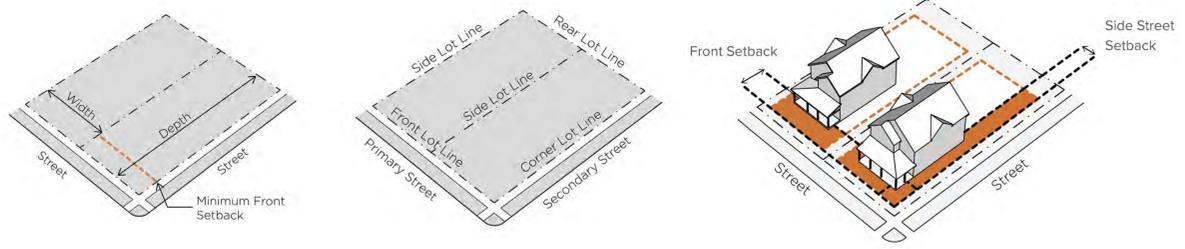


BUILDING HEIGHT, SETBACKS & DESIGN STANDARDS

Understanding Lot Standards and Setbacks

These diagrams show what terms to know and what lot standards are being illustrated below.

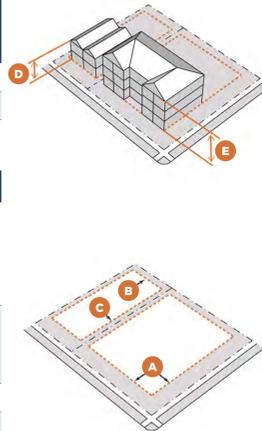


LMN, MMN, HMN, RL

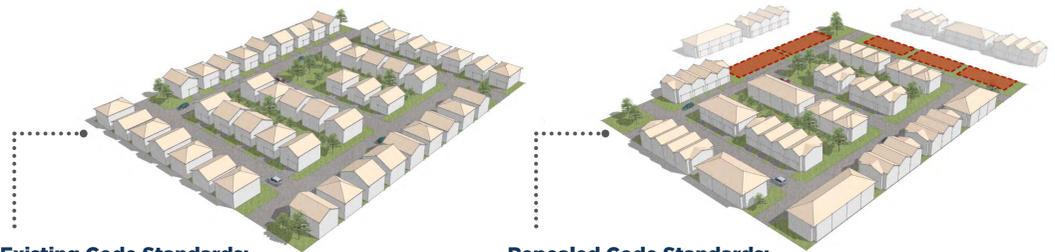
LMN - Low Density Mixed-Use Neighborhood District

	EXISTING CODE	REPEALED CODE
BUILDING HEIGHT		
D Residential - Up to 3 Units	2.5 stories max.	-
E Residential - 4+ Units	3 stories max.	-
Non-Residential & Mixed-Use	1.5 stories min. 2.5 stories max.	-
RESIDENTIAL BUILDING SETBACKS		
A Front Setback - from Arterial Streets	Single-family detached: 30-foot min. Single-family attached, multi-family: 15-feet	15-foot min.
Front Setback - from Non-Arterial Streets	Single-family detached: 15-foot min. Single-family attached, multi-fam 9-foot	9-foot min.
B Rear Setback	8-foot min.	-
C Side Setback	5-foot min.	-

Note: The symbol '-' in the Repealed Code column indicates no change.



TYPICAL 5.5-ACRE LMN SITE EXAMPLE:



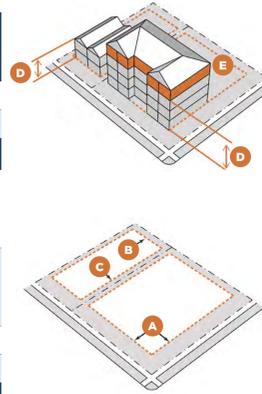
Existing Code Standards:
Max Density: 9 units / acre
Building Height: 2 stories
Parking: 2 spaces / unit

Repealed Code Standards:
Max Density: 12 units / acre
Building Height: 2 stories
Parking: 2 spaces / unit

MMN - Medium Density Mixed-Use Neighborhood District

	EXISTING CODE	REPEALED CODE
BUILDING HEIGHT		
D All Buildings	3 stories max.	-
E Affordable Housing Development Bonus	n/a	4 stories max.
RESIDENTIAL BUILDING SETBACKS		
A Front Setback - from Arterial Streets	Single-family detached: 30-foot min. Single-family attached, multi-family: 15-feet	15-foot min.
Front Setback - from Non-Arterial Streets	Single-family detached: 15-foot min. Single-family attached, multi-fam 9-foot	9-foot min.
B Rear Setback	8-foot min.	-
C Side Setback	5-foot min.	-
CONTEXTUAL HEIGHT SETBACK		
Upper Story Setback	n/a	25-foot min. upper story setback from property line above 2 stories

Note: The symbol '-' in the Repealed Code column indicates no change.



RL - Low Density Residential District

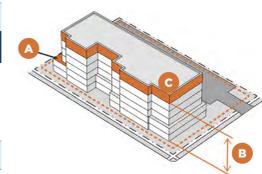
	EXISTING CODE	REPEALED CODE
BUILDING HEIGHT		
F Single-Unit Dwelling, Group Home, or Child Care Center	28 feet	3 stories max.
All Other Uses	3 stories max	-
G Detached Accessory Structure	28 feet max.*	-
<small>*Accessory buildings and structures may exceed the height of any existing or proposed principal building on the lot by no more than two (2) feet.</small>		
RESIDENTIAL BUILDING SETBACKS		
A Front Setback	20-foot min.	-
B Rear Setback	Along alley 6-foot min. No alley 15-foot min.	Along alley 5-foot min. No alley 15-foot min.
Garage Door Setback (side or rear alley)	n/a	8-foot min.
A Residential - Side Setback	Corner lot 15-foot min. Interior lot 5-foot min.	-
LOT SIZE		
E Lot Area	6,000 sq. ft. min.	-
LOT WIDTH		
D Single-Unit Dwelling	60-foot min.	-
Child-Care Center	60-foot min.	-
All Other Uses	100-foot min.	-

Note: The symbol '-' in the Repealed Code column indicates no change.

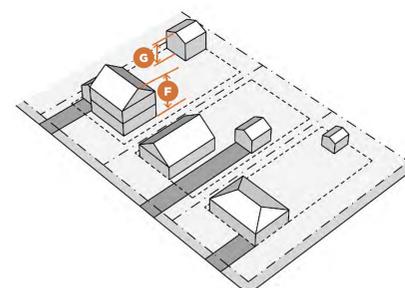
HMN - High Density Mixed-Use Neighborhood District

	EXISTING CODE	REPEALED CODE
BUILDING HEIGHT		
B All Buildings	5 stories max.	-
C Affordable Housing Development Bonus	No Bonus	6 stories max.
RESIDENTIAL BUILDING SETBACKS		
Front Setback - from Arterial Streets	15-foot min.	-
Front Setback - from Non-Arterial Streets	9-foot min.	-
Rear Setback	8-foot min.	-
Side Setback	5-foot min.	-
CONTEXTUAL HEIGHT SETBACK		
A Upper Story Setback	n/a	25-foot min. upper story setback from property line above 2 stories
Upper Story Setback from Streets	Wall height above 35-feet shall be set back an additional 1-foot for every 2-feet in height or fraction thereof	-

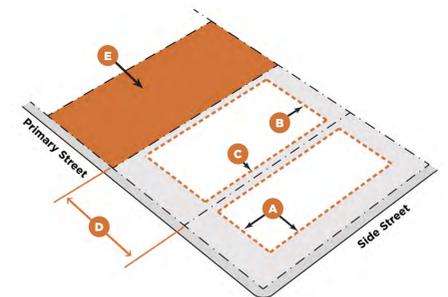
Note: The symbol '-' in the Repealed Code column indicates no change.



BUILDING ENVELOPE



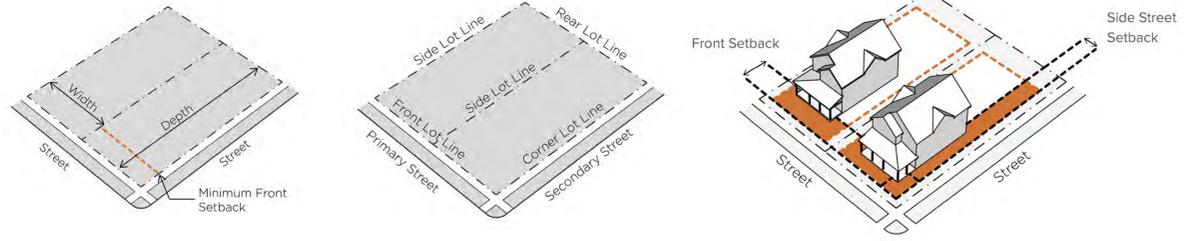
BUILDING PLACEMENT



BUILDING HEIGHT, SETBACKS & DESIGN STANDARDS

Understanding Lot Standards and Setbacks

These diagrams show what terms to know and what lot standards are being illustrated below.



NCL, NCM, NCB

Existing Code Terminology

- Neighborhood Conservation, Low Density (NCL)
- Neighborhood Conservation, Medium Density (NCM)
- Neighborhood Conservation, Buffer District (NCB)

Repealed Code Terminology

- OT - A = Old Town District, Low (formerly NCL)
- OT - B = Old Town District, Medium (formerly NCM)
- OT - C = Old Town District, High (formerly NCB)

NCL - Neighborhood Conservation, Low Density (Repealed Code: OT-A - Old Town District, Low)

BUILDING TYPE	UNITS	LOT AREA	FLOOR AREA	EXISTING CODE FLOOR AREA
Detached House (Urban & Suburban)	1 max.	4,500 ft ² min.	2,400 ft ² max.	<5,000 sf lot, Floor Area= 40% of lot 5k-10k sf lot, Floor Area= 20% of lot + 1K 10k+ lot, Floor Area= 30% of lot
Duplex	2 max.	4,500 ft ² min.	40% of lot area max.	n/a - Not a permitted use
+ Apartment Bldg.	3 max.	4,500 ft ² min.	40% of lot area max.	n/a - Not a permitted use
+ Rowhouse	3 max.	4,500 ft ² min.	40% of lot area max.	n/a - Not a permitted use
Cottage Court	3 max.	9,000 ft ² min.	See Section 3.1.3	n/a - Not a permitted use
ADU	1 max.	n/a	See Section 3.1.9	800 sf or 1,000 sf with 2 car garage as part, 600 sf footprint
Detached Accessory Structure	See Section 3.1.8			600 sf Floor Area with habitable space 600 sf Floor Area not habitable

+Affordable Housing Bonus Incentives
**NCL - Rear half floor area of lot limit 25% of rear half*
Note: NCL District requires 6,000 square feet for any newly created lot

NCM - Neighborhood Conservation, Medium Density (Repealed Code: OT-B - Old Town District, Medium)

BUILDING TYPE	UNITS	LOT AREA	FLOOR AREA	EXISTING CODE FLOOR AREA
Detached House (Urban & Suburban)	1 max.	4,500 ft ² min.	2,400 ft ² max.	<4,000 sf lot, Floor Area= 50% of lot 4k-10k sf lot, Floor Area= 25% of lot + 1K 10k+ lot, Floor Area= 35% of lot
Duplex	2 max.	4,500 ft ² min.	40% of lot area max.	40% of lot area max.
Apartment Bldg.	5 max.	4,500 ft ² min.	70% of lot area max.	40% of lot area max.
+ Apartment Bldg.	5 max.	4,500 ft ² min.	80% of lot area max.	40% of lot area max.
+ Rowhouse	2-3 max. +4 max. +5 max.	4,500 ft ² min. 6,000 ft ² min. 7,500 ft ² min.	40% of lot area max. 70% of lot area max. 70% of lot area max.	n/a
Cottage Court	3 max.	9,000 ft ² min.	See Section 3.1.3	n/a
ADU	1 max.	n/a	See Section 3.1.9	1,000 sf Floor Area, 600 sf footprint 600 sf Floor Area with habitable space 600 sf Floor Area not habitable

+Affordable Housing Bonus Incentives
**NCM - Rear half floor area of lot limit 33% of rear half*
Note: NCM District requires 5,000 square feet for any newly created lot

NCB - Neighborhood Conservation, Buffer District (Repealed Code: OT-C - Old Town District, High)

BUILDING TYPE	UNITS	LOT AREA	FLOOR AREA	EXISTING CODE FLOOR AREA
Detached House (Urban & Suburban)	1 max.	4,500 ft ² min.	2,400 ft ² max.	No max.
Duplex	2 max.	4,500 ft ² min.	No max.	No max.
Apartment Bldg.	3 min.	4,500 ft ² min. & additional 750 ft ² for each unit greater than 3 units	No max.	No max.
+ Rowhouse	2 min. - 3 max.	4,500 ft ² min.	No max.	n/a
Cottage Court	5 min.	9000 ft ² min.	See Section 3.1.3	n/a
Mixed-Use	3 min.	4,500 ft ² min. & additional 750 ft ² min. for each unit greater than 3 units	No max.	No max.
ADU	1 max.	n/a	See Section 3.1.9	1,000 sf Floor Area, 600 sf footprint 600 sf Floor Area with habitable space 600 sf Floor Area not habitable

+Affordable Housing Bonus Incentives
**NCB - Rear half floor area of lot limit 33% of rear half*

OT - Neighborhood Conservation (Low, Medium, and High)

BUILDING HEIGHT	EXISTING CODE	REPEALED CODE
OT-A (NCL)	2 stories	35-feet max.
OT-B (NCM)	2 stories	35-feet max.
OT-C (NCB)	3 stories	4 stories max.
Front Porch	1 story max.	-

A second floor shall not overhang the lower front of side exterior walls of a new or existing building.

DETACHED ACCESSORY STRUCTURE HEIGHT (MAXIMUM)

ADU Height	24-foot max.	-
I Accessory Building (Non-Habitable)	20-foot max.	-
J Wall Height (along interior side lot line)	13-foot eave height	13-foot max.

RESIDENTIAL BUILDING SETBACKS

D Front Setback	15-foot min.	-
Side Setback, Interior	5-foot min.	-
E Side Setback, Street	15-feet	9-foot min.
Rear Setback, No Alley	15-foot min.	-
Rear Setback, Alley	5-foot min.	-
Garage Setback (from walkway)	20-foot min.	-
Garage Setback (side or rear alley)	8-foot min.	-

ACCESSORY BUILDING - LOT STANDARDS

ADU Setback from Primary Dwelling	n/a	5-foot min.
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LOT WIDTH

A Detached House	40-foot min.	-
B Duplex	40-foot min. in NCM/NCB	40-foot min.
C All Others*	50-foot min. in NCM/NCB	50-foot min.*

**Exception NCB: The minimum lot width for lands located within the West Central Neighborhood Plan Subarea and south of University Avenue shall be eighty-five (85) feet. If more than one (1) principal building is proposed to be constructed side-by-side on the same lot, then each such principal building must have at least forty (40) feet of street frontage for single-family and two-family dwellings, and at least fifty (50) feet of street frontage for each other use*

FLOOR AREA - REAR LOT AREA

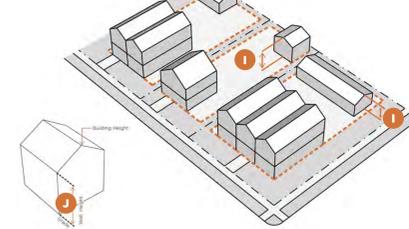
OT-A	25% max. of rear 50% lot area	-
OT-B & OT-C	33% max. of rear 50% lot area	-

ACCESSORY BUILDING - LOT STANDARDS

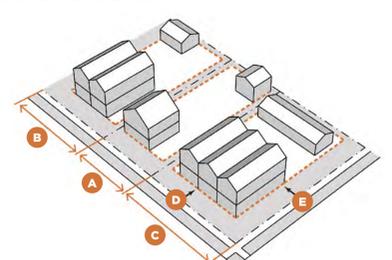
ADU Floor Area	1,000 ft ² max. / or 45% of primary dwelling unit (whichever is less)
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Note: The symbol '-' in the Repealed Code column indicates no change.

BUILDING ENVELOPE



BUILDING PLACEMENT



BUILDING HEIGHT, SETBACKS & DESIGN STANDARDS

Building Types, Floor Area & Density

LMN - Low Density Mixed-Use Neighborhood District

BUILDING TYPES	# OF UNITS	MAX. DENSITY		MIN. DENSITY	EXISTING CODE			
		BASE	BONUS					
Mixed-Use	1 min.	1 unit per 3,630 square feet of site area	No max. density for affordable housing projects	1 unit per 10,000 square feet of site area	Min <20 acres: 3 dwelling units per acre			
Apartment Bldg.	3+ min.							
Rowhouse	2+ min.				Min. >20 acres: 4 dwelling units per acre			
Cottage Court	3+ min.				Max <10 acres: 12 dwelling units per acre			
Duplex	2 max.				Max >10 acres: 9 dwelling units per acre			
Detached House - Urban	1 max.				10 to 12 acres density to 12 for affordable			
Detached House - Suburban	1 max.							
ADU	1 max.					n/a		
Detached Accessory Structure	See Section 3.1.8				n/a	n/a	n/a	3.5.1(E)(5) - lot size dependent

LMN EXISTING CONDITIONS



MMN - Medium Density Mixed-Use Neighborhood District

BUILDING TYPES	# OF UNITS	MAX. DENSITY	MIN. DENSITY		EXISTING CODE			
			> 20 AC	< 20 AC				
Mixed-Use	1 min.	None	1 unit per 3,500 square feet of site area	1 unit per 5,000 square feet of site area	n/a			
Apartment Bldg.	3+ min.							
Rowhouse	2+ min.				Min <20 acres: 7 dwelling units per acre			
Cottage Court	3+ min.				Min. >20 acres: 12 dwelling units per acre			
Duplex	2 max.				No max.			
Detached House - Urban	1 max.							
Detached House - Suburban	1 max.							
ADU	1 max.				n/a	n/a	n/a	n/a
Detached Accessory Structure	See Section 3.1.8				n/a	n/a	n/a	3.5.1(E)(5) - lot size dependent

Minimum and Maximum Density applies to an entire site or subdivision.

MMN EXISTING CONDITIONS



HMN - High Density Mixed-Use Neighborhood District

BUILDING TYPES	# OF UNITS	MAX. DENSITY	MIN. DENSITY	EXISTING CODE
Mixed-Use	4+ min.	None	1 unit per 2,000 square feet of site area	Min = 20 dwelling units per acre
Apartment Bldg.	4+ min.			
Rowhouse	3+ min.			
ADU (with an existing Detached House)	1 max.			No max.
Detached Accessory Structure (with an existing Detached House)	1 max.			

HMN EXISTING CONDITIONS



RL - Low Density Residential District

BUILDING TYPES	# OF UNITS	LOT AREA	EXISTING CODE
Detached House (Urban & Suburban)	1 max.	6,000 ft ² min.	Same
Duplex	2 max.	6,000 ft ² min.	n/a
+ Apartment Bldg.	3 max.	6,000 ft ² min.	n/a
+ Rowhouse	3 max.	6,000 ft ² min.	n/a
Cottage Court	3 max.	6,000 ft ² min.	n/a
ADU	1 max.	n/a	n/a
Detached Accessory Structure	See Section 3.1.8		3.5.1(E)(5) - lot size dependent

RL EXISTING CONDITIONS



**WE WANT
TO HEAR
FROM YOU!**



**What kinds of features make
multi-unit housing (3 or more units)
feel like it fits in with a neighborhood?**

Height & Roof Styles

Not Important

Slightly Important

Fairly Important

Very Important



Location of Parking

Not Important

Slightly Important

Fairly Important

Very Important



Building Character & Materials

Not Important

Slightly Important

Fairly Important

Very Important



Setbacks

Not Important

Slightly Important

Fairly Important

Very Important



Floor Area/Footprint

Not Important

Slightly Important

Fairly Important

Very Important



Percent on a Block

Not Important

Slightly Important

Fairly Important

Very Important

