

ARTICLE 2. **FORM**

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

Part 2A. **Introduction**

Part 2B. **Form Districts**

Part 2C. **Form Rules**

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DIV. 2A.1. **ORIENTATION**

SEC. 2A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following districts:



The Form District is a separate and independent component of each zone.

SEC. 2A.1.2. **HOW TO USE ARTICLE 2 (FORM)**

A. **Identify the Applied Form District**

The first component in a zone string identifies the Form District applied to a property.

B. **Form District Standards**

Form Districts standards are outlined in *Part 2B. (Form Districts)*. Each Form District page identifies the standards specific to that Form District.

C. **Interpreting Form District Standards**

Each standard on a Form District page in *Part 2B. (Form Districts)* provides a reference to *Part 2C. (Form Rules)* where the standard is explained in detail.

Form District Example:

Zone String

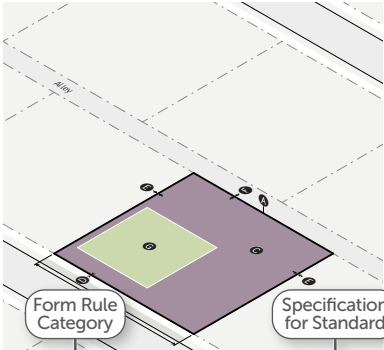
[**LM2** -MU2-5] [RG1-FA]

Find Your Applied
Form District

Part 2B (Form Districts)

SEC. 2B.9.2. **LOW-RISE MEDIUM 2 (LM2)**

A. Lot Parameters



Form Rule Category

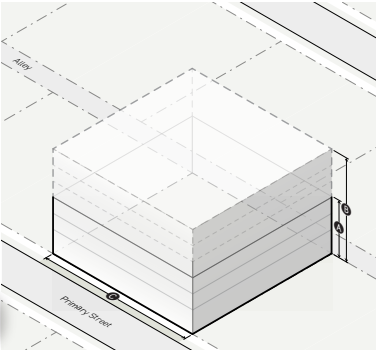
Specification for Standard

1. LOT SIZE	Div. 2C.1
a Lot area (min)	2,500 sf
b Lot width (min)	25'

2. COVERAGE	Div. 2C.2
c Building coverage (max)	90%
Building setbacks	
d Primary street (min)	0'
e Side street (min)	0'
f Side (min)	0'
Rear (min)	0'
Alley (min)	0'
Special lot line (min)	0'

3. AMENITY	Div. 2C.3
g Lot amenity space (min)	25%
Residential amenity space (min)	n/a

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR	3.0
B Bonus height in stories (max)	6

2. BUILDING MASS	Div. 2C.6
c Building width (max)	100'
Building break (min)	15'

Form Standard

Label on Graphic

No Label on Graphic

Link to Rules

Standard Not Applicable

Form Rule Category Not Applicable (Div. 2C.5.)

Learn More
About Your Rules

Part 2C (Form Rules)

Form Rule Category

Form Standard

DIV. 2C.6. BUILDING MASS

SEC. 2C.6.1. BUILDING WIDTH

The maximum allowed width of any building or collection of buildings on a lot.

A. Intent

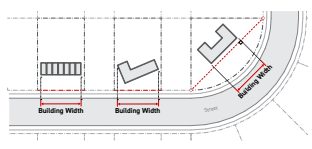
To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths and encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

- Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
- Building width requirements apply only to portions of buildings or structures located above the ground floor elevation.
- Building width requirements do not apply to exceptions listed in Sec. 2C.6.3.F (Exceptions).

C. Measurement

Building width is measured horizontally and parallel to each street lot line from one end of an applicable building or collection of buildings to the opposite end.



SEC. 2A.1.3. FORM DISTRICT GRAPHICS

A. General

Illustrations and graphics are included in Article 2 (Form) only to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of Article 2 (Form) and any illustration or graphic, the text prevails.

B. Lot Parameter Graphics

1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for both lot area and lot width.

2. Buildable Area

This shape represents the area on a lot where buildings are allowed, reduced by required building setbacks, or the lot boundary when no setback is required.

3. Building Setbacks

The area between a lot boundary and the minimum required setback, represented with a dotted white line and bounded by the buildable area.

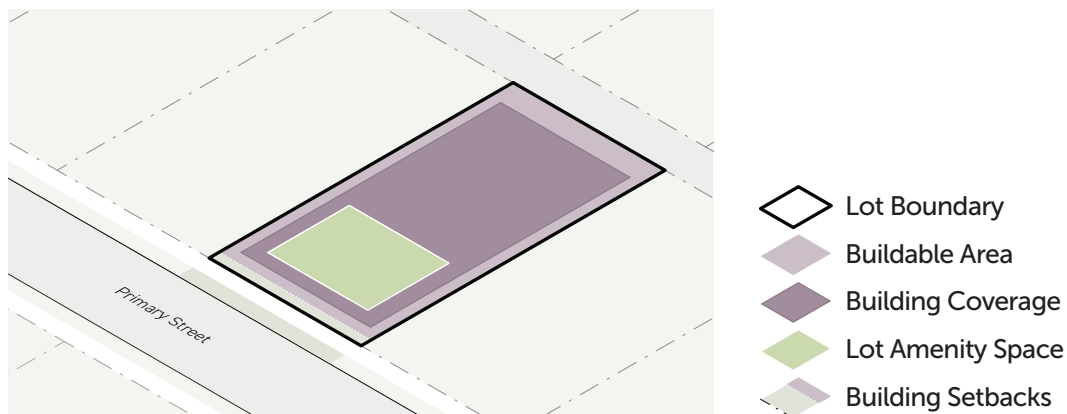
4. Building Coverage

This shape represents the total building coverage allowed in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any buildings or structures.

5. Lot Amenity Space

This shape represents the total lot amenity space required in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any amenity space.

LOT PARAMETER DIAGRAM



C. Bulk and Mass Graphics

1. General

- a. Bulk and mass graphics represent the volume where a building is allowed to be located by showing the maximum height allowed for the entire buildable area. The volume does not represent the massing of an allowed building. Other standards, such as maximum building coverage and floor area ratio (FAR), may limit the ability for a building to fill the full volume.
- b. Form Districts that include a maximum height standard and those that do not include a height limit are represented differently in the bulk and mass diagram.

2. Districts with a Maximum Height Standard

a. Maximum Bonus Height

Maximum bonus height represents the maximum number of stories allowed beyond the number of stories allowed by the maximum base height in stories.

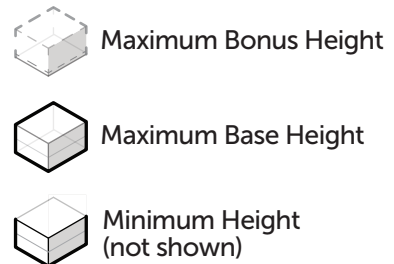
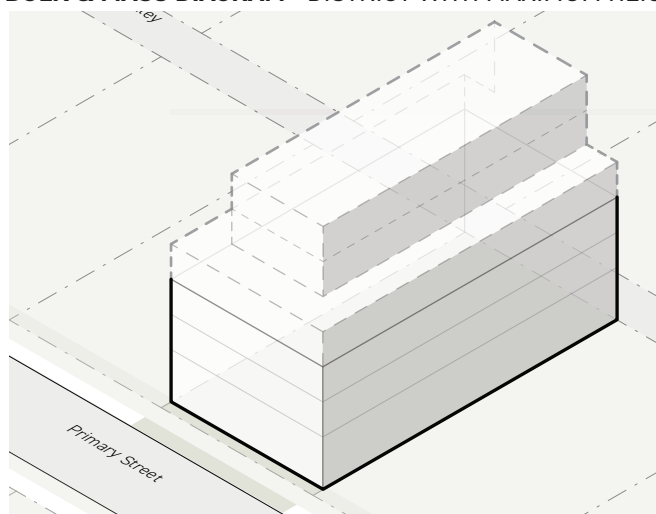
b. Maximum Base Height

Maximum base height represents the number of stories allowed without providing public benefits in trade for additional height according to *Article 9 (Public Benefit Systems)*.

c. Minimum Height

Minimum height represents the lowest number of stories required.

BULK & MASS DIAGRAM - DISTRICT WITH MAXIMUM HEIGHT



3. Districts with no Maximum Height Standard

a. Unlimited Height

This volume represents the building height allowed, in addition to the likely height of the building based on maximum Base FAR.

b. Likely Height Based on Bonus FAR

This volume represents the likely building height based on the maximum allowed Bonus FAR, in addition to the likely height of the building based on maximum Base FAR.

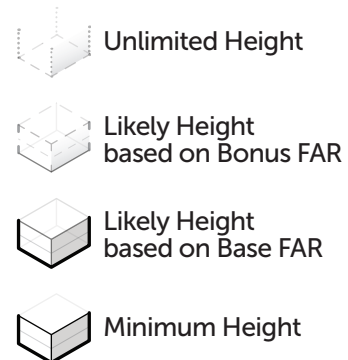
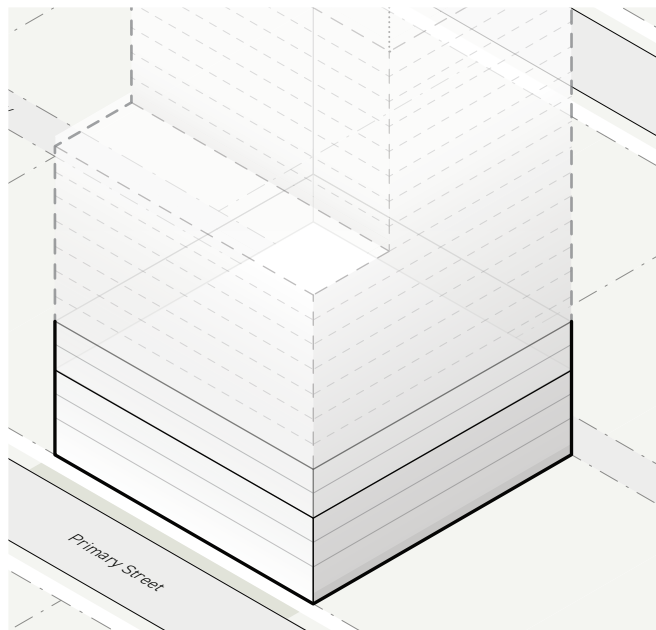
c. Likely Height Based on Base FAR

This volume represents the likely building height based on the maximum allowed Base FAR, in addition to the minimum required height of the building.

d. Minimum Height

This volume represents the minimum number of stories required.

BULK & MASS DIAGRAM - DISTRICT WITHOUT HEIGHT LIMIT



SEC. 2A.1.4. **FORM DISTRICT NAMING CONVENTION**

There are three different types of naming conventions for Form Districts. Each Form District name is composed of a variety of components that are specific to that district.

A. **Rural and Estate Form Districts**

[Reserved]

B. **House Form Districts**

[Reserved]

C. **All Other Form Districts**

All other Form District names are composed of three components:

1. **FAR Category**

The first component of each Form District name is a floor area ratio (FAR) category. FAR categories group all districts within a range of maximum allowed FAR. FAR categories are organized as follows:

- a. Very Low-Rise (>0.65-1.5 FAR)
- b. Low-Rise (>1.5-4.0 FAR)
- c. Mid-Rise (>4.0-6.0 FAR)
- d. Moderate-Rise (>6.0-8.5 FAR)
- e. High-Rise (>8.5-13.0 FAR)

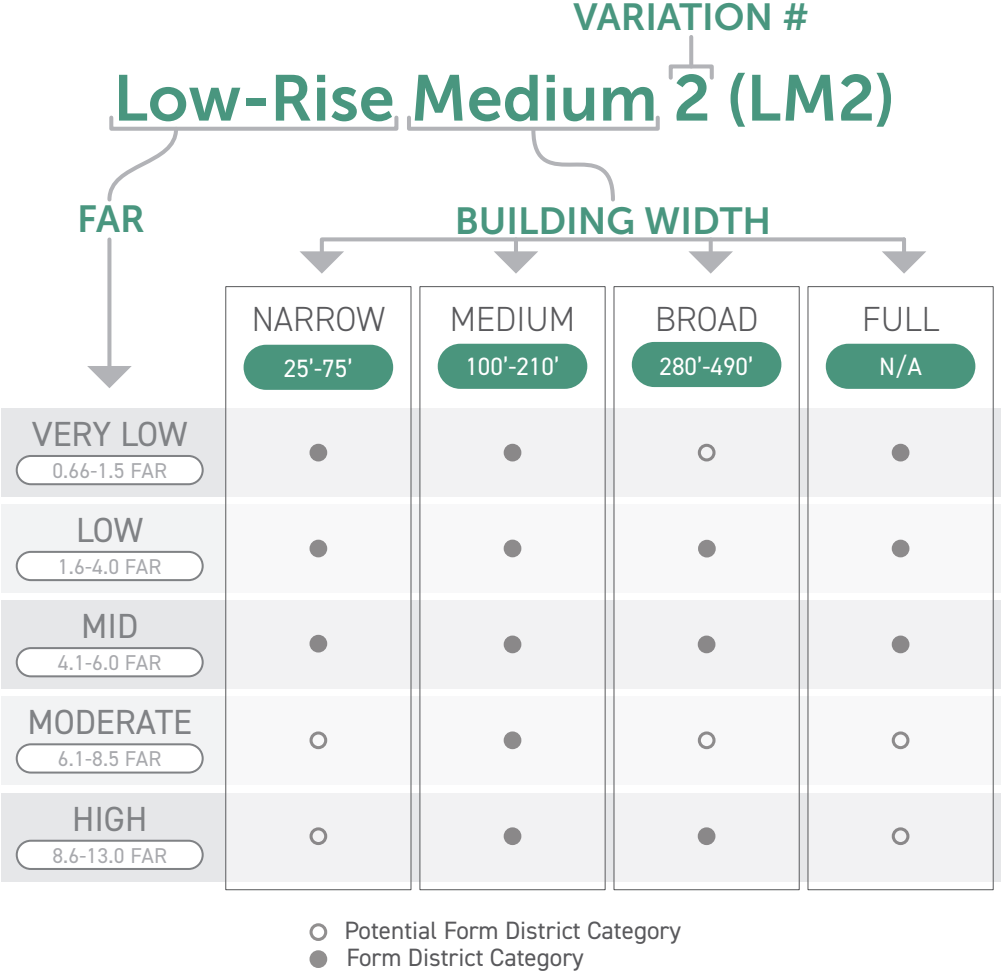
2. **Building Width Category**

The second component of each Form District name is a building width category. Building Width categories group all districts within a range of maximum allowed building width. Each building width category are organized as follows:

- a. Narrow (25'-75')
- b. Medium (100'-210')
- c. Broad (280'-490')
- d. Full (no building width maximum)

3. **Variation Number**

The last component of each Form District is a variation number. All Form Districts are numbered in the order they fall within Article 2 (Form).



DIV. 2A.2. OPENING PROVISIONS

SEC. 2A.2.1. FORM INTENT

The intent of Article 2 (Form) is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

SEC. 2A.2.2. FORM APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A.) shall comply with the Form District standards in Article 2 (Form), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

- Categories of Form rules apply to a projects based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

FORM RULE CATEGORIES		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 2C.1	Lot Size	○	○	●	○	○	○	○	○	○
Div. 2C.2	Coverage	●	○	●	○	○	○	○	○	○
Div. 2C.3	Amenity	●	○	●	●	○	●	○	○	○
Div. 2C.4	Floor Area Ratio & Height	●	●	●	○	○	○	○	○	○
Div. 2C.5	Upper-Story Bulk	●	○	○	○	○	○	○	○	○
Div. 2C.6	Building Mass	●	○	○	○	○	○	○	○	○

● = Rules generally apply to this project activity
 ○ = Rules are not applicable

- Project activities are defined in *Sec. 14.1.15. (Project Activities)*.
- Where a category of Form rules are listed as generally applicable in the table above, and the applied *Form District (Part 2B)* provides standards in that Form rule category, the project activity shall meet all applicable Form standards within that Division. This general applicability

may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Form rules is listed as not applicable in the table above, no standards from that Form rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

1. Form Districts apply to all portions of a lot.
2. Form Districts apply to all portions of buildings and structures on a lot.
3. Specific Form standards and rules may further limit which components of buildings, structures and lots are required to comply with the rules in *Part 2C. (Form Rules)*.

D. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of *Article 2 (Form)* for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Form District standard unless otherwise specified by *Division 12.2. (Form)*. Consider the following examples:

1. An addition to the side of an existing building: Where a proposed addition increases the total building width beyond the maximum building width allowed by the applied Form District, the addition is not allowed.
2. An addition to the top of an existing building: Where the height of the existing structure does not meet the street step-back standard specified by the applied Form District, all additional floor area shall be located behind the minimum step-back, but no modifications to the existing upper stories are required.

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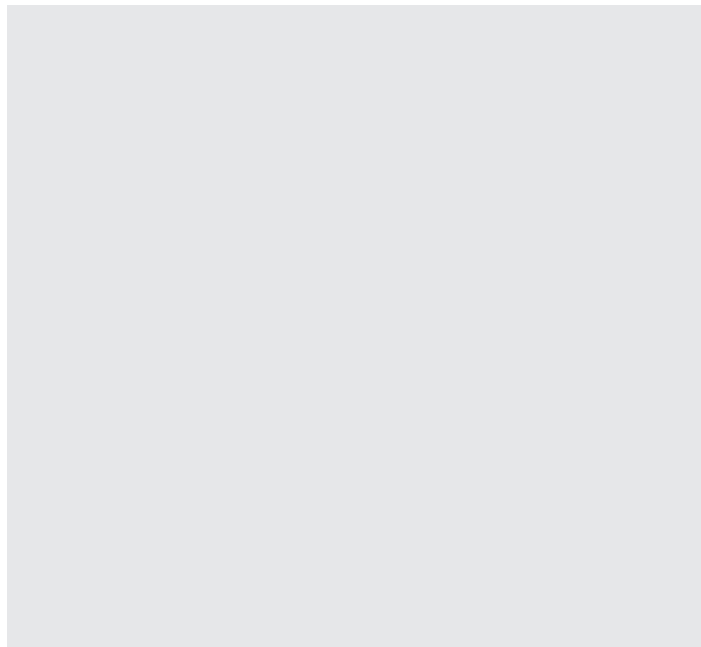
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DIV. 2B.1. **RURAL FORM DISTRICTS**

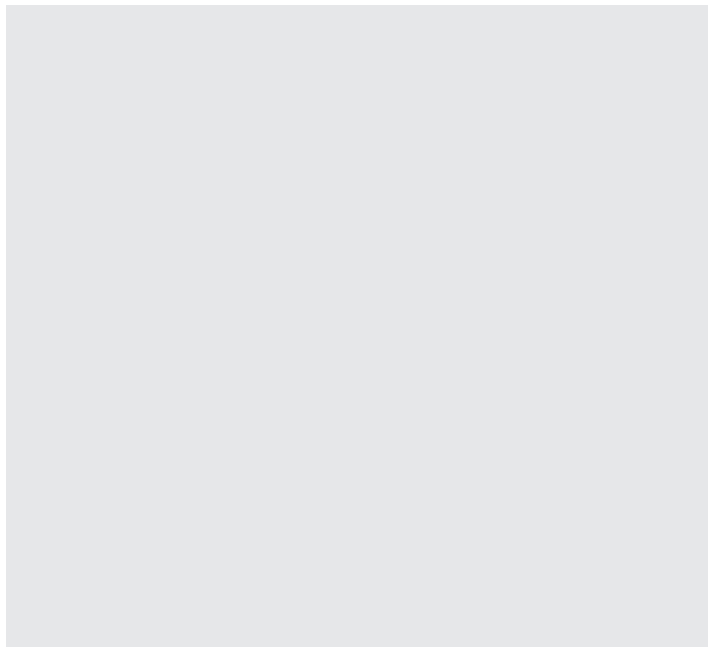
SEC. 2B.1.1. RURAL HILLSIDE (RH1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	17,500 sf
A Lot width (min)	70'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
C Primary street (min)	25'
Side street (min)	10'
D Side (min)	10'
Rear Street (min)	3'
Alley (min)	4'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Slope Band FAR (max)	
0% - 14.99%	0.25
15% - 29.99%	0.2
30% - 44.99%	0.15
45% - 59.99%	0.1
60% - 99.99%	0.05
100% +	0
A Guaranteed Floor Area (max)	0.13
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK Div. 2C.5.	
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	40'
Building break (min)	10'
C Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.2. **LARGE LOT FORM DISTRICTS**

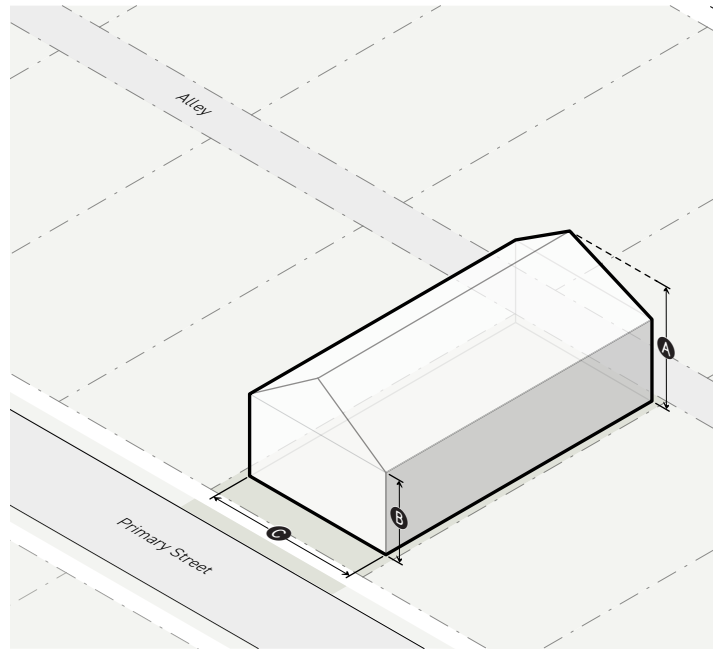
SEC. 2B.2.1. LARGE LOT 2 (LG2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	20,000 sf
B	Lot width (min)	80'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	35%
Building setbacks		
D	Primary street (min)	25'
	Side street (min)	15'
E	Side (min)	10'
	Side, interior (min)	10'
	Rear (min)	25'
F	Alley (min)	3'
	Special: All (min)	25'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	15%
	Required at grade (min)	100%
	Residential amenity space (min)	10%

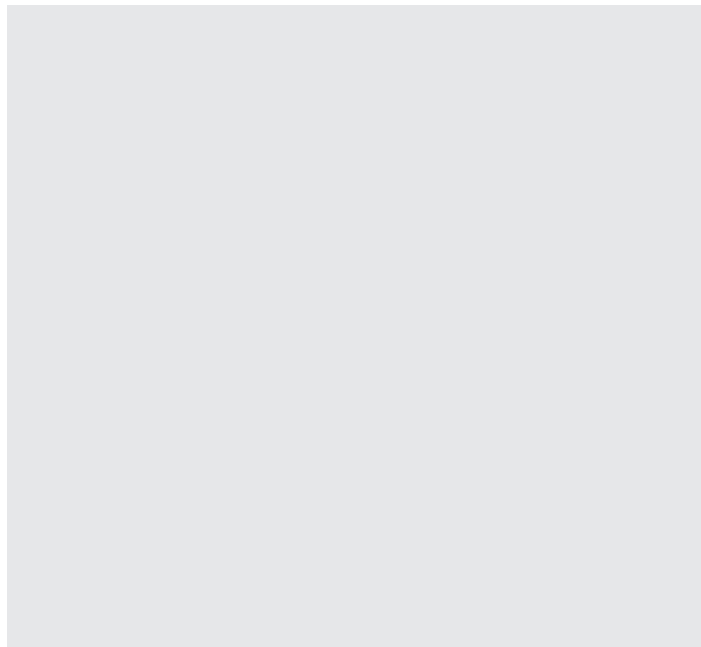
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	FAR (max)	0.35
A	Height in feet (max)	33'
B	Upper wall plate height (max)	22'
	Bonus	None
2. UPPER-STORY BULK		Div. 2C.5.
	Transitional height	None
3. BUILDING MASS		Div. 2C.6.
C	Building width (max)	100'
	Building break (min)	15'

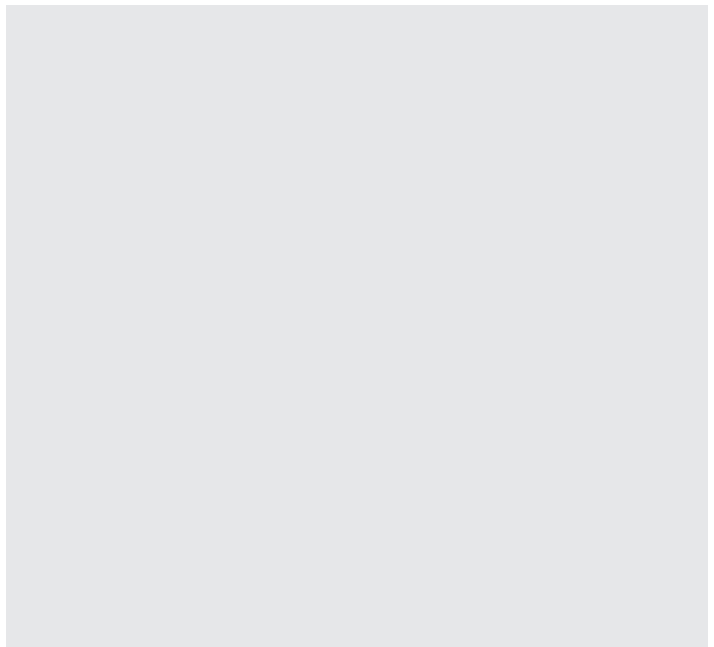
SEC. 2B.2.2. HILLSIDE ESTATE 1 (HE1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	10,000 sf
A Lot width (min)	70'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
C Primary street (min)	25'
Side street (min)	7'
D Side (min)	7'
Rear Street (min)	20'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	X
Residential amenity space (min)	X

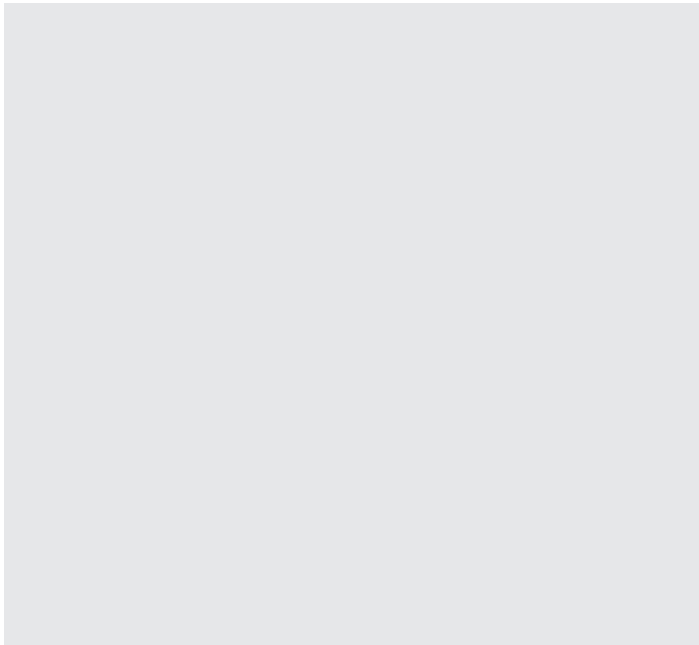
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Slope Band FAR (max)	
0% - 14.99%	0.4
15% - 29.99%	0.35
30% - 44.99%	0.3
45% - 59.99%	0.25
60% - 99.99%	0.2
100% +	0
A Guaranteed Floor Area (max)	0.2
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK Div. 2C.5.	
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	40'
Building break (min)	10'
C Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

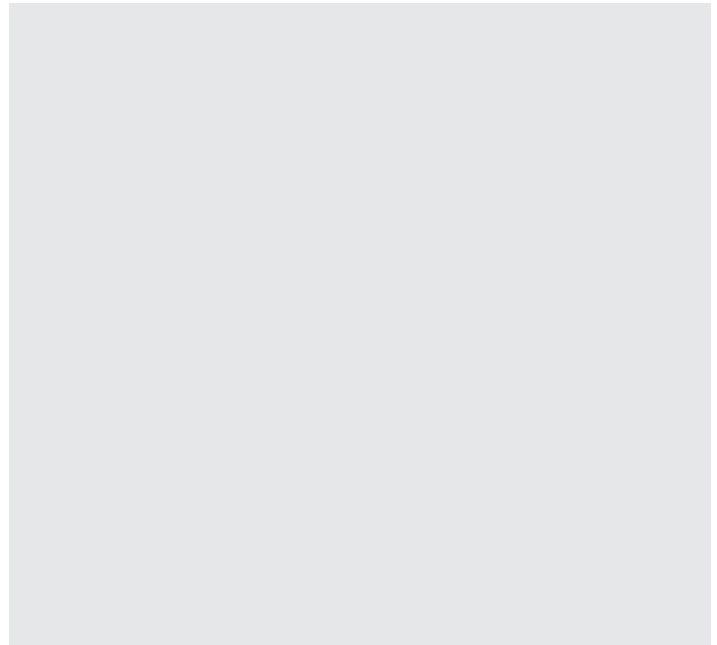
SEC. 2B.2.3. HILLSIDE ESTATE 2 (HE2)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	15,000 sf
A Lot width (min)	80'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
C Primary street (min)	25'
Side street (min)	10'
D Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	X
Residential amenity space (min)	X

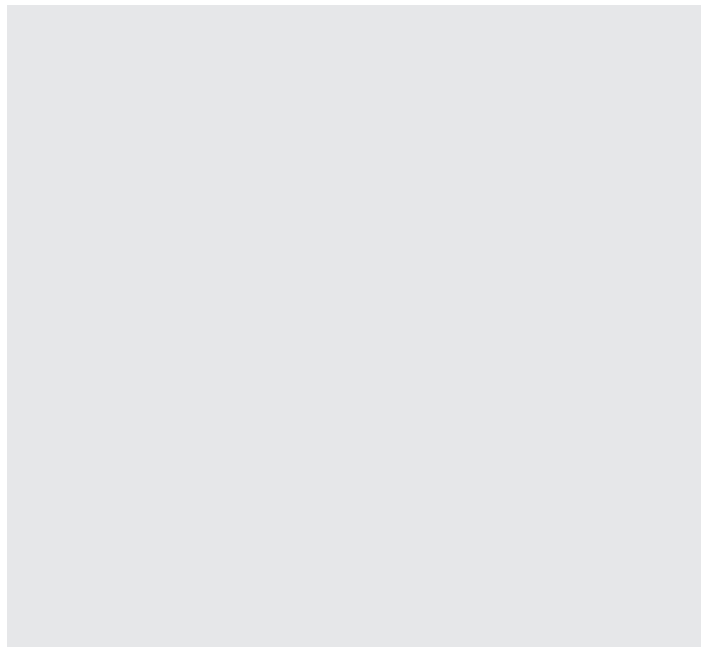
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
A Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK Div. 2C.5.	
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	40'
Building break (min)	10'
C Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

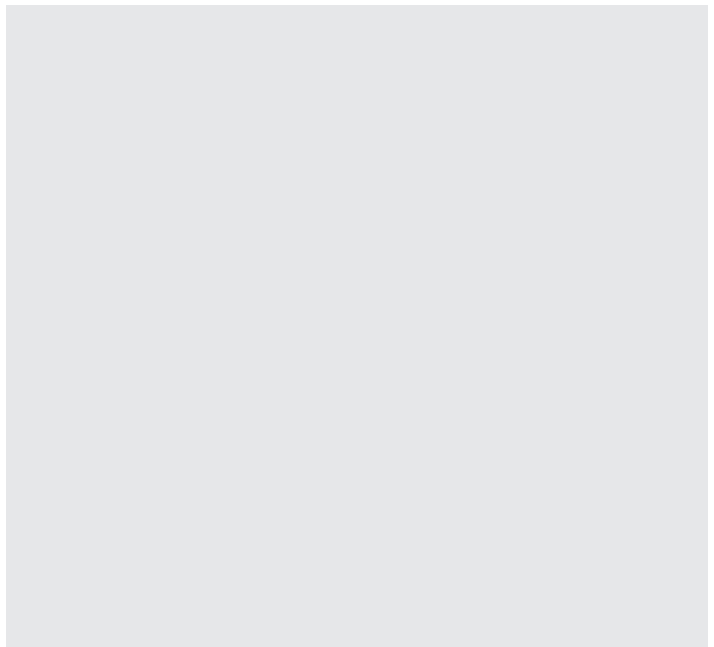
SEC. 2B.2.4. HILLSIDE ESTATE 3 (HE3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	20,000 sf
A Lot width (min)	80'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
C Primary street (min)	25'
Side street (min)	10'
D Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	X
Residential amenity space (min)	X

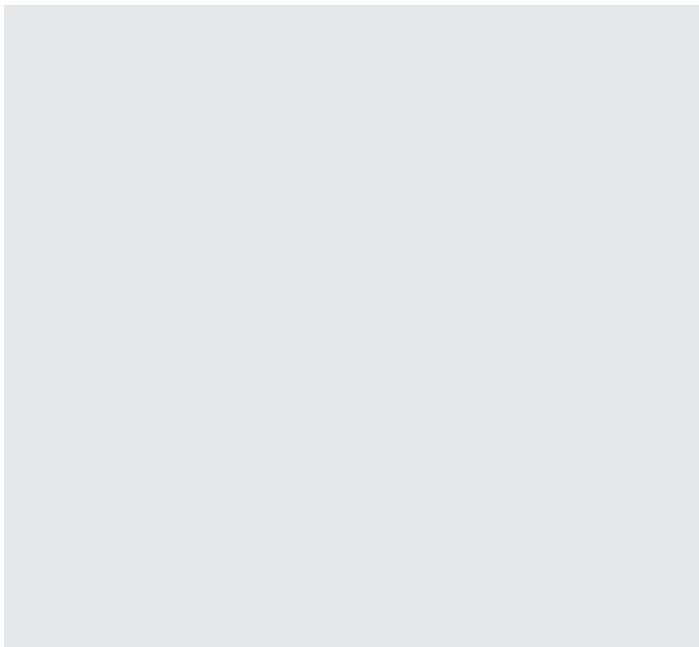
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
A Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK Div. 2C.5.	
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	40'
Building break (min)	10'
C Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

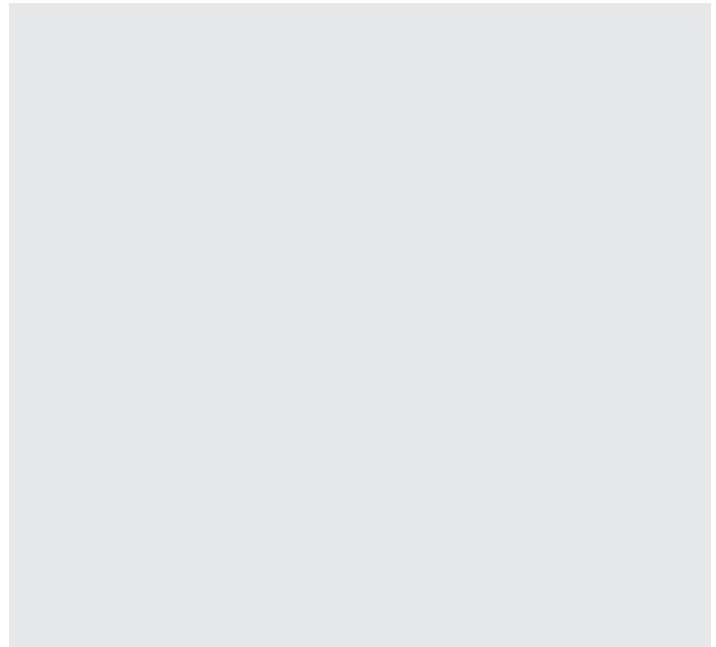
SEC. 2B.2.5. HILLSIDE ESTATE 4 (HE4)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	40,000 sf
A Lot width (min)	80'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
C Primary street (min)	25'
Side street (min)	10'
D Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
A Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK Div. 2C.5.	
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	40'
Building break (min)	10'
C Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.3. **HOUSE FORM DISTRICTS**

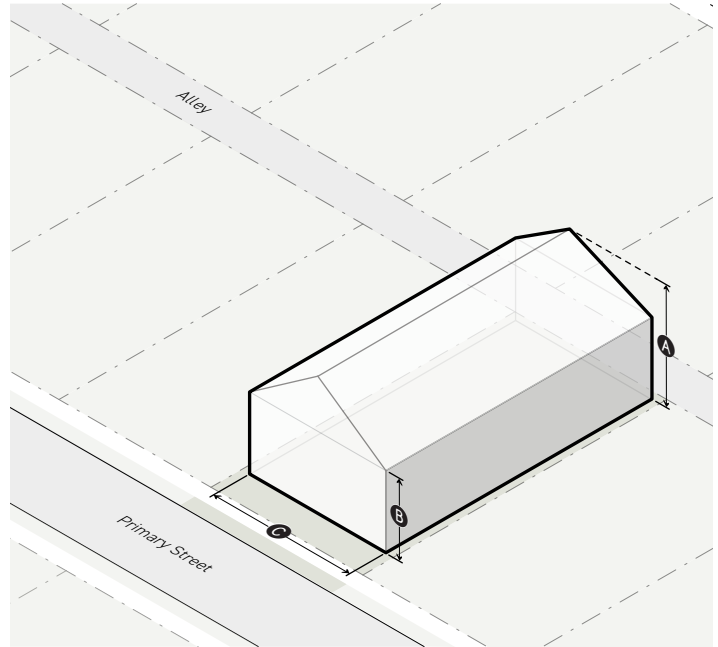
SEC. 2B.3.1. HOUSE 1 (H1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	4,000 sf
	Lot width, front (min)	40'
B	Lot width, alley/side street (min)	30'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	45%
	Building setbacks	
D	Primary street (min)	20'
	Side street (min)	5'
E	Side (min)	4'
	Side, interior (min)	0'
	Rear (min)	4'
F	Alley (min)	3'
	Special: All (min)	4'
	Permeable surface (min)	?
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	15%
	Required at grade (min)	100%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	FAR (max)	0.45
A	Height in feet (max)	33'
B	Upper wall plate height (max)	22'
	Bonus	None
2. UPPER-STORY BULK		Div. 2C.5.
	Transitional height	None
3. BUILDING MASS		Div. 2C.6.
C	Building width (max)	50'
	Building break (min)	6'

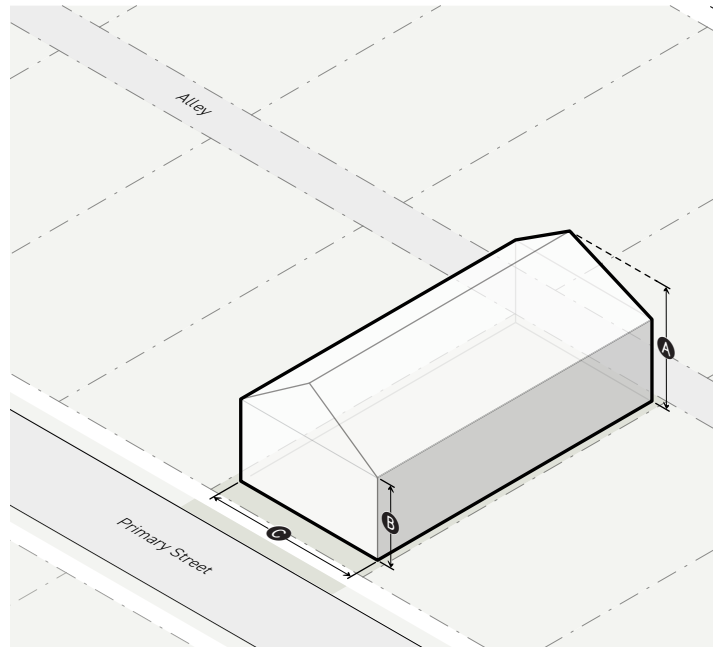
SEC. 2B.3.2. HOUSE 2 (H2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		4,000 sf
Lot width, front (min)		40'
B Lot width, alley/side street (min)		30'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		60%
Building setbacks		
D Primary street (min)		10'
Side street (min)		4'
E Side (min)		3'
Side, interior (min)		0'
Rear (min)		4'
F Alley (min)		3'
Special: All (min)		4'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		15%
Required at grade (min)		100%
Residential amenity space (min)		10%

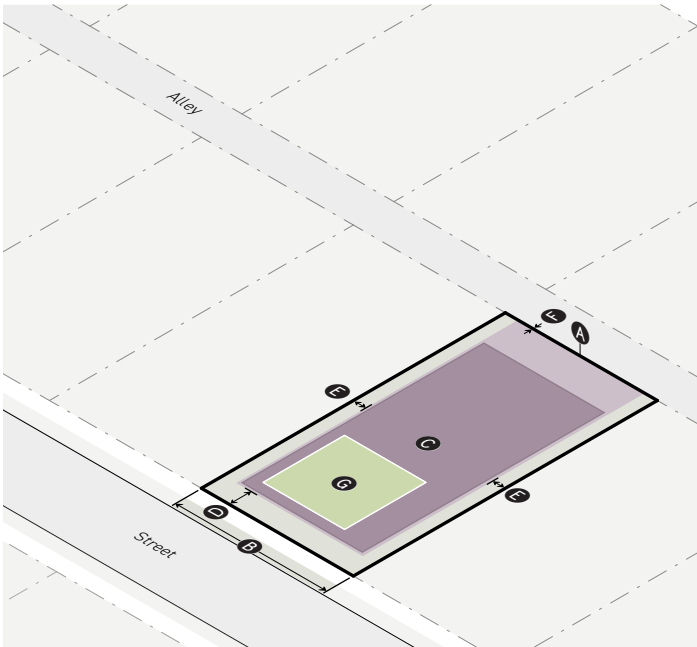
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		0.75
A Height in feet (max)		33'
B Upper wall plate height (max)		22'
Bonus		None
2. UPPER-STORY BULK		Div. 2C.5.
Transitional height		None
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		50'
Building break (min)		6'

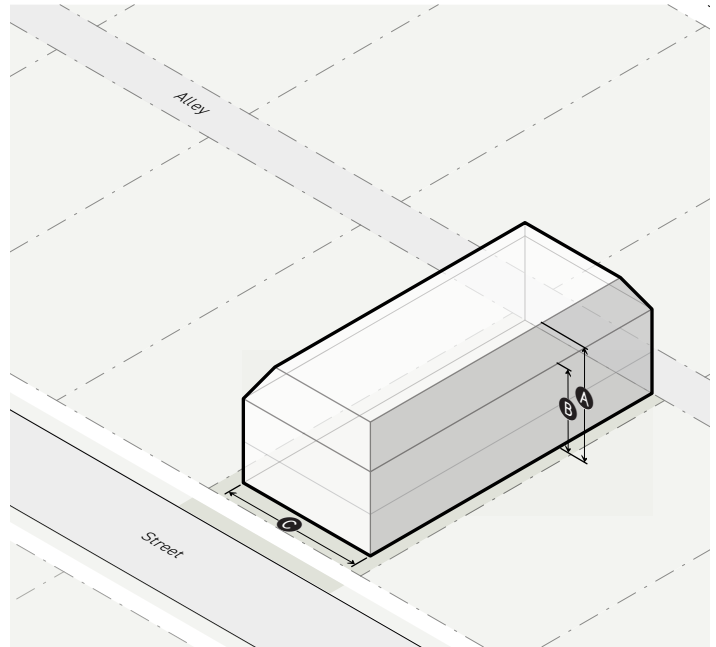
SEC. 2B.3.3. HOUSE 3 (H3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	5,000 sf
B Lot width (min)	40'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	65%
Building setbacks	
D Primary street (min)	10'
Side street (min)	5'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

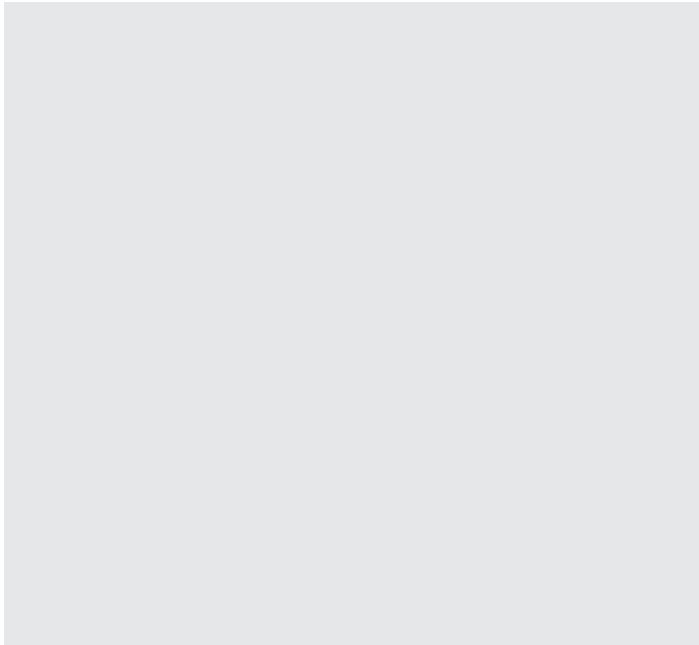
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
FAR (max)	0.6
A Height in feet (max)	33'
Height in stories (max)	3
Bonus	None
2. UPPER STORY BULK Div. 2C.6.	
B Wall plate height (max)	24'
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	50'
Building break (min)	6'

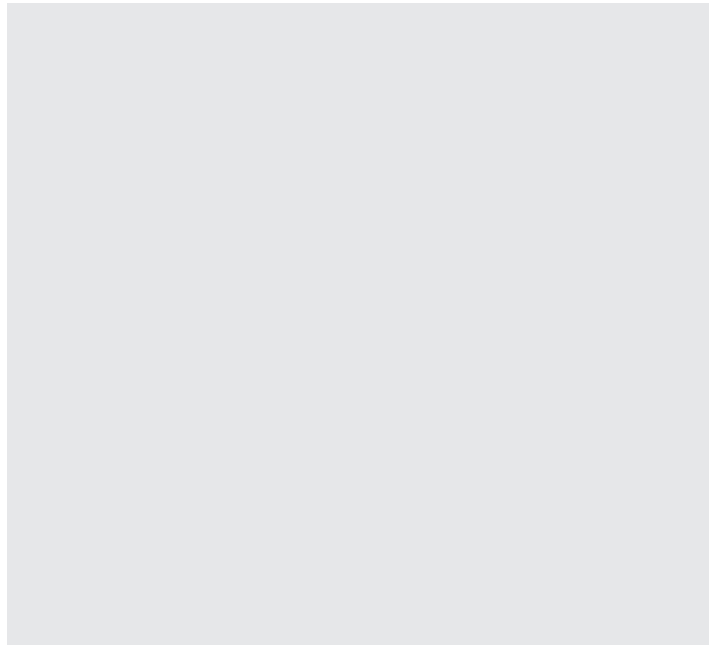
SEC. 2B.3.4. HILLSIDE HOUSE 1 (HH1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	5,000 sf
A Lot width (min)	50'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%
Building setbacks	
C Primary street (min)	20'
Side street (min)	5'
D Side (min)	5'
Rear Street (min)	15'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Slope Band FAR (max)	
0% - 14.99%	0.45
15% - 29.99%	0.45
30% - 44.99%	0.4
45% - 59.99%	0.35
60% - 99.99%	0.3
100% +	0
A Guaranteed Floor Area (max)	0.25
Absolute maximum	800 SF
Height in feet (max)	33'
Ridgeline height (max)	18'
2. UPPER-STORY BULK Div. 2C.5.	
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	40'
Building break (min)	10'
C Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.4. VERY LOW-RISE NARROW FORM DISTRICTS

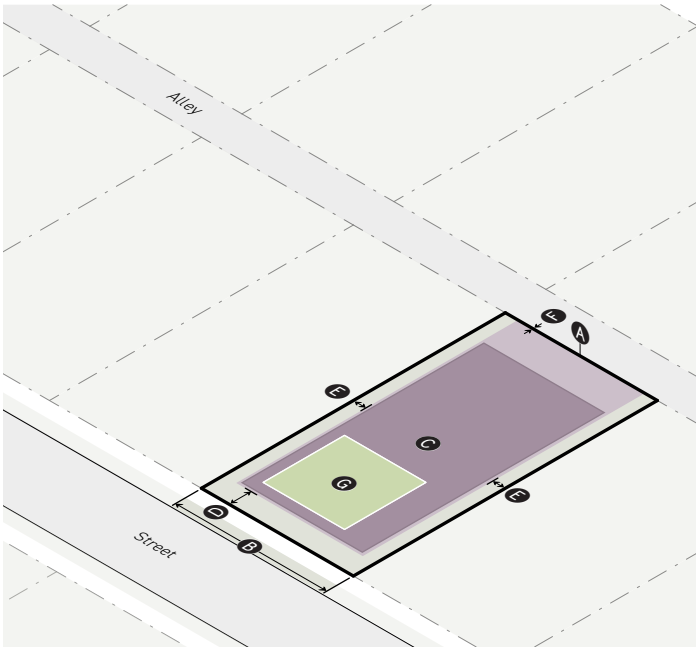
Each Very Low-Rise Narrow Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

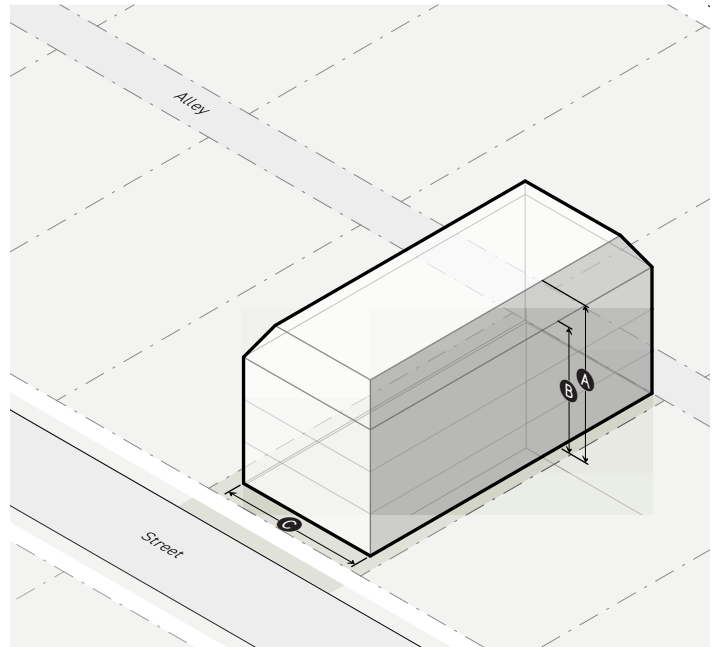
SEC. 2B.4.1. VERY LOW-RISE NARROW 1 (VN1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	5,000 sf
Lot width, front (min)	40'
B Lot width (min)	40'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	65%
Building setbacks	
D Primary street (min)	10'
Side street (min)	5'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

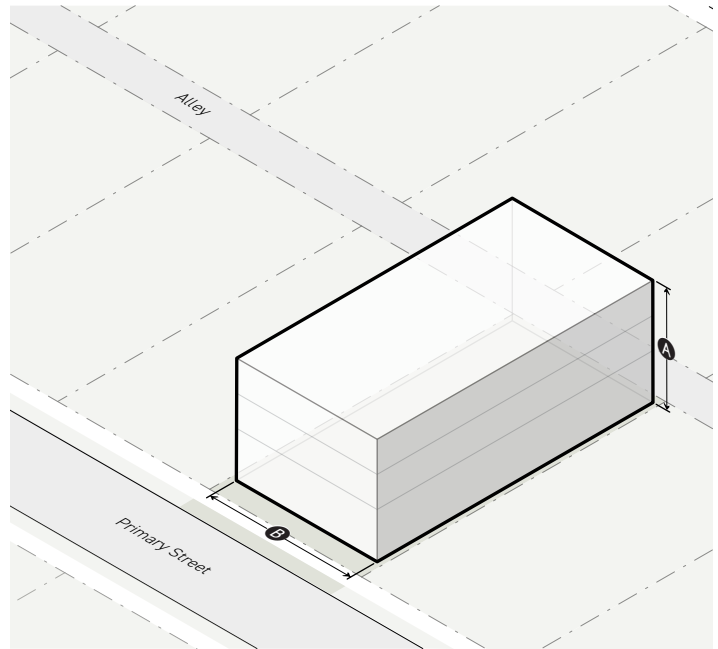
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.0
A Height in feet (max)	45'
Height in stories (max)	4
Bonus FAR (max)	1.5
2. UPPER STORY BULK Div. 2C.6.	
B Wall plate height (max)	36'
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	50'
Building break (min)	6'

SEC. 2B.4.2. **VERY LOW-RISE NARROW 2 (VN2)****A. Lot Parameters**

1. LOT SIZE Div. 2C.1.	
A Lot area (min)	2,000 sf
Lot width, front (min)	35'
B Lot width, alley/side street (min)	25'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

B. Bulk and Mass

1. FAR & HEIGHT Div. 2C.4.	
FAR (max)	1.0
A Height in stories (max)	3
Bonus FAR (max)	1.25
Bonus height in stories (max)	3
2. UPPER-STORY BULK Div. 2C.5.	
Transitional height	Required
3. BUILDING MASS Div. 2C.6.	
B Building width (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

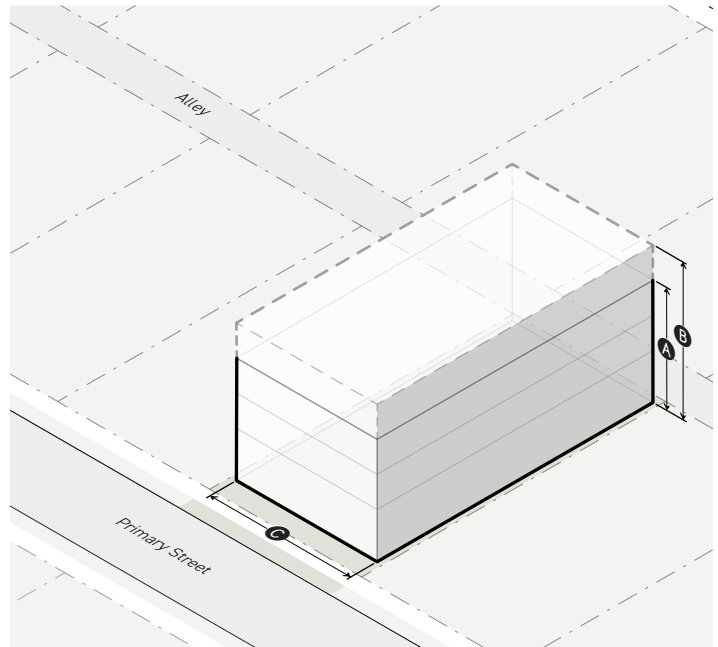
SEC. 2B.4.3. VERY LOW-RISE NARROW 3 (VN3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	2,000 sf
Lot width, front (min)	35'
B Lot width, alley/side street (min)	25'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.0
A Base height in stories (max)	3
Bonus FAR	1.50
B Bonus height in stories (max)	3
2. UPPER-STORY BULK Div. 2C.5.	
Transitional height	Required
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

DIV. 2B.5. **VERY LOW-RISE MEDIUM FORM DISTRICTS**

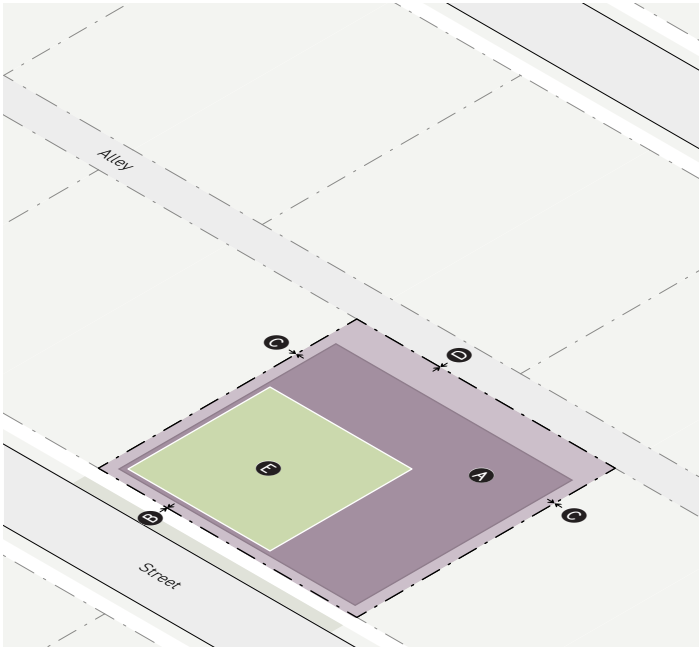
Each Very Low-Rise Medium Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

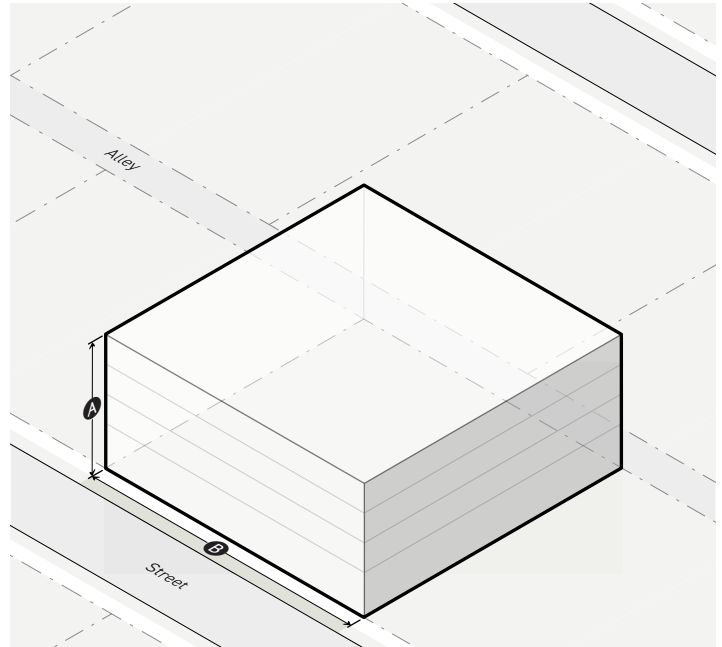
SEC. 2B.5.1. VERY LOW-RISE MEDIUM 1 (VM1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	n/a
B Lot width (min)	n/a
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	85%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	15'
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	30%
Residential amenity space (min)	10%

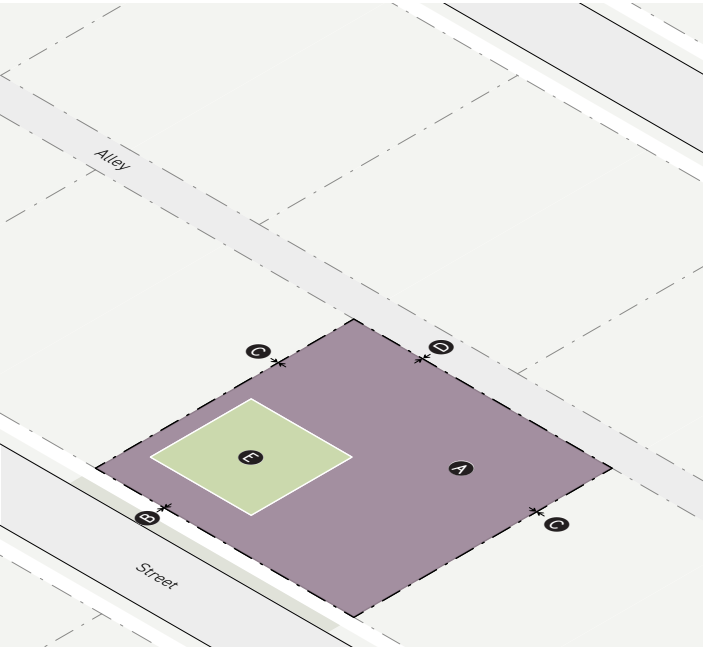
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
FAR (max)	1.5
A Height in feet (max)	45'
Bonus	None
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	210'
Building break (min)	15'

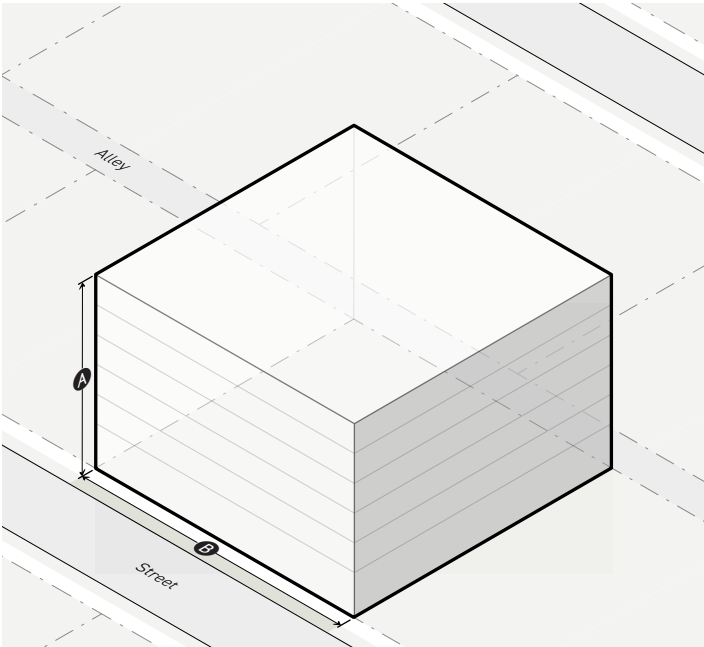
SEC. 2B.5.2. VERY LOW-RISE MEDIUM 2 (VM2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		1.5
A Height in feet (max)		65'
Bonus		None
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		210'
Building break (min)		15'

DIV. 2B.6. **VERY LOW-RISE BROAD FORM DISTRICTS**

Each Very Low-Rise Broad Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW	MEDIUM	BROAD	FULL
	25'-75'	100'-210'	280'-490'	N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○

 Potential Form District Category

●

 Form District Category

[Reserved]

DIV. 2B.7. VERY LOW-RISE FULL FORM DISTRICTS

Each Very Low-Rise Full Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

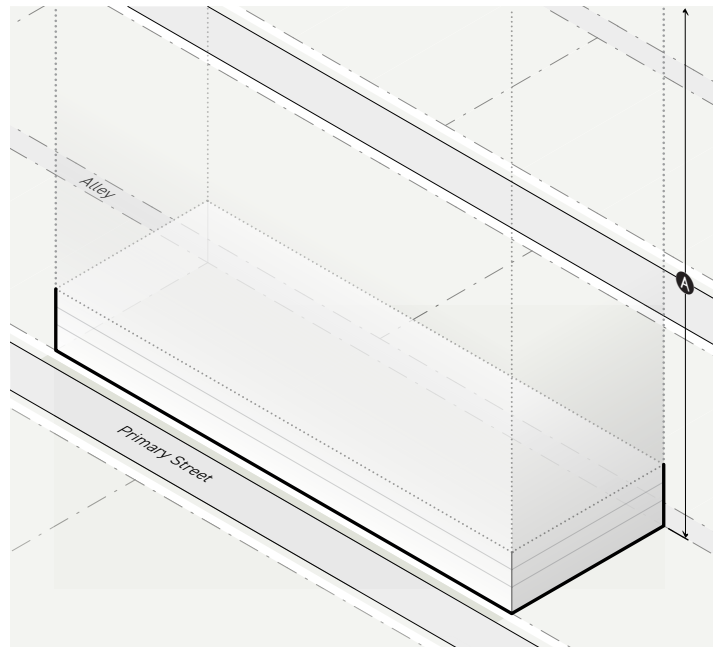
SEC. 2B.7.1. VERY LOW-RISE FULL 1 (VF1)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width (min)	20'
2. COVERAGE	Div. 2C.2.
A Building coverage (max)	25%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

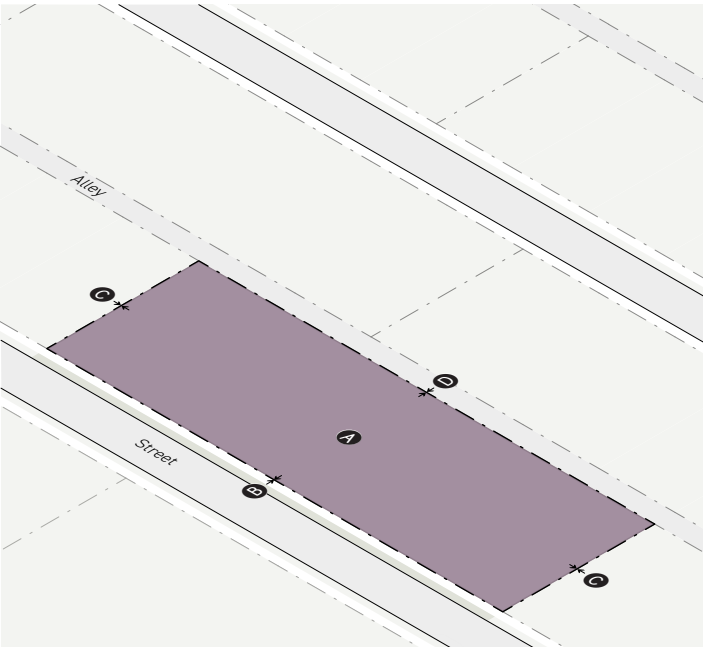
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	1.5
A Height (max)	unlimited
Bonus	None
2. UPPER-STORY BULK	Div. 2C.5.
Transitional height	None
3. BUILDING MASS	Div. 2C.6.
Building width (max)	n/a
Building break (min)	n/a

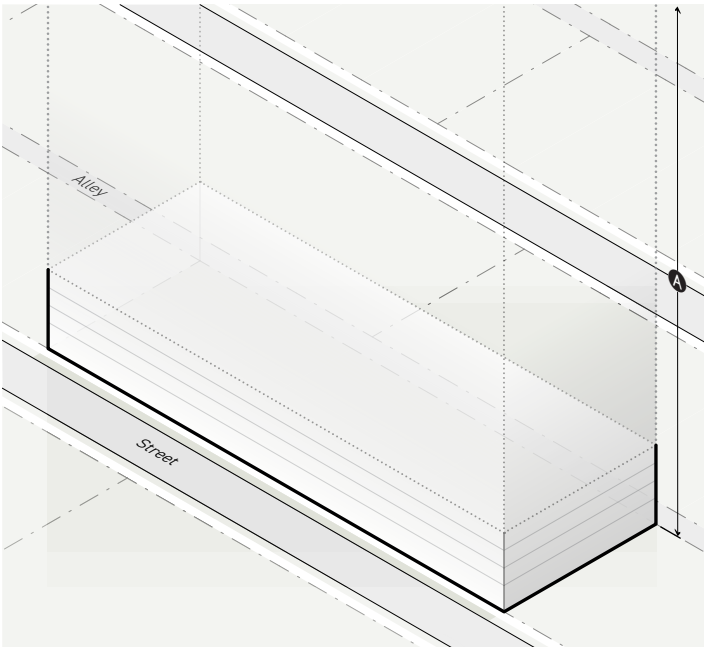
SEC. 2B.7.2. VERY LOW-RISE FULL 2 (VF2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		1,000 sf
Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		n/a
Residential amenity space (min)		n/a

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		1.5
A Height (max)		unlimited
Bonus		None
2. UPPER-STORY BULK		Div. 2C.5.
Transitional height		None
3. BUILDING MASS		Div. 2C.6.
Building width (max)		n/a
Building break (min)		n/a

DIV. 2B.8. LOW-RISE NARROW FORM DISTRICTS

Each Low-Rise Narrow Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

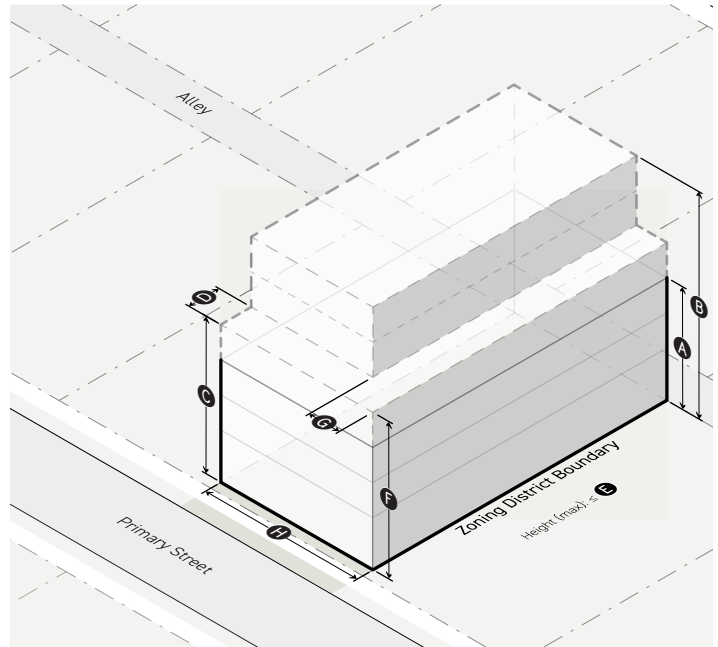
SEC. 2B.8.1. LOW-RISE NARROW 1 (LN1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	2,500 sf
B Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	80%
Building setbacks	
D Primary street (min)	5'
Side street (min)	0'
E Side (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	25%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	3.0
B Bonus height in stories (max)	6
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
C Stories without step-back (max)	4
D Primary street step-back depth (min)	10'
Side street step-back depth (min)	10'
District boundary height transition	
E Abutting district allowed height (max)	45'
F Stories without height transition (max)	4
G Transition depth (min)	10'
3. BUILDING MASS Div. 2C.6.	
H Building width (max)	75'
Building break (min)	6'

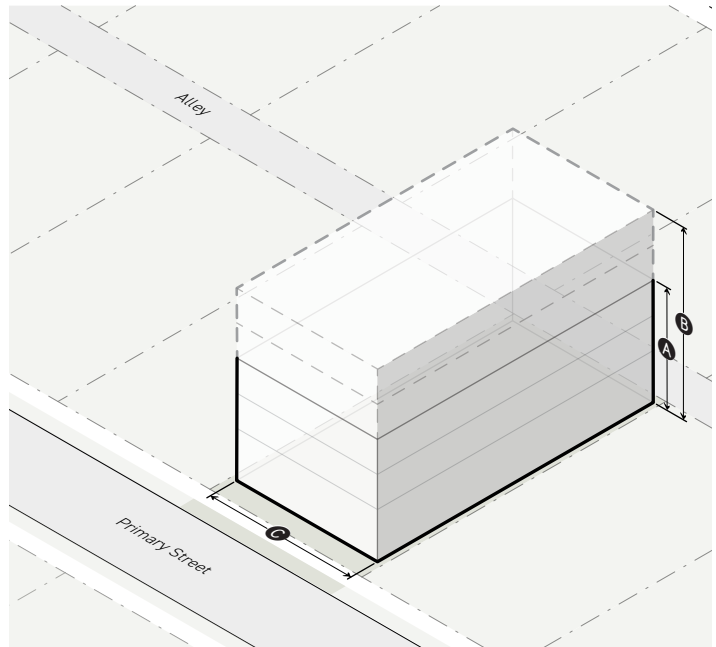
SEC. 2B.8.2. LOW-RISE NARROW 2 (LN2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		2,000 sf
Lot width, front (min)		35'
B Lot width, alley/side street (min)		25'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		70%
Building setbacks		
D Primary street (min)		10'
Side street (min)		4'
E Side (min)		3'
Side, interior (min)		0'
Rear (min)		4'
F Alley (min)		4'
Special: All (min)		4'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		15%
Required at grade (min)		50%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.25
A Base height in stories (max)		3
Bonus FAR (max)		1.75
B Bonus height in stories (max)		4
2. UPPER-STORY BULK		Div. 2C.5.
Transitional height		Required
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		
Base building width		50'
Bonus building width		75'
Building break (min)		6'

DIV. 2B.9. LOW-RISE MEDIUM FORM DISTRICTS

Each Low-Rise Medium Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

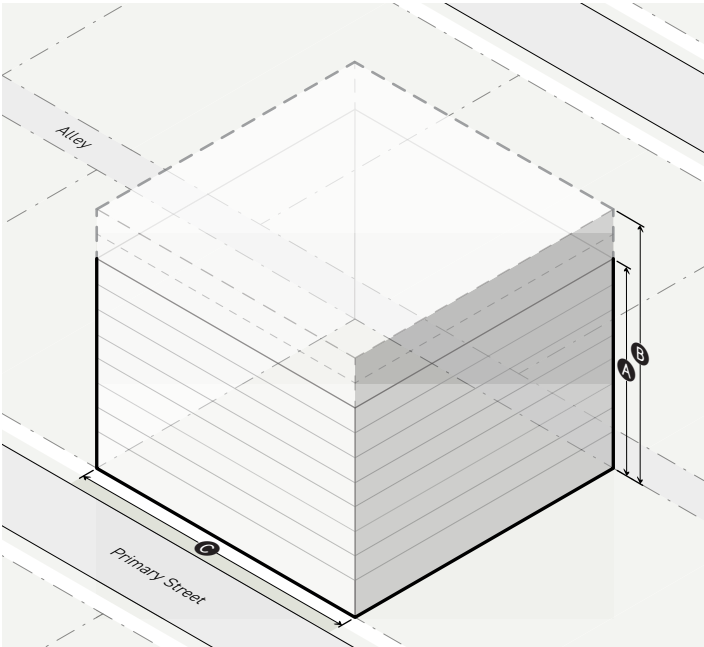
SEC. 2B.9.1. **LOW-RISE MEDIUM 1 (LM1)**

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

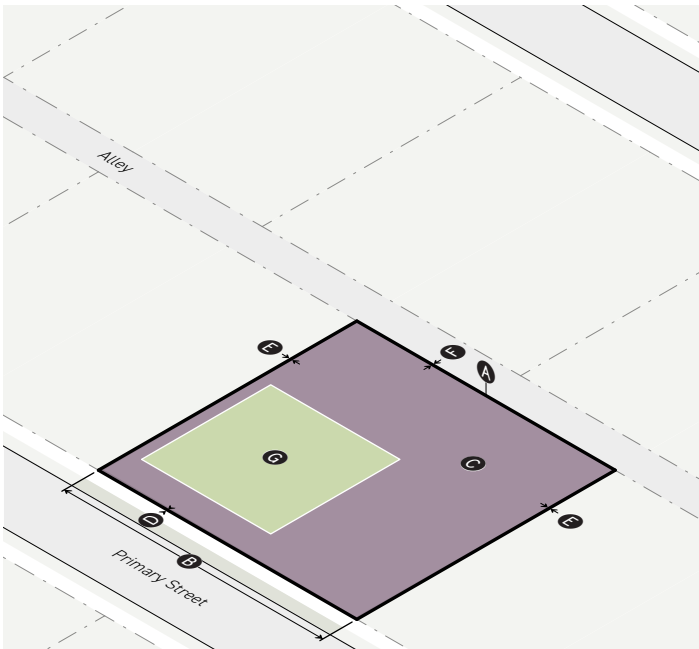
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	8
Bonus FAR (max)	3.0
B Bonus height in stories (max)	10
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	160'
Building break (min)	15'

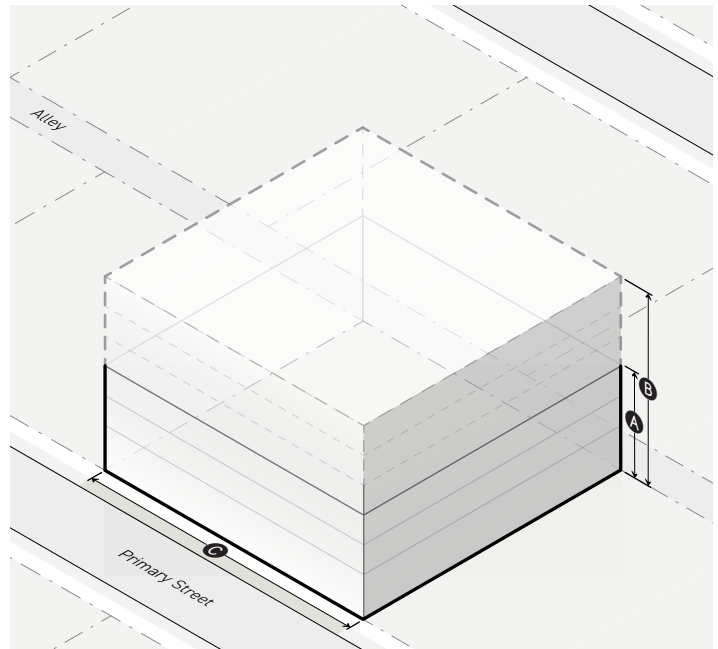
SEC. 2B.9.2. LOW-RISE MEDIUM 2 (LM2)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	2,500 sf
B Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	90%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	25%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	3.0
B Bonus height in stories (max)	6
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	100'
Building break (min)	15'

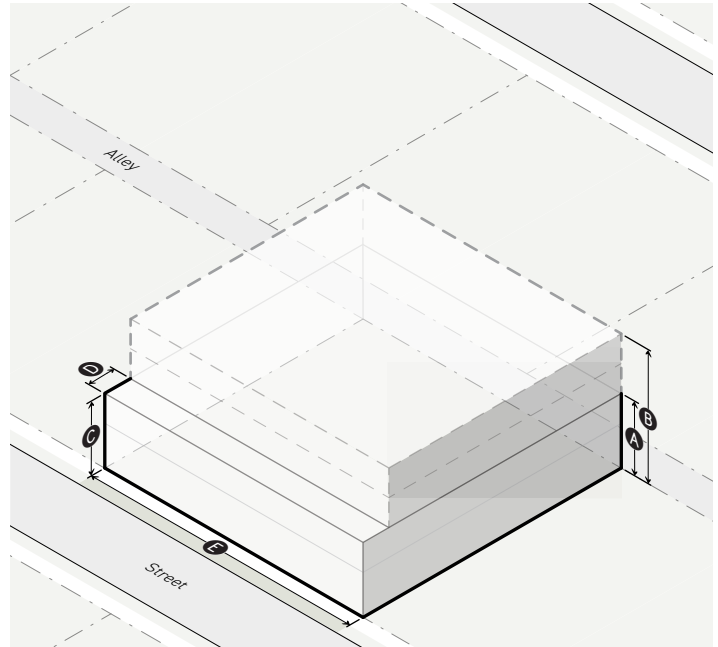
SEC. 2B.9.3. LOW-RISE MEDIUM 3 (LM3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	n/a
B Lot width (min)	n/a
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Rear (min)	10'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	2
Bonus FAR	2.5
B Bonus height in stories (max)	4
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
C Stories without step-back (max)	2
D Primary street step-back depth (min)	10'
Side street step-back depth (min)	n/a
3. BUILDING MASS Div. 2C.6.	
E Building width (max)	140'
Building break (min)	15'

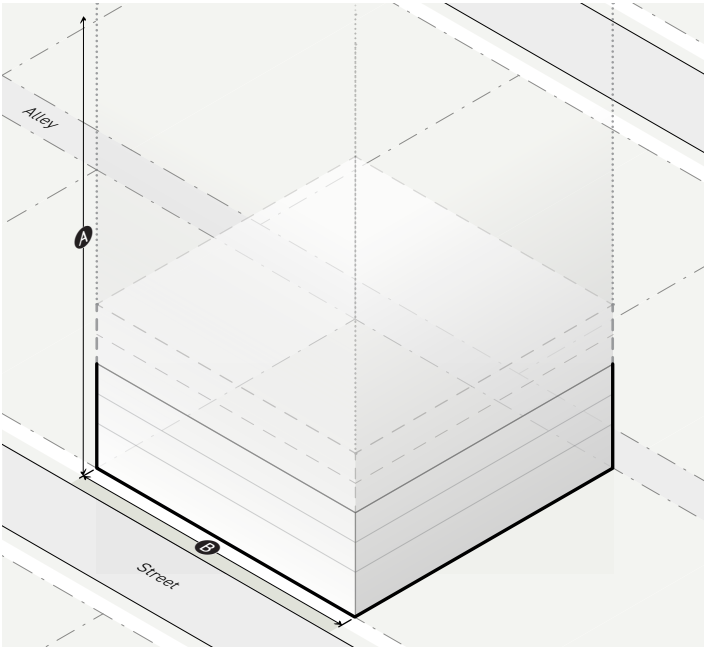
SEC. 2B.9.4. LOW-RISE MEDIUM 4 (LM4)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		10'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		15%
Residential amenity space (min)		10%

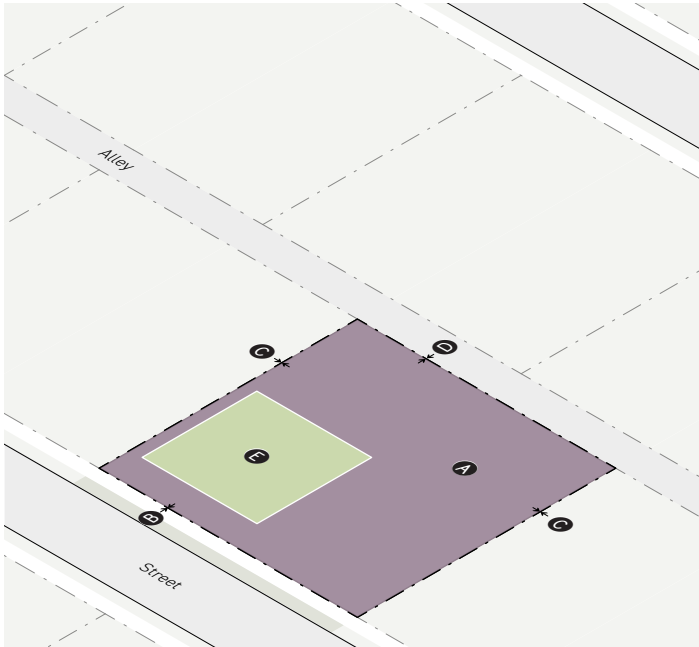
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
Base height in feet (max)		n/a
Bonus FAR (max)		3.0
Bonus height in feet (max)		n/a
2. BUILDING MASS		Div. 2C.6.
A Building width (max)		210'
Building break (min)		15'

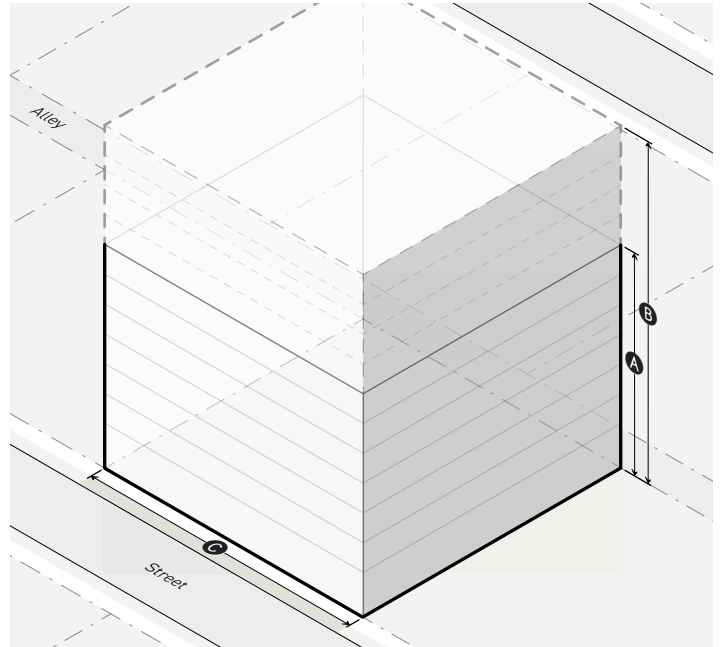
SEC. 2B.9.5. LOW-RISE MEDIUM 5 (LM5)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
Lot width (min)	n/a'
2. COVERAGE Div. 2C.2.	
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
E Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	2.0
A Base height in feet (max)	75'
Bonus FAR (max)	4.0
A Bonus height in feet (max)	120'
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	210'
Building break (min)	15'

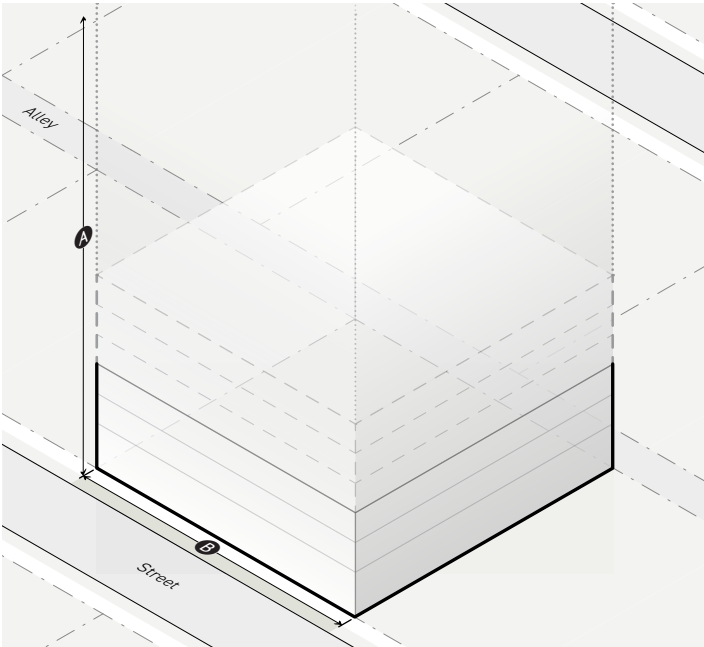
SEC. 2B.9.6. LOW-RISE MEDIUM 6 (LM6)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		10'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		15%
Residential amenity space (min)		10%

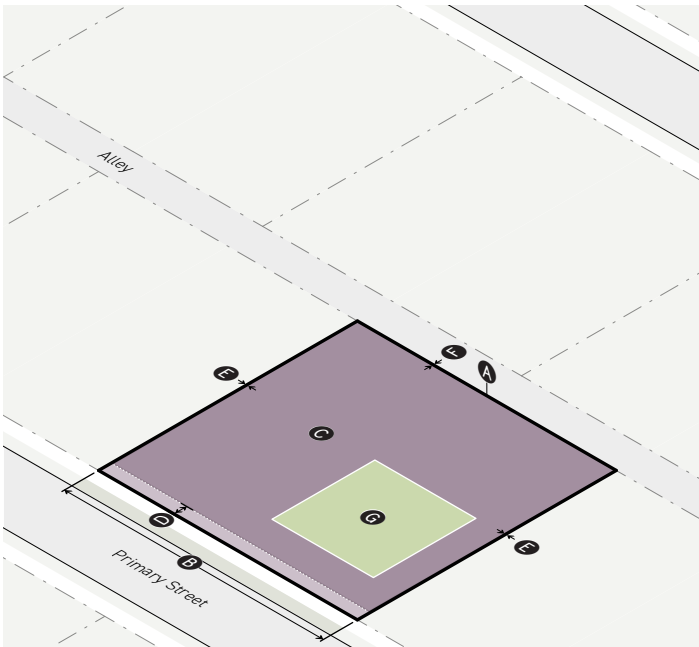
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
Base height in feet (max)		n/a
Bonus FAR (max)		4.0
Bonus height in feet (max)		n/a
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		140'
Building break (min)		15'

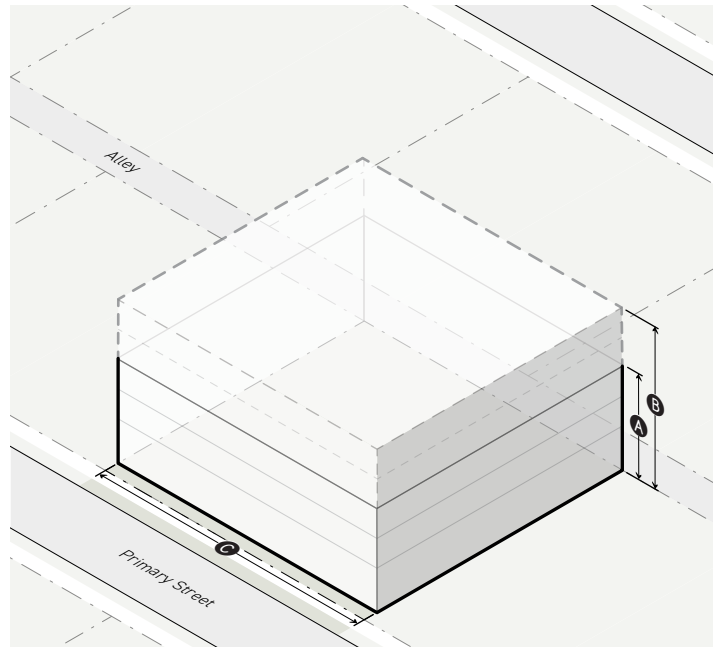
SEC. 2B.9.7. LOW-RISE MEDIUM 7 (LM7)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		1,000 sf
B Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		80%
Building setbacks		
D Primary street (min)		10'
	Side street (min)	3'
E Side (min)		3'
	Side, interior (min)	0'
	Rear (min)	4'
F Alley (min)		3'
	Special: All (min)	4'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		15%
	Residential amenity space (min)	10%

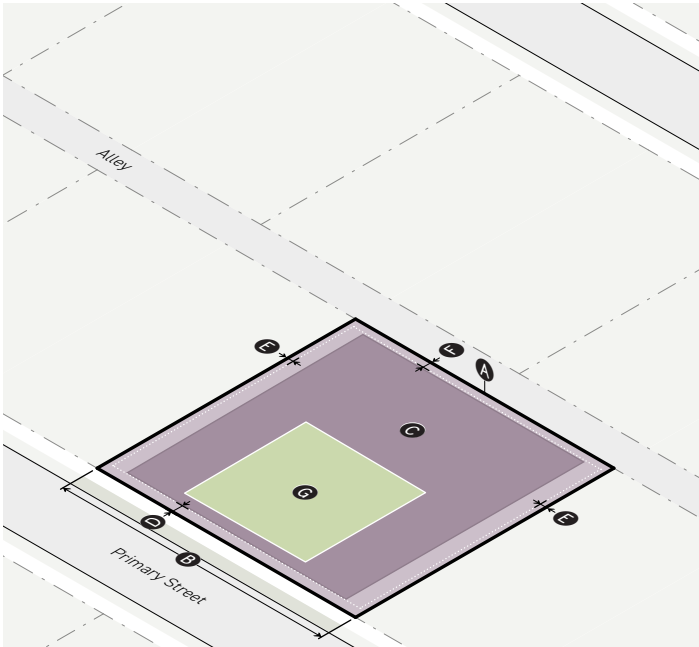
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.5
A Base height in stories (max)		3
	Bonus FAR (max)	3.0
B Bonus height in stories (max)		5
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
	Stories without step-back (max)	4
	Street step-back depth (min)	6'
Transitional height		Required
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		
	Base building width	100'
	Bonus building width	160'
	Building break (min)	15'

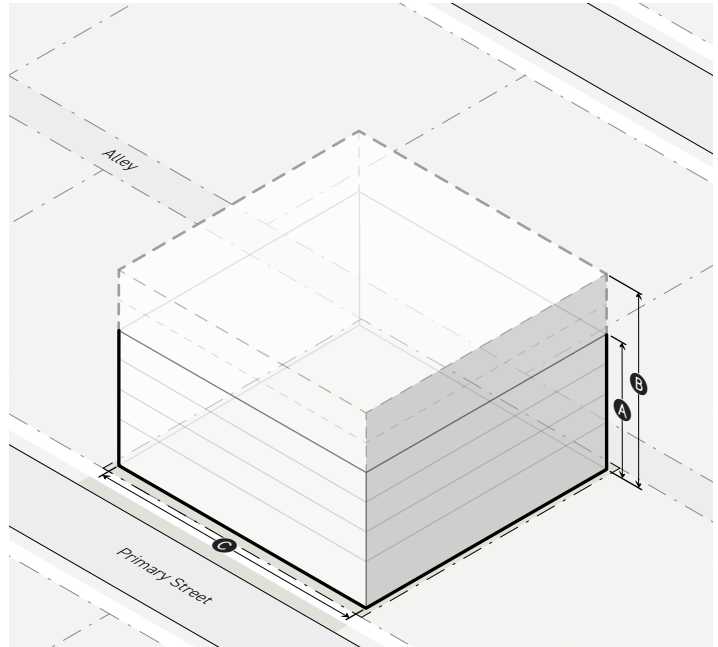
SEC. 2B.9.8. LOW-RISE MEDIUM 8 (LM8)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	3
Bonus FAR (max)	3.0
B Bonus height in stories (max)	5
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

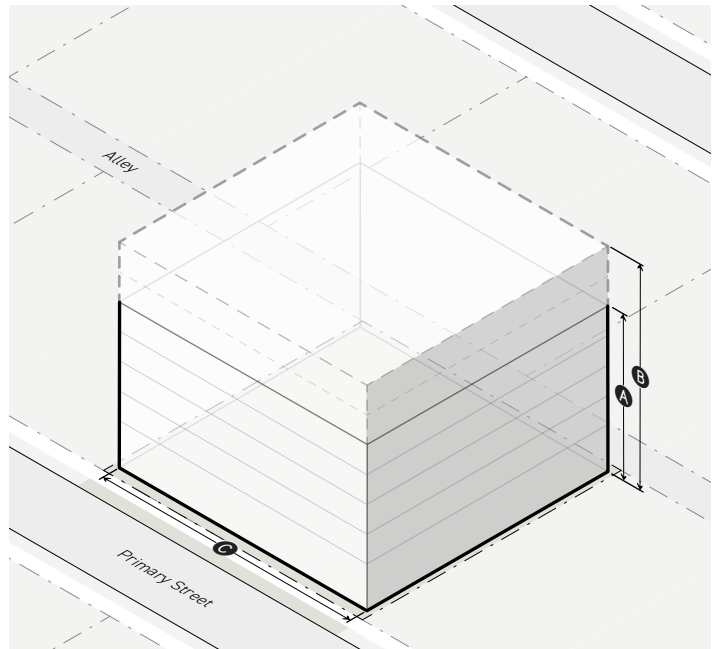
SEC. 2B.9.9. LOW-RISE MEDIUM 9 (LM9)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		1,000 sf
B Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		100%
Building setbacks		
D Primary street (min)		
Ground story		6'
Upper story		0'
Side street (min)		6'
E Side (min)		0'
Side, interior (min)		0'
Rear (min)		0'
F Alley (min)		0'
Special: All (min)		4'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		20%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base height in stories (max)		3
Bonus FAR (max)		4.0
B Bonus height in stories (max)		6
2. UPPER-STORY BULK		Div. 2C.5.
Street transition		
6 story step-back (min)		6'
Applicable building width (min)		80%
District boundary transition		
Abutting district height (max)		36' / 3 stories
1 & 2 story setback (min)		8'
3 story step-back (min)		20'
6 story step-back (min)		30'
Through lot transition		
Abutting district height (max)		36' / 3 stories
1 & 2 story setback (min)		10'
3 story step-back (min)		20'
6 story step-back (min)		30'
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		
Base building width		140'
Bonus building width		210'
Building break (min)		15'

DIV. 2B.10. **LOW-RISE BROAD FORM DISTRICTS**

Each Low-Rise Broad Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

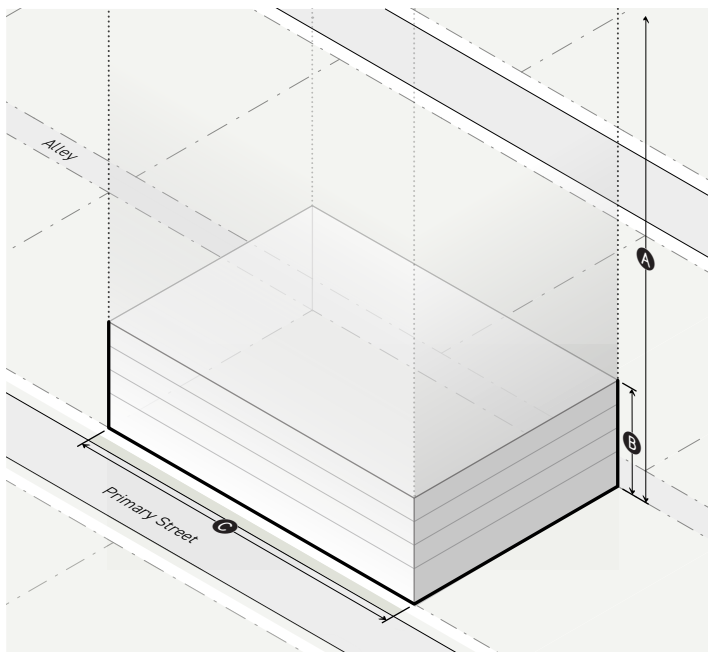
SEC. 2B.10.1. **LOW-RISE BROAD 1 (LB1)**

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

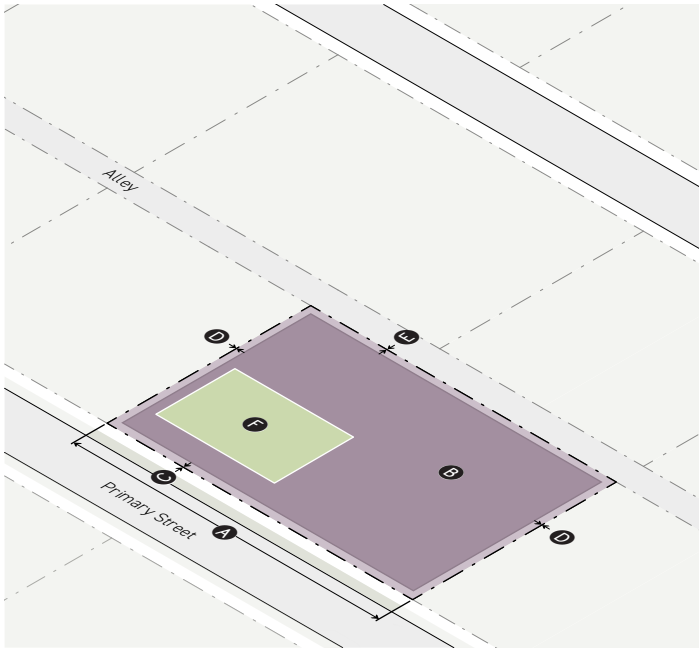
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
FAR (max)	3.0
A Height (max)	n/a
Bonus	None
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	350'
Building break (min)	25'

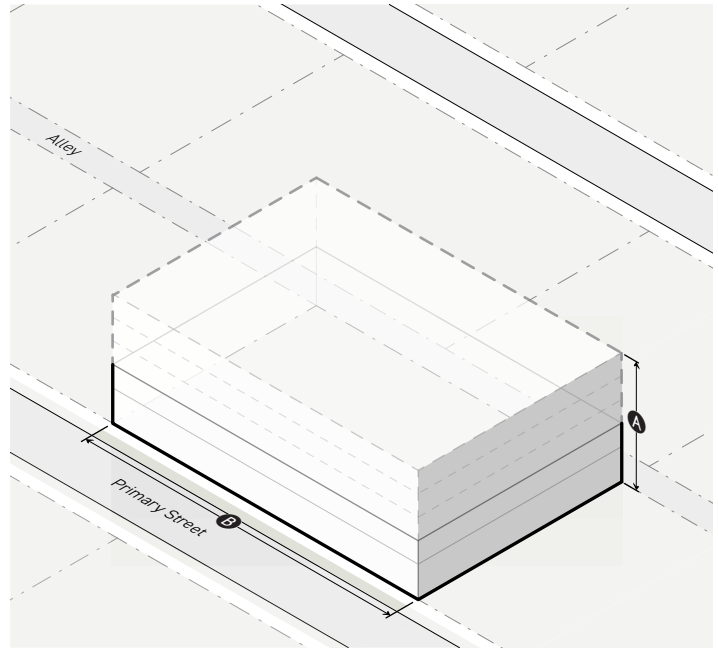
SEC. 2B.10.2. LOW-RISE BROAD 2 (LB2)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

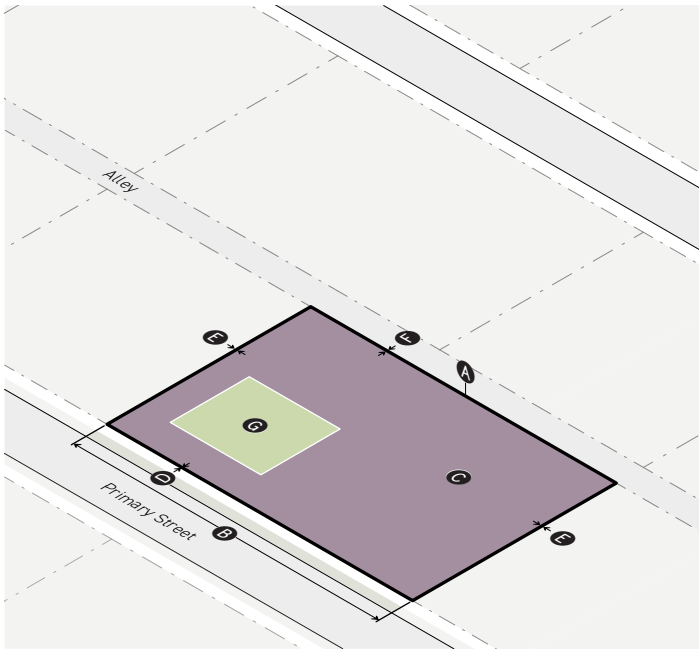
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Height in stories(max)	5
Bonus FAR (max)	3.0
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	280'
Building break (min)	25'

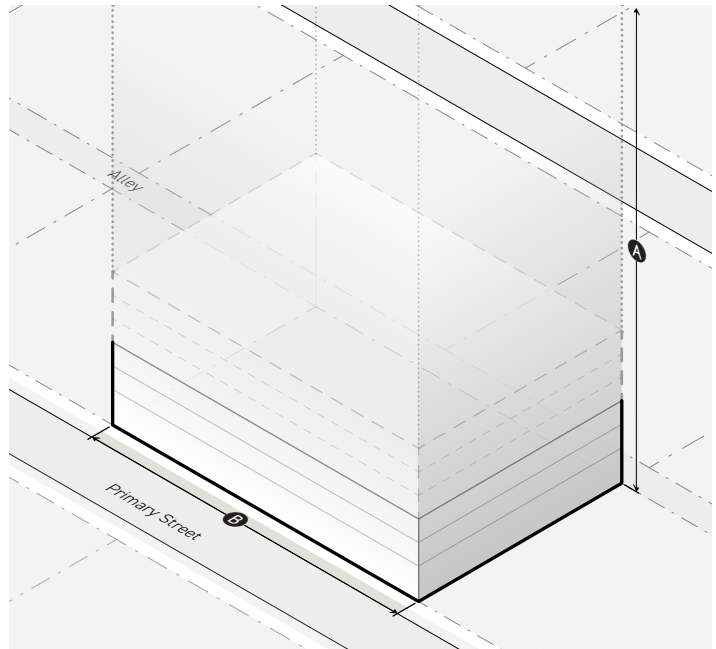
SEC. 2B.10.3. LOW-RISE BROAD 3 (LB3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

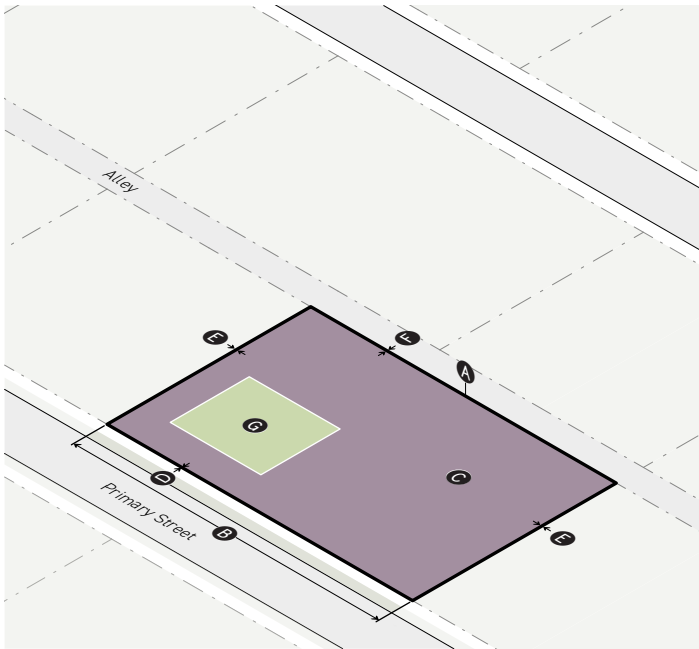
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	unlimited
Bonus FAR (max)	3.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

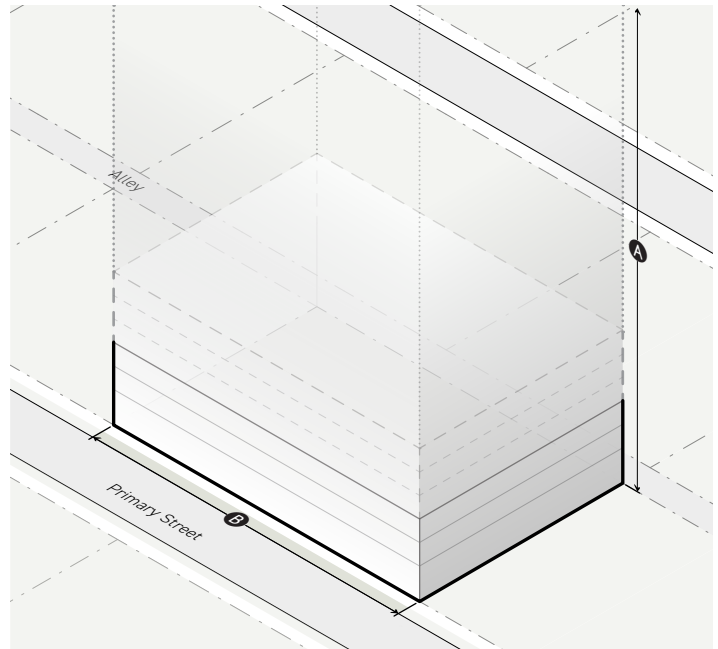
SEC. 2B.10.4. LOW-RISE BROAD 4 (LB4)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	1,000 sf
B	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	100%
Building setbacks		
D	Primary street (min)	0'
	Side street (min)	0'
E	Side (min)	0'
	Side, interior (min)	0'
	Rear (min)	0'
F	Alley (min)	0'
	Special: All (min)	0'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	2.5
A	Base height in stories (max)	4
	Bonus FAR (max)	4.0
	Bonus height in stories (max)	7
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
	Stories without step-back (max)	6
	Street step-back depth (min)	6'
Transitional height		Required
3. BUILDING MASS		Div. 2C.6.
C	Building width (max)	
	Base building width	210'
	Bonus building width	280'
	Building break (min)	15'

DIV. 2B.11. **LOW-RISE FULL FORM DISTRICTS**

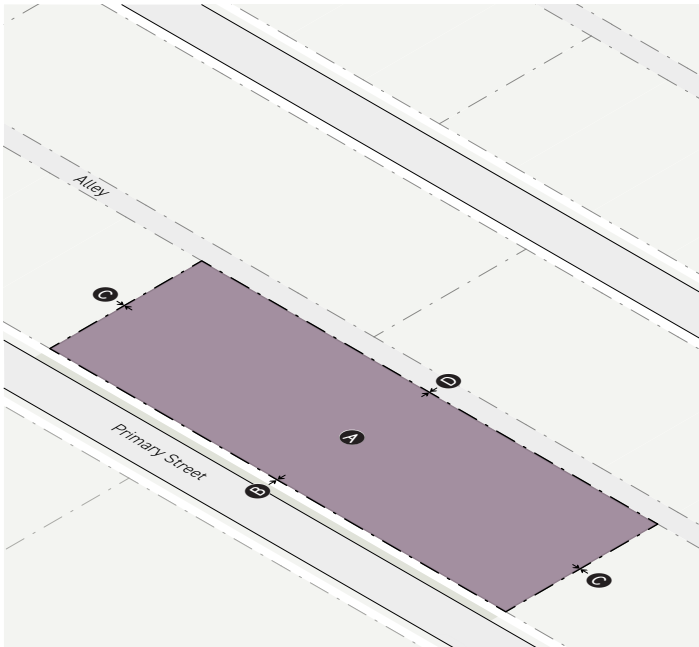
Each Low-Rise Full Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

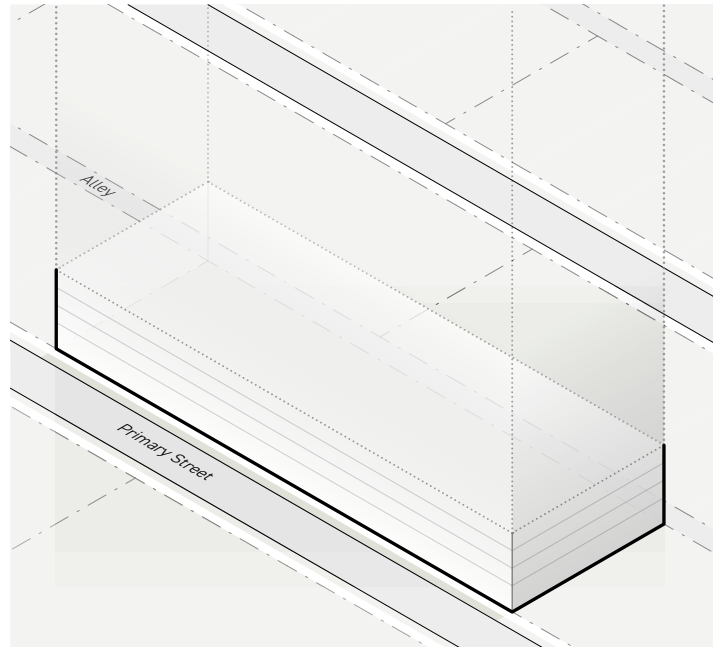
SEC. 2B.11.1. LOW-RISE FULL 1 (LF1)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	Div. 2C.2.
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
G Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

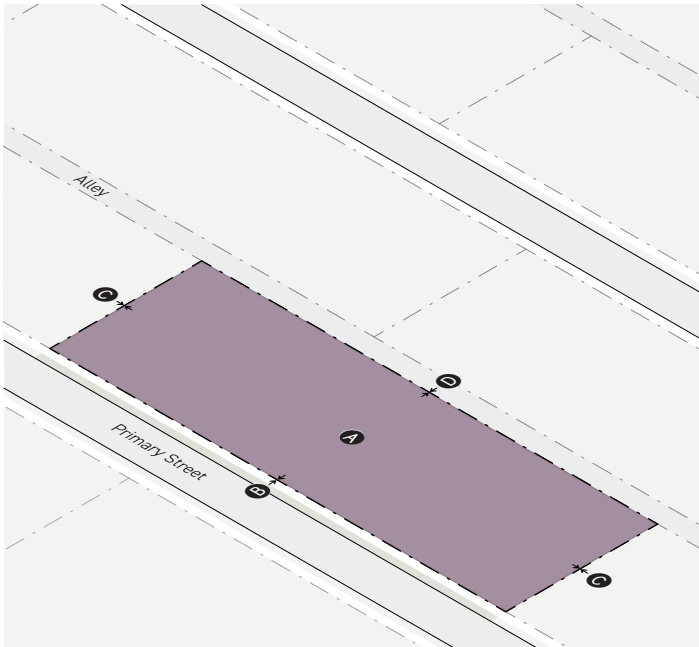
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	3.0
City Hall Height Restriction	Yes
Bonus	None
2. BUILDING MASS	Div. 2C.6.
Building width (max)	n/a
Building break (min)	n/a

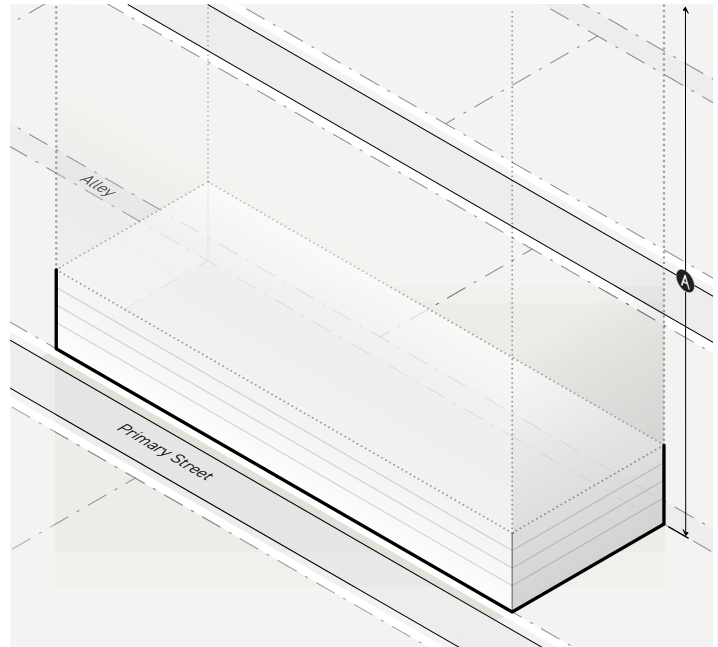
SEC. 2B.11.2. LOW-RISE FULL 2 (LF2)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	Div. 2C.2.
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	Div. 2C.3.
G Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

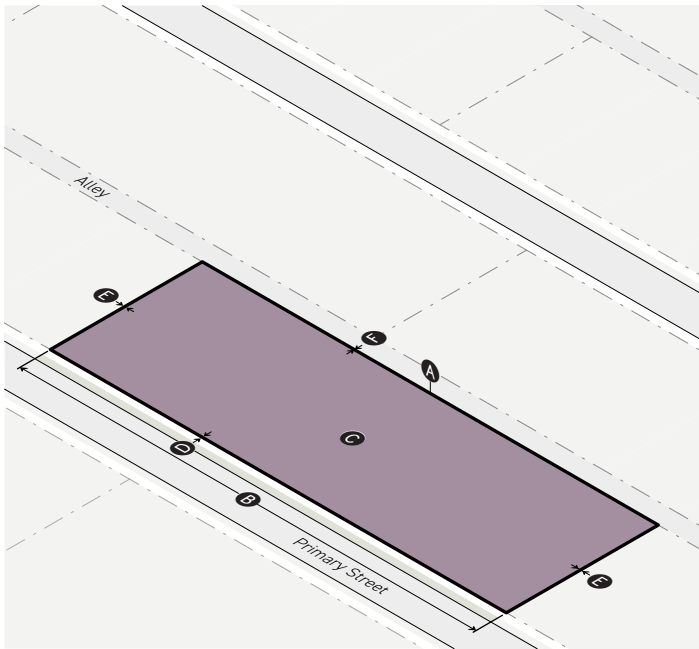
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	3.0
A Height (max)	n/a
Bonus	None
2. BUILDING MASS	Div. 2C.6.
Building width (max)	n/a
Building break (min)	n/a

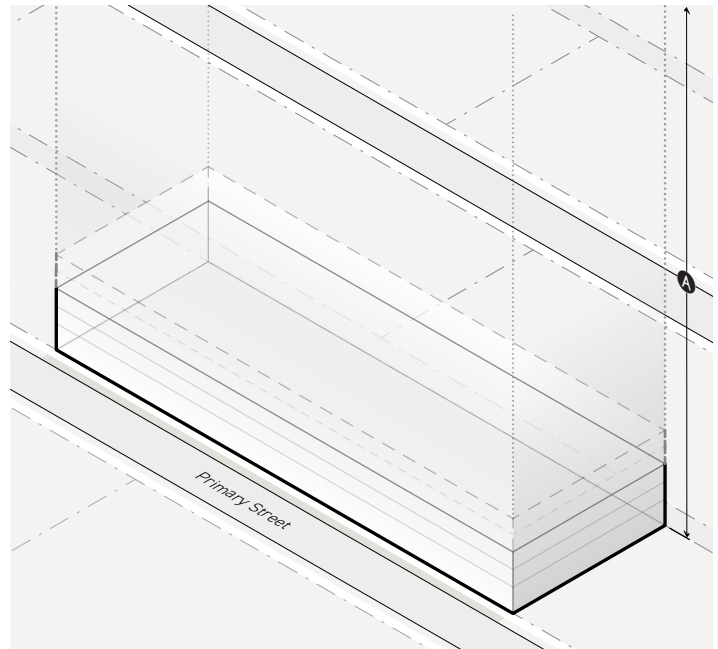
SEC. 2B.11.3. LOW-RISE FULL 3 (LF3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	unlimited
Bonus FAR (max)	3.0
Bonus height in stories (max)	unlimited
2. UPPER-STORY BULK Div. 2C.5.	
Transitional height	None
3. BUILDING MASS Div. 2C.6.	
Building width (max)	n/a
Building break (min)	n/a

DIV. 2B.12. MID-RISE NARROW FORM DISTRICTS

Each Mid-Rise Narrow Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

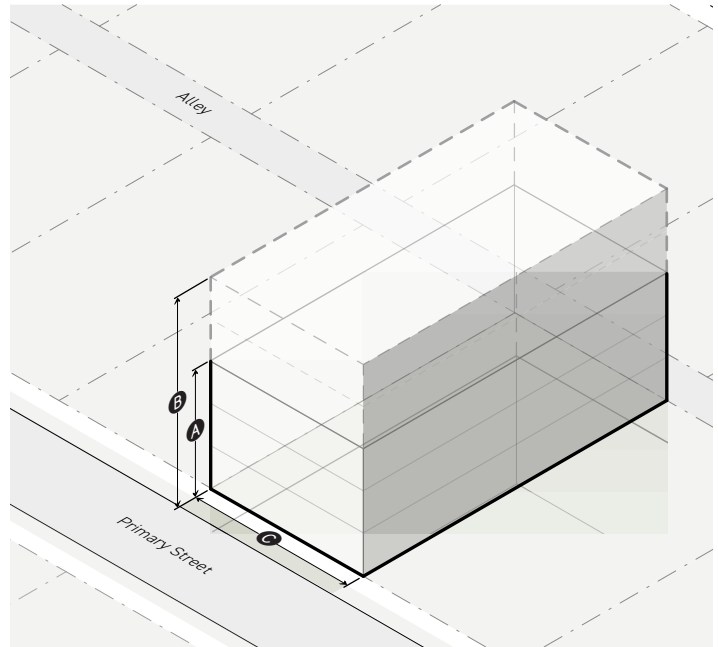
SEC. 2B.12.1. MID-RISE NARROW 1 (MN1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: Alley (min)	0'
Special: Other (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	2.0
A Base height in stories (max)	3
Bonus FAR (max)	6.0
B Bonus height in stories (max)	5
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	75'
Building break (min)	6'

DIV. 2B.13. MID-RISE MEDIUM FORM DISTRICTS

Each Mid-Rise Medium Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

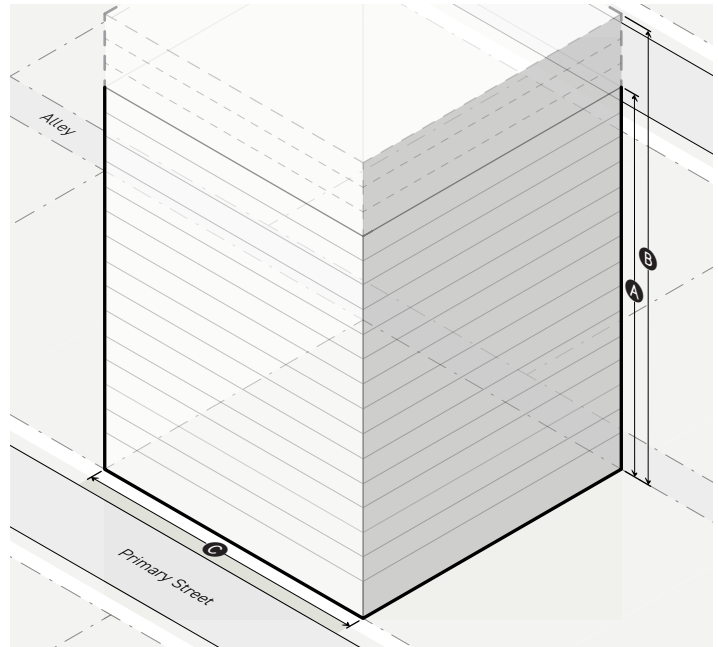
SEC. 2B.13.1. MID-RISE MEDIUM 1 (MM1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	15
Bonus FAR (max)	4.5
B Bonus height in stories (max)	18
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	160'
Building break (min)	15'

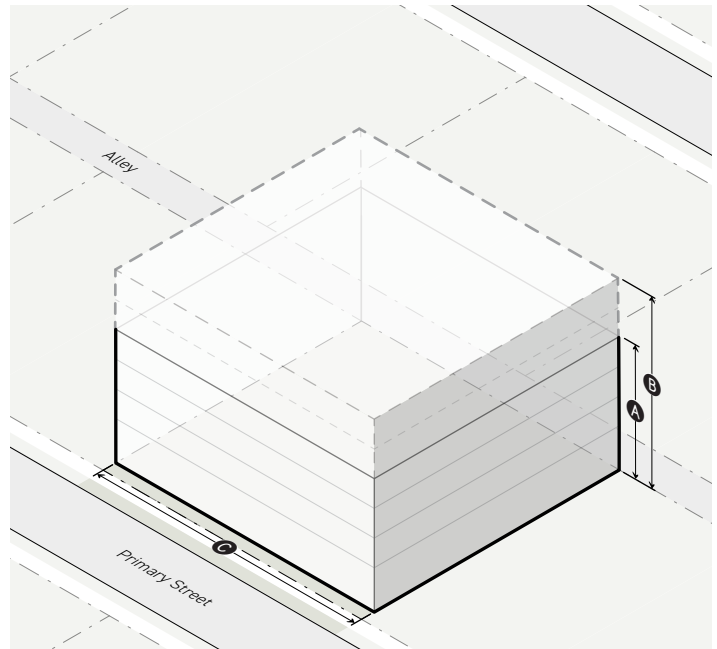
SEC. 2B.13.2. MID-RISE MEDIUM 2 (MM2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		1,000 sf
B Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		80%
Building setbacks		
D Primary street (min)		
Ground story		6'
Upper story		0'
Side street (min)		3'
E Side (min)		3'
Side, interior (min)		0'
Rear (min)		4'
F Alley (min)		3'
Special: All (min)		4'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		20%
Residential amenity space (min)		10%

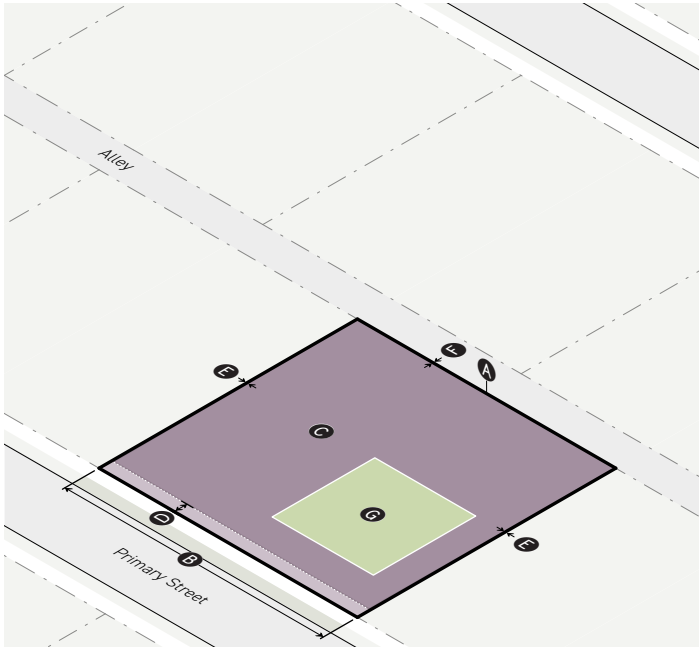
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base height in stories (max)		3
Bonus FAR (max)		4.5
B Bonus height in stories (max)		7
Active space floor area exemption (max)		500 SF / 2,000 SF of lot area
2. UPPER-STORY BULK		Div. 2C.5.
Street transition		
7 story step-back (min)		6'
Applicable building width (min)		80%
District boundary transition		
Abutting district height (max)		36' / 3 stories
1 & 2 story setback (min)		8'
3 story step-back (min)		20'
6 story step-back (min)		30'
Through lot transition		
Abutting district height (max)		36' / 3 stories
1 & 2 story setback (min)		10'
3 story step-back (min)		20'
6 story step-back (min)		30'
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		
Base building width		100'
Bonus building width		160'
Building break (min)		15'

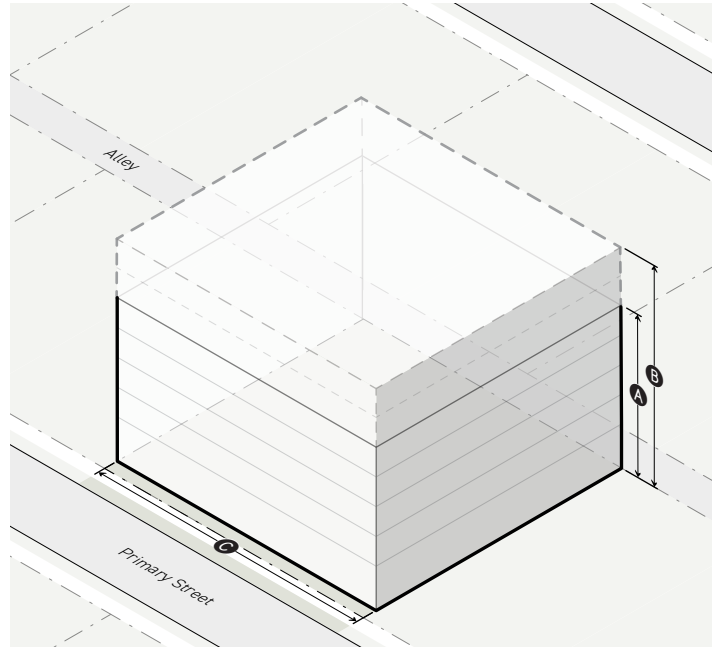
SEC. 2B.13.3. MID-RISE MEDIUM 3 (MM3)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		1,000 sf
B Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		100%
Building setbacks		
D Primary street (min)		
Ground story		6'
Upper story		0'
Side street (min)		6'
E Side (min)		0'
Side, interior (min)		0'
Rear (min)		0'
F Alley (min)		0'
Special: All (min)		0'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		20%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base height in stories (max)		3
Bonus FAR (max)		5.0
B Bonus height in stories (max)		8
2. UPPER-STORY BULK		Div. 2C.5.
Street transition		
8 story step-back (min)		6'
Applicable building width (min)		80%
District boundary transition		
Abutting district height (max)		36'/ 3 stories
1 & 2 story setback (min)		8'
3 story step-back (min)		20'
6 story step-back (min)		30'
Through lot transition		
Abutting district height (max)		36'/ 3 stories
1 & 2 story setback (min)		10'
3 story step-back (min)		20'
6 story step-back (min)		30'
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		
Base building width		140'
Bonus building width		210'
Building break (min)		15'

DIV. 2B.14. **MID-RISE BROAD FORM DISTRICTS**

Each Mid-Rise Broad Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW	MEDIUM	BROAD	FULL
	25'-75'	100'-210'	280'-490'	N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○

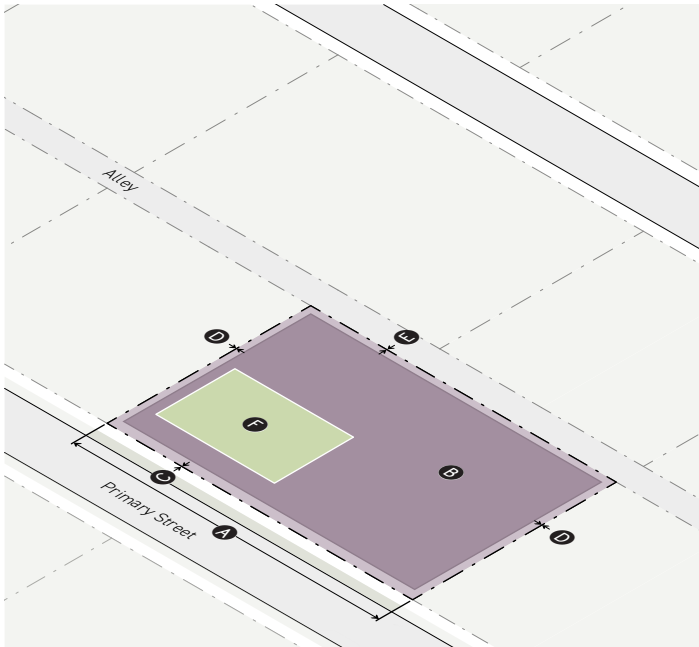
 Potential Form District Category

●

 Form District Category

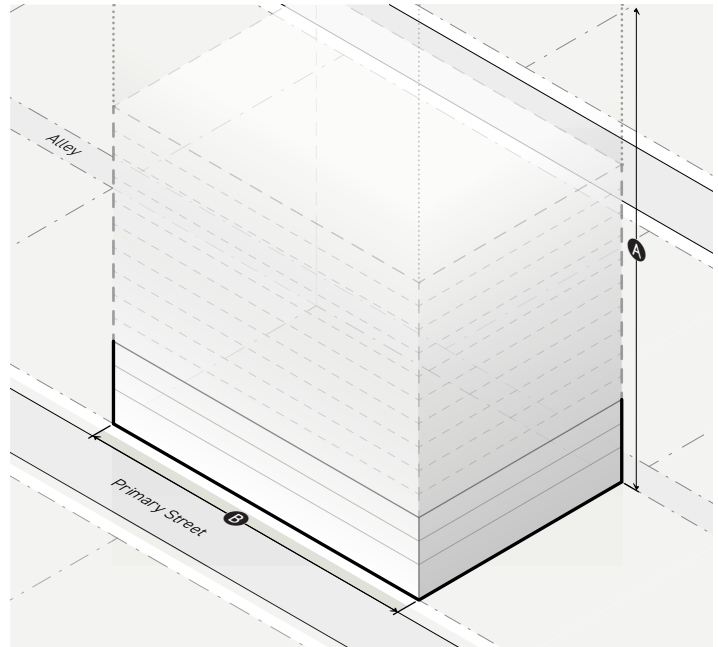
SEC. 2B.14.1. MID-RISE BROAD 1 (MB1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	280'
Building break (min)	25'

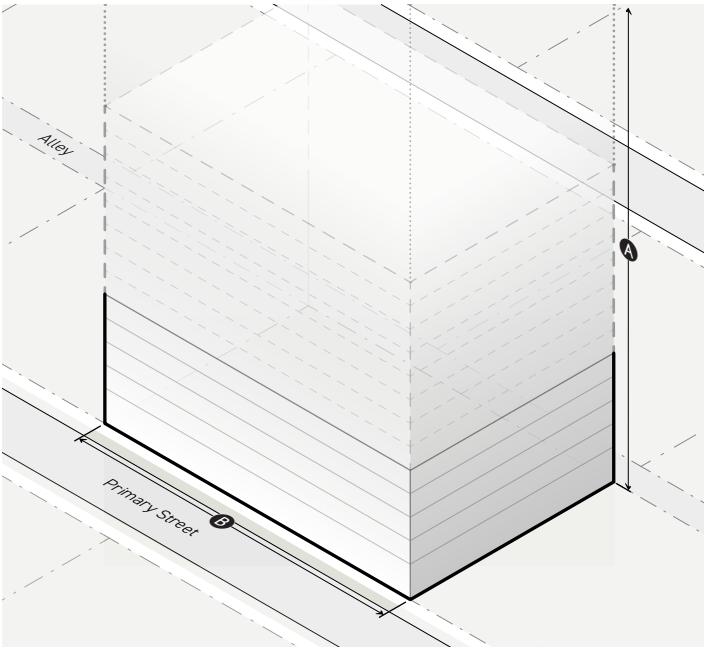
SEC. 2B.14.2. **MID-RISE BROAD 2 (MB2)**

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

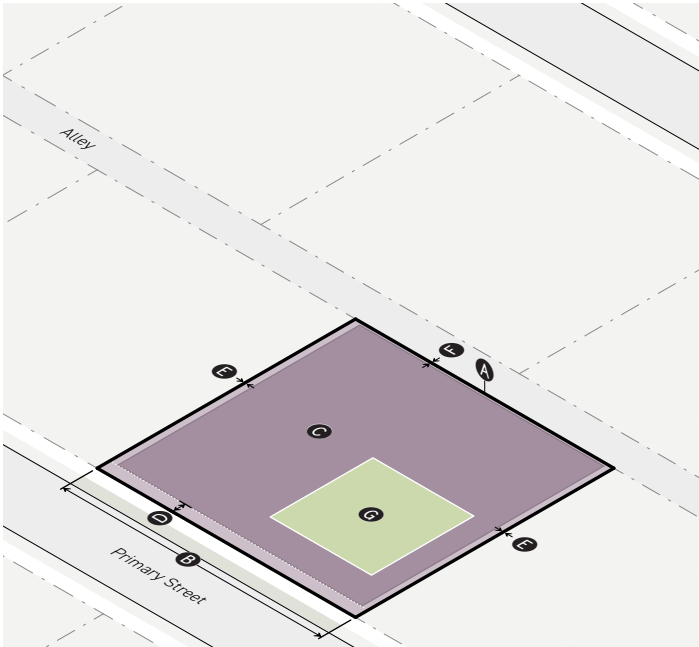
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	3.0
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	280'
Building break (min)	25'

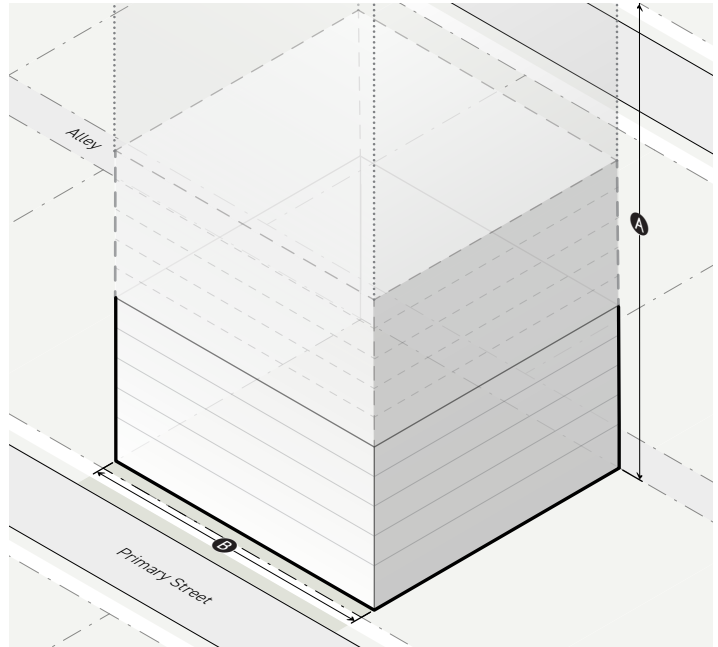
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		1,000 sf
B Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		100%
Building setbacks		
D Primary street (min)		
Ground story		6'
Upper story		0'
Side street (min)		6'
E Side (min)		0'
Side, interior (min)		0'
Rear (min)		0'
F Alley (min)		0'
Special: All (min)		0'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		20%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base height in stories (max)		Unlimited
Bonus FAR (max)		6.0
B Bonus height in stories (max)		Unlimited
2. UPPER-STORY BULK		Div. 2C.5.
Street transition		
9 story step-back (min)		6'
Applicable building width (min)		80%
District boundary transition		
Abutting district height (max)		36'/ 3 stories
1 & 2 story setback (min)		8'
3 story step-back (min)		20'
6 story step-back (min)		30'
Through lot transition		
Abutting district height (max)		36'/ 3 stories
1 & 2 story setback (min)		10'
3 story step-back (min)		20'
6 story step-back (min)		30'
3. BUILDING MASS		Div. 2C.6.
C Building width (max)		
Base building width		140'
Bonus building width		280'
Building break (min)		15'

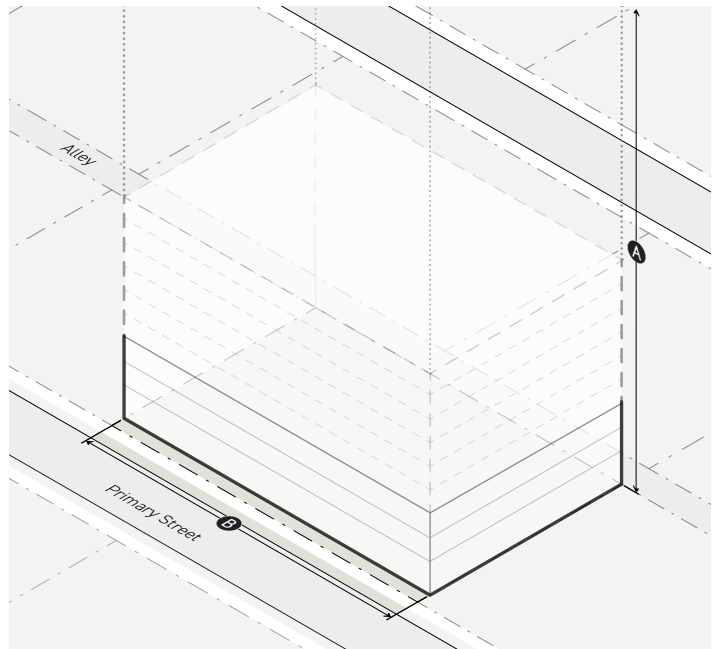
SEC. 2B.14.4. MID-RISE BROAD 4 (MB4)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

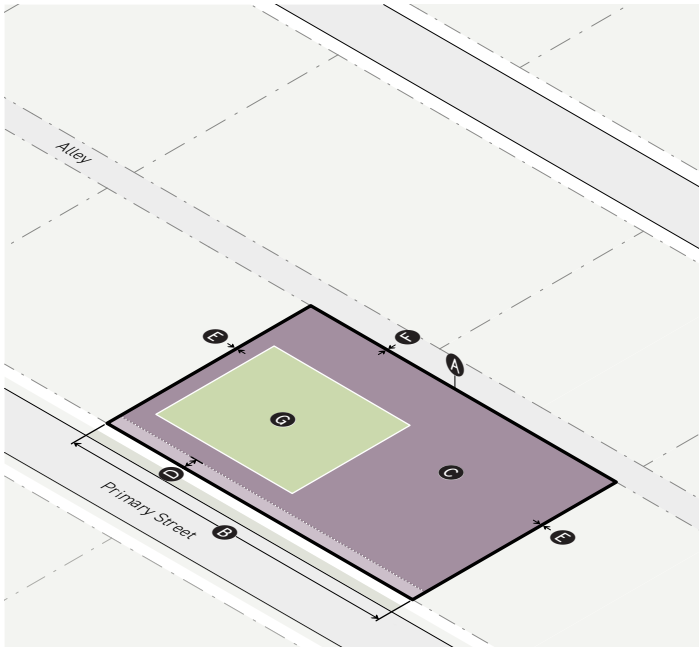
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	3.5
A Base height in stories (max)	5
Bonus FAR (max)	5.0
Bonus height in stories (max)	8
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
Stories without step-back (max)	7
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS Div. 2C.6.	
B Building width (max)	
Base building width	160'
Bonus building width	280'
Building break (min)	15'

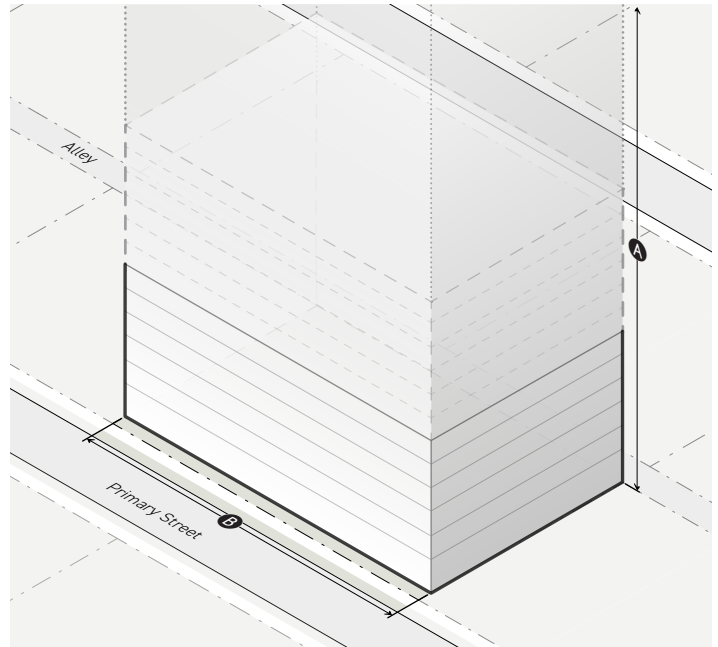
SEC. 2B.14.5. MID-RISE BROAD 5 (MB5)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

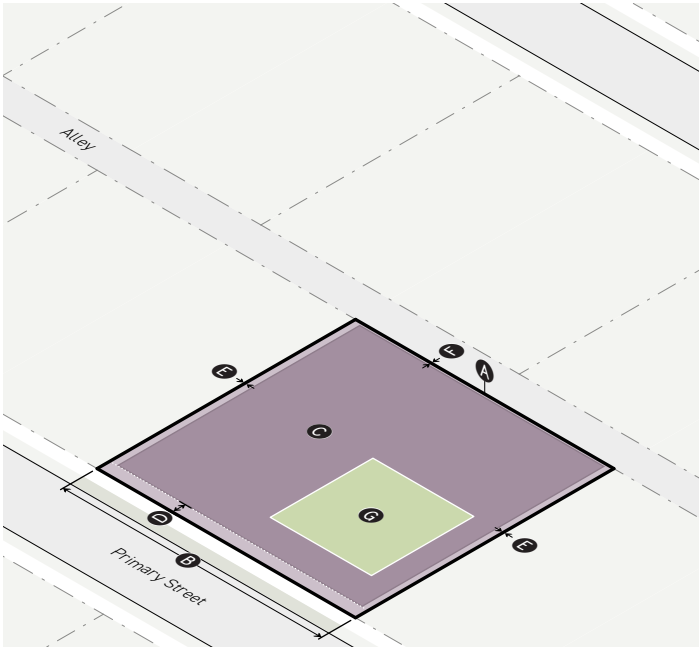
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	3.5
A Base height in stories (max)	unlimited
Bonus FAR (max)	6.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
Stories without step-back (max)	8
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS Div. 2C.6.	
B Building width (max)	
Base building width	160'
Bonus building width	280'
Building break (min)	15'

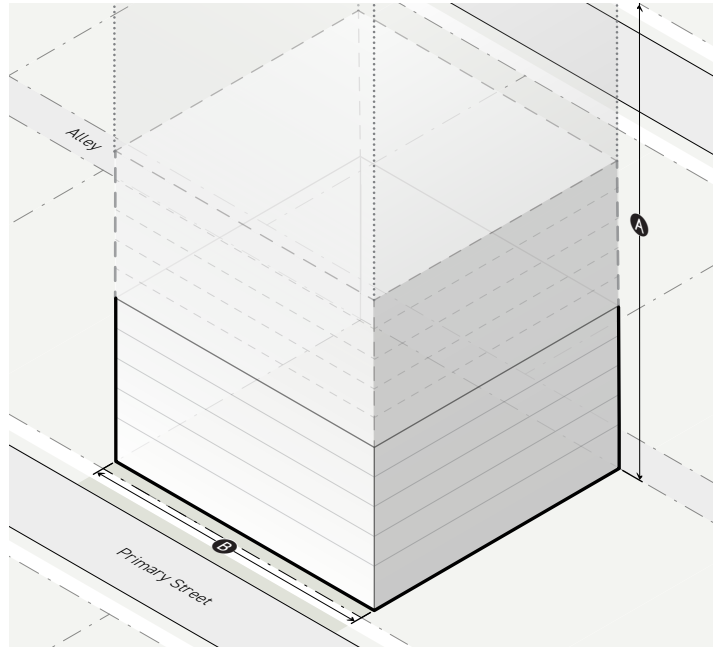
SEC. 2B.14.6. MID-RISE BROAD 6 (MB6)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	30%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	1.5
A Base height in stories (max)	Unlimited
Bonus FAR (max)	5.0
B Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK Div. 2C.5.	
Street transition	
8 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36' / 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36' / 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS Div. 2C.6.	
C Building width (max)	
Base building width	210'
Bonus building width	350'
Building break (min)	15'

DIV. 2B.15. MID-RISE FULL FORM DISTRICTS

Each Mid-Rise Full Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○

 Potential Form District Category

●

 Form District Category

DIV. 2B.16. MODERATE-RISE MEDIUM FORM DISTRICTS

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

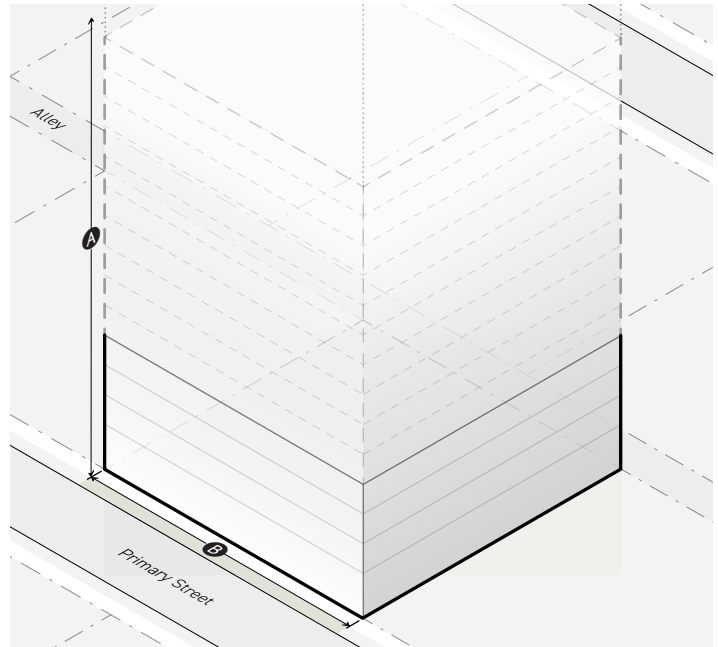
SEC. 2B.16.1. MODERATE-RISE MEDIUM 1 (DM1)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: Alley (min)	0'
Special: Other (min)	0'
3. AMENITY	Div. 2C.3.
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	3.0
A Height (max)	n/a
Bonus FAR (max)	8.0
2. BUILDING MASS	Div. 2C.6.
B Building width (max)	210'
Building break (min)	15'

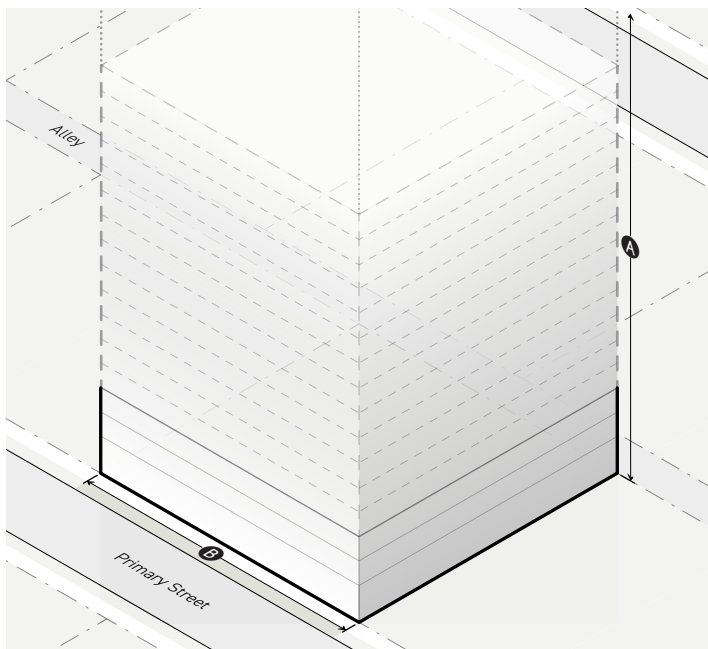
SEC. 2B.16.2. **MODERATE-RISE MEDIUM 2 (DM2)**

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	2.0
A Height (max)	n/a
Bonus FAR (max)	8.5
2. BUILDING MASS	Div. 2C.6.
D Building width (max)	160'
Building break (min)	15'

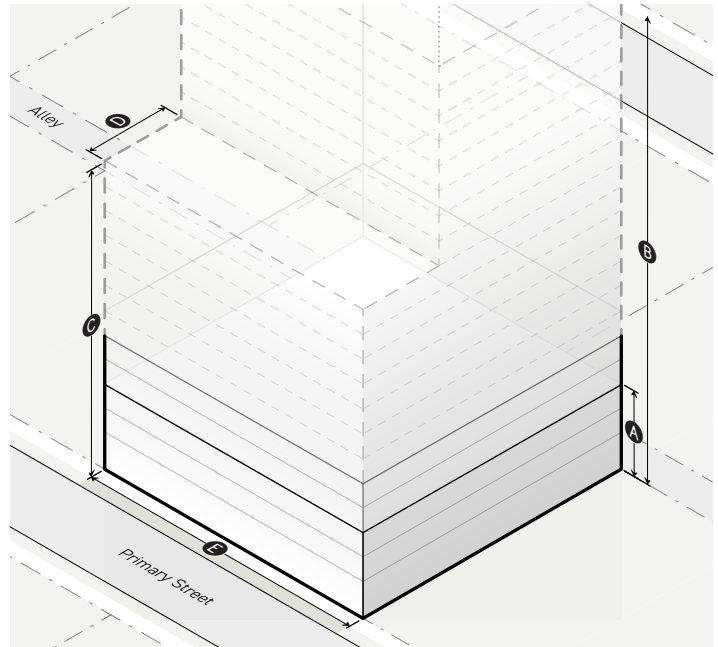
SEC. 2B.16.3. MODERATE-RISE MEDIUM 3 (DM3)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	Div. 2C.2.
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	3.0
A Height in stories (min)	3
B Height (max)	n/a
Bonus FAR (max)	8.5
2. UPPER-STORY BULK	Div. 2C.5.
Street step-back	
C Stories without step-back (min/max)	2/12
D Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS	Div. 2C.6.
E Building width (max)	160'
Building break (min)	15'

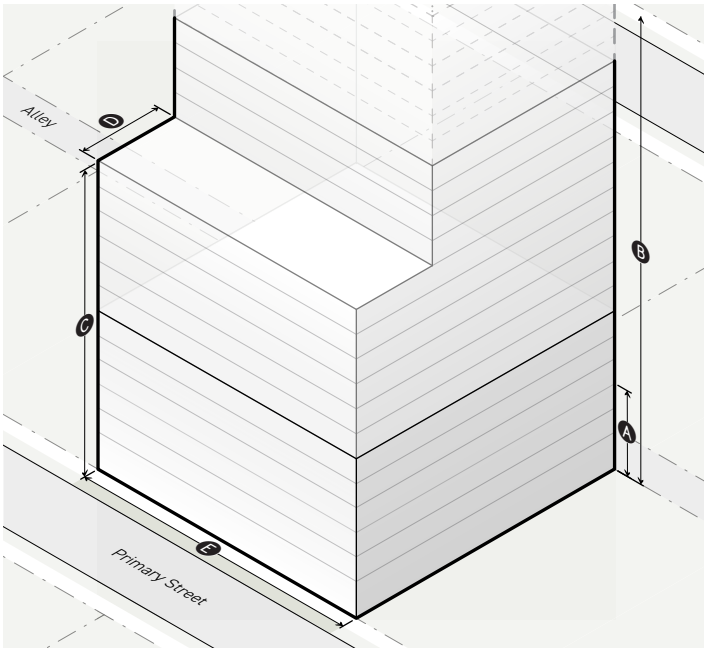
SEC. 2B.16.4. **MODERATE-RISE MEDIUM 4 (DM4)**

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	6.0
A Height in stories (min)	6
B Height (max)	n/a
Bonus FAR (max)	8.5
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
D Stories without step-back (min/max)	2/12
E Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS Div. 2C.6.	
F Building width (max)	160'
Building break (min)	15'

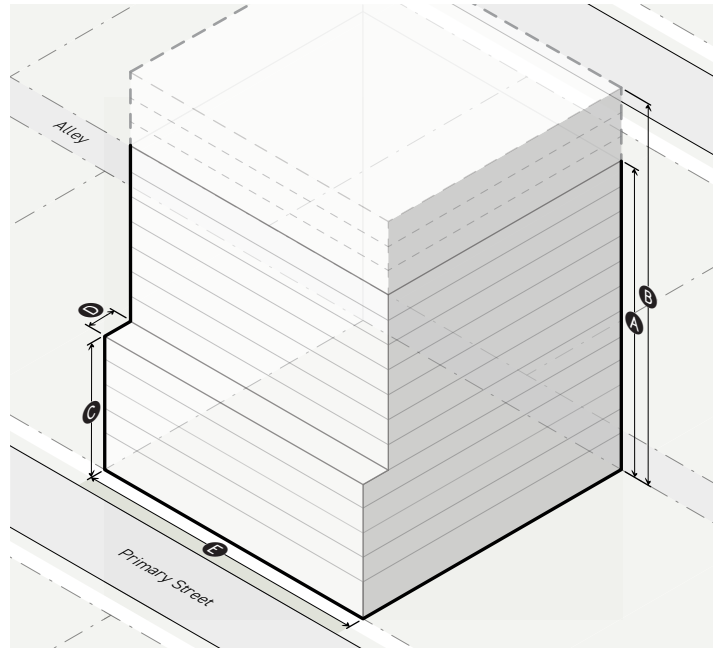
SEC. 2B.16.5. MODERATE-RISE MEDIUM 5 (DM5)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot Amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	6.0
A Base height in stories (max)	12
Bonus FAR (max)	8.5
B Bonus height in stories (max)	15
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
C Stories without step-back (min/max)	2/5
D Primary street step-back depth (min)	10'
Side street step-back depth (min)	10'
3. BUILDING MASS Div. 2C.6.	
E Building width (max)	160'
Building break (min)	15'

DIV. 2B.17. MODERATE-RISE BROAD FORM DISTRICTS

Each Moderate-Rise Broad Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

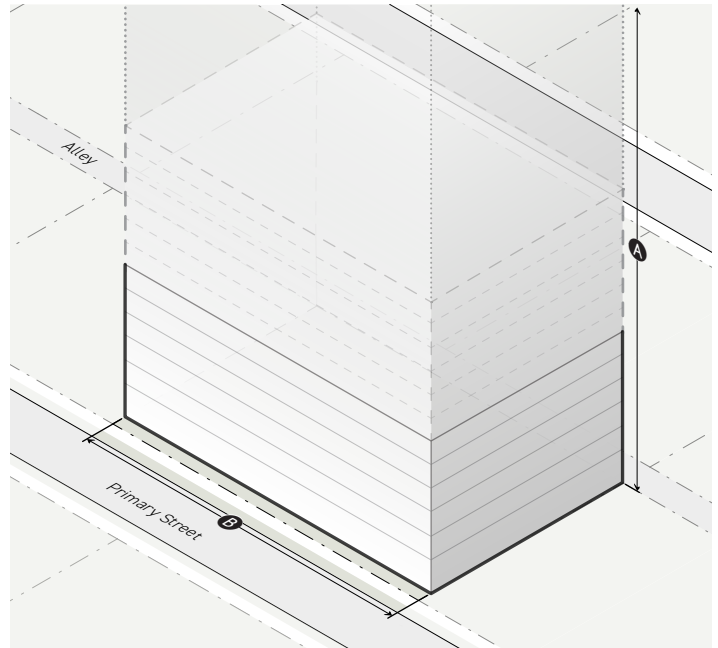
SEC. 2B.17.1. MODERATE-RISE BROAD 1 (DB1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	6.0
A Base height in stories (max)	unlimited
Bonus FAR (max)	8.5
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK Div. 2C.5.	
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36' / 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36' / 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS Div. 2C.6.	
B Building width (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

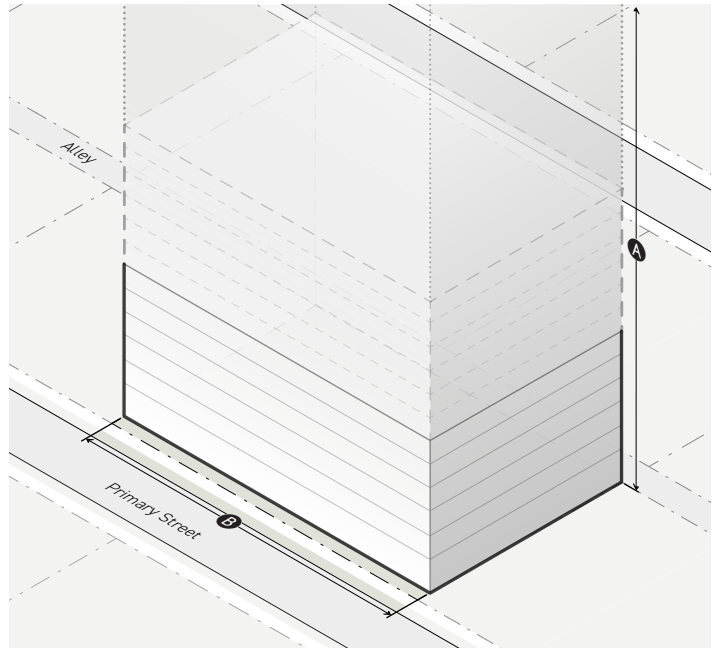
SEC. 2B.17.2. MODERATE-RISE BROAD 2 (DB2)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE Div. 2C.2.	
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY Div. 2C.3.	
G Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	8.5
A Base height in stories (max)	unlimited
Bonus FAR (max)	10.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK Div. 2C.5.	
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36' / 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36' / 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS Div. 2C.6.	
B Building width (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

DIV. 2B.18. MODERATE-RISE FULL FORM DISTRICTS

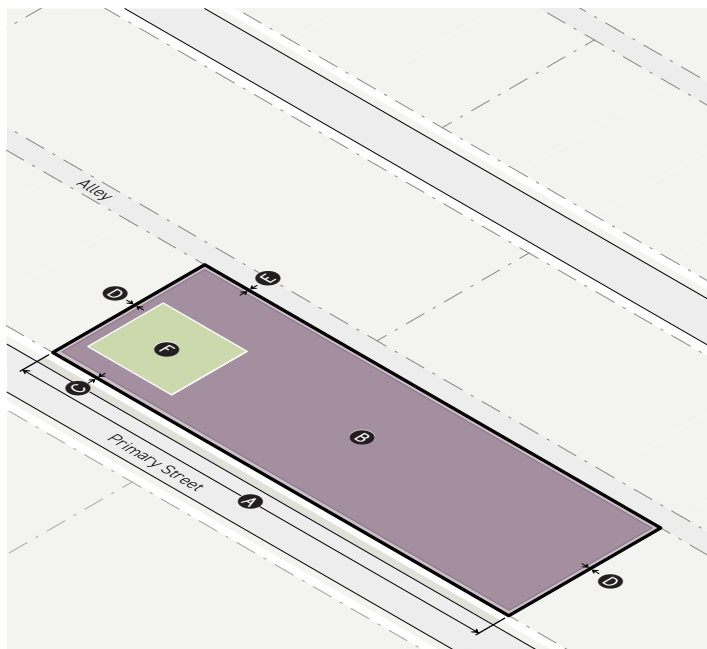
Each Moderate-Rise Full Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

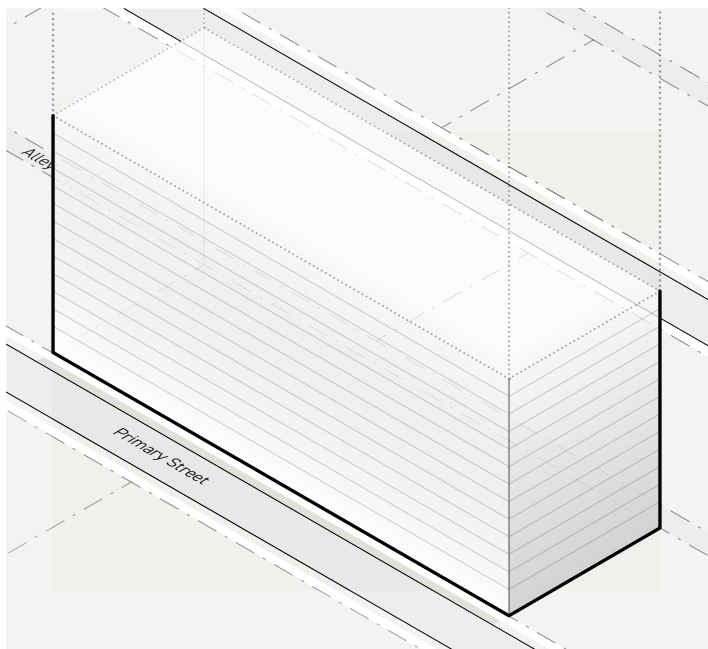
SEC. 2B.18.1. **MODERATE-RISE FULL 1 (DF1)**

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	95%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
FAR (max)	6.5
City Hall Height Restriction	Yes
Bonus	None
2. BUILDING MASS Div. 2C.6.	
Building width (max)	n/a
Building break (min)	n/a

DIV. 2B.19. HIGH-RISE MEDIUM FORM DISTRICTS

Each High-Rise Medium Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

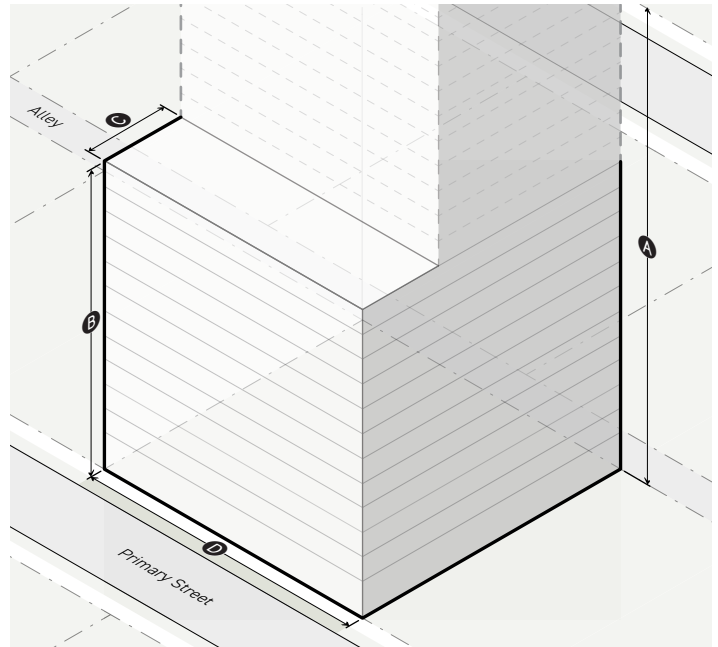
SEC. 2B.19.1. HIGH-RISE MEDIUM 1 (HM1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	3.0
A Height in stories (max)	n/a
Bonus FAR (max)	13.0
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
B Stories without step-back (min/max)	2/12
C Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS Div. 2C.6.	
D Building width (max)	210'
Building break (min)	15'

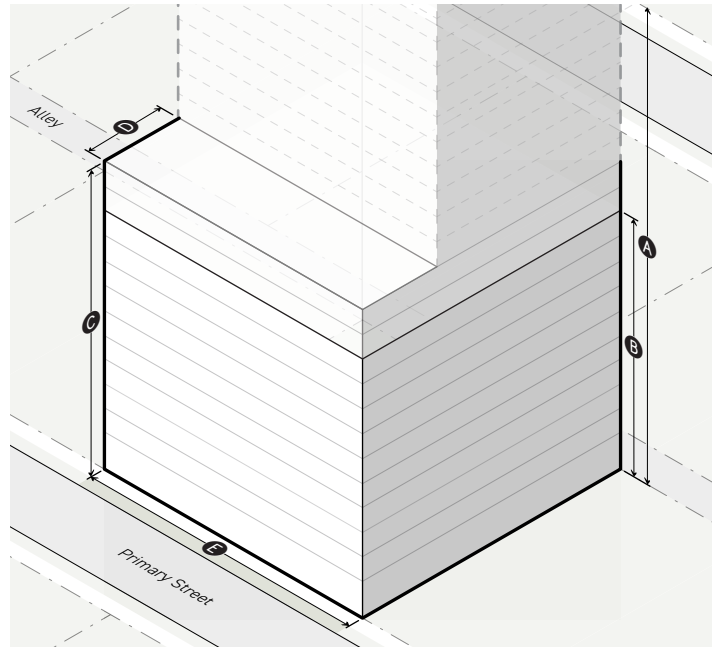
SEC. 2B.19.2. HIGH-RISE MEDIUM 2 (HM2)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	10%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	6.0
A Height in stories (max)	n/a
B Height in stories (min)	10
Bonus FAR (max)	13.0
2. UPPER-STORY BULK Div. 2C.5.	
Street step-back	
C Stories without step-back (min/max)	2/12
D Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS Div. 2C.6.	
E Building width (max)	210'
Building break (min)	15'

DIV. 2B.20. **HIGH-RISE BROAD FORM DISTRICTS**

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW	MEDIUM	BROAD	FULL
	25'-75'	100'-210'	280'-490'	N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○

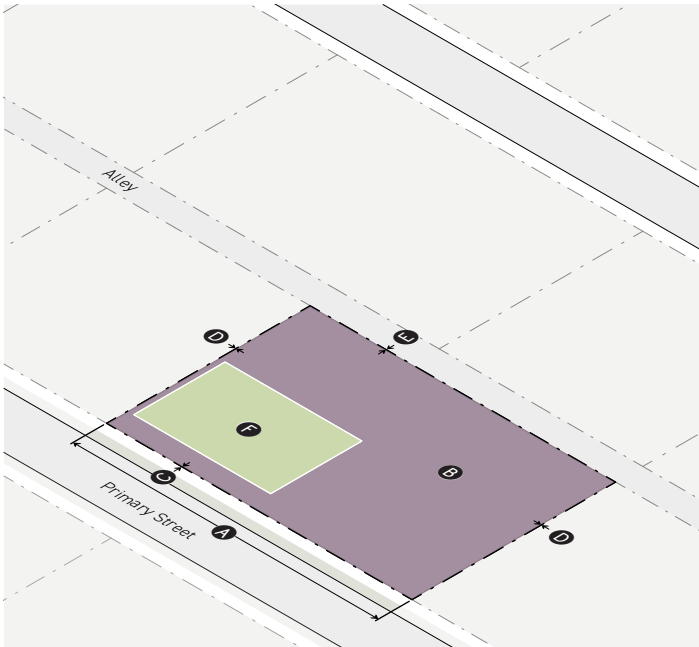
 Potential Form District Category

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 Form District Category

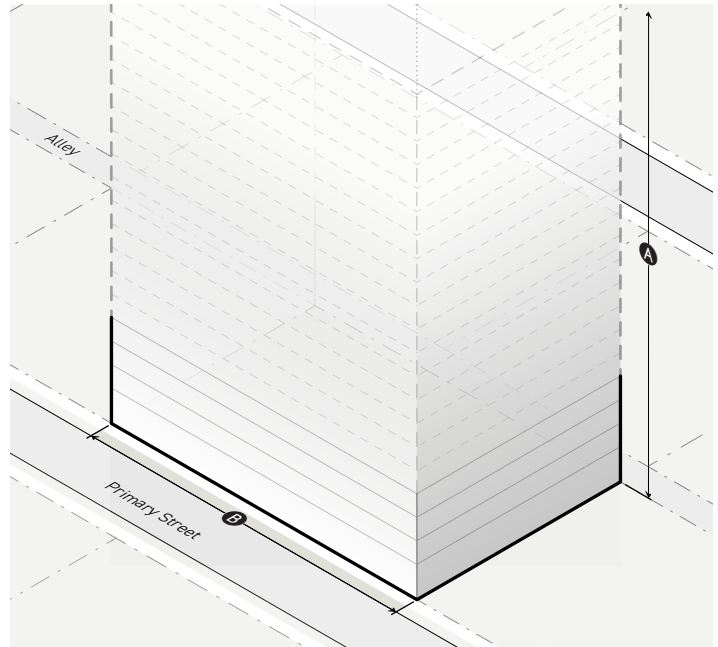
SEC. 2B.20.1. HIGH-RISE BROAD 1 (HB1)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

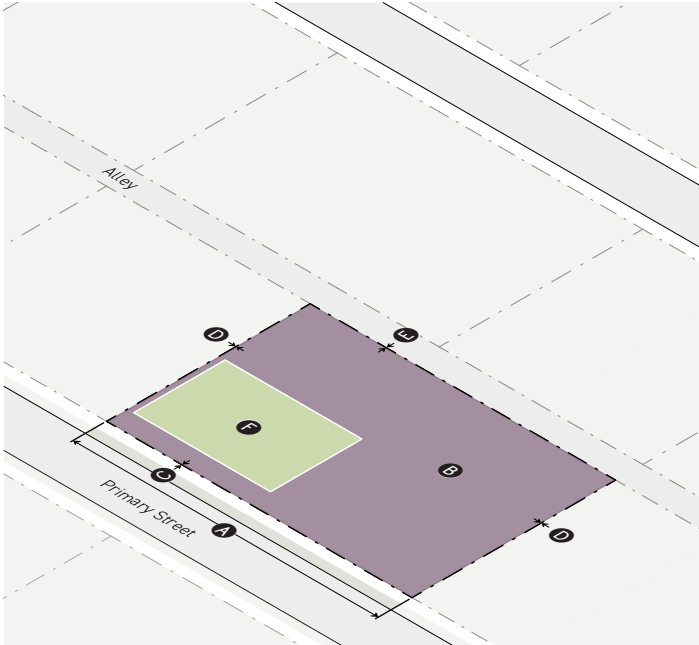
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	3.0
A Height (max)	n/a
Bonus FAR (max)	10.0
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	350'
Building break (min)	25'

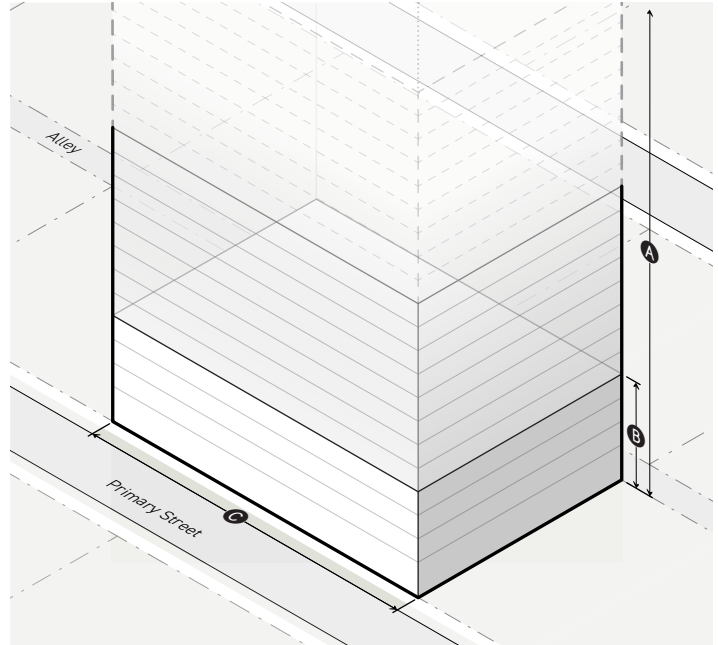
SEC. 2B.20.2. HIGH-RISE BROAD 2 (HB2)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

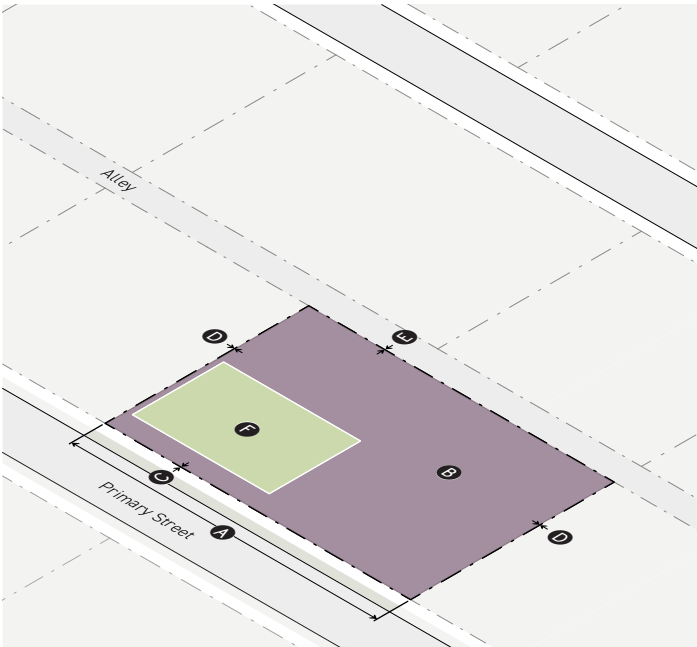
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	6.0
A Height (max)	n/a
B Height in stories (min)	4
Bonus FAR (max)	10.0
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	350'
Building break (min)	25'

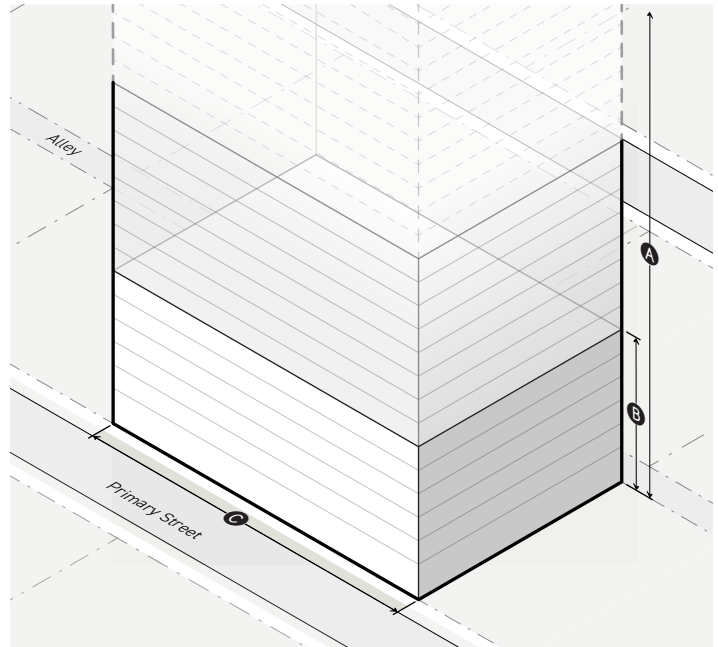
SEC. 2B.20.3. HIGH-RISE BROAD 3 (HB3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	7.0
A Height (max)	n/a
B Height in stories (min)	6
Bonus FAR (max)	13.0
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	350'
Building break (min)	25'

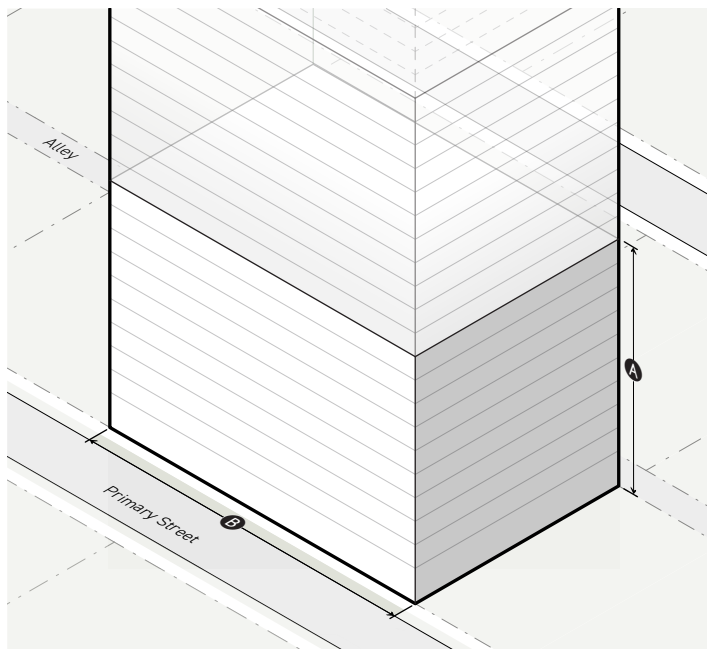
SEC. 2B.20.4. **HIGH-RISE BROAD 4 (HB4)**

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

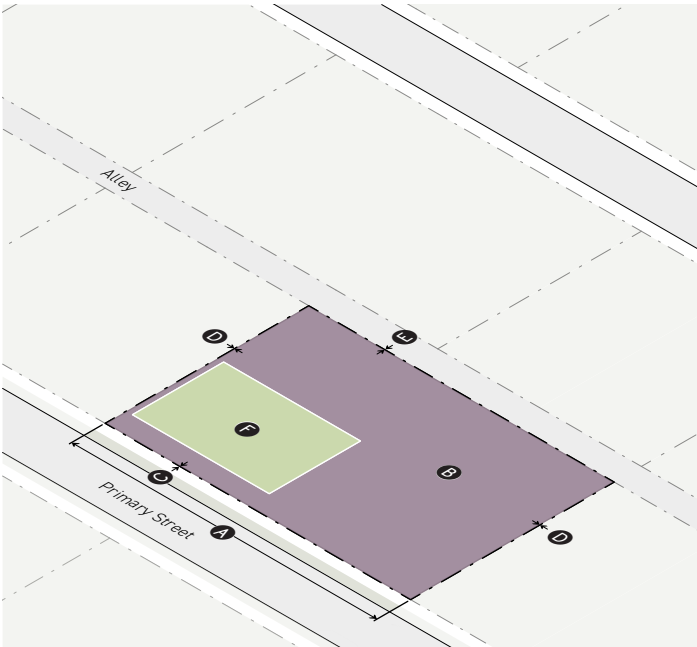
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	9.0
City Hall Height Restriction	Yes
A Height in stories (min)	10
Bonus FAR (max)	13.0
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	350'
Building break (min)	25'

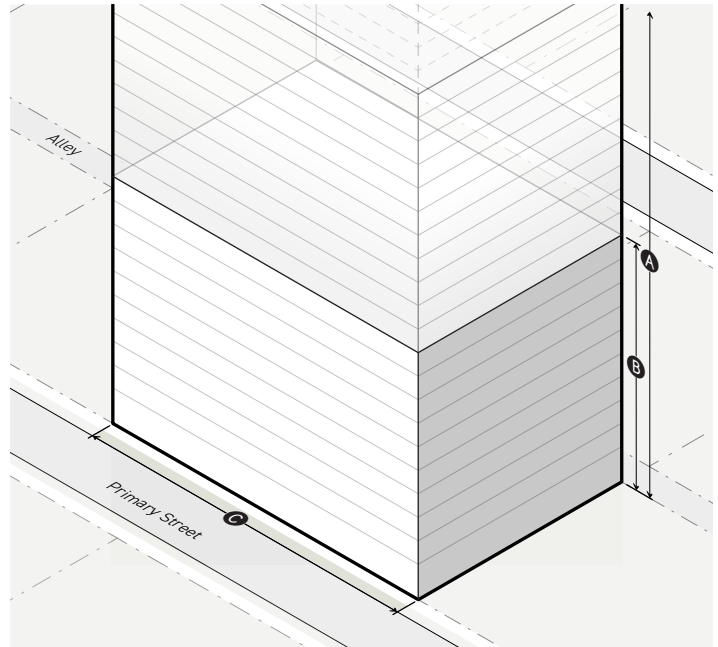
SEC. 2B.20.5. HIGH-RISE BROAD 5 (HB5)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

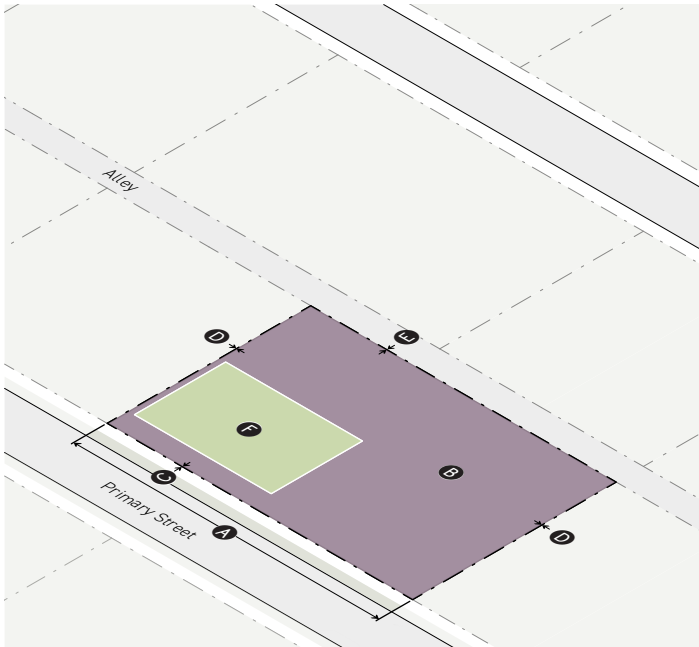
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	9.0
A Height (max)	n/a
B Height in stories (min)	10
Bonus FAR (max)	13.0
2. BUILDING MASS Div. 2C.6.	
C Building width (max)	350'
Building break (min)	25'

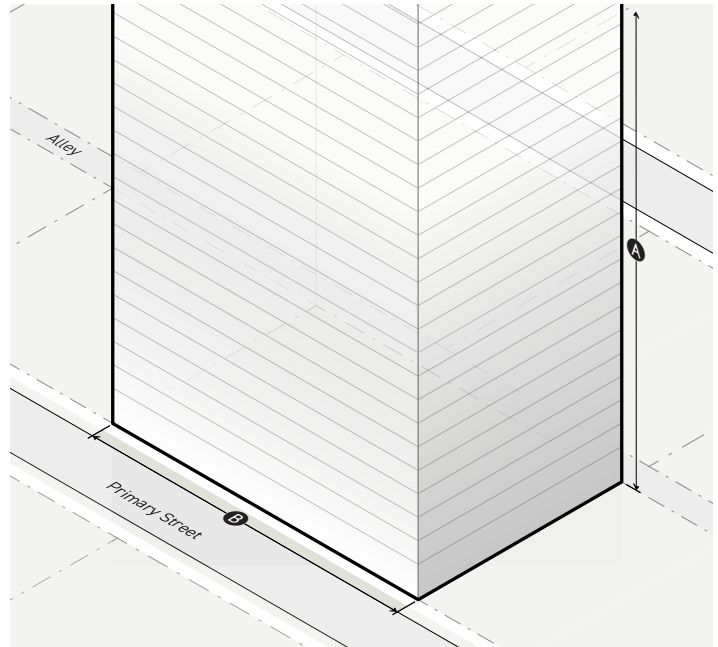
SEC. 2B.20.6. HIGH-RISE BROAD 6 (HB6)

A. Lot Parameters



1. LOT SIZE Div. 2C.1.	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2.	
B Building coverage (max)	100%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3.	
F Lot amenity space (min)	20%
Residential amenity space (min)	10%

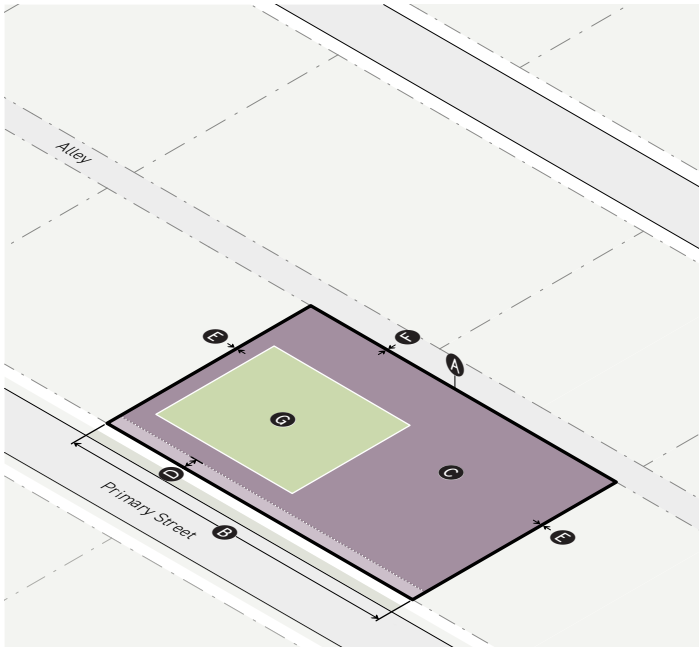
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4.	
Base FAR (max)	13.0
A Height (max)	n/a
Bonus	None
2. BUILDING MASS Div. 2C.6.	
B Building width (max)	350'
Building break (min)	25'

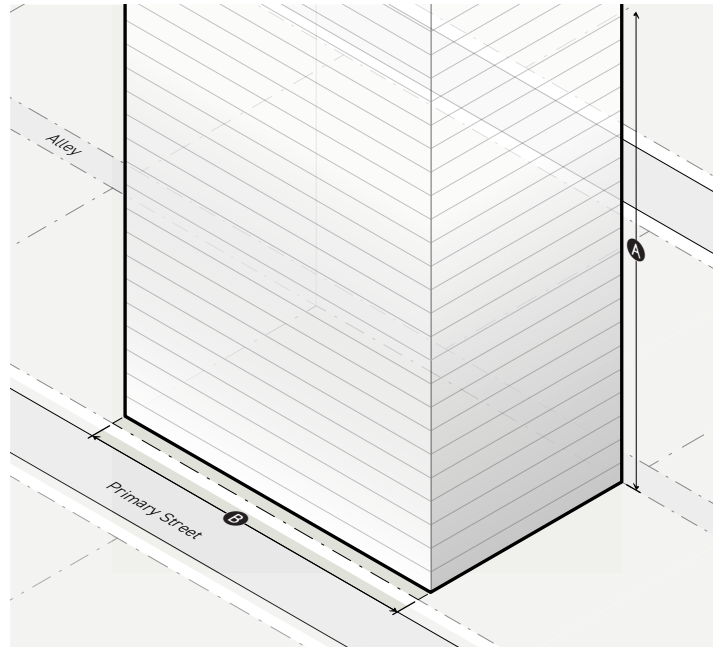
SEC. 2B.20.7. HIGH-RISE BROAD 7 (HB7)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A Lot area (min)		1,000 sf
B Lot width (min)		20'
2. COVERAGE		Div. 2C.2.
C Building coverage (max)		100%
Building setbacks		
D Primary street (min)		6'
Side street (min)		6'
E Side (min)		0'
Side, interior (min)		0'
Rear (min)		0'
F Alley (min)		0'
Special: All (min)		0'
Permeable surface (min)		?
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		20%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		8.5
A Height (max)		n/a
Bonus FAR (max)		10.0
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		280'
Building break (min)		25'

DIV. 2B.21. **HIGH-RISE FULL FORM DISTRICTS**

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	●	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○

 Potential Form District Category

●

 Form District Category

[Reserved]

PART 2C. FORM RULES

Div. 2C.1. Lot Size	2-100
Sec. 2C.1.1. Lot Area	2-100
Sec. 2C.1.2. Lot Width	2-101
Div. 2C.2. Coverage	2-102
Sec. 2C.2.1. Building Coverage	2-102
<u>Sec. 2C.2.2. Permeable surface [needs discussion]</u>	<u>2-105</u>
Sec. 2C.2.3. Building Setbacks	2-107
Div. 2C.3. Amenity	2-111
Sec. 2C.3.1. Lot Amenity Space	2-111
Sec. 2C.3.2. Residential Amenity Space	2-114
Sec. 2C.3.3. Amenity Design Standards	2-117
Div. 2C.4. Floor Area Ratio & Height	2-126
Sec. 2C.4.1. Floor Area Ratio (FAR)	2-126
Sec. 2C.4.2. Height in Feet	2-129
Sec. 2C.4.3. Height in Stories	2-132
Sec. 2C.4.4. City Hall Height Restriction	2-136
Div. 2C.5. Upper-Story Bulk	2-138
Sec. 2C.5.1. Bulk Plane [delete]	2-138
<u>Sec. 2C.5.2. Wall Plate Height</u>	<u>2-139</u>
<u>Sec. 2C.5.3. District Boundary Height Transition</u>	<u>2-141</u>
Sec. 2C.5.4. Street Step-Back	2-143
Div. 2C.6. Building Mass	2-146
Sec. 2C.6.1. Building Width	2-146
Sec. 2C.6.2. Facade Width	2-150

DIV. 2C.1. LOT SIZE

SEC. 2C.1.1. LOT AREA

The total area within the boundaries of a lot.

A. Intent

To ensure that newly established lots are consistent in size with surrounding lots.

B. Applicability

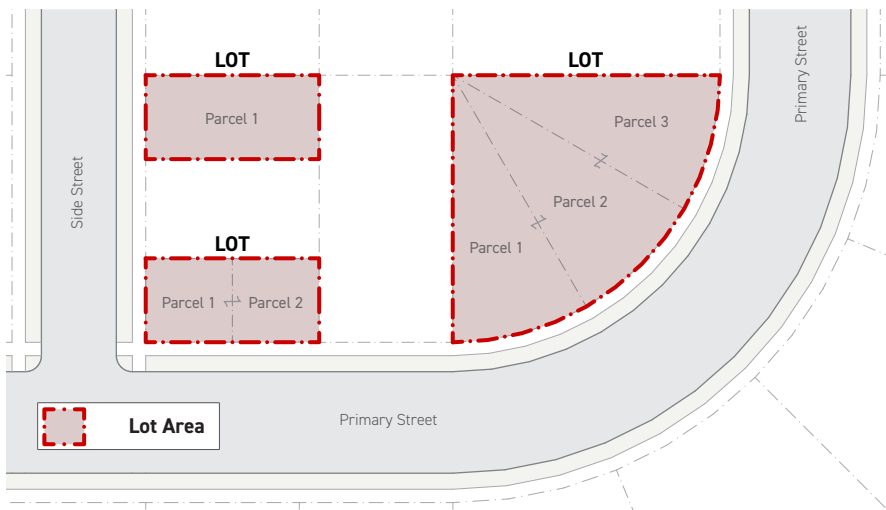
Minimum lot area requirements apply to all lots.

C. Standards

No lot may have an area less than the minimum specified in the applied *Form District (Part 2B)*.

D. Measurement

1. Lot area is measured as the total area within the boundary of a lot, measured horizontally.
2. Lot area includes all portions of a lot allocated for required easements.
3. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.



E. Relief

1. A reduction in required lot area of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required lot area may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.1.2. LOT WIDTH

The length of primary street lot lines bounding a lot.

A. Intent

To ensure that newly established lots are consistent in width with surrounding lots.

B. Applicability

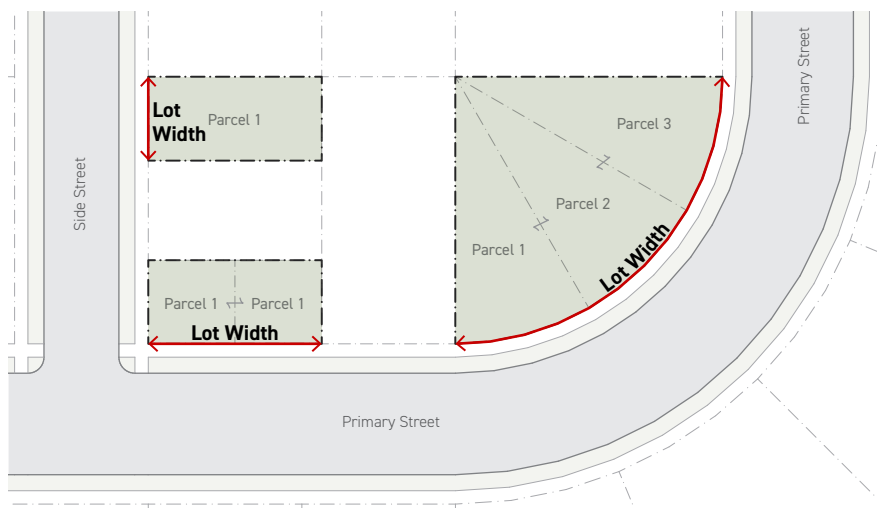
Minimum lot width requirements apply to all lots.

C. Standards

1. No lot may have a width less than the minimum specified by the applied *Form District (Part 2B)*.
2. For the purpose of meeting minimum lot width standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.
2. Where a lot has two or more primary street lot lines facing different streets, both primary street lot lines shall meet the minimum lot width standard.
3. For measurement on portions of a lot required for land dedication, see Sec. 14.1.11. (Lot).



E. Relief

1. A reduction in required lot width of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. A reduction in required lot width may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 2C.2. **COVERAGE**

SEC. 2C.2.1. **BUILDING COVERAGE**

The percentage of lot area covered by buildings or structures.

A. **Intent**

To preserve open area on a lot by limiting the amount of buildings or structures that may cover a lot.

B. **Applicability**

Building coverage requirements apply to all buildings and structures on a lot unless listed as an exception in Sec. 2C.2.1.E. (*Exceptions*).

C. **Standards**

1. **General**

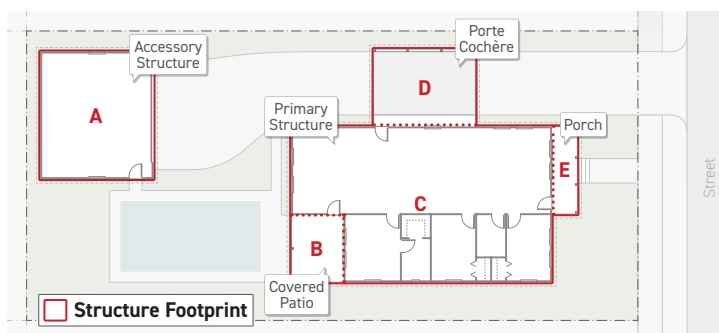
Covered structures on a lot shall not have a cumulative area in excess of the maximum building coverage specified by the applied *Form District (Part 2B)*.

2. **Contextual Infill Incentive [needs discussion]**

- a. 20% of the lot area designated to preserved existing buildings on a lot is exempt from being included in the calculation of building coverage.
- b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

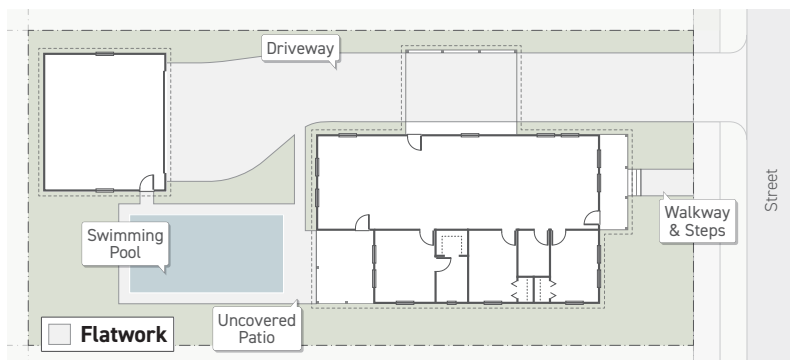
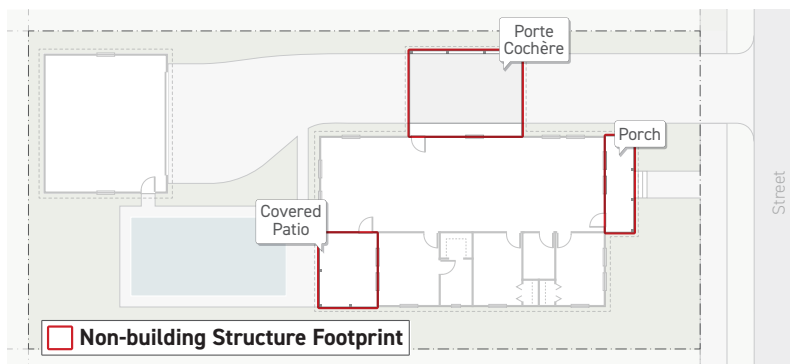
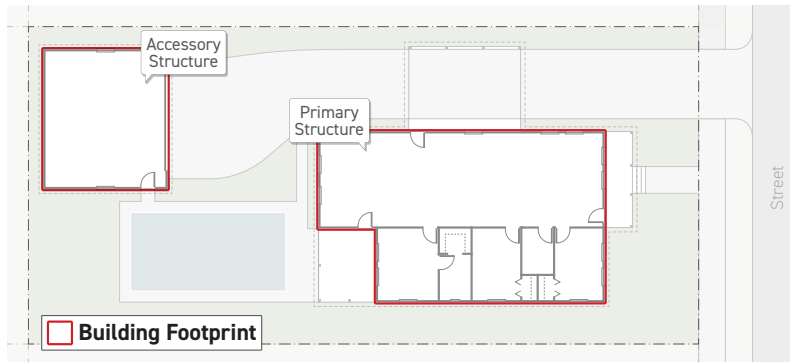
D. **Measurement**

1. Building coverage is measured by dividing the cumulative area of the structure footprints of all covered structures on the lot by the lot area.



Area A	<div>(Cumulative Structure Footprint)</div> <div>÷</div> <div>(Total Site Area)</div>
+ Area B	
+ Area C	
+ Area D	
+ Area E	
Cumulative Structure Footprint	Building Coverage

2. Structure footprints include all building footprints and structure footprints but do not include flatwork.



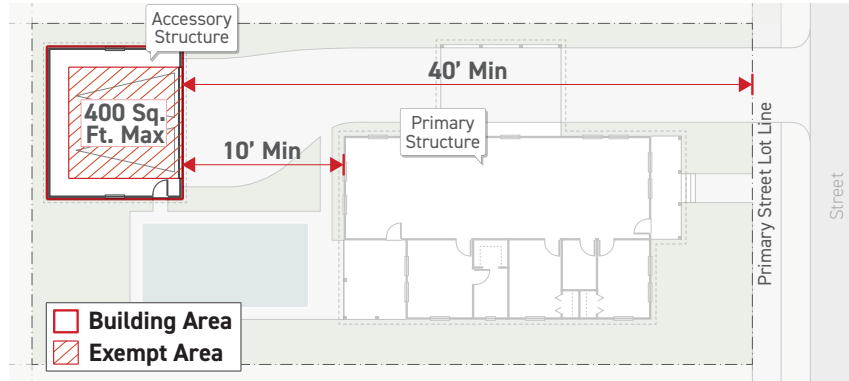
3. For covered structures, see Sec. 14.1.2.A.1. (Covered).
4. For structure and building footprint determination, see Sec. 14.1.1. (Building Footprint).

E. Exceptions

1. Covered structures or portions of a covered structures less than 6 feet in height, as measured from adjacent finished grade, are not included in the calculation of building coverage.
2. For lots with two or fewer dwelling units, having the RL Use District applied, a maximum of 400 square feet per lot is exempt from the calculation of building coverage, provided the building or structure is:

- Coverage -

- a. Used for required automobile parking;
- b. Detached from the primary building or structure by a minimum of 10 feet; and
- c. Located a minimum of 40 feet from a primary street lot line.



F. Relief

1. Up to a 20% increase to the total allowed area of covered structures on a lot may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Increased building coverage may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.2.2. **PERMEABLE SURFACE [NEEDS DISCUSSION]**

The area of a lot required to be permeable, to allow water to permeate into the ground.

A. **Intent**

To preserve open area on a lot for ground water absorption and living soil by maintaining a minimum area as permeable surfacing.

B. **Applicability**

Permeable surface requirements apply to all lots.

C. **Standards**

1. All areas of a lot not covered by a building or used for a required pedestrian accessway or an automobile access lane, up to the minimum width allowed by the applied automobile access package, shall consist of permeable surfacing, or a minimum of 10% of lot area, whichever is greater. NEEDS DISCUSSION.
2. Permeable surfacing includes the following: planting area, porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).
3. Permeable surfacing shall be subject to the following standards:
 - a. Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.
 - b. Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).
 - c. If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.
 - d. Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
 - e. Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.
 - f. Decking and elevated walkways may be provided above permeable surfacing.
 - g. All planting provided to meet the permeable surfacing requirement on a lot identified as being within a targeted planting area established by the Targeted Planting Map (Sec. 1.4.5.) shall meet the requirements outlined in the targeted planting list for the applicable targeted planting area.

- Coverage -

[needs discussion]

D. **Measurement**

[needs discussion]

E. **Relief**

[needs discussion]

SEC. 2C.2.3. BUILDING SETBACKS

The area on a lot not intended for buildings and structures. Includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks.

A. Intent

To provide open areas on the lot and help reduce the impact of buildings or structures on abutting sidewalks and neighboring development.

B. Applicability

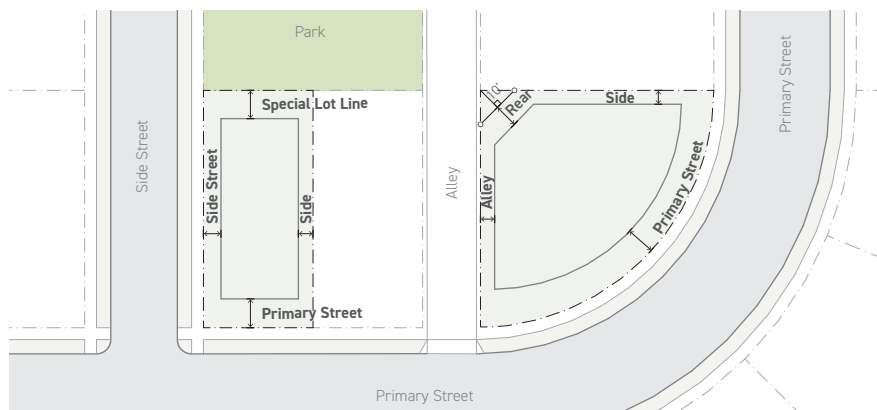
Building setback requirements apply to all buildings and structures on a lot unless listed as an exception in Sec. 2C.2.2.E (Exceptions).

C. Standards

1. All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in Sec. 2C.2.2.E. (Exceptions).
2. Special setbacks apply to ???
3. Secondary frontage setbacks apply to lot that have frontages on two parallel streets. Where applicable, lots must provide a minimum secondary frontage setback of at least 10 feet.

D. Measurement

All building setbacks are measured perpendicular to the applicable lot line:



1. A primary street setback is measured from the primary street lot line.
2. A side street setback is measured from the side street lot line.
3. A side setback is measured from the side lot line.
 - a. Where a minimum interior side setback for unified developments is specified as 0 feet by the Form District (Part 2B), no setback is required for all side lot lines within the unified development.

- b. Where a unified development shares a lot line with a property outside of the unified development, the standard side setback requirement applies.
- 4. A rear setback is measured from the rear lot line.
 - a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.
 - b. Where the primary street lot line is not straight, the rear lot line shall be parallel to a line connecting the end points of the primary street lot line.
- 5. An alley setback is measured from the alley lot line.
- 6. A special setback is measured from the special lot line.
 - a. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: All", the setback is measured from all special lot lines.
 - b. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: River" or "Special: Alley", the setback is measured from the special lot line as designated according to *Sec. 14.1.11.E. (Special Lot Line)*.
 - c. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: Other", the setback is measured from all special lot lines that are not otherwise specified.
- 7. A secondary frontage setback is measured from the rear lot line or secondary frontage lot line.
[add to definitions/lot line designations]
- 8. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.

E. Exceptions

The following are allowed to encroach beyond the building setback up to the minimum distance from the lot line specified below:

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Architectural Details (<i>Sec. 14.1.5.A.1.a.</i>)			
Encroachment (max)	2'	2'	2'
Distance from lot line (min)	0'	2.5'	0'
<u>Collonade, Cantilevered Facade</u> (<i>Sec. 14.1.5.A.1.</i>)			
<u>Encroachment (max)</u>	<u>10'</u>	<u>n/a</u>	<u>n/a</u>
<u>Distance from lot line (min)</u>	<u>0'</u>	<u>n/a</u>	<u>n/a</u>
Roof Projections (<i>Sec. 14.1.5.A.1.b.</i>)			

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Encroachment (max)	2.5'	2.5'	2.5'
Distance from lot line (min)	0'	2.5'	0'
Unenclosed Structures: Ground story (Sec. 14.1.5.A.1.c.)			
Encroachment (max)	7'	5'	7'
Distance from lot line (min)	0'	2.5'	2.5'
Unenclosed Structures: Above ground story (Sec. 14.1.5.A.1.d.)			
Encroachment (max)	5'	3'	3'
Distance from lot line (min)	0'	5'	2.5'
Enclosed Structures: Projecting (Sec. 14.1.5.A.1.e.)			
Encroachment (max)	2.5'	1.5'	2.5'
Distance from lot line (min)	0'	2.5'	2.5'
Mechanical/Electrical Equipment: Ground mounted (Sec. 14.1.5.A.1.f.)			
Encroachment (max)	1.5'	2.5'	2.5'
Distance from lot line (min)	15'	2.5'	0'

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Mechanical/Electrical Equipment: Wall mounted (Sec. 14.1.5.A.1.g.)			
Encroachment (max)	1.5'	1.5'	1.5'
Distance from lot line (min)	15'	2.5'	0'
Waste Enclosures (Sec. 14.1.5.A.1.h.)			
Encroachment (max)	0'	unlimited	unlimited
Distance from lot line (min)	15'	2.5'	0'
Utility Equipment, Underground Structures, Flatwork, Fences and Walls, Vegetation, Outdoor Furniture (Sec. 14.1.5.A.1.i. - Sec. 14.1.5.A.1.n.)			
Encroachment (max)	unlimited	unlimited	unlimited
Distance from lot line (min)	0'	0'	0'

F. Relief

1. A reduction in required setback of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*), provided the resulting setback is at least 3 feet.

- Coverage -

2. A setback reduction may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.3. AMENITY

SEC. 2C.3.1. LOT AMENITY SPACE

An area on a lot designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space, and privately-owned public space.

A. Intent

To provide adequate recreation and open space areas for all tenants of a project, regardless of the use of a building, and to ensure such spaces are accessible, usable, and safe.

B. Applicability

1. Lot amenity space requirements apply to projects involving new construction, lot modifications, site modifications, and use modifications.
2. Where the calculation of lot amenity space requires less than 400 square feet, no lot amenity space is required.

C. Standards

1. General

- a. The cumulative area of lot amenity space provided on a lot shall not be less than that specified by the applied Form District in *Part 2B. (Form Districts)*.
- b. Each area provided to meet a lot amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	Eligible
Common Outdoor Amenity Space (Sec. 2C.3.3.C.1.)	Yes
Pedestrian Amenity Space (Sec. 2C.3.3.C.2.)	Yes
Public Amenity Space (Sec. 2C.3.3.C.3.)	Yes
Private Outdoor Amenity Space (Sec. 2C.3.3.C.4.)	No
Common Indoor Amenity Space (Sec. 2C.3.3.C.5.)	No

- c. A maximum of 25% of the total required lot amenity space may be private, provided it meets the design standards in Sec. 2C.3.3.B. (*Pedestrian Amenity Space*).
- d. Private lot amenity space shall abut and provide direct access to the assigned tenant space.
- e. All required lot amenity space that is not private shall be made available to all tenants of the building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be available to all tenants.

- Amenity -

- f. Lot amenity space may be eligible for credit toward the fee and dedication requirements in *Div. 10.4. (Park Fees and Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities)*.
- g. Lot amenity space located above the ground story may be required to set back from the roof edge - see *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.
- h. Mechanical and utility equipment shall not be located within a lot amenity space, or between a lot amenity space and the adjacent building facade.
- i. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a lot amenity space.
- j. At least 20% of any outdoor lot amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

2. **Percentage Required at Grade**

The total area of lot amenity space located at grade shall not be less than the minimum percentage specified by the applied Form District (Part 2B).

[add specifics on "at grade"? or just depend on definition?]

3. **Contextual Infill Incentive [needs discussion]**

- a. A reduction of 50% of the required lot amenity space is permitted for lots containing preserved existing buildings.
- b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

D. **Measurement**

- 1. Lot amenity space is a percentage calculated by dividing the cumulative area of all lot amenity spaces by the lot area.
- 2. The minimum required lot amenity space is calculated by multiplying the minimum lot amenity percentage specified by the applied *Form District (Part 2B)* by the lot area.
- 3. As a bonus for providing public space, outdoor amenity space area meeting *Sec. 2C.3.3.C.3. (Public Amenity Space)* counts as 1.25 square feet of lot amenity space for every 1 square foot of provided outdoor amenity space area.
- 4. Shade is calculated as the shadow cast on the publicly accessible open space measured at noon (12:00 p.m.) on the summer solstice.

E. Relief

1. Up to a 10% reduction to the total required area of lot amenity space may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required lot amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.2. **RESIDENTIAL AMENITY SPACE**

An area which is designed and intended to be used by occupants of dwelling units for recreational, domestic, or vocational purposes.

A. **Intent**

To ensure projects that include housing provide residential tenants of a project with adequate access to open space, recreation, and shared amenities where the lot amenity space is insufficient, and to ensure such spaces are accessible, usable, and safe.

B. **Applicability**

Residential amenity space requirements apply to projects involving new construction, lot modifications, site modifications, and use modifications that include 5 or more dwelling units on a lot.

C. **Standards**

- 1. The cumulative area of residential amenity space provided on a lot shall not be less than that specified by the applied *Form District (Part 2B)*.
- 2. Each area provided to meet a residential amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	Eligible
Common Outdoor Amenity Space (Sec. 2C.3.3.C.1.)	Yes
Pedestrian Amenity Space (Sec. 2C.3.3.C.2.)	Yes
Public Amenity Space (Sec. 2C.3.3.C.3.)	Yes
Private Outdoor Amenity Space (Sec. 2C.3.3.C.4.)	Yes
Common Indoor Amenity Space (Sec. 2C.3.3.C.5.)	Yes

- 3. At least 75% of the required residential amenity space shall be outdoors and meet the design standards of either Sec. 2C.3.3.C.1. (*Common Outdoor Amenity Space*) or Sec. 2C.3.3.C.4. (*Private Outdoor Amenity Space*).
- 4. A maximum of 65 square feet of required residential amenity space per dwelling unit may be private, provided that not more than 50% of the total required residential amenity space is private, and the private residential amenity space meets the design standards in Sec. 2C.3.3.C.4. (*Private Outdoor Amenity Space*).

5. Private residential amenity space shall abut and provide direct access to the assigned tenant space.



6. All required residential amenity space that is not private shall be made available to all tenants of the building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be available to all tenants.
7. Residential amenity space may be eligible for credit towards the fee and dedication requirements outlined in *Div. 10.4. (Park Fees and Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities)*.
8. Residential amenity space located above the ground story may be required to set back from the roof edge - see *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.
9. Mechanical and utility equipment shall not be located within a residential amenity space, or between a residential amenity space and the adjacent building facade.
10. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a residential amenity space.
11. At least 20% of any outdoor residential amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

D. **Measurement**

1. Residential amenity space is a percentage calculated by dividing the cumulative area of all residential amenity spaces by the total floor area allocated to dwelling units.
2. The minimum required residential amenity space is calculated by multiplying the total floor area allocated to dwelling units by the minimum percentage specified by the applied *Form District (Part 2B)*.

- Amenity -

3. All lot amenity space provided may be credited toward the residential amenity space requirement.
4. As a bonus for providing public space, residential amenity space meeting Sec. 2C.3.3.C.3. (*Public Amenity Space*) counts at a rate of 1.25 square feet for every 1 square foot of public amenity space provided.

E. Relief

1. Up to a 10% reduction to the total required area of residential amenity space may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. A reduction in required residential amenity space may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.3.3. AMENITY DESIGN STANDARDS

A. Intent

To ensure that amenity spaces provided by projects are sufficient enough to provide spaces which are accessible, usable, and safe, and provide adequate access to open space, recreation, and shared amenities.

B. Applicability

Applicable amenity space design standards are determined by the eligible amenity space types established in *Sec. 2C.3.1. (Lot Amenity Space)* and *Sec. 2C.3.2. (Residential Amenity Space)*.

C. Standards

The following standards apply by type of amenity space.

1. Common Outdoor Amenity Space

A type of amenity space that is outdoors, is legally required to be open to all tenants of a building, and meets the following standards.

COMMON OUTDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(Sec. 2C.3.3.D.1.)
Amenity Area (min)	400 sf	(Sec. 2C.3.3.D.2.)
Horizontal Dimension (min)	15'	(Sec. 2C.3.3.D.3.)
Adjacent Building Transparency (min)	15%	(Sec. 2C.3.3.D.4.)
Planting Area		(Sec. 2C.3.3.D.5.)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	15%	
Seating (min)	2 per 400 sf	(Sec. 2C.3.3.D.6.)
Ground Floor Elevation	Not Required	(Sec. 2C.3.3.D.7.)
Public Sidewalk/Way Adjacent	Not Required	(Sec. 2C.3.3.D.8.)
Pedestrian-Oriented Lighting	Not Required	(Sec. 2C.3.3.D.9.)
Publicly Accessible	Not Required	(Sec. 2C.3.3.D.10.)
Amenity Features (min)	3	(Sec. 2C.3.3.D.11.)

2. Pedestrian Amenity Space

A type of amenity space that is uncovered or unenclosed, located at ground level with direct access to a public sidewalk or public way, is required to be available to all tenants of a building, and meets the following standards. See *Div. 3C.1. (Build-To)* for additional provisions related to pedestrian amenity spaces.

PEDESTRIAN AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(Sec. 2C.3.3.D.1.)
Amenity Area (min)	200 sf	(Sec. 2C.3.3.D.2.)
Horizontal Dimension (min)		(Sec. 2C.3.3.D.3.)
Enclosed (min)	15'	
Unenclosed (min)	6'	
Adjacent Building Transparency (min)	15%	(Sec. 2C.3.3.D.4.)
Planting Area		(Sec. 2C.3.3.D.5.)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	n/a	
Seating (min)	2 per 400 sf	(Sec. 2C.3.3.D.6.)
Ground Floor Elevation	Required	(Sec. 2C.3.3.D.7.)
Public Sidewalk/Way Adjacent	Required	(Sec. 2C.3.3.D.8.)
Pedestrian-Oriented Lighting	Required	(Sec. 2C.3.3.D.9.)
Publicly Accessible	Not Required	(Sec. 2C.3.3.D.10.)
Amenity Features (min)	3	(Sec. 2C.3.3.D.11.)

3. Public Amenity Space

A type of amenity space that is uncovered or unenclosed and, although privately owned, is legally required to be open to the public, and meets the following standards.

PUBLIC AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(Sec. 2C.3.3.D.1.)
Amenity Area (min)	400 sf	(Sec. 2C.3.3.D.2.)
Horizontal Dimension (min)	15'	(Sec. 2C.3.3.D.3.)
Adjacent Building Transparency (min)	15%	(Sec. 2C.3.3.D.4.)
Planting Area		(Sec. 2C.3.3.D.5.)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	n/a	
Seating (min)	2 per 400 sf	(Sec. 2C.3.3.D.6.)
Ground Floor Elevation	Required	(Sec. 2C.3.3.D.7.)
Public Sidewalk/Way Adjacent	Required	(Sec. 2C.3.3.D.8.)
Pedestrian-Oriented Lighting	Required	(Sec. 2C.3.3.D.9.)
Publicly Accessible	Required	(Sec. 2C.3.3.D.10.)
Amenity Features (min)	3	(Sec. 2C.3.3.D.11.)

4. Private Outdoor Amenity Space

A type of amenity space that is uncovered or unenclosed and is available to an assigned unit or tenant space, and meets the following standards.

PRIVATE OUTDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(Sec. 2C.3.3.D.1.)
Amenity Area (min)	50 sf	(Sec. 2C.3.3.D.2.)
Horizontal Dimension (min)		(Sec. 2C.3.3.D.3.)
Enclosed (min)	8'	
Unenclosed (min)	5'	
Adjacent Building Transparency (min)	15%	(Sec. 2C.3.3.D.4.)
Planting Area	n/a	(Sec. 2C.3.3.D.5.)
Seating (min)	2 per 400 sf	(Sec. 2C.3.3.D.6.)
Ground Floor Elevation	Not Required	(Sec. 2C.3.3.D.7.)
Public Sidewalk/Way Adjacent	Not Required	(Sec. 2C.3.3.D.8.)
Pedestrian-Oriented Lighting	Not Required	(Sec. 2C.3.3.D.9.)
Publicly Accessible	Not Required	(Sec. 2C.3.3.D.10.)
Amenity Features (min)	Not Required	(Sec. 2C.3.3.D.11.)

5. Common Indoor Amenity Space

A type of amenity space that is covered or enclosed, is legally required to be open to all tenants of a building, is intended to create opportunities for social and recreational activity for tenants, and meets the following standards.

COMMON INDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Not Required	(Sec. 2C.3.3.D.1.)
Amenity Area (min)	400 sf	(Sec. 2C.3.3.D.2.)
Horizontal Dimension (min)	10'	(Sec. 2C.3.3.D.3.)
Adjacent Building Transparency (min)	n/a	(Sec. 2C.3.3.D.4.)
Planting Area	n/a	(Sec. 2C.3.3.D.5.)
Seating (min)	n/a	(Sec. 2C.3.3.D.6.)
Ground Floor Elevation	Not Required	(Sec. 2C.3.3.D.7.)
Public Sidewalk/Way Adjacent	Not Required	(Sec. 2C.3.3.D.8.)
Pedestrian-Oriented Lighting	Not Required	(Sec. 2C.3.3.D.9.)
Publicly Accessible	Not Required	(Sec. 2C.3.3.D.10.)
Amenity Features (min)	1	(Sec. 2C.3.3.D.11.)

D. Measurement

1. Outdoor Space

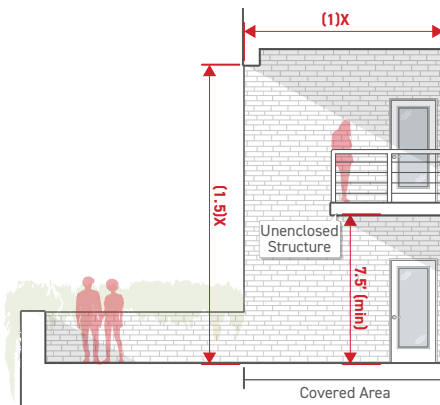
a. Intent

To ensure that the amenity space provided is located in an outdoor environment.

b. Standards

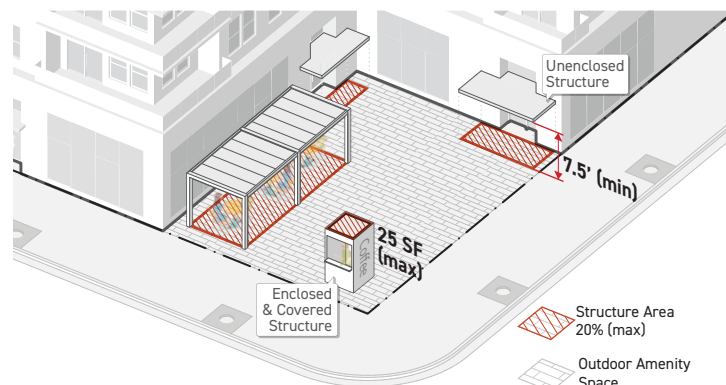
To meet the requirement for outdoor space, each amenity space must meet all of the following criteria:

- i. Where the amenity space is enclosed, it shall not be covered. Where the amenity space is covered, it shall not be enclosed.
- ii. No portion of an outdoor space may have a clear height of less than 7.5 feet.
- iii. Portions of an outdoor space that are covered shall have a minimum clear height of 1.5 times the depth of the covered area.



- iv. The following structures are exempt from the outdoor space standards above, provided all exempted structures have a cumulative area no greater than 20% of the contiguous amenity space area.

- a) Unenclosed structures having a clear height of at least 7.5 feet; and
- b) An enclosed and covered structure, providing goods or services to tenants of the project or the public, having an area of no more than 25 square feet.



2. **Amenity Area**

a. **Intent**

To ensure that there is a sufficient amount of contiguous area for each individual amenity space.

b. **Standards**

To meet the requirement for amenity area, each amenity space must meet all of the following criteria:

- i. Each amenity space shall provide an area of no less than the minimum amenity area required by the amenity space type.
- ii. Minimum amenity area is measured as an area in square feet calculated for each contiguous amenity space located on a lot. The area of the abutting parkway is not included in the total minimum amenity area.

3. **Horizontal Dimension**

a. **Intent**

To ensure that any designated amenity space is designed to accommodate sufficient area.

b. **Standards**

To meet the requirement for horizontal dimension, each amenity space must meet all of the following criteria:

- i. Each amenity space shall have the minimum horizontal dimension set by the amenity space type.
- ii. The horizontal dimension shall be measured as the shortest horizontal distance along the boundaries of the amenity space, perpendicular to any boundary of the amenity space.

4. **Adjacent Building Transparency**

a. **Intent**

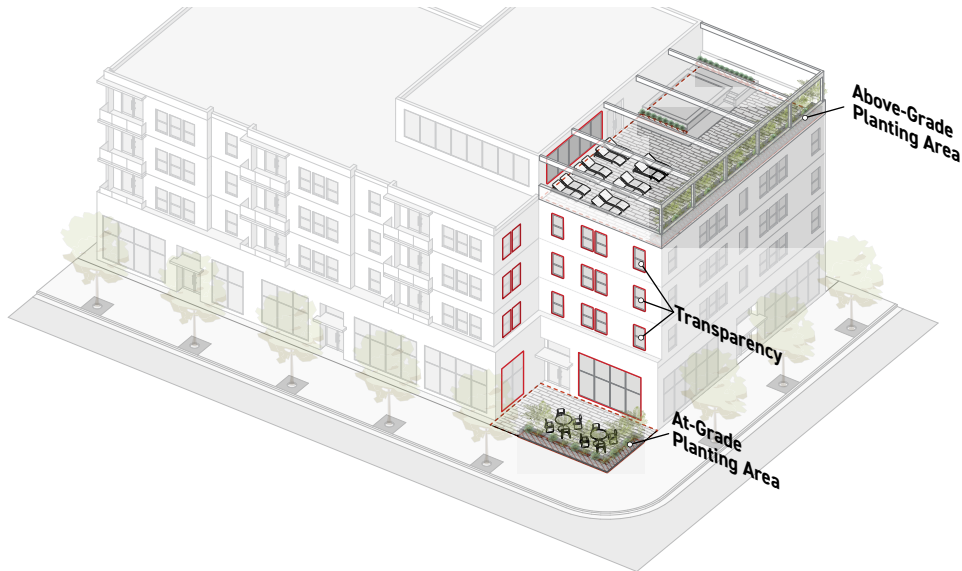
To provide visual interest along the amenity space by encouraging visual connections between the amenity space and the interior of a building.

b. **Standards**

To meet the requirement for adjacent building transparency, each amenity space must meet all of the following criteria:

- i. Building facades adjacent to the amenity space shall provide at least the minimum transparency percentage required by the amenity space type for each story.

- ii. For measurement of transparency, see *Sec. 3C.4. (Transparency)*.



5. Planting Area

a. Intent

To support comfortable, attractive, and contextually appropriate landscapes within amenity spaces, while promoting infiltration, slowing stormwater runoff, and offsetting urban heat island effect.

b. Standards

To meet the requirement for planting area, each amenity space must meet all of the following criteria:

- i. For amenity spaces being provided at grade plane elevation, all areas of the amenity space not meeting the standards for planting area shall be located within the minimum and maximum ground floor elevation as specified by the applied Frontage District. For other applicable standards, see *Sec. 4C.6.4.C.2. (Planting Areas)*.
- ii. An amenity space shall provide at least the required minimum percentage of the total area of the amenity space as planting area.

6. Seating

a. Intent

To support comfortable amenity spaces, while promoting the congregation of individuals within amenity spaces.

b. Standards

To meet the requirement for seating, each amenity space must meet all of the following criteria:

- i. Permanent or movable seats shall be provided at the specified ratio based on the area in square feet of amenity space.
- ii. Each permanent or movable seat provided within the amenity space will count as one.
- iii. Two linear feet of bench or seat wall provided within the amenity space will be counted as one seat.

7. Ground Floor Elevation**a. Intent**

To ensure ground-story amenity spaces that are adaptable and appropriate to their context.

b. Standards

To meet the requirement for ground floor elevation, each amenity space must meet all of the following criteria:

- i. The finished floor or ground surface of the amenity space shall be located within the minimum and maximum ground floor elevations specified by the applied Frontage District (*Part 3B*).
- ii. For measurement of ground floor elevation, see *Sec. 3C.6.2. (Ground Floor Elevation)*.

8. Public Sidewalk/Way Adjacent**a. Intent**

To ensure that entrances to the amenity spaces are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian access from a public sidewalk or public way.

b. Standards

To meet the requirement for public sidewalk/way adjacent, each amenity space must meet all of the following criteria:

- i. The amenity space shall abut a public sidewalk or public way for a minimum width of 15 feet.

- Amenity -

- ii. A pedestrian accessway having a minimum width of 4 feet shall connect the amenity space to the abutting public sidewalk or public way. No fixed wall or fence shall separate the amenity space from the abutting public sidewalk or public way for the minimum pedestrian accessway width.
- iii. The space shall not be separated from the public sidewalk or public way by any structure or landscaping, with the exception of an A1 or A2 fence or wall type as specified in Sec. 4C.7.1. (*Frontage Yard Fences & Walls*).
- iv. The minimum width an amenity space shall abut a public sidewalk or public way shall be measured following the geometry of the frontage lot line abutting the applicable public sidewalk or public way.
- v. The minimum pedestrian accessway width shall be measured along the frontage lot line abutting the applicable public sidewalk or public way from one edge of the accessway perpendicularly to the opposite edge.

9. Pedestrian-Oriented Lighting

a. Intent

To ensure that amenity spaces are sufficiently illuminated.

b. Standards

To meet the requirement for pedestrian-oriented lighting, each amenity space must meet all of the following criteria:

- i. The amenity space shall comply with the requirements of Sec. 4C.10.1.C.3 (*Pedestrian-Oriented Lighting*). For measurement of pedestrian-oriented lighting, see Sec. 4C.10.1.D (*Measurement*).

10. Publicly Accessible

a. Intent

To ensure that amenity spaces are available to the public.

b. Standards

To meet the requirement for publicly accessible, each amenity space must meet all of the following criteria:

- i. The amenity space shall be made permanently available to the general public, at no cost, at minimum between sunrise and sunset daily.
- ii. Signs shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with Div. 4C.11. (*Signs*). Standards include, but are not limited to, the following:

- a) Minimum sign dimension, no less than 16 inches by 20 inches;
- b) Sign location requirements;
- c) Required posting of the hours of operation; and
- d) Mandatory language regarding public access.

11. Amenity Features

a. Intent

To ensure that amenity spaces include amenities that create opportunities for social and recreational activity.

b. Standards

To meet the requirement for amenity features, each amenity space must meet all of the following criteria:

- i. The amenity space shall provide at least the minimum number of amenity features required by the amenity space type by providing from the list of options in the Amenity Features Menu as established by the Director of Planning, and shall be made permanently available to the tenants of the building.
- ii. The location and number of amenity features shall be identified on the proposed plans submitted to the Department of Building and Safety, with the accompanying dimensions called out as required by the selected options.

E. Relief

- 1. A deviation from amenity design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
- 2. A deviation from any amenity design dimensional standard of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
- 3. A deviation from any amenity design standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.4. **FLOOR AREA RATIO & HEIGHT**

Need to make titles consistent with what's on tables. Tables are inconsistent with each other re: base height, height, bonus height, far, bonus, base, etc.

SEC. 2C.4.1. **FLOOR AREA RATIO (FAR)**

The measurement of the total floor area of all buildings on a lot in relation to the size of the lot.

A. **Intent**

To regulate the bulk and massing of buildings on a lot.

B. **Applicability**

Floor area ratio standards apply to all portions of a lot, and all buildings and structures located on a lot, provided the area counts as floor area according to *Sec. 14.1.7. (Floor Area)*.

C. **Standards**

1. **Base**

A lot shall not exceed the maximum base floor area ratio without meeting *Article 9. (Public Benefit Systems)*.

2. **Bonus**

A lot may exceed the base floor area ratio up to the maximum bonus floor area ratio allowed in *Sec. 9.1.2.C. (Maximum Bonus Floor Area)*.

3. **Contextual Infill Incentive**

a. 50% of the floor area of preserved existing buildings on a lot is exempt from being included in the calculation of floor area, for the purposes of calculating FAR.

b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

4. **Active Space Floor Area Incentive**

a. The active space floor area incentive is applicable where specified by the Form District (Part 2B).

b. For every 2,000 square feet of lot area, a maximum of 500 square feet that is dedicated to active space located on the ground-story is exempt from being included in the calculation of floor area, for the purposes of calculating FAR. [Need to add to district tables]

c. Active space includes all ground-story floor area which is designed and intended for General Commercial uses, Institutional uses, or Common Indoor Amenity Space. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designed as active space.

D. Measurement

1. Floor area ratio is calculated by dividing the total floor area on a lot by the lot area.
2. For the measurement of floor area, see Sec. 14.1.7. (Floor Area).
3. For the purpose of calculating FAR, portions of a lot designated for private streets may be counted as lot area. For the measurement of lot area, see Sec. 2C.1.1. (Lot Area).
4. For the purpose of calculating FAR, lot area is the same as buildable area referred to in Section 104(e) (Floor Area Restriction) of the City of Los Angeles Charter.
5. The Downtown Community Plan Implementation Overlay (CPIO) may define and measure buildable area differently than outlined in Sec. 2C.4.1. for the purpose of calculating the maximum floor area using bonus FAR.

E. Relief

1. Additional FAR may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).
2. For projects that include multiple parcels having different applied Form Districts (Part 2B), floor area averaging across the development site may be requested, in accordance with Sec. 13B.2.2. (Class 2 Conditional Use Permit).

a. Supplemental Findings

In addition to the findings in Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also find that the project meets the following conditions:

- i. The project meets the definition of unified development,
- ii. All lots included in the project have a Commercial-Mixed (Div. 5B.6.), Commercial (Div. 5B.7.), Industrial-Mixed (Div. 5B.8), or Industrial Use Districts (Div. 5B.9.) applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have a Residential-Mixed (Div. 5B.5.), Commercial-Mixed (Div. 5B.6.), Commercial (Div. 5B.7.), Industrial-Mixed (Div. 5B.8), or Industrial Use Districts (Div. 5B.9.) applied.
- iii. Where any individual lot exceeds the maximum floor area ratio specified by the applied Form District (Part 2B), the total floor area across all lots included in the unified development shall not exceed the sum of the maximum floor areas allowed across all lots as calculated based on the maximum floor area ratio specified by each applied Form District (Part 2B).

b. Supplemental Procedures

If the Zoning Administrator approves floor area averaging, then the applicants shall file a covenant running with the land with the Department of Building and Safety, prior to the issuance of any building permits, that specified the following:

- Floor Area Ratio & Height -

- i. The operation and maintenance of the development as a unified development is continued into perpetuity;
- ii. The floor area used and the remaining unbuilt floor area, if any, is allocated to each lot;
- iii. The unifying design elements are maintained and continued into perpetuity; and
- iv. An individual or entity is specified to be responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to *LAMC Sec. 19.11. (Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants)*.

SEC. 2C.4.2. **HEIGHT IN FEET**

The vertical dimension of a building or structure measured in feet.

A. **Intent**

To provide adequate light, air, safety, and to protect the character of an area and the interests of the general public.

B. **Applicability**

Maximum height in feet requirements apply to all buildings and structures on a lot where the applied *Form District (Part 2B)* specifies a maximum height in feet standard, unless listed as an exception in *Sec. 2C.4.2.E. (Exceptions)*.

C. **Standards**

1. **Base**

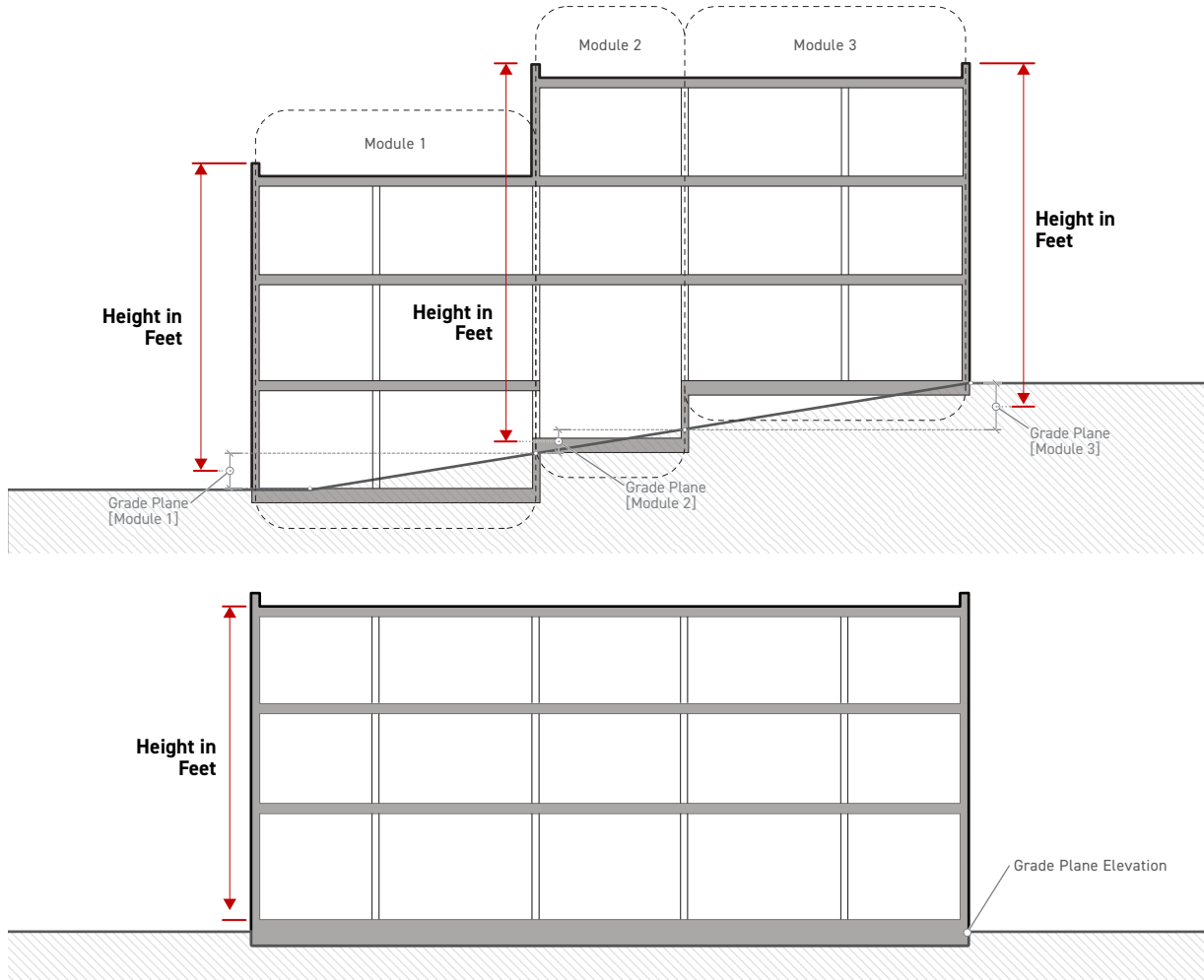
Buildings and structures shall not exceed the base maximum height in feet without meeting *Div. 9.3. (Community Benefits Program)*.

2. **Bonus**

Buildings and structures may exceed the base maximum height in feet up to the bonus maximum height in feet as allowed in *Div. 9.3. (Community Benefits Program)*.

D. Measurement

1. Maximum height in feet is measured as the vertical distance from grade plane to the top of the roof structure. One or more grade plane modules may be established for each building, as shown below. See *Sec. 14.1.9.D. (Building Module Method, Grade Plane Elevation)*.



2. Regardless of established grade plane, buildings shall also comply with ground floor elevation standards in *Article 3. (Frontage)*.
3. [need to add measurement of house scale/sloped roof buildings height]

E. Exceptions

The followings are allowed beyond the maximum height in feet, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	45' or less	> 45' to 75'	> 75'
Mechanical/Electrical Equipment (See Sec. 14.1.5.B.1.b.)			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements (See Sec. 14.1.5.B.1.c.)			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Vertical Circulation (See Sec. 14.1.5.B.1.d.)			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers (See Sec. 14.1.5.B.1.e.)			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)			
Encroachment (max)	8'	8'	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork (See Sec. 14.1.5.B.1.g.)			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
Plants (See Sec. 14.1.5.B.1.h.)			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

F. Relief

1. Increased building maximum height in feet of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. Increased vertical encroachments of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. Increased maximum building height in feet or vertical encroachments may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

SEC. 2C.4.3. HEIGHT IN STORIES

The vertical dimension of a building measured in stories.

A. Intent

1. Maximum height in stories standards are intended to provide adequate light, air, safety, and to protect the character of an area and the interests of the general public. Intended to help provide a variety in building heights and to help ensure that story heights are not reduced to fit within a maximum height in feet.
2. Minimum height in stories standards are intended to provide a method of establishing a minimum level of intensity on a lot, and ensure that lots are not underdeveloped.

B. Applicability

1. Maximum height in stories standards apply to all buildings and structures on a lot where the applied *Form District (Part 2B)* specifies a maximum height in stories standard, unless listed as an exception in *Sec. 2C.4.3.E. (Exceptions)*.
2. Minimum height in stories requirements apply to all buildings on a lot where the applied *Form District (Part 2B)* specifies a minimum height in stories standard.

C. Standards

1. Maximum Height in Stories

a. Base

Buildings and structures shall not exceed the base maximum height in stories without meeting *Div 9.3. (Community Benefits Program)*.

b. Bonus

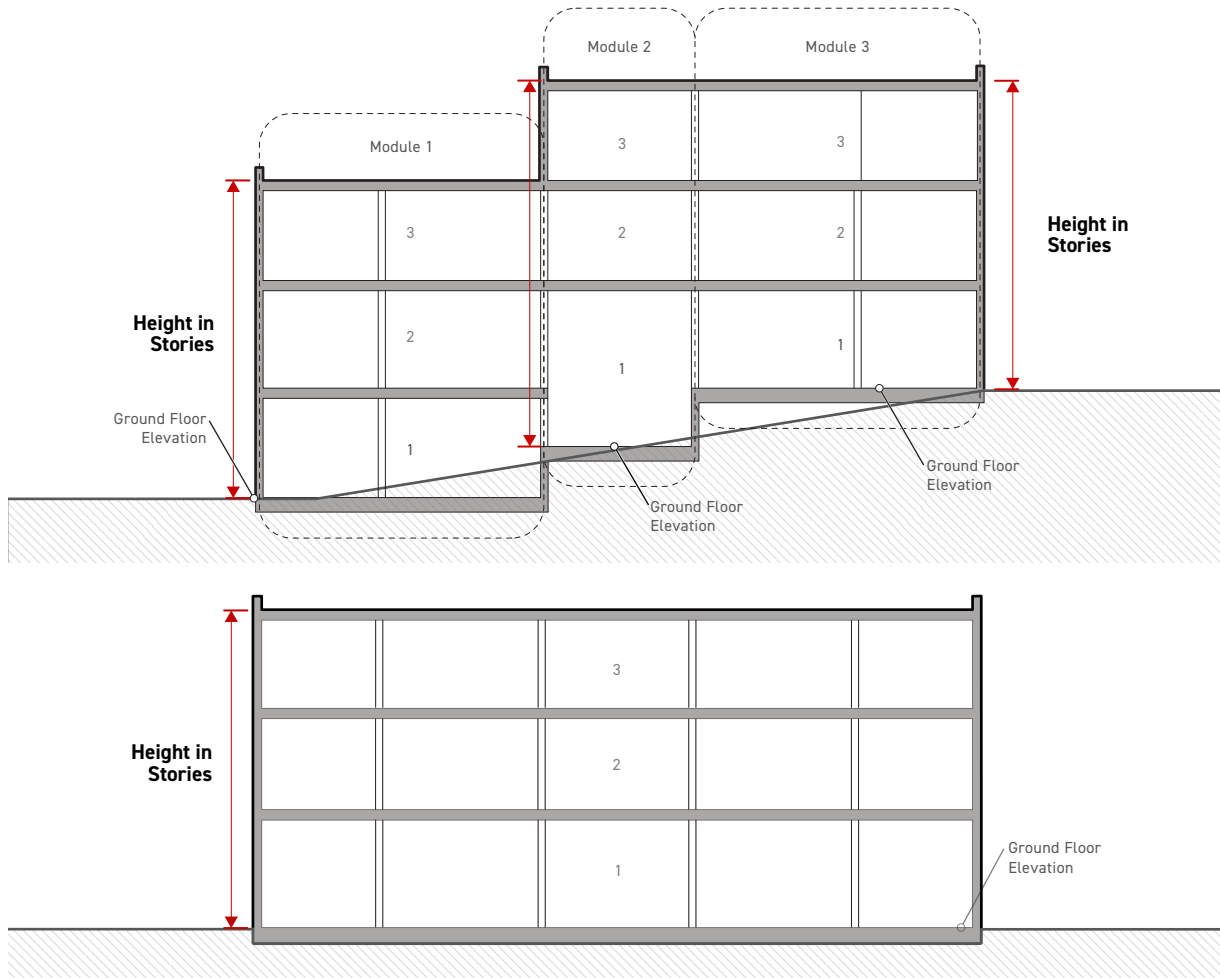
Buildings and structures may exceed the base maximum height in stories up to the bonus maximum height in stories as allowed in *Div. 9.3. (Community Benefits Program)*.

2. Minimum Height in Stories

Each portion of building width used to meet the minimum build-to width standard specified by the applied *Frontage District (Part 3B)* shall contain floor area for a depth no less than 15 feet on every story above the ground floor elevation, up to, and including the minimum height in stories specified by the applied *Form District (Part 2B)*.

D. Measurement

1. Height in stories is measured as the number of stories above the ground floor elevation for each module of the building as shown below. See Sec. 14.1.9.D. (*Building Module, Grade Plane Elevation*).



2. For determining ground story, see Sec. 14.1.10.A. (*Ground Story*).

E. Exceptions

The following encroachments are allowed beyond the maximum height in stories, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	3 Stories or Less	3 to 6 Stories	More than 6 Stories
Mechanical/Electrical Equipment (See Sec. 14.1.5.B.1.b.)			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements (See Sec. 14.1.5.B.1.c.)			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	5'	5'
Vertical Circulation (See Sec. 14.1.5.B.1.d.)			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers (See Sec. 14.1.5.B.1.e.)			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)			
Encroachment (max)	8'	8'	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork (See Sec. 14.1.5.B.1.g.)			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
Vegetation (See Sec. 14.1.5.B.1.h.)			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

F. Relief

1. An increase in maximum height in stories may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).
2. A reduction in minimum height in stories of 1 story may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
3. A reduction in minimum height in stories may be requested as a Class 1 Conditional Use Permit. In addition to the findings otherwise required by Sec. 13B.2.1. (*Class 1 Conditional Use Permit*), the Zoning Administrator shall also find that the reduction would be consistent with prevailing heights along the block face.

4. A reduction in minimum height in stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.4.4. CITY HALL HEIGHT RESTRICTION

A restriction to the vertical dimension of a building based-on proximity and height relative to Los Angeles City Hall.

A. Intent

To maintain the prominence of the historic Los Angeles City Hall tower in the Downtown Civic Center area by ensuring that the height of the tower remains significantly taller than any other building surrounding City Hall.

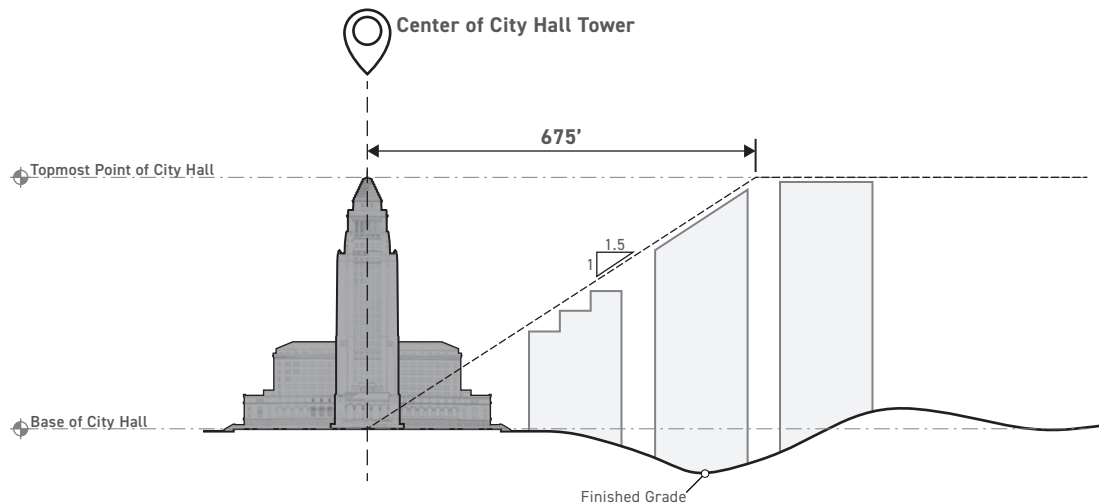
B. Applicability

All buildings and structures on lots where the applied *Frontage District (Part 3B)* specifies "yes" for City Hall height restriction.

C. Standards

1. For portions of buildings or structures within 675 feet of the City Hall tower, no portion of a building or structure may be located above an elevation equal to 1.5 times its distance from City Hall tower plus the elevation at the base of City Hall, as measured from sea level.
2. For portions of buildings or structures located more than 675 feet from the historic Los Angeles City Hall tower, no portion of a building or structure may be located above the elevation of the topmost point of City Hall tower.

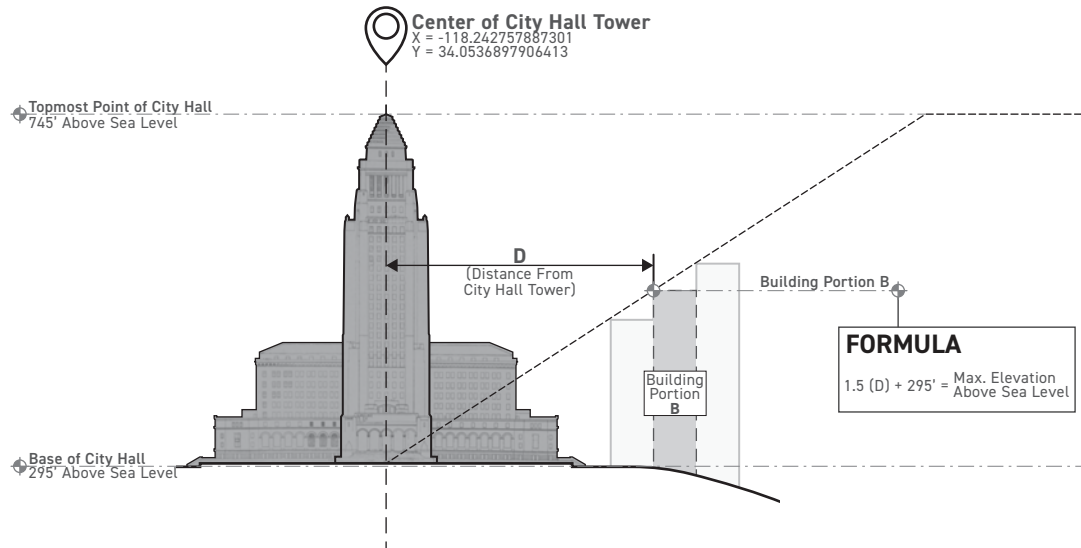
CITY HALL HEIGHT RESTRICTION



D. Measurement

1. Maximum Height

The maximum elevation of a building or portion of a building can be calculated using the following formula: $1.5(\text{Distance}) + 295' = \text{Maximum Elevation Above Sea Level}$



2. Distance from City Hall Tower

Distance from City Hall tower is measured horizontally outward from the center point of the tower. The center point of the tower is considered to be located at the following geographic coordinates:

X = -118.242757887301

Y = 34.0536897906413

3. Topmost point of City Hall Tower

The topmost point of the City Hall tower is considered to be located at 745 feet above sea level. Any portion of a building or structure located below this elevation is considered to be located below the topmost point of the tower.

4. Base of City Hall Tower

The base of City Hall is considered to be located at 295 feet above sea level.

E. Relief

An increase in building height above the City Hall height restriction may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

DIV. 2C.5. UPPER-STORY BULK

SEC. 2C.5.1. BULK PLANE **[DELETE]**

An imaginary sloping plane rising inward over the lot that limits building height based on its proximity to site lot lines.

A. Intent

To push taller buildings and structures towards the center of a lot and reduce looming impacts on neighboring properties, promoting privacy and solar access.

B. Applicability

Bulk plane requirements apply to all buildings and structures on a lot.

C. Standards

All buildings and structures shall fit entirely within the bulk plane, no encroachments are allowed outside the bulk plane.

D. Measurement

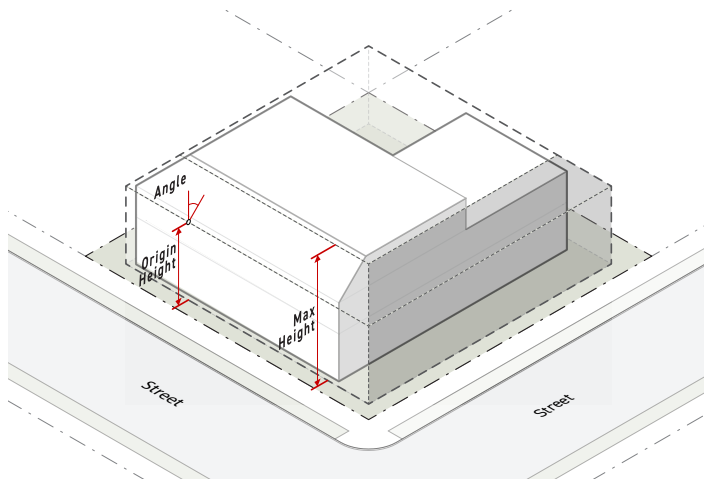
A bulk plane is measured vertically from all applicable lot line setbacks upwards to the origin height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle.

1. Origin Height

The origin height is measured vertically from the minimum setback. Where no minimum setback is required, the origin height is measured vertically from the lot line.

2. Angle

The angle of elevation is measured upward, where 0° would prohibit any height above the origin height and 90° allows continuous vertical height from a minimum setback to the maximum height allowed.



E. Relief

1. Increased bulk plane origin height of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*) or as a variance in accordance with Sec. 13B.5.3. (*Variance*).
2. Increased bulk plane angle may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.5.2. **WALL PLATE HEIGHT**

The vertical dimension of the wall of a building that supports the roof structure.

A. Intent

To help reduce the impact of taller building walls along the public realm and from abutting properties.

B. Applicability

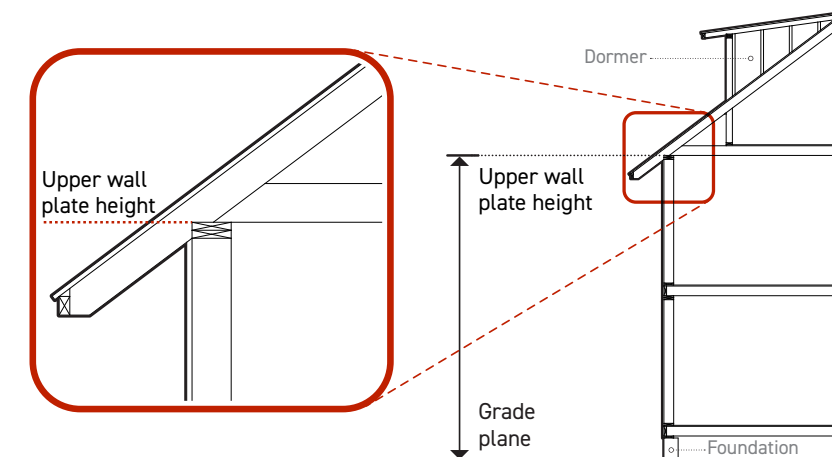
The maximum upper wall plate height requirement applies to all buildings on a lot where the applied Form District (Part 2B) specifies a maximum upper wall plate height standard.

C. Standards

1. No upper wall plate shall exceed the maximum upper wall plate height standard.
2. The roof may continue in height up to the maximum height in feet specified by the zoning district.

D. Measurement

Upper wall plate height is measured along each exterior wall of a building from grade plane to the top of the uppermost wall plate of the building.



E. Relief

1. An increase in the maximum upper wall plate height of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. An increase in the maximum upper wall plate height of more than 20% has to be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

SEC. 2C.5.3. DISTRICT BOUNDARY HEIGHT TRANSITION

A reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings along zoning district boundaries where maximum height standards change significantly.

B. Applicability

1. District boundary height transition standards apply to all applicable lots specified by the Form District (Part 2B). [need to add to tables, and remove/edit on low-rise table]
2. District boundary height transition standards apply to lots abutting a lot with a maximum height of 36 feet or less. A lot is considered abutting when it shares a lot line with the subject lot.
3. District boundary height transition standards apply to through-lots adjoining a lot with a maximum height of 36 feet or less, located across a collector or local street. Lots adjoining by an alley do not apply. For designation of street types see X.

C. Standards

1. All structures located on an applicable lot shall comply with district boundary height transition standards unless listed as an exception in Sec. 2C.5.3.E (Exceptions).
2. Where a district boundary height transition is required for an applicable lot abutting a lot with a maximum height of 36 feet or less, no portion of a building or structure located within 45 feet of the lot line located closest to the abutting lot shall have a height greater than the maximum height allowed by the abutting district.
3. Where a district boundary height transition is required for a through-lot adjoining a lot with a maximum height of 36 feet or less, located across a collector or local street, no portion of a building or structure shall have a height greater than 45 feet, until a stepback of 15 feet or more in depth is provided. [need max lot depth....once past x feet into lot, no stepback required?]

[insert new graphics]

D. Measurement

[to be inserted]

stepback depth is measured as the horizontal distance... from facade below...

E. Exceptions

The following are allowed to encroach into the district boundary height transition as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS

Architectural Details (Sec. 14.1.5.A.1.a.)	
Encroachment (max)	2'
Roof Projections (Sec. 14.1.5.A.1.b.)	
Encroachment (max)	2.5'
Unenclosed Structures (Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)	
Encroachment (max)	5'
Enclosed Structures: Projecting (Sec. 14.1.5.A.1.e.)	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment (Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS

Mechanical/Electrical Equipment (See Sec. 14.1.5.B.1.b.)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements (See Sec. 14.1.5.B.1.c.)	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers (See Sec. 14.1.5.B.1.e.)	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)	
Encroachment (max)	8
Setback from roof edge (min)	2'
Flatwork (See Sec. 14.1.5.B.1.g.)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (See Sec. 14.1.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. [to be inserted]

SEC. 2C.5.4. STREET STEP-BACK

A step-like recess in the massing of a building that requires that ~~upper stories to pushed back from the lower stories from the street.~~ stories above a certain height be pushed back farther from the street.

A. Intent

To reduce the perceived bulk and mass of a building along facades facing public ways, ensuring a height along the street that is appropriate to its neighboring context, while allowing for additional building height.

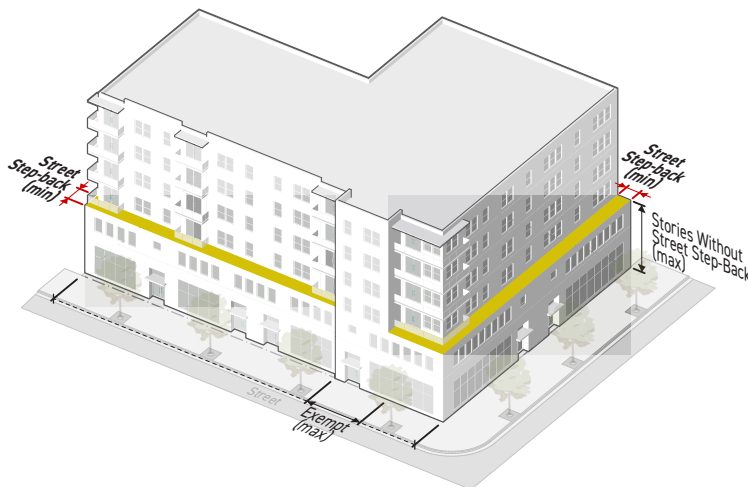
B. Applicability

Street step-back requirements apply to all buildings or structures on a lot that face a frontage lot line unless listed as an exception in Sec. 2C.5.2.E. (*Exceptions*).

C. Standards

The following standards shall be met for a minimum of 85% of the building width:

1. All stories above the maximum stories without street step-back shall be stepped back from the street-facing facade by at least the minimum street step-back depth, as specified by the applied *Form District (Part 2B)*.
2. No building or structure may extend into a minimum street step-back depth, except where allowed in Sec. 2C.5.2.E. (*Exceptions*).
3. Buildings having a height less than the maximum stories without street step-back are not required to provide a street step-back.
4. Where a street step-back is required, no less than the minimum number of stories without street step-back, specified by the applied *Form District (Part 2B)*, shall be provided.



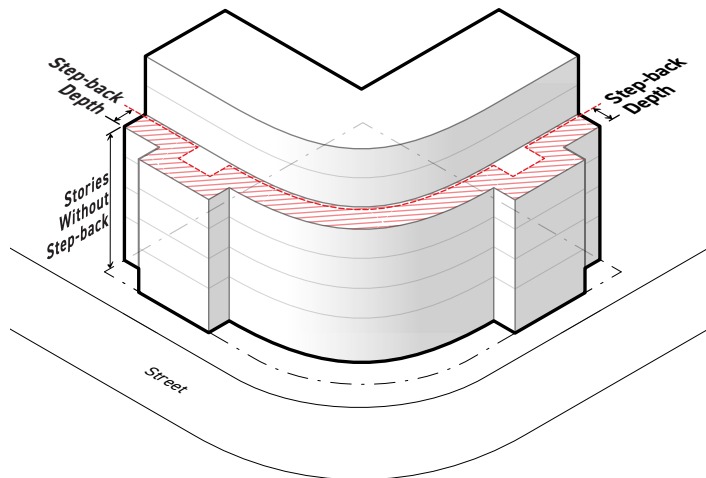
D. Measurement

1. Stories Without Street Step-back

Stories without street step-back is measured according to Sec. 2C.4.3. (*Height in Stories*).

2. Street Step-back Depth

The minimum street step-back depth is measured as the horizontal distance from the outermost edge of the building facade associated with the topmost story without street step-back to the outermost edge of the facade of the stepped back stories. Street step-back depth is required regardless of the provided or required street setback.



E. Exceptions

The following are allowed to encroach beyond the street step-back as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.1.5.A.1.a.)	
Encroachment (max)	2'
Roof Projections (Sec. 14.1.5.A.1.b.)	
Encroachment (max)	2.5'
Unenclosed Structures (Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)	
Encroachment (max)	5'
Enclosed Structures: Projecting (Sec. 14.1.5.A.1.e.)	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment (Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment (See Sec. 14.1.5.B.1.b.)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements (See Sec. 14.1.5.B.1.c.)	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers (See Sec. 14.1.5.B.1.e.)	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)	
Encroachment (max)	8
Setback from roof edge (min)	2'
Flatwork (See Sec. 14.1.5.B.1.g.)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (See Sec. 14.1.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. A reduced street step-back depth of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments) or as a variance in accordance with Sec. 13B.5.3. (Variance).
2. Increased stories without street step-back may be requested only as a variance in accordance with Sec. 13B.5.3. (Variance).

DIV. 2C.6. **BUILDING MASS**

SEC. 2C.6.1. **BUILDING WIDTH**

The horizontal dimension of any building or collection of abutting buildings on a lot.

A. **Intent**

1. To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns by breaking wide buildings into multiple, clearly distinguished building widths.
2. To encourage larger projects to provide open space for pedestrians and recreation.

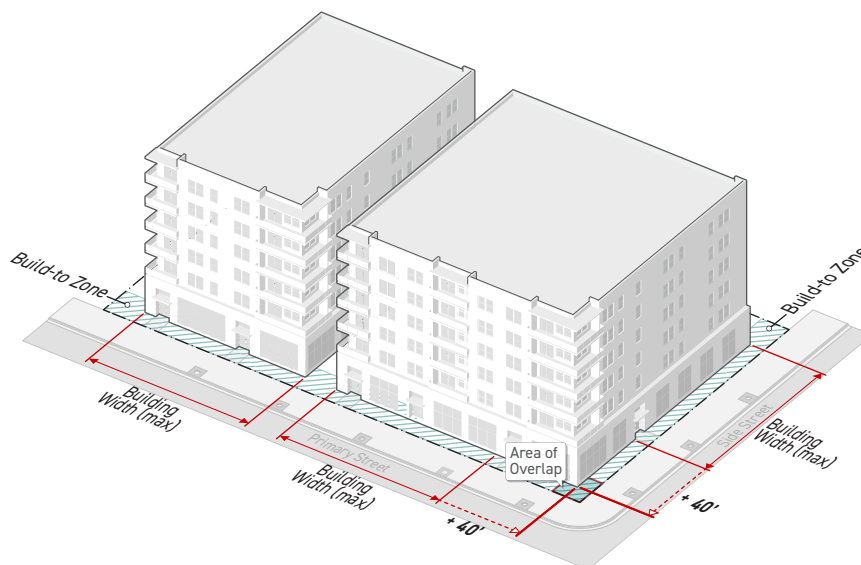
B. **Applicability**

1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings and structures located above the ground floor elevation.
3. Building width requirements do not apply to exceptions listed in *Sec. 2C.6.1.F. (Exceptions)*.

C. **Standards**

1. **General**

- a. No applicable building or collection of abutting buildings located on the same lot shall be wider than the maximum building width specified by the applied *Form District (Part 2B)*.
- b. Buildings that are located on separate lots, share no interior circulation, and are structurally independent, are considered separate buildings for the purpose of measuring building width.
- c. A building on a corner lot within the build-to zone area of overlap is allowed to exceed the maximum building width by up to 40 feet along both primary and side street lot lines.



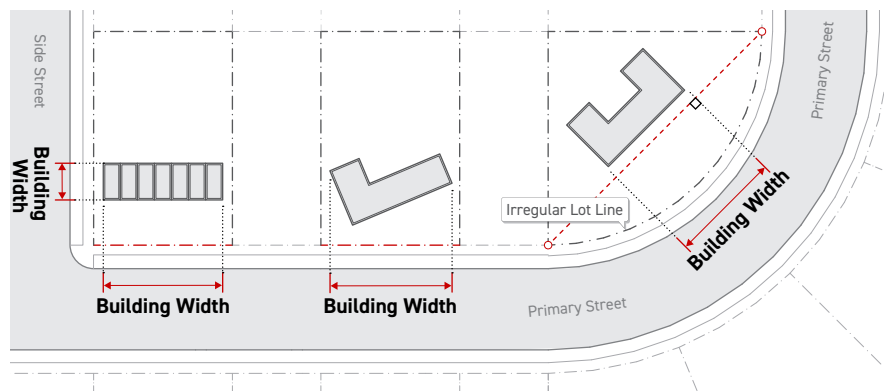
- d. In order to establish buildings on the same lot as separate buildings for the purpose of measuring maximum building width, a building break meeting the standards in Sec. 2C.2.6.1.E. (*Building Break*) shall be provided between the buildings.

2. **Bonus Building Width**

Buildings and structures may exceed the maximum building width up to the bonus building width in feet, as specified by the Form District (Part 2B) as allowed in Div. 9.3. (Community Benefits Program).

D. **Measurement**

1. Building width is measured horizontally and parallel to each primary street lot line and side street lot line from one end of an applicable building or collection of abutting buildings to the opposite end.

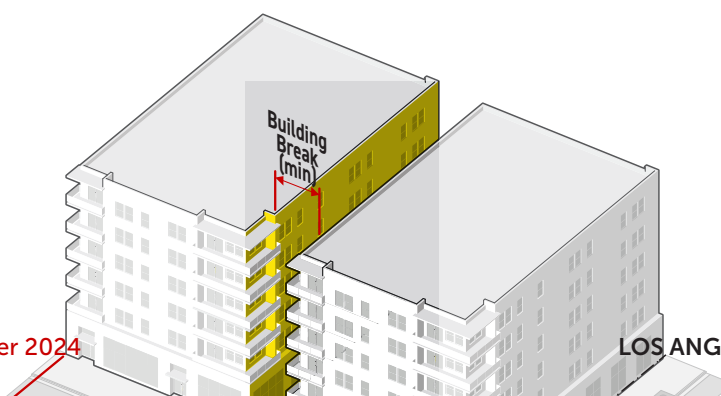


2. For frontage lot line-facing, see Sec. 14.1.6. (*Facing*).
3. For measuring building width on irregular lot lines, see Sec. 14.1.14. (*Parallel or Perpendicular to irregular Lot line*).

E. **Building Break**

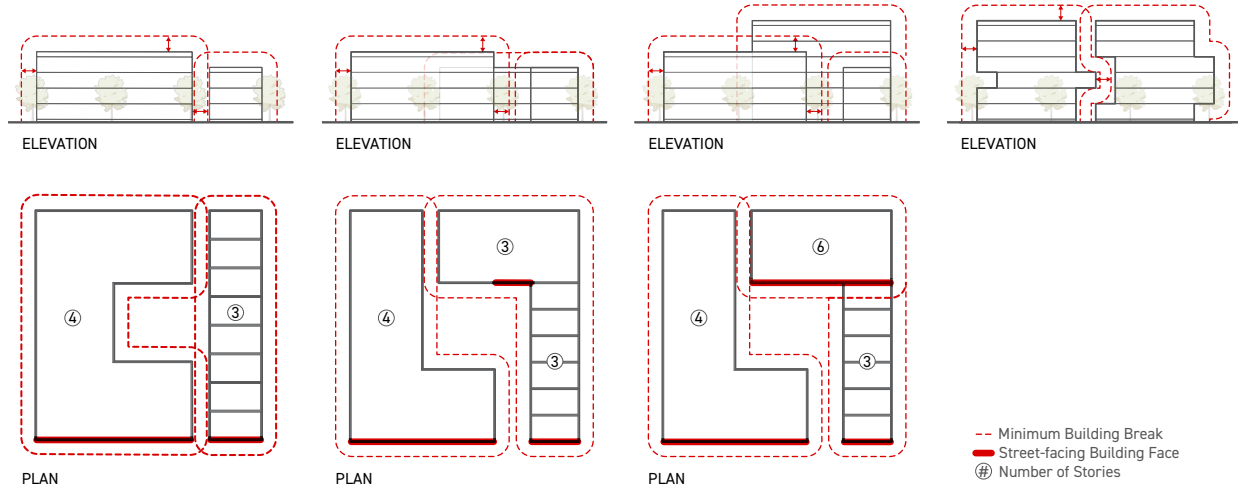
1. **Standards**

- a. All buildings and collections of abutting buildings located on the same lot shall be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width.
- b. No building or structure shall encroach into the building break, except where allowed in Sec. 2C.6.1.F. (*Exceptions*).



2. Measurement

A building break is measured perpendicular to the outermost surface of each applicable portion of a building both vertically and horizontally.



F. Exceptions

1. Encroachments

The following are allowed to encroach into the building break, as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.1.5.A.1.a.)	
Encroachment (max)	2'
Clear width (min)	3'
Roof Projections (Sec. 14.1.5.A.1.b.)	
Encroachment (max)	2.5'
Clear width (min)	3'
Unenclosed Structures (Sec. 14.1.5.A.1.d. - Sec. 14.1.5.A.1.d.)	
Encroachment (max)	5'
Clear width (min)	3'
Mechanical/Electrical Equipment (Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)	
Encroachment (max)	1.5'
Clear width (min)	3'

2. Building Break Outdoor Amenity Space Alternative

As an alternative to a building break, a street-facing outdoor amenity space that meets the following standards may be used to establish buildings or collections of abutting buildings as separate buildings for the purpose of measuring maximum building width:

- a. The outdoor amenity space shall meet the design standards for outdoor amenity space in Sec. 2C.3.3.A. (*Outdoor Amenity Space*).
- b. The outdoor amenity space width shall be at least 2 times the minimum building break dimension specified in the applied *Form District (Part 2B)*, measured parallel to the applicable street lot line.
- c. The outdoor amenity space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.
- d. The outdoor amenity space depth shall be at least 5 times the minimum building break dimension specified in the applied *Form District (Part 2B)*, measured perpendicular to the street lot line.
- e. A minimum of 75% of the outdoor amenity space area shall meet the design standards in Sec. 2C.3.3.C. (*Pedestrian Amenity Space*).
- f. The outdoor amenity space may count toward the required minimum build-to width required by the applied *Frontage District (Part 3B)*, provided it meets the requirements of Sec. 3C.1.3.E. (*Build-to Width Exceptions*).
- g. Any portion of the outdoor amenity space may count toward lot amenity space in Sec. 2C.3.1. (*Lot Amenity Space*) and residential amenity space in Sec. 2C.3.2. (*Residential Amenity Space*), provided it meets all applicable standards.



G. Relief

1. Increased building width of 20% or less or reduced building break of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Increased building width or reduced building break may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.6.2. **FACADE WIDTH**

The width of a street-facing building facade that is uninterrupted by a facade break.

A. Intent

To add visual interest and reduce the perceived horizontal scale of facades along public ways by limiting the length of uninterrupted facades and breaking wide facades into multiple, clearly-distinguished facade widths, encouraging large projects to provide areas for pedestrians away from the clear path of the public sidewalk.

B. Applicability

Where specified by the applied *Form District (Part 2B)*, facade width requirements apply to all buildings or structures on a lot that both face a frontage lot line and are located within 30 feet of the frontage lot line.

C. Standards

1. No building facade shall be wider than the maximum facade width specified by the applied *Form District (Part 2B)*.
2. In order to establish facades as separate facades for the purpose of meeting a maximum facade width standard, a facade break meeting the standards of *Sec. 2C.6.2.E. (Facade Break)* shall be provided.

D. Measurement

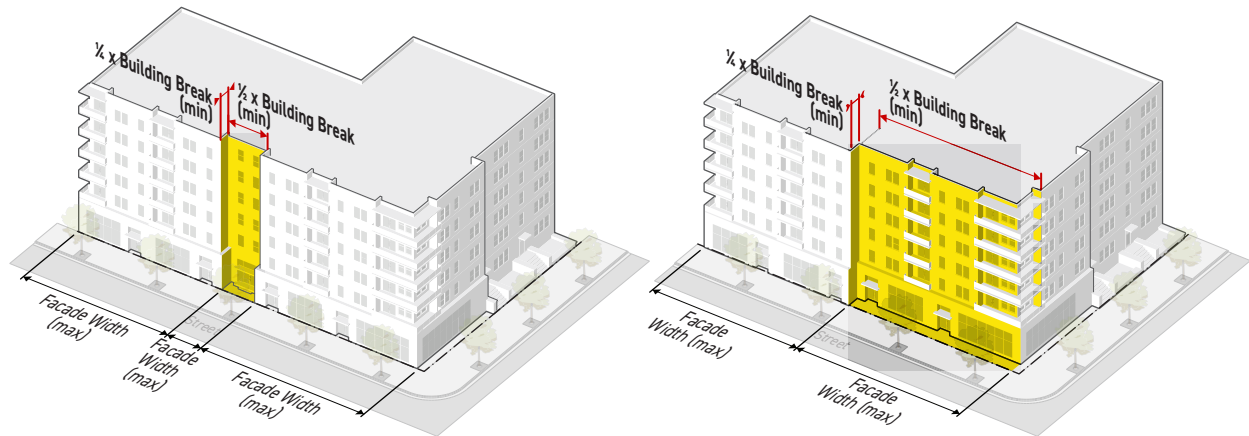
Facade width is measured horizontally, parallel to street lot lines, from the edge of each street-facing facade to the opposite edge of the facade.

E. Facade Break

1. Standards

- a. The width of a facade break shall be at least one-half of the minimum building break.
- b. The width of a facade break shall not be greater than the maximum facade width.
- c. The depth of a facade break shall be at least one-quarter of the minimum building break.

- d. No structure or equipment shall encroach into a facade break, except where allowed in Sec. 2C.6.3.D. (Exceptions).



2. Measurement

- a. Facade break width is measured horizontally, parallel to street lot lines.
- b. Facade break depth is measured horizontally, perpendicular to street lot lines.

F. Exceptions

Roof projections may encroach into a facade break a maximum of 2.5 feet in depth.

G. Relief

1. Increased maximum facade width or reduction in minimum facade break of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. Deviation from maximum facade width and minimum facade break may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

