

SECTION 1

BUILDING TYPE

PRINCIPLE

PRECEDENT

GRAPHICS

- MIXED USE
- COMMERCIAL
- STACKED
- ATTACHED
- COURTYARD
- SIDEYARD
- DETACHED
- MINOR/ACCESSORY

NARRATIVE STANDARDS

I. TRADITIONAL PRECEDENT

- A. TRADITIONAL TYPE
 - 1. Specific Building Types
 - 2. Local Variations
- B. SPECIALIZED TYPE
 - 1. Integration to Neighborhood

II. BUILDINGS FOR MIXED-USE

- A. BUILDING GROUPS
 - 1. Varied Uses, Varied Scales
- B. NEIGHBORHOOD CONDITION
 - 1. Core and Center (Tc & Nc)
 - 2. Attached (Na)
 - 3. General (Nc)
 - 4. Residential (Nb/Ne)

III. FLEXIBLE USE

- A. BUILDING FRONTS
 - 1. Window Openings
- B. GROUND FLOORS
 - 1. Flexibility with Floor Height

IV. QUALITY OF TOWNSCAPE

- A. VERNACULAR
 - 1. Local Climate, Resources, Craft
- B. HIERARCHY
 - 1. General Type
 - 2. Specific Type
 - 3. Design Type
- C. NEIGHBORHOOD CONDITIONS
 - 1. Center
 - 2. General & Edge
 - 3. Large Building
- D. UNIQUE CONDITIONS
 - 1. Site Solutions
 - 2. Conditional Permit
- E. PROHIBITED TYPES
 - 1. Center & Core
 - 2. Attached/General
 - 3. Detached/Edge
 - 4. District

V. TABLES A, B

GENERAL & SPECIFIC

VI. TABLES C, D

VARIATION & DESIGN

PRINCIPLE

Traditional precedents yield modest, subtle buildings.

Rear yard building types with flexible use, provide small scale retail and workplace needs that are not intrusive to residences - when situated at ground floor with sidewalk access, or 'around the corner' from residences at the neighborhood center area.

As another example, rear 'outbuilding' residences on single family lots provide high quality, well maintained, lower cost housing for family and rental residents of limited income or special needs.



Small and moderate buildings arranged along a street with variety in height and width, so long as they are all the same (or complementary) types. In this example, buildings are rear yard (zero front and side setbacks), mixed use, pitched roof (with eave and ridge parallel to street), and designed with shopfront/awning frontage.



The same building type manipulated through adjustments to roof and cornice, fenestration and rhythm, color and material, height, and ground floor shopfront details.



Buildings, simple and subtle, achieve satisfying variety while defining public spaces. A town square is bounded by small streets and continuous street walls set along moderate width sidewalks.

PRECEDENT

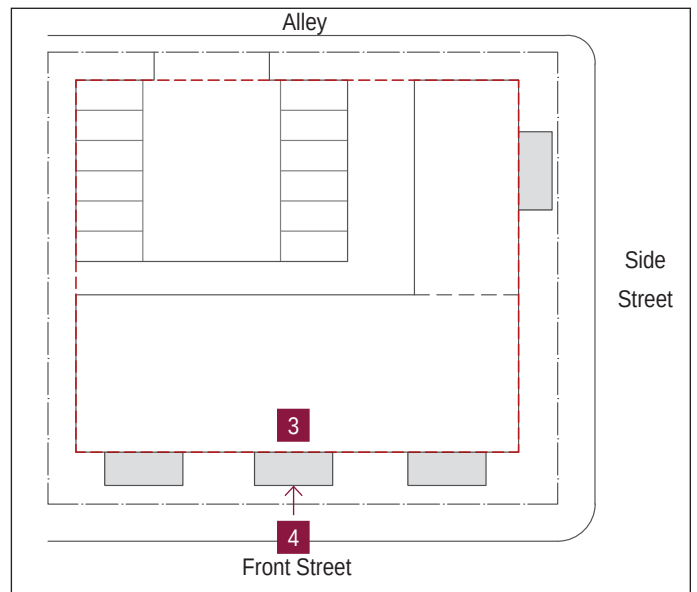
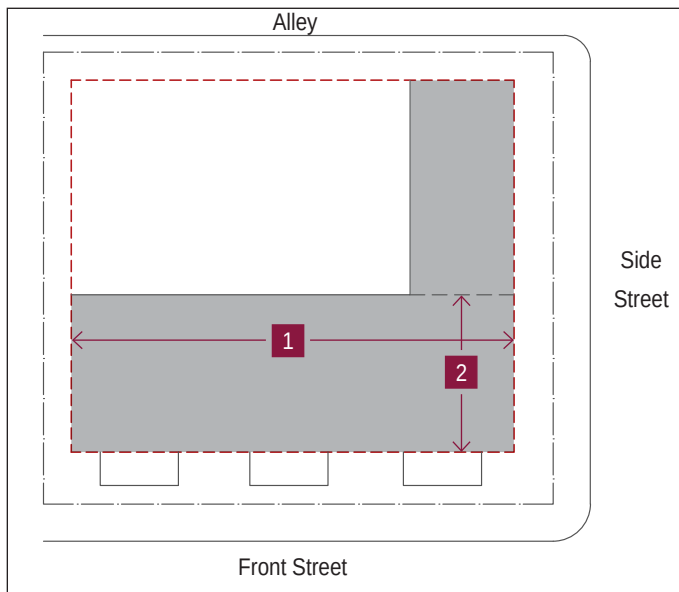
TYPES BY ZONE

Each neighborhood zone has a range of building types suitable for its character, as shown by placement of types within each zone on this Table. More urban building types are found at the center and more rural building types are found at the edge of the neighborhood. Building type is independent of any particular architectural style.

	NEIGHBORHOOD EDGE (NE/ND)	NEIGHBORHOOD GENERAL (NG/NA)	NEIGHBORHOOD CENTER (NC)	TOWN CORE (TC)
 PUBLIC BUILDING	PUBLIC BUILDING: Recreation or Civic Cultural Service (Small)	PUBLIC BUILDING: Recreation or Civic Cultural Service (Small)	PUBLIC BUILDING: Recreation or Civic Cultural Service (Small)	PUBLIC BUILDING: Recreation or Civic Cultural Service (Small)
 MIXED USE			MIXED USE BLOCK a. Flex House (Small) b. Shopfront c. Multi-Story (Moderate)	MIXED USE BLOCK a. Flex House (Small) b. Shopfront c. Multi-Story (Moderate)
 COMMERCIAL			COMMERCIAL BLOCK a. Multi-Story (Moderate) b. Two Story (Small)	COMMERCIAL BLOCK a. Multi-Story (Moderate) b. Two Story (Small)
 STACKED RESIDENCE			STACKED UNITS (SINGLE LOADED) a. Stairhall Flats (Small) b. Corridor Flats (Moderate) c. Townhouses (over Gr. Fl.)	STACKED UNITS (SINGLE LOADED) a. Stairhall Flats (Small) b. Corridor Flats (Moderate) c. Townhouses (over Gr. Fl.)
 ATTACHED RESIDENCE		ATTACHED UNITS a. Linear (Townhouse) b. Cluster	ATTACHED UNITS a. Linear (Townhouse) b. Cluster	ATTACHED UNITS a. Linear (Townhouse) b. Cluster
 SIDE COURT RESIDENCE	SIDE COURT HOUSE a. Duplex b. Single House c. Courtyard House	SIDE COURT HOUSE a. Duplex b. Single House c. Courtyard House	SIDE COURT HOUSE a. Duplex b. Single House c. Courtyard House	
 DETACHED HOUSE	DETACHED HOUSE (Front or Rear Loaded) a. Small House b. Standard House c. Large House	DETACHED HOUSE (Front or Rear Loaded) a. Small House b. Standard House c. Large House	DETACHED HOUSE (Front or Rear Loaded) a. Small House b. Standard House c. Large House	
 DETACHED COTTAGE	COTTAGE a. Small (Bungalow) b. Standard Cottage c. Courtyard	COTTAGE a. Small (Bungalow) b. Standard Cottage c. Courtyard	COTTAGE a. Small (Bungalow) b. Standard Cottage c. Courtyard	
 MINOR BUILDING	MINOR BUILDING a. Carriage House b. Accessory Outbuilding	MINOR BUILDING a. Carriage House b. Accessory Outbuilding	MINOR BUILDING a. Carriage House b. Accessory Outbuilding	MINOR BUILDING a. Carriage House b. Accessory Outbuilding

MIXED USE

SHOPFRONT BLOCK, FLEX USE, LIVE WORK



Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building

Key

— R.O.W./ Lot Line ■ Frontage

- - - - - Setback Line ■ Private Open Space

1. BUILDING FORM

A. General

Scale	Small to large typically attached, residential over commercial
Location	Tc Zones, at small scale - Nc Zones
Character	Provides commercial space at centers, with housing above

B. Area & Unit Quantities

Residential	Ranges small to large - unit quantities per Zone standards
Commercial	Ranges small to large - unit quantities per Zone standards

C. Size & Massing

Height	Ranges small to large - unit quantities per Zone standards	1
Width	Primary structure - 16'-0" min., 60'-0" max.	2
Depth	Primary structure - 60'-0" max.	2

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type	Arcade / Gallery	see Section II.C.2	3
	Shopfront	(" " ")	
	Common Entry / Stoop	(" " ")	

B. Pedestrian Access

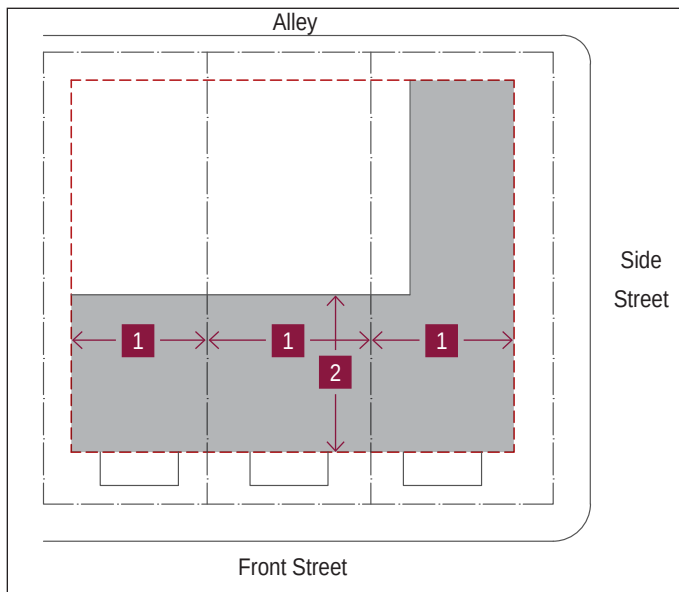
Main Entry	Commercial	Front Street	4
	Residential	Front Street	

C. Private Open Space

Width	N.A.	5
Depth	N.A.	6
Area	N.A.	

COMMERCIAL

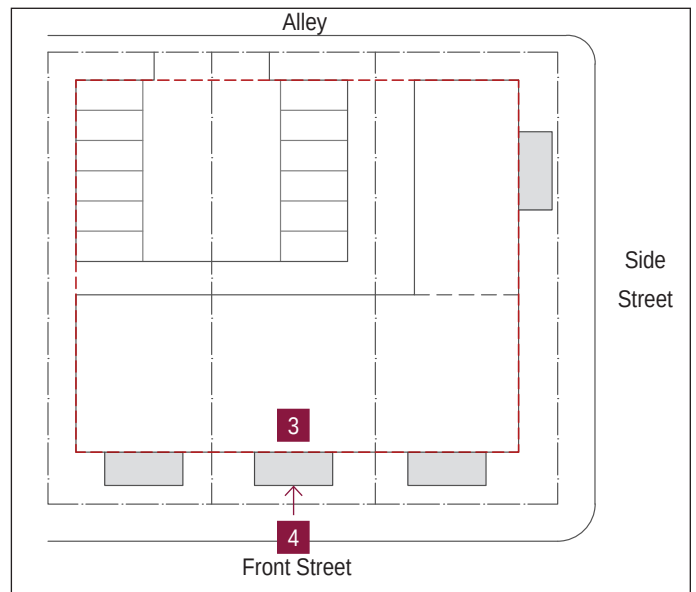
RETAIL / WORKSHOP / SERVICE, FLEX



Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building



Key

— R.O.W./ Lot Line ■ Frontage

- - - - - Setback Line ■ Private Open Space

1. BUILDING FORM

A. General

Scale Small to large typically attached, office over commercial

Location Tc Zones, at small scale - Nc Zones

Character Provides commercial space - retail, business - at centers

B. Area & Unit Quantities

Residential N.A.

Commercial Ranges small to large - unit quantities per Zone standards

C. Size & Massing

Height Ranges small to large - unit quantities per Zone standards

Width Primary structure - 16'-0" min., 60'-0" max. **1**

Depth Primary structure - 60'-0" max. **2**

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type	Arcade / Gallery	see Section II.C.2	3
	Shopfront	(" " ")	
	Common Entry	(" " ")	

B. Pedestrian Access

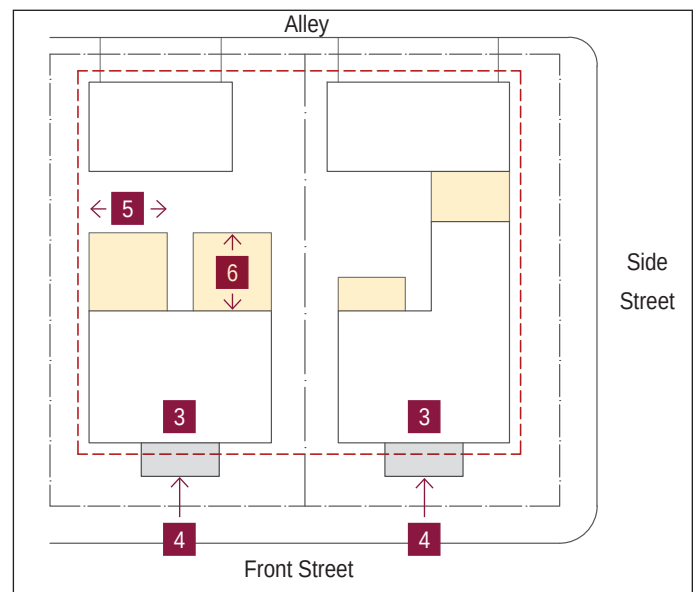
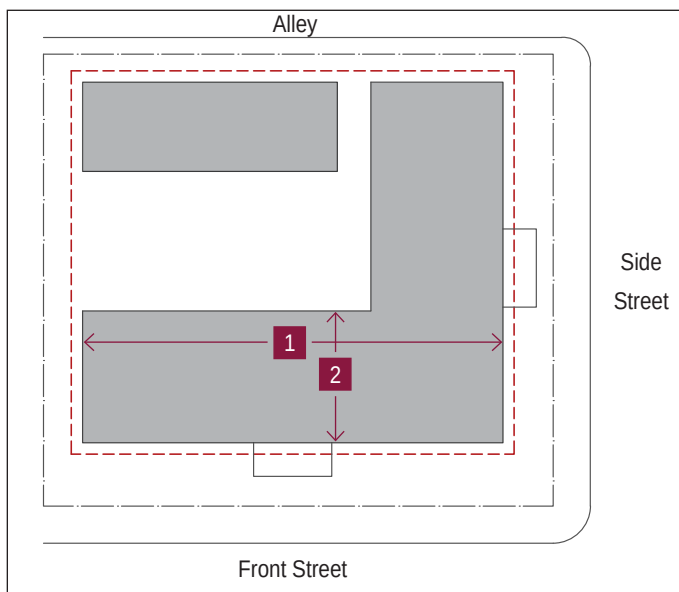
Main Entry	Commercial	Front Street	4
	Residential	N.A.	

C. Private Open Space

Width	N.A.	5
Depth	N.A.	6
Area	N.A.	

STACKED RESIDENCE

SMALL / MEDIUM / LARGE



Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building

Key

— R.O.W./ Lot Line ■ Frontage

- - - - - Setback Line ■ Private Open Space

1. BUILDING FORM

A. General

Scale Small block to large block, exclusively residential

Location Tc/Nc Zones, at small scale - Ng Zones

Character Provides multifamily dwelling - ownership and rental

B. Area & Unit Quantities

Residential Floorplates 2 units to 8 units - scale per Zone standards

Large (>10 du) stacked - max 1 / lot

C. Size & Massing

Height Ranges small to large - unit quantities per Zone standards

Width Primary structure - 24'-0" min., 80'-0" max. **1**

Depth Primary structure - 70'-0" max. **2**

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type	Common Entry / Stoop	see Section II.C.2	3
Porch & Fence		(" " ")	
Dooryard / Light Court		(" " ")	

B. Pedestrian Access

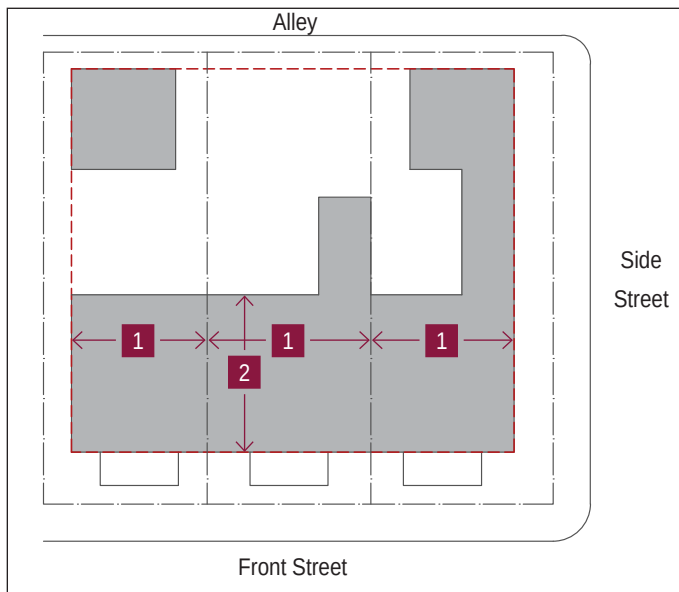
Main Entry	Commercial	N.A.	4
Residential		Front Street	

C. Private Open Space (Residences <8 du)

Width	8'-0" per unit min.	5
Depth	8'-0" per unit min.	6
Area	100 s.f. min.	

ATTACHED RESIDENCE

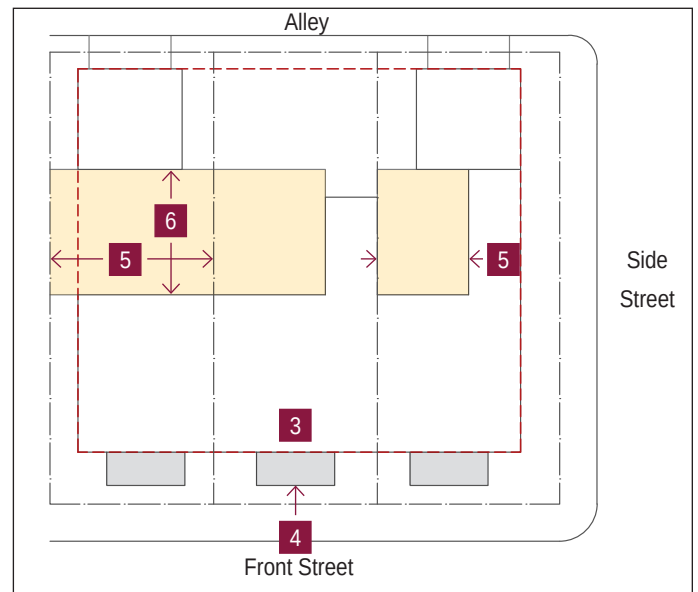
ROWHOUSE / TOWNHOUSE / MANSION



Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building



Key

— R.O.W./ Lot Line ■ Frontage

- - - - - Setback Line ■ Private Open Space

1. BUILDING FORM

A. General

Scale Small to large typically attached

Location Nc, Nc Zones

Character Provides moderate density dwelling choices

B. Area & Unit Quantities

Residential Ranges small to large - unit quantities per Zone standards

Commercial N.A.

C. Size & Massing

Height Ranges small to large - unit quantities per Zone standards

Width Primary structure - 16'-0" min., 46'-0" max. **1**

Depth Primary structure - 60'-0" max. **2**

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type Sloop see Section II.C.2 **3**

Porch & Fence (" " ")

Dooryard (" " ")

B. Pedestrian Access

Main Entry Commercial N.A. **4**

Residential Front Street

C. Private Open Space

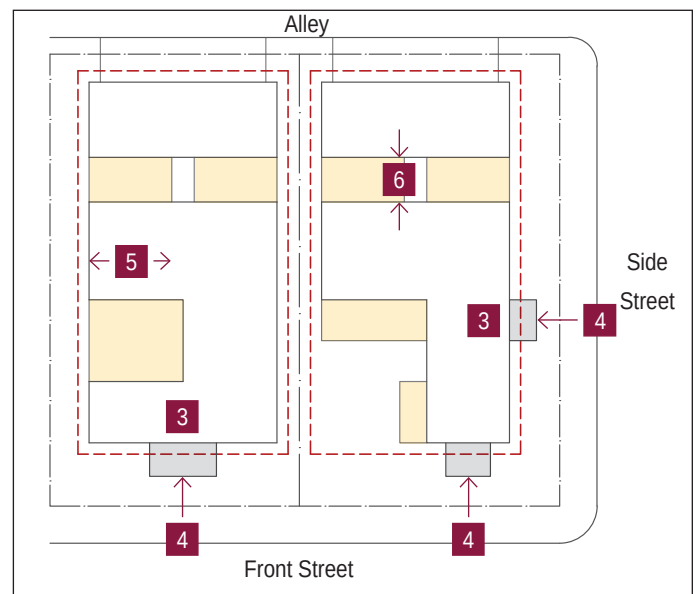
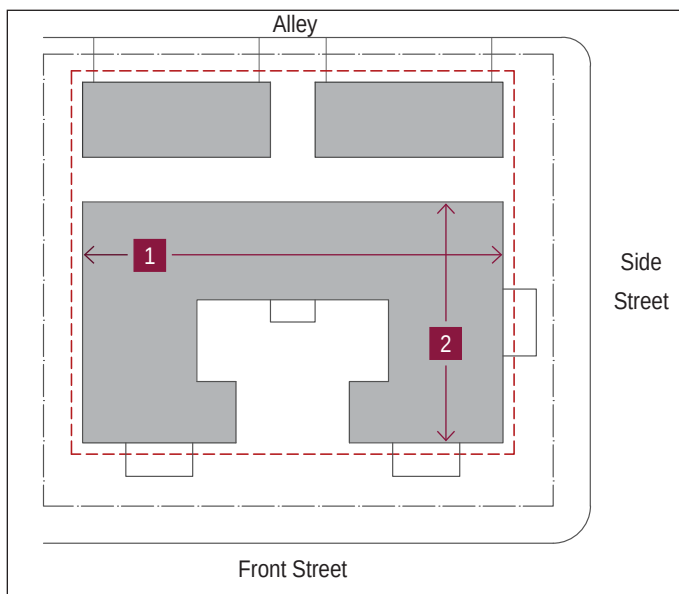
Width 8'-0" per unit min. **5**

Depth 8'-0" per unit min. **6**

Area 100 s.f. min.

COURTYARD RESIDENCE

MULTI-UNIT / SINGLE UNIT



Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building

Key

— R.O.W./ Lot Line ■ Frontage

- - - - - Setback Line ■ Private Open Space

1. BUILDING FORM

A. General

Scale Small to large typically attached

Location Nc Zones, at small scale - Nc Zones

Character Provides moderate to high density housing

B. Area & Unit Quantities

Residential Ranges small to large - unit quantities per Zone standards

Commercial N.A.

C. Size & Massing

Height 1.0 - 5.0 stories - unit quantities per Zone standards

Width Primary structure - 24'-0" min., 80'-0" max. **1**

Depth Primary structure - 70'-0" max. **2**

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type Arcade / Gallery see Section II.C.2 **3**

Common Entry (" " ")

Dooryard / Stoop (" " ")

B. Pedestrian Access

Main Entry Commercial N.A. **4**

Residential Front Street

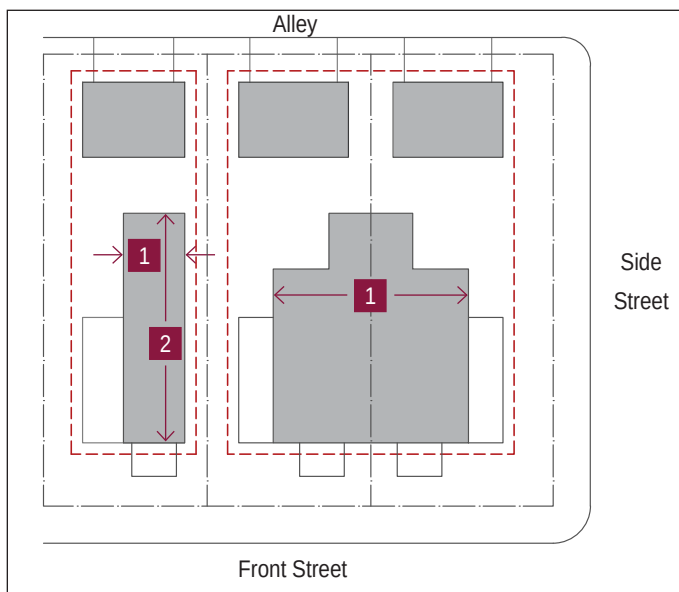
C. Private Open Space

Width 8'-0" per unit min. **5**

Depth 8'-0" per unit min. **6**

Area N.A.

SIDEYARD RESIDENCE

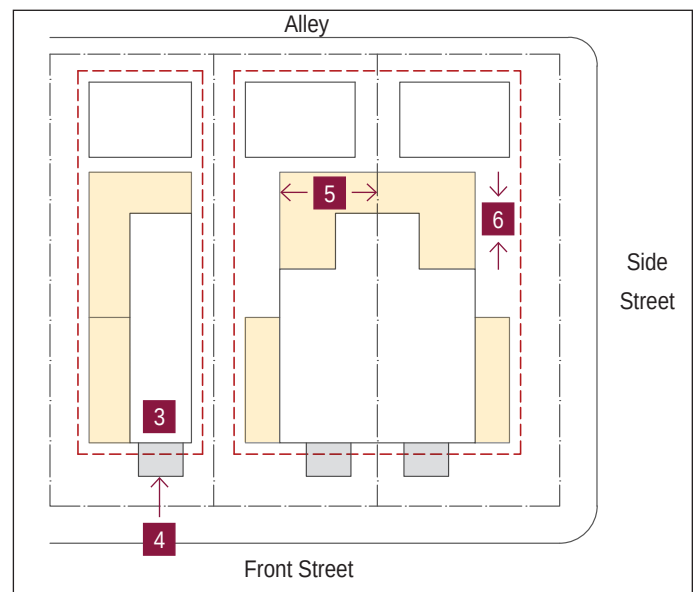


Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building

DUPLEX / SINGLE / ZERO LOT LINE



Key

— R.O.W./ Lot Line - - - - - Setback Line

■ Frontage ■ Private Open Space

1. BUILDING FORM

A. General

Scale	Small to medium residential buildings; small to medium lots
Location	Ne Zones, (attached and detached), Ne Zone (detached)
Character	Small to moderate dwelling with private outdoor space

B. Area & Unit Quantities

Residential	Ranges small to large - unit quantities per Zone standards
Commercial	N.A.

C. Size & Massing

Height	1.0 - 3.5 stories - unit quantities per Zone standards	
Width	Duplex - 24' min., 48' max. Single - 12' min. 32' max.	1
Depth	Duplex - 24' min., 54' max. Single - 20' min. 54' max.	2

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type	Stoop	see Section II.C.2	3
	Porch & Fence	(" " ")	
	Common Lawn	(" " ")	

B. Pedestrian Access

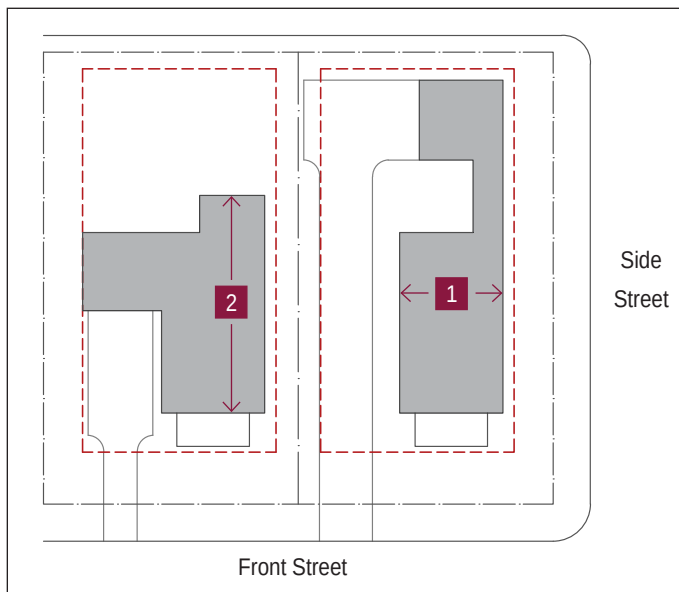
Main Entry	Residential	Front Street	4
		Each unit may have individual entry	

C. Private Open Space

Width	8'-0" per unit min.	5
Depth	8'-0" per unit min.	6
Area	160 s.f. min.	Located to side or behind building

DETACHED RESIDENCE

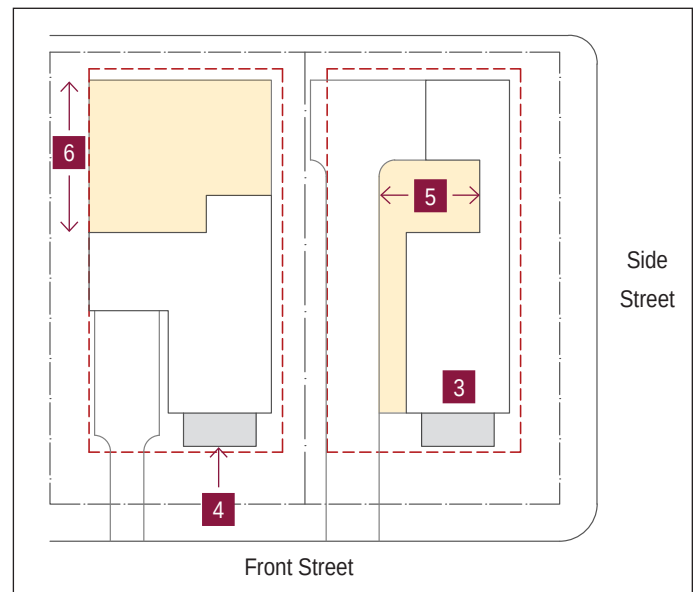
HOUSE / COTTAGE



Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building



Key

— R.O.W./ Lot Line ■ Frontage

- - - - - Setback Line ■ Private Open Space

1. BUILDING FORM

A. General

Scale Small to large residences; small to large lots

Location N_g Zone, N_e Zone

Character Small to large homes with substantial outdoor space

B. Area & Unit Quantities

Residential Ranges small to large - unit quantities per Zone standards

Commercial N.A.

C. Size & Massing

Height 1.0 - 3.5 stories - unit quantities per Zone standards

Width Primary - 16' min., 46' max. Accessory - 10' min. 30' max. **1**

Depth Primary - 16' min., 46' max. Accessory - 10' min. 30' max. **2**

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type Porch & Fence see Section II.C.2 **3**

Common Lawn (" " ")

Front Driveway Access (see details - Tables / Narrative)

B. Pedestrian Access

Main Entry Residential Front Street **4**

Each unit has individual entry

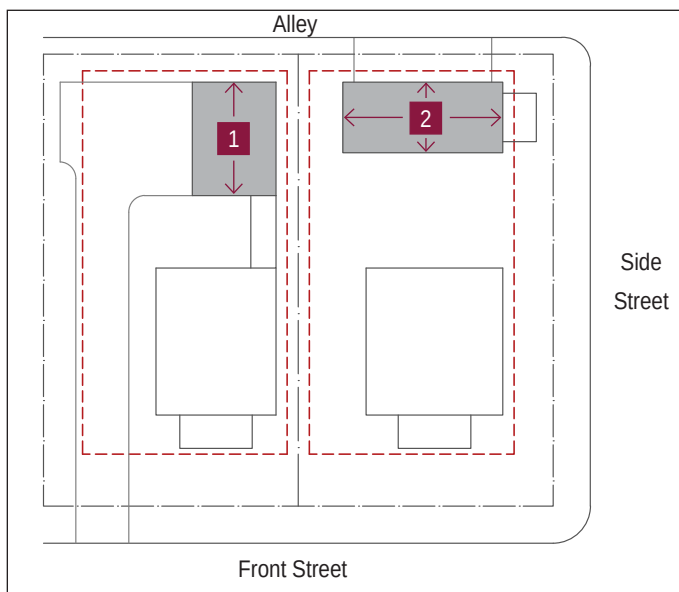
C. Private Open Space

Width 10'-0" per unit min. **5**

Depth 10'-0" per unit min. **6**

Area 200 s.f. min.

ACCESSORY STRUCTURE

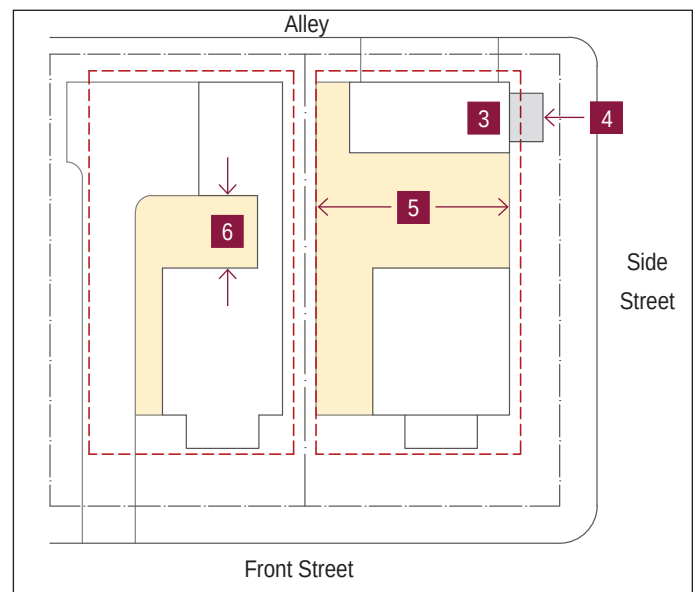


Key Mixed use buildings may have shared Lot Line

— R.O.W./ Lot Line - - - - - Setback Line

- - - - - Shared Lot Line ■ Building

CARRIAGE HOUSE, GRANNY FLAT



Key

— R.O.W./ Lot Line - - - - - Setback Line

■ Frontage

■ Private Open Space

1. BUILDING FORM

A. General

Scale Small residences / workshops / garages; small to large lots

Location Nc Zone, Ng Zone, Ne Zone

Character Rear of Lot uses accessory to primary dwelling

B. Area & Unit Quantities

Residential Small - unit quantities per Zone standards

Commercial N.A.

C. Size & Massing

Height 1.0 - 2.0 stories - unit quantities per Zone standards

W x D 10'-0" min., 32'-0" max. **1**

Area 100 - 900 s.f. - unit quantities per Zone standards **2**

2. FRONTAGE, ACCESS, YARD

A. Permitted Frontage

Type Porch & Fence see Section II.C.2 **3**

Stoop (" " ")

Configuration (re: primary structure) Attached or Detached

B. Pedestrian Access

Main Entry Residential Front or Side Street, Rear Alley **4**

Dwelling may have individual entry

C. Private Open Space

Width 12'-0" per unit min. **5**

Depth 12'-0" per unit min. **6**

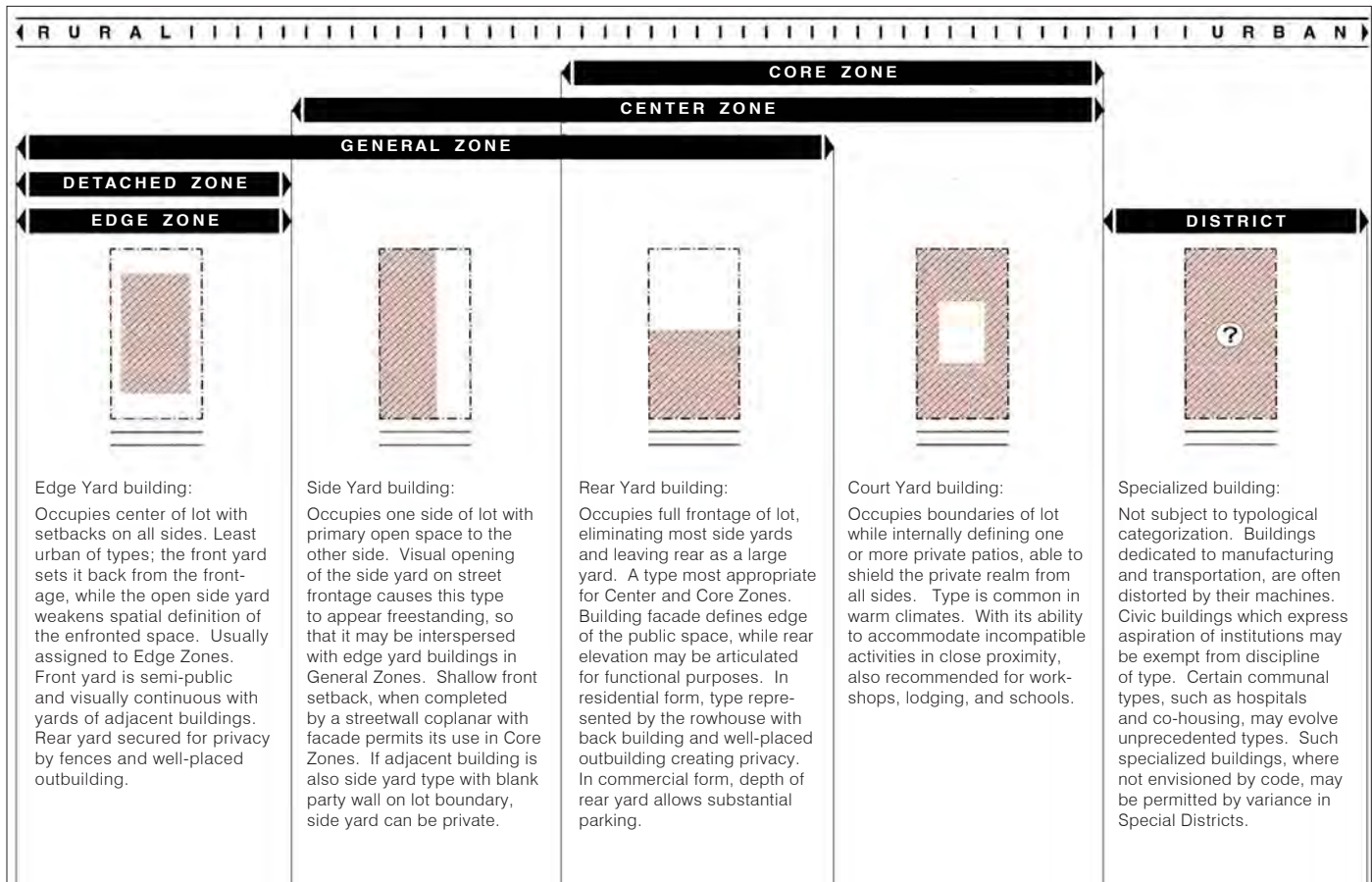
Area 150 s.f. min. (for Accessory)

TABLE A

GENERAL TYPE

Four Building Dispositions suitable within the Neighborhood: characteristics of Four Dispositions (not Specialized Types) and rules for their use.

Within a single use District, there are Specialized Types not beneficial to the Neighborhood.



EDGE YARD	SIDE YARD	REAR YARD	COURT YARD	SPECIALIZED
PERMITTED USE: Ne, Nd, Nc	PERMITTED USE: Nd, Ng, Na	PERMITTED USE: Ng, Na, Nc, Tc	PERMITTED USE: Nd, Ng, Na, Nc, Tc	PERMITTED USE: By Warrant
CONDITIONAL USE: (Nc)	CONDITIONAL USE: (Nr, Tc)	CONDITIONAL USE: (Nr, Ne)	CONDITIONAL USE: (Nr)	
SETBACKS: Front: 6' - 15' Side: 4' - 10' Rear: 8' - 25'	SETBACKS: Front: 0' - 6' Side: 0' - 4' Rear: 3' - 18'	SETBACKS: Front: 0' - 6' Side: 0' - 4' Rear: 3' - 15'	SETBACKS: Front: 0' - 6' Side: 0' - 3' Rear: 3' - 15'	
RELATED SPECIFIC TYPES: (See next Section C.2) Type 8: Detached House 9: Cottages / Bungalow	RELATED SPECIFIC TYPES: Type 2: Mixed Use Block 3: Commercial Block 7: Sideyard Residence 9: Cottage / Bungalow	RELATED SPECIFIC TYPES: Type 2: Mixed Use Block 3: Commercial Block 4: Stacked Residence 5: Attached Residence	RELATED SPECIFIC TYPES: Type 2: Mixed Use Block 3: Commercial Block 4: Stacked Residence 5: Attached Residence 7: Courtyard House	

TABLE B

SPECIFIC TYPE

			LOT DISPOSITION	FOOTPRINT PLAN SIZE
1. PUBLIC				
1A. Small / Moderate / Large: Exterior		Civic, municipal, common activities in a volume enclosing exterior space.	All	< 3,000 SF
1B. Small / Moderate / Large: Interior		Civic, municipal, common activities in a volume enclosing interior space.	All	> 1,000 s.f.
2. MIXED USE				
2A. 1. Small (Flex Townhouse)		1 residence located over small ground floor shop / workspace.	R.Y, S.Y.	< 1,500 s.f.
2. Small (Flex Stacked)		2 residences located over small ground floor shop / workspace.	R.Y, S.Y.	1,500 – 2,000 s.f.
2B. Moderate (Shopfront Stacked)		3+ residences / offices located over ground floor shop / workspace.	R.Y, S.Y.	1,500 – 2,000 s.f.
2C. Large (Multi-Shopfront)		Several residences located over several ground floor shops / workspaces.	Rearyard	1,500 – 2,000 s.f.
3. COMMERCIAL				
3A. Small (One+ Story)		Businesses suitable for small ground floor shop / workspace.	R.Y, S.Y.	< 3,000 s.f.
3B. Moderate (Two+ Story)		Businesses suitable for small-to-moderate ground floor and second floor.	R.Y, S.Y.	< 3,000 s.f.
3C. Large (Multi-Story)		Businesses suitable for moderate-to-large ground floor and upper floors.	R.Y, S.Y.	> 3,000 s.f.
4. STACKED RESIDENCE				
4A. 1. Small Stairhall (1 Unit Floor Plate)		2 - 4 residences configured by stairhall, stacked on 1 unit plan.	R.Y, S.Y, E.Y.	1,000 - 2,000 s.f.
2. Small Stairhall (2 Unit Floor Plate)		4 - 8 residences configured by stairhall, stacked on 2 unit plan.	All	2,000 - 3,000 s.f.
4B. 1. Stairhall Block (3 - 5 Unit Floor Plate)		Several residences configured by stairhall, on 3 - 5 unit block plan.	R.Y, S.Y, E.Y.	3,000 - 5,000 s.f.
2. Corridor Block (3 - 5 Unit Floor Plate)		Several residences configured by corridor, on 3 - 5 unit block plan.	R.Y, E.Y.	3,000 - 5,000 s.f.
4C. 1. Stairhall Court (6 - 12 Unit Floor Plate)		Several residences configured by stairhall, on 6 - 12 unit courtyard plan.	All	6,000 - 10,000 s.f.
2. Corridor Court (6 - 12 Unit Floor Plate)		Several residences configured by corridor, on 6 - 12 unit courtyard plan.	All	6,000 - 10,000 s.f.
5. ATTACHED RESIDENCE				
5A. Townhouse (Linear)		Configured as part of attached row, 1 unit / building pad.	Rearyard	1 - 1,500 s.f.
5B. Cluster (Group or Court)		Grouped as large house, or forming court, 1 unit /building pad.	All	1 - 2,000 s.f.
6. SIDECOURT RESIDENCE				
6A. Single House		Detached house with a solid wall one side, facing to private side yard.	Sideyard	1 - 2,000 s.f.
6B. Duplex House		House attached to another along side wall, facing to private side yard.	Sideyard	1 - 2,000 s.f.
6C. Courtyard House		House configured around court (open or closed), facing to open center.	Courtyard	1 - 2,000 s.f.
7. DETACHED HOUSE				
7A. Small House (< 1,600 s.f. finished)		Small detached dwelling with open yard all sides, 2 + floors height.	Edgeyard	< 800 s.f.
7B. Standard House (> 1,600 s.f. finished)		Detached dwelling with open yard all sides, 2+ floors height.	Edgeyard	> 800 s.f.
7C. Large House (> 3,000 s.f. finished)		Large detached dwelling with open yard all sides, 2+ floors height.	Edgeyard	> 2,000 s.f.
8. DETACHED COTTAGE				
8A. Small Cottage (< 1,600 s.f. finished)		Small detached dwelling with open yard all sides, <2 floors height.	Edgeyard	< 800 s.f.
8B. Cottage (> 1,600 s.f. finished)		Detached dwelling with open yard all sides, <2 floors height.	Edgeyard	800 - 1,500 s.f.
8C. Casita (> 3,000 s.f. finished)		Large detached dwelling with open yard all sides, <2 floors height.	Edgeyard	800 - 1,500 s.f.
9. ACCESSORY/MINOR BUILDING				
9A. Carriage House (< 1,500 s.f. finished)		Small dwelling with garage under or beside, on very small lot.	All	700 - 1,200 s.f.
9B. Accessory (< 750 s.f. finished)		Small structure ancillary to principle building, located at rear of lot.	Rear of Lot	700 - 1,000 s.f.