

Appendix B Proposed Code Inclusions

General zone standards have the primary role in defining the physical form of the built environment. The proposed standards for the study area are organized by Mixed Use Livability (MUL) and Industrial Sanctuary (IS) zones. These standards provide a preliminary framework that would require further development to establish appropriate development incentives to achieve intended public benefits. The following sections illustrate potential standards and incentives that could be applied to the study area.

PROPOSED REGULATORY CODE REQUIREMENTS - ZONE 1

Mixed Use Livability (MUL) General Standards

Intent

The primary intent of this zone is to protect the livability and ensure the quality of residential development while also providing for mixed-use employment centers within the neighborhood.

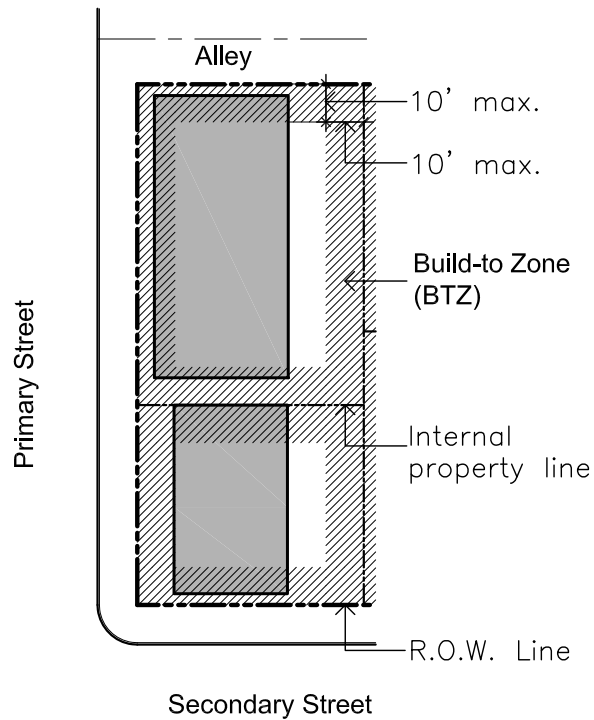
Building Form

A building's form directly impacts the experience of the street traveler. Building placement, setbacks, height, entry locations, facades, lot coverage, and open space affect the feel of a streetscape. With specific guidelines, a consistency will be created to improve the streetscape experience.

Table B-1 Mixed Use Livability (MUL) General Standards

Building Placement		Figure
Setback (Distance from Property Line)		
Front Setback-Primary St. ROW	0' minimum, 10' maximum	P1
Side Setback -Street ROW	0' minimum, 10' maximum	P1
Side Setback-Interior	No minimum	P1
Rear Setback - Interior	20' minimum	P1
Rear Setback - Alley	12' minimum from alley ROW centerline	P1
Height		
Maximum Height	70' (after incentives and setbacks)	H1
Upper Level Setbacks	10' of additional setback from street and alley ROW required for each 20' of building height above 36'	H1
Minimum Height	2 Habitable stories	
Ground Floor Height	Main Street Typology (2nd Ave) - 15' minimum; Neighborhood and Community Flow Streets - 12' minimum (9' minimum for ground-floor residential)	H2
Building Form		
Maximum Building Width	80' without modulation. 8' deep x 10' wide modulation required for every 80' of frontage	F1
Maximum Lot Coverage	75%; 80% for projects that meet incentive criteria	
Open Space	Minimum dimensions for open space associated with housing need to be developed or referenced to other applicable residential development standards	
Street Facing Entry	Required on all primary street facades	F2
Entry Spacing	Minimum of one functional entry per 80' of primary street frontage	F3MUL
Façade Transparency	35% minimum transparency for all commercial and retail uses and all other facades facing primary streets	

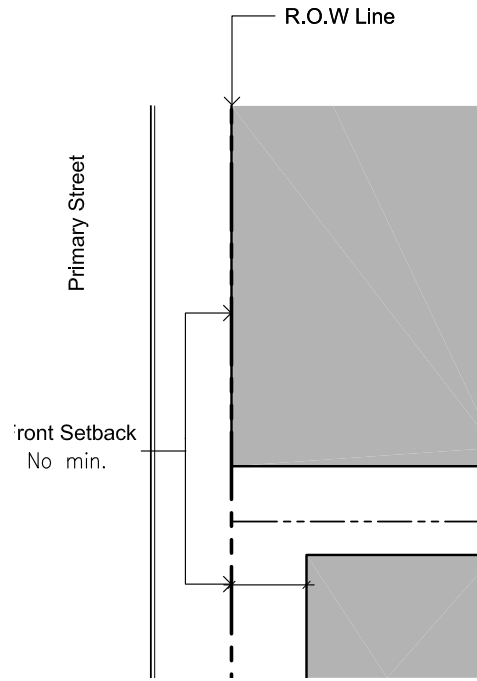
B Proposed Code Inclusions



P1 - Build-to-Zone
0-10' Built-to Zone (BTZ)

P1 - Build-to-Zone

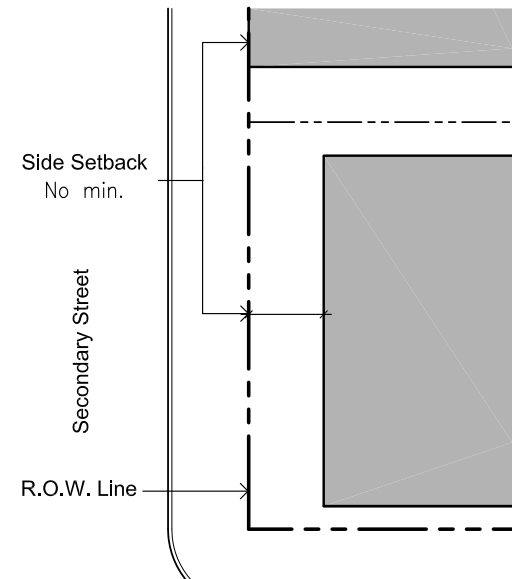
A Built-to-Zone (BTZ) prescribes a consistent area where the facade of a building should reside. Using a BTZ creates a well-proportioned, pedestrian-oriented and comfortable streetscape. The BTZ gives property owners a range of zero to 10 feet from the street right-of-way or internal property line to locate their building facade.



P2 - Front Setback
No minimum

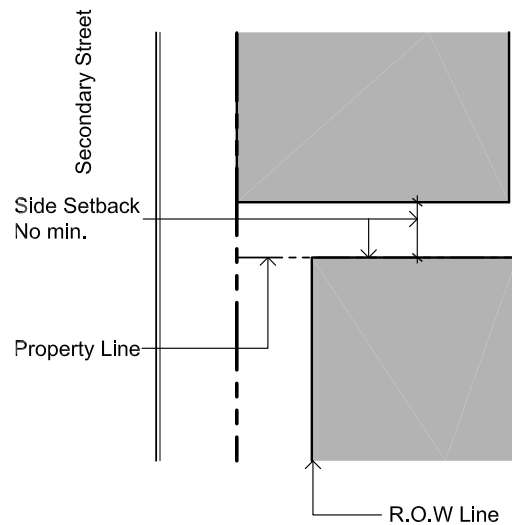
P2 - Front Setback

Building front setbacks also influence the streetscape perception. The front setback regulations prescribe that there is no minimum setback from the primary street's ROW. Having no minimum front setback reinforces the BTZ, in that a building facade must be set within the BTZ which allows a zero foot setback.



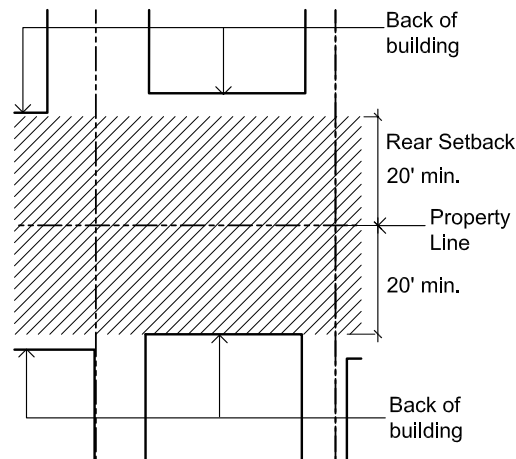
P3 - Side Setback - Street
No minimum

A regulated side setback influences the feeling of the streetscape along the secondary street. Having no minimum secondary setback complies with the BTZ, in that a building's side facade must be set within the BTZ which allows a zero foot setback.



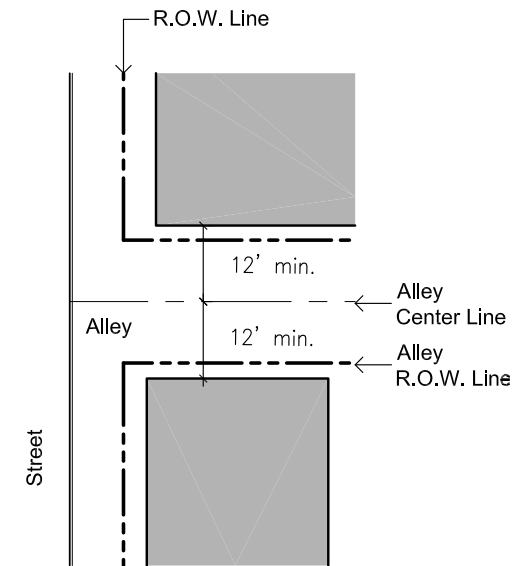
P4 - Side Setback - Interior
No minimum

A regulated side setback between the internal property line influences the feeling of the streetscape by regulating the spacing or gaps between structures along the street. Having no minimum side setback allows for buildings to be build right up against one another creating a consistent building wall to the street.



P5 - Rear Setback - 20'
No minimum

A regulated rear setback influences the feeling of the streetscape along the secondary street. A minimum setback from the rear property line creates, at a minimum, a 40' view from a secondary street. The combination of this code with P1-P4 would force a large building to orient closer the primary or secondary street right of ways.

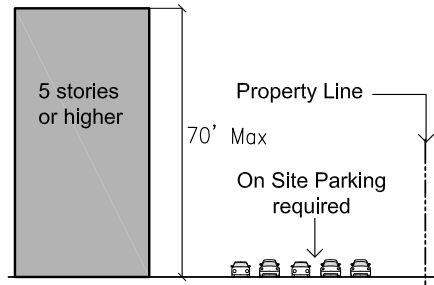


P6 - Alley Setback
12' from center of alley

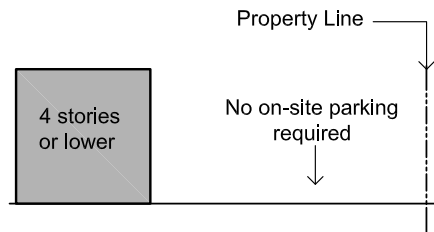
Alleys are also places for people and cars, this requirement fosters a comfortable alley that has, a moderately consistent building wall since many will build up to the minimum established by this requirement. Where an alley exists, a 12 foot minimum offset for a building, is required from the alley center line.

Building Height

By regulating minimum and maximum heights, ground floor height, and width, the code ensures the proper proportion of the adjacent public spaces and suggests the appropriate size range for the intent of the area.

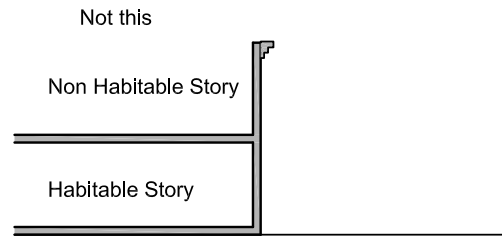
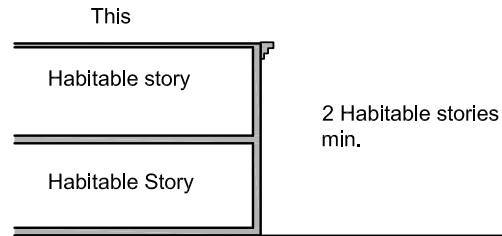


H1 - Maximum Building Height
70' w/ Parking on Property



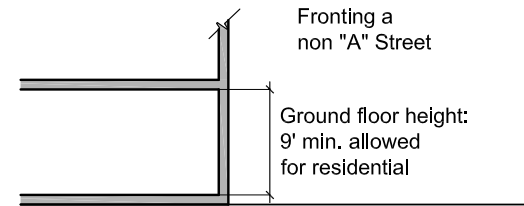
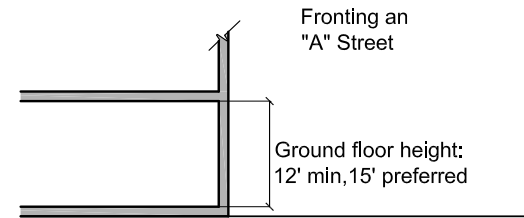
H2 - Maximum Building Height
4 Stories w/ no on-site parking requirement

A building may reach a maximum height of 70 feet if on-site parking is provided. If no on-site parking is provided then a building may reach 4 stories maximum since a 4 story building can achieve parking requirements off-site through exemplary design.



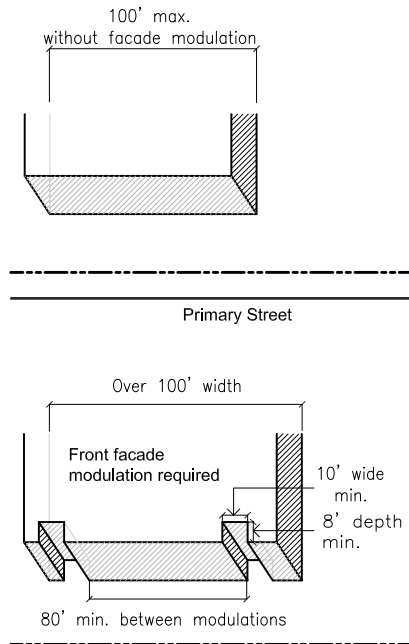
H3 - Minimum Building Height
Two habitable stories

A building must have a minimum of two habitable stories. A first habitable floor with a 2 story facade will not meet the requirement of this regulation. Requiring two habitable stories ensures a certain level of perceived activity from adjacent public spaces. The combination of minimum and maximum building heights prescribes an appropriate range for building uses and appropriate streetscape ratios.



H4 - Ground Floor Height
12' min, 15' preferred on "A" Street.
9' min for residential non "A" street

The Ground Floor Height (GFH) is the distance between the finished floor and the ceiling of the first floor of a building. A regulated GFH will force new development to be built in scale with existing structures while allowing for retail spaces to be adequately visible. Twelve feet is the minimum GFH for all uses fronting an "A" street, although 15 feet is preferred. A residential buildings on a non-"A" street has a minimum GFH requirement of 9 feet.

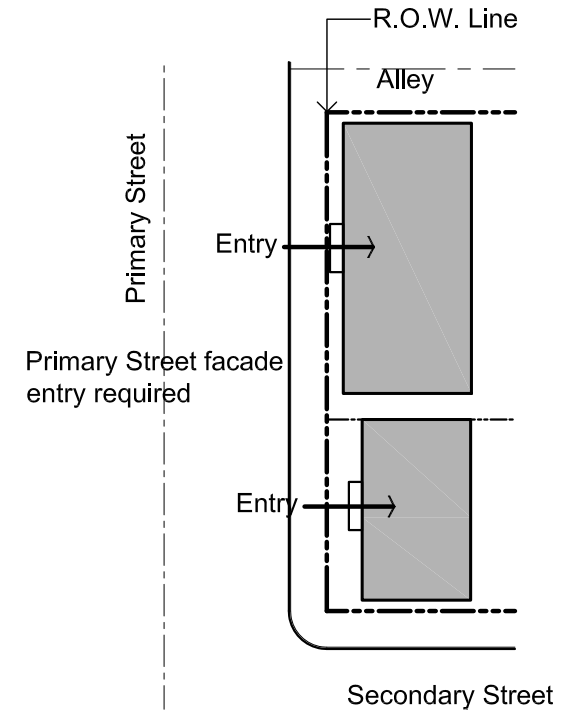


H5 - Maximum Building Width
100' without modulation. 8' depth x 10' width modulation required over 100'.

By requiring an 8' deep by 10' wide modulation on building fronts wider than 100 feet, new buildings will be appropriately scaled to the desired urban form. This requirement will ensure that even large lot development keeps in scale with the neighborhood vision.

Facades & Entries

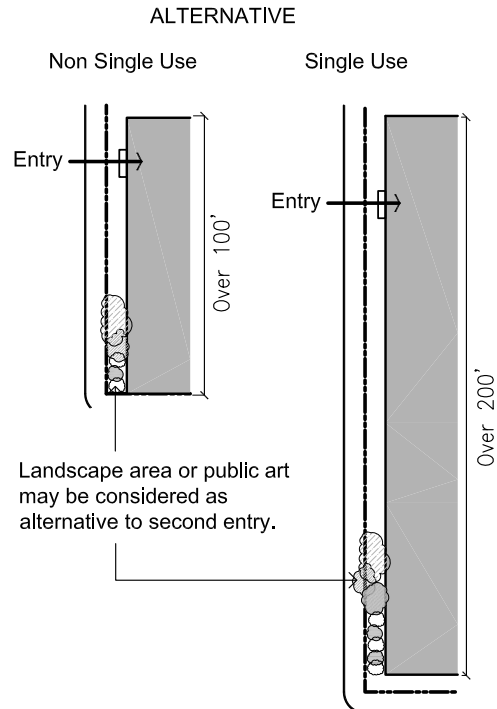
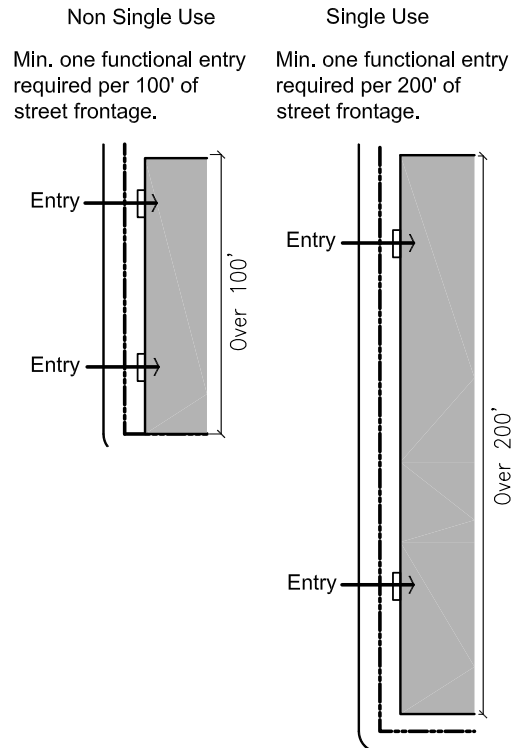
A building's facade and entrances are the transitions between public and private spaces, providing the basis for the street's character. The regulations in this section seek to ensure that the public spaces are activated and addressed according to the intent of the building.



FE1 - Maximum Building Width
Required on Primary Street Facades

All buildings must have an entrance on the primary street's facade. Entrances give a sense of porosity to a building, improving the street experience. Entrance also give the primary street a proper sense of heigharchy.

B Proposed Code Inclusions



FE2 - Maximum Building Width

Min. 1 functional entry per 100' of street frontage.
For longer single use buildings, 200 sf.

A building must have a minimum of one functional entry per 100' of street frontage. A longer single use building must have a minimum of 1 functional entry per 200' of street frontage.

As building width increases and more entries are required, the owner may substitute planting for the additional entries.

The goal of this requirement is to break up the face of a building with entrances or planting. As the building facade becomes more segmented the public space feels more comfortable to the user.

PROPOSED REGULATORY CODE REQUIREMENTS - ZONE 2

Intent

The primary intent of this zone is to protect commercial, research and development, and light and heavy industrial uses while also providing high-quality mixed use employment centers within the neighborhood.

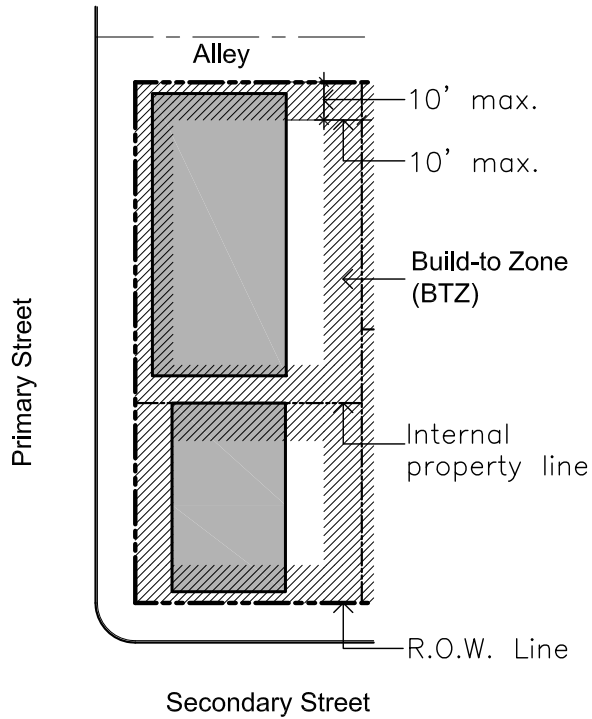
Building Form

A building's form directly impacts the experience of the street traveler. Building placement, setbacks, height, entry locations, facades, lot coverage, and open space affect the feel of a streetscape. With specific guidelines, a consistency will be created to improve the streetscape experience.

Table B-2 Industrial Sanctuary (IS) General Standards

Building Placement		Figure
Setback (Distance from Property Line)		
Front Setback	0' minimum, 10' maximum	P1
Side Setback –Street	0' minimum, 10' maximum	P1
Side Setback-Interior	No minimum	P1
Rear Setback	20' minimum	P1
Alley Setback	12' minimum from center alley ROW line	P1
Height		
Maximum Height	70' (after incentives and setbacks)	H1
Upper Level Setbacks	10' of additional setback from street and alley ROW required for each 20' of building height above 36'	H1
Minimum Height	No minimum	
Ground Floor Height	12' minimum	H2
Building Form		
Maximum Building Width	No maximum	F1
Lot Coverage	75%; 80% for projects that meet incentive criteria	
Open Space	None	
Street Facing Entry	Required on primary street facades	F2
Entry Spacing	Minimum of one functional entry per 80' of main street (typology) frontage. Landscaped area or public art may be considered as alternative to second entry	F3IS
Façade Transparency	35% transparency on all building facades fronting main streets (typology)	

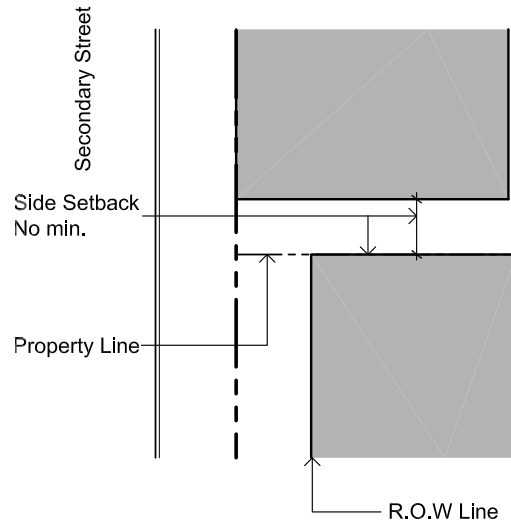
Alternatives to proposed street designs within the IS zone should be subject to special review. Local/neighborhood streets may be approved for abandonment to accommodate industrial uses that require larger parcels.



P1 - Build-to-Zone

0-10' Built-to Zone (BTZ) on "A" Streets

A Built-to-Zone (BTZ) prescribes a constant area where the facade of a building should reside. Using a BTZ will create a well-proportioned, pedestrian-oriented and comfortable streetscape. The BTZ gives property owners a range of zero to 10 feet from the street right-of-way or property line, along an "A" street to locate their building facade.



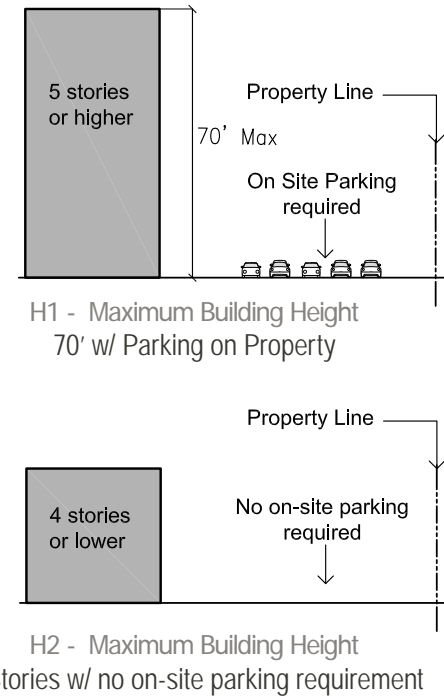
P4 - Side Setback - Interior

Refer to Code

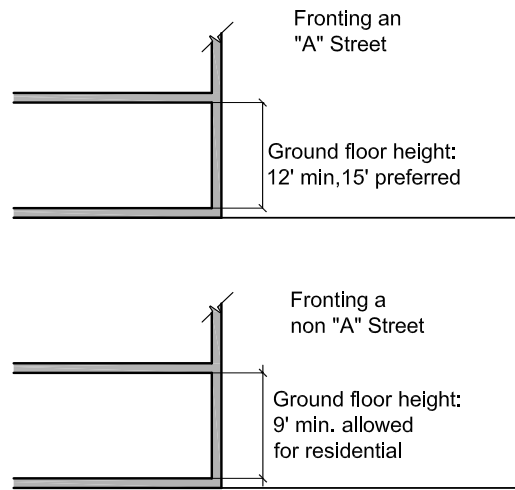
Refer to building codes for fire protection or separation requirements

Building Height

By regulating minimum and maximum heights, ground floor height, and width, the code ensures the proper proportion of the adjacent public spaces and suggests the appropriate size range for the intent of the area.

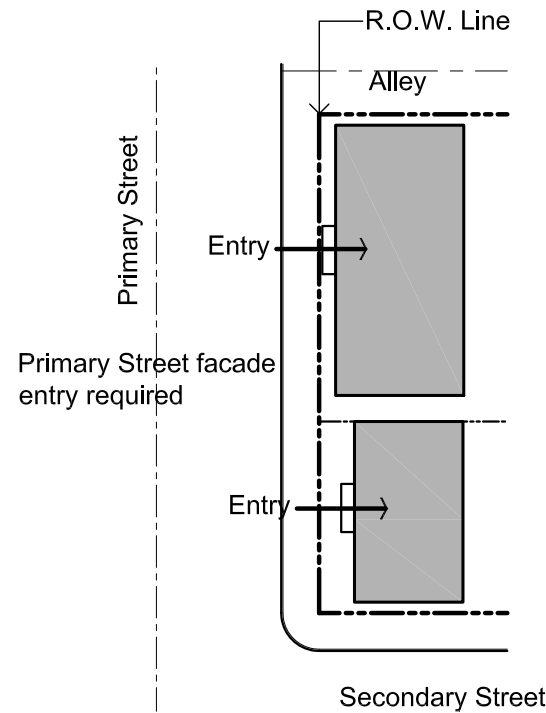


A building may reach a maximum height of 70 feet if on-site parking is provided. If no on-site parking is provided then a building may reach 4 stories maximum since a 4 story building can achieve parking requirements off-site through exemplary design.



H4 - Ground Floor Height
12' min,

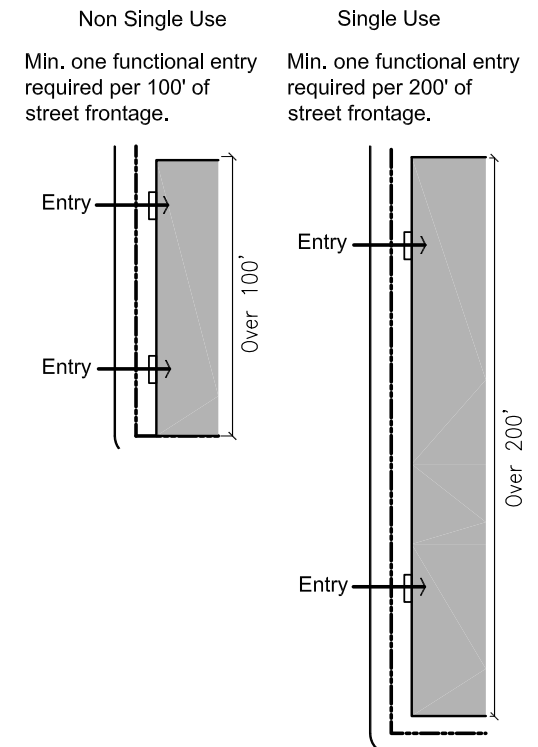
The Ground Floor Height (GFH) is the distance between the finished floor and the ceiling of the first floor of a building. Twelve feet is the minimum GFH for all uses.



FE1 - Maximum Building Width

Required on Primary Street Facades on "A" St

All buildings must have an entrance on the primary street's facade. Entrances give a sense of porosity to a building, improving the street experience. Entrance also give the primary street a proper sense of heigharchy.



FE2 - Maximum Building Width

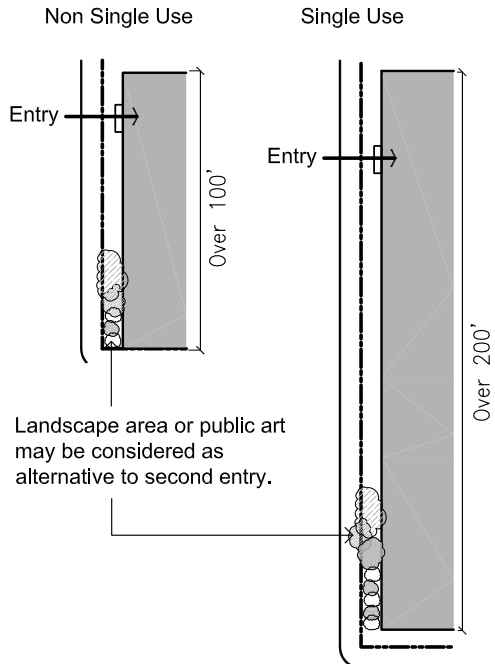
Min. 1 functional entry per 100' of street frontage.
For longer single use buildings, 200 sf.

A building must have a minimum of one functional entry per 100' of street frontage. A longer single use building must have a minimum of 1 functional entry per 200' of street frontage.

As building width increases and more entries are required, the owner may substitute planting for the additional entries.

The goal of this requirement is to break up the face of a building with entrances or planting. As the building

ALTERNATIVE



facade becomes more segmented the public space feels more comfortable to the user.

Appendix A Economics, Market Forces, & Funding
