

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM

155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

TOWER BUILDING TYPE

DEFINITION:

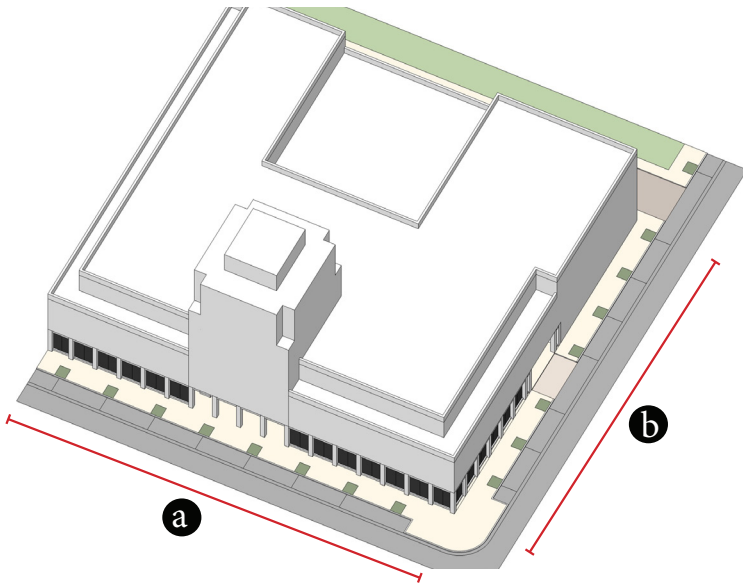
a multi level building organized around a central core where a part of the building is higher in proportion.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- a

LOT WIDTH
- b

LOT DEPTH

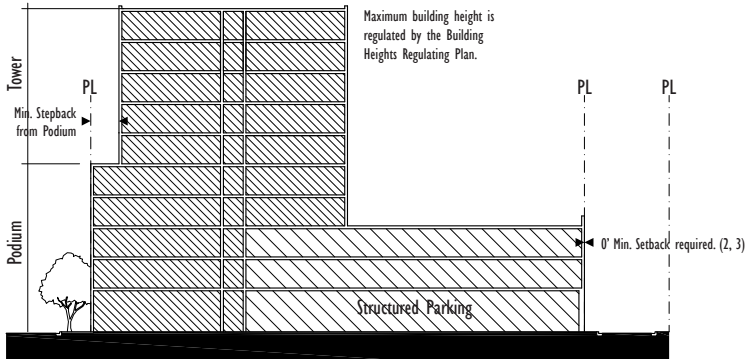
BUILDING MASSING



LOT STANDARDS: MIN. MAX.

a. Lot Width	200'	350'
b. Lot Depth	100'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

BUILDING CONFIGURATION



NOTES:

1. At grade
2. Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
3. Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

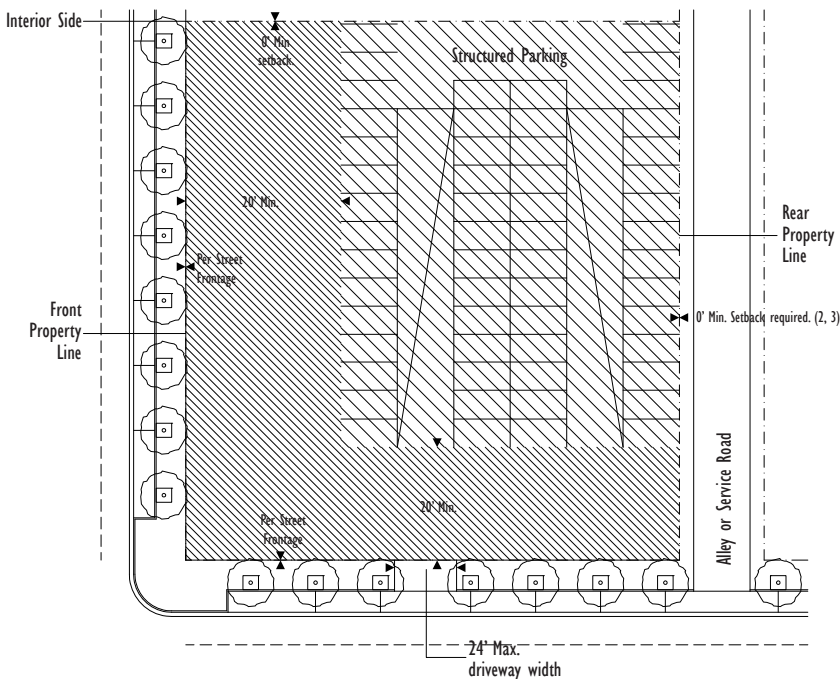
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

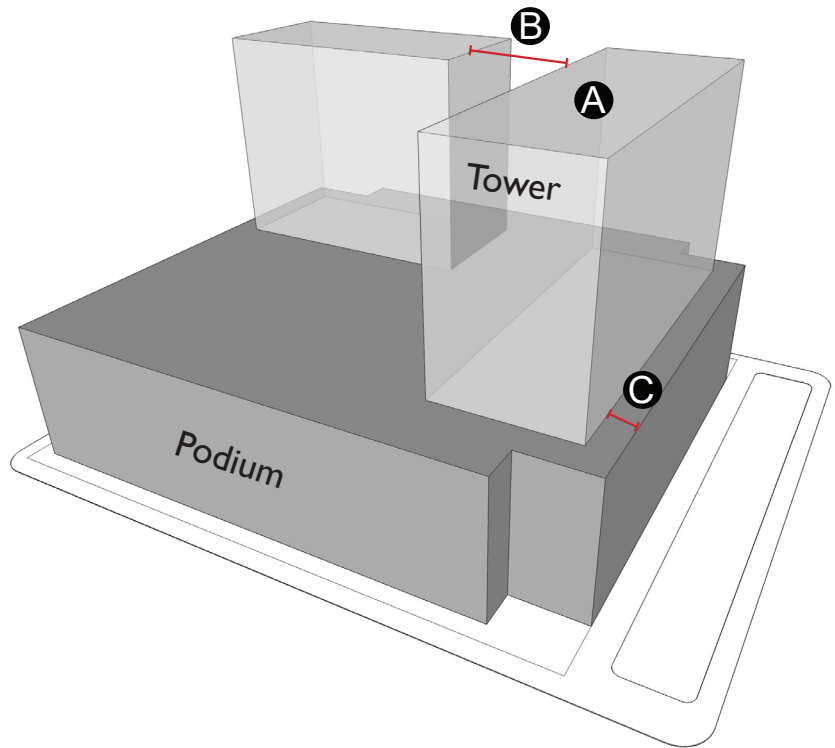
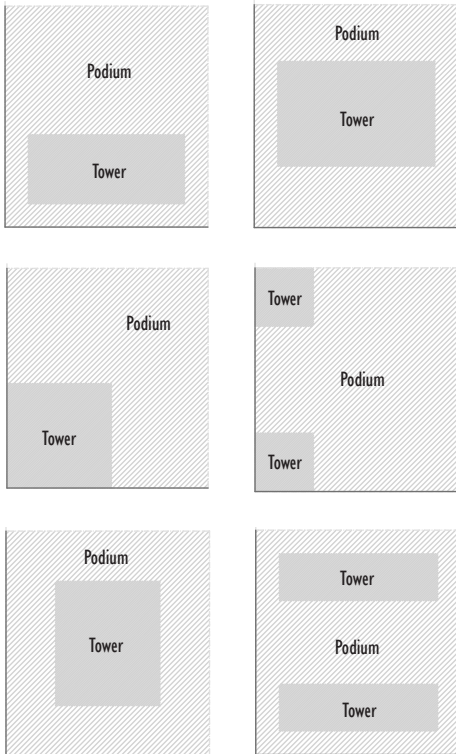
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

BUILDING SETBACKS



EXAMPLES OF TOWER CONFIGURATION



A. TOWER FLOORPLATE STANDARD:

Above the fifth floor there shall be a maximum tower floorplate size. The floorplate size for multiple towers shall be calculated as an average of the total cumulative tower floorplate area divided by the number of tower stories above the 5th floor. Except as otherwise modified in the overlay district regulations, the maximum floorplate size is dependent upon the tower's primary use as follows:

1. Office or Non-Residential – average of 35,000 square feet for multiple towers and a 45,000 square feet maximum permitted floorplate size for any individual tower floorplate;
2. Residential, Mixed-Use or Hotel – average of 20,000 square feet for multiple towers and a 32,500 square feet maximum permitted floorplate size for any individual tower floorplate.

B. TOWER SEPARATION:

The minimum allowable horizontal distance between two or more towers on a single lot or development, shall be 60 feet. The minimum allowable horizontal distance between towers on adjoining lots or in different developments shall be 60 feet.

C. TOWER STEPBACK:

The minimum stepback for the tower shall be ten feet from the podium along interior side and rear property lines only. Along the front and street side property lines the minimum stepback for the tower shall be as specified in each TO overlay district.

D. TOWER ORIENTATION:

Tower orientation shall be specified toward terminating street vistas and along Designated Publicly Accessible Greenways and Open Spaces, where applicable. The placement of the tower shall be such that it is near, fronting, or adjacent to a specified Designated Greenway and/or Open Space in order to provide a continuous strong edge to the public realm, creating defined public spaces and continuity in the urban context.

ILLUSTRATIVE EXAMPLES



LINER BUILDING TYPE

DEFINITION:

A building that conceals a garage, or other faceless building, that is designed for occupancy.

- BUILDING LINE
- PROPERTY LINE
- COLONNADE
- ACTIVE USE
- PARKING AREA
- LOT WIDTH
- LOT DEPTH

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	125'	350'
b. Lot Depth	170'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

NOTES:

- At grade.
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.
- The minimum depth of the active use lining the garage or other faceless buildings shall be 20 feet.

OPEN SPACE STANDARDS:

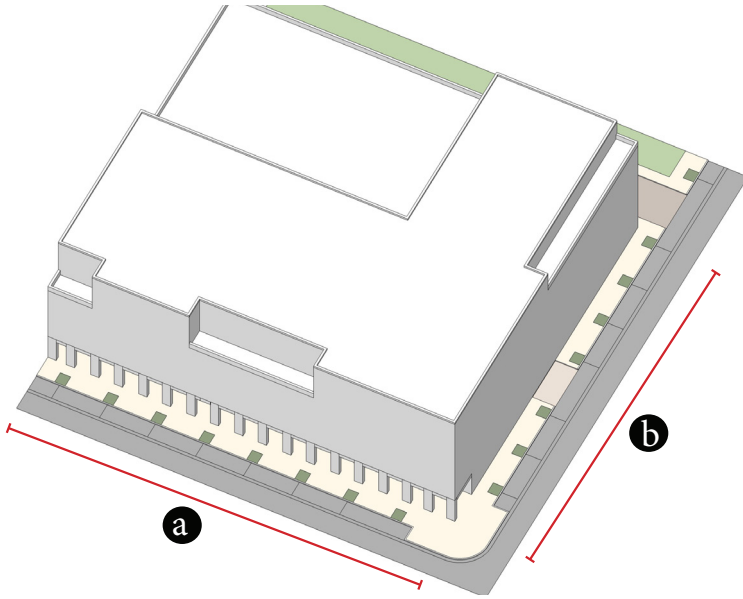
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

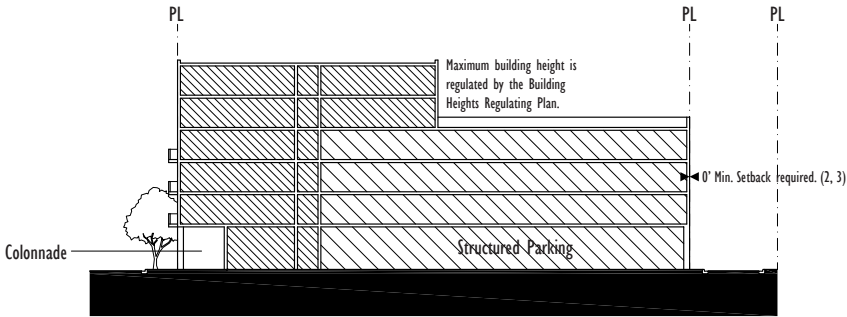
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- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
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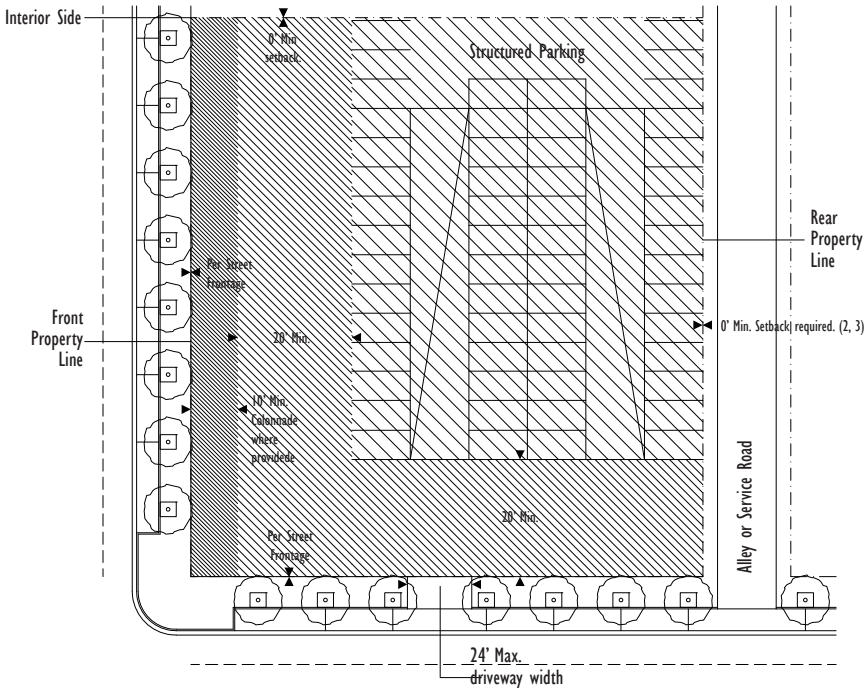
BUILDING MASSING



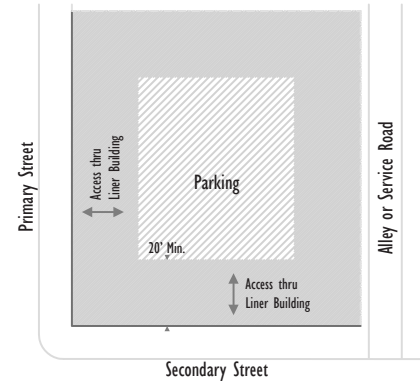
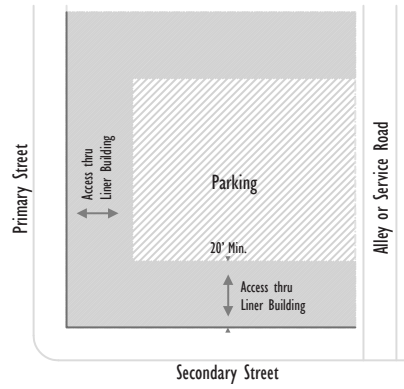
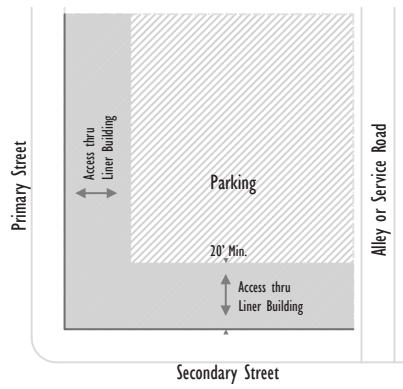
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF LINER CONFIGURATION



Liner buildings along Main Street in City Place



View from rear of lot showing parking garage structures lined along the street

COURTYARD BUILDING TYPE A

DEFINITION:

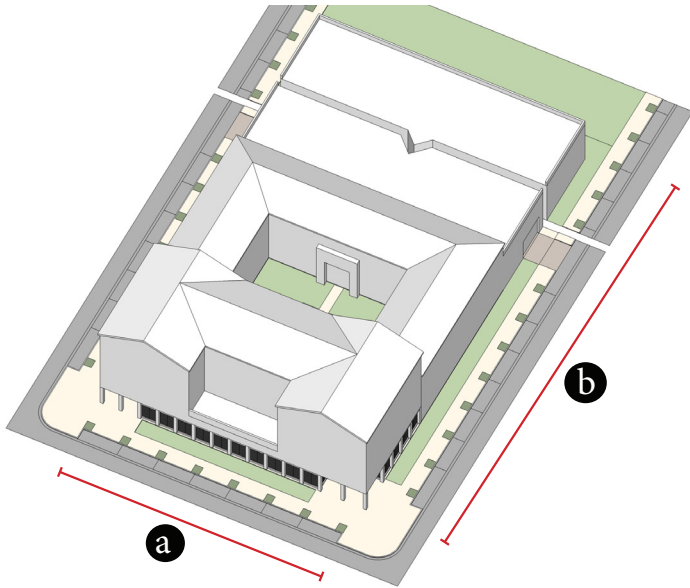
a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with detached parking.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- a

LOT WIDTH
- b

LOT DEPTH

BUILDING MASSING



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	150'	350'
b. Lot Depth	160'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

NOTES:

1. At grade.
2. Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
3. Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

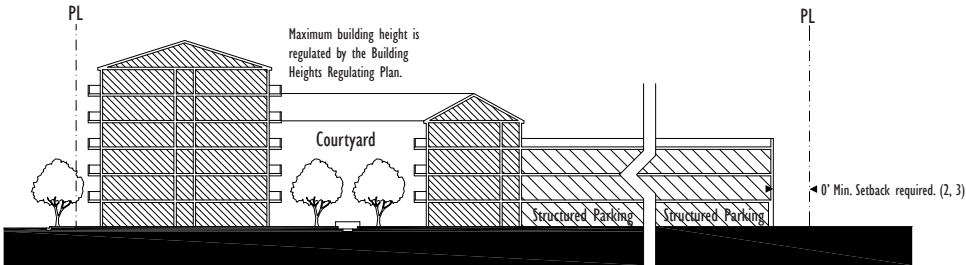
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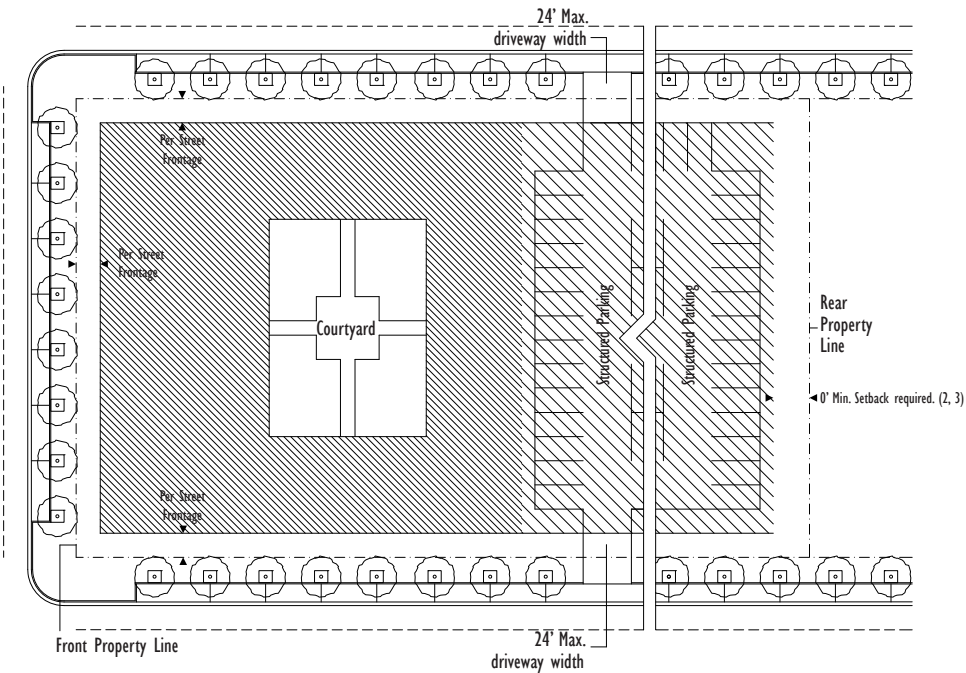
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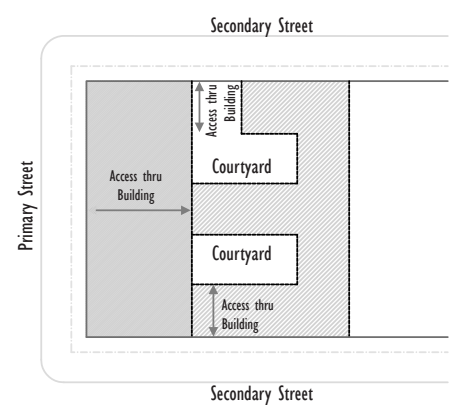
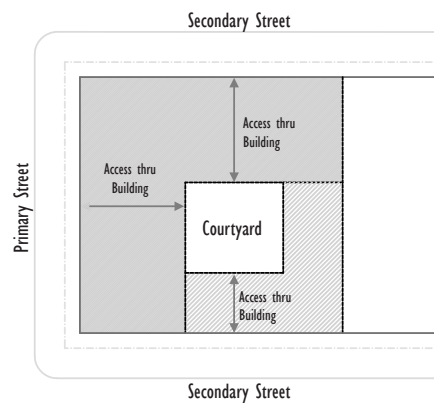
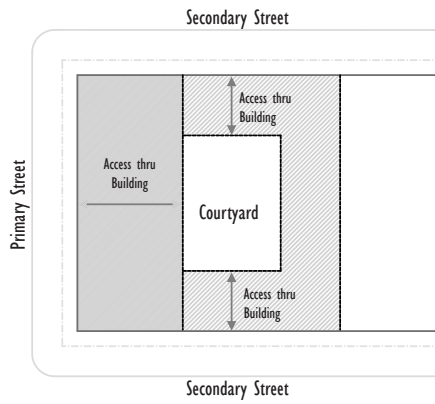
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



COURTYARD BUILDING TYPE B

DEFINITION:

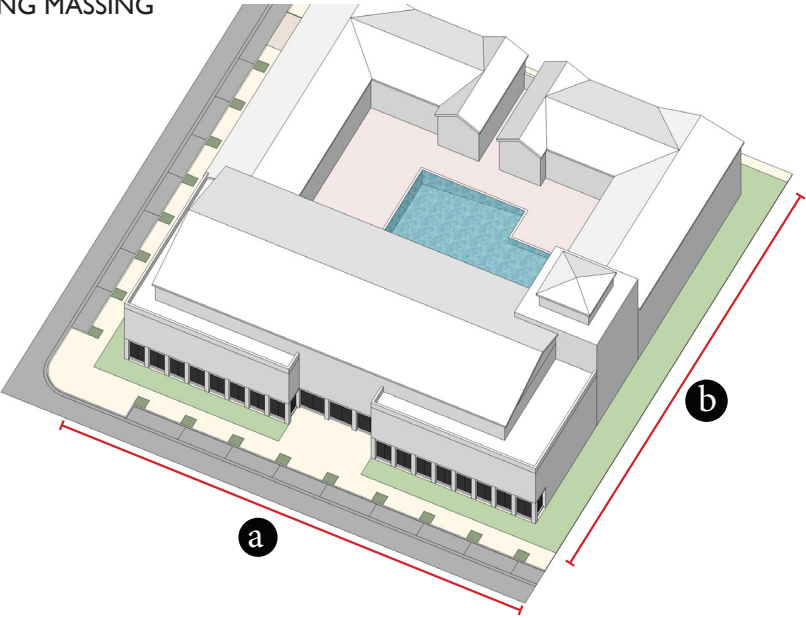
a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with attached parking.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- a

LOT WIDTH
- b

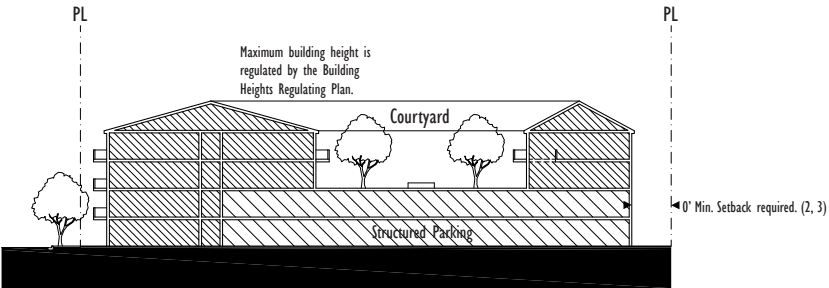
LOT DEPTH

BUILDING MASSING



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	150'	350'
b. Lot Depth	160'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

BUILDING CONFIGURATION



NOTES:

1. At grade.
2. Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
3. Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

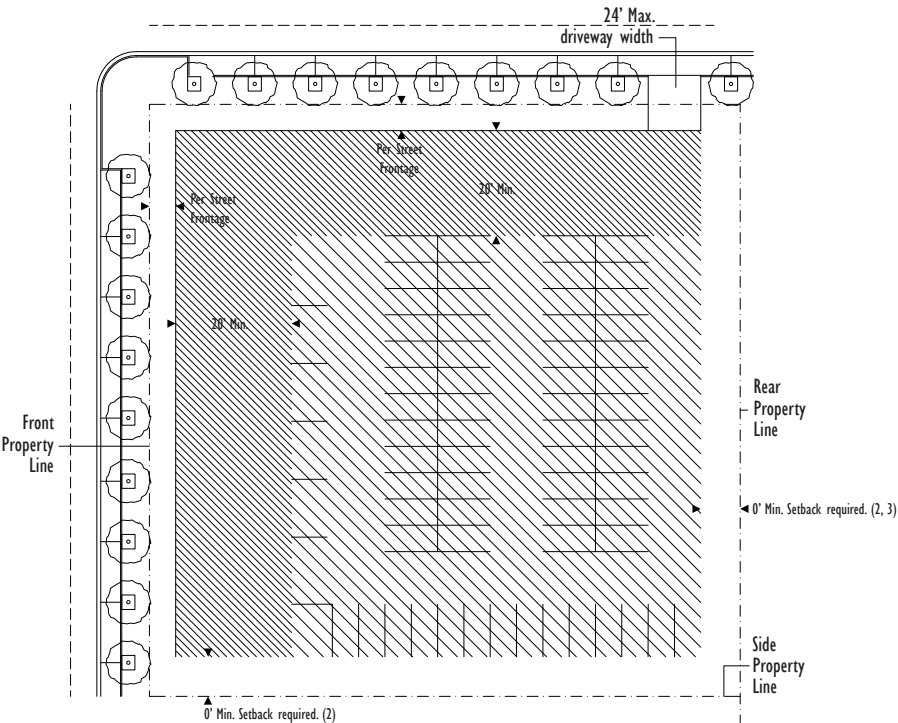
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FORECOURT STANDARDS:

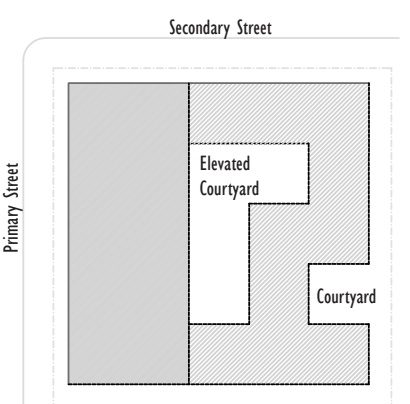
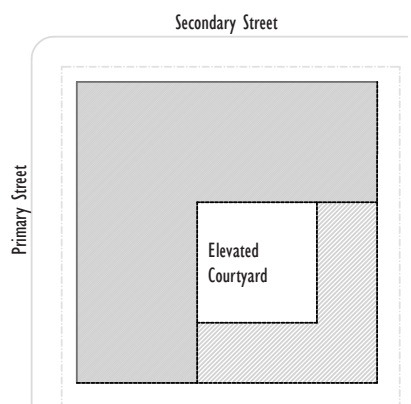
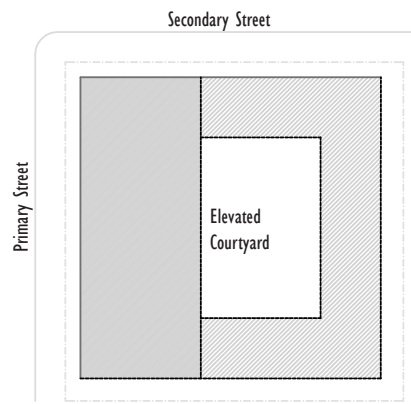
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BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

FLEX BUILDING TYPE

DEFINITION:

buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.

	BUILDING LINE
	PROPERTY LINE
	ARCADE / COLONNADE
	ACTIVE USE
	PARKING AREA
	LOT WIDTH
	LOT DEPTH

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	25'	350'
b. Lot Depth	70'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

NOTES:

- At grade.
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

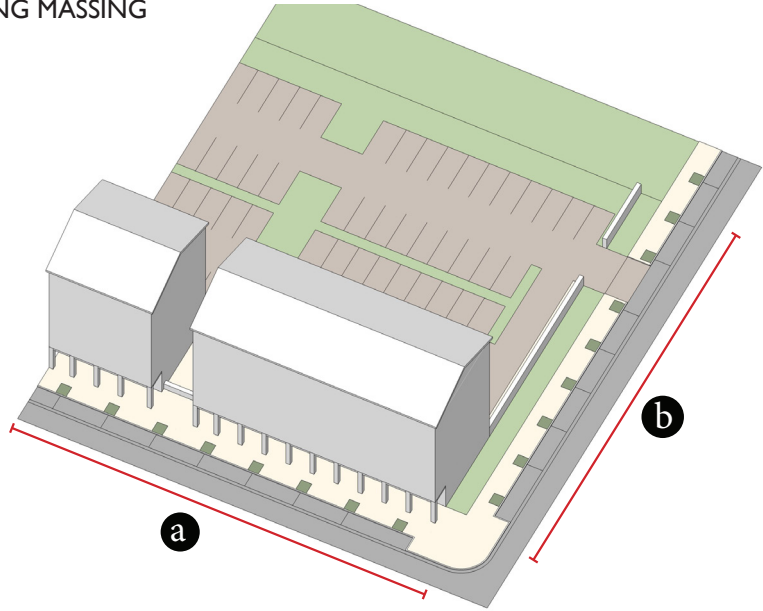
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FORECOURT STANDARDS:

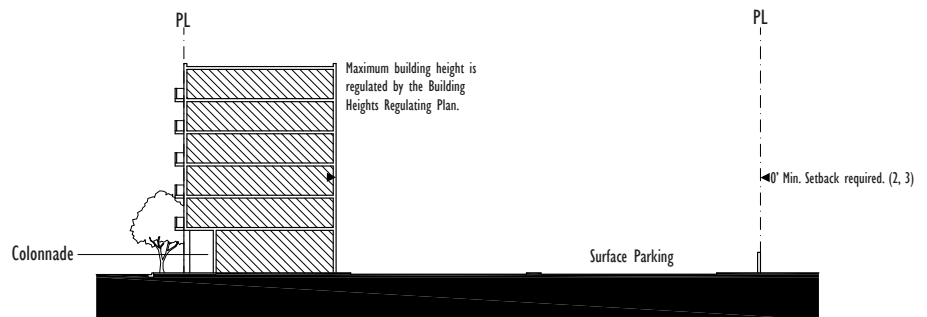
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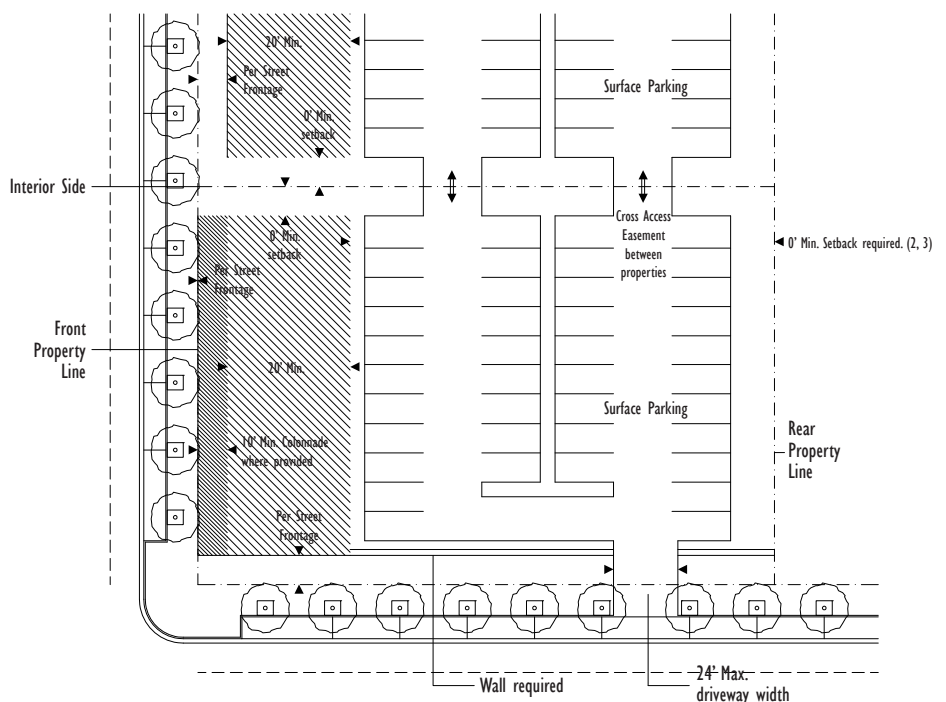
BUILDING MASSING



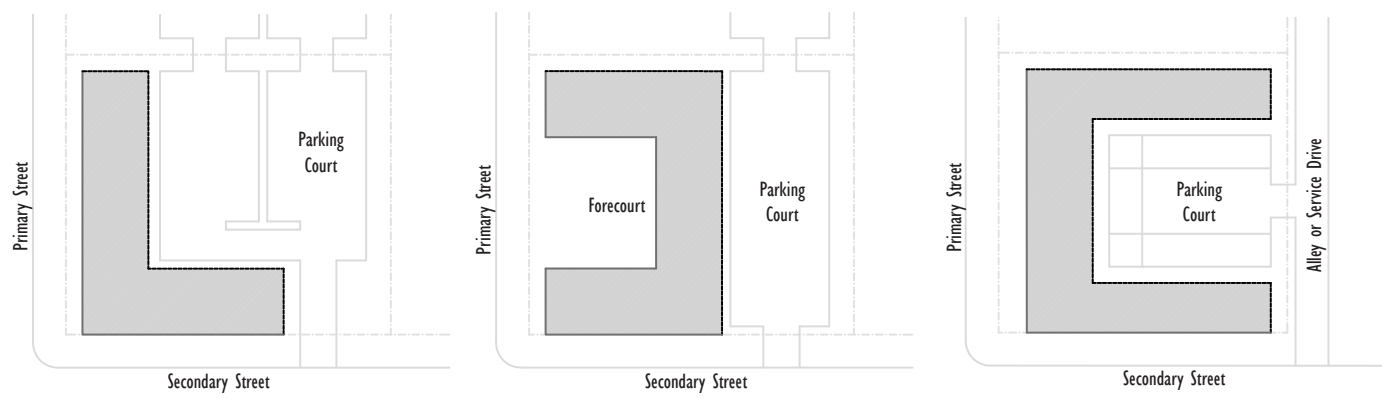
BUILDING CONFIGURATION



BUILDING SETBACKS









EXAMPLES OF BUILDING CONFIGURATION



TOWNHOUSE BUILDING TYPE A**DEFINITION:**

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the lot.

-  BUILDING LINE
-  PROPERTY LINE
-  ACTIVE USE
-  PARKING AREA
-  LOT WIDTH
-  LOT DEPTH

LOT STANDARDS: MIN. MAX.

a. Lot Width	25'	30'
b. Lot Depth	80'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	5'

NOTES:

1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
2. Except 10 feet when abutting a passageway.

PARKING STANDARDS:

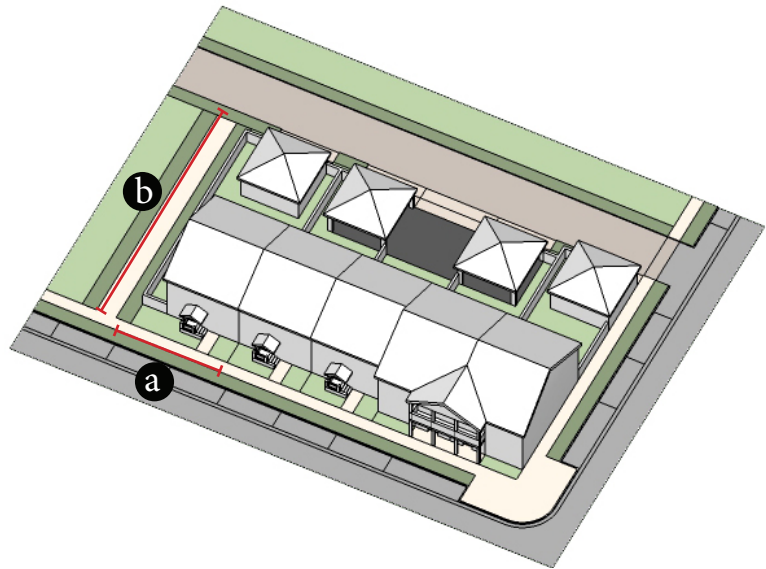
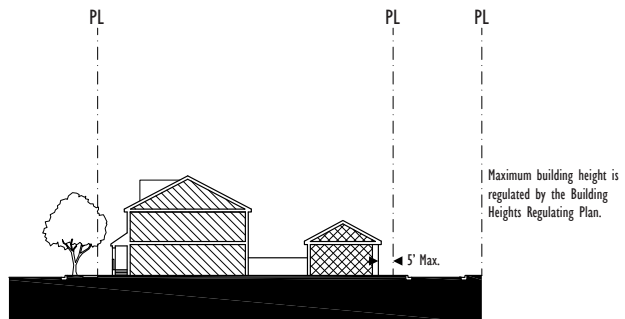
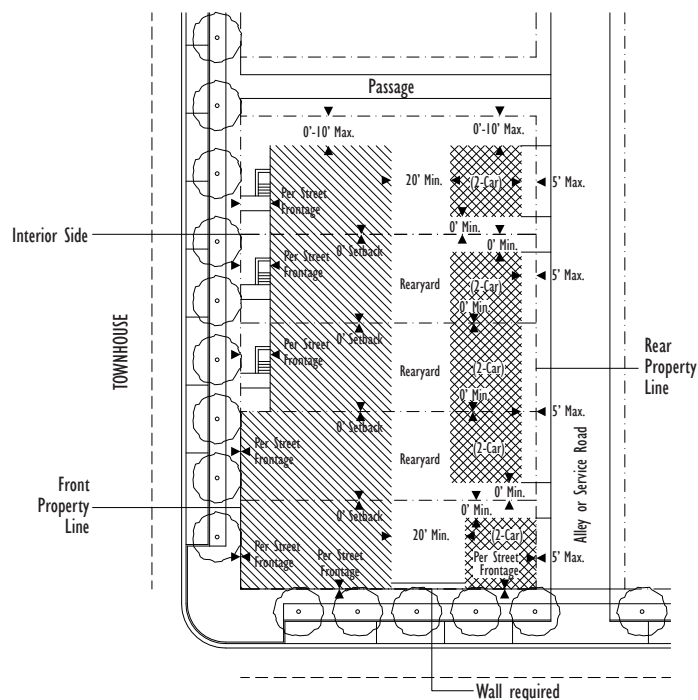
The parking shall be detached from the principal building and accessed from the rear off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport. In no case, shall parking be permitted in the front yard.

OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a rear yard.

TOWNHOUSE STANDARDS:

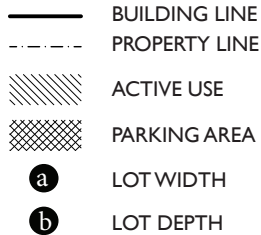
Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.

BUILDING MASSING**BUILDING CONFIGURATION****BUILDING SETBACKS**

TOWNHOUSE BUILDING TYPE B

DEFINITION:

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type B is distinguished by an attached garage thereby not providing a private rear yard.



LOT STANDARDS: MIN. MAX.

a. Lot Width	25'	30'
b. Lot Depth	70'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	N/A

NOTES:

1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
2. Except 10 feet when abutting a passageway.

PARKING STANDARDS:

The parking shall be accessed from the rear off an alley or service road. Parking may be fully or partially enclosed in a garage under the principal building. In no case, shall parking be permitted in the front yard.

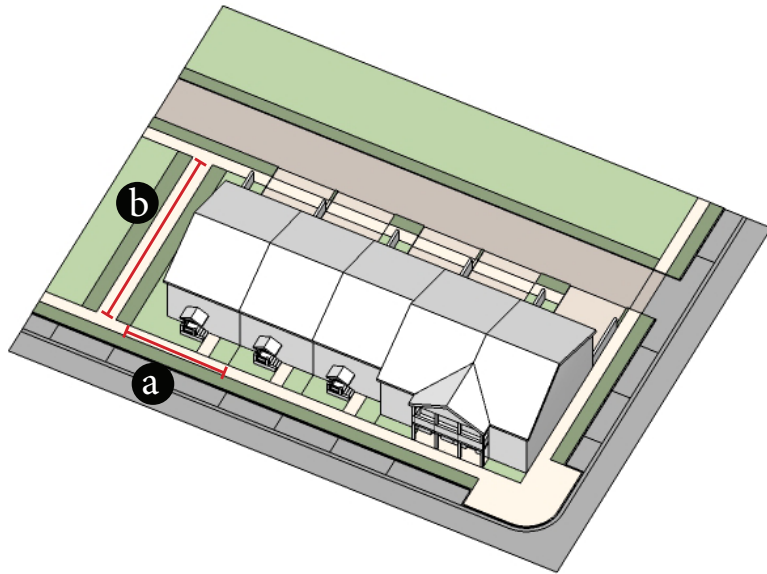
OPEN SPACE STANDARDS:

A minimum of 200 square feet of private open space shall be required and a rear yard shall not be required.

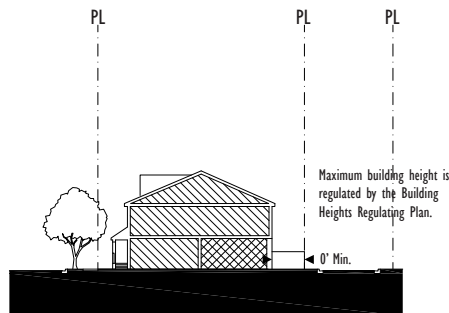
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.

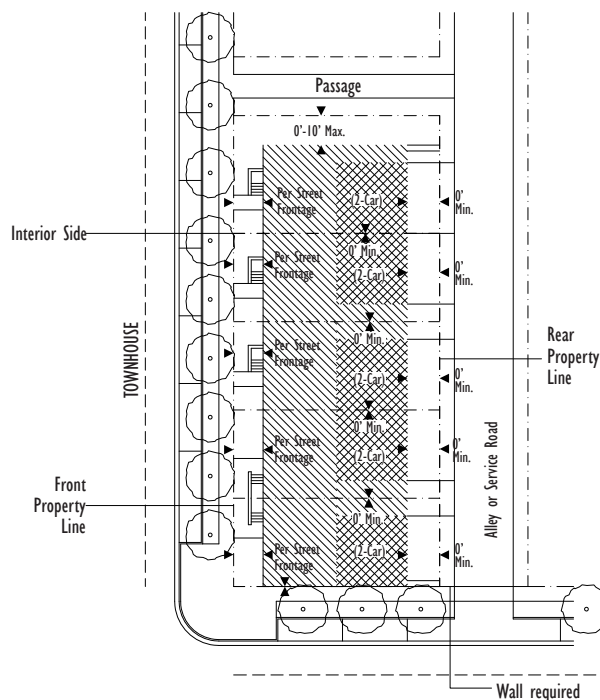
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
ZERO-LOT LINE WITH ALLEY/SERVICE ROAD (SIDEYARD HOUSE AND COURTYARD HOUSE TYPE)

DEFINITION:

Sideyard House: a detached dwelling distinguished by the provision of an unenclosed porch on the side of the house. The side porch is screened from the view of the street by a wall or fence.

Courtyard House: A dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the courtyard.

SY	Sideyard
CY	Courtyard
	BUILDING LINE
	PROPERTY LINE
	ACTIVE USE
	PARKING AREA

LOT STANDARDS:	SY MIN.	CY MIN.	SY MAX.	CY MAX.
a. Lot Width	50'	40'	60'	50'
b. Lot Depth	80'	N/A		
c. Lot Area	5000sf	4000sf	N/A	
d. Impervious Area	N/A	60%	70%	
e. Pervious Area	30%	N/A		
f. Interior Side Setback	0'/15' (1)	0'	0'/N/A	N/A
g. Rear Setback	0'	5'		

NOTES:

- 1. One side shall be 0 feet and the other a minimum of 15 feet.
- 2. Sideyards shall be required to provide a porch on the side a minimum 10 feet deep.

PARKING STANDARDS:

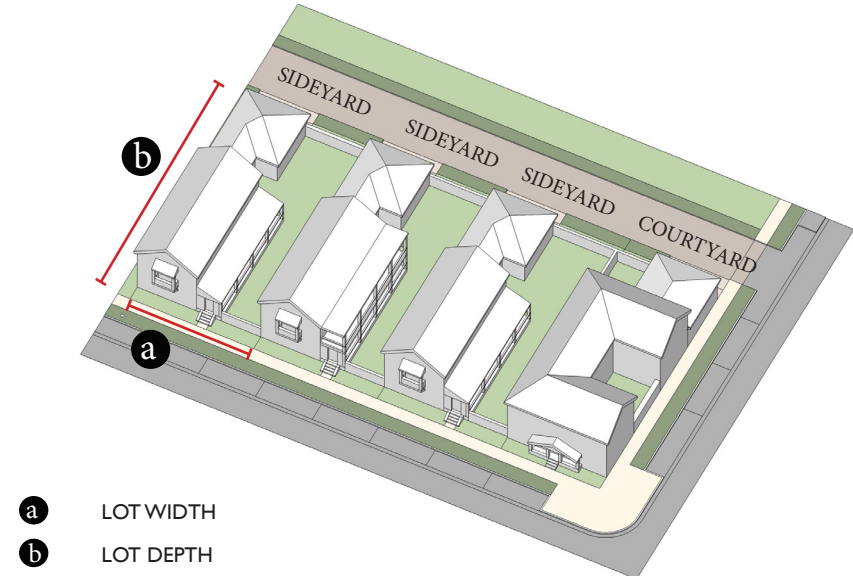
Parking shall be accessed from the rear off an alley or a service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.

OPEN SPACE STANDARDS:

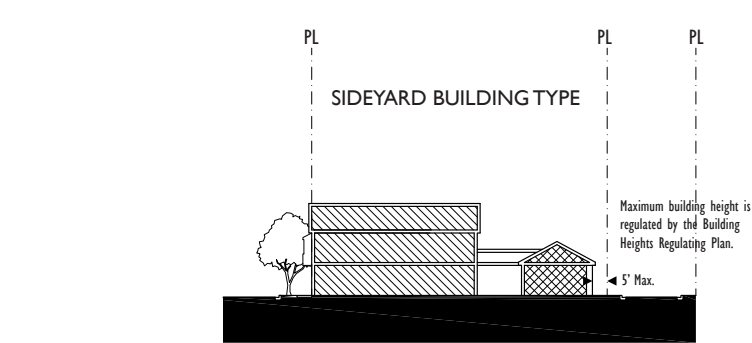
A minimum of 400 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

For Sideyard House Types only, The required sideyard shall be a minimum of 15 feet wide.

BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS

