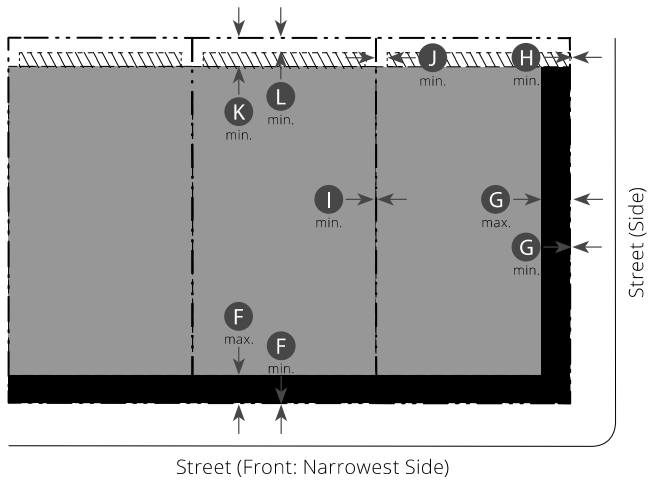
Depth, Ground-Floor Space	30' min.	E
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c. Standards

(1) Design Site Coverage defined by max. building size of primary building type allowed and Carriage House per Section 14-2H-6 (Building Type Standards) and Item 5 (Building Placement) standards of this zone.

¹ See Section 14-2H-6 (Building Type Standards) for refinements to massing and height standards.

² Typically measured from average finished grade along the frontage. See Building Height in Article 14-9A (General Definitions).

**Key**

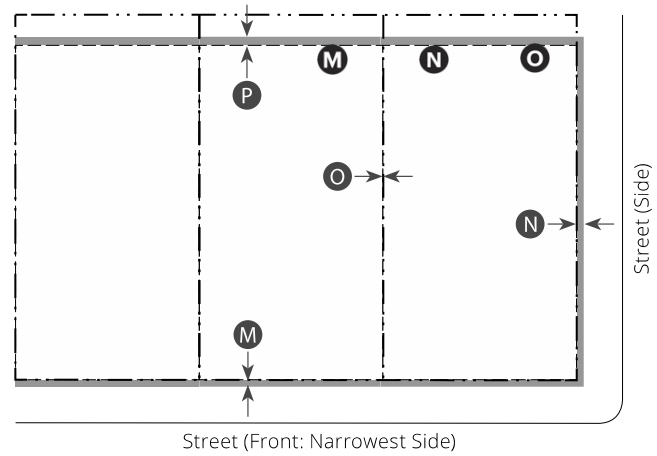
--- ROW/ Design Site Line

--- Setback Line

Buildable Area

Accessory Structure(s)

Facade Zone

**Key**

--- ROW/ Design Site Line

--- Setback Line

Encroachment Area

5. Building Placement**a. Setback (Distance from ROW/Design Site Line)**

Front (Facade Zone)		F
Interior Design Site	0' min.; 10' max.	
Corner Design Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	G
Accessory Structure(s)	0' min.	H
Side		
Primary Building	0' min.	I
Accessory Structure(s)	3' min.	J
Rear		
Primary Building	10' min.	K
Accessory Structure(s)	5' min.	L

b. Building within Facade Zone

Total length of facade required within or abutting the facade zone, exclusive of setbacks.

Front	80% min.
Side Street	70% min.

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Utility Easement required in Alley as identified by the applicable abutting Thoroughfare Type (14-2H-9).

6. Encroachments into Setbacks

a. Encroachment Type	M Front	N Side St.	O Side	P Rear
Architectural Features	3' max.	3' max.	3' max.	3' max.
Stairs	X	3' max.	3' max.	3' max.

b. Standards

(1) Encroachments are not allowed within Utility Easement Area, ROW, alley ROW or across a property line.

(2) Upper stories encroachments on Front and Side Street require 8' min. of clearance.

(3) See Item 8 (Frontages) for allowed frontages and Section 14-2H-8 (Frontage Type Standards) for further refinements.

Key

A = Allowed

X = Not Allowed

Zones



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

a. Required Spaces

Residential Uses

Studio or 1-2 Bedrooms	1 max. per unit
3 or More Bedrooms	1.5 max. per unit

Non-Residential Uses

≤ 5,000	0 max.
> 5,000	2 max./1,000 sf. after first 5,000 sf.

b. Setback (Distance from ROW/Design Site Line)

Front	40' min.	Q
Side Street		R
≤ 75' from Front	25' min.	S
> 75' from Front	5' min.	
Side	0' min.	T
Rear	5' min.	U

c. Characteristics

Curb Cut Width	12' max. ¹
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d. Standards

(1) Parking may be covered or uncovered and may be attached or detached from main body.

(2) Parking may be located in rear or side wing in compliance with main body and wing(s) standards per Section 14-2H-6 (Building Type Standards).

(3) Curb cut width along alley may exceed 12'.

(4) A driveway may be shared between adjacent design sites.

¹ With 2' planting strip on each side.

8. Frontages

a. Private Frontage Type

Frontage Type	Front	Side St.	Standards
Dooryard	X	A ¹	14-2H-8E
Stoop	X	A ^{1,2}	14-2H-8F
Forecourt	A	A	14-2H-8G
Maker Shopfront	A	A ¹	14-2H-8H
Shopfront	A	A ²	14-2H-8I
Terrace	A	A	14-2H-8J
Gallery	A	A	14-2H-8K
Arcade	A	A	14-2H-8L

¹At 60' min. from front of design site.

²Also allowed within open space in Courtyard Building Large.

9. Signage

a. Sign Type

Sign Type	Standards
Awning Sign	14-5B-8C
Canopy Sign	14-5B-8C
Directional Sign	14-5B-8C
Masonry Wall Sign	14-5B-8E
Porch Sign	14-5B-8H-4a
Portable Sign	14-5B-8E
Post Sign	14-5B-8H-4b
Small Identification Sign	14-5B-8B
Storefront Projecting Sign	14-5B-8C
Temporary Sign	14-5B-9
Wall Mural Painted Sign	14-5B-8E
Window Sign	14-5B-8E

Key A = Allowed X = Not Allowed

Section 14-2H-3: Use Standards

14-2H-3A Purpose

1. It is the intent of this Section to establish appropriate standards for location, design, and operation of uses to assure that they will be developed in a manner consistent with the purpose of the Form-Based Zone where they are allowed.
 2. This Section provides additional standards for certain uses and activities to ensure compatibility with site features and existing uses.
-

14-2H-3B Allowed Uses

1. Uses Allowed
 - a. Table 14-2H-3B-1 (Uses) indicates for each Form-Based Zone whether a principal land use is permitted (P), allowed with provisions (PR), or allowed by special exception (S). Specific land uses are grouped into the categories and subgroups listed in Table 14-2H-3B-1 (Uses).
 - b. Table 14-2H-3B-1 (Uses) includes cross-references to applicable specific use standards for each use. Where necessary and appropriate, the cross-reference indicates the conventional zone use standards that must be followed.
 - c. Each use listed in Table 14-2H-3B-1 (Uses) is defined in Chapter 4 (Use Regulations) of Title 14 (Zoning Code). If a use is only applicable within areas established in compliance with this Article, the use is defined in Chapter 14-9 (Definitions).
2. Accessory Uses Allowed
 - a. Table 14-2H-3B-2 (Accessory Uses) indicates for each Form-Based Zone where accessory uses are allowed.
 - b. Table 14-2H-3B-2 (Accessory Uses) includes cross-references to applicable specific use standards for each use. Where necessary and appropriate, the cross-reference indicates the conventional zone use standards in Title 14 (Zoning Code) that apply.

Table 14-2H-3B-1: Uses

Use Categories	T3NE	T3NG	T3NG-O	T4NS	T4NS-O	T4NM	T4NM-O	T4MS	Specific Standards
Residential Uses									
Household Living Uses									
Detached Single-Family Dwellings	P	P	P	-	-	-	-	-	
Detached Zero Lot Line Dwellings	PR	PR	PR	PR	PR	-	-	-	14-4B-4A-4
Group Households	PR	PR	PR	PR	PR	PR	PR	PR ²	14-4B-4A-6
Live/Work	-	-	-	PR	PR	PR	PR	PR ²	14-2H-3C-2
Missing Middle Housing	P	P	P	P	P	P	P	P ²	
Group Living Uses									
Assisted Group Living	-	-	-	S	S	S	S	PR ²	14-4B-4A-8(RM-44)
Independent Group Living	-	-	-	-	-	S	S	S ²	14-4B-4A-9(RM-44)
Fraternal Group Living	-	-	-	-	-	S	S	S ²	14-4B-4A-10(RM-44)
Commercial Uses									
Eating and Drinking Establishments	-	-	PR/S ¹	-	PR/S ¹	-	PR/S ¹	P	14-4B-4B-10(CN-1)
Office Uses									
General Office	-	-	P ¹	-	P ¹	-	P ¹	P	
Medical/Dental Office	-	-	P ¹	-	P ¹	-	P ¹	P	
Retail Uses									
Sales Oriented	-	-	P ¹	-	P ¹	-	P ¹	P	
Personal Service Oriented	-	-	P ¹	-	P ¹	-	P ¹	P	
Alcohol Sales Oriented	-	-	-	-	S ¹	-	S ¹	S	14-4B-4B-15
Hospitality Oriented	PR	PR	PR	PR	PR	PR	PR	PR	14-4B-4B-18(CN-1)
Indoor Commercial Recreational Uses	-	-	-	-	-	-	-	PR/S	14-4B-4B-7
General Animal Related Commercial Uses	-	-	-	-	S ¹	-	S ¹	PR	14-4B-4B-2(CN-1)
Commercial Parking	-	-	-	-	-	-	-	PR ²	14-4B-4B-9

¹ Max 1,500 sf per building; shall not be open to the public between the hours of 11:00 P.M. and 6:00 A.M.

² Not allowed on the ground floor within 30' of the sidewalk. Allowed on ground floor along side streets if at least 60' from the front of the design site.

³ Use must be completely within enclosed building.

Use Standards

Table 14-2H-3B-1: Uses (Continued)									
Use Categories	T3NE	T3NG	T3NG-O	T4NS	T4NS-O	T4NM	T4NM-O	T4MS	Specific Standards
Institutional and Civic Uses									
Community Service Uses									
Community Service-Long Term Housing	-	-	-	S	S	S	S	S ²	14-4B-4D-6(CO-1)
Community Service-Shelter	-	-	-	S	S	S	S	S ²	14-4B-4D-5(RM-44)
General Community Service	-	-	-	S	S	S	S	PR	14-4B-4D-3(CN-1)
Day-care Uses	S	S	S	PR	PR	PR	PR	PR	14-4B-4D-7
Educational Facilities									
General	S	S	S	PR	PR	PR	PR	PR	14-4B-4D-10
Specialized	-	-	-	-	-	PR	PR	PR	14-4B-4D-12(CN-1)
Park and Open Space Uses	PR	PR	PR	PR	PR	PR	PR	PR	14-4B-4D-15
Religious/Private Group Assembly Uses	S	S	S	PR	PR	PR	PR	PR ²	14-4B-4D-16(CO-1)
Other Uses									
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	14-4D-2
Community Garden	PR	PR	PR	PR	PR	PR	PR	PR	14-2H-3C-1
Communication Transmission Facility Uses	PR	PR	PR	PR	PR	PR	PR	PR	14-4B-4E-4a
Basic Utility Uses	-	-	-	PR ³	PR ³	PR ³	PR ³	-	14-4B-4D-1(CN-1)
¹ Max 1,500 sf per building; shall not be open to the public between the hours of 11:00 P.M. and 6:00 A.M.									
² Not allowed on the ground floor within 30' of the sidewalk. Allowed on ground floor along side streets if at least 60' from the front of the design site.									
³ Use must be completely within enclosed building.									

Table 14-2H-3B-2: Accessory Uses

Use Categories	T3NE	T3NG	T3NG-O	T4NS	T4NS-O	T4NM	T4NM-O	T4MS	Specific Standards
Accessory Apartments ¹	PR	PR	PR	-	-	-	-	-	
Accessory Retail Sales	-	-	-	-	-	-	-	PR	14-4C-2B
Accessory Uses Within Parks and Open Spaces Uses	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2C
Bed and Breakfast Homestays	PR	PR	PR	-	-	-	-	-	14-4C-2D
Bed and Breakfast Inns	PR	PR	PR	-	-	-	-	-	14-4C-2E
Childcare Homes	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2G
Communications Towers, Antennas, and Satellite Receiving Devices	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2H (residential)
Daycare	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2I
Decks and Patios. Uncovered	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2J-2
Fences, Walls, and Hedges	PR	PR	PR	PR	PR	PR	PR	PR	14-2H-4B
Home Occupations	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2M
Mechanical Structures	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2N
Off Street Loading	-	-	-	PR	PR	PR	PR	PR	14-4C-2O
Outdoor Dumpster Areas	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2Q
Outdoor Lighting	PR	PR	PR	PR	PR	PR	PR	PR	14-4C-2R
Outdoor Service Areas	-	-	PR	-	PR	-	PR	PR	4-3-1 (RFC-G within 100' of a residential zone)
Swimming Pools, Hot Tubs, and Tennis Courts	PR	PR	PR	PR	PR	PR	PR	-	14-4C-2T (Residential Zones)
Signs	PR	PR	PR	PR	PR	PR	PR	PR	14-5B-8H
Small Wind Energy Conversion Systems	-	-	-	-	-	-	-	PR	14-4C-2Y (CC-2)
Rooftop Services Areas	-	-	-	-	-	-	-	PR	14-4C-2AA (CN-1)

¹ Accessory Apartments attached to the primary building must comply with Sub-Section 14-4C-2A. Accessory Apartments that are detached from the primary building units must comply with the Carriage House requirements, see Sub-Section 14-2H-6C.

14-2H-3C Standards for Specific Uses

1. Community Gardens
 - a. General Standards
 - (1) Only the following buildings and structures are allowed on-site:
 - (a) Stands for sale of produce grown on-site limited in size to 120 square feet;
 - (b) Sheds for storage of tools limited in size to 120 square feet;
 - (c) Greenhouses, consisting of buildings made of glass, plastic, or fiberglass in which plants are cultivated, limited in size to 120 square feet and designed in compliance with setbacks for accessory structures; and
 - (d) Other small hardscape areas and amenities (including, but are not limited to, benches, bike racks, raised/accessible planting beds, compost or waste bins, picnic tables, seasonal farm stands, fences, garden art, rain barrels, and children's play areas).
 - (2) The combined area of all structures shall not exceed 15 percent of the community garden site area.
 - (3) On-site storm water systems and irrigation shall be consistent with applicable City standards.
 - (4) See Sub-Section 14-2H-5H (Community Garden) for additional standards.
 - b. Limitations on Use.
 - (1) Retail is allowed on-site but only for retail of produce grown on-site.
 - (2) Outdoor storage of tools and materials is not permitted.
 - c. Maintenance Required. Maintenance of community gardens shall ensure that no conditions constituting a nuisance are created, including that water and fertilizer will not drain onto adjacent property. If conditions constituting a nuisance are created, the owner or other individual(s) responsible for the community garden shall ensure that it is replaced with landscaping in compliance with all applicable standards in Title 14 (Zoning Code) and/or seeded.

2. Live/Work

- a. General Standards. These standards establish regulations for the construction and operation of live/work units and for the reuse of existing commercial and industrial buildings to accommodate live/work opportunities where allowed in the zone. Live/work differs from home occupations in that the “work” component of the live/work occupancy may:
 - (1) Include employment of persons not living in the residential portion;
 - (2) Function predominately as work space with limited living facilities;
 - (3) Have a separate designated access or private entrance specifically for the business use;
 - (4) Include alterations or features not customarily found in residential units;
 - (5) Have window displays; and
 - (6) Include food handling, processing, or packing.
- b. Limitations on Use. The non-residential component of a live/work unit shall be one of the following uses:
 - (1) Sales Oriented Retail;
 - (2) Personal Service Oriented Uses, except for dry cleaners, taxidermists, and crematoriums;
 - (3) Daycare Uses;
 - (4) Bed and Breakfast Homestays; or
 - (5) Office Uses limited to dental practices, general medical practices, insurance, real estate or travel agencies, accounting practices and law offices.
- c. Occupancy Standards. The “live” component of a live/work unit shall be the principal residence of at least one individual employed in the business conducted within the live/work unit.
- d. Operation Standards
 - (1) No clients or deliveries to the live/work unit are permitted before 7:00 A.M. or after 10:00 P.M.
 - (2) Sale or Rental of Portion of Unit. No portion of a live/work unit may be separately rented or sold as a commercial or industrial space for any person not living in the premises or as a residential space for any household where no members of said household work in the same unit.
 - (3) Noise and other standards shall be those applicable to commercial properties in the applicable zone. However, storage of flammable liquids or hazardous materials beyond what is normally associated with a residential use is prohibited.
 - (4) On-Premises Sales. On-premises retail sales must clearly be subordinate to the primary use of the live/work unit. On-premises sales are limited to products manufactured, processed, or fabricated in the live/work unit or associated with the principal use of the live/work unit. Occasional open studio programs and gallery shows are also allowed.
 - (5) Nonresident Employees. Up to three persons who do not reside in the live/work unit may work in the unit.
 - (6) Client and Customer Visits. Client and customer visits to live/work units are limited to ten (10) per day to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially-zoned areas.

Section 14-2H-4: Site Standards

14-2H-4A Purpose

1. **General.** This Section is intended to ensure that development of property within Form-Based Zones accomplishes the following:
 - a. Makes a positive contribution to the development pattern of the area;
 - b. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
 - c. Respects the existing conditions and safety of neighboring properties; and
 - d. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability or enjoyability of these properties.
2. **Screening.** Standards for screening, fences, and walls are adopted to help conserve and protect property, assure safety and security, enhance privacy, attenuate noise, and improve the visual environment of the neighborhood.
3. **Landscaping.** Standards for landscaping are adopted to help protect and enhance the environmental and visual quality of the community, enhance privacy, and control dust.
4. **Parking and Loading.** Standards for and limits on the development of motor vehicle and bicycle parking, and loading and access drives, are adopted to help ensure that development accomplishes the following:
 - a. Establishes and/or reinforces the character and scale of walkable, urban neighborhood environments, where development supports and is within a short walking distance of shopping, food and services;
 - b. Ensures the provision of appropriately designed bicycle parking, in order to increase bicycle trips and reduce motor vehicle trips per capita;
 - c. Appropriately limits, screens and landscapes motor vehicle parking, to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust; and
 - d. Reduces motor vehicles trips per capita to and from development.

14-2H-4B Screening

1. **Applicability.** Screening in all Form-Based Zones is subject to the standards set forth in in this this Sub-Section and in Section 14-4C-2L (Fences, Walls, And Hedges). Standards in Article 14-5F (Screening and Buffering Standards) only apply where stated otherwise.
2. **Design Standards for Screening.** Screening shall comply with the following:
 - a. **Height Maximums.** Screening shall not exceed the maximum height identified in Table 14-2H-4B-1 (Maximum Screening Height).
 - b. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 14-2H-4B-1: Maximum Screening Height

Zone	Item	Maximum Height Allowed			
		Front	Side St.	Side	Rear
T3 Neighborhood Edge	Fences	4' max.	4' max.	8' max.	8' max.
	Free Standing Walls	4' max.	4' max.	8' max.	8' max.
	Landscaping	4' max.	4' max.	No max.	No max.
T3 Neighborhood General	Fences	4' max.	4' max.	8' max.	8' max.
	Free Standing Walls	4' max.	4' max.	8' max.	8' max.
	Landscaping	4' max.	4' max.	No max.	No max.
T4 Neighborhood Small	Fences	4' max.	4' max.	8' max.	8' max.
	Free Standing Walls	4' max.	4' max.	8' max.	8' max.
	Landscaping	4' max.	4' max.	No max.	No max.
T4 Neighborhood Medium	Fences	4' max.	4' max.	8' max.	8' max.
	Free Standing Walls	4' max.	4' max.	8' max.	8' max.
	Landscaping	4' max.	4' max.	No max.	No max.
T4 Main Street	Fences	X	X	10' max.	10' max.
	Free Standing Walls	X	X	10' max.	10' max.
	Landscaping	3' max.	3' max.	No max.	No max.
Key	X = Not Allowed				

3. **Screening on Retaining Walls.** The total height of screens and the retaining walls that they are mounted on or attached to is up to six feet.
4. **Mechanical Equipment Screening.**
 - a. Mechanical equipment exempt from screening:
 - (1) Free-standing or roof-mounted solar equipment; and
 - (2) Vents over 30 inches in height and located on a roof.
 - b. New installation or relocation of existing mechanical equipment shall be screened in compliance with this Sub-Section.

- (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architecture style shall screen roof-mounted equipment.
 - (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building;
 - (b) For existing buildings with no or low parapet heights, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail; and
 - (c) All new roof screens are subject to Title 18 Site Plan Review.
- (2) Wall- and Ground-Mounted Equipment:
 - (a) Shall not be located between the face of the building and the street;
 - (b) All screen devices shall be as high as the highest point of the equipment being screened. Equipment and screening shall be in compliance with the setbacks of the zone; screening shall be architecturally compatible and include matching paint, finish and trim cap of the building; and
 - (c) All new mechanical screens for ground or wall-mounted equipment are subject to Title 18 Site Plan Review.

14-2H-4C Landscaping

1. **Applicability.** Landscaping in all Form-Based Zones is subject to the standards set forth in this this Sub-Section and to the general landscaping standards located in Article 14-5E (Landscaping and Tree Standards). Standards for landscaping in parking areas shall be in combination with Sub-Section 14-2H-4D (Parking and Loading).
2. **Landscape Plan and Timing.** A Landscape Plan shall be submitted for developments either at Site Plan Review or Building Permit processes. The landscaping required by this Sub-Section shall be installed as part of the development or improvement requiring the landscaping.
3. **Design Standards.**
 - a. Acceptable required landscaping materials are defined as follows:
 - (1) Shrubs, of one-gallon size or larger;
 - (2) Street trees, of 15-gallon size or larger, and double-staked;
 - (3) Ground cover; and
 - (4) Decorative non-living landscaping materials including, but not limited to sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of required landscaping area when approved by the Director.
 - b. **Species Selection.** Native and drought tolerant species are encouraged to increase native plants and pollinator species. Tree diversity shall be incorporated using a maximum of 5 percent of any one species and maximum of 10 percent of any one genus of tree unless otherwise approved by the Director. Trees should also be spatially distributed to avoid monoculture rows or blocks of any one species or genus. Shrubs and ground cover should also be diverse and spatially distributed to avoid large monoculture plantings.
 - c. **Separation.** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area.
 - d. **Existing Vegetation.** Every effort shall be made to incorporate mature on-site trees into the required landscaping.
 - e. **Maintenance.** Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all plantings.

14-2H-4D Parking and Loading

1. **Applicability.** On-site parking is allowed in all Form-Based Zones subject to the standards set forth in this Sub-Section. Standards in Article 14-5A (Off-Street Parking and Loading) apply, except where superseded by this Sub-Section or Section 14-2H-2 (Zones).
2. **Number of Parking and Loading Spaces.**
 - a. The number of motor vehicle parking spaces required is listed in Item 7 (Parking) of the zone pursuant to Section 14-2H-2 (Zones).
 - b. On-site loading space(s) is not required.
3. **General Parking Standards.**
 - a. **Sharing of Non-Residential Parking Required.**
 - (1) If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:
 - (a) Monday through Friday, 8 AM to 5 PM; or
 - (b) Monday through Friday, 5 PM to 11 PM and all day on Saturdays and Sunday.
 - (2) Owners and operators of these shared spaces are required to post a sign identifying that the spaces are shared along with other information as needed by the owner/operator.
 - b. **Larger Vehicle Parking.** Commercial vehicles more than seven and one-half feet (7 ½) in height may not be stored in any Form-Based Zone unless the standards of Special Vehicle Parking and Storage Requirements are met pursuant to Sub-Section 14-5A-5L (Special Vehicle Parking and Storage Requirements).
 - c. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses, but without current plates or inoperable, shall be only parked within completely enclosed buildings.
 - d. **Cargo or Freight Container.** Portable cargo or freight storage containers in any Form-Based Zone for purposes of loading or unloading, may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.
4. **Traffic-Minimizing Parking Standards.**
 - a. **Carshare Parking Spaces.**
 - (1) Carshare spaces shall be provided in the amounts specified in Table 14-2H-4D-1 (Required Carshare Parking Spaces).

Table 14-2H-4D-1: Required Carshare Parking Spaces

Use	Carshare Parking Spaces Required
Residential	
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office-General, Office-Medical/Dental	
≤ 10,000 sf	None
> 10,000 sf	1/10,000 sf

- (2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members, except as provided in this subsection. At the election of the property owner, the carshare spaces may be provided:
 - (a) On the design site; or
 - (b) On another off-street site within 800 feet of the design site.
 - (3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.
 - (4) Carshare spaces shall be identified by signage approved by the City.
 - (5) If it is demonstrated to the satisfaction of the City that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.
 - (6) Carshare spaces shall be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).
- b. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but not limited to closest to building entries). The locations of these spaces shall be approved by the City through the Site Plan Review or Building Permit processes. The required number of carpool spaces is listed in Table 14-2H-4D-2 (Required Carpool Parking Spaces).

Table 14-2H-4D-2: Required Carpool Parking Spaces	
Use	Carpool Parking Spaces Required
Office-General, Office-Medical/Dental	
≤ 10 parking spaces	None
> 10 parking spaces	10% of the total number of spaces
All other uses	
All Other Uses	None

5. **Parking Spaces, Design Site Design and Layout.**

- a. **Access.** Parking lot access and design is subject to the following standards:
 - (1) All on-site parking facilities shall be designed with an appropriate means of vehicular access to a street or an alley to cause the least interference with traffic flow.
 - (2) Parking spaces in any parking lot or parking structure shall not be designed or located so as to allow a vehicle to enter or exit a parking space directly from a public street. Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, except parking spaces within design sites may be designed or located so as to allow a vehicle to enter or exit a parking space directly from a public alley or rear lane.
- b. **Driveways.**
 - (1) Access to Driveways.

- (a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and
 - (b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.
- (2) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.
- c. **Materials.**
 - (1) All on-site parking areas and driveways shall be surfaced with materials as approved by the City Engineer and maintained in compliance with the City Standards.
 - (2) The use of pervious or semi-pervious parking area surfacing materials, include, but are not limited to "grasscrete," or recycled materials including, but not limited to glass, rubber, used asphalt, brick, block and concrete, is subject to approval by the Director and City Engineer. Where possible, such materials should be used in areas in proximity to and in combination with on-site stormwater control devices.
- d. **Landscaping, Fencing, and Screening.** The landscaping, fencing and screening standards identified in Table 14-2H-4D-3 (Required Parking Lot Landscaping) shall be applied with the standards of Sub-Section 14-2H-4B (Screening) and Sub-Section 14-2H-4C (Landscaping).
 - (1) Table 14-2H-4D-3 outlines required parking lot landscaping. Parking lot landscaping must include the required minimum landscaped medians and must meet the minimum percentage landscape requirement. The landscaped medians can count toward the minimum percentage requirement.

Table 14-2H-4D-3: Required Parking Lot Landscaping

Number of Parking Spaces	Percent of Gross Parking Area Required to be Landscaped
6 or fewer	Curbed, landscaped median minimum 5' in width between every 5 spaces, property line, and building(s).
7 to 15	4%; curbed, landscaped median minimum 5' in width between every 5 spaces, property line, and building(s).
13 to 30	8%; curbed, landscaped median minimum 5' in width between every 5 spaces, property line, and building(s).
31 to 70	12%; curbed, landscaped median minimum 5' in width between every 5 spaces, property line, and building(s).
71 and over	16%; curbed, landscaped median minimum 5' in width between every 5 spaces, property line, and building(s).
Required Shade Trees	
Amount	1 tree per 2,700 sf of gross design site area, minus building coverage (footprint).
Pot Size	15 gallon
Caliper	1.25" minimum.
Height at Installation	6'-8' minimum.
Characteristics	High branching, broad headed, shading form.
Location	Evenly spaced throughout parking lot to provide uniform shade.
Required Border	6" high curb or equivalent.
Border and Stormwater	Curb shall include breaks every 4' to provide drainage to retention and filtration areas.
Tree Well Size	5' min. in any direction; Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

-
- Car Overhangs Shall be prevented by stops.
 - (2) Parking and loading areas in the T4MS zone shall be screened from adjacent zones by a six foot wall, fence, or evergreen.
 - (3) Parking area screening is not required when adjacent to an alley.
 - (4) For the portion of a parking area over which photo-voltaic solar collectors are installed where they also function as shade structures, the minimum standard for trees shall be waived, and shrubs and ground covers shall be planted for every eight parking spaces.
 - e. **Location.** Location of on-site parking areas in all Form-Based Zones is regulated by minimum setbacks in Section 14-2H-2 (Zones) and the following:
 - (1) Parking lots with 20 or fewer spaces shall include a minimum five foot wide sidewalk between the building and parking area; and
 - (2) Parking lots with more than 20 spaces shall include a minimum five foot wide sidewalk, and minimum five foot wide landscaping between the building and the parking area.
 - (3) The above does not apply to the rear of buildings in areas designed for unloading and loading of materials.
 - f. **Size of Parking Lot.** Parking lots larger than one-quarter of an acre in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.
 - g. **Tandem Parking.** Tandem parking is allowed in all Form-Based Zones for all uses as follows.
 - (1) Tandem spaces shall comply with size requirements in Sub-Section 14-5A-5C (Parking, Stacking Space Size, And Drive Dimensions);
 - (2) For residential parking, tandem parking only allowed for the spaces assigned to each unit; and
 - (3) For non-residential parking, tandem parking allowed subject to on-site parking management.
 - 6. **Bicycle Parking Standards.**
 - a. **Applicability.** Bicycle parking standards apply in all Form-Based Zones.
 - b. **Number of Bicycle Parking Spaces and Standards.** Bicycle parking shall be provided in compliance with the standards of Article 14-5A (Off Street Parking and Loading Standards).
 - (1) Buildings with three or more units are subject to the multi-family use bicycle parking standards.
 - (2) Bicycle parking is not required of single family and two family uses, and Cottage Court developments, see Sub-Section 14-2H-6H (Cottage Court).

14-2H-4E Adjustments to standards

1. **Allowed Adjustments.** This Sub-Section allows flexibility to adjust certain standards of this Article. Adjustments shall be processed as part of the preliminary plat and final plat processes per Title 15 (Land Subdivisions) or as minor adjustments during the Site Plan and/or Building Permit Review process, as applicable. Minor adjustments may be approved where the required findings are met as identified in Table 14-2H-4E-1. Standards may be adjusted as identified in this Sub-Section.
2. **Minor Modifications.** Additional flexibility is provided through the minor modification process subject to standards at Section 14-4B-1 (Minor Modifications).

Table 14-2H-4E-1: Adjustments to Standards

Eligible Standards and Allowed Adjustments	Required Findings	Adjustment/ Amount of Adjustment
Design Site		
Design Site Dimensions (Depth/Width)		
Decrease in the minimum required or increase the maximum allowed.	<ol style="list-style-type: none"> 1 The adjustment accommodates an existing feature including, but not limited, to a tree or utility; and 2 An existing or new design site can still be developed in compliance with the standards of the zone. 	Up to 10% of the standard
Building Setbacks		
Facade within Facade Zone		
Reduction of the minimum amount of facade required within the facade zone.	<ol style="list-style-type: none"> 1 The adjustment accommodates an existing feature including, but not limited, to a tree or utility. 2 The proposed development is visually compatible with adjacent development and the intended physical character of the zone. 	Up to 20% of the standard
Building Footprint		
Size of Main Body or Wing(s)		
Increase in the allowed length or width.	<ol style="list-style-type: none"> 1 The adjustment accommodates an existing feature including, but not limited, to a tree or utility. 2 The wing(s) maintains the required 5' offset from the main body. 3 The building complies with the setbacks of the zone. 4 The proposed development is visually compatible with adjacent development and the intended physical character of the zone. 	Up to 10% of the standard

¹ In compliance with Section 14-2H-8 (Frontage Standards).

² In compliance with Section 14-2H-10 (Affordable Housing Incentives).

³ This may be combined with other reductions in Section 14-2H-2 (Zones) up to a combined maximum of 25'.

⁴ With this adjustment, the Building Height may exceed the maximum standards for Primary Buildings found in Item 4a (Building Form; Height) of Section 14-2H-2 (Zones) by 0.5 stories and by 5'.

Table 14-2H-4E-1: Adjustments to Standards (continued)		
Eligible Standards and Allowed Adjustments	Required Findings	Adjustment/ Amount of Adjustment
Parking Location ¹		
Front setback		
Reduction in the required parking setback.	<ol style="list-style-type: none"> The adjustment accommodates an existing feature including, but not limited, to a tree or utility. If accessed from the street, the driveway complies with the Form-Based Zone standards. The ground floor space is in compliance with the Form-Based Zone standards. 	Up to 10% of the standard
Screening		
Maximum Screening Height		
Increase in the total height of screens and the retaining walls that they are mounted on or attached to beyond 6 feet.	<ol style="list-style-type: none"> There will be little or no impact on the adjoining properties or the surrounding neighborhood. The height is necessary to achieve the objectives of this Sub-Section or is required for health and safety. 	Up to 33% of the standard
Affordable Housing		
Zones (14-2H-2)		
Select one of the following minor adjustments.	<ol style="list-style-type: none"> The adjustment is in a building that contains Affordable Housing units.² The adjustment fits the characteristics of the site and the surrounding neighborhood. The adjustment is consistent with the intent of the standard being adjusted and the goals of the Comprehensive and District Plans. 	<p>Building type design site depth may be adjusted by up to 15%;³ or</p> <p>Building type design site width may be adjusted by up to 15%; or</p> <p>Minimum amount of façade required within the façade zone may be reduced by up to 20%.</p>
Building Type Standards (14-2H-6)		
Select one of the following minor adjustments.	<ol style="list-style-type: none"> The adjustment is in a building that contains Affordable Housing units.² The adjustment fits the characteristics of the site and the surrounding neighborhood. The adjustment is consistent with the intent of the standard being adjusted and the goals of the Comprehensive and District Plans. 	<p>Building main body and wing standards may be adjusted by up to 15%; or</p> <p>Maximum Building Height may be increased by up to 0.5 stories.⁴</p>
Additional Minor Adjustments		
Select an additional minor adjustment each for the two sets of minor adjustments for affordable housing described above.	<ol style="list-style-type: none"> The Affordable Housing units are income restricted to households making 50% or less of the Area Median Income.² 	An additional minor adjustment to each of the minor adjustments described for affordable housing above.
¹ In compliance with Section 14-2H-8 (Frontage Standards).		
² In compliance with Section 14-2H-10 (Affordable Housing Incentives).		
³ This may be combined with other reductions in Section 14-2H-2 (Zones) up to a combined maximum of 25'.		
⁴ With this adjustment, the Building Height may exceed the maximum standards for Primary Buildings found in Item 4a (Building Form; Height) of Section 14-2H-2 (Zones) by 0.5 stories and by 5'.		

Section 14-2H-5: Civic Space Type Standards

14-2H-5A

Purpose

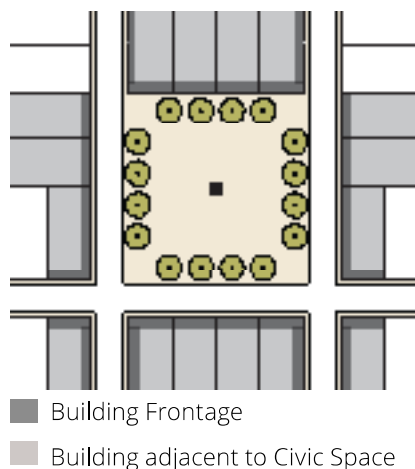
This Section establishes the standards applicable to land in the public realm (publicly or privately owned) for civic gathering purposes, including civic spaces and civic buildings. These standards supplement the standards for each Form-Based Zone.

14-2H-5B

General Civic Space Type Standards

1. **Standards and Characteristics.** Each civic space is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise.
2. **Process.** Civic spaces are delineated during the subdivision process (Title 15) and are finalized in the Neighborhood Plan (14-2H-1D). These areas shall comply with the future land use maps of the Comprehensive Plan.
3. **Open Space Required.** As required by Chapter 14-5K (Neighborhood Open Space Requirements), development sites are required to dedicate land to the City for public open space or pay a fee in-lieu to be determined with the City. Civic space may be privately or publicly owned. However, private civic space does not satisfy Neighborhood Open Space obligations.
4. **Public Access and Visibility.** Public access and visibility are required along public parks, civic uses, and natural open spaces, including creeks and drainages and stormwater management areas as required through access easements granted during the subdivision process. Civic spaces shall be fronted by:
 - a. Single-loaded frontage streets (with development on one side and open space on the other);
 - b. Bike and pedestrian paths; or
 - c. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone.
5. **Building Frontage Along or Adjacent to a Civic Space.** The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with Item 5 (Building Placement) and Item 8 (Frontages) of the zone.

Figure 14-2H-5B-1 Building Frontage Adjacent to a Civic Space



6. **Stormwater Management Through Civic Space.** Civic spaces in Form-Based Zones should serve the additional purpose of helping to contribute to stormwater management of new development. This may be accomplished as follows:
 - a. Stormwater is to be directed to civic space(s).
 - b. Except for Plazas, Playgrounds, and Passages, each civic space should accommodate stormwater while primarily being designed as a gathering space for people.
7. **Commercial Uses and Civic Spaces.** Commercial use of civic spaces may be allowed for Outdoor Service Areas (4-3-1).
8. **Photos.** All photos are illustrative, not regulatory.

14-2H-5C Greenway



Greenway with formal design.

1. Description
A linear space three or more blocks in length for community gathering, bicycling, running, or strolling, defined by tree-lined streets typically forming a one-way couplet on its flanks and by the fronting buildings across the street. Versions of this civic space type have a street only on one side in response to site conditions that prevent the one-way couplet. Greenways serve an important role as a green connector between destinations.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

- 2. General Character**
- a. Formal or informal dominated by landscaping and trees with integral stormwater management capacity.
 - b. Hardscape path
 - c. Spatially defined by tree-lined streets and adjacent buildings.
 - d. Typical uses include passive recreation, walking/running, and formal or informal seating
 - e.

- 3. Standards**
- a. Size Min. 3 continuous blocks in length
 - b. Width 50' min.
 - c. Shall be flanked by one-way streets on two longest sides. This standard is not required where the Greenway is adjacent to an existing arterial.



Wide Greenway with informal design.



Greenway with informal design.

14-2H-5D Green

Green shaped by adjacent 2-story buildings.

1. Description

A large space available for unstructured and limited amounts of structured recreation.

T3NE

T3NG

T4NS

T4NM

T4MS

Key

T#

Allowed

T#

Not Allowed

2. General Character

- a. Accessory Structure(s) <5,000 gsf; fountains, benches
- b. Informal or formal with integral stormwater management capacity.
- c. Primarily planted areas with paths to and between recreation areas and civic buildings.
- d. Spatially defined by tree-lined streets and adjacent buildings.
- e. Typical uses include unstructured passive and active recreation, civic uses, and temporary commercial uses

3. Standards

- a. Size 300' x 300' min.
- b. Streets required on at least two sides of the Green.
- c. Facades on design sites attached to or across a street shall "front" on to the Green.



Green with trees at edges.



Green with trees throughout and small snack sales.

14-2H-5E Plaza



Plaza with higher-traffic uses.

1. Description				
A community-wide focal point primarily for civic purposes and commercial activities.				
T3NE	T3NG	T4NS	T4NM	T4MS

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

2. General Character	
a. Accessory Structure(s)	<1,500 gsf; fountains, benches
b. Formal, urban	
c. Hardscaped and planted areas in formal patterns.	
d. Spatially defined by buildings and tree-lined streets.	
e. Typical adjacent uses include civic uses and commercial uses in support of civic uses. Typical uses include civic uses and passive recreation.	

3. Standards	
a. Size	100' x 100' min.
b. Streets required on two of the Plaza's sides.	
c. Facades on design sites attached to or across a street shall "front" on to the Plaza.	



Plaza fronted by commercial uses.



Plaza flanked by civic and commercial uses.

14-2H-5F Pocket Park/Plaza



Pocket Plaza at a street corner fronted by commercial uses.

1. Description

A small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes, intended as intimate spaces for seating or dining.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

2. General Character

- Accessory Structures <200 gsf
- Informal or Formal, with integral stormwater management capacity.
- Combination of planted areas and hardscape.
- Spatially defined by building frontages and adjacent street trees.
- Walkways along edges or across space.
- Typical adjacent uses include civic uses, commercial uses in support of civic uses, and residential uses. Typical uses include civic uses and passive recreation and outdoor seating.

3. Standards

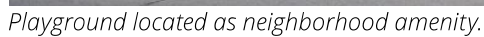
- Size 50' x 100' min.



Pocket Park fronted by housing.



Pocket Plaza fronted by commercial and civic uses.

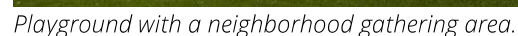
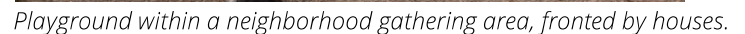


A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

a. Focused toward children
b. Play structure, interactive art, and/or fountains
c. Shade and seating provided
d. May be fenced
e. Spatially defined by trees with integral stormwater management capacity.
f. Typical uses include active and passive recreation and casual seating.

a. Size	40' x 60' min.
---------	----------------



14-2H-5H Community Garden



Community Garden in a mid-block location.

1. Description

A small-scale space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types.

T3NE

T3NG

T4NS

T4NM

T4MS

Key

T#

Allowed

T#

Not Allowed

2. General Character

- a. Accessory Structures <2,000 gsf
- b. Plant beds (in-ground or raised)
- c. Decorative fencing, when fencing is present
- d. Spatially defined by adjacent buildings and street trees.
- e. Typical uses include food production, passive creation.

3. Standards

- a. Size No minimum; within any design site as allowed by the zone.
- b. See Section 14-2H-3C-1 (Community Garden) for use standards.



Community Garden with at grade planting beds.



Community Garden fronted by a variety of buildings.

14-2H-5I Passage*Passage providing access to residences.***1. Description**

A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential Shopfronts and/or residential ground floors and pedestrian entries as allowed by the zone.

T3NE

T3NG

T4NS

T4NM

T4MS

Key

T#

Allowed

T#

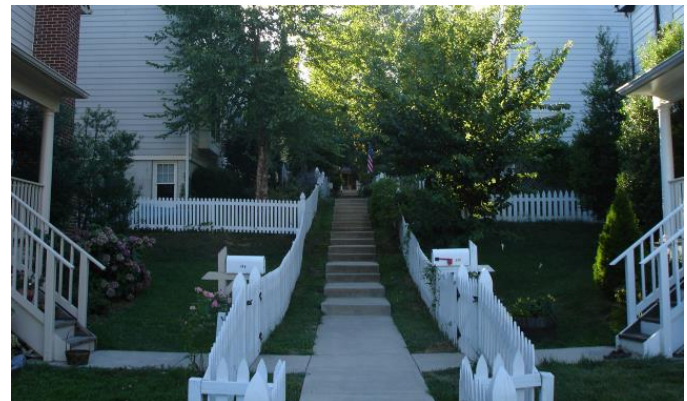
Not Allowed

2. General Character

- Formal, urban
- No accessory structure(s)
- Combination of hardscape and landscape planters
- Spatially defined by building frontages
- Trees and shrubs in containers and/or planters
- Typical adjacent uses include civic uses and commercial uses in support of civic uses in T4MS or ground floor residential uses in T3NE, T3NG, T4NS, T4NM; moveable seating and/or outdoor dining may be used in T4NM-O and T4MS.

3. Standards

- Size 20' min. overall with 15' min. clear width between or through buildings
- Dooryards, porches, patios, and sidewalk dining not allowed to encroach into the minimum required width.
- See Sub-Section 14-2H-9L (Passage) for additional standards.
- Ground floor residential in T3NE, T3NG, T4NS, T4MS (side street only and 60' min. from front of design site.

*Passage providing access to retail shopfronts.**Passage linking residential design sites.*

Section 14-2H-6: Building Type Standards

14-2H-6A Purpose

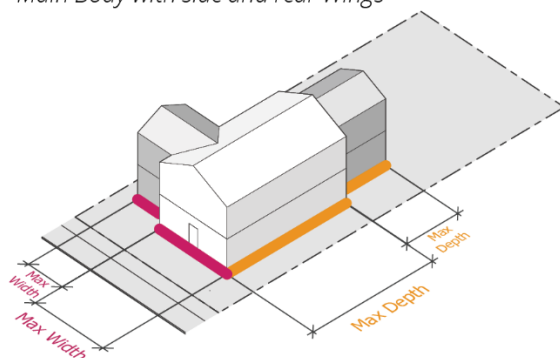
This Section sets forth standards for development of individual building types to achieve the intended physical character of each zone and provide housing choices and small businesses as amenities within walkable neighborhoods.

14-2H-6B General Building Type Standards

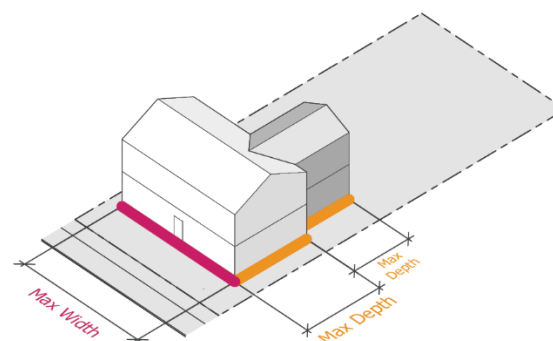
1. **Scale.** Building Types are categorized into House-Scale buildings and Block-Scale buildings. The individual types within these two categories are determined by the intended physical character of each Form-Based Zone. See Figure 14-2H-6B-1 (Example of House-Scale and Block-Scale Buildings) for further details.
2. **Design Site Size.** The design site size standards for each building type in Section 14-2H-2 (Zones) generate pedestrian-oriented buildings that accommodate the automobile while not letting it visually dominate the fronts of buildings and streetscapes. The design site size standards identify the range of design site sizes on which the given building type is allowed to be built.
3. **Building Types Per Design Site.** Each design site shall contain only one primary building type, except as follows:
 - A. Where allowed by the zone and as allowed in Sub-Section 14-2H-6C (Carriage House), one Carriage House is allowed in addition to the primary building type;
 - B. Certain building types may consist of multiple individual buildings per design site as specified in Item 2 of each building type. For an example of a building type where a design site may include multiple individual buildings, see Cottage Court (14-2H-6H).
4. **Building Types Per Parcel.** More than one building type is allowed on a parcel that contains multiple design sites that meet the standards of this Section. See Figure 14-2H-6B-2 (Example of Multiple Design Sites on an Existing Parcel).
5. **Location of Frontage.** Each building type shall have at least one frontage type along the front street, side street or a civic space. The Cottage Court building is only required to have a frontage type on the court. The primary building entrance shall be through said frontage type.
6. **Diversity of Building Types.** Except in the T4 MS zone, there shall be a mix of at least 2 different primary building types within each block, using only the types allowed in the zone.
7. **Number of Units.** The standard regarding the minimum number of units per building listed in Item 2 (Number of Units) only applies to residential uses. Where a building type is occupied by a nonresidential use, only the maximum number of units per building listed in Item 2 (Number of Units) applies.

House-Scale Buildings

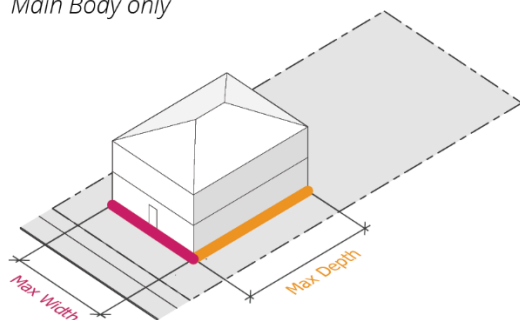
Main Body with side and rear Wings



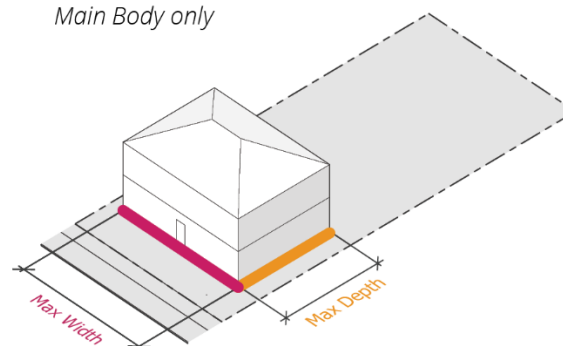
Main Body with rear Wing



Main Body only



Main Body only



Block-Scale Buildings

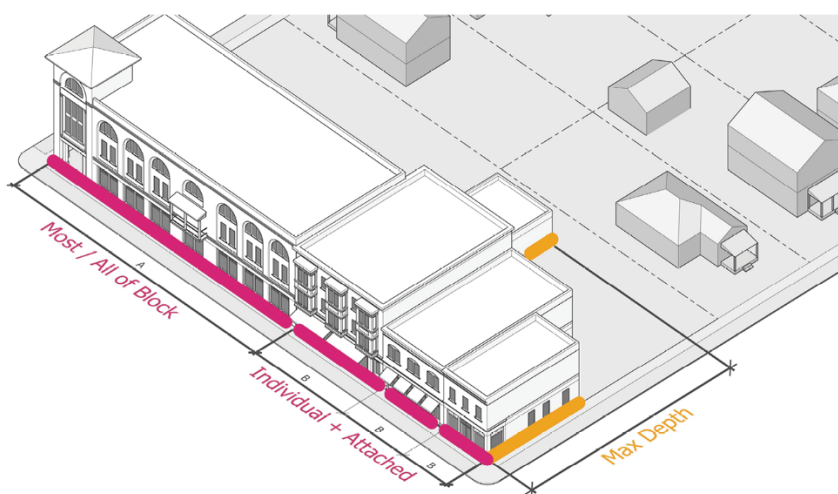
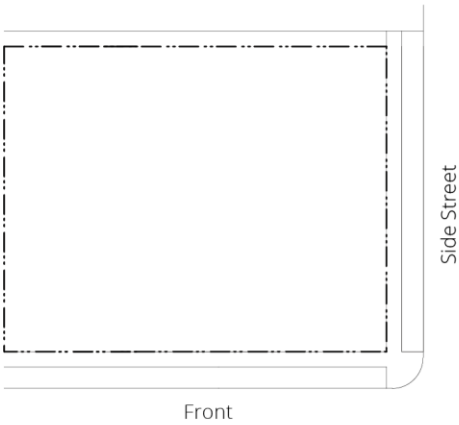
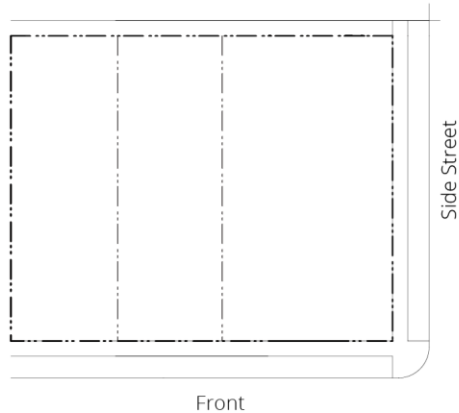


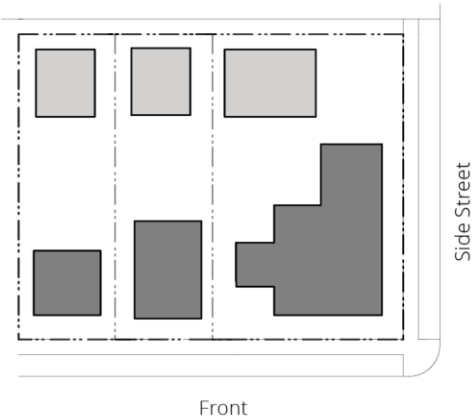
Figure 14-2H-6B-1: Example of House-Scale and Block-Scale Buildings



Existing parcel.



Existing parcel proposed for three design sites.



Existing parcel with three resulting primary buildings and accessory structures. The individual design sites are not required to be recorded as new parcels.

- Key**
- Design Site Line
 - Primary Building Type
 - Accessory Structure

Figure 14-2H-6B-2: Example of Multiple Design Sites on an Existing Parcel

14-2H-6C Carriage House



A Carriage House utilizes a large dormer to create a unit over the garage.



Carriage House with unit accessed off of a side street.



Carriage House with unit accessed off a back yard.

1. Description

a. An accessory structure located at the rear of a design site, above the garage, that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. The Carriage House is an accessory building type, not a primary building type.

b. Not allowed with a Cottage Court (14-2H-6H)

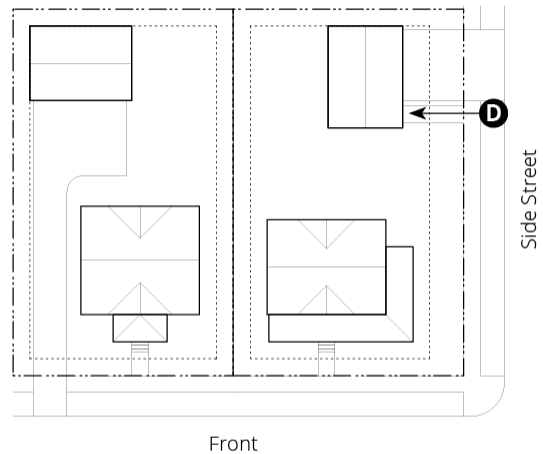
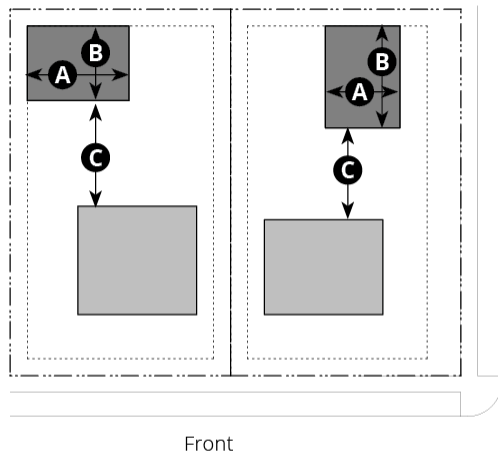
2. Number of Units

Units per Building	1 max.
Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
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Key

- ROW / Design Site Line
- Setback Line
- Accessory Structure
- Building Type

3. Building Size and Massing

a. Height	T3NE	T3NG	T4NS	T4NM	T4MS
Max.	2	2	2	2	2
Number of Stories					
b. Main Body ¹					
Width			32' max.	(A)	
Depth			24' max.	(B)	
Separation from Primary Building ²			15' min.	(C)	

c. Standards

- (1) Carriage House shall not be taller or have a larger footprint than the primary building to which it is accessory.
- (2) Carriage House must comply with the ownership and occupancy standards of Sub-Section 14-4C-2A (Accessory Apartments).

¹ Includes garage story.

² Carriage House may be connected to primary building by an uninhabitable space including, but not limited to a breezeway.

4. Allowed Frontage Types

Frontage type not required

5. Pedestrian Access

- a. Main Entrance Location at Side Street, alley or internal to design site. (D)
- b. The main entrance shall not be through a garage.

6. Vehicle Access and Parking

- a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone.
- b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Not required.

14-2H-6D House Large



Two-and-a-half-story House Large with a wing.



House Large with a projecting porch.



House Large with engaged, wrap-around porch.

1. Description

a. A medium-to-large-sized detached building with one unit, medium-to-large setbacks, a rear yard, and located in a low-intensity walkable neighborhood.

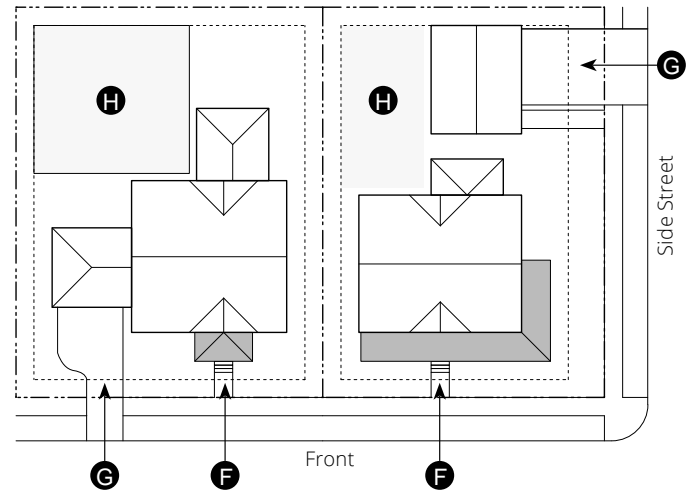
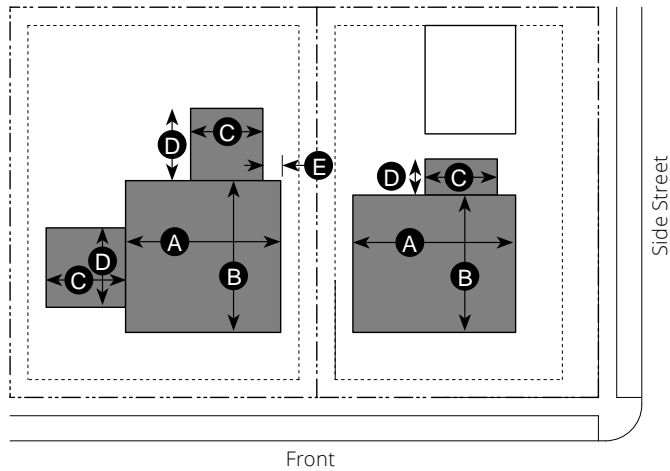
2. Number of Units

Units per Primary Building	1 max.
Primary Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
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Key

- ROW / Design Site Line
- Setback Line
- Building Type
- Accessory Structure

3. Building Size and Massing

a. Height	T3NE
Max. Number of Stories	2.5
b. Main Body¹	
Width	55' max. (A)
Depth ²	55' max. (B)
c. Wing(s)¹	
Width	20' max. (C)
Depth	20' max. (D)
Separation between wings	15' min.
Offset from Main Body	5' min. ³ (E)
d. Standards	

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

(3) Rooftop Room allowed on uppermost roof per Sub-Section 14-2H-7F (Rooftop Room).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

³ Except when used for parking, front parking setback shall comply with standards in Item 7 (Parking) of the zone.

Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Porch Engaged	14-2H-8D
Dooryard	14-2H-8E
Stoop	14-2H-8F

5. Pedestrian Access

a. Main Entrance Location at Front street, Side Street or Passage. **(F)**

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. **(G)**

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area Per Unit 400 sf min. **(H)**

b. Standards

(1) Driveways shall not be included in private open space calculation.

(2) Required private open space shall be located behind the main body of the building.

(3) Required private open space may only be paved with decorative paving.

14-2H-6E House Small



Two-story House Small with a gable roof and projecting porch.



Two-story House Small with engaged porch.



Example of House Small with front stoop.

1. Description

- a. A small-to-medium-sized detached building with one unit, small-to-medium setbacks, a rear yard, and located within a low-intensity walkable neighborhood.

2. Number of Units

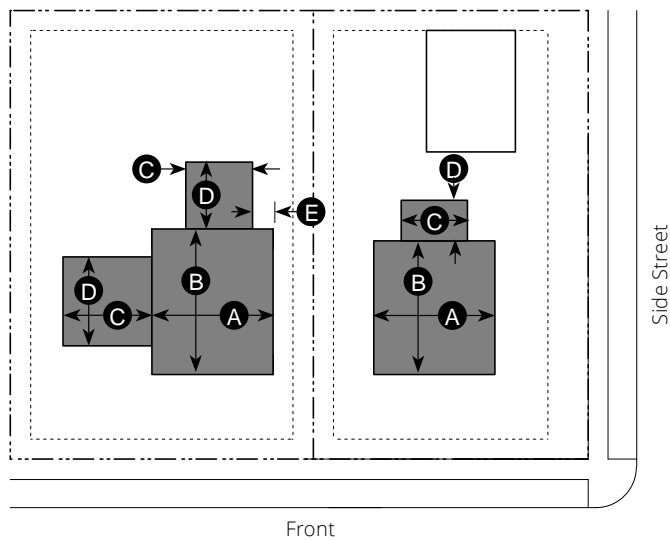
Units per Primary Building	1 max.
Primary Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type
- Accessory Structure

3. Building Size and Massing

a. Height T3NG

Max. Number of Stories 2.5

b. Main Body¹

Width 35' max. (A)

Depth² 45' max. (B)

c. Wing(s)¹

Width 20' max. (C)

Depth 20' max. (D)

Separation between wings 15' min.

Offset from Main Body 5' min.³ (E)

d. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

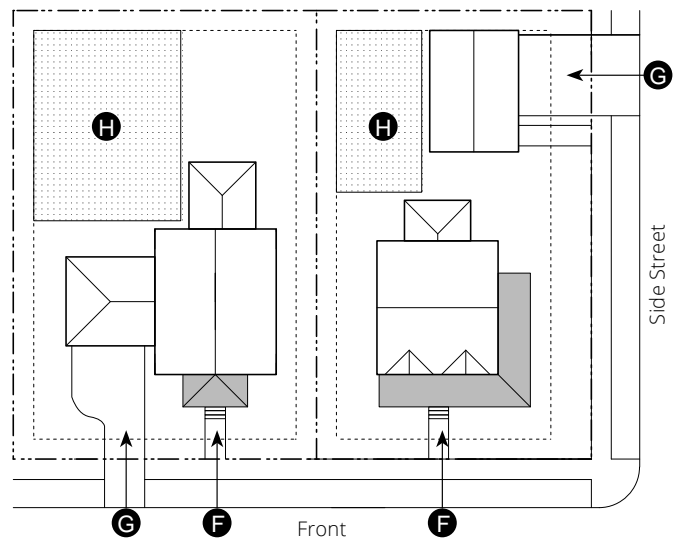
(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

(3) Rooftop Room allowed on uppermost roof per Sub-Section 14-2H-7F (Rooftop Room).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

³ Except when used for parking, front parking setback shall comply with standards in Item 7 (Parking) of the zone.



Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

4. Allowed Frontage Types

Porch Projecting 14-2H-8C

Porch Engaged 14-2H-8D

Dooryard 14-2H-8E

Stoop 14-2H-8F

5. Pedestrian Access

a. Main Entrance Location at Front street, Side Street or Passage. (F)

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. (G)

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area Per Unit 300 sf min. (H)

b. Standards

(1) Driveways shall not be included in private open space calculation.

(2) Required private open space shall be located behind the main body of the building.

(3) Required private open space may only be paved with decorative paving.

14-2H-6F Duplex Side-by-Side



A distinct gable roof gives variety to this Duplex Side-by-Side.



This Duplex's raised porch sits between two bay windows



Example of Duplex Side-by-Side.

1. Description

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

2. Number of Units

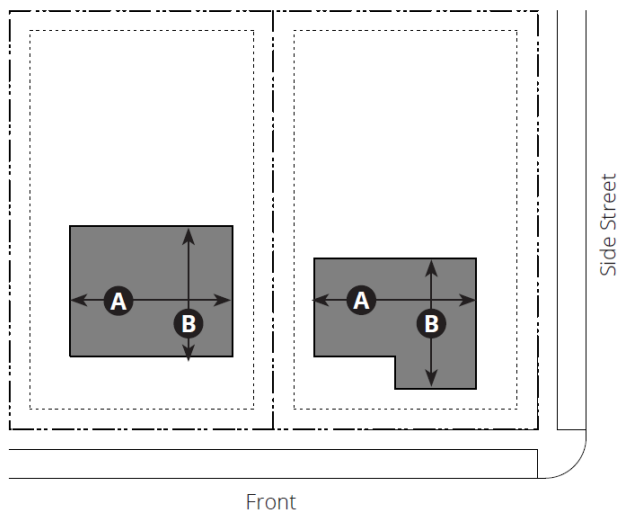
Units per Primary Building	2 max.
Primary Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
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Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

a. Height	T3NE	T3NG
Max. Number of Stories	2.5	2.5
b. Main Body ¹		
Width	48' max.	A
Depth ²	40' max.	B

c. Standards

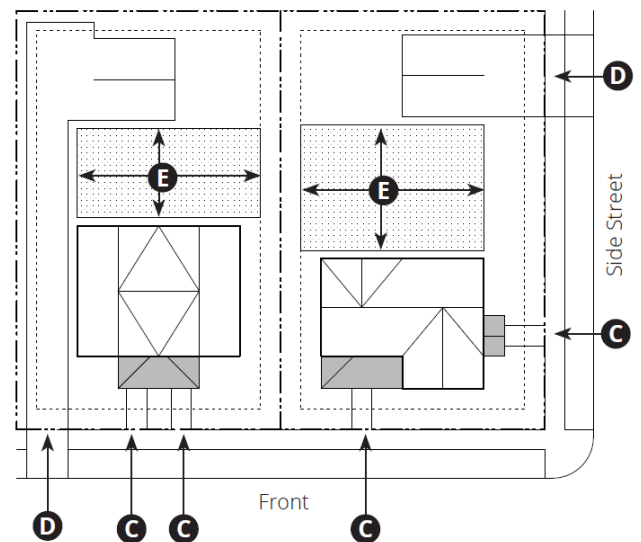
- (1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).
- (2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).
- (3) Rooftop Room allowed on uppermost roof per Sub-Section 14-2H-7F (Rooftop Room).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Porch Engaged	14-2H-8D
Dooryard	14-2H-8E
Stoop	14-2H-8F



Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

- a. Main entrance location at Front Street, Side Street, or Passage. **C**
- b. Each unit shall have an individual entry facing the street on, or within 10' of the front facade.

6. Vehicle Access and Parking

- a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. **D**
- b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area Per Unit	225 sf min.	E
Dimension	15' min.	

b. Standards

- (1) Open space not required if building is located within 1,500 linear feet of a civic space.
- (2) Driveways shall not be included in private open space calculation.
- (3) Required private open space shall be located behind the main body of the building.
- (4) Required private open space may only be paved with decorative paving.

14-2H-6G Duplex Stacked



Example of Duplex Stacked.



Example of Duplex Stacked.



Example of Duplex Stacked.

1. Description

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

2. Number of Units

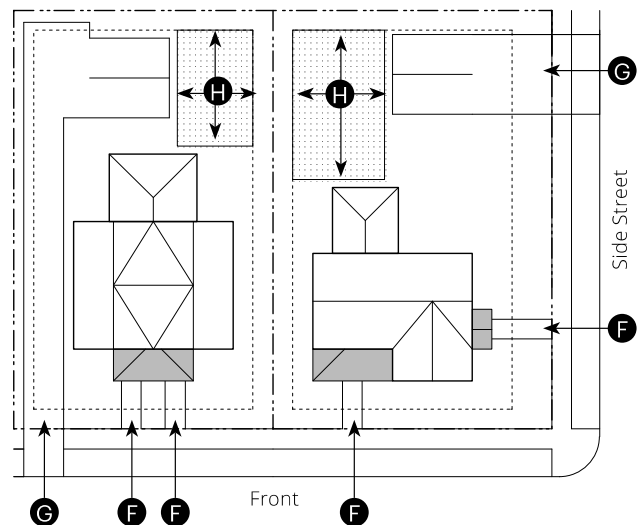
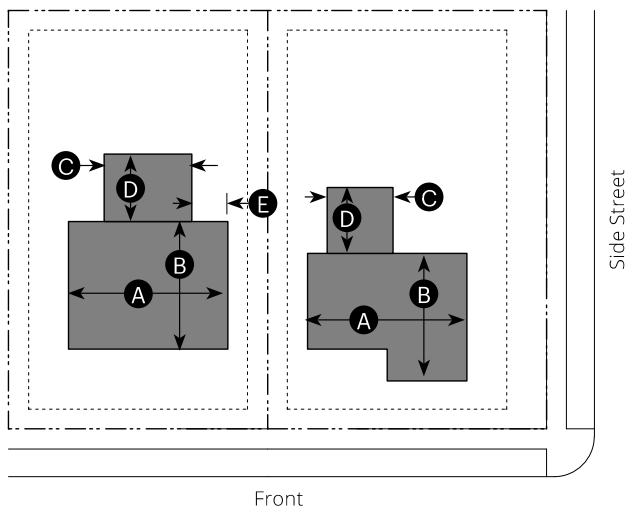
Units per Primary Building	2 max.
Primary Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

a. Height T3NG

Max. Number of Stories 2.5

b. Main Body¹

Width 36' max. A

Depth² 40' max. B

c. Wing(s)¹

Width 15' max. C

Depth 20' max. D

Separation between wings 15' min.

Offset from Main Body 5' min. E

d. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

(3) Rooftop Room allowed on uppermost roof per Sub-Section 14-2H-7F (Rooftop Room).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

4. Allowed Frontage Types

Porch Projecting 14-2H-8C

Porch Engaged 14-2H-8D

Dooryard 14-2H-8E

Stoop 14-2H-8F

Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

a. Main entrance location at Front Street, Side Street, or Passage F

b. Each unit shall have an individual entry facing the street on, or within 10' of the front facade.

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. G

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area Per Unit 225 sf min. H

Dimension 15' min.

b. Standards

(1) Open space not required if building is located within 1,500 linear feet of a civic space.

(2) Driveways shall not be included in private open space calculation.

(3) Required private open space shall be located behind the main body of the building.

(4) Required private open space may only be paved with decorative paving.

14-2H-6H Cottage Court



Small one-story Cottages are arranged around a well-landscaped space, creating an intimate court.



Entries are arranged around a common space.



One-story Cottage Court with small porches along court.

1. Description

a. A grouping of 3 to 9 small, detached buildings arranged to define a shared court open to the street. The shared court is common, private open space and takes the place of a private rear yard, thus becoming an important community-enhancing element. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

b. Synonym: Bungalow Court

2. Number of Units

Units per Primary Building	1 max. ¹
Primary Buildings per Design Site	3 min.; 9 max.

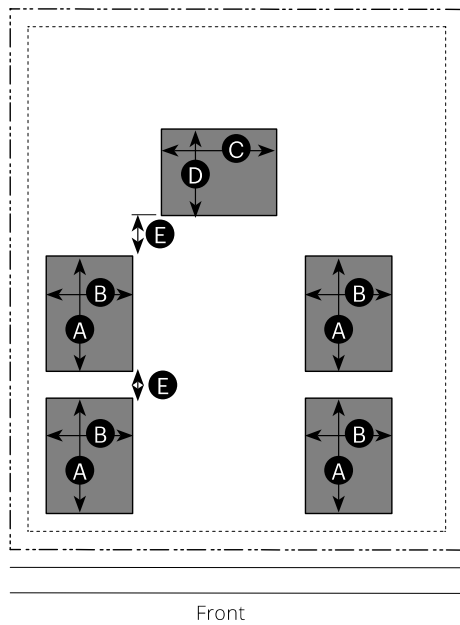
¹ Most Rear Cottage (i.e. Cottage furthest from the street and located at the rear of the design site) may be a building with up to 3 units

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key **T#** Allowed **T#** Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

a. Height	T3NE	T3NG	T4NS
Max. Number of Stories	1.5	1.5	1.5
Max. Height to Mid-Point of Roof	18'	18'	18'

b. Main Body¹

All Cottages

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

Most Rear Cottage

Width	40' max.	C
Depth	24' max.	D
Separation between Cottages	10' min.	E

c. Standards

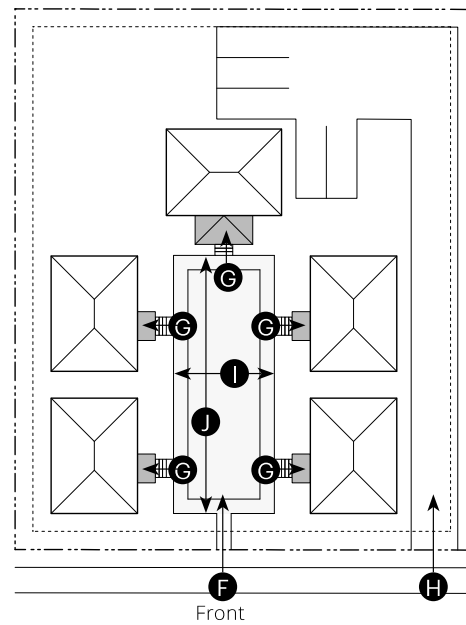
(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

¹ In compliance with the standards of the zone.

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Dooryard	14-2H-8E
Stoop	14-2H-8F



Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

- a. Shared court shall be accessible from front street. **F**
- b. Main entrance location to units from shared court, Front Street, Side Street, or Passage. **G**
- c. Pedestrian connections shall link all buildings to the public ROW, shared court, and parking areas.

6. Vehicle Access and Parking

- a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. **H**
- b. Alley access is required if alley exists.
- c. Spaces may be individually accessible by the units and/or a common parking area located at rear side of design site.

7. Open Space

a. Private Open Space

Width	15' min.	I
Depth	60' min. (3-4 units);	J
Size	70' min. (5-9 units)	

b. Standards

- (1) Driveways shall not be included in private open space calculation.
- (2) Shared court(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 cottage facing the court.
- (3) Required private open space may only be paved with decorative paving.

14-2H-6I Multiplex Small



This Multiplex Small shares a single entry off of a forecourt, allowing maximum natural light and ventilation to the four units.



Multiplex Small with a raised porch entry.



Multiplex Small with stoop entry and balcony above.

1. Description

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

b. Synonym: Triplex to Sixplex

2. Number of Units

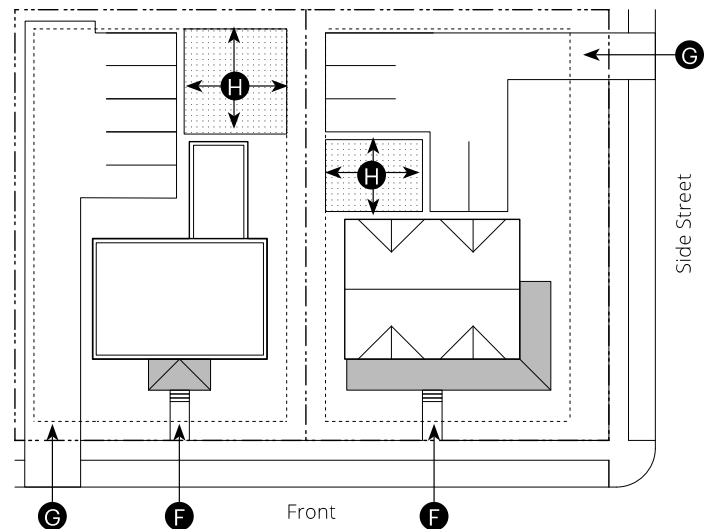
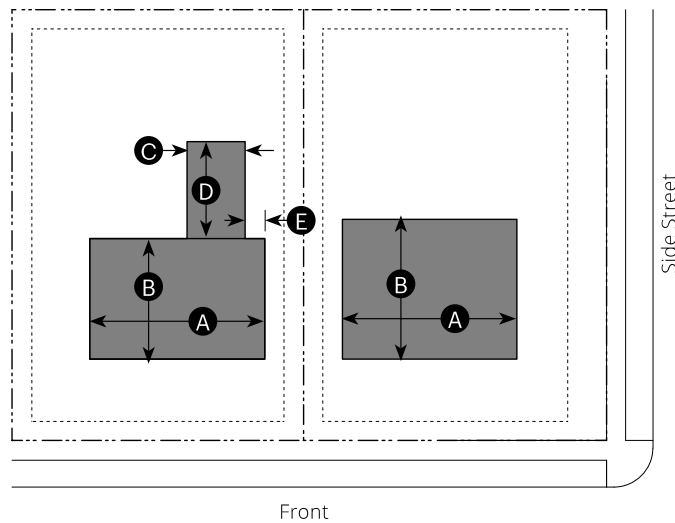
Units per Primary Building	3 min.; 6 max.
Primary Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
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Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

a. Height	T3NG	T4NS
Max. Number of Stories	2.5	2.5
b. Main Body ¹		
Width	50' max.	(A)
Depth ²	50' max.	(B)
c. Wing(s) ¹		
Width	20' max.	(C)
Depth	30' max.	(D)
Separation between wings	15' min.	
Offset from Main Body	5' min.	(E)
d. Standards		

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Porch Engaged	14-2H-8D
Dooryard	14-2H-8E
Stoop	14-2H-8F

Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

- a. Main Entrance Location at Front street, Side Street or Passage (F)
- b. Each unit may have an individual entry from the sidewalk

6. Vehicle Access and Parking

- a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. (G)
- b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area	225 sf min.	(H)
Dimension	15' min.	

b. Standards

- (1) Open space not required if building is located within 750 linear feet of a civic space.
- (2) Driveways shall not be included in private open space calculation.
- (3) Required private open space shall be located behind the main body of the building.
- (4) Required private open space may only be paved with decorative paving.

14-2H-6J Multiplex Large



This Multiplex Large is to read as a house, while using the corner to provide two separate entries.



Multiplex Large with a recessed stoop entry.



Multiplex Large with a projecting porch and balconies above.

1. Description

a. A medium-to-large-sized detached building that consists of 7 to 12 side-by-side and/or stacked units, typically with one shared entry or individual entries along the front for the ground floor units. This type is scaled to fit in within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.

b. Synonym: Mansion Apartment

2. Number of Units

Units per Primary Building	7 min.; 12 max.
Primary Buildings per Design Site	1 max.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key

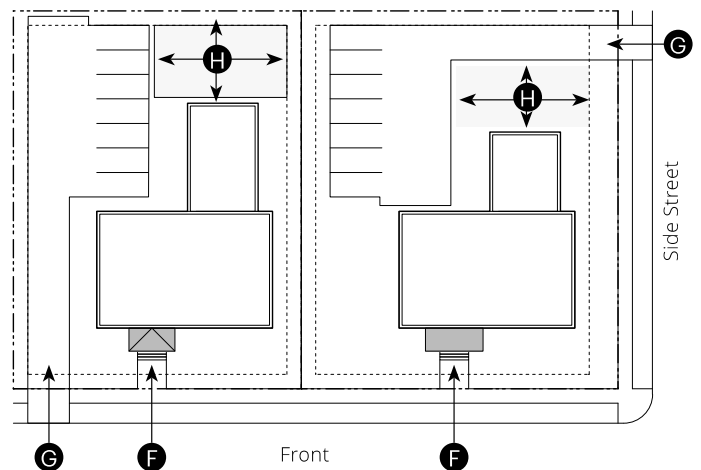
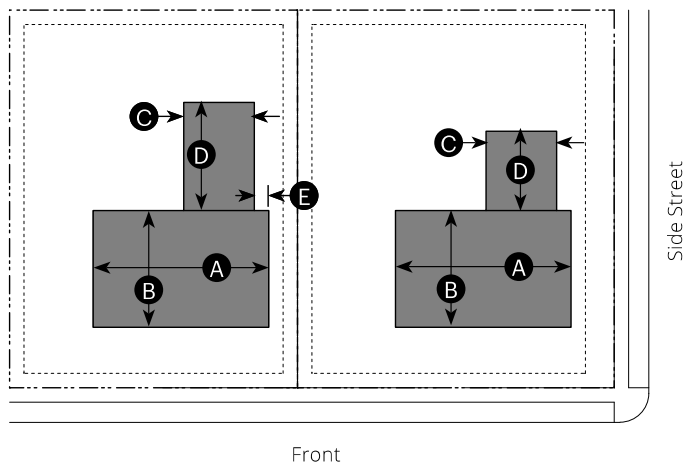
T#

Allowed

T#

Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

a. Height T4NM

Max. Number of Stories 3.5

b. Main Body¹

Width 60' max. A
 Depth² 60' max. B

c. Wing(s)¹

Width 20' max. C
 Depth 40' max. D
 Separation between wings 15' min.
 Offset from Main Body 5' min. E

d. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Stoop	14-2H-8F
Forecourt	14-2H-8G
Terrace	14-2H-8J

Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

- a. Main Entrance Location at Front street, Side Street or Passage F
- b. Units located in the main body shall be accessed by a common entry along the front street.
- c. On corner design sites, units in a secondary wing may enter from the side street.

6. Vehicle Access and Parking

- a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. G
- b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area 225 sf min. H
 Dimension 15' min.

b. Standards

- (1) Open space not required if building is located within 750 linear feet of a civic space.
- (2) Driveways shall not be included in private open space calculation.
- (3) Required private open space shall be located behind the main body of the building.
- (4) Required private open space may only be paved with decorative paving.

14-2H-6K Townhouse



The massing of these Townhouses visually breaks up the facade.



Four Townhouses joined under one hip roof.



Townhouses with minimal separations between each.

1. Description

A small-to-large-sized, typically attached, building with a rear yard that consists of 3 to 8 Townhouses placed side-by-side. Each Townhouse consists of 1 unit or, up to 3 stacked units as allowed by the zone. As allowed by the zone, this type may also be detached with minimal separations between buildings. This type is typically located within moderate-to-high intensity neighborhoods, or near a neighborhood main street.

Synonym: Rowhouse

2. Number of Units

Units per Primary Building	1 max.
	3 max. in T4NM-O; T4MS

Primary Buildings per Design Site	1 max.
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House-Scale Building, 2-3 individual Townhouses max. per row

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Block-Scale Building, 4-8 individual Townhouses max. per row

T3NE	T3NG	T4NS	T4NM	T4MS
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Key

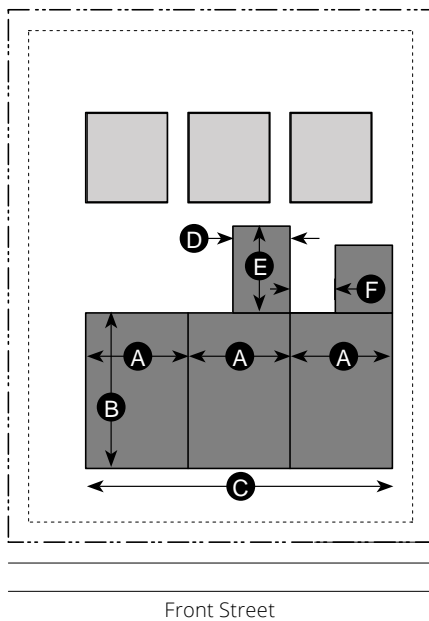
T#

Allowed

T#

Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type
- Accessory Structure

3. Building Size and Massing

a. Height	T3NG	T4NS	T4NM	T4MS
Max. Number of Stories	2.5	2.5	3.5	3.5
b. Main Body ¹				
Width	18' min.; 30' max.			(A)
Depth ²	50' max.			(B)
Max. Width per building	90'	120'	100'	200' (C)
c. Wing(s) ¹				
Width	15' max.			(D)
Depth	15' max.			(E)
Separation between wings	8' min.			(F)
d. Standards				

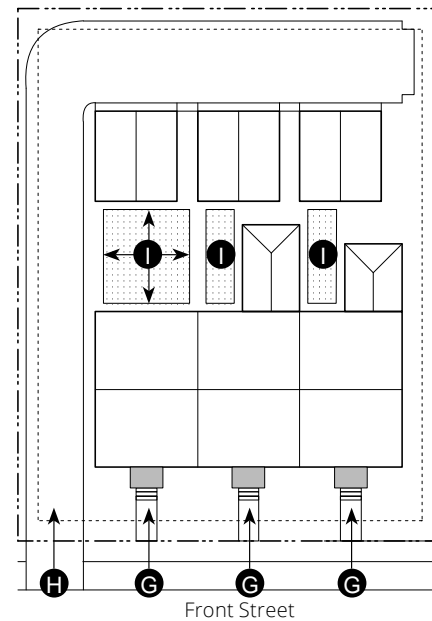
(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

(3) In T4NM-O and T4MS, each Townhouse may be divided vertically into 3 units.

¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet



Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Porch Engaged	14-2H-8D
Dooryard	14-2H-8E
Stoop	14-2H-8F
Terrace	14-2H-8J

5. Pedestrian Access

- a. Main Entrance Location at Front street, Side Street or Passage (G)
- b. Each unit shall have an individual entry facing a street.

6. Vehicle Access and Parking

- a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. (H)
- b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Area Per Primary Building	64 sf min.	(H)
Dimension	8' min.	

b. Standards

- (1) Driveways shall not be included in private open space calculation.
- (2) Required private open space shall be located behind the main body of the building.
- (3) Required private open space may only be paved with decorative paving.

14-2H-6L Courtyard Building Small



Single-story Courtyard Building with entries at a common space that is well landscaped.



Single-story Courtyard Building.



Two-story Courtyard Building.

1. Description

a. A building that consists of multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common, private open space and takes the place of a rear yard. This type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-to-high-intensity neighborhoods.

b. Synonym: Courtyard Apartment

2. Number of Units

Units per Primary Building 10 min.; 16 max.

Primary Buildings per Design Site 1 max.¹

¹ Primary building may be designed as up to two adjacent buildings not more than 15' apart.

House-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key

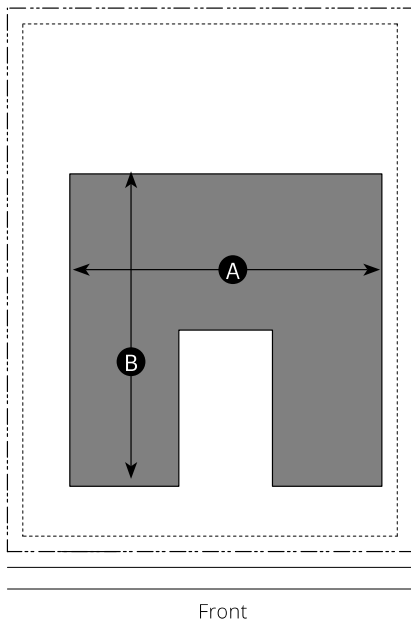
T#

Allowed

T#

Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

3. Building Size and Massing

c. Height	T4NS	T4NM
Max. Number of Stories	2.5	3.5

d. Main Body¹

Width	100' max.	A
Depth ²	100' max.	B

e. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

(3) Rooftop Room allowed on uppermost roof per Sub-Section 14-2H-7F (Rooftop Room).

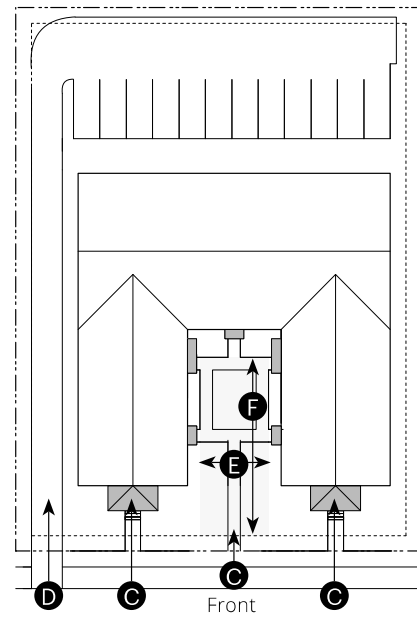
¹ In compliance with the standards of the zone.

² When a porch is designed to extend the full width of the front facade (excluding garages), the maximum main body depth may be increased by five feet

4. Allowed Frontage Types

Porch Projecting	14-2H-8C
Porch Engaged	14-2H-8D
Stoop	14-2H-8F
Terrace	14-2H-8J

The above frontage types are also allowed within courtyard(s) in compliance with courtyard size requirements.



Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

5. Pedestrian Access

a. Main Entrance Location at Courtyard, Front street, Side Street or Passage **C**

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. **D**

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Width	30' min.	E
Depth	50' min.	F

b. Standards

(1) Courtyard(s) shall be accessible from the front street.

(2) Multiple courtyards are required to be connected via a passage through or between buildings.

(3) Building shall define at least three sides of the courtyard.

(4) 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.

(5) Required private open space may only be paved with decorative paving.

14-2H-6M Courtyard Building Large



Three-story Courtyard has unique entries on ground floor and second floor; common space is well landscaped.



Two-story Courtyard Building.



Two-story Courtyard Building.

1. Description

a. A building that consists of multiple attached and/or stacked units, accessed from one or more shared courtyards. The shared court is common, private open space. This type is typically integrated into moderate-to-high-intensity neighborhoods and on Main Streets contexts.

b. Synonym: Courtyard Apartment

2. Number of Units

Units per Primary Building	18 min.; 24 max.
Primary Buildings per Design Site	1 max. ¹

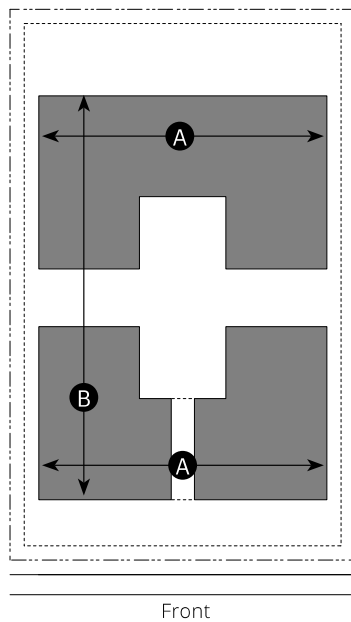
¹ Primary building may be designed as up to three adjacent buildings not more than 15' apart.

Block-Scale Building

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

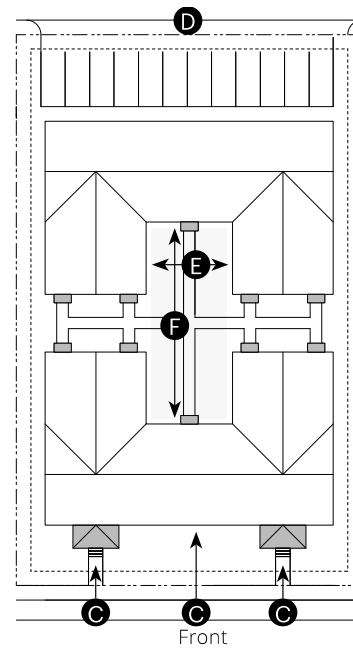
Key T# Allowed T# Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type



Key

- ROW / Design Site Line
- Setback Line
- Frontage Type
- Private Open Space

3. Building Size and Massing

a. Height T4MS

Max. Number of Stories 3.5

b. Main Body¹

Width 100' max. (A)
Depth 140' max. (B)

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

¹ In compliance with the standards of the zone.

4. Allowed Frontage Types

Scoop	14-2H-8F
Shopfront	14-2H-8I
Terrace	14-2H-8J
Gallery	14-2H-8K

The above frontage types are also allowed within courtyard(s) in compliance with courtyard size requirements.

5. Pedestrian Access

a. Main Entrance Location at Courtyard, Front street, Side Street or Passage (C)

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. (D)

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Width	30' min.	(E)
Depth	70' min.	(F)

b. Standards

(1) Courtyard(s) shall be accessible from the front street.

(2) Multiple courtyards are required to be connected via a passage through or between buildings.

(3) Building shall define at least three sides of the courtyard.

(4) 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.

(5) Required private open space may only be paved with decorative paving.

(6) Ground floor of building(s) shall align with at least 75% of the courtyard(s) perimeter.

14-2H-6N Main Street Building



Multiple Main Street Buildings join to form a block, with retail below and residential uses above encouraging walkability.



Awnings articulate ground floor retail, with offices above.



Example of a Main Street Building.

1. Description

a. A small-to-large-sized building, typically attached, but may be detached, intended to provide a vertical mix of uses with ground-floor retail, office or service uses and upper-floor service or residential uses. This type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

2. Number of Units

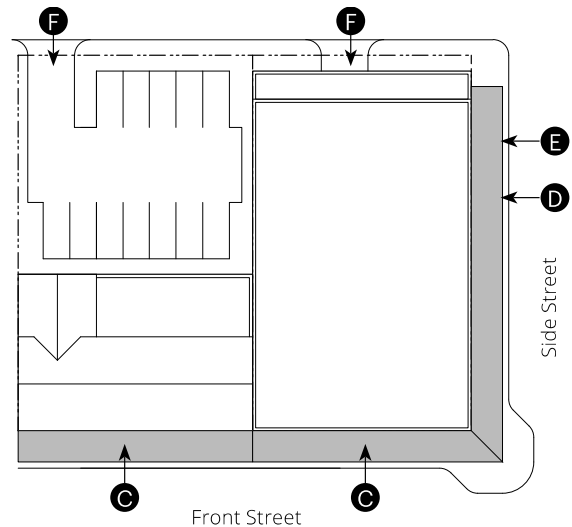
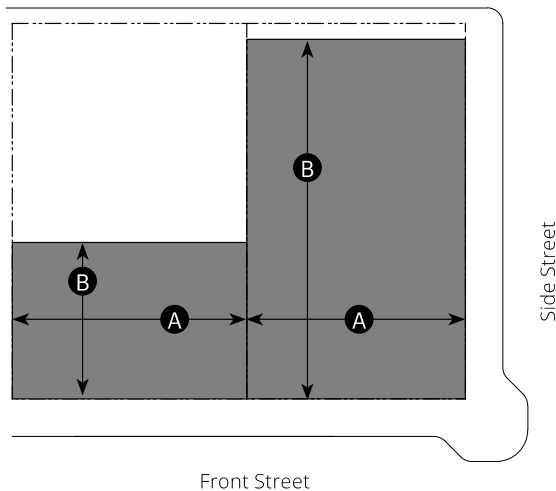
Units per Primary Building	Unrestricted ¹
Primary Buildings per Design Site	1 max.

¹ Number of units restricted by Iowa City's adopted Building Code, Fire Code , and Housing Code standards.

Block-Scale Building				
T3NE	T3NG	T4NS	T4NM	T4MS

Key T# Allowed T# Not Allowed

Building Type Standards



Key

- ROW / Design Site Line
- Setback Line
- Building Type

Key

- ROW / Design Site Line
- Setback Line
- Frontage Type

3. Building Size and Massing

a. Height T4MS

Max. Number of Stories 3.5

b. Main Body¹

Width 200' max. A

Depth 120' max. B

c. Standards

(1) Facades facing a street or civic space must be designed in compliance with Section 14-2H-7 (Architectural Element Standards).

(2) Maximum one Carriage House is allowed per Sub-Section 14-2H-6C (Carriage House).

¹ In compliance with the standards of the zone.

4. Allowed Frontage Types

Dooryard ¹	14-2H-8E
Stoop ¹	14-2H-8F
Forecourt	14-2H-8G
Maker Shopfront ¹	14-2H-8H
Shopfront	14-2H-8I
Terrace	14-2H-8J
Gallery	14-2H-8K
Arcade	14-2H-8L

¹ Only on Neighborhood (side) streets and min. 60' from front of design site.

5. Pedestrian Access

a. Upper floor units shall be accessed by a common entry along the front street. C

b. Ground floor units may have individual entries along the Neighborhood (side) street if min. 60' from Main Street. D

c. On corner design sites, units may enter from the side street. E

6. Vehicle Access and Parking

a. Driveway and parking location shall comply with standards in Item 7 (Parking) of the zone. F

b. Alley access is required if alley exists.

7. Open Space

a. Private Open Space

Not required

Section 14-2H-7: Architectural Element Standards

14-2H-7A Purpose

This Section establishes standards that supplement the zones standards to further refine the intended building form and physical character.

14-2H-7B Overview

1. **Massing and Facade Articulation Standards.** Facades on a street or civic space shall be designed in compliance with the standards of this Section.
2. **General Standards.**
 - a. On corner buildings, front and side street facades shall have equal architectural treatment.
 - b. Ground floor glazing on residential buildings shall be 30% minimum and on Shopfronts 75% minimum.
 - c. Stairs must be integrated into the conditioned floor area of the building, as defined in the Iowa City Building Code, and cannot protrude beyond the building footprint. In addition, stairs must be designed in compliance with Section 14-2H-8 (Frontage Types).
3. **Photos.** All photos are illustrative, not regulatory.

14-2H-7C Tripartite Facade Articulation



Example of tripartite facade articulation.



A distinct base, middle, and top.

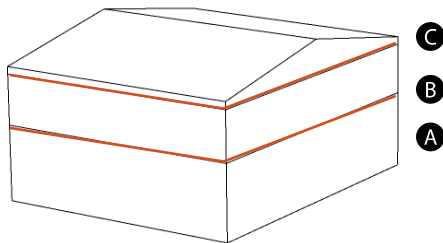


Figure 14-2H-7C-1: Diagram of Tripartite Façade

1. Description

Tripartite architecture uses architectural elements to delineate the base, middle and top. The ground floor façade composes the base. The building element and features above or including the uppermost occupied floor, including parapet walls and eaves, compose the top.

2. Applicability

Buildings of at least 2 stories

3. Standards / General Character

Requires three distinct sections:

- a. **Base.** The base of a building shall be distinguished from the middle through the use of string courses, cornice expression, or installation of awnings or canopies. **A**
- b. **Middle.** For a building that is 2 stories or less, a middle section is not required; only a top and a base. **B**
- c. **Top.** For a building that is 3 or more stories, the top shall be delineated with some form of cornice expression, either with trim material, brackets and panels, eave details, or accentuated masonry. **C**
- d. Where the exterior wall material changes along the vertical plane of a building, the materials must be separated by a horizontal band, such as a belt course, soldier course, or band board or other trim appropriate to the building materials being used.

14-2H-7D Architectural Recession(s)



Example of architectural recessions that extend from base to top.



Example of a modulated facade.

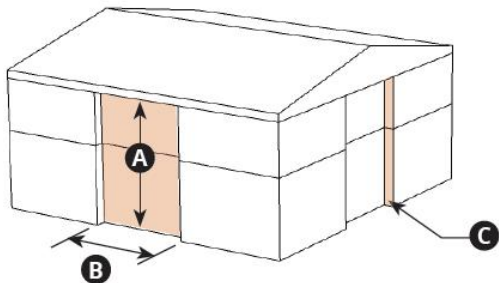


Figure 14-2H-7D-1: Diagram of Architectural Recessions

1. Description

Architectural recessions modulate the apparent size and scale of a building by recessing a portion(s) of the facade as an architectural element(s) or space(s) from the plane(s): a recessed entry from the sidewalk, a loggia or recessed balcony cut into the plane of the facade.

2. Applicability

Buildings of at least 2 stories and over 50' long, except for the House Large (14-2H-6D), House Small (14-2H-6E,) Duplex Side-by-Side (14-2H-6F), and Duplex Stacked (14-2H-6G) building types.

3. Standards / General Character

Recession Height	If ground floor is recessed, recession shall extend through the building mass	A
Recession Width		
Buildings 50'-100' long	12' min. (distributed in up to 2 locations)	B
Buildings > 100' long	20' min. (distributed in at least 2 locations)	
Depth	16" min.	C

14-2H-7E Corner Element



Mixed-use building with a Corner Element.



Residential building with a Corner Element.

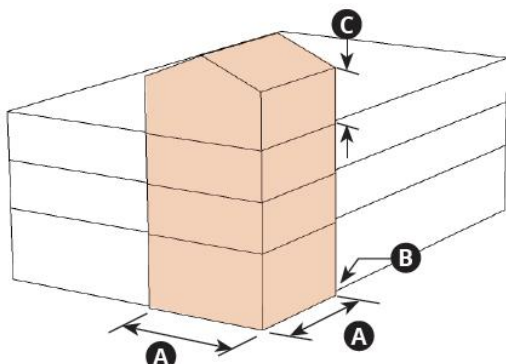


Figure 14-2H-7E-1: Diagram of Corner Element

1. Description

A corner element gives visual importance to corner and further shape the public realm.

2. Applicability

Optional architectural element for Main Street Building Types (14-2H-6N) where the building is over 75' long

3. Standards / General Character

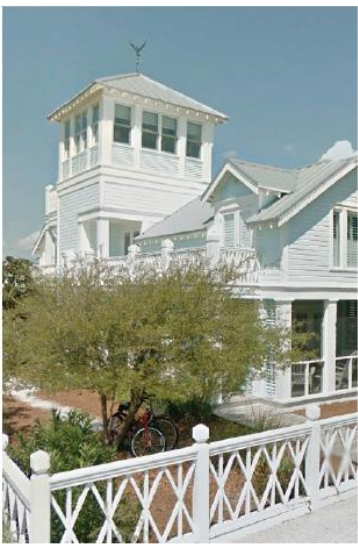
Footprint	10' x 10' min.	A
Projection from façade	3' min.	B
Top story height	14' max. ¹	C

¹ Corner element may exceed maximum height allowed by the zone by up to 10' when the highest story on the building is at the maximum height allowed by the zone.

14-2H-7F Rooftop Room



Example of a Rooftop Room.



Example of a Rooftop Room.

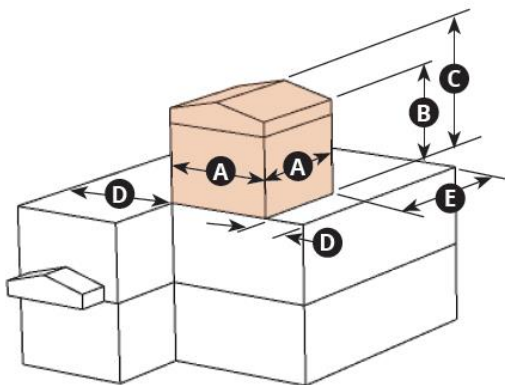


Figure 14-2H-7E-1: Diagram of Rooftop Room

1. Description

A Rooftop Room is a small enclosed or unenclosed room on the uppermost roof of house-scale buildings.

2. Applicability

Optional architectural element as allowed by Item 3 (Building Size and Massing) of the building type.

3. Standards / General Character

a. Standards

Interior clear dimensions	12' max.	A
Floor-to-Ceiling Height	10' max.	B
Overall Height	14' max.	C
Side setback from building edge	5' min.	D
Rear setback from building edge	15' min.	E
Opening or glazing on each side of room	75% min.	

b. General Character

- (1) Materials shall be consistent with the primary building.
- (2) Exterior access allowed in compliance with Title 17 Building and Housing Code, and Title 7, the Fire Code, Chapter 7-1 of the Iowa City Code of Ordinances.
- (3) Roof shall be consistent with roof style of primary building.
- (4) Openings shall be vertically proportioned or square.
- (5) Openings may be glazed.
- (6) Shutters, when present, shall be of sufficient width to cover the adjacent opening.

Section 14-2H-8: Frontage Type Standards

14-2H-8A Purpose

This Section establishes standards for 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).

14-2H-8B General Frontage Type Standards

1. **Nomenclature.** 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 including, but not limited to a restaurant or office as allowed by the zone.
2. **Allowable Frontage Types.**
 - a. Frontage types not listed in Item 8 (Frontages) of the zone are not allowed in that zone.
 - b. Each building may have multiple frontage types in compliance with the allowed types in Item 4 (Allowed Frontage Types) of each building type. Frontage types not listed in Item 4 (Allowed Frontage Types) of the building type are not allowed on that building type.
3. **Location.** Each frontage type shall be located in compliance with the facade zone per Item 5 (Building Placement) of the zone (Section 14-2H-2) and with the building type location of frontage standard (Sub-Section 14-2H-6B-5).
4. **Entries and Access.**
 - a. Along street frontages and passages, sliding doors are prohibited as building entries. Sliding doors may not be used as a primary means of entrance to any building or residential unit.
 - b. Access to entrance doors of individual dwelling units located above the ground floor level must be provided from an enclosed lobby or corridor and stairway. Unenclosed or partially enclosed exterior stairways are not allowed as the primary means of access to dwelling units located above the ground level floor of the building. This provision does not preclude the use of fire egress structures.
 - c. Dwelling units on the ground floor and their entrances must be connected to adjacent public right of ways, and to parking areas and other on-site facilities.
5. **Diversity of Frontage Types.** Except in the T4MS zone, there shall be a mix of at least two different frontage types within each block, using only the types allowed in the zone.
6. **Standards.** Standards are stated for the front of a design site and are to be adjusted for side street facades in compliance with the setbacks of the zone.

14-2H-8C Porch Projecting



Example of a Projecting Porch.



Example of a Projecting Porch.



Example of a glassed-in Projecting Porch.

1. Description

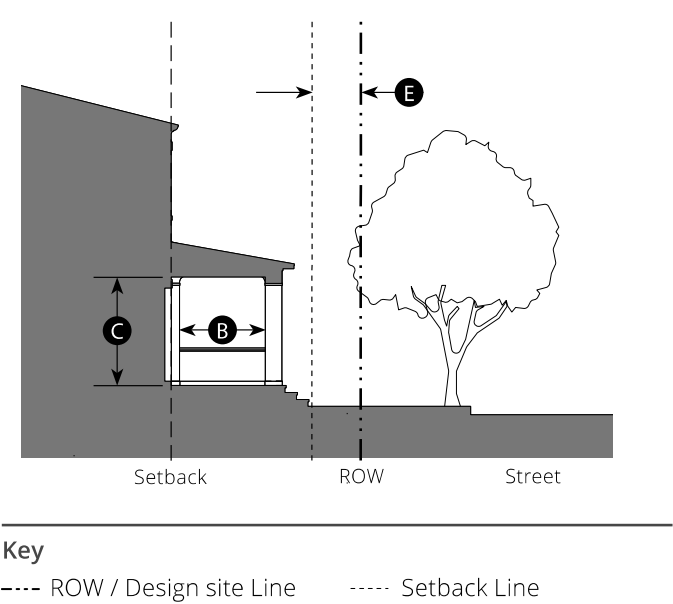
The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area can be defined by a fence or hedge to spatially define the edge of the street. The Porch may be one or two stories and is open on three sides.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

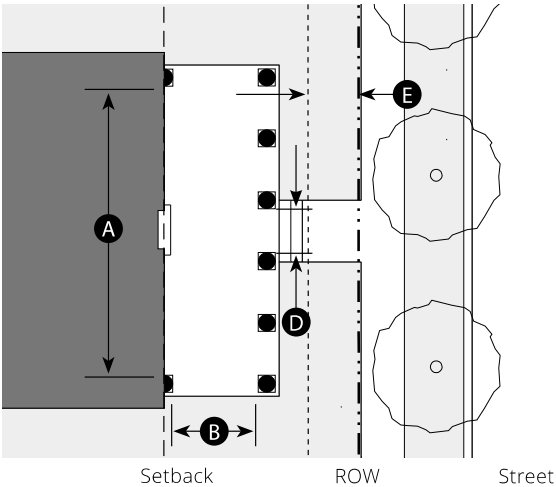
General Note: Photos on this page are illustrative, not regulatory.

Frontage Type Standards



2. Size		
Width, Clear	15' min. ¹	A
Depth, Overall		B
Elevated <12" from average finish grade	8' min.	
Elevated ≥12" from average finish grade	6' min.	
Height, Clear	8' min.	C
Stories	2 stories max. ¹	
Pedestrian Access Width	3' min.	D
Utility Easement Area as identified by the applicable abutting Thoroughfare Type (14-2H-9).		E

¹ Clear width reduce to 8' when applied to Cottage Court (14-2H-6H) building type. Story height maximum reduced to 1 story.



3. Miscellaneous
a. Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is 12".

14-2H-8D Porch Engaged



Example of an Engaged Porch.



Example of a 2-story Engaged Porch.



Example of an Engaged Porch.

1. Description

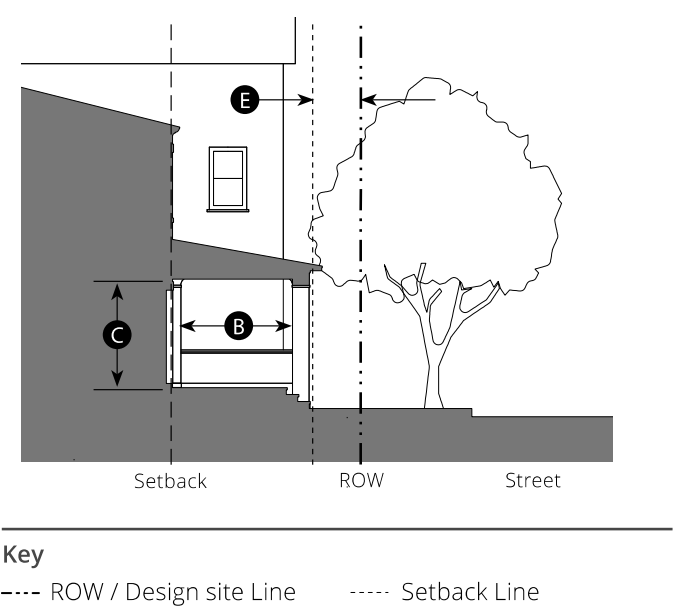
A portion of the main facade of the building projects into the front setback to create an area for a covered structure that projects from the rest of the facade. The Porch may project into the front setback. The resulting yard may be defined by a fence or hedge to spatially define the edge of the street. The Porch may be one or two stories and may have two or three adjacent sides that are engaged to the building with at least one side open.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

Frontage Type Standards



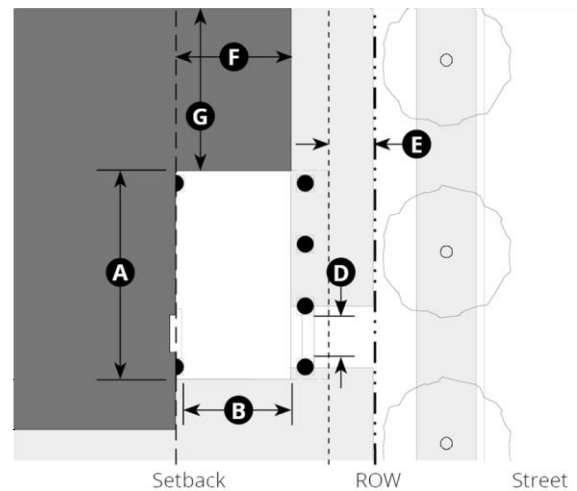
2. Size

Width, Clear	15' min.	A
Depth, Overall		B
Elevated <12" from average finish grade	8' min.	
Elevated ≥12" from average finish grade	6' min.	
Height, Clear	8' min.	C
Stories	2 stories max.	
Pedestrian Access Width	3' min.	D
Utility Easement Area as identified by the applicable abutting Thoroughfare Type (14-2H-9).		E

Encroachment Area of Building Façade

Depth	6' max.	F
Width	1/3 min. of overall build-ing façade ¹	G

¹ May not exceed Porch clear width (**A**)



3. Miscellaneous

- a. Up to 20% of the building facade and porch may project beyond the front setback line into the encroachment area for the zone.
- b. Porch shall be open at least on one side and have a roof.
- c. Clear glass may be installed between the porch columns if the minimum size of individual panes is 12".

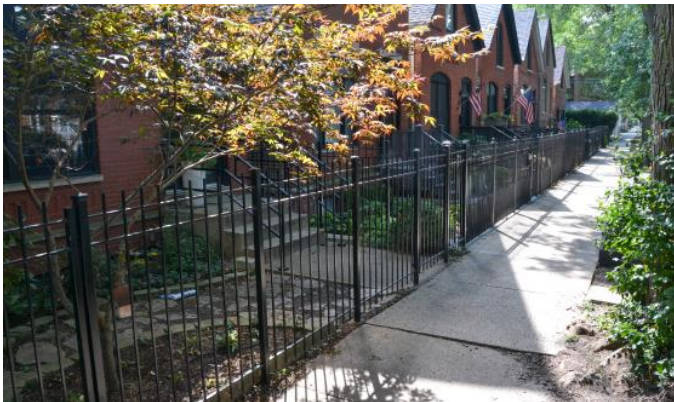
14-2H-8E Dooryard



Example of residential Dooryard.



Example of commercial Dooryard.



Example of residential Dooryard.

1. Description

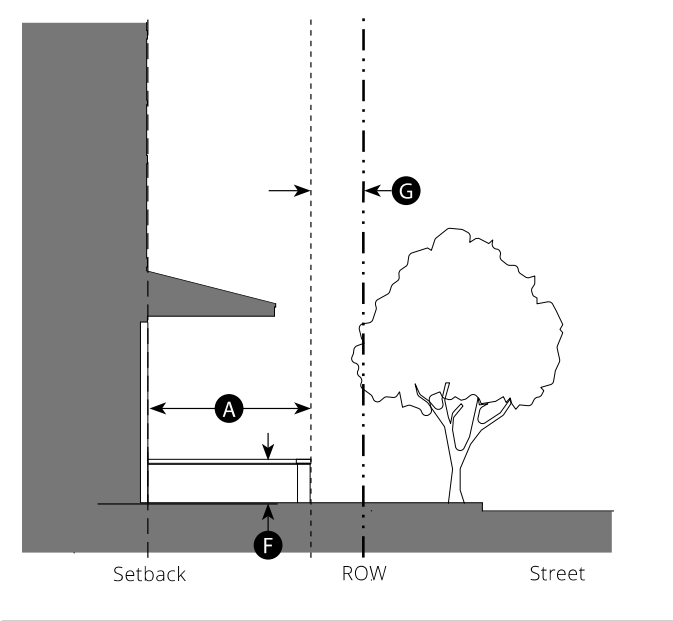
The main facade of the building is set back from the front design site line, which is defined by a low wall, hedge, or other allowed screening, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

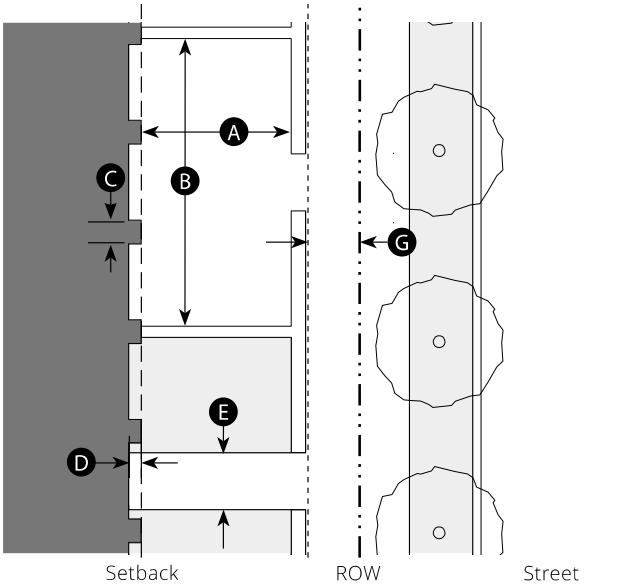
Frontage Type Standards



Key
----- ROW / Design site Line ----- Setback Line

2. Size		
Depth, Clear	10' min. ¹	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	12" max.	D
Pedestrian Access Width	3' min.	E
Height of Dooryard Fence/Wall above Finish Level	36" max.	F
Utility Easement Area as identified by the applicable abutting Thoroughfare Type (14-2H-9).		G

¹ Reduce to 8' when applied to Cottage Court (14-2H-6H) building type.



3. Miscellaneous
a. For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type is to be applied.

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

14-2H-8F Stoop



Example of a Stoop with paired entries.



Example of Stoops both perpendicular and parallel to the ROW.



Example of Stoop providing access to multiple units.

1. Description

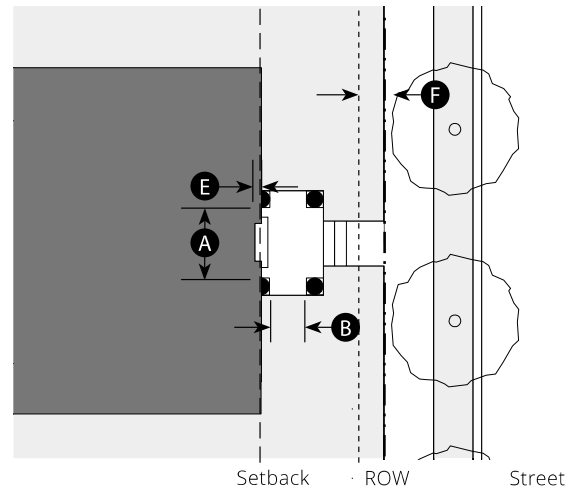
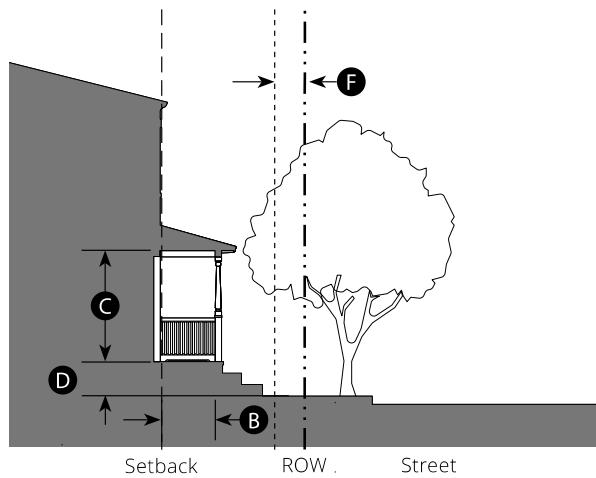
The main facade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

Frontage Type Standards



Key

---- ROW / Design site Line - - - - - Setback Line

2. Size

Width, Clear	5' min.	A
Depth, Clear	3' min.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min.	D
Depth of Recessed Entries	12" max.	E
Utility Easement Area as identified by the applicable abutting Thoroughfare Type (14-2H-9).		F

3. Miscellaneous

- Stairs may be perpendicular or parallel to the building facade.
- Ramps shall be parallel to facade or along the side of the building.
- Entry doors are covered or recessed to provide shelter from the elements.
- Gates are not allowed.
- All doors shall face the street.

14-2H-8G Forecourt



Example of a Forecourt with Shopfronts.



Example of a Forecourt in a mixed-use building.



Example of a Forecourt.

1. Description

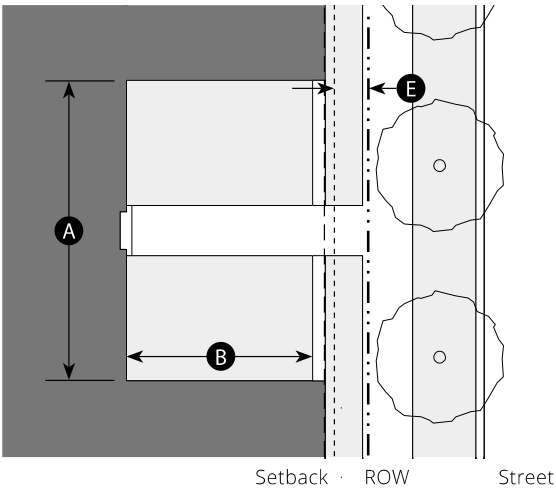
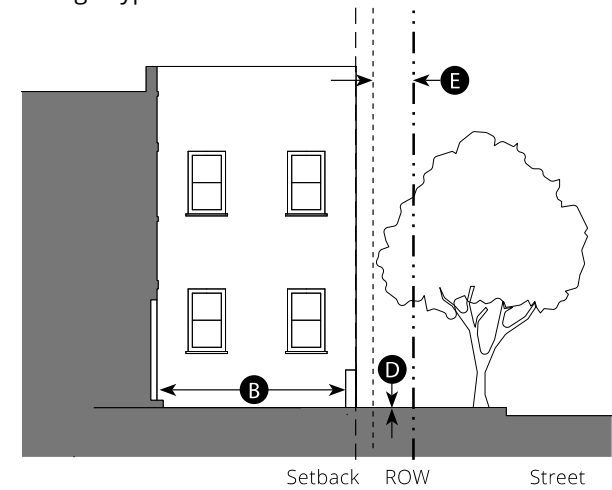
The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site for an entry court or shared garden space for housing, or as an additional shopping or restaurant seating area within retail and service areas.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

Frontage Type Standards

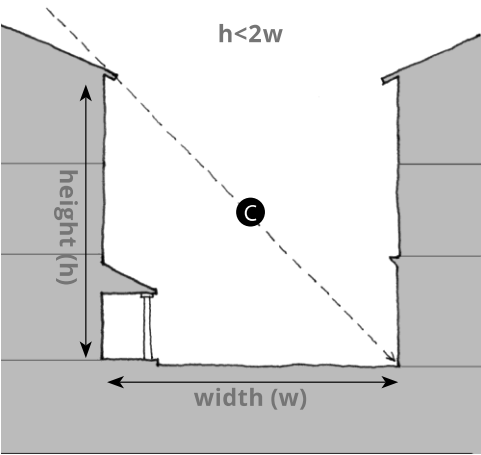


Key
----- ROW / Design site Line ----- Setback Line

2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Height from Sidewalk	12" max.	D
Utility Easement Area as identified by the applicable abutting Thoroughfare Type (14-2H-9).		E

3. Miscellaneous
- a. May be utilized to group several entries at a common elevation in compliance with the zone ground floor finish level standards.
 - b. The proportions and orientation of these spaces shall comply with Figure 14-2H-8G-1 below for solar orientation and user comfort.
 - c. Other frontage types as allowed in the zone may be applied to the front of the building and/or within the Forecourt.

Figure 14-2H-8G-1: Diagram for Solar Orientation



14-2H-8H **Maker Shopfront**



Example of a Maker Shopfront.



Example of a Maker Shopfront.



Example of a Maker Shopfront.

1. Description

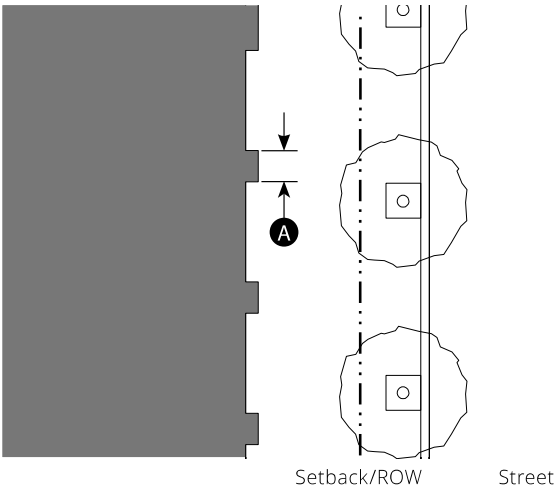
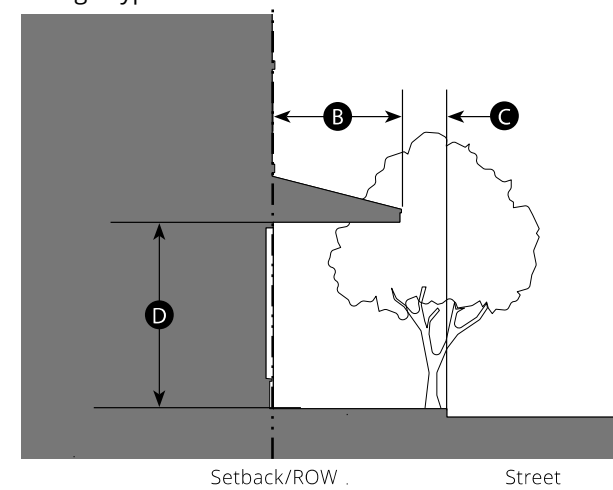
The main facade of the building is at or near the front design site line with an at-grade or elevated entrance from the sidewalk. This type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to people passing by on the sidewalk, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

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

Frontage Type Standards



Key
----- ROW / Design site Line ----- Setback Line

2. Size		
Distance between Glazing	10" max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	50% min.	
Depth of Recessed Entries	No max.	
3. Awning		
Depth	5' min.	B
Setback from Curb	2' min.	C
Height, Clear	8' min.	D

4. Miscellaneous	
a. Rounded and hooped awning are not allowed.	
b. Glazing shall be clear and highly transparent. Reflective (mirrored) or colored glass is not permitted. Low-E glazing will reduce transparency, so is discouraged, but if used, the glass chosen should have a high visible light transmittance and low reflectivity. Such windows must allow views into the interior space	

14-2H-8I Shopfront



Example of Shopfronts.



Example of a Shopfront.



Example of a Shopfront.

1. Description

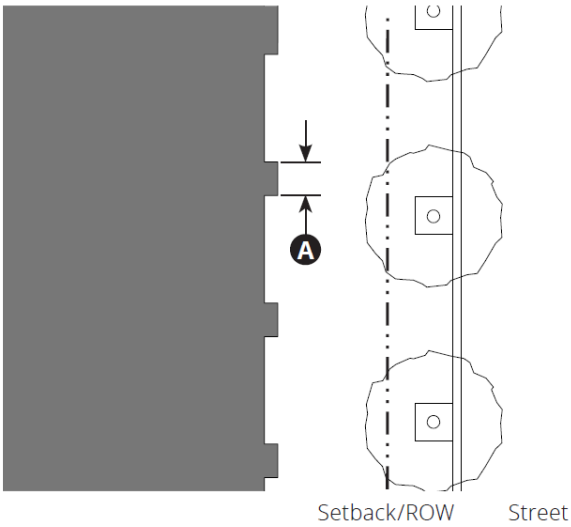
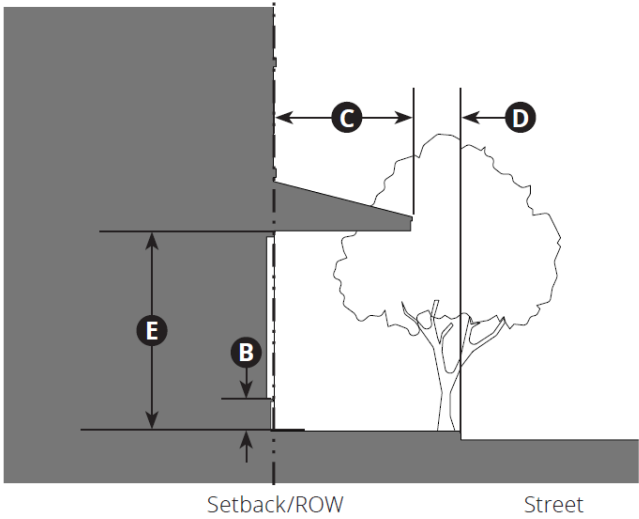
The main facade of the building is at or near the front design site line with at-grade entrance along the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling and may include an awning that overlaps the sidewalk.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

Frontage Type Standards



Key

----- ROW / Design site Line ----- Setback Line

2. Size

Distance between Glazing	2" max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 30" max.	B

3. Awning

Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

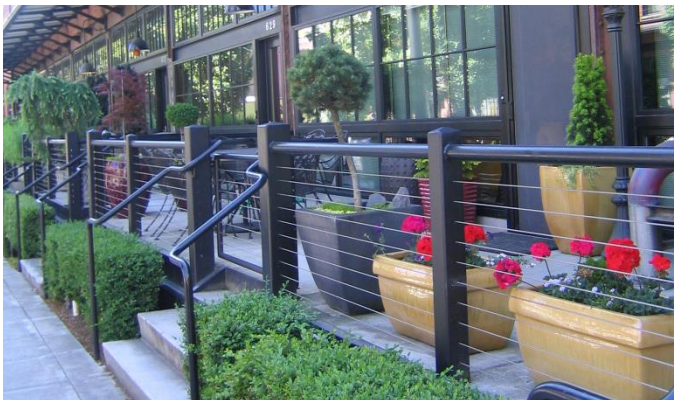
4. Miscellaneous

- a. Residential types of windows are not allowed.
- b. Rounded and hooped awning are not allowed.
- c. Glazing shall be clear and highly transparent. Reflective (mirrored) or colored glass is not permitted. Low-E glazing will reduce transparency, so is discouraged, but if used, the glass chosen should have a high visible light transmittance and low reflectivity. Such windows must allow views into the interior space

14-2H-8j Terrace



Example of a Terrace with low-wall seating.



Example of a Terrace.



Example of a residential Terrace.

1. Description

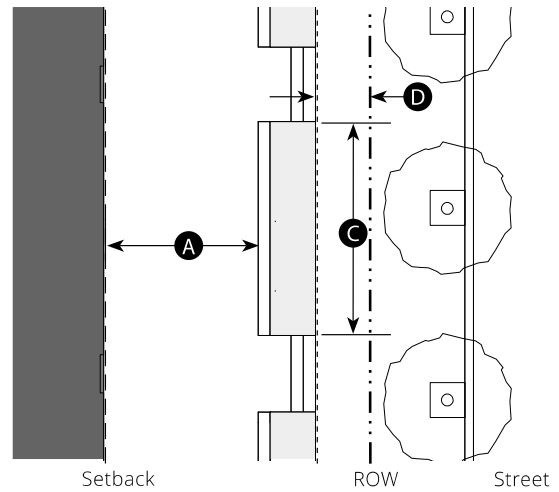
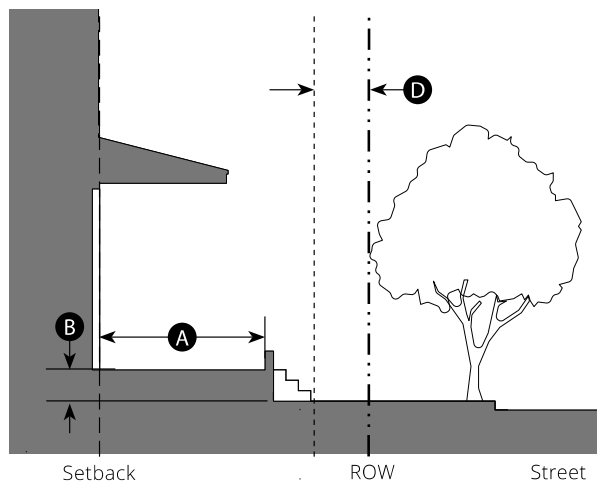
The main facade is at or near the front design site line with steps leading to an elevated area providing public circulation along the façade to connect multiple entrances. This type is used to provide outdoor areas along the sidewalk for housing or to accommodate an existing or intended grade change for retail, service or office uses.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

Frontage Type Standards



Key

----- ROW / Design site Line ----- Setback Line

2. Size

Depth of Terrace		A
Residential	8' min.	
Non-residential	12' min.	
Finish Level above Sidewalk	24" max.	B
Distance between Stairs	25' max.	C
Utility Easement Area as identified by the applicable abutting Thoroughfare Type (14-2H-9).		D

3. Miscellaneous

- Terrace shall also follow the standards for the Shopfront Frontage Type, when the Shopfront Frontage Type is an allowed frontage type in the zone.
- Where the frontage type requires the ground floor to be flush with the sidewalk, the terrace shall be considered to be the sidewalk.
- Low walls used as seating are allowed.
- Terrace shall be along the façade to connect multiple entrances.

14-2H-8K Gallery



A deep one-story Gallery providing covered outdoor dining.

1. Description

The main facade of the building is setback from the front design site line and an at-grade covered structure, typically articulated with colonnade or arches, covers an area not in the right-of-way. This type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts are included.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

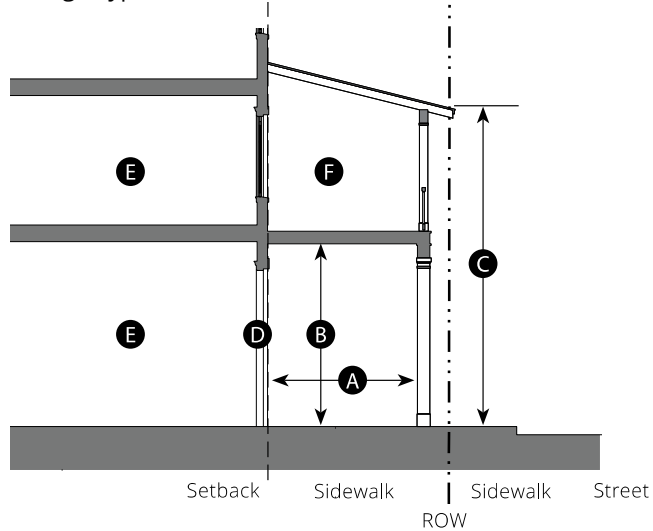


Example of a Gallery.



A two-story Gallery with second story uncovered.

Frontage Type Standards



Key

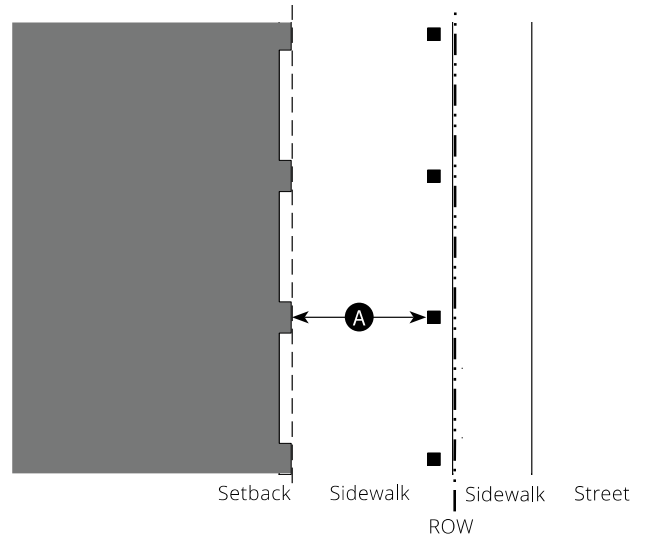
----- ROW / Design site Line ----- Setback Line

2. Size

Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Height	2 stories max.	C

3. Miscellaneous

- Galleries shall also follow the standards for the Shopfront Frontage Type. **D**
- Habitable space **E**
- Second story of Gallery may be used as deck and may be covered by a roof. **F**
- Galleries shall have a consistent depth.
- Galleries are not allowed to project over the sidewalk in the public right-of-way.



14-2H-8L Arcade



Example of an Arcade.



Example of an Arcade.



Example of an Arcade.

1. Description

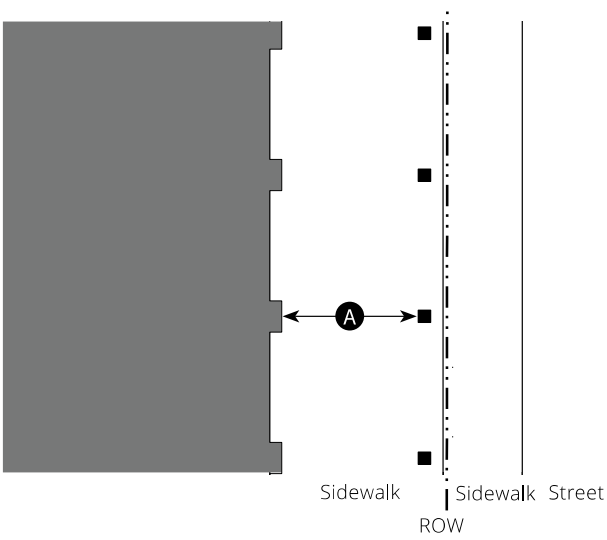
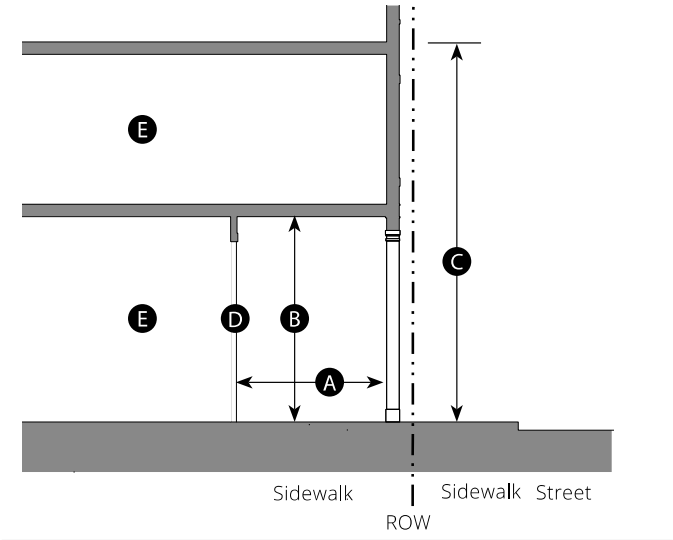
The main facade of the building is setback from the front design site line and the upper floor(s) contain habitable space overlapping the area below not in the right-of-way. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts are included.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

Key T# Allowed T# Not Allowed

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

Frontage Type Standards



Key
---- ROW / Property Line Setback Line

2. Size		
Depth, Clear	10' min.	A
Ground Floor Height, Clear	12' min.	B
Height	3 stories max.	C
3. Miscellaneous		
a. Arcades shall also follow the standards for the Shopfront Frontage Type.		D
b. Habitable space		E
c. Arcades shall have a consistent depth.		
d. Arcades are not allowed to project over the sidewalk in the public right-of-way.		

Section 14-2H-9: Thoroughfare Type Standards

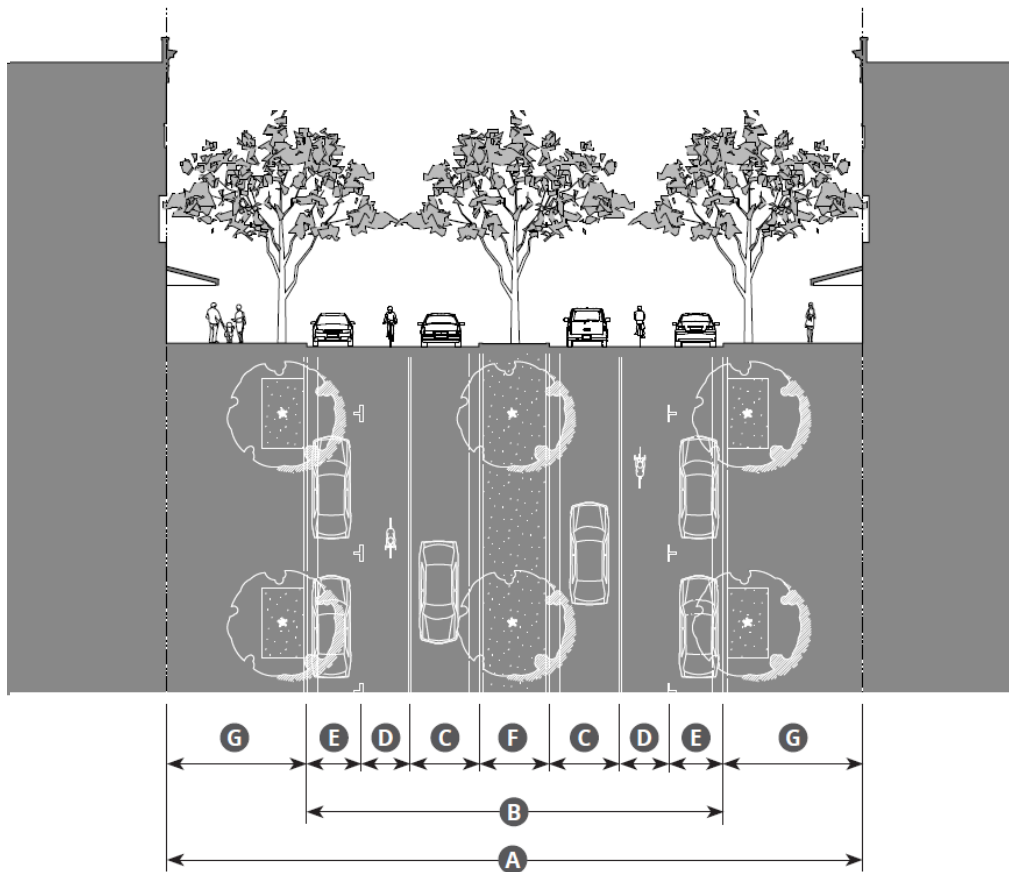
14-2H-9A Purpose

1. The provisions of this Section are established to accomplish the following:
2. Provide a range of thoroughfare types to support the intended physical character of each zone.
3. Provide only thoroughfares that are multi-modal and interconnected in a network that disperses vehicular traffic with multiple routes to destinations.
4. Ensure that streets serve the needs of all users (automobiles, transit and service vehicles, pedestrians, and cyclists).

14-2H-9B General Thoroughfare Type Standards

1. This Section identifies the allowed thoroughfare types consistent with the intended physical character of each Form-Based Zone.
2. The individual standards of each thoroughfare type in this Section may be adjusted as part of the subdivision process. In considering adjustments, the Director of Public Works and the Director shall find that the proposed adjustment meets the following criteria:
 - a. Supports the intended physical character of the zone abutting the thoroughfare(s).
 - b. Maintains multiple modes of transportation (transit, pedestrians, bicycles, automobiles).
 - c. Maintains sidewalks at least six feet wide.
 - d. Maintains on-street parking for a majority of each block face.
 - e. Maintains regularly spaced street trees.
3. Street trees shall be installed in the right-of-way by the owner.
 - a. Where adjacent property will remain undeveloped, street trees shall be planted prior to acceptance of public improvements.
 - b. Where adjacent property will be developed, trees shall be planted prior to issuance of a certificate of occupancy for each adjacent lot, with the following exception:
 - (1) Where street trees cannot be installed prior to occupancy or commencement of a use due to seasonal conditions that may reduce survivability, the building official may grant a delay of installation until the seasonal calendar dates of June 1 or November 1, whichever occurs first, and the property owner must place in an escrow account, established with the City, an amount which will cover one hundred ten percent (110%) of the estimated cost of plants and installation.

14-2H-9C Main Street with Median



1. Application

Movement Type	Slow
---------------	------

2. Overall Widths

ROW Width	100'	A
Pavement Width	50' (25' each side)	B

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

3. Lane Assembly

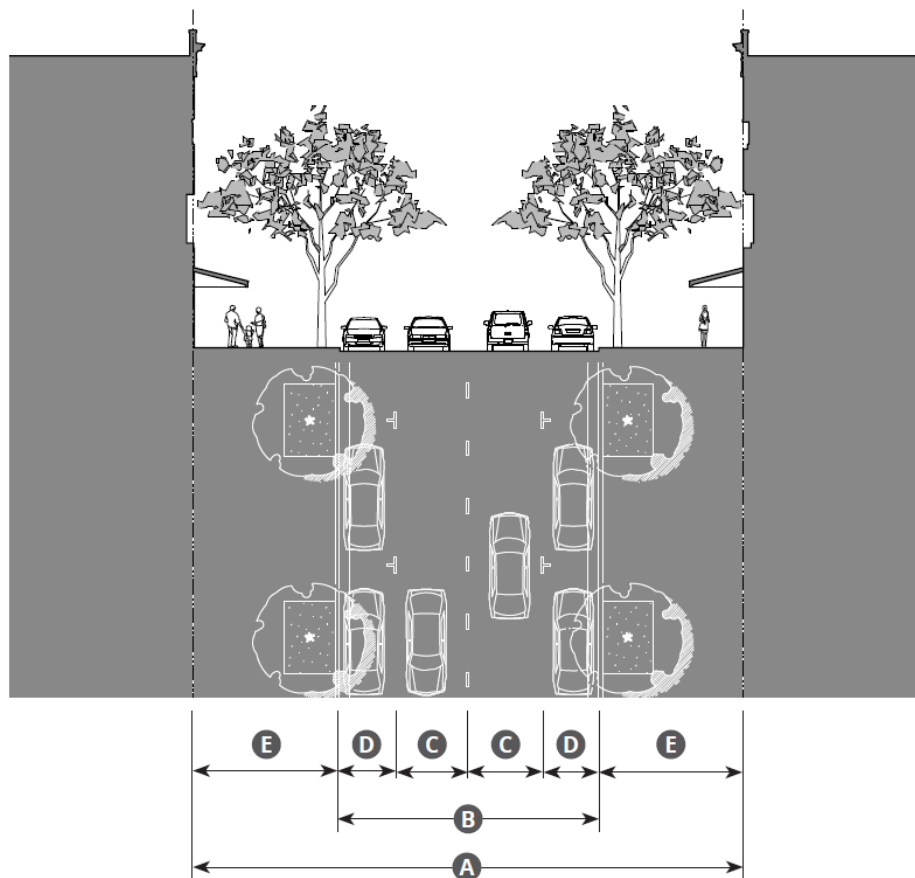
Traffic Lanes	2 @ 10'	C
Bicycle Lanes	2 @ 7'	D
Parking Lanes	2 @ 8', marked	E
Median/Turn Pocket	10'	F

4. Public Frontage Assembly

Drainage Collection Type	Curb and gutter	
Planter Type	7' x 10' tree well	
Landscape Type	Trees at 30' o.c. avg.	
Walkway Type	20' min. sidewalk	G
Curb Type	Raised	

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

14-2H-9D Main Street without Median



1. Application

Movement Type Slow

2. Overall Widths

ROW Width	80'	A
Pavement Width	36'	B

T3NE	T3NG	T4NS	T4NM	T4MS
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3. Lane Assembly

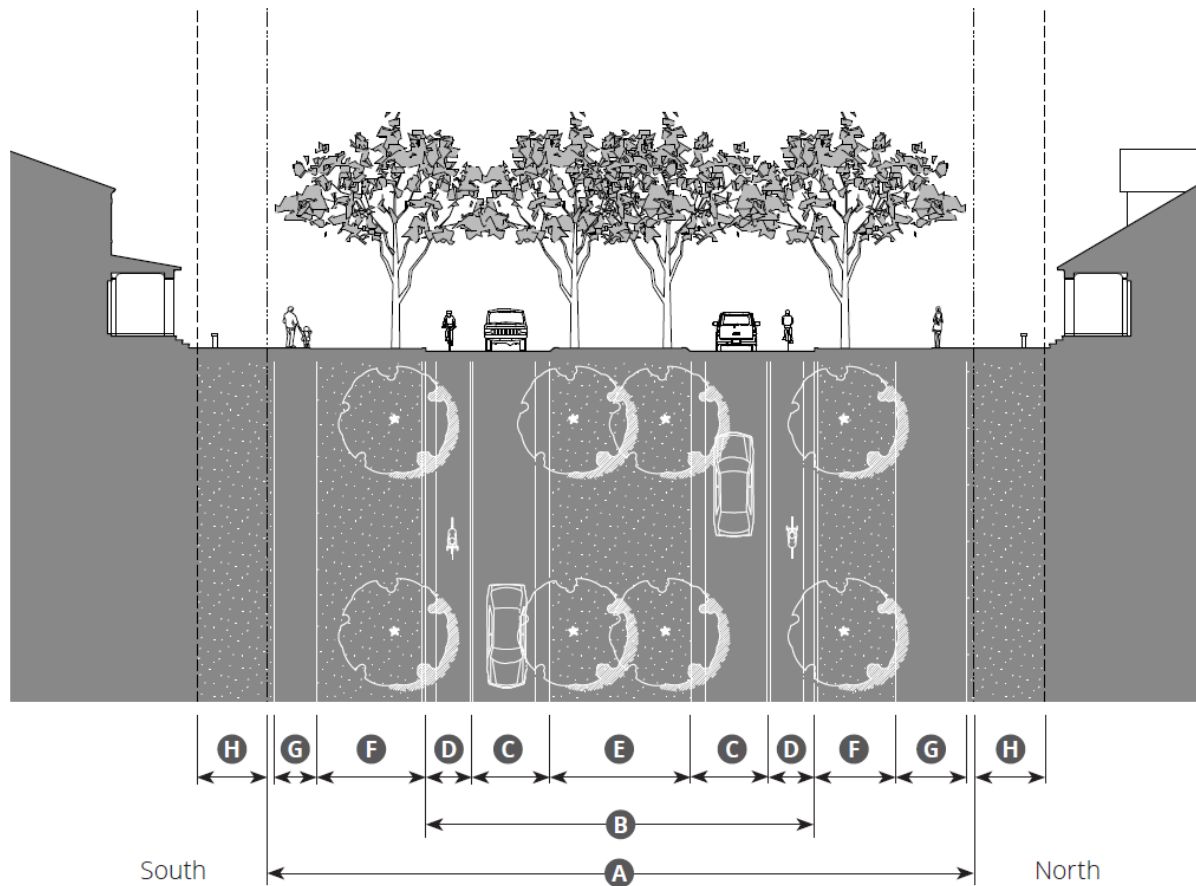
Traffic Lanes	2 @ 10'	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8', marked	D
Median/Turn Pocket	None	

4. Public Frontage Assembly

Drainage Collection Type	Curb and gutter	
Planter Type	7' x 10' tree well	
Landscape Type	Trees at 30' o.c. avg.	
Walkway Type	20' min. sidewalk	E
Curb Type	Raised	

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

14-2H-9E Avenue 2 without Parking



1. Application

Movement Type	Slow
---------------	------

2. Overall Widths

ROW Width	100'	A
Pavement Width	35' (17'-6" each side)	B

3. Lane Assembly

Traffic Lanes	2 @ 11'	C
Bicycle Lanes	2 @ 6'	D
Parking Lanes	None	
Median/Turn Pocket	20'	E

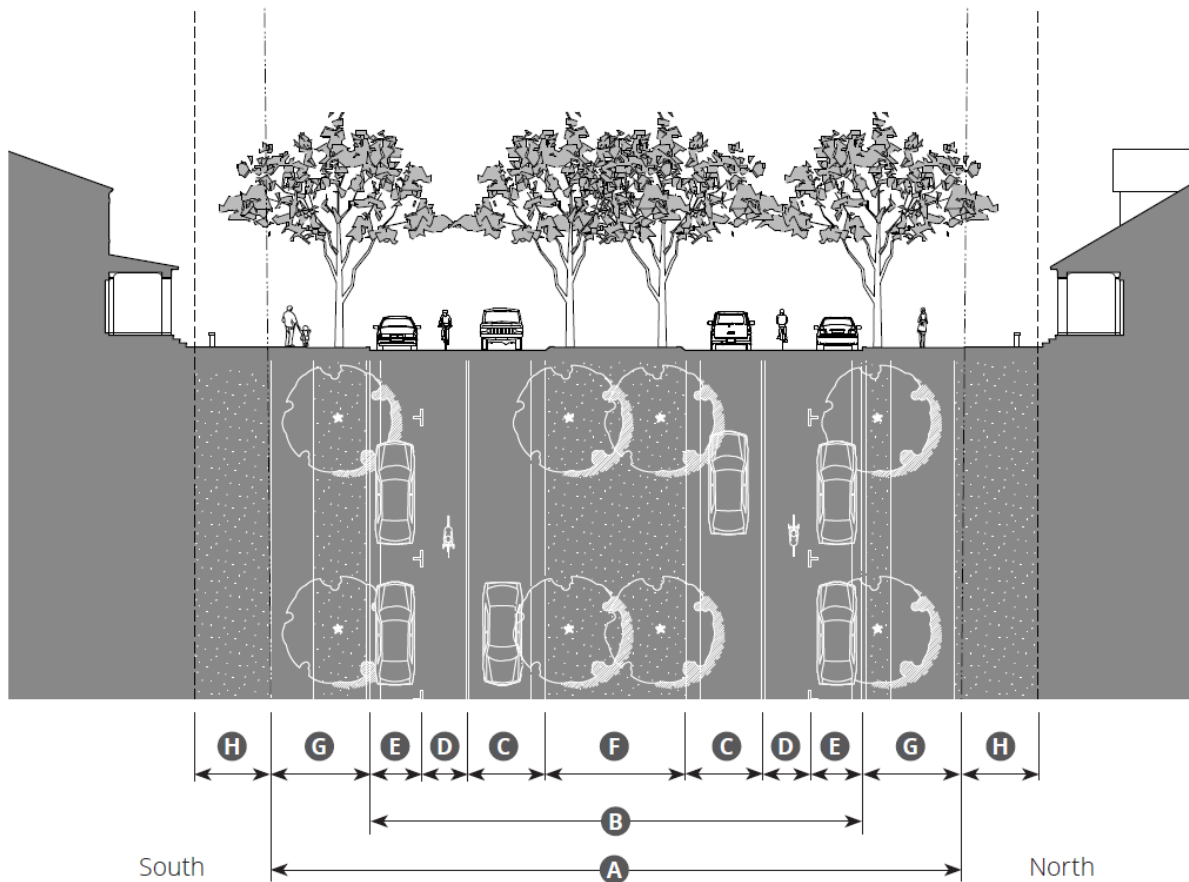
4. Public Frontage Assembly

Drainage Collection Type	Curb and gutter
Planter Type	Continuous planter; F 15'-6" min. one side; 11'-6" min. one side
Landscape Type	Trees at 30' o.c. avg.
Walkway Type	Sidewalk; G 6' min. one side ¹ ; 10' min. one side ¹
Curb Type	Raised
Utility Easement	15' from ROW H

¹ Plus 1' clearance from utility easement.

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

14-2H-9F Avenue 2 with Future Parking



1. Application

Movement Type Slow

2. Overall Widths

ROW Width 100' **A**

Pavement Width 50' (25' each side) **B**

3. Lane Assembly

Traffic Lanes 2 @ 11' **C**

Bicycle Lanes 2 @ 6' **D**

Parking Lanes (Future) 2 @ 7' **E**

Median/Turn Pocket 20' **F**

4. Public Frontage Assembly

Drainage Collection Type Curb and gutter

Planter Type Continuous planter;
8' min. one side;
4' min. one side

Landscape Type Trees at 30' o.c. avg.

Walkway Type Sidewalk; **G**
6' min. one side¹;
10' min. one side¹

Curb Type Raised

Utility Easement 15' from ROW **H**

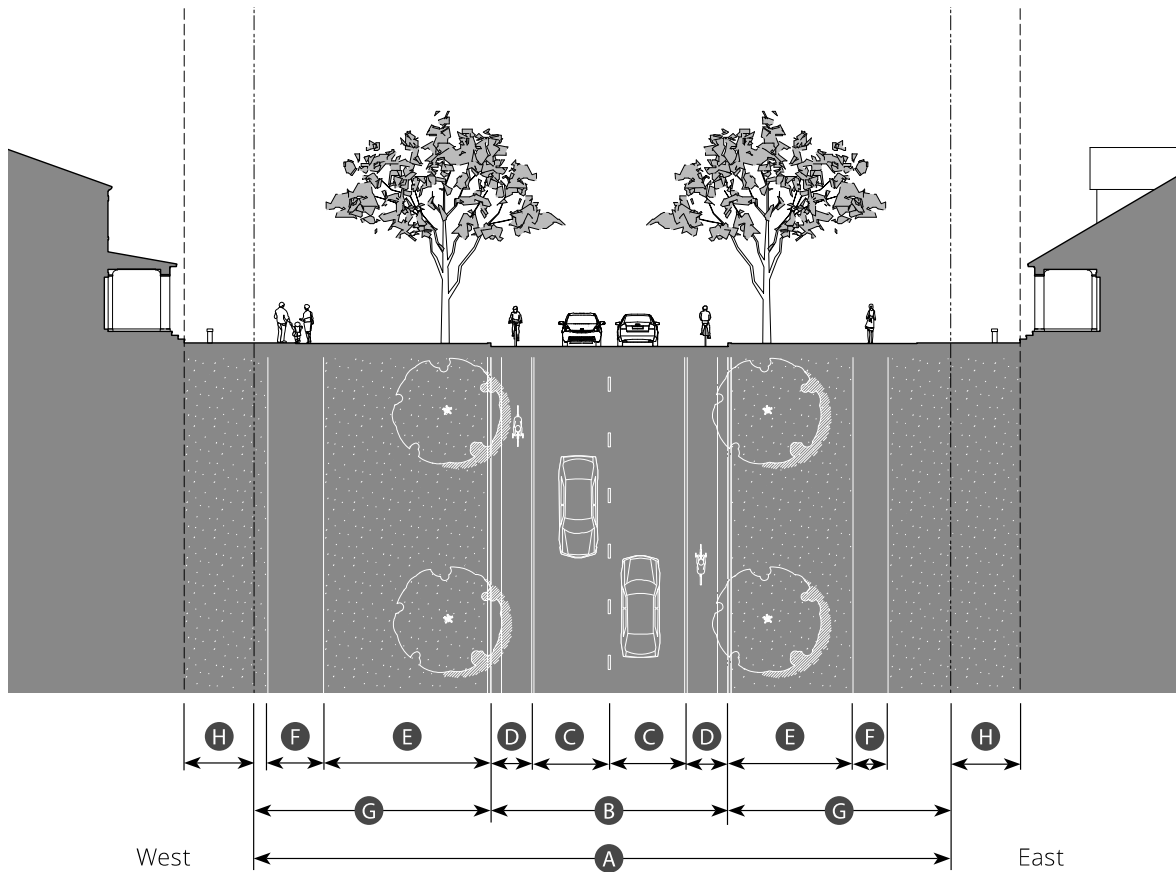
¹ Plus 1' clearance from utility easement.

T3NE	T3NG	T4NS	T4NM	T4MS
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Key	T#	Allowed	T#	Not Allowed
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14-2H-9G

Avenue 3



1. Application

Movement Type	Slow
---------------	------

2. Overall Widths

ROW Width	100'	A
-----------	------	----------

Pavement Width	34'	B
----------------	-----	----------

3. Lane Assembly

Traffic Lanes	2 @ 11'	C
---------------	---------	----------

Bicycle Lanes	2 @ 6'	D
---------------	--------	----------

Parking Lanes	None	
---------------	------	--

Median/Turn Pocket	None	
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T3NE

T3NG

T4NS

T4NM

T4MS

4. Public Frontage Assembly

Drainage Collection Type	Curb and gutter
--------------------------	-----------------

Planter Type	Continuous planter; E
	24' min. one side;
	18' min. one side

Landscape Type	Trees at 30' o.c. avg.
----------------	------------------------

Walkway Type	Sidewalk; F
	10' min. one side;
	5' min. one side

Sidewalk/Planting ¹	34' min. one side; G
	20'-6" min. one side

Curb Type	Raised
-----------	--------

Utility Easement	15' from ROW H
------------------	-----------------------

¹ Plus 2' clearance from utility easement.

Key

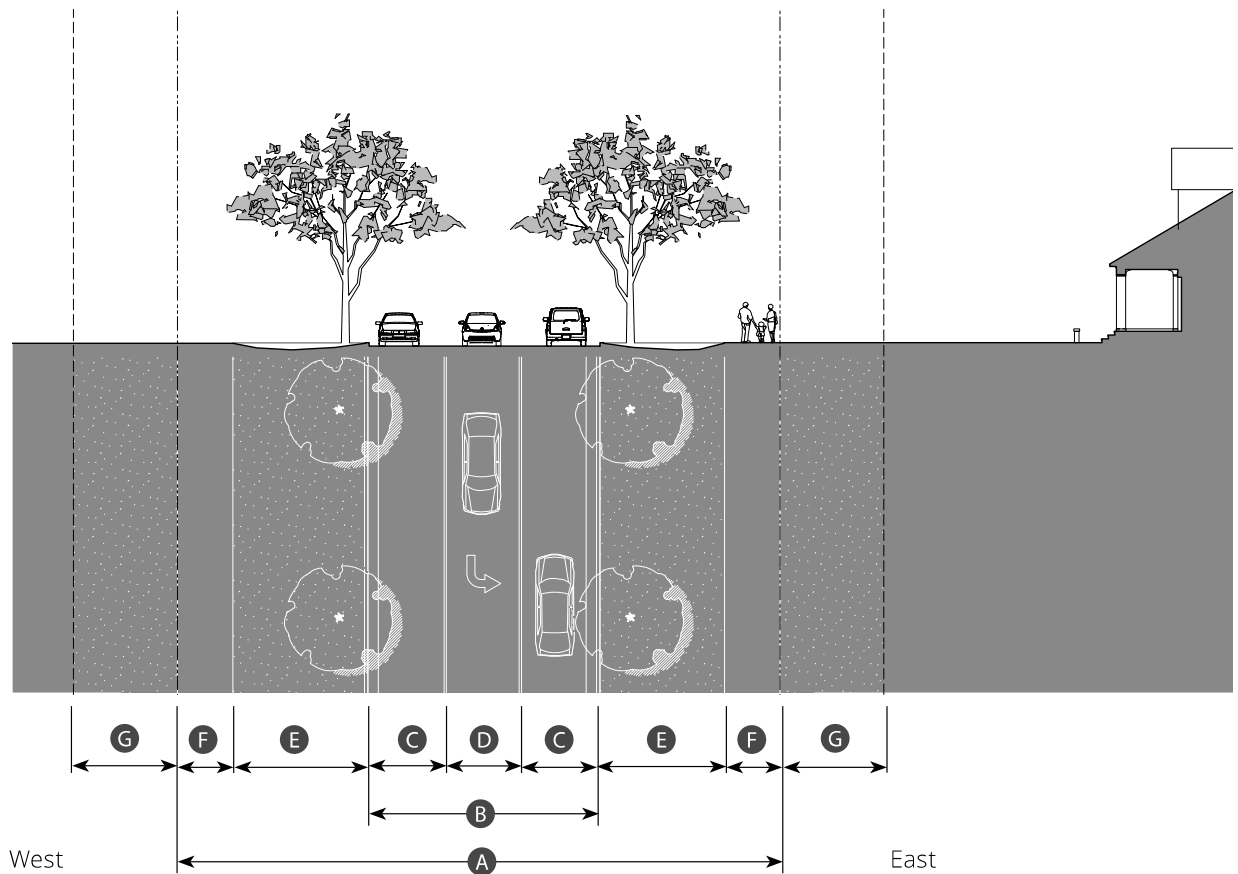
T#

Allowed

T#

Not Allowed

14-2H-9H Avenue 4



1. Application

Movement Type Free

2. Overall Widths

ROW Width	87'	A
Pavement Width	33'	B

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

3. Lane Assembly

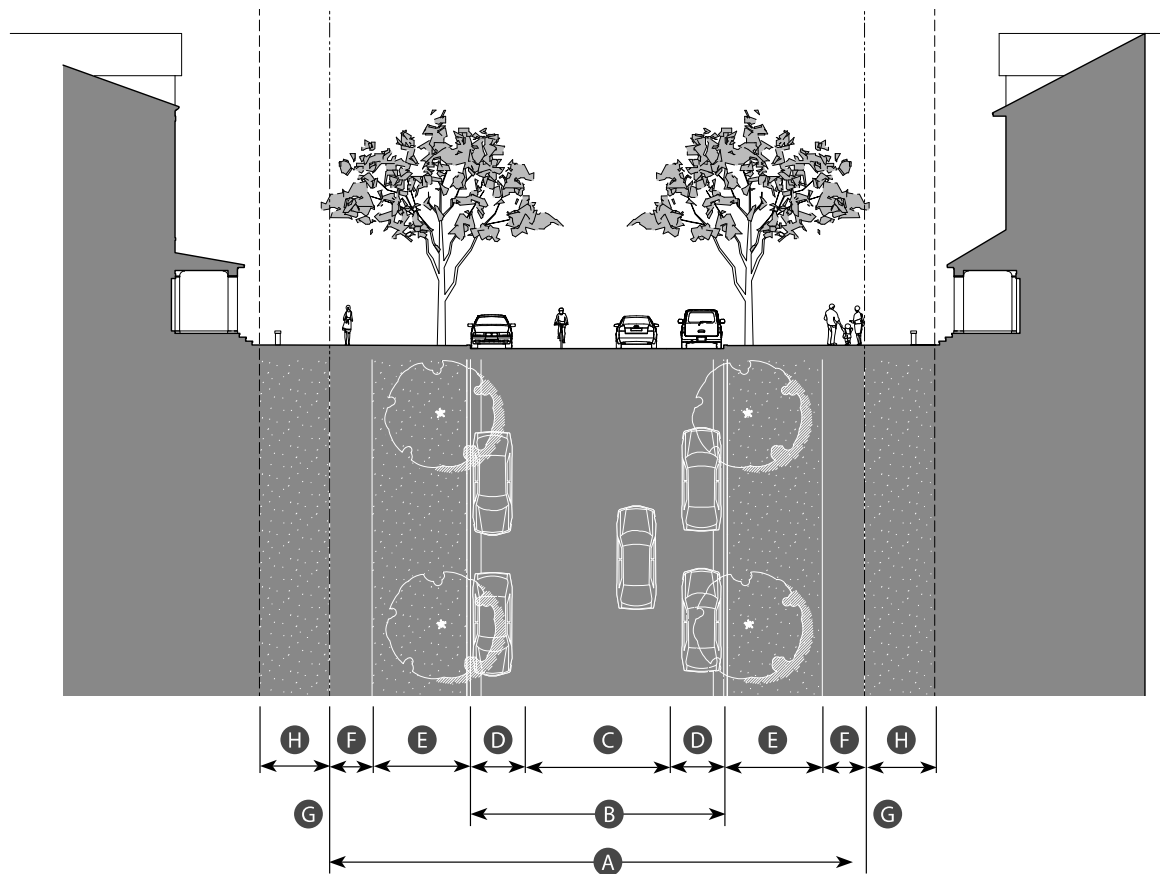
Traffic Lanes	2 @ 11'	C
Bicycle Lanes	None	
Parking Lanes	None	
Median/Turn Pocket	11', painted	D

4. Public Frontage Assembly

Drainage Collection Type	Swale	
Planter Type	24' min. continuous planter	E
Landscape Type	Trees at 30' o.c. avg.	
Walkway Type	Sidewalk; 10' min. one side; 5' min. one side	F
Curb Type	None	
Utility Easement	15' from ROW	G

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

14-2H-9I Neighborhood Street 1 with Parking both sides



1. Application

Movement Type	Yield
---------------	-------

2. Overall Widths

ROW Width	70'	A
-----------	-----	----------

Pavement Width	28'	B
----------------	-----	----------

3. Lane Assembly

Traffic Lanes	1 @ 12'	C
---------------	---------	----------

Bicycle Lanes	None	
---------------	------	--

Parking Lanes	2 @ 8', unmarked	D
---------------	------------------	----------

Median/Turn Pocket	None	
--------------------	------	--

4. Public Frontage Assembly

Drainage Collection Type	Curb and gutter
--------------------------	-----------------

Planter Type	14' min. continuous planter	E
--------------	-----------------------------	----------

Landscape Type	Trees at 30' o.c. avg.
----------------	------------------------

Walkway Type	5' min. sidewalk ¹	F
--------------	-------------------------------	----------

Curb Type	Raised
-----------	--------

Where required, one side is open space without buildings in compliance with the Regulating Plan maps in the comprehensive plan.	G
---------------------------------------------------------------------------------------------------------------------------------	----------

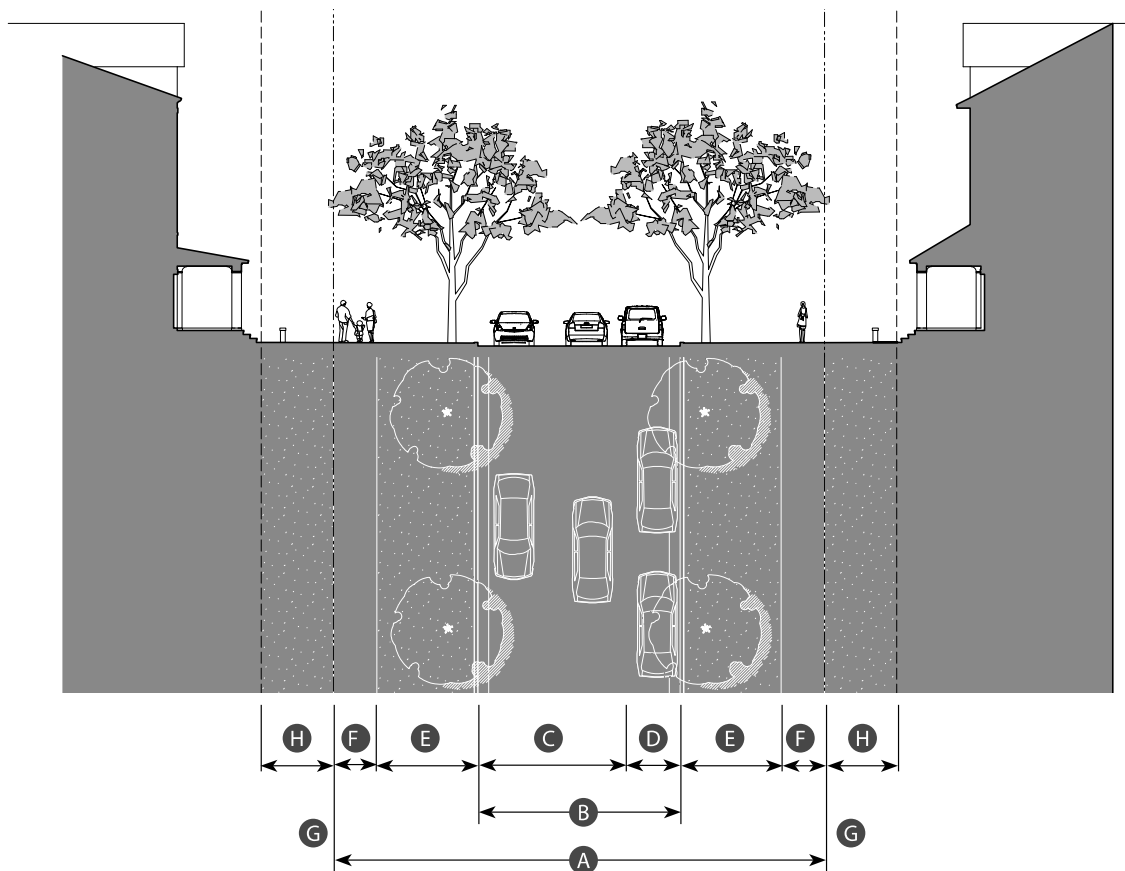
Utility Easement	10' from ROW	H
------------------	--------------	----------

¹ Plus 2' clearance from utility easement.

² 6 feet minimum if near park, civic space or school.

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

14-2H-9J Neighborhood Street 2 with Parking one side



1. Application

Movement Type	Yield
---------------	-------

2. Overall Widths

ROW Width	70'	A
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Pavement Width	26'	B
----------------	-----	----------

3. Lane Assembly

Traffic Lanes	1 @ 18'	C
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Bicycle Lanes	None	
---------------	------	--

Parking Lanes	1 @ 8', unmarked	D
---------------	------------------	----------

Median/Turn Pocket	None	
--------------------	------	--

4. Public Frontage Assembly

Drainage Collection Type	Curb and gutter	
--------------------------	-----------------	--

Planter Type	14' min. continuous planter	E
--------------	-----------------------------	----------

Landscape Type	Trees at 30' o.c. avg.	
----------------	------------------------	--

Walkway Type	5' min. sidewalk ¹	F
--------------	-------------------------------	----------

Curb Type	Raised	
-----------	--------	--

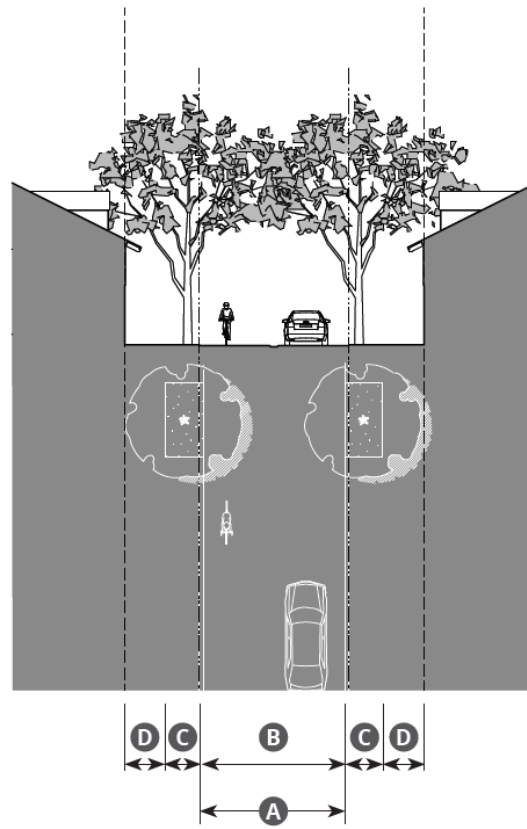
Where required, one side is open space without buildings in compliance with the Regulating Plan maps in the comprehensive plan.		G
---------------------------------------------------------------------------------------------------------------------------------	--	----------

Utility Easement	10' from ROW	H
------------------	--------------	----------

¹ Plus 2' clearance from utility easement.

² 6 feet minimum if near park, civic space or school.

Key	T#	Allowed	T#	Not Allowed
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14-2H-9K Alley**1. Application**

Movement Type Yield

2. Overall Widths**a. Widths**

ROW Width 20' **(A)**

Pavement Width 20' **(B)**

b. Additional Standards

- (1) A chamfered corner of 5' is required where two alleys connect.
- (2) Garage doors shall be setback min. 3' from ROW; max. 5'
- (3) Pedestrians share 20' section with vehicles and bicycles.

T3NE

T3NG

T4NS

T4NM

T4MS

3. Lane Assembly

Traffic Lanes 1 @ 20' **(B)**

Bicycle Lanes None

Parking Lanes None

Median/Turn Pocket None

4. Public Frontage Assembly

Drainage Collection Type Valley gutter

Planter Type Planter min. 5' x 10' between driveways **(C)**

Landscape Type Trees at 50' o.c. avg.

Walkway Type None **(D)**

Curb Type Rolled or flush

Key

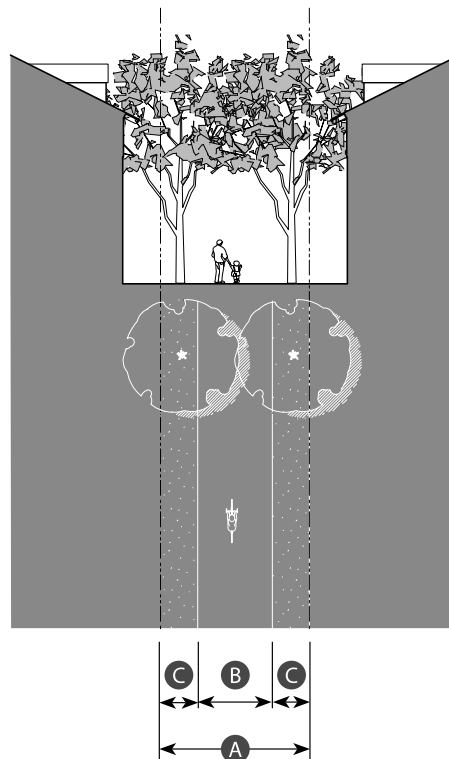
T#

Allowed

T#

Not Allowed

14-2H-9L Passage



1. Application	
Movement Type	Pedestrian/Bicycle
2. Overall Widths	
a. Widths	
ROW Width	20' A
Pavement Width	10' B
b. Additional Standards	
(1) Side/front street adjoining design sites to comply with Section 14-2H-9 (Frontage Standards).	
(2) Pedestrians share 10' section with bicycles.	
(3) See Sub-Section 14-2H-6j (Passage) for additional standards.	
(4) Passage shall be open to the public at all times.	

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

3. Lane Assembly	
Traffic Lanes	None
Bicycle Lanes	10', unmarked B
Parking Lanes	None
Median/Turn Pocket	None
4. Public Frontage Assembly	
Planter Type	Continuous planter min. 5' wide between access to design sites C
Landscape Type	Trees at 50' o.c.
Walkway Type	Multipurpose path

Key	T#	Allowed	T#	Not Allowed
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14-2H-10: Affordable Housing Incentives

14-2H-10A

Purpose

The purpose of this section is to:

1. Create a more inclusive, just and sustainable Iowa City;
2. Encourage the distribution of affordable housing throughout all areas of the City;
3. Promote the construction of housing that is affordable to the community's workforce;
4. Promote a balanced community that provides housing for people with diverse income levels;
5. To reduce the number of housing cost-burdened households; and
6. Promote household stability and reduce the threat of homelessness.

14-2H-10B**Eligibility and Incentive Provisions**

Notwithstanding any contrary provisions in this Title, the provisions of this Section shall apply in all Form-Based Zones that allow residential uses. Owners that provide Affordable Housing not required pursuant to the Affordable Housing Annexation Policy or the Tax Increment Financing (TIF) Policies may utilize the following incentives:

1. **Parking Reduction.** No parking spaces shall be required for Affordable Housing.
2. **Density Bonus.** For building types that allow 4 or more dwelling units, the maximum number of dwelling units may be increased by 25% if all additional units are Affordable Housing.
3. **Minor Adjustments to certain “Zone Standards” (14-2H-2).** One of the following adjustments may be administratively approved in buildings that contain Affordable Housing units where the proposed adjustment fits the characteristics of the site and the surrounding neighborhood, and is consistent with the intent of the standard being adjusted and the goals of the Comprehensive and District Plans:
 - a. Building type design site depth standards may be adjusted by up to 15'. This provision may be combined with reductions for relocation of utility easement or addition of new Civic Space not shown in the future land use map up to a combined maximum of 25'.
 - b. Building type design site width may be adjusted by up to 15%.
 - c. Minimum amount of façade required within the façade zone may be reduced by up to 20%.
4. **Minor Adjustments to certain “Building Type Standards” (14-2H-6).** One of the following adjustments may be administratively approved for buildings that contain Affordable Housing units where the proposed adjustment fits the characteristics of the site and the surrounding neighborhood, and is consistent with the intent of the standard being adjusted and the goals of the Comprehensive and District Plans:
 - a. Building main body and wing standards may be adjusted by up to 15%.
 - b. Maximum Building Height may be increased by up to 0.5 stories. This bonus allows the Building Height to exceed the maximum standards for Primary Buildings found in Item 4a (Building Form; Height) of Section 14-2H-2 (Zones) by 0.5 stories and by 5'.
5. **Additional Minor Adjustments.** An additional minor adjustment each to “Zone Standards” described in subsection B2c and “Building Type Standards” described in subsection B2d may be administratively approved where Affordable Housing units are income restricted to households making 50 percent (50%) or less of the Area Median Income.

14-2H-10C

Definitions

For purposes of this section, the following definitions shall apply to these terms:

1. **AFFORDABLE HOUSING:** The collective reference to "owner-occupied affordable housing" and/or "affordable rental housing", as those terms are defined herein.
2. **AFFORDABLE RENTAL HOUSING:** Housing that is rented for no more than the HUD fair market rent for the Iowa City, Iowa, HUD metro FMR area, as adjusted annually, and rented to an income eligible household, or housing that has received Low Income Housing Tax Credits (LIHTC) through the Iowa Finance Authority and rented for no more than the LIHTC rent limits for Johnson County, as adjusted annually, and rented to an income eligible household.
3. **INCOME-ELIGIBLE HOUSEHOLD:** Except as set forth herein, a household is an income eligible household for purposes of purchasing an owner-occupied affordable housing dwelling unit if that household has an annual income equal to or less than eighty percent (80%) of the area median income (AMI) for Iowa City, as adjusted annually. Except as set forth herein, a household is an income eligible household for leasing affordable rental housing if that household has an annual income equal to or less than sixty percent (60%) of the AMI for Iowa City, as adjusted annually. Households with greater than one hundred thousand dollars (\$100,000) in assets, excluding Retirement Assets, are not income eligible households.
4. **OWNER-OCCUPIED AFFORDABLE HOUSING:** Housing that is sold at a price no greater than the most current published housing and urban development (HUD) homeownership sale price limit for existing and new homes to an income eligible household.
5. **RETIREMENT ASSETS:** Financial assets whose liquidity is limited or penalized until a person reaches retirement age, including, but not limited to 401(k)s, IRAs, pension accounts, IPERS, and TIAA-CREF, not including distribution of or income from the assets.

14-2H-10D

General Requirements

1. **Methods of Achieving Affordable Housing.** Affordable Housing may be provided through one or both of the following methods:
 - a. Onsite owner-occupied affordable housing; or
 - b. Onsite affordable rental housing.
2. **Affordable Housing Agreement and Deed Restriction.** Upon approval of an affordable housing incentive, the property owner shall enter into an agreement with the City establishing which method(s) it will utilize and detailing how it will satisfy the obligations of this code, including details of the applicable programming and development requirements. This agreement must be executed prior to issuance of a building permit for the project receiving the affordable housing incentive. The City Manager is hereby given the authority to execute such an agreement, which shall be recorded in the Office of the Johnson County Recorder at owner's expense. A deed restriction memorializing these obligations and limitations shall be recorded contemporaneously therewith at the Owner's cost.
3. **Term of Affordability.** An Affordable Housing dwelling unit shall remain so for no less than twenty (20) years from the issuance of the certificate of occupancy for the dwelling unit and recording of the deed restriction described below.

4. Remedy. Failure by the owners to verify income in accordance with the provisions and rules of this Article is a violation of this Article.

14-2H-10E

Owner-Occupied Affordable Housing

Owner-occupied affordable housing must satisfy the general requirements set forth in Section 14-2H-10D and the following requirements:

1. Development Requirements.
 - a. Dwelling Unit Size and Quality: The affordable housing dwelling unit size shall be at least eighty percent (80%) of the floor area for the market rate dwelling units of the same type, shall have the same number of bedrooms, and shall be of similar quality, or as approved by the City Manager or designee. Where a housing development contains a variety of bedroom counts per dwelling unit, the percentage of affordable dwelling units with a particular number of bedrooms shall be equal to the percentage of non-set-aside dwelling units with the same number of bedrooms.
 - b. Location: Affordable housing dwelling units shall be distributed throughout the development to achieve integration and avoid concentration or segregation of the affordable housing dwelling units, unless approved by the City Manager or designee.
 - c. Timing of Construction: The affordable housing dwelling units shall be constructed and issued a certificate of occupancy concurrently with or prior to the market rate dwelling units in the development.
2. Program Requirements.
 - a. Occupancy. An affordable housing dwelling unit shall, at all times during the term of affordability, be occupied by an income eligible household as the household's primary residence.
 - b. Income Verification. The Owner shall determine annual household income according to the HUD part 5, section 8 regulations on annual income codified in 24 CFR 5.609, as amended, and verified by the City prior to close of the sale.
 - c. Rental Restriction. An owner-occupied affordable housing unit may not be rented, except an owner may rent or lease a bedroom in the unit.
 - d. Sale Restrictions. The following sales restrictions apply to all owner-occupied affordable housing, compliance with which shall be verified by the City Manager, or designee, prior to closing on the sale.
 - (1) Approved Purchasers: A seller of an affordable dwelling unit must sell the unit only to an income-eligible household. Seller shall determine a potential buyer's annual household income according to the HUD part 5, section 8, regulations on annual income codified in 24 CFR 5.609, as amended.
 - (2) Sale Price: The sale price of any owner-occupied affordable housing dwelling unit shall not exceed the purchase price paid by the original income-eligible household purchaser or the HUD homeownership sale price limit, whichever is greater, with the following exceptions:
 - (a) Closing Costs: Customary closing costs and costs of sale.
 - (b) Real Estate Commissions: Costs of real estate commissions paid by the seller to a licensed real estate agent.

- (c) Permanent Capital Improvements: Reasonable value added to the dwelling unit due to permanent capital improvements installed within the unit by the seller pursuant to a properly issued building permit.
- (d) Special Fees: The seller shall not levy or charge any additional fees or any finder's fee, nor demand any other monetary consideration other than provided in this chapter.

14-2H-10F

Affordable Rental Housing

Affordable rental housing must satisfy the general requirements set forth in Section 14-2H-10D, the development requirements for owner-occupied affordable housing set forth in subsection E1 of this section, and the following:

1. Program Requirements.
 - a. Rental Rate: The monthly rental rate shall be either:
 - (1) no more than the fair market rents as published by HUD for the Iowa City, Iowa, HUD metro FMR area, as adjusted annually; or
 - (2) for projects that have been awarded LIHTC through the Iowa Finance Authority, no more than the LIHTC rent limits for Johnson County, as adjusted annually.
 - b. Occupancy. Affordable rental units must be rented to income eligible households. If a tenant household is initially deemed an income-eligible household, but is subsequently deemed to no longer be income-eligible upon annual examination of household income, that tenant household shall still be considered an income-eligible household until they vacate that unit. However, upon the vacation of that unit, the subsequent tenant must be an income-eligible household.
 - c. Income Verification. Owner shall annually verify that the affordable rental housing units are occupied by income-eligible households. Prior to the commencement of a lease, Owner shall determine a potential tenant's annual household income according to the HUD part 5, section 8, regulations on annual income codified in 24 CFR 5.609, as amended. Upon extension or renewal of a lease, Owner may determine a tenant's annual household income based upon federal income tax returns for all adults in the household.
 - d. Owner Verification of Compliance. The owner must annually verify to the City that it is in compliance with these program requirements, and provide any documentation as deemed necessary by the City to determine compliance, which may include examination of the documents used to verify tenant income. Any violation of this requirement may result in immediate suspension of any rental permit issued for the applicable unit.

14-2H-10G

Administrative Rules:

The City Manager or designee is hereby authorized to establish administrative rules deemed necessary to assure that the purposes of this section are accomplished. A copy of the rules shall be on file with the City Clerk and available on the City website.

