

ARTICLE 7.
**ALTERNATE
TYPOLOGIES**

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DIV. 7.1. INTRODUCTION

SEC. 7.1.1. PURPOSE

There are certain cases where the desired physical form for a specific type of development is prohibited by the zoning applied to a lot. In those cases, Alternate Typologies provide a regulatory remedy by overriding specific standards included in underlying zoning districts that may otherwise prohibit the desired form. In exchange for providing greater flexibility for particular standards, Alternate Typologies require higher standards for other regulations to promote the desired form and ensure projects are contextually appropriate.

SEC. 7.1.2. ALTERNATE TYPOLOGIES APPLICABILITY

Alternate Typologies are allowed only in eligible districts. Each Alternate Typology provides an eligibility table listing all zoning districts where the Alternate Typology is allowed. Zone strings composed of any combination of the districts listed under the eligible districts may use the Alternate Typology. When an eligible district is listed with "_", all variations of the district are eligible (for example, RN_ includes RN1, RN2 and any other RN variation).

SEC. 7.1.3. RELATIONSHIP TO ZONE STRING

A. Zoning Districts

1. Where a standard is listed in an Alternate Typology, the metric listed for the Alternate Typology supersedes the metric listed in the underlying zoning districts for the same standard.
2. Where an Alternate Typology references the underlying districts (for example, "Set by Form District"), provides no metric for a standard or does not list a standard in the underlying district, the underlying district standard applies.

B. Specific Plans & Supplemental Districts

Alternate Typologies do not supersede the requirements of Specific Plans or Supplemental Districts.

C. Special Districts

Special Districts are not eligible to use Alternate Typologies.

DIV. 7.2. ALTERNATE TYPOLOGIES

SEC. 7.2.1. CIVIC INSTITUTION 1

A. Eligible Districts	FORM	FRONTAGE	STANDARD	USE	DENSITY
	All	All	5	All	All



B. Intent

The Civic Institution 1 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

Administrative review is required. See Sec. 14.5.1. (*Administrative Review*).

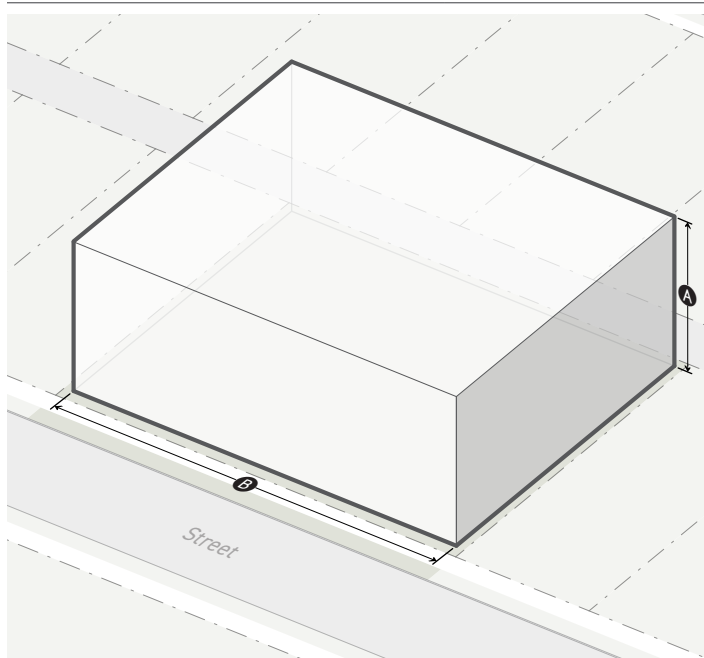
D. Form Standards

1. Lot Parameters



1. LOT SIZE	<i>Sec. 7.3.1</i>
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE	<i>Sec. 7.3.1</i>
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 lot line (min)	0'
3. AMENITY	<i>Sec. 7.3.1</i>
Amenity space (min)	n/a
Residential amenity space (min)	n/a

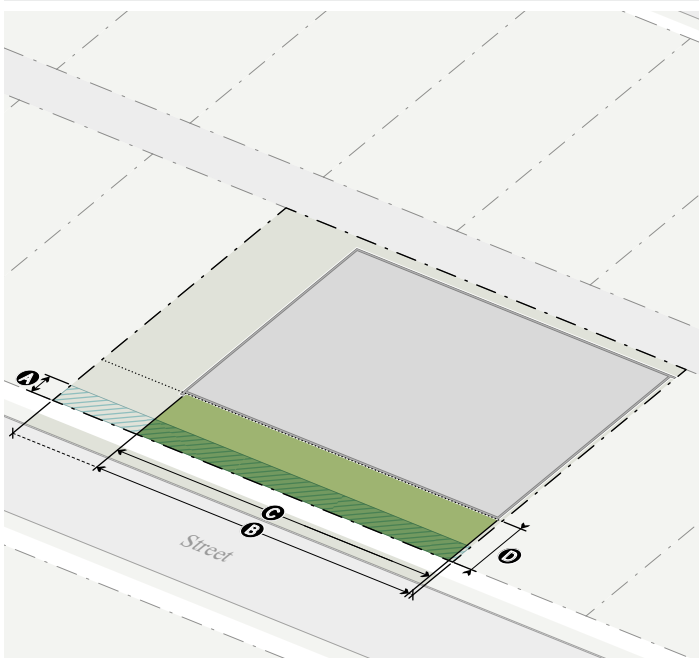
2. Bulk and Mass



1. HEIGHT & FAR	<i>Sec. 7.3.1</i>
FAR (max)	Set by Form District
A Height (max)	n/a
2. UPPER STORY BULK	<i>Sec. 7.3.1</i>
Set by Form District	
3. BUILDING MASS	<i>Sec. 7.3.1</i>
Set by Form District	

E. Frontage Standards

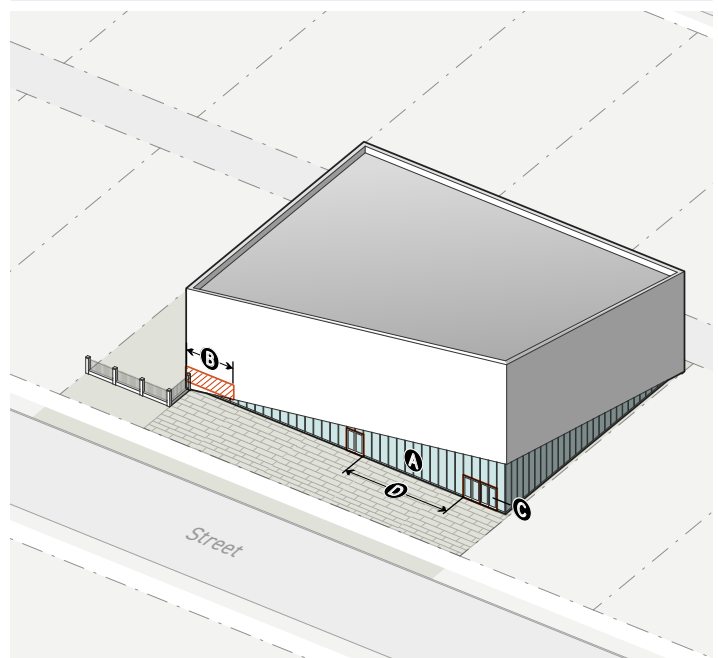
1. Site



	Primary St.	Side St.
BUILD-TO	Sec. 7.3.2	
A Build-to range (min/max)	0'/10'	0'/10'
B Build-to width (min)	80%	60%
C Pedestrian amenity modification (max)	100%	100%
PARKING	Sec. 7.3.2	
D Street lot line setback (min)	25'	0'
Parking between building & street (allowed)	No	No
LANDSCAPE	Sec. 7.3.2	
Impervious area (max)	n/a	n/a
Vegetation (min)	n/a	n/a
Privacy screen allowed (max)*	A3	A3

*Privacy screen may not be located between the building face meeting the required build-to width and the street.

2. Facade



	Primary St.	Side St.
TRANSPARENCY	Sec. 7.3.2	
A Ground story (min)*	10%	10%
B Blank wall width (max)	70'	90'
Upper stories (min)	n/a	n/a
ENTRANCES	Sec. 7.3.2	
C Street-facing entrance	Required	n/a
D Entrance spacing (max)	100'	150'
Entry feature	No	No
GROUND STORY	Sec. 7.3.2	
Ground story height (min)		
Residential (min)	n/a	n/a
Nonresidential (min)	16'	16'
Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

F. Development Standards

Set by *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 20 years after the issuance of a certificate of occupancy applying Civic Institution 1 Alternate Typology, only public and institutional uses are permitted. The certificate of occupancy shall indicate a public or institutional use as the use of the property for that time period.
2. Once 20 years have elapsed, any use allowed in the applicable Use District is permitted.
3. For additional Use District Standards See *Part 5B. (Use District Standards)*.
4. For additional Use Specific Standards See *Part 5C. (Use Specific Standards)*.

H. Density Standards

Set by *Density District (Part 6B.)*.

DIV. 7.3. **ALTERNATE TYPOLOGY RULES**

SEC. 7.3.1. **FORM STANDARDS**

- A. For Form Standards set by Form District See *Part 2B. (Form Districts)*.
- B. For Form Standards Rules See *Part 2C. (Form Rules)*.

SEC. 7.3.2. **FRONTAGE STANDARDS**

- A. For Frontage Standards set by Frontage District See *Part 3B. (Frontage Districts)*
- B. For General Frontage Rules See *Part 3C. (General Frontage Rules)*
- C. For Character Frontage Rules See *Part 3D. (Character Frontage Rules)*

SEC. 7.3.3. **DEVELOPMENT STANDARDS**

- A. For Development Standards set by Development Standards District See *Part 4B. (Development Standards Districts)*
- B. For Development Standards Rules See *Part 4C. (Development Standards Rules)*

SEC. 7.3.4. **USE STANDARDS**

- A. For Use District Standards See *Part 5B. (Use District Standards)*.
- B. For Use Specific Standards See *Part 5C. (Use Standards)*.
- C. For Use Rules See *Part 5D. (Use Rules)*.

SEC. 7.3.5. **DENSITY STANDARDS**

- A. For Density District Standards See *Part 6B. (Density District Standards)*.
- B. For Density Rules See *Part 6C. (Density Rules)*.

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