

ARTICLE 7.
**ALTERNATE
TYPOLOGIES**

Part 7A. **Introduction**

Part 7B. **Alternate Typologies**

Part 7C. **Alternate Typology Rules**

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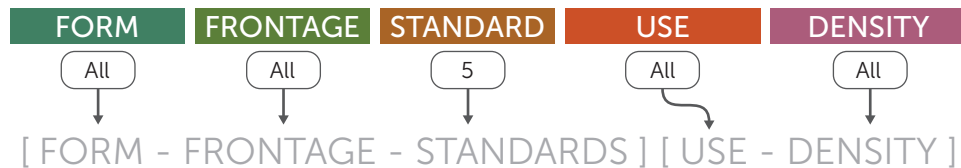
PART 7A. INTRODUCTION

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DIV. 7A.1. ORIENTATION

SEC. 7A.1.1. RELATIONSHIP TO ZONE STRING

Alternative Typologies may be used on lots where all districts in the applied zone string are listed as eligible districts in the eligibility table of the proposed Alternate Typology. The proposed Alternate Typology either supersedes or defers to the standards of the underlying applied zone string districts as specified by the proposed Alternate Typology.



SEC. 7A.1.2. HOW TO USE ARTICLE 7 (ALTERNATE TYPOLOGIES)

A. Determine Eligibility

Review each component in a zone string against the eligible districts for an Alternate Typology.

B. Form Standards

Form regulations are outlined in subsection D. of each Alternate Typology.

C. Frontage Standards

Frontage regulations are outlined in subsection E. of each Alternate Typology.

D. Development Standards

Development Standards regulations are outlined in subsection F. of each Alternate Typology.

E. Use Standards

Use regulations are outlined in subsection G. of each Alternate Typology.

F. Density Standards

Density regulations are outlined in subsection H. of each Alternate Typology.

G. Interpret Standards

Each standard in an Alternate Typology in *Part 7B. (Alternate Typologies)* provides a reference to *Part 7C. (Alternate Typology Rules)* where each standard is explained in detail.

Zone String Example:

Zone String

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

See if Your Zoning is Eligible

Part 7B (Alternate Typology)

F. Development Standards
Set by Development Standard District (Part 4B.)

G. Use Standards

- For a minimum of 20 years after the issuance of a Institution 1 Alternate Typology, only public and institutional use shall indicate a public or institutional period.
- Once 20 years have elapsed, any use allowed in the
- For additional Use District Standards See Part 5B. E.
- For additional Use Specific Standards See Part 5C.

H. Density Standards
Set by Density District (Part 6B.)

E. Frontage Standards

- Site
- Facade

D. Form Standards

- Lot Parameters
- Bulk and Mass

C. Character Standards

Lot area (sqft)	0/0	0/0
Lot width (feet)	0/0	0/0
Building coverage (sqft)	95%	95%
Building setback (feet)	0'	0'
Side street (feet)	0'	0'
Rear (feet)	0'	0'
Alley (feet)	0'	0'
Amenity space (sqft)	0/0	0/0
Residential amenity space (sqft)	0/0	0/0

Unregulated Standard

Defaults to Underlying Zoning

Learn More About Your Rules

Part 7C (Alternate Typology Rules)

DIV. 7C.1. ALTERNATE TYPOLOGY RULES

SEC. 7C.1.1. FORM RULES

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

SEC. 7C.1.2. FRONTAGE RULES

- For Frontage Standards set by Frontage District See Part 2B. (Frontage Districts)
- For General Frontage Rules See Part 3C. (General Frontage Rules)
- For Character Frontage Rules See Part 3D. (Character Frontage Rules)

SEC. 7C.1.3. DEVELOPMENT RULES

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

SEC. 7C.1.4. USE RULES

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

SEC. 7C.1.5. DENSITY RULES

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

PART 7C FORM RULES

PART 6B DENSITY DISTRICTS

SEC. 7A.1.3. ALTERNATE TYPOLOGY GRAPHICS

A. General

1. Illustrations and graphics are included in Article 7 (Alternate Typologies) only to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of Article 7 (Alternate Typologies) and any illustration or graphic, the text prevails.
2. To interpret the Form standard graphics in Article 7 (Alternate Typologies) see *Sec. 2A.1.4.C. (Interpreting Form District Standards)*.
3. To interpret the Frontage standard graphics in Article 7 (Alternate Typologies) see *Sec. 3A.1.4. (Interpreting Frontage District Standards)*.

SEC. 7A.1.4. ALTERNATE TYPOLOGY NAMING CONVENTION

Alternate Typology names are composed of two components: a typology category and a variation number.

A. Typology Category

The first component of each Alternate Typology is a typology category. Typology categories group all typologies with similar allowed uses, characteristics, and intent. Typology categories are organized as follows:

1. Civic Institution
2. Corner Store
3. Small Lot Subdivision
4. Drive-Through
5. Fueling Station

B. Variation Number

The last component of each Alternate Typology name is a variation number. Alternate Typologies are numbered based on the Development Standard Districts in which they are eligible, starting with Development Standards District 5 and ending Development Standards District 1.

DIV. 7A.2. OPENING PROVISIONS

SEC. 7A.2.1. ALTERNATE TYPOLOGIES INTENT

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 an option to override specific standards in the underlying zoning that may otherwise prohibit the desired form. In exchange for providing greater flexibility on particular standards, Alternate Typologies require other higher standards that promote the desired form and ensure projects are contextually appropriate.

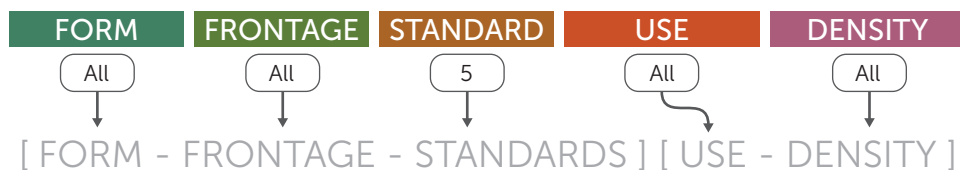
SEC. 7A.2.2. ALTERNATE TYPOLOGIES APPLICABILITY

A. General

All projects approved using an Alternate Typology and filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the applicable Alternate Typology Standards in Article 7 (Alternate Typologies), 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. Eligibility

Alternate Typologies are only allowed in eligible districts. Each Alternate Typology provides an eligibility table that lists all zoning districts where the Alternate Typology is allowed. Any lot within one of the eligible zone 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).



C. Project Activities

1. Alternate Typology standards apply to project activities as shown in the applicability tables in Part A of the Zone String Articles, 2-6. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).
2. Where a rule is listed as generally applicable in the applicability tables in Part A of the Zone String Articles, 2-6, the project activity shall meet the applicable Alternate Typology rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*, *Part 3C. (Frontage Rules)*, *Part 3D. (Character Frontage Rules)*, *Part 4C. (Development Standards Rules)*, *Part 5C. (Frontage Rules)*, and *Part 6C. (Frontage Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Alternate Typology rules is listed as not applicable in the applicability tables of the Zone String articles, 2-6, the standards within the Division do not apply to the project activity.
3. For more information about project activities, see *Sec. 14.1.15. (Project Activities)*.

D. Applicable Components of Buildings and Lots

1. Alternate Typology regulations apply to all portions of a lot.
2. Alternate Typology regulations apply to all portions of buildings and structures on a lot.
3. Specific Alternate Typology regulations may further limit which components of buildings and lots are required to comply with the rules in *Part 7C. (Alternate Typology Rules)*.

E. Nonconformity

1. Where an existing lot, site, building, or structure is nonconforming as to the standards specified by the underlying applied zone string districts, a project is eligible to use Alternate Typology for proposed project activities, provided that the uses on the lot will conform to the use standards of the proposed Alternate Typology once the proposed project is complete. Once any project activity is approved under the rules of an Alternate Typology, no future project activity on that lot may decrease the conformance with any Alternate Typology standard in *Article 7 (Alternate Typologies)*, except as specified by the following provision.
2. *Article 12. (Nonconformity)* provides relief from the requirements of *Article 7 (Alternate Typologies)*, 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 proposed project activity using an Alternate Typology may decrease the conformance with any Form, Frontage, Development Standards, Use, or Density standard in *Article 7 (Alternate Typologies)*, unless otherwise specified in *Div. 12.2. (Form Exceptions)*, *Div. 12.3. (Frontage Exceptions)*, *Div. 12.4. (Development Standards Exceptions)*, *Div. 12.5. (Use Exceptions)*, or *Div. 12.6. (Density Exceptions)*.

SEC. 7A.2.3. **RELATIONSHIP TO ZONING DISTRICTS**

- A. Where a standard is listed in an Alternate Typology, the specification listed for the standard in the Alternate Typology supersedes the specification listed in the underlying zone string districts for the same standard.
- B. The underlying zone string district standard applies where an Alternate Typology:
 - 1. Defers to the underlying districts (for example, "Set by Form District");
 - 2. Provides no specification for a standard listed by the underlying zone string districts; or
 - 3. Does not list a standard that is listed by the underlying zone string districts.

SEC. 7A.2.4. **RELATIONSHIP TO SPECIFIC PLANS & SUPPLEMENTAL DISTRICTS**

- A. Alternate Typologies do not supersede the requirements of Specific Plans or Supplemental Districts.
- B. Special Districts are not eligible to use Alternate Typologies.

PART 7B. ALTERNATE TYPOLOGIES

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DIV. 7B.1. **INSTITUTIONAL 1**

SEC. 7B.1.1. CIVIC INSTITUTION 1

A. Eligible Districts

FORM

All

FRONTAGE

All

STANDARD

5

USE

All

DENSITY

All



B. Intent

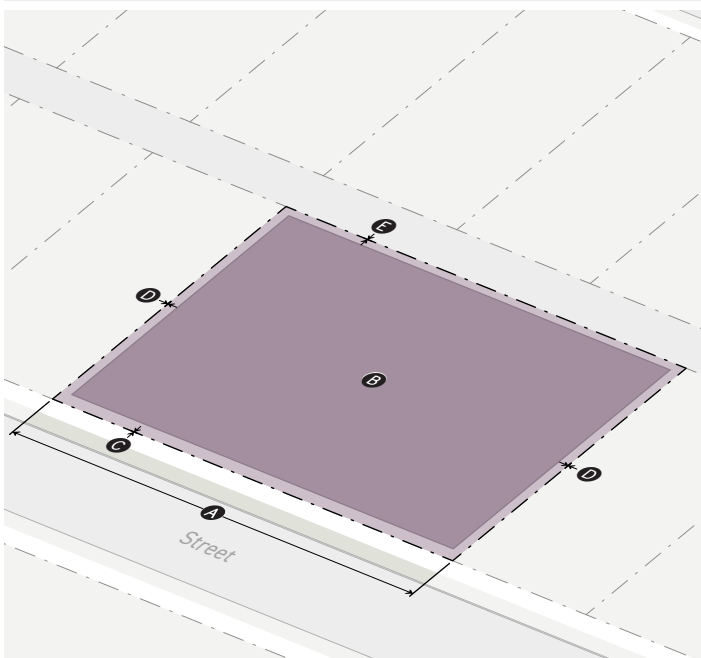
The Civic Institution 1 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining 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)*.

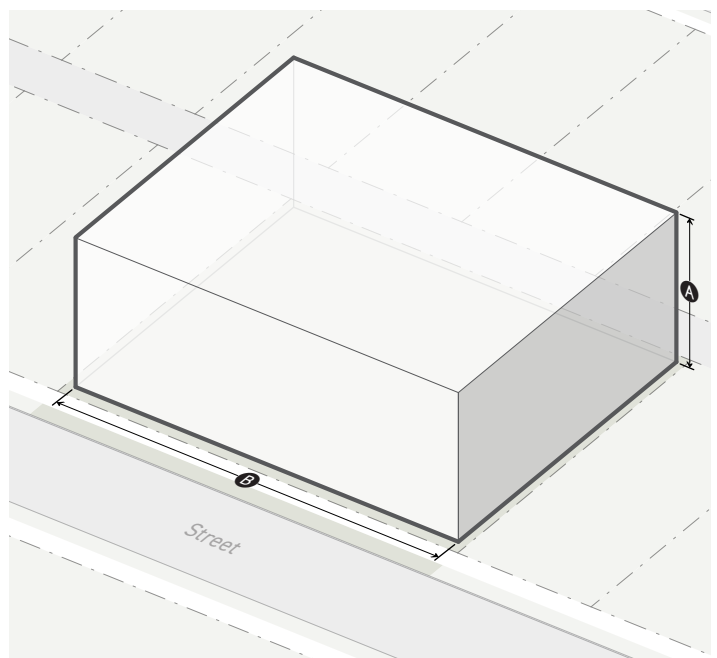
D. Form Standards

1. Lot Parameters



2. LOT SIZE	<i>Sec. 7.3.1</i>
Lot area (min)	n/a
A Lot width (min)	25'
3. 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'
4. AMENITY	<i>Sec. 7.3.1</i>
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

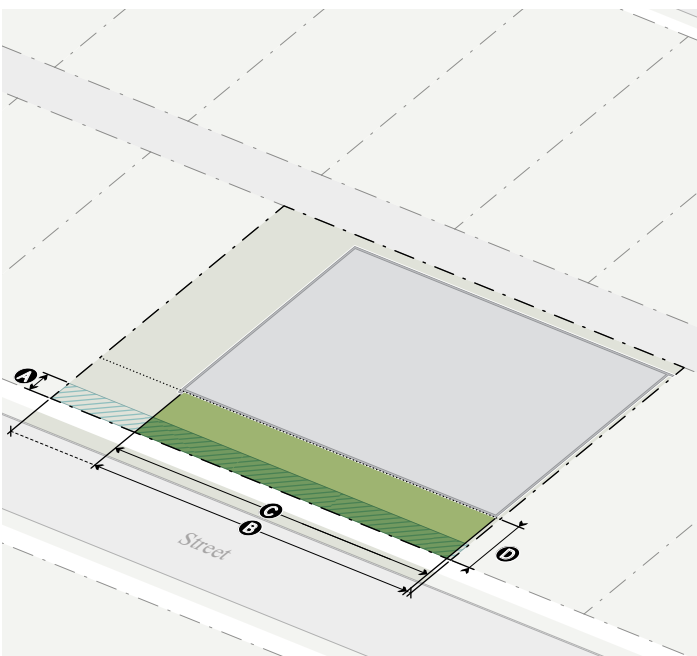
5. Bulk and Mass



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

E. Frontage Standards

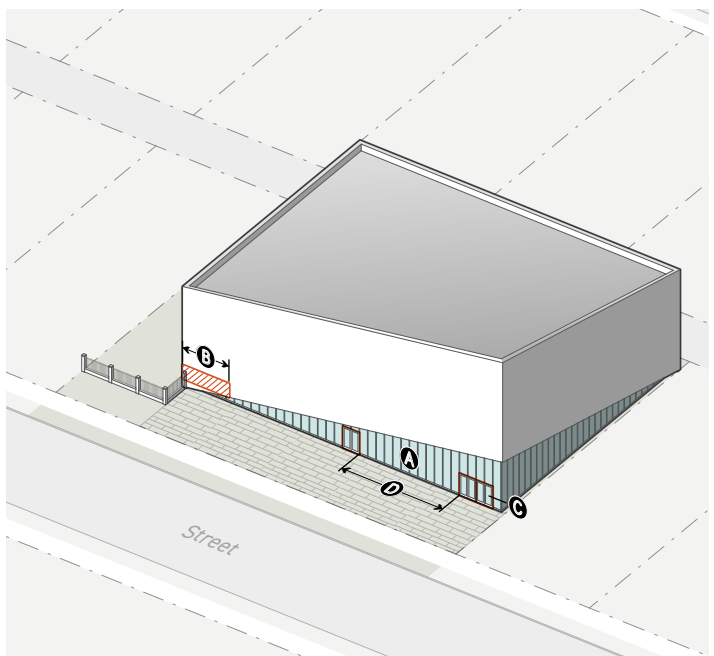
1. Site



	Primary St.	Side St.
BUILD-TO	Sec. 7.3.2	
Applicable stories (min)	1	1
A Build-to depth (max)	0'/10'	0'/10'
B Build-to width (min)	80%	60%
C Pedestrian amenity allowance (max)	100%	100%
PARKING	Sec. 7.3.2	
D Parking setback (min)	25'	0'
Parking between building & street (allowed)	No	No
LANDSCAPE	Sec. 7.3.2	
Frontage planting area (min)	n/a	n/a
Frontage yard fence & wall type allowed:	A3*	A3*

*Fences and walls 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%*
Upper stories (min)	n/a	n/a
B Active wall spacing (max)	70'	90'
ENTRANCES	Sec. 7.3.2	
C Street-facing entrance	Required	n/a
D Entrance spacing (max)	100'	150'
Entry feature	n/a	n/a
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 applied *Development Standard District (Part 4B.)*.

G. Use Standards

1. The Civic Institution 1 Alternate Typology shall only be applied for projects including the following uses for no less than 75% of the total floor area:
 - a. Civic Facility: All (examples include community centers, museums, and libraries);
 - b. Office, Government;
 - c. Public Safety Facility (examples include fire and police stations);
 - d. Religious Assembly (examples include churches, mosques, synagogues, and temples);
 - e. School: K-12;
 - f. School: Post-Secondary;
 - g. Social Services; and
 - h. Transit Terminal.
2. For projects approved using the Civic Institution 1 Alternate Typology, except for incidental uses and accessory uses, only *Public and Institutional Uses (Sec. 5C.1.2.)* are allowed on the lot for a period of 20 years after the project receives its certificate of occupancy.
3. Once 20 years have elapsed, any use allowed in the applied *Use District (Part 5B)* is permitted.
4. For additional Use District standards, see the applied *Use District (Part 5B)*.

H. Density Standards

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

DIV. 7B.2. **CORNER STORE**

[Reserved]

DIV. 7B.3. **SMALL LOT SUBDIVISION**

[Reserved]

DIV. 7B.4. **DRIVE-THROUGH**

[Reserved]

DIV. 7B.5. **FUELING STATION**

[Reserved]

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DIV. 7C.1. **ALTERNATE TYPOLOGY RULES**

SEC. 7C.1.1. **FORM RULES**

- A. For Form Standards set by Form District, see the applied Form District *Part 2B. (Form Districts)*.
- B. For Form Standards Rules, see the applied Form District *Part 2C. (Form Rules)*.

SEC. 7C.1.2. **FRONTAGE RULES**

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

SEC. 7C.1.3. **DEVELOPMENT RULES**

- A. For Development Standards set by the applied Development Standards District, see *Part 4B. (Development Standards Districts)*.
- B. For Development Standards Rules, see the applied Development Standards District *Part 4C. (Development Standards Rules)*.

SEC. 7C.1.4. **USE RULES**

- A. For Use District Standards, see the applied Use District *Part 5B. (Use District Standards)*.
- B. For Use Specific Standards, see the applied Use District *Part 5C. (Use Standards)*.
- C. For Use Rules, see the applied Use District *Part 5D. (Use Rules)*.

SEC. 7C.1.5. **DENSITY RULES**

- A. For Density District Standards, see the applied Density District *Part 6B. (Density District Standards)*.
- B. For Density Rules, see the applied Density District *Part 6C. (Density Rules)*.