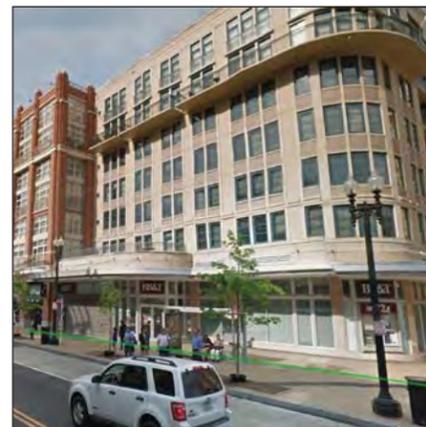
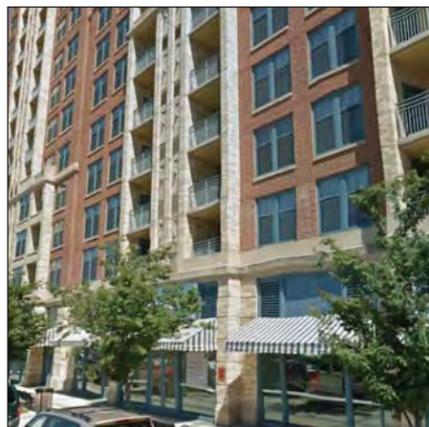


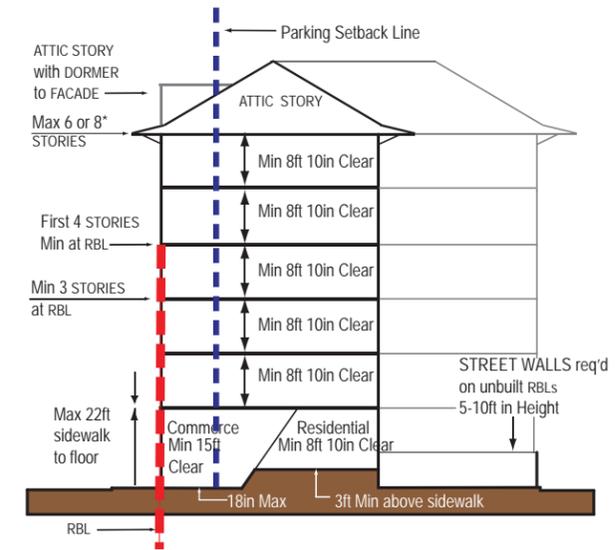
404. Urban Mixed-Use Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Urban Mixed-Use Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Urban Mixed-Use” on the REGULATING PLAN is a common urban building and corresponding street-space frontage. The purpose of this frontage is to develop multi-story buildings at the back of the sidewalk with one or more entrances and windows across the FACADE. Several buildings could be lined up shoulder to shoulder, within a single BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK FACE. This frontage is located in the most urban portions of the Columbia Pike Neighborhoods Special Revitalization District, almost exclusively limited to those locations that complete the STREET-SPACE called for within the Columbia Pike Special Revitalization District Form Based Code applicable to the mixed-use centers along Columbia Pike. It can accommodate a range of uses, including retail shopfronts. It is anticipated that there will be significant pedestrian traffic along this frontage type.





HEIGHT

Building Height

1. Each building shall be a minimum of 3 STORIES at the REQUIRED BUILDING LINE (RBL), with a maximum of 6 or 8 STORIES and with an ULTIMATE BUILDING HEIGHT of 92 or 120 feet respectively, as designated on the REGULATING PLAN*, except where specifically designated for a different height, or as a BONUS AREA on the REGULATING PLAN. For buildings that are 4 or more STORIES, the first 4 STORIES shall be built to the RBL.
2. For BONUS AREAS, see *Section 402.K. Bonus Height and Part 2. Administration.*

Ground Story Height

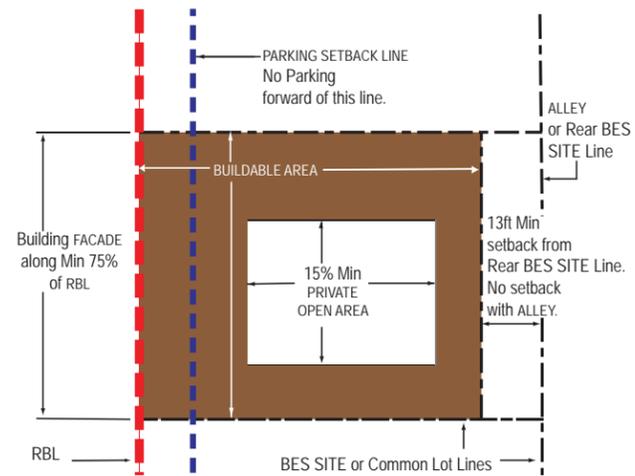
1. For COMMERCE or RETAIL uses (see also *Urban Shopfront Specifications* in the box below):
 - a. The GROUND STORY finished floor elevation shall be:
 - (1) no lower than the average elevation of the fronting CLEAR SIDEWALK for the BES SITE;
 - (2) no higher than 18 inches above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE.
 - b. The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 15 feet within 30 feet of the RBL.
 - c. The maximum STORY HEIGHT shall be 22 feet.
2. For Residential units, the finished floor elevation of the units shall be:
 - a. no less than 3 feet above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE.
 - b. Lobbies and main entrances shall have a GROUND STORY finished floor elevation at the grade of the sidewalk adjacent to the BES SITE RBL.
 - c. Ramps to residential unit finished floor elevations shall be located behind the RBL unless they run from the CLEAR SIDEWALK to the entrance, are perpendicular to the CLEAR SIDEWALK, and not wider than 8 ft. See *Section 618* for examples.

Ground Story Height continued

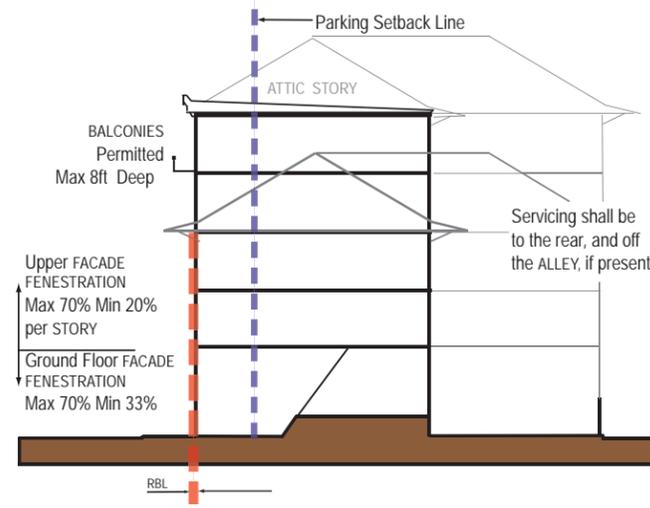
- d. The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
- e. The maximum GROUND STORY HEIGHT shall be 22 feet.
- f. Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper Story Height

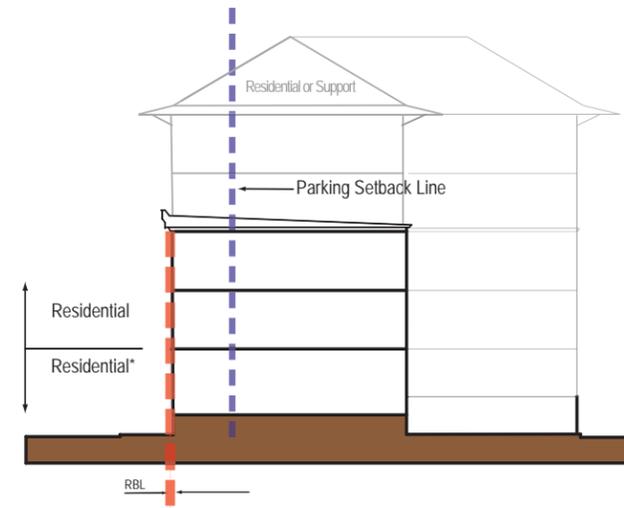
1. The maximum STORY HEIGHT for each upper story shall be 14 feet.
2. The minimum interior CLEAR HEIGHT for each upper STORY shall be 8 feet 10 inches.



SITING



ELEMENTS



USE

Facade

On each BES site the FAÇADE shall be built to the REQUIRED BUILDING LINE for at least 75% of the RBL length.

Buildable Area

1. The BUILDABLE AREA is delineated in the diagram above, as follows:
 - a. Buildings shall occupy only the areas of the BES SITE between the RBL(S), COMMON LOT LINE(S), ALLEY(S) and BES SITE line(s) and outside of PRESERVED NATURAL AREAS as shown on the REGULATING PLAN.
 - b. All required setbacks and easements shall be met and may reduce the size of the BUILDABLE AREA.
2. A PRIVATE OPEN AREA equal to at least 15% of the total BUILDABLE AREA is required on every BES SITE. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual units. At least 67% of the PRIVATE OPEN AREA shall comprise no more than two separate contiguous areas, as follows:
 - a. Where located at grade, such PRIVATE OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, but not within any required side or rear setbacks.
 - b. Where provided above the GROUND STORY but below a building's highest roof level, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) and shall open onto no more than one STREET-SPACE and shall be set back at least 30 feet from any BLOCK CORNER or BUILDING CORNER.
 - c. Where located on the building's highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

Garage and Parking

Openings in the FAÇADE or STREET WALL for parking GARAGE ENTRIES shall have a maximum CLEAR HEIGHT of not more than 16 feet and an unobstructed width of not more than 22 feet.

Fenestration

1. For each STORY, lengths of wall exceeding 20 linear feet without FENESTRATION are prohibited on all FAÇADES.
2. FENESTRATION for any 30 foot section of the GROUND STORY shall comprise between 33% and 70% of the GROUND STORY FAÇADE that corresponds to the CLEAR HEIGHT within.
3. FENESTRATION for any 30 foot section of each upper STORY shall comprise between 25% and 70% of the FAÇADE area that corresponds to the CLEAR HEIGHT within.

Building Projections

1. GROUND STORY AWNINGS and CANOPIES shall project a minimum of 5 feet from the FAÇADE.
2. AWNINGS may have supporting posts only when there is a minimum of 8 feet clear width measured from the FAÇADE to the AWNING support posts/columns, and the posts are not located within the CLEAR SIDEWALK.

Street Walls

1. One GARAGE ENTRY, which may be gated, no wider than 22 feet and one pedestrian entry, which may be gated, no wider than 6 feet shall be permitted within any required STREET WALL, except where otherwise prohibited by the REGULATING PLAN. Where gates are provided, they shall be between two and three feet behind (towards the BUILDABLE AREA) the RBL.
2. STREET WALLS shall be between 5 feet and 10 feet in height.

Ground Story

The GROUND STORY may house GROUND STORY COMMERCE, RETAIL, CIVIC, or RESIDENTIAL USES provided it is built for such under this BES, the *Urban Shopfront Specifications* in the box below where Urban Shopfront is designated on the REGULATING PLAN. The *Urban Shopfront Specifications* are optional where designated as Urban Mixed Use on the REGULATING PLAN.

Upper Stories

1. Upper STORIES may house only Upper Story COMMERCE, RETAIL, or RESIDENTIAL uses, only as follows:
 - a. *No restaurant or RETAIL uses shall be allowed in upper STORIES unless they are second story extensions occupying a space that is equal to or less than the area of the GROUND STORY use.
 - b. No COMMERCE use is permitted above a RESIDENTIAL use.
2. Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY. Use of such space is limited to:
 - a. extensions of the individual RESIDENTIAL units immediately below, or
 - b. common areas accessible to all of the building occupants.

Urban Shopfront Specifications

Where designated on the REGULATING PLAN as *Urban Shopfront*, frontages shall use this *Urban Mixed Use* BES, except that the GROUND STORY shall be configured as a shopfront and shall be occupied with COMMERCE or RETAIL uses, as specified in *Part 9* for the *Urban Mixed Use* BES, and in accordance with the following:

1. The GROUND STORY FENESTRATION shall comprise between 60% and 90% of the GROUND STORY FAÇADE.
2. The entrances to all SHOPFRONTS shall be covered, by either an AWNING or a CANOPY, or shall be inset into the main body of the building a minimum of 36 inches from the FAÇADE.
3. The GROUND STORY shall be configured as a SHOPFRONT in accordance with *Part 605*.
4. SHOPFRONTS may encroach up to two feet into the DOORYARD.
5. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

This page intentionally left blank.

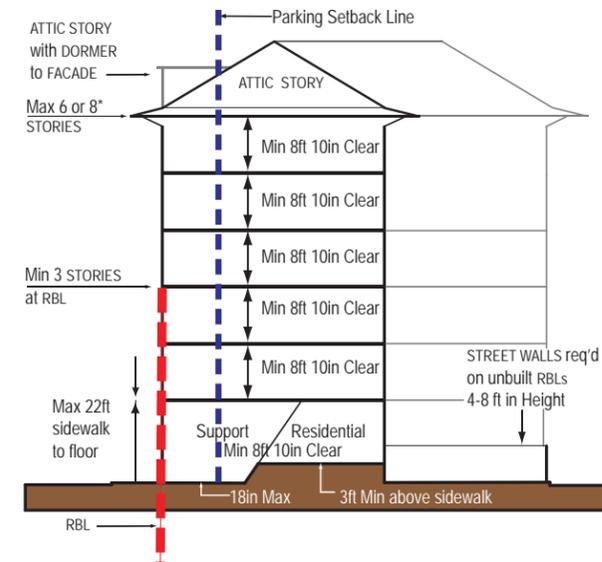
405. Urban Residential Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Urban Residential Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Urban Residential” on the REGULATING PLAN is a basic urban residential street frontage. The primary form is like that of the Urban Mixed-Use frontage, although the use is primarily residential. These are multi-story buildings with windows across the FACADE and one or more entrances along the street, sitting behind a planted DOORYARD. There could be several buildings lined up along the BLOCK FACE—with shared side walls or small spaces between—filling out a BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK FACE. These buildings may also be configured around a courtyard. The buildings define the STREET-SPACE, but typically with a greener, landscaped edge between sidewalk and building than that found in the Urban Mixed-Use Frontage. The Urban Residential Frontage includes a significant requirement for private open spaces, which can be achieved through a combination of BALCONIES and spaces interior to the BES SITE.





HEIGHT

Building Height

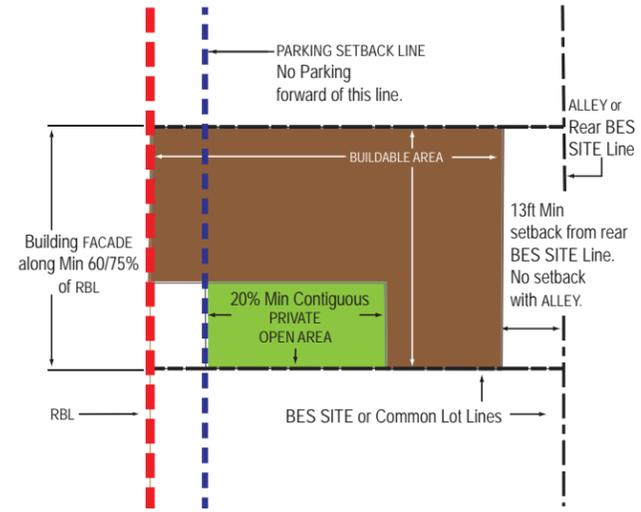
- Each building shall be a minimum of 3 STORIES at the REQUIRED BUILDING LINE (RBL), with a maximum of 6 or 8 STORIES and with an ULTIMATE BUILDING HEIGHT of 92 or 120 feet, as designated on the REGULATING PLAN*, except where specifically designated for a different height, or as a BONUS AREA on the REGULATING PLAN.
- For BONUS AREAS, see *Section 402.K. Bonus Height and Part 2. Administration.*

Upper Story Height

- The maximum STORY height for each upper stories shall be 14 feet.
- The minimum interior CLEAR HEIGHT for each upper STORY shall be 8 feet 10 inches.

Ground Story Height

- Residential:
 - For RESIDENTIAL units, the GROUND STORY finished floor elevation shall be no less than 3 feet above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE.
 - Lobbies and main entrances shall be at the grade of the sidewalk adjacent to the BES SITE RBL.
 - Ramps to residential unit finished floor elevations shall be located behind the RBL unless they run from the CLEAR SIDEWALK to the entrance, are perpendicular to the CLEAR SIDEWALK, and are not wider than 8 ft. See *Section 618* for examples.
 - The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 22 feet.
- Building support functions, such as lobbies, rental offices, and club/activity rooms, and Urban Residential Retail, may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.
- RETAIL (*Urban Shopfront*):
 - The GROUND STORY height shall meet the GROUND STORY height specifications of the Urban Mixed Use BES for RETAIL uses.



SITING

Façade

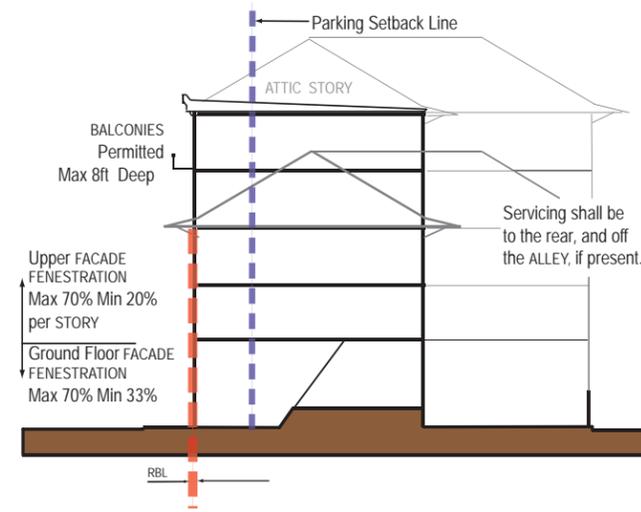
On each BES SITE the FAÇADE shall be built to the REQUIRED BUILDING LINE for at least 75% (east of Glebe Road) and 60% (west of Glebe Road) of the RBL length.

Buildable Area

1. The BUILDABLE AREA is delineated in the diagram above, as follows:
 - a. Buildings shall occupy only the areas of the BES SITE between the RBL(S), COMMON LOT LINE(S), ALLEY(S), and BES SITE line(s) and outside of PRESERVED NATURAL AREAS as shown on the REGULATING PLAN.
 - b. All required setbacks and easements shall be met, and may reduce the size of the BUILDABLE AREA.
2. A PRIVATE OPEN AREA equal to at least 20% of the total BUILDABLE AREA is required on every BES SITE. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual units. At least 67% of the PRIVATE OPEN AREA shall comprise no more than two separate contiguous areas, as follows:
 - a. Where located at grade, such PRIVATE OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, but not within any side or rear setbacks.
 - b. Where provided above the GROUND STORY but below a building's highest roof level, PRIVATE OPEN AREA may be located forward of the parking setback line (such as in a raised courtyard configuration) and shall open onto not more than one STREET and shall be set back at least 30 feet from any BLOCK CORNER or BUILDING CORNER.
 - c. Where located on a building's highest roof level, PRIVATE OPEN AREA may be located anywhere on the roof.

Garage and Parking

Openings in the FAÇADE or STREET WALL for parking GARAGE ENTRIES shall have a maximum CLEAR HEIGHT of not more than 16 feet and an unobstructed width of not more than 22 feet.



ELEMENTS

Fenestration

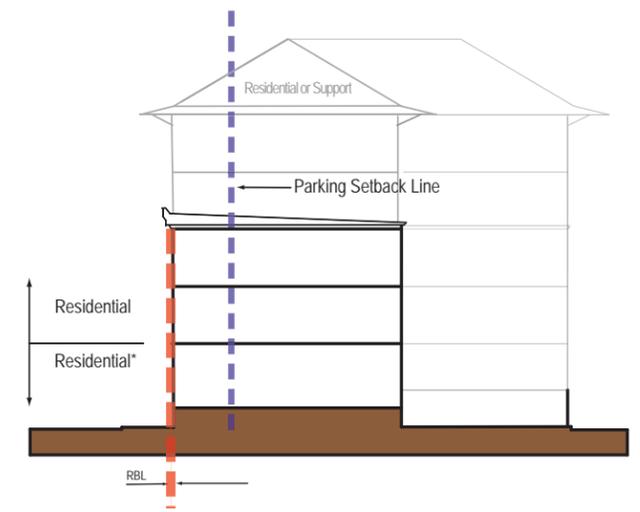
1. For each STORY, lengths of wall exceeding 20 linear feet without FENESTRATION are prohibited on all FAÇADES.
2. FENESTRATION for any 30 foot section of the GROUND STORY shall comprise between 33% and 70% of the GROUND STORY FAÇADE that corresponds to the CLEAR HEIGHT within.
3. FENESTRATION for any 30 foot section of each upper STORY shall comprise between 25% and 70% of the FAÇADE area that corresponds to the CLEAR HEIGHT within.

Building Projections

1. GROUND STORY AWNINGS and CANOPIES shall project a minimum of 5 feet from the FAÇADE.

Street Walls

1. One GARAGE ENTRY, which may be gated, no wider than 22 feet and one pedestrian entry, which may be gated, no wider than 5 feet shall be permitted within any required STREET WALL, except where otherwise prohibited by the REGULATING PLAN. Where gates are provided, they shall be between two and three feet behind (toward the BUILDABLE AREA) the RBL.
2. STREET WALLS shall be between 4 feet and 8 feet in height.



USE

Ground Story

The GROUND STORY shall house only RESIDENTIAL uses (and their support functions) except RETAIL uses are allowed where the GROUND STORY meets all of the following requirements:

1. The GROUND STORY RETAIL space is located:
 - a. more than 1/4 mile from a transit rail stop; and
 - b. at a BLOCK CORNER; AND
 - c. at least 400 feet from another RETAIL space; and
2. The RETAIL space is no larger than 1,000 square feet;
3. The RETAIL use is an identified use for the *Urban Residential* BES; and,
4. The URBAN RESIDENTIAL BUILDING meets all *Urban Residential* BES requirements and the *Urban Shopfront Specifications* provided in the box under the *Urban Mixed Use* BES.

Upper Stories

1. Upper STORIES shall house only RESIDENTIAL uses.
2. Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY. Use of such space is limited to:
 - a. extensions of the individual RESIDENTIAL units immediately below, or
 - b. common areas accessible to all of the building occupants.

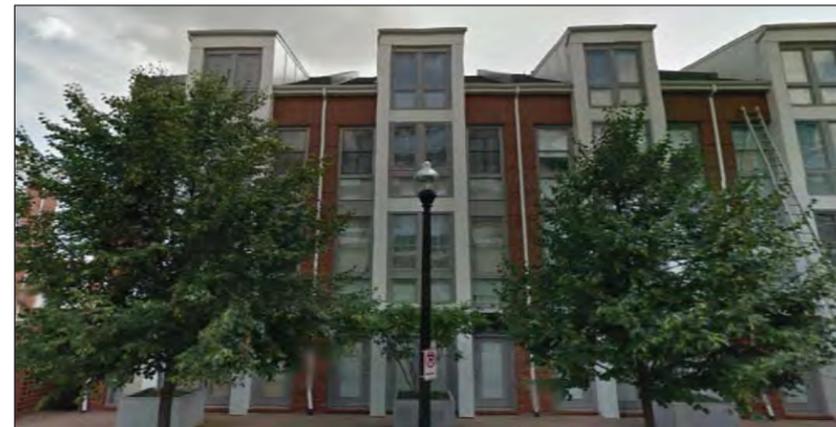
This page intentionally left blank.

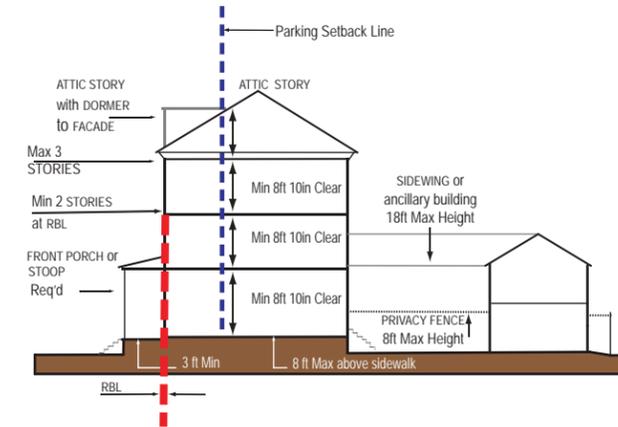
406. Townhouse/Small Apartment Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Townhouse/Small Apartment Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Townhouse/Small Apartment” on the REGULATING PLAN is created by small apartment buildings or as a series of smaller attached structures—configured as single-family residential or stacked flats. This frontage has regular building entrances, as frequently as 18 feet. The character of this frontage varies depending on the STREET-SPACE and the location of the REQUIRED BUILDING LINE—the buildings may be placed closer to the sidewalk with STOOPS, or further back with small DOORYARD gardens and/or FRONT PORCHES depending on the STREET-SPACE shown on the REGULATING PLAN. Similar in scale to the townhouse and row house, a small apartment is of limited size and can be used to transition from the Urban Mixed Use or Urban Residential frontages to adjacent single-family neighborhoods outside of the District. It is anticipated that the pedestrian activity along these frontages will vary considerably based on the time of day and day of the week.





HEIGHT

Building Height

- Each building shall be a minimum of 2 STORIES at the REQUIRED BUILDING LINE (RBL), with a maximum of 3 STORIES and with an ULTIMATE BUILDING HEIGHT of 44 feet, except where specifically designated for a different height on the REGULATING PLAN.
- Beyond 60 feet from the RBL, a SIDEWING or accessory building shall have a maximum ULTIMATE BUILDING HEIGHT of 18 feet.

Ground Story Height

- For Townhouses:
 - The GROUND STORY finished floor elevation shall be between 3 feet and 8 feet above the average elevation of the fronting CLEAR SIDEWALK, except the GROUND STORY finished floor elevation may be at grade (within 5" below and 5" above the adjacent fronting CLEAR SIDEWALK), when (1) - (5) below are provided:
 - An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
 - The finished floor elevation of the second STORY shall be a maximum of 9.5 feet above the average elevation of the fronting CLEAR SIDEWALK;
 - A main entrance is provided at the second STORY finished floor elevation and a STOOP is provided to that entry;
 - The minimum interior GROUND STORY CLEAR HEIGHT shall be 8 feet; and
 - The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES.
 - When a TOWNHOUSE has an elevated GROUND STORY or when an ENGLISH BASEMENT is provided, a STOOP and main entrance shall be provided to the GROUND STORY on the FACADE. An additional entrance at grade (within 5" below and 5" above the adjacent grade), to either the GROUND STORY or the ENGLISH BASEMENT shall be provided on either the side or rear of the TOWNHOUSE. The route to that additional entrance may be provided through a garage but the route shall not include steps.
 - The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 12 feet.

Ground Story Height continued

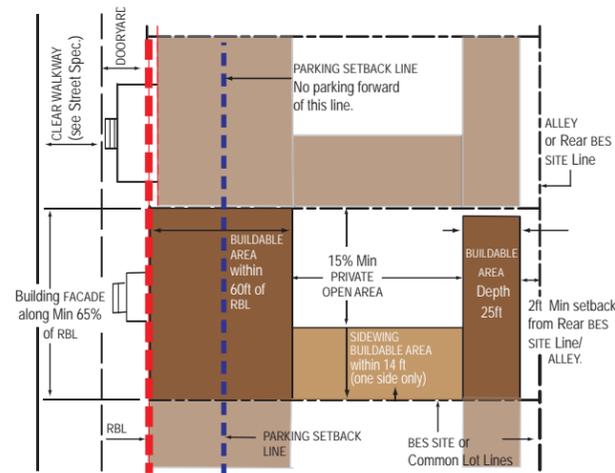
- For Small Apartment Buildings:
 - For RESIDENTIAL units, the GROUND STORY finished floor elevation shall be no less than 3 feet above the average elevation of the fronting CLEAR SIDEWALK for the BES SITE, except that the GROUND STORY finished floor elevation may be at grade when the SMALL APARTMENT BUILDING fronts on an ST80/36 STREET-SPACE.
 - Lobbies and main entrances shall be at the grade of the fronting CLEAR SIDEWALK adjacent to the BES SITE RBL.
 - Ramps to RESIDENTIAL unit finished floor elevations shall be located behind the RBL unless they run from the CLEAR SIDEWALK to the entrance, are perpendicular to the CLEAR SIDEWALK, and are not wider than 8 ft.
 - The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
 - The maximum GROUND STORY HEIGHT shall be 12 feet.
 - Other building support functions, such as rental offices and club activity rooms, may be located at grade.

Upper Story Height

- The maximum STORY HEIGHT for each upper STORY shall be 12 feet.
- The minimum interior CLEAR HEIGHT for each upper STORY shall be 8 feet 10 inches.

English Basements

- ENGLISH BASEMENTS are permitted in TOWNHOUSE BUILDINGS.
- The finished floor level of an ENGLISH BASEMENT shall be between 3 and 4 feet below the average elevation of the fronting CLEAR SIDEWALK for each set of TOWNHOUSES.



SITING

Façade

- On each BES SITE, the FACADE shall be built to the RBL for at least 65% of the RBL length; except where there is a FRONT PORCH fronting onto an ST 80/36 STREET-SPACE, in which case the FACADE may be built to a line up to 2 feet behind the RBL with a width not less than 65% of the RBL.

Buildable Area

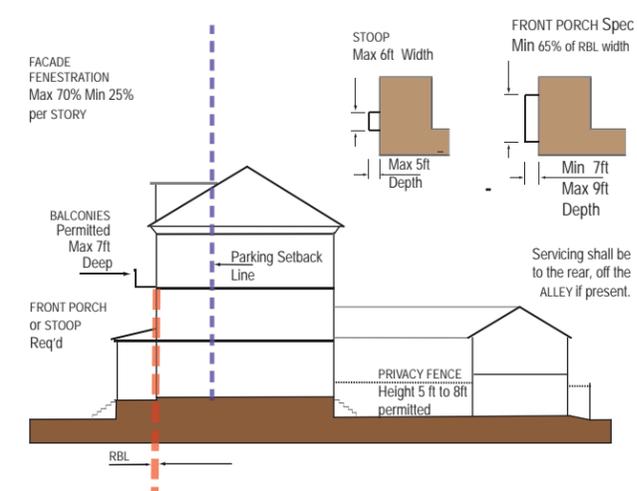
- The BUILDABLE AREA is delineated in the diagram above, as follows:
 - Buildings shall occupy only the areas of the BES SITE within:
 - 60 feet of the RBL for TOWNHOUSES and 65 feet of the RBL for SMALL APARTMENT BUILDINGS; and
 - 25 feet of the rear BES SITE line; and
 - A SIDEWING shall occupy any area of a lot within the BES SITE beyond the depth of (1) and (2) above, and is within 14 feet of the COMMON LOT LINE or BES SITE line. A SIDEWING is allowed on only one side of the lot.
 - All required setbacks and easements shall be met, including any PRESERVED NATURAL AREAS, and may reduce the size of the BUILDABLE AREA.
- A PRIVATE OPEN AREA equal to at least 15% of the total BUILDABLE AREA of each BES SITE shall be required, and PRIVATE OPEN AREA not satisfied by BALCONIES or decks may be provided for each individual lot, or may be consolidated into no more than two contiguous areas for the BES SITE.
 - For BES SITES that extend more than 50 feet from any RBL, up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES or decks of individual units. The remaining required PRIVATE OPEN AREA shall be located at grade anywhere behind the PARKING SETBACK LINE, but not within any setback areas.
 - For BES SITES that do not extend more than 50 feet from any RBL, up to 100% of the required PRIVATE OPEN AREA may be satisfied above grade, via BALCONIES or decks.

Garage and Parking

- TOWNHOUSES shall not have garage entries on any FAÇADE.
- At-grade parking may be forward of the PARKING SETBACK LINE only when such parking is within a garage on a CORNER LOT and the parking area occupies a distance of no more than 25 feet along the RBL.
- Openings in the FACADE or STREET WALL for parking GARAGE ENTRIES to SMALL APARTMENT BUILDINGS shall have a maximum CLEAR HEIGHT no more than 16 feet and an unobstructed width no greater than 22 feet.

Frontage Widths

- The minimum width for TOWNHOUSES is 16 feet. No more than 1/3 of the TOWNHOUSES within a DEVELOPMENT PROJECT shall have a width of less than 18 feet.
- No individual SMALL APARTMENT BUILDING or set of TOWNHOUSES may occupy more than 120 feet of STREET-SPACE FRONTAGE. A gap of between 10 and 20 feet is required between buildings.



ELEMENTS

Fenestration

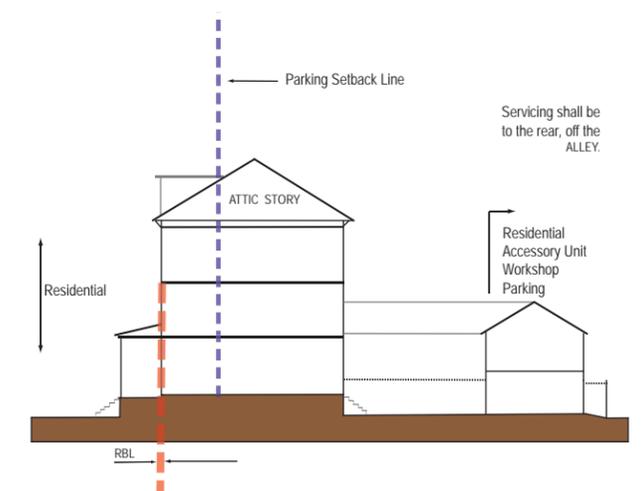
- For each STORY, lengths of wall exceeding 20 linear feet without FENESTRATION are prohibited on all FACADES.
- FENESTRATION for any 30 foot section of each STORY shall comprise between 25% and 70% of the area of the FACADE that corresponds to the CLEAR HEIGHT within.
- Each TOWNHOUSE and each SMALL APARTMENT BUILDING shall include at least one functioning entry door or opening from the STREET-SPACE.

Building Projections

- Each TOWNHOUSE or SMALL APARTMENT BUILDING may include a STOOP of not more than 5 feet deep and 6 feet wide (not including steps or ramps); except
- Each SMALL APARTMENT BUILDING and/or TOWNHOUSE that fronts a ST 80/36 STREET-SPACE shall include either:
 - a STOOP that is no more than 5 feet deep and no more than 6 feet wide (not including steps or ramps), or
 - a FRONT PORCH, between 7 and 9 feet deep,
 - that projects no more than 7 feet forward of the RBL, and
 - with a width not less than 65% of the RBL occupied by each individual TOWNHOUSE.
- GROUND STORY AWNINGS and CANOPIES for SMALL APARTMENT BUILDINGS shall project a minimum of 5 feet from the FACADE.

Street Walls and Front Yard Fences

- One pedestrian entry, which may be gated, no wider than 5 feet shall be permitted within any required STREET WALL.
- On BES SITES occupied by SMALL APARTMENT BUILDINGS, one GARAGE ENTRY, which may be gated, no wider than 18 feet shall be permitted within any required STREET WALL. Where gates are provided, they shall be between 2 and 3 feet behind (toward the BUILDABLE AREA) the RBL.
- STREET WALLS shall be between 4 feet and 8 feet in height.
- A FRONT YARD FENCE shall be permitted between the RBL and the CLEAR SIDEWALK, within 1 foot of the CLEAR SIDEWALK, and shall have a maximum height of 40 inches.



USE

All Stories

- Only RESIDENTIAL uses are permitted.
- Individual TOWNHOUSE BUILDINGS shall have no more than two residential units, including an ACCESSORY UNIT.
- Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Accessory Units

- No more than one ACCESSORY UNIT is permitted per TOWNHOUSE BUILDING.
- ACCESSORY UNITS are permitted either in the BUILDABLE AREA at the rear of the lot occupied by an individual TOWNHOUSE or in an ENGLISH BASEMENT.
- ACCESSORY UNITS that are not in an ENGLISH BASEMENT shall have a maximum footprint of 650 square feet.

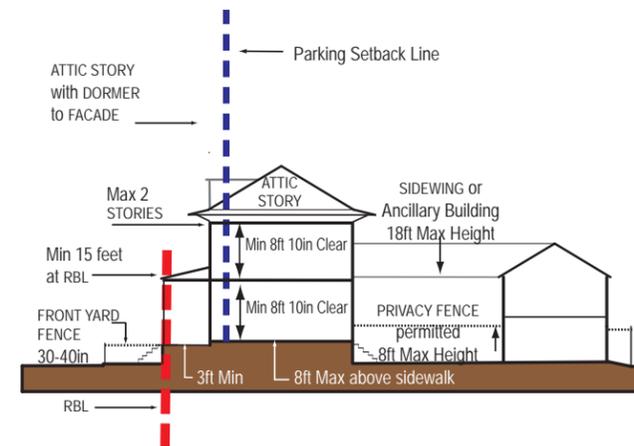
407. Detached Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Detached Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The STREET-SPACE FRONTAGE labeled “Detached” on the REGULATING PLAN is represented by the traditional single family house with small front and side yards along a tree-lined STREET. Structures are 2 to 3 stories in height with pitched roofs and FRONT PORCHES. Its use is limited to very few locations, primarily to accommodate infill development while protecting the character of existing single family neighborhoods.





HEIGHT

Building Height

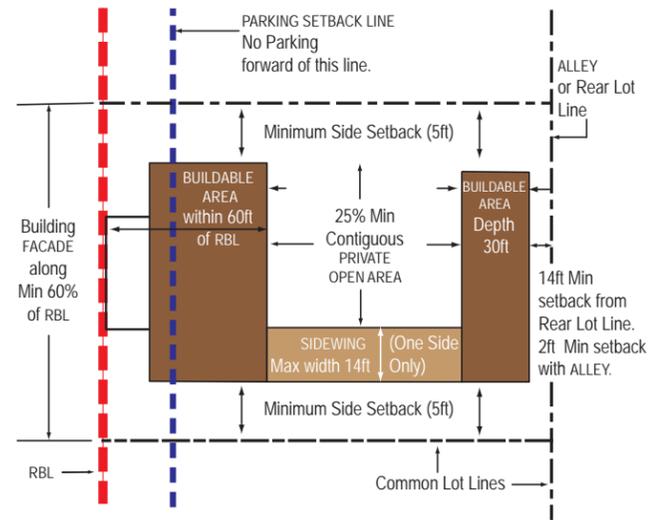
1. Each house shall be a minimum of 15 feet in height at the REQUIRED BUILDING LINE (RBL) (measured from the average elevation of the fronting CLEAR SIDEWALK directly in front of the building to the top of the wall plate of the FACADE).
2. Within 60 feet of any REQUIRED BUILDING LINE (RBL), buildings shall be a maximum of 2 STORIES and with an ULTIMATE BUILDING HEIGHT of 32 feet.
3. Beyond 60 feet from the RBL, any SIDEWING or accessory building shall have an ULTIMATE BUILDING HEIGHT of 18 feet.

Ground Story Height

1. The GROUND STORY finished floor elevation of each house shall be at or up to 8 feet above the average elevation of the fronting clear sidewalk of the DETACHED BUILDING.
2. The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 8 feet 10 inches.
3. The maximum GROUND STORY HEIGHT shall be 12 feet.

Upper Story Height

1. The maximum STORY HEIGHT for the upper STORY shall be 12 feet.
2. The minimum interior CLEAR HEIGHT for the upper STORY shall be 8 feet 10 inches.



SITING

Façade

1. On each lot, the FAÇADE shall be built parallel to the RBL for at least 60% of the RBL length and the FRONT PORCH shall be built to the RBL.
2. For CORNER LOTS the minimum 60% FAÇADE requirement shall include the frontage within 20 feet of the BLOCK CORNER.

Buildable Area

1. The BUILDABLE AREA is delineated in the diagram above, as follows:
 - a. Buildings shall occupy only that portion of the BES SITE that is within:
 - (1) 60 feet of the RBL; or
 - (2) 30 feet of the rear BES SITE line; and
 - (3) outside of any PRESERVED NATURAL AREAS.
 - b. A SIDEWING shall occupy only that portion of the BES SITE beyond the depth of (1) and (2) above and within 14 feet of the BES SITE line or COMMON LOT LINE. A SIDEWING is allowed only on one side of the lot.
 - c. The minimum setback from any side lot line shall be 5 feet or as otherwise designated on the REGULATING PLAN.
 - d. The minimum setback from ALLEYS is 2 feet.
2. A contiguous PRIVATE OPEN AREA equal to at least 25% of the total BUILDABLE AREA is required on each lot. Such contiguous area shall be located at grade, behind the PARKING SETBACK LINE, but shall not be within any side or rear setbacks.

Lot Size

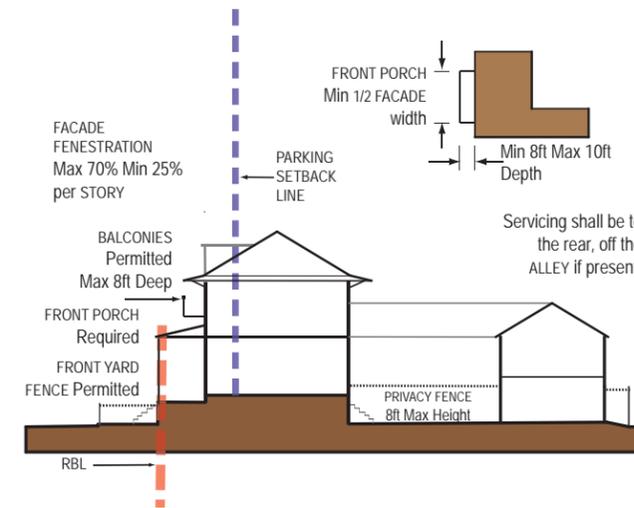
1. All lots recorded on or before December 31, 2013 may be built upon under this code.
2. Any new lots shall have a width between 32 feet and 55 feet at the rbl, and a minimum depth of 85 feet.

Front Yard

1. The FRONT YARD shall not be paved except to allow one walkway no more than four feet wide.
2. On through lots or CORNER LOTS, FRONT YARD standards shall be applied on all STREET-SPACE FRONTAGES.

Garages, Parking and Alleys

1. Garage doors shall not be located on any FAÇADE.



ELEMENTS

Fenestration

1. For each STORY, lengths of wall exceeding 15 linear feet without FENESTRATION are prohibited on all FAÇADES.
2. FENESTRATION for any 30 foot section of each STORY shall comprise between 25% and 70% of the FAÇADE area that corresponds to the CLEAR HEIGHT within.

Building Projections

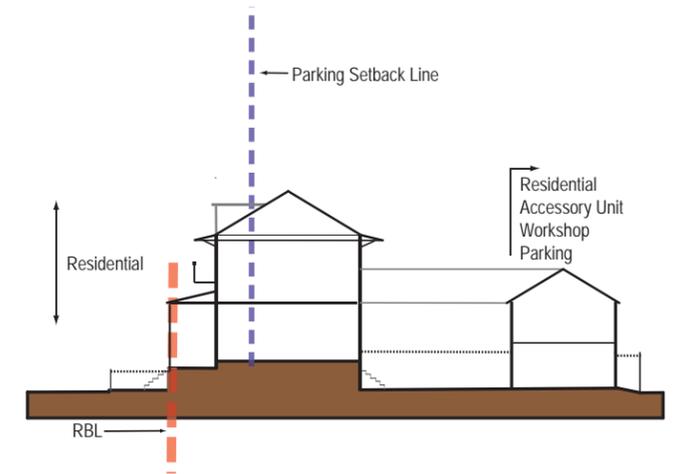
1. Each DETACHED BUILDING shall include a FRONT PORCH that is between 8 feet and 10 feet and extends from the RBL to the FAÇADE. The FRONT PORCH shall have a width not less than 1/2 of the FAÇADE width.
2. No part of any building except the FRONT PORCH roof (including overhanging eaves) and steps may encroach beyond the RBL into the FRONT YARD.

Doors/Entries

At least one functioning entry door shall be provided along the GROUND STORY FAÇADE of each house.

Street Walls and Fences

1. There is no STREET WALL requirement.
2. FRONT YARD FENCES shall be between 30 inches and 40 inches in height.
3. Any FRONT YARD FENCE shall be located in the FRONT YARD within one foot of the CLEAR WALKWAY and parallel to the RBL, and along COMMON LOT LINES to a point 10 feet behind the RBL.
4. A PRIVACY FENCE may be constructed along a COMMON LOT LINE behind the point that is 10 feet behind the RBL.



USE

All Stories

1. Only residential uses are permitted.
2. One ACCESSORY UNIT shall be allowed on each lot.
3. Additional occupiable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Accessory Uses

Parking and ACCESSORY UNIT uses (maximum 650 square feet footprint) are permitted in the BUILDABLE AREA at the rear of the lot.

This page intentionally left blank.