

## SECTION 4. BULK REGULATIONS

### 4.1 GENERAL BULK REGULATIONS.

The accompanying table, entitled "**Table 4.1: Table of General Bulk Regulations**", is referred to herein as "**Bulk Table**". All buildings hereafter erected or altered shall comply with the accompanying his table for the zone in which such building may be located. *Exception: In cases of conflict the more restrictive standards either listed below or in any sub-section of these Regulations shall prevail.*

Table 4.1: TABLE OF GENERAL BULK REGULATIONS							
Bulk Description	Zones						
Current Zone Designation	A	B	P	multiple	C+D+BB	GB+B1+ DEV1	DEV 2
Proposed Zone Designation	A	B	T1	T2	T3	T4	SD1
<b>RESIDENTIAL DENSITY</b>							
Minimum			N/a	No min.	No min.	4 du /ac. Net	4 du /ac. Net
Maximum			N/a	1 du/10 ac. net	4 du/ac. net	16 du /ac. Net	16 du /ac. Net
<b>BLOCK SIZE</b>							
Block Perimeter	n/a	n/a	No max.	No max.	3,000 lf. Max.	2,400 ft. max	3000 LF. Max.
<b>BUILDING MASSING</b>							
Lot Width			N/a	120 lf. Min.	120 lf. Max.	100 lf.. max.	100 lf. Max.
Building Coverage			3% max.	15% max.	25% max.	40% max.	40% max.
Lot Coverage (total impervious)			6% max.	20% max.	35% max.	80% max.	60% max.
Expression Line Height			N/a	N/a	24'-0"	24'-0"	24'-0"
<b>SETBACKS-PRINCIPAL BLDG.</b>							
Front Setback - Principal Bldg.			N/a	48 ft. Min.	24 ft. Min.	6 ft. min. / 18' max.	80% min.
Front Setback - Secondary Bldg.			N/a	48 ft. Min.	12 ft. Min.	6 ft. min. / 18' max.	
Side Setback			N/a	20 ft. Min.	12 ft. Min.	0 ft. min.	10 ft. Min.
Rear Setback			N/a	40 ft. Min.	12 ft. Min.	5 ft. min.	25 ft. Min.
Frontage Buildout			N/a	N/a	40% min.	60% min.	80% Min.
<b>SETBACKS - OUTBUILDINGS</b>							
Front Setback			N/a	20 ft. Min. + bldg. setback	20 ft. Min. + bldg. setback	24 ft. min + bldg. setback	24 ft. min + bldg. setback
Side Setback			N/a	3 ft.	3 ft.	3 ft.	10 ft. Min.
Rear Setback			N/a	3 ft. Min.	3 ft. Min.	3 ft. min.	25 ft. Min.
<b>BUILDING HEIGHT</b>							
Principal Bldg. (Also see _____)			N/a	35'-0" max.	35'-0" max.	60'-0" max.	40'-0" max.
Outbuilding			N/a	20'-0" max.	20'-0" max.	20'-0" max.	20'-0" max.

NUMBER OF STORIES							
Minimum			N/a	1 story min.	1 story min.	2 story min.	1 stories max.
Maximum			N/a	2 stories max.	2 stories max.	5 story max.	3 stories max.
MINIMUM FLOOR AREA							
Minimum first floor	1,200 sf	1,000 sf			1,000 sf		
Minimum second floor, 2-1/2 story	900 sf	900 sf			850 sf		

#### **4.x Building Location**

##### **Specific to zones T1, T2, T3, T4, SD1**

- a. Buildings in the T1 Zone are not permitted *except for limited public use and utility purposes*.
- b. Newly platted lots shall be dimensioned according to **Table 3.1** and relevant transect tables.
- c. Principal building(s) shall be built with frontage along a public or private roadway, and outbuilding(s) shall be built to the rear of the principal building, and may be built on each lot as provided for in these Regulations.
- d. Facades shall be built parallel to the street, as specified on **Table 3.x** and relevant transect tables. Setbacks for principal buildings shall be as shown in **Table 3.x** and relevant transect tables. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks.
- e. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the center-line of the Rear Alley or Rear Lane easement. In the absence of a rear alley or rear lane, the rear yard setback shall be 5 feet from the rear property line.

##### **Specific to Zone T4**

The Commission may, by Special Permit, allow an addition to an existing building which does not comply with the frontyard setback/build-to line as of the effective date of these Regulations. The resulting structure shall be in keeping with the intent of these Regulations and must comply with **Section X.x**.

#### **4.x Building Massing**

##### **General to zones T1, T2, T3, T4, T5, SD1**

- a. Buildings on corner lots shall have two private frontages. Requirements for the second and third layers pertain only to the principal frontage. Requirements for the first layer pertain to both frontages. (*See Definitions for Lot Line and Layers*).
- b. The first story of all facades shall be glazed with clear glass no less than 30% and shall be glazed at least 70% if a shopfront.
- c. Building heights and expression lines shall conform to **Table 4.x**.

- d. Stories may not exceed 14 feet in height from finished floor to finished ceiling, *except for a first floor commercial use, which shall be a minimum of 11 feet and may be a maximum of 25 feet*. A single floor level exceeding 14 feet shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area below shall be counted as an additional story.
- e. In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
- f. Height limits may be increased by 15 feet for non-habitable spaces such as masts, chimney flues, water tanks, or elevator bulkheads.
- g. A spire, tower or belfry on a religious institution or public building may exceed the height limitations of the underlying zone, but shall not:
  - i. Exceed the allowed height by more than 50 feet;
  - ii. Exceed 10% of the roof area.
- h. Building heights in T1, T2, T3, or T4 zones shall not exceed 35 feet and shall be measured in accordance with these Regulations (*See Article ? Definition for Building Height*).
- i. Building heights in T4 zones shall not exceed 60 feet.

- j. All rooftop mechanical units shall be screened from view from the ground and adjacent buildings of equal or lower height.
- k. Sloped roofs are encouraged.

**Specific to zones T3, T4, SD1**

- a. No portion of the private frontage may encroach on the sidewalk.
- b. Open porches may encroach on the first layer by 50% of its depth.
- c. Balconies, open porches and bay windows may encroach on the first layer by 50% of its depth.

**Specific to zones T4**

- a. Awnings, arcades, and galleries may encroach on the sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet and shall not exceed 14 feet in height.
- b. Stoops, lightwells, balconies, bay windows, and terraces may encroach on the first layer 100% of its depth.
- c. Loading docks and service areas shall not be permitted in first layer.
- d. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built in the same plane as the facade.
- e. Streetscreens should be at 3-1/2 and 4-1/2 feet in height. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and one-way auto-mobile access.
- f. First floor residential or lodging use shall be raised a minimum of 2 feet from the average sidewalk grade.

**SPECIAL REQUIREMENTS**

**Specific to zones T4, SD1**

Unless otherwise approved by the Commission, the following special requirements in the Transect Zones or Special District shall be required:

**Shopfront:** A shopfront facade shall be provided on average every 30' along the frontage. The shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in **Table of Private Frontages** and as specified in **Article ?**. The first floor shall be confined to retail use for a minimum depth of 20 feet from the frontage line within the first story. Lobbies for hotels, offices and multiple family dwellings may be considered as part of the required retail frontage, provided that any such lobby occupies no more than 50% of said building.

The Commission may require Cross Block Passages to ensure safe and convenient pedestrian and bicycle circulation.

**BUILDING USE**

**Specific to zones T2, T3, T4, SD1**

- a. Building uses in each Transect Zone shall conform to the uses on **Table 3.1**.
- b. Accessory uses of lodging or office shall be permitted within an outbuilding. *See Table 3.1.*

**Specific to zones T4, SD1**

- a. First story commercial uses shall be permitted.

## **DENSITY AND PARKING CALCULATIONS**

### **Specific to zones T2, T3, SD1**

- a. Density on a lot shall be determined by the actual parking provided within the lot as applied to the uses permitted in **Table 3.1**, as well as landscaping, open space, building coverage and pervious surface regulations.

### **Specific to zones T4, SD1**

- a. Maximum density on a parcel shall be determined by the availability of effective parking in conjunction with **Table 3.4** as it may apply. Such parking shall be provided:
  - i. Within the lot;
  - ii. Along the parking lane corresponding to the lot frontage, or;
  - iii. By purchase or lease for 25 years from a parking lot within 300 feet;
  - iv. In a public parking garage or lot available within 300 feet of the property line.
- b. Parking requirements shall be adjusted according to the shared parking factor of **Table X.x** determine the effective parking. The shared parking factor is available for any combination of uses within any pair of adjacent blocks.
- c. Based on the effective parking available, the density of the projected use shall be determined according to **Table X.x** and **Table X.x**.
- d. At the discretion of the Commission, the effective parking may be further reduced by up to 30% within a Transit-Oriented Development (TOD).
- e. Liner buildings that are less than 30 feet deep and no more than two stories shall be exempt from parking requirements.

### **Specific to zones T2, T3, T4, SD1**

Parking calculations: Table 3.1 summarizes the parking requirement for each use by Transect Zone. This table also enables the calculation of allowable building square footage and the number of dwelling units allowed on each site given the parking available. To use the shared parking factor, divide the number of required parking spaces by the sharing factor to find the actual number of spaces required.

<b><u>Table 4.1 Required Parking in Transect Zones</u></b>
--

<b>(See Table 3.x for how uses are categorized by function)</b>			
<b>Function</b>	<b>T2 + T3</b>	<b>T4</b>	<b>T5</b>
Residential	2.0 / dwelling unit	1.5 / dwelling unit	1.0 / dwelling unit
Lodging	1.0 / dwelling unit	1.0 / dwelling unit	1.0 / dwelling unit

**Example:** T 4 Zone, Mixed use building with 10,000 sf of office and 20 dwelling units.

**Office:**

10,000 sf x 3 spaces / 1,000 sf  
 = 30 spaces

**Residential:**

20 dwelling units x 1.5 spaces / dwelling  
 = 30 spaces

*Sub-Total:*

30 spaces + 30 spaces  
 = 60 required spaces

**TOTAL:**

60 required spaces / 1.4 sharing factor

<u>Office</u>	<u>3.0 / 1,000 sf. Gross leasable space</u>	<u>3.0 / 1,000 sf net leasable space</u>	<u>2.0 / 1,000 sf net leasable space</u>
<u>Medical Office</u>	<u>5.0 / 1,000 sf. Gross leasable space</u>	<u>4.0 / 1,000 sf net leasable space</u>	<u>4.0 / 1,000 sf net leasable space</u>
<u>Retail</u>	<u>4.0 / 1,000 sf. Gross leasable space</u>	<u>4.0 / 1,000 sf net leasable space</u>	<u>3.0 / 1,000 sf net leasable space</u>
<u>Civic</u>	<u>To be determined by the Commission*</u>		
<u>Other</u>	<u>To be determined by the Commission*</u>		
<u>*Table X.x shall be used by the Commission as a guide for determining health, safety and welfare limits for parking.</u>			

**INSERT SHARED PARKING FACTOR MULTIPLIER<sup>1</sup>**

<sup>1</sup> When three functions share parking, the lowest Shared Parking Factor shall be used to assure that there is enough parking.

DRAFT

## **Section 4.x    PARKING LOCATION and PRIVATE ROADWAY STANDARDS**

### **Specific to zones T1, T2, T3, T4, SD1**

- a. Where possible, parking shall be accessed by rear alleys or rear lanes.
- b. Surface parking lots shall be masked from the frontage by a building or streetscreen.

### **Specific to zones T2, T3, SD1**

- a. Surface parking lots shall be located in the second and third lot layers. However, driveways, drop-offs and unpaved parking areas may be located in the first lot layer and shall be limited to five spaces. These five spaces may be used for temporary parking only.
- b. Garages shall be located in the third layer. However, side- or rear-entry garages may be allowed in the first or second layer by Special Permit.

### **Specific to zones T3, T4, SD1**

- a. Driveways at frontages of single-family residential uses shall be no wider than 12 feet in the first layer.
- b. Driveways at frontages of mixed-use and/or non-residential uses shall be no wider than 18 feet in the first layer.

### **Specific to zones T4, SD1**

- a. All parking areas and garages shall be located in the third layer.
- b. A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten actual vehicular parking spaces.

### **Specific to zones T5, SD1**

- a. All parking lots, garages, and parking structures shall be located in the third layer.
- b. Vehicular entrances and exits to parking lots, garages, and parking structures shall be no wider than 18 feet at the frontage.
- c. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) *except on underground levels that may be exited by pedestrians directly into a building.*
- d. A minimum of one bicycle rack place shall be provided within the public or private frontage for

every ten actual vehicular parking spaces.

Table 4.x Private Roadway Summary for Transect Zones							
Design Speed	Travel Lane Width	T1	T2	T3	T4	T5	SD1
Below 20 mph	8 feet	.	.	.	.	.	.
20-25 mph	9 feet	.	.	.	.	.	.
25-35 mph	10 feet	.	.	.	.	.	.
25-35 mph	11 feet	.	.			.	
Above 35 mph	12 feet	.	.			.	
Design Speed	Parking Lane Width						
20-25 mph	(Angle) 18 ft.						.
25-35 mph	(Parallel) 7 ft.					.	.
25-35 mph	(Parallel) 8 ft.			.	.	.	.
Above 35 mph	(Parallel) 9 ft.					.	.
Design Speed	Parking Lane Width						
20-25 mph	5-10 ft.			.	.	.	.
25-35 mph	10-15 ft.	.	.	.	.	.	.
25-35 mph	15-20 ft.	.	.	.	.	.	.
Above 35 mph	20-30 ft.	.	.				.

- Allowed

## LANDSCAPE STANDARDS

### Specific to zones T2, T3, T4, SD1

The first layer may not be paved, *except for sidewalks and driveways as specified in Section X.x.*

### Specific to zones T1, T2

- A minimum of two trees shall be planted within the first layer for each 30 feet of frontage line or portion thereof.
- Trees may be of single or multiple species as shown on **Table X.x.**

- c. Trees shall be naturally clustered.

**Specific to zones T3, T4, SD1**

- a. A minimum of one tree shall be planted within the first layer for each 30 feet of frontage line or portion thereof.
- b. Trees shall be a single species to match the species of street trees on the public frontage, or as shown on **Table X.x**.

**Specific to zones T5**

- a. Trees shall not be required in the first layer.
- b. The first layer may be paved to match the pavement of the public frontage.

**4.x Special District 1(SD1)**

Description and Purpose. The purpose of the Special District 1 is to improve the existing character of the area by:

- a. Making the zone complete by allowing for a mix of uses for living, playing, learning and working;
- b. Providing for alternatives to the automobile by improving safe access within and through the zone for drivers, bicyclists and pedestrians;
- c. Developing in harmony with natural systems by employing sustainable, green technologies and land-use practices;
- d. Meeting the housing needs of the neighborhood by including new housing
- e. Coordinating flood plain mitigation with development of infrastructure;
- f. Locating parks, neighborhood amenities, aesthetic streetscapes, native habitat areas and community gardens that will enhance the quality of life for the area residents.
  - (a) Public parks
  - (b) Playgrounds and open spaces, and
  - (c) Uses incidental thereto.

Table 4.x SD1 Zone Bulk Regulations	
Bulk Description	SD1-Zone
Block Size (Perimeter)	na
<b>Building Massing</b>	
Lot Width	na
Building Coverage	3%
Lot Coverage (total impervious)	6%
Expression Line Height	na?
<b>Setback - Principal Bldg.</b>	
Front Setback - Principal Bldg.	?
Front Setback - Secondary Bldg.	?
Side Setback	?
Rear Setback	?
Frontage Buildout	?
<b>Setback - Out buildings</b>	
Front Setback	?
Side Setback	?
Rear Setback	?
<b>Building Height</b>	
Principal Use	?

	Out building	?
Number of Stories		
	Minimum	1
	Maximum	?