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MEMORANDUM

DATE: April 6, 2018

TO: Councilor Susan Albright, Chair
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director of Planning and Development
James Freas, Deputy Director of Planning and Development

RE: Zoning Redesign, Zoning Ordinance Principles & Housing

MEETING DATE: April 9, 2018

There are two documents attached for discussion with the Zoning and Planning Committee. The first is a proposed set of principles for the overall Zoning Ordinance as a starting point for Committee discussions on this issue. These principles would become the 'Purpose of Chapter' section of the draft ordinance. The second is our Principles, Ideas, and Implications document covering topics from housing (December), zoning for homeowners (November), and the residential portion of the design meeting (March). Primarily, this discussion will be on the section of Article 1 of the Zoning Ordinance dealing with the rules of measurement – essentially the rules for how dimensional standards are applied. This conversation will continue on April 30th with the draft zoning district map.

DRAFT**Zoning Redesign Principles****Article 1. General Provisions****Sec. 1.2. Purpose of Chapter**

- A. To implement the Comprehensive Plan of the City of Newton as well as other officially adopted plans and policies.
- B. To coordinate development and redevelopment according to neighborhood, village, and other area plans developed collaboratively with community members.
- C. To equitably balance the interests of property owners with the interests of the community as a whole.
- D. To protect and promote the social, environmental, and economic benefits provided by a walkable development pattern.
- E. To preserve and enhance the existing character of Newton's traditional walkable villages and neighborhoods, to continue to promote sense of community, respect the existing built form, and honor the historic development pattern inherent to the city.
- F. To permit redevelopment and infill construction that contributes to and preserves the character of Newton.
- G. To guide reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
- H. To promote the adaptation and preservation of existing buildings.
- I. To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Newton residents at all income levels, paying particular attention to providing housing that is affordable to individuals and families with low and moderate incomes and housing that is accessible for those with disabilities.
- J. To promote a welcoming community where people of diverse demographics, origins, and income levels will be able to find a home and opportunity for success.
- K. To address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
- L. To promote arts and culture for community and economic benefit including improving the public realm, enhancing community life, and growing a vibrant creative sector.
- M. To encourage the use of public transportation, bicycling, and walking.

DRAFT

- N. To decrease vehicular air and water pollutant emissions, conserve energy resources and reduce ambient noise levels by reducing vehicular trips, total vehicle miles traveled, and traffic congestion within the city.
- O. To reduce the demand for parking facilities and increase the capacity and efficiency of existing transportation infrastructure.
- P. To assist in the provision of transportation, water, sewage, schools, parks, open spaces and other public facilities.
- Q. To increase the commercial tax base in support of the fiscal health of the City.
- R. To protect and promote a diverse mix of businesses and employment opportunities.
- S. To provide opportunities for businesses to remain in Newton as they develop and grow.
- T. To promote environmentally sustainable building and site design practices.
- U. To provide clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.
- V. To provide clear regulations and processes that result in predictable, efficient, and coordinated review processes.

Principles, Ideas & Implications – Homeowners & Housing

Housing remains one of the most critical issues facing Newton, both for its ability to promote a diverse, inclusive, welcoming community and for its ability to realize economic development goals. Zoning regulates housing in two fundamental ways: regulating, to an extent, the amount and types of housing that can be built, as well as regulating how that housing is designed to incorporate into the existing community, i.e. the extent to which it fits into the existing context.

The following looks at principles, ideas, and implications related to both of these aspects of housing in zoning and incorporates ideas presented in the Zoning for Homeowners event in November, the Housing event in December, and the Form event in March. Included are a number of examples from other ordinances – these should be reviewed with an eye towards the approach, the how of the regulation, as opposed to the content and numbers provided. The content, the numbers, for Newton’s ordinance will derive from the data we have collected on Newton rather than being borrowed from other communities.

PART I. PRINCIPLES

On the topic of housing, the most relevant purposes section is that of the entire ordinance, found in Article 1. An excerpt of that section, with those proposed purpose statements most relevant to the housing topic is provided below.

Article 1. General Provisions

Sec. 1.2. Purpose of Chapter

- E. To preserve and enhance the existing character of Newton’s traditional walkable villages and neighborhoods, to continue to promote sense of community, respect the existing built form, and honor the historic development pattern inherent to the city.
- F. To permit redevelopment and infill construction that contributes to and preserves the character of Newton.
- G. To guide reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
- H. To promote the adaptation and preservation of existing buildings.
- I. To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Newton residents at all income levels, paying particular attention to providing housing that is affordable to individuals and families with low and moderate incomes and housing that is accessible for those with disabilities.
- J. To promote a welcoming community where people of diverse demographics, origins, and income levels will be able to find a home and opportunity for success.

PART II. IDEAS

Housing related provisions run throughout the ordinance. This discussion will focus on how introducing the organizational tool of “building types” will fit into the ordinance’s current structure, as well as specific approaches to measuring dimensional controls, and how that impacts building form.

Sec. 1.5. Rules of Measurement

1.5.1. Building Types [or lot types]

Building types collect in one place applicable lot and building standards for new construction, renovation of existing structures, and redevelopment in all zoning districts. In contrast to applying generic dimensional standards to all principal structures, the use of Building Types as a regulatory tool allows dimensional standards to differ from one class or kind of structure to another within the same district and is authorized by M.G.L. Chapter 40A, Section 4.

- A. Districts Allowed. Each Building Type shall be constructed only in the Zoning Districts where that Building Type is allowed.
- B. Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Some Building Types have additional limitations on permitted uses.
- C. No Other Building Types. All buildings constructed must fulfill the requirements of one of the Building Types permitted in the Zoning District where it is located.
- D. Existing Building Classification. Guide to determining the applicable building type for an existing structure.
- E. Permanent Structures. All buildings constructed shall be permanent construction without wheels or other features that would make the structure mobile, unless otherwise noted.
- F. Building Features. Includes a “kit of parts” for typical elements, e.g. dormers, porches, etc.
- G. Accessory Buildings.

[See also City of Hartford “How to Read the Building Type Regulations” or use Somerville]

1.5.2. Lot Standards

- A. Unless otherwise indicated, one Building Type may be built on a lot.
- B. Front Lot Lines.
 - 1. The lot line of any interior lot that abuts a street is the primary front lot line.
 - 2. For corner lots, the primary front lot line is designated by the property owner, with all remaining front lot lines are designated as secondary front lot lines.
- C. Lot Dimensions.
 - 1. Lot Width Lot width is measured as the length of the front lot line of a lot, except as follows: Flag or rear lots
 - 2. Lot Depth. Lot depth is measured as the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.
- D. Lot Development.
 - 1. Lot Coverage The maximum area of a lot that is permitted to be covered by structures and impermeable surfaces.

1.5.3. Building Placement

In addition to specified dimensions for each building type, the ordinance will also include a set of “building components,” typical added features, i.e. bay windows, dormers, vestibles, etc., each with their own set of rules.

- A. Building Setbacks.
 - 1. Setbacks are measured parallel to lot lines.
 - 2. All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in sec ## Setback Encroachments.
 - 3. The facade of a principal building must be built at or in front of any maximum front setback for each story of a building.
 - 4. Buildings and structures are not permitted to encroach upon any easement or the right-of-way of any public thoroughfare.
- B. Parking Setbacks. Unless otherwise specified, all off-street parking, including surface and structured parking, but excluding underground parking, must be located at or behind any required parking setback.
- C. Setback Encroachments.
 - 1. Building components may extend beyond a required front setback as indicated for each component type.
 - 2. Cornices, belt courses, sills, buttresses and other architectural features may encroach up to 2 feet.
 - 3. Chimneys and flues may encroach up to 4 feet, provided that at least 2 feet is maintained from the vertical plane of any lot line.
 - 4. Building eaves and roof overhangs may encroach up to 3 feet, provided that at least 2 feet is maintained from the vertical plane of any lot line.
 - 5. Unenclosed fire escapes or emergency egress stairways may encroach up to 4 feet into a required side or rear setback, provided that at least 2 feet is maintained from the vertical plane of any lot line.
 - 6. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a required side or rear setback, provided that at least 2 feet is maintained from the vertical plane of any lot line.
 - 7. Terraces, uncovered and unenclosed patios, and/or structures below and covered by the ground may fully encroach into a required setback.
 - 8. Minor structures accessory to utilities, such as hydrants, manholes, transformers, and other cabinet structures, may fully encroach into a required setback.
 - 9. Accessory structures, fences and walls, signs, and landscape buffers may encroach as indicated in sec xx.

1.5.4. Massing & Height

- A. General. The upper stories of a building may not project, in any direction, beyond the exterior wall plane of the stories below, except through the use of permitted building components.
- B. Facade Orientation. The facade of a principal building must be built parallel to a front lot line or to the tangent of a curved front lot line.

- C. Frontage build out. Frontage build out is a ratio of building width to lot width, measured at the maximum front setback line.
 - 1. The frontage of a lot must be built to the frontage build out ratio as specified for each building type.
 - 2. For lots with frontage on 3 sides, frontage build out along a secondary frontage is only applicable to the minimum number of stories required for each building type.
- D. Building Width. Width is measured parallel to the facade of a building.
- E. Building Depth. Depth is measured perpendicularly from the facade as the maximum length of any exterior side wall of a building.
- F. Building Height, Stories. The total number of stories of a building is calculated as follows:
 - 1. The ground story is counted as 1 story, except that a single ground story of 25 feet or more is counted as 2 stories.
 - 2. Each upper story is counted as 1 additional story, except that any story, excluding the ground story, with a mezzanine or loft is counted as 2 stories.
 - 3. Interstitial space between stories is counted as an additional story if the space has a walking surface, permanent lighting, a ceiling height of 7 feet 6 inches or more, or is accessed via a stairwell or elevator door.
 - 4. Basements are counted as 1 story only when the finished floor of the ground story is 5 feet or more above the average ground level of the lot. Walkout basements are exempt.
 - 5. For any lot with frontage on 2 or more thoroughfares with a difference in elevation of at least 10 feet, the ground story at the lower elevation is not included in the calculation of total number of stories.
 - 6. Where a grade of a lot slopes downward by more than 5 feet from the facade toward the rear of a lot, the basement is not counted as a story.
 - 7. Where the grade of a lot increases by more than 5 feet from the facade to the rear of the building, a basement is counted as 1 story.
 - 8. When building height allows for a half-story, the half story is counted as the habitable space located directly under a pitched roof. The following standards apply:
 - a. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than 2 feet above the finished floor of the half-story.
 - b. Ceiling height of a half story must not exceed 12 feet in height at any point.
 - c. Non-habitable attic space located under a pitched roof is not counted as a half story.
- G. Story Height.
 - 1. Story height is measured vertically from the surface of the finished floor to the surface of the finished floor above. When there is no floor above, story height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.
 - 2. Minimum story height requirements are not measured for half-stories.
- H. Ground Story Elevation. Ground story elevation is measured from the average grade of the sidewalk of the abutting thoroughfare or from the crown of the roadway of the adjacent thoroughfare when no sidewalk exists, to the top of the finished floor of the ground story of a building.

- I. Roofs. Defined roof types are permitted as indicated for each building type. If this line item is not identified on the building type table, the roof is not regulated.
- J. Roof Features. Mechanical & stairwell penthouses; roof mounted cellular, radio, and Internet transmission equipment; vents or exhausts; solar panels or skylights; flagpoles; belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features are permitted on roofs.

1.5.5. Front façade Features

- A. Facade Composition.
 - 1. Windows/Transparency. Transparency must be provided as indicated for each building type and is calculated as a percentage of the area of a façade. Ground story fenestration is measured between 2 feet and 12 feet above the abutting sidewalk.
 - 2. Upper story fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.
- B. Blank Wall Area.
 - 1. Blank wall area is any portion of a facade that does not include fenestration (doors and windows) and surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least 4 inches.
 - 2. Blank wall area limitations apply both vertically and horizontally for all stories of a building for any facade.
- C. Pedestrian Access. Principal entrances must be located on the facade of a building, provide both ingress and egress, and be operable at all times.

Article 3. Residence Districts

We will return to this chapter during the map discussion on April 30th, for the April 9th meeting, the outline below shows an overview of how building types are used in explaining what is allowed in each zone.

Sec. 3.1. Districts

3.1.2. Building Types Allowed by District

See sample table, attachment A. Proposed building type allowed by district tables will be provided with the draft zoning map.

3.1.x. Detached House

See sample building types, attachment B. Proposed building types will be provided with the draft zoning map.

3.x.xx. Building Components

See sample building feature pages, attachment C.

3.x.xx. Accessory Buildings

See sample accessory building pages, attachment D.

Article 5. Development Standards

Sec. 5.4. Fences & Retaining Walls

5.4.2. Retaining Walls

[Staff has reviewed several example ordinances on this issue. At this point, staff is seeking a more precise description of the problem committee members feel needs to be addressed specific to retaining walls.]

Article 8. Definitions

Façade – front of a building.

PART III. IMPLICATIONS

Using Building Types

Zoning Ordinances of the 20th century typically featured land use as the primary defining factor of zoning districts, and then layered building standards on top of those. For example, a single-family zoning district would only allow single family homes as a use, and there would be building standards – lot size, height, setbacks, etc., applied to that use. The building type approach has developed over the last 10-20 years, and with this approach, building form becomes the primary characteristic of zoning districts, such that a district is defined by the building types allowed within it, and then by the uses allowed. Using the same example of a single-family zoning district, the district would first be characterized by only allowing house-type buildings, and then those would be further limited by only allowing a single residential unit in each building. The advantage of the building type approach is that the ordinance can include more than one house-type building, with different dimensional standards applying to each, thus allowing more nuanced tailored standards that can more closely align with desired building outcomes; an approach that is particularly useful in a community like Newton where neighborhoods frequently have different house-types with different scales between them. As an example, a district could have small, medium and large house sizes allowed, each with their own dimensional standards rather than all the houses in the district having the same requirements no matter what the house size, as is typically found in older zoning ordinances.

The building type approach also allows these standards to be presented in a clear, easily interpreted way. As an example, Newton's current FAR rules use a formula that provides a greater proportionate ability to add onto a house on a smaller lot than is allowed on a larger lot. This fact is inherent to the formula used, but not obvious to most people reading the ordinance. By contrast, such rules in a building type approach are clearly apparent.

Lots

The primary change in the lots section is the use of lot width and depth standards. Clearly identifying the primary front lot line is important for other standards that follow.

Building Placement

The current ordinance uses only a minimum setback number while the proposed ordinance will include both a minimum and maximum front setback in most zoning districts (very large lots may not have a maximum front setback). The introduction of a maximum front setback serves to ensure the continuity of the street character.

The proposed ordinance will also introduce a parking setback used to ensure that all parking remains a minimum distance away from the street.

The setback exceptions list is largely the same as that existing in Newton's ordinance, though the proposed includes a more generous roof overhang and various mechanical equipment associated with residential uses. The setbacks associated with building components like porches, stoops, stairs and similar, or those associated with accessory buildings are detailed in the specific standards applicable to those features or buildings.

Massing & Height

The primary change in the section addressing massing and height is the replacement of FAR with building width, depth, and height. At its most basic, FAR is meant to regulate the allowable volume of a building. Volume is calculated by multiplying length x width x height. The proposed ordinance replaces a complex formula (FAR) with direct standards applicable to the component parts of that formula. As these standards are tied to building types, which also define the allowable lot area, the resulting size of building allowed is tied to lot size, just as with the FAR calculation. The result is an approach that is easier to understand and enforce.

Newton's zoning ordinance already regulates height by stories; this is the preferred approach as most people understand building height in terms of stories and it gives the opportunity to ensure that the story heights themselves are appropriate. With an overall story height limit and individual story height limits, an overall absolute height limit is unnecessary and can be problematic.

A key issue in height regulation is defining the bottom from which to measure and dealing with basements. The proposed language defines the bottom as the average grade across the entire lot, resulting in a number that is harder for a developer to "adjust" through new land fill. Another approach we are considering would be to use the average elevation at the lot line. Podium houses are further discouraged by adding a rule that, where the first-floor elevation is more than 5 feet above the average grade, the basement counts as a story. Few developers will trade an upper floor for a basement, so the incentive to place a building on a podium in an attempt to game the system is discouraged.

Many new zoning ordinances are also regulating roof types as a means to both provide standards that make new buildings fit into a given context as well as a way to also addressing massing concerns. Staff is considering this approach as well and will test this idea with the local architect community.

Front Façade Features

This proposed section of the ordinance addresses the various issues related to what staff have referred to as the "trick-or-treat test." Essentially, this set of rules requires front doors on the front of buildings, certain amounts of window space on front facades and limits on the amount of blank wall. Collectively, these rules ensure that a home connects into the sense of community within the neighborhood, providing

the essential “eyes on the street” and neighborliness that comes with a direct visual and physical connection to the public realm of the street.

The Building Components “Kit of Parts”

For the most part, the rules described above establish an allowed box, but there is more to a house than simply that box. Like with the Mr. Potato Head toy, the fun part are the features that one can add on. Staff is proposing a basic set of rules and guidance that would govern various add-on features of a home such as porches, stoops, entry vestibules, dormers, and additions. Samples are provided in the attachments. These rules serve to govern the appropriateness of these features to the neighborhood context as well as rules such as height limits or allowable setback encroachments depending on the feature.

Accessory Buildings

Similar to the features above, staff will be proposing rules for various accessory buildings. Again, samples are provided in the attachments.

ATTACHMENTS

- A. Sample Building Types by District Chart from Hartford CT
- B. Sample Building Type Sections – B.1 Cottage standards from Somerville MA, B.2 Suburban House standards from Denver CO
- C. Sample Building Component Section from Somerville MA
- D. Sample Accessory Structures Section from Denver CO

Attachment A

BUILDING TYPES PERMITTED BY DISTRICT — NEIGHBORHOOD DISTRICTS															
DISTRICT	BUILDING TYPES												Notes		
	Downtown Storefront	Downtown General Building	Storefront	Cottage Commercial	Commercial Center	General Building	Workshop/Warehouse	Civic Building	Apartment Building	Stacked Flats	Row Building	House A		House B	House C
NEIGHBORHOOD MIX	NX-1							○	●		●		●		
	NX-2							○	●	●	●		●		
	NX-3							○	●	●					
NEIGHBORHOOD	N-1							○				●			
	N-2							○					●		
	N-3							○					●	●	
	N-4							○						●	
	N-5							○		●	●		●		

● = Permitted
○ = Permitted only on corner lots

3. RESIDENTIAL DISTRICTS
Neighborhood Residence (NR)

7. Cottage

A small floor plate, detached, residential building type with one dwelling unit. The cottage is the smallest type of detached housing in Somerville. Two variants exist, one with a half-story under pitched roof and another with a full height second story and a shallow pitched roof or a flat roof.

The following images are examples from Somerville of the cottage building type and are intended only for illustrative purposes.



Attachment A



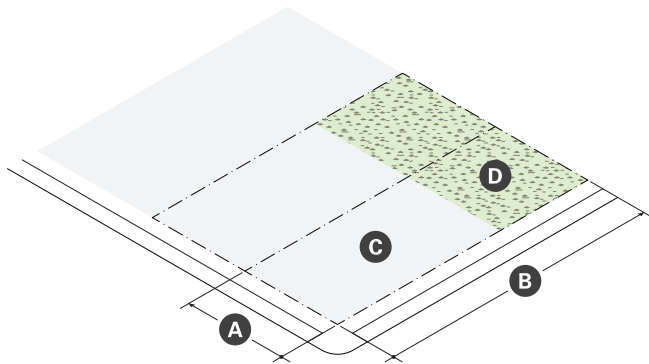
3. RESIDENTIAL DISTRICTS

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Neighborhood Residence (NR)

7. Cottage (continued)

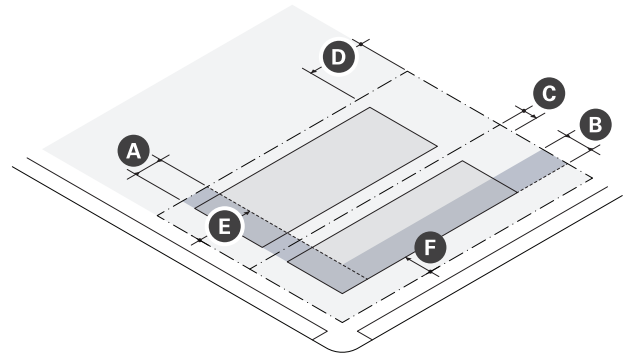
a. Lot Standards



Lot Dimensions	
A Width (min)	--
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	35 ft
B Depth (min)	70 ft

Lot Development	
C Lot Coverage (max)	65%
D Green Factor (min)	0.35

b. Building Placement



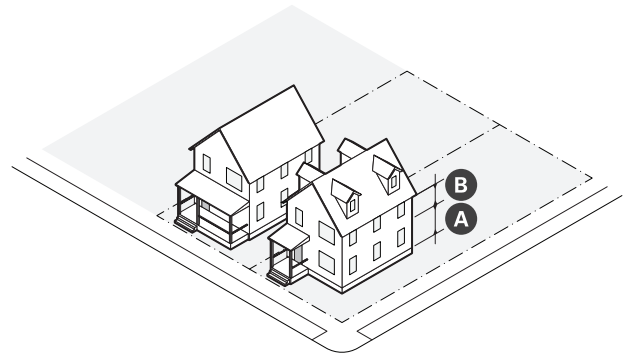
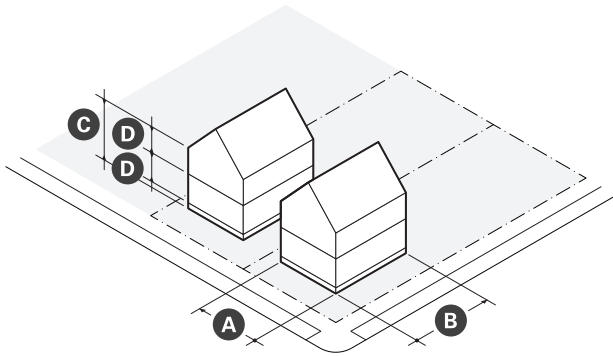
Building Setbacks		
A Primary Front Setback (min/max)	10 ft	20 ft
B Secondary Front Setback (min/max)	10 ft	20 ft
C Side Setback (min)	5 ft	
D Rear Setback (min)	20 ft	

Parking Setbacks	
E Primary Front Setback (min)	20 ft
F Secondary Front Setback (min)	10 ft

7. Cottage (continued)

c. Massing & Height

d. Uses & Features



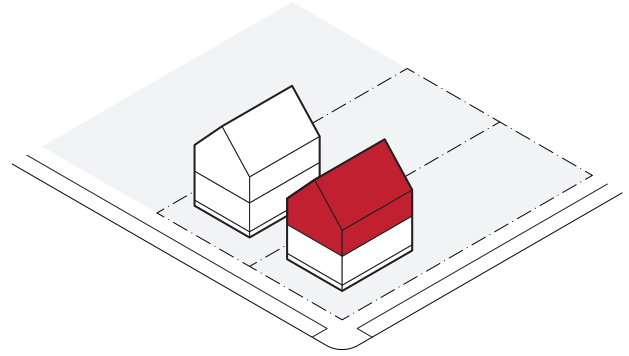
Main Body	
Facade Build Out (min)	60%
A Width (min/max)	22 ft 26 ft
B Depth (min/max)	24 ft 32 ft
C Building Height (max)	2 stories
D Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
A Ground Story Fenestration (min/max)	20% 50%
B Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units (max)	1
Outdoor Amenity Space (min)	1/ DU

- e. Housing
 - i. There is no affordable housing requirement for a cottage.

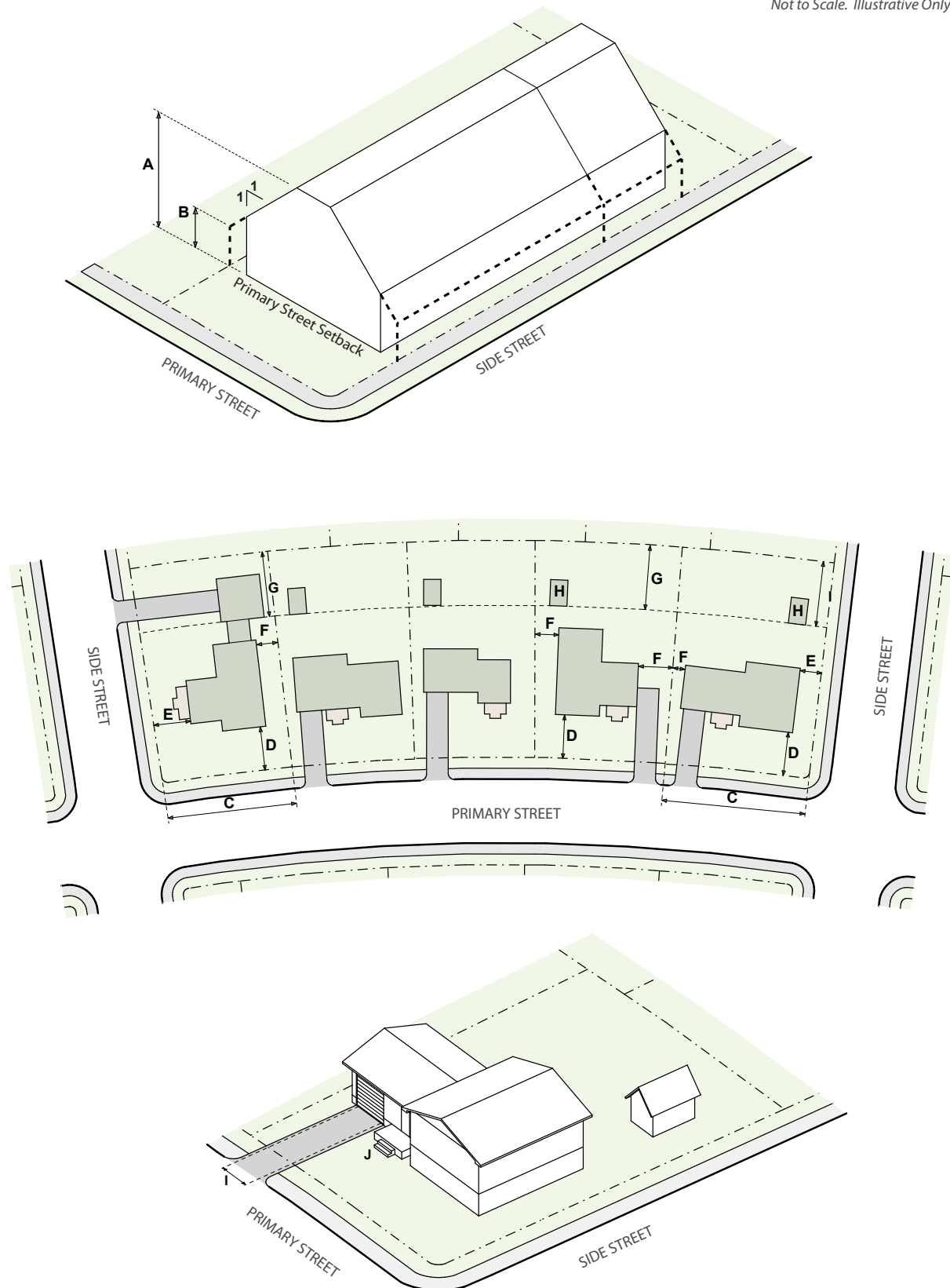
FIGURE 3.1 (a) Dwelling Unit Orientation



3.3.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.



SUBURBAN HOUSE

HEIGHT		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	2.5	2.5	2.5	3	2.5	3
A	Feet (max)	30'	30'	30'	30'	30'	32'
	Feet, permitted height increase (max)	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

SITING		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT							
	Zone Lot Size (min)	3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-SU, -TH, -MU Districts		
		25' or Less	Greater than 25' and less than 62'	62' or Greater
D	Primary Street, block sensitive setback required	na	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	15'	20'	20'
E	Side Street (min)	3'	5'	5'
F	Side Interior (min)	3'	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%
PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 sf	2 Spaces and 320 sf	33%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 3.3.7.6)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4		

DESIGN ELEMENTS		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION							
	Rooftop and/or Second Story Decks	See Section 3.3.5.1					
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.					
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
STREET LEVEL ACTIVATION							
J	Pedestrian Access, Primary Street	Entry Feature					
USES		All S-SU, -TH, -MU Districts					
		Primary Uses shall be limited to Single Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 3.4 Uses and Parking.					

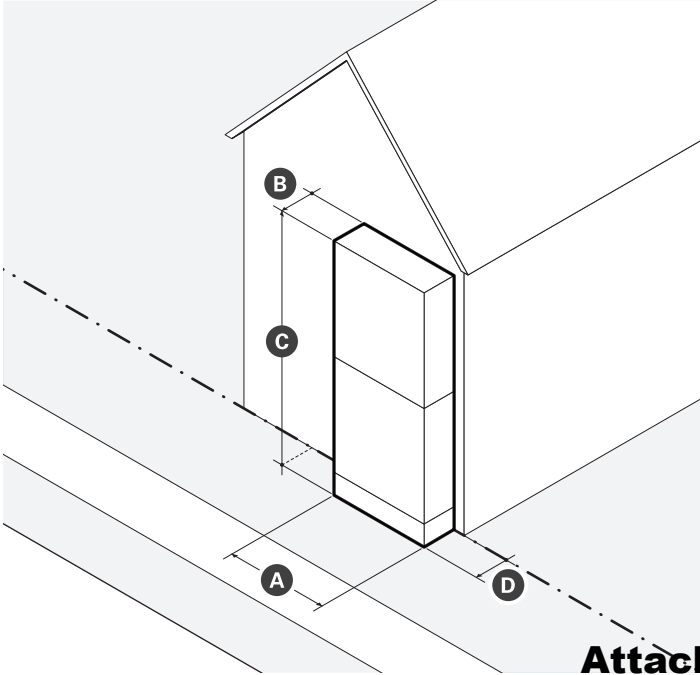
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

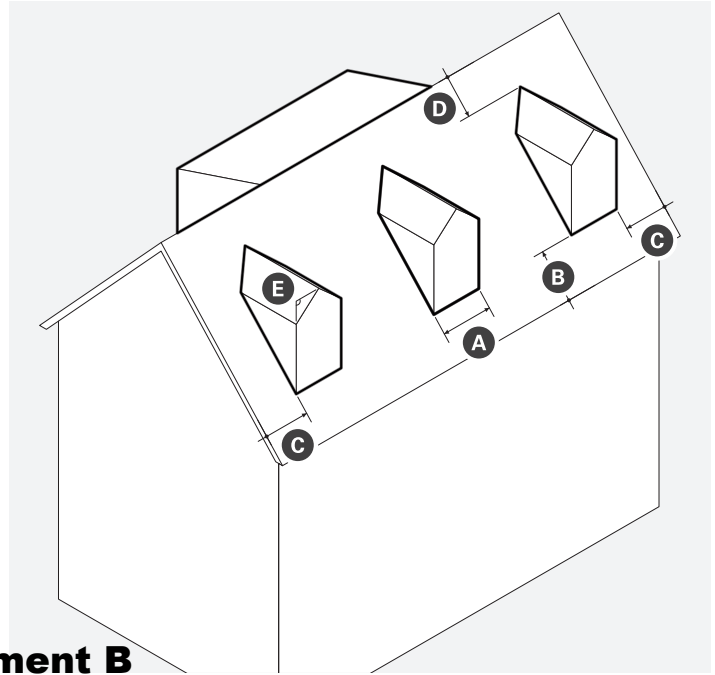
E. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building’s facade.



F. Dormer Window

- i. A dormer window is a single window or set of windows that projects vertically from a sloped roof, designed to provide light into and expand the habitable space of a half-story.



Attachment B
Attachment B

Dimensions	
A Width (min)	50% of facade or elevation
B Depth (max)	3 ft
C Height (max)	Height of Building
Fenestration (min)	60%
D Permitted Setback Encroachment (max)	3 ft

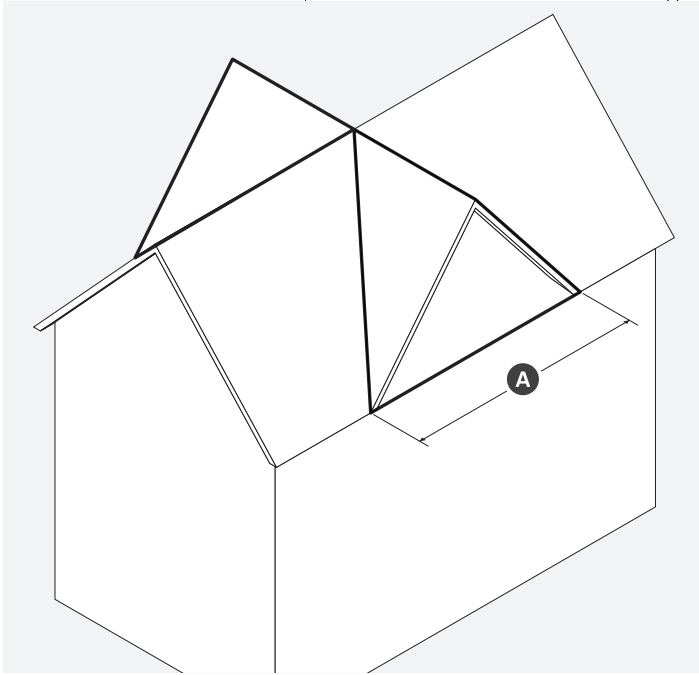
- ii. Standards
 - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
 - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

Dimensions	
A Width (max)	24 feet or 50% of the eave length of the main roof (whichever is shorter)
B Front & Rear Wall Setback (min)	3 ft 6 in
C Side Wall Setback (min)	1 ft 6 in
D Ridge Line Setback (min)	1 ft
E Roof Slope (min)	4:12 (18.43°)
Fenestration (min)	70%

- ii. Standards
 - a). Setbacks are strictly enforced regardless of permitted dormer width.
 - b). The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.

G. Cross Gable

- i. A cross gable is a sloped roof that projects perpendicularly from the main roof of a building to significantly increase the habitable space of a half-story.

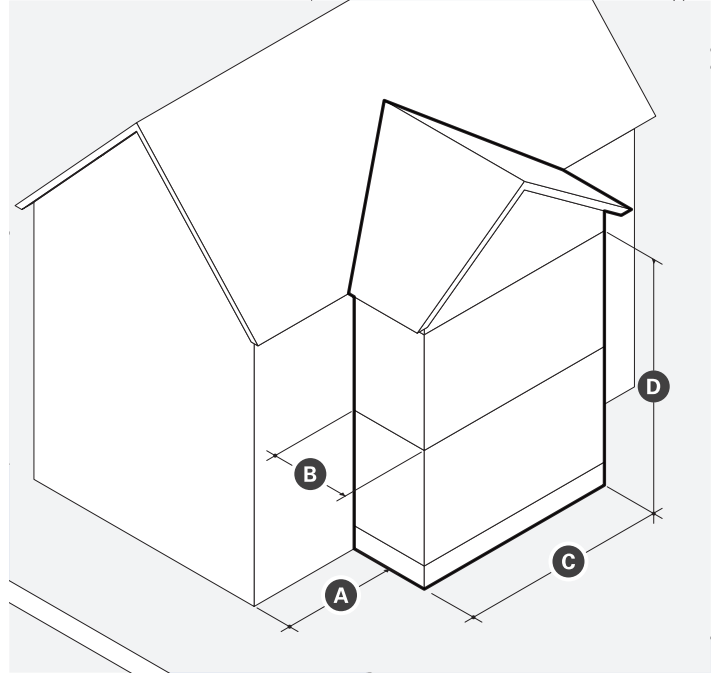


Dimensions	
A Width (max)	50% of the eave length of the main roof

- ii. Standards
 - a). The rakes of the cross gable roof must be structurally integrated into the eave and ridge of the main roof.

H. Side Wing

- i. A side wing is a multi-story extension from one or more side walls of the main body of a building.

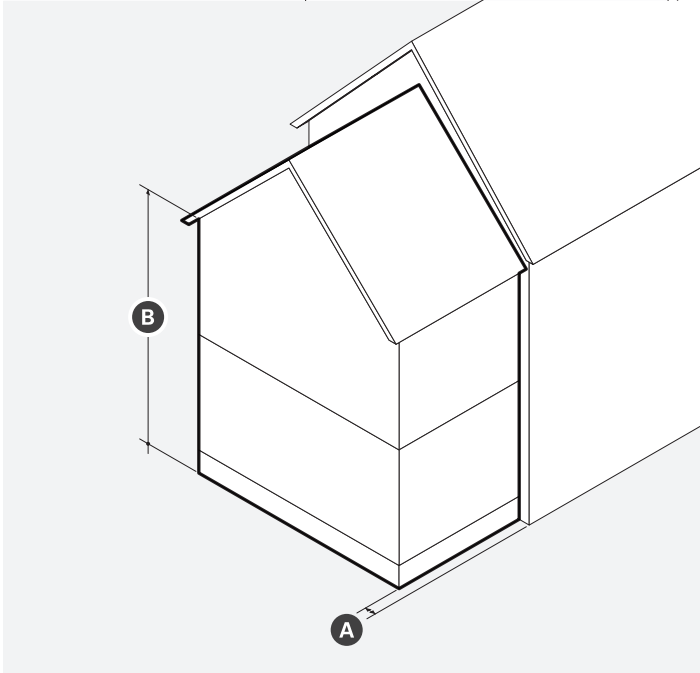


Dimensions	
A Setback from Facade (min)	5 ft
B Floor Plate (max)	4 ft
C Width (max)	--
One (1) Story	1/2 of Main Body Width
Two (2) or More Stories	1/3 of Main Body Width
D Height (max)	Same as Principal Building

- ii. Standards
 - a). Side wings must include a similarly style roof as the Principal Building.

I. Rear Addition

- i. A rear addition is an extension from the rear wall of the main body of a building.

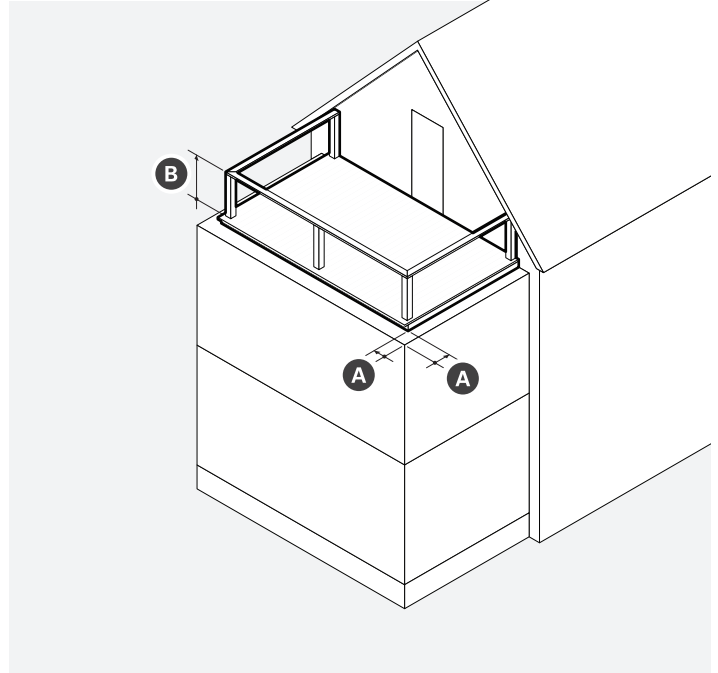


Dimensions	
A Setback from Exterior Side Walls (min)	1 ft
Floor Plate (max)	50% of the Floor Plate of the Principal Building
B Height (max)	Two (2) Stories

- ii. Standards
 - a). The slope of any pitched roof of a rear addition must be equal to or less than slope of the roof of the main body of the building and no less than nine and one-half degrees (9.5°; 2:12).

J. Roof Deck

- i. A roof deck is a roofless, raised platform on the roof of a building, side wing, or rear addition that provides outdoor amenity space.

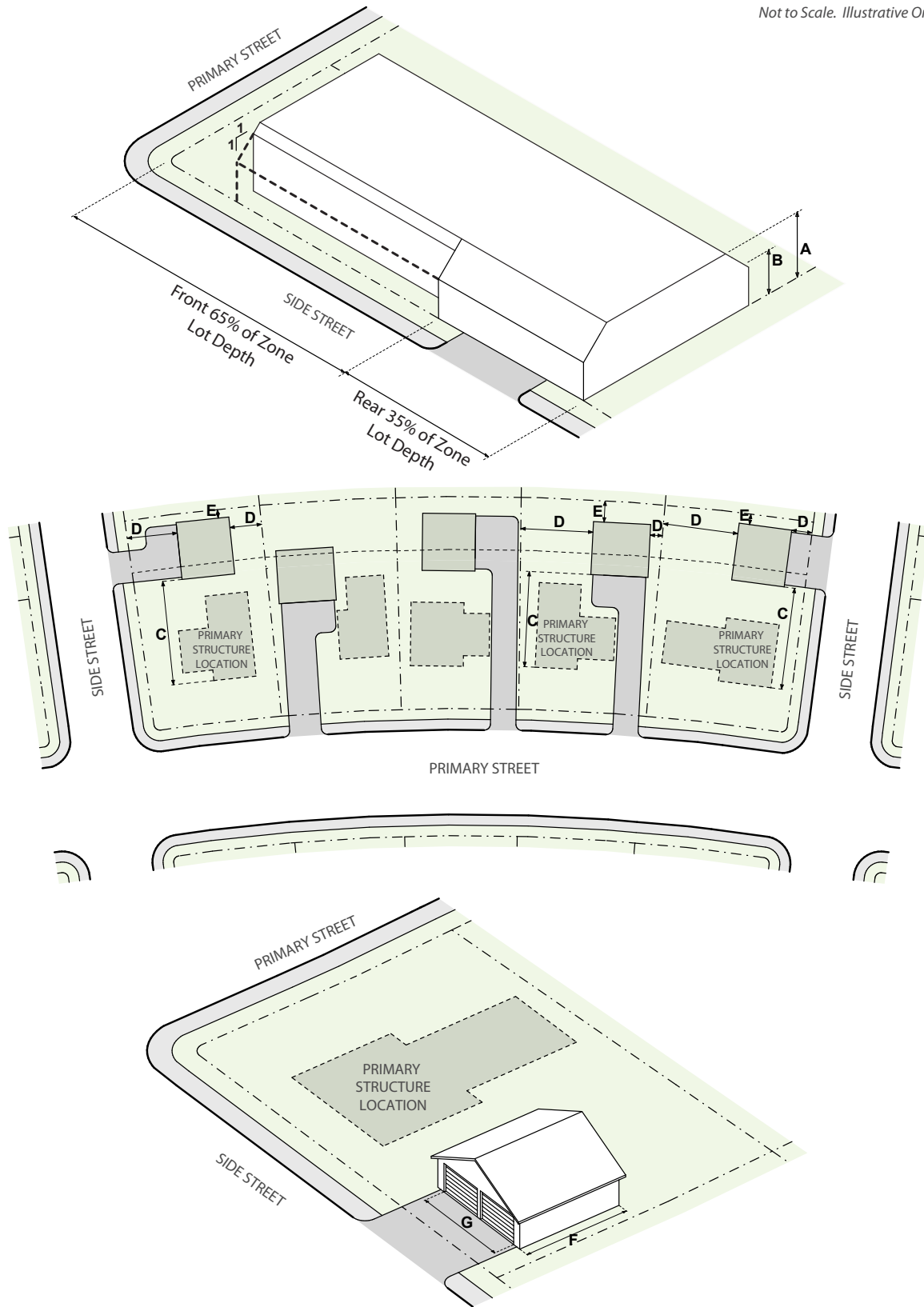


Dimensions	
A Setback from Facade (min)	5 ft
B Railing Height (max)	4 ft

- ii. Standards
 - a). Roof decks are only permitted on flat roofs.
 - b). The flooring of a roof deck must be no more than two feet above the roof supporting the deck.
 - c). Roof decks located within five (5) feet of a side rear lot line abutting the NR district must provide sight obscuring visual screening so that it is at least fifty percent (50%) opaque.
 - d). Roof deck access structures, such as stairwell penthouses, may not exceed 10 ft. in height and may only serve to enclose the access stairs and minimum landing required by Building Code.

B. Detached Garage

Not to Scale. Illustrative Only.



DETACHED GARAGE

	S-SU-Fx						
	S-SU-A	S-SU-D	S-SU-F	S-SU-Ix	S-SU-F1	S-SU-I	S-MU-3, 5, -8, -12, -20
HEIGHT							
A Stories (max)	1	1	1	1	1	1	1
A Feet (max)	17'	17'	17'	17'	17'	17'	17'
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	na
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	na

	S-SU-Fx						
	S-SU-A	S-SU-D	S-SU-F	S-SU-Ix	S-SU-F1	S-SU-I	S-MU-3, 5, -8, -12, -20
SITING							
Additional Standards	See Section 3.3.4.3						
SETBACKS							
C Setback from Primary Street Facing Facade of Primary Structure (min)	10'	10'	10'	10'	10'	10'	10'
D Side Street (min)	5'	5'	5'	5'	5'	5'	5'
D Side Interior (min), for structure entirely in rear 35% of zone lot**	0'	0'	0'	0'	0'	0'	0'
Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	5'	5'	5'	5'	5'	5'
Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'	3'	3'	3'	3'	3'	3'
E Rear, no alley (min)	5'	5'	5'	5'	5'	5'	5'
Rear, alley, where garage doors face alley (min)	5'	5'	5'	5'	5'	5'	5'
Rear, alley, where garage doors do not face alley (min)	0'	0'	0'	0'	0'	0'	0'
Vehicle Access	From Alley; or Street access allowed when no Alley present see Sec. 3.3.7.6 for exceptions						

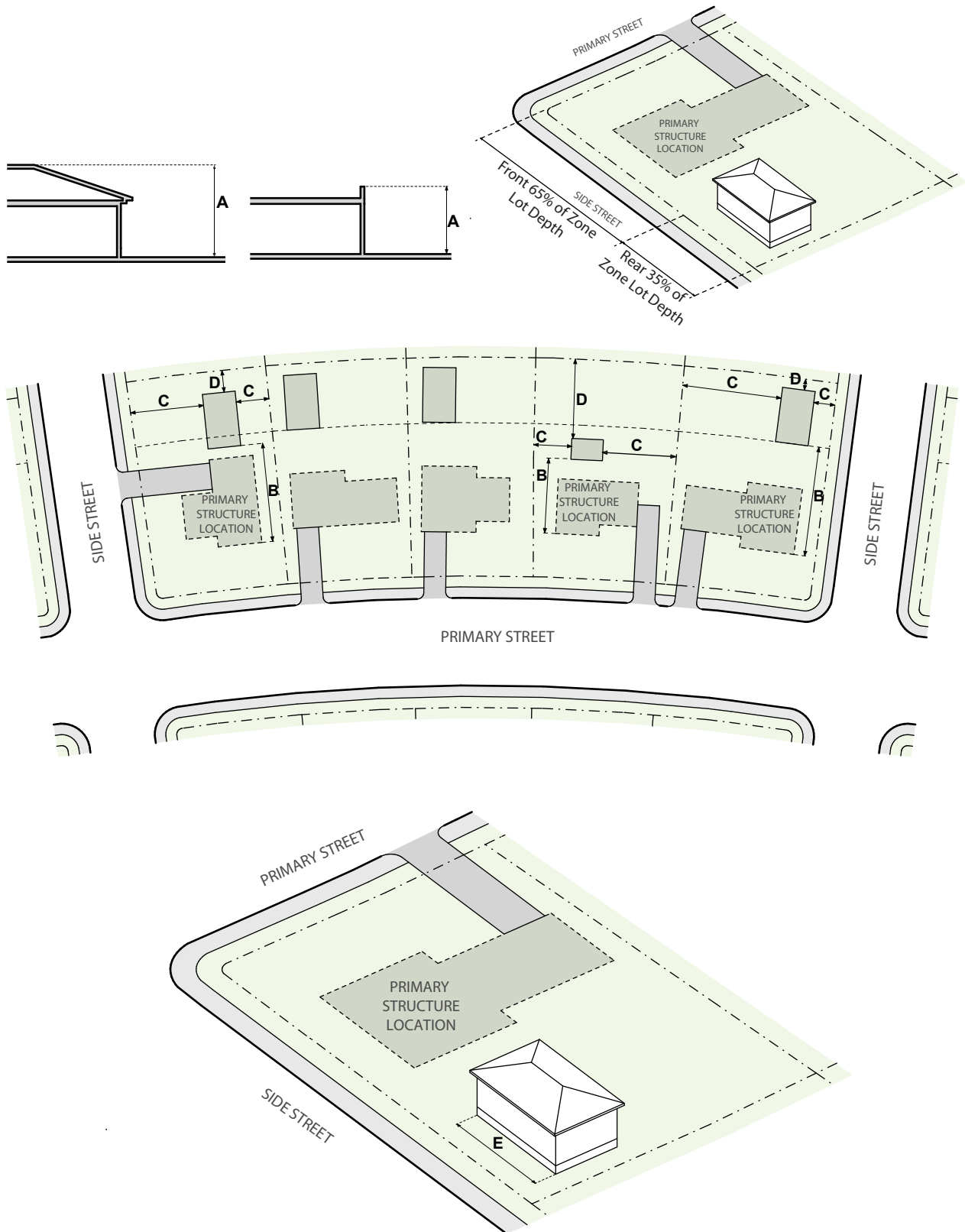
	S-SU-Fx						
	S-SU-A	S-SU-D	S-SU-F	S-SU-Ix	S-SU-F1	S-SU-I	S-MU-3, 5, -8, -12, -20
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	864 sf per unit*	864 sf per unit*	
F Horizontal Dimension (max)	36'	36'	36'	36'	no max	no max	
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	no max	no max	
G Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	no max	no max	

USES	All S-SU; S-TH-2.5; All S-MU
	Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 3.4 for permitted Accessory Uses
	See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 sf
 **Setbacks less than 5' may be subject to more restrictive Public Works, building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

C. Other Detached Accessory Structures

Not to Scale. Illustrative Only.



OTHER DETACHED ACCESSORY STRUCTURES

	HEIGHT					
	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-lx S-SU-I	S-TH-2.5	S-MU-3, 5, -8, -12, -20
A Stories (max)	1	1	1	1	1	1
A Feet (max)	15'	15'	15'	15'	15'	15'
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	na
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

	SITING					
	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-lx S-SU-I	S-TH-2.5	S-MU-3, 5, -8, -12, -20
Additional Standards	See Section 3.3.4.3					

SETBACKS						
B Setback from Primary Street Facing Facade of Primary Structure (min)	10'	10'	10'	10'	10'	10'
C Side Street (min)	5'	5'	5'	5'	5'	5'
C Side Interior, for structure entirely in rear 35% of zone lot (min)	0'	0'	0'	0'	0'	0'
Side Interior, for structure not entirely in rear 35% of zone lot (min)	5'	5'	5'	5'	5'	5'
Side Interior, for structure not entirely in rear 35% of zone lot (min), where Zone Lot Width is 30' or less	3'	3'	3'	3'	3'	3'
D Rear, no alley (min)	5'	5'	5'	5'	5'	5'
Rear, alley, where doors face alley (min)	5'	5'	5'	5'	5'	5'
Rear, alley, where doors do not face alley (min)	0'	0'	0'	0'	0'	0'

	DESIGN ELEMENTS					
	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-lx S-SU-I	S-TH-2.5	S-MU-3, 5, -8, -12, -20
BUILDING CONFIGURATION						
Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
E Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'

	USES					
	All S-SU; S-TH-2.5; All S-MU					
Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 3.4 for permitted Accessory Uses						

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions