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Contents

ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT

| | |
|---|-------------|
| DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION | 5-5 |
| Section 5.1.1 General Character | 5-5 |
| Section 5.1.2 Street, Block and Access Patterns | 5-5 |
| Section 5.1.3 Building Placement and Location | 5-5 |
| Section 5.1.4 Building Height | 5-5 |
| Section 5.1.5 Mobility | 5-5 |
| DIVISION 5.2 DISTRICTS (U-SU-, U-TU-, U-RH-, U-MX-, U-RX-, U-MS) | 5-7 |
| Section 5.2.1 Districts Established | 5-7 |
| Section 5.2.2 Residential Districts (U-SU-A, -A1, -A2, -B, -B1, -B2, -C -C1, -C2, -E, -E1, -H, -H1, U-TU-B, -B2, -C, U-RH-2.5, -3A) | 5-7 |
| Section 5.2.3 Mixed Use Districts (U-MX-2, -2x, -3) | 5-10 |
| Section 5.2.4 Residential Mixed Use Districts (U-RX-5) | 5-10 |
| Section 5.2.5 Main Street Districts (U-MS-2, -2x, -3, -5) | 5-11 |
| DIVISION 5.3 DESIGN STANDARDS | 5-13 |
| Section 5.3.1 General Intent | 5-13 |
| Section 5.3.2 Building Form Intent | 5-13 |
| Section 5.3.3 Primary Building Form Standards | 5-15 |
| Section 5.3.4 Detached Accessory Building Form Standards | 5-44 |
| Section 5.3.5 Supplemental Design Standards | 5-54 |
| Section 5.3.6 Design Standard Alternatives | 5-55 |
| Section 5.3.7 Design Standard Exceptions | 5-58 |
| Section 5.3.8 Reference to Other Design Standards | 5-61 |
| DIVISION 5.4 USES AND REQUIRED MINIMUM PARKING | 5-63 |
| Section 5.4.1 Overview - Summary Use and Parking Table | 5-63 |
| Section 5.4.2 Organization - Summary Use and Parking Table | 5-63 |
| Section 5.4.3 Explanation of Table Abbreviations | 5-63 |
| Section 5.4.4 Compliance with Other Code Provisions Required | 5-64 |
| Section 5.4.5 Applicable Procedures Prior to Establishment of Use | 5-65 |
| Section 5.4.6 Allowed Uses by District and Minimum Parking Requirements | 5-66 |

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DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 5.1.1 GENERAL CHARACTER

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms. Multi-unit building forms are typically Row House forms embedded with other residential building forms. Commercial buildings are typically Shop front and General forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 5.1.4 BUILDING HEIGHT

The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

SECTION 5.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

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DIVISION 5.2 DISTRICTS (U-SU-, U-TU-, U-RH-, U-MX-, U-RX-, U-MS)

SECTION 5.2.1 DISTRICTS ESTABLISHED

To carry out the provisions of this Article, the following zone districts have been established in the Urban Neighborhood Context and are applied to property as set forth on the Official Map.

Urban Neighborhood Context

| | |
|----------|-------------------------|
| U-SU-A | Single Unit A |
| U-SU-A1 | Single Unit A1 |
| U-SU-A2 | Single Unit A2 |
| U-SU-B | Single Unit B |
| U-SU-B1 | Single Unit B1 |
| U-SU-B2 | Single Unit B2 |
| U-SU-C | Single Unit C |
| U-SU-C1 | Single Unit C1 |
| U-SU-C2 | Single Unit C2 |
| U-SU-E | Single Unit E |
| U-SU-E1 | Single Unit E1 |
| U-SU-H | Single Unit H |
| U-SU-H1 | Single Unit H1 |
| U-TU-B | Two Unit B |
| U-TU-B2 | Two Unit B2 |
| U-TU-C | Two Unit C |
| U-RH-2.5 | Row House 2.5 |
| U-RH-3A | Row House 3A |
| U-MX-2 | Mixed Use 2 |
| U-MX-2x | Mixed Use 2x |
| U-MX-3 | Mixed Use 3 |
| U-RX-5 | Residential Mixed Use 5 |
| U-MS-2 | Main Street 2 |
| U-MS-2x | Main Street 2x |
| U-MS-3 | Main Street 3 |
| U-MS-5 | Main Street 5 |

SECTION 5.2.2 RESIDENTIAL DISTRICTS (U-SU-A, -A1, -A2, -B, -B1, -B2, -C, -C1, -C2, -E, -E1, -H, -H1, U-TU-B, -B2, -C, U-RH-2.5, -3A)

5.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts

promote existing and future patterns of lower scale multi unit building forms that address the street in the same manner as an urban house building form.

- C. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential zone districts.
- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

5.2.2.2 Specific Intent

A. Single Unit A (U-SU-A)

U-SU-A is a single unit district allowing urban houses with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context.

B. Single Unit A1 (U-SU-A1)

U-SU-A1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A but allowing a detached accessory dwelling unit building form in the rear yard.

C. Single Unit A2 (U-SU-A2)

U-SU-A2 is a single unit district allowing urban houses with a minimum zone lot area of 3,000 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots only. Blocks typically have a pattern of 25 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A.

D. Single Unit B (U-SU-B)

U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots.

E. Single Unit B1 (U-SU-B1)

U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

F. Single Unit B2 (U-SU-B2)

U-SU-B2 is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B.

G. Single Unit C (U-SU-C)

U-SU-C is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots.

H. Single Unit C1 (U-SU-C1)

U-SU-C1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.

I. Single Unit C2 (U-SU-C2)

U-SU-C2 is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C.

J. Single Unit E (U-SU-E)

U-SU-E is a single unit district allowing urban houses with a minimum zone lot area of 7,000 square feet.

K. Single Unit E1 (U-SU-E1)

U-SU-E1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 7,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-E but allowing a detached accessory dwelling unit building form in the rear yard.

L. Single Unit H (U-SU-H)

U-SU-H is a single unit district allowing urban houses with a minimum zone lot area of 10,000 square feet. This district requires the largest setbacks and lowest building coverage (more unobstructed open space) in the Urban Neighborhood Context.

M. Single Unit H1 (U-SU-H1)

U-SU-H1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 10,000 square feet. Setbacks and building coverage standards accommodate front and side yards similar to U-SU-H but allowing a detached accessory dwelling unit building form in the rear yard.

N. Two Unit B (U-TU-B)

U-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

O. Two Unit B2 (U-TU-B2)

U-TU-B2 allows up to two units on a minimum zone lot area of 4,500 square feet with additional units allowed on corner lots subject to location restrictions. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms. Rowhouses are also allowed on certain corner lots.

P. Two Unit C (U-TU-C)

U-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

Q. Row House 2.5 (U-RH-2.5)

U-RH-2.5 is a multi unit district that allows up to a two and a half story rowhouse building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

R. Row House 3A (U-RH-3A)

U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form with a maximum overall structure width along the street. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

SECTION 5.2.3 MIXED USE DISTRICTS (U-MX-2, -2X, -3)

5.2.3.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, courtyard apartment, apartment, and general building forms that clearly define and activate the public street edge.
- B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. The Mixed Use districts are intended for corridors, embedded neighborhood business areas and larger sites.
- E. In the Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking at the side or rear of the building; however, the front setback range is deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback area is less than the percentage for the Main Street districts.

5.2.3.2 Specific Intent

- A. **Mixed Use – 2 (U-MX-2)**
U-MX-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired.
- B. **Mixed Use - 2x (U-MX-2x)**
U-MX-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.
- C. **Mixed Use – 3 (U-MX-3)**
U-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

SECTION 5.2.4 RESIDENTIAL MIXED USE DISTRICTS (U-RX-5)

5.2.4.1 General Purpose

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, courtyard apartment, apartment, and shopfront building forms that clearly define and activate the public street edge.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Buildings in a Residential Mixed Use district can have ground

floor retail but when there are upper stories they shall be residential. A building can be all residential.

- E. In the Urban Neighborhood Context, the Residential Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking tucked behind; The front setback range is the same as the front setback range for the Mixed Use districts. The required percentage of building facade that must be located in the front setback area is the same as the percentage for the Mixed Use districts. The maximum building coverage is also the same as the maximum building coverage for the Mixed Use districts.

5.2.4.2 Specific Intent

A. Residential Mixed Use – 5 (U-RX-5)

U-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired.

SECTION 5.2.5 MAIN STREET DISTRICTS (U-MS-2, -2X, -3, -5)

5.2.5.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of shopfront and row house building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In all cases, the Main Street zone districts should be applied where a higher degree of walk ability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.
- F. In the Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development.
- G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to-environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant.

5.2.5.2 Specific Intent

A. Main Street 2 (U-MS-2)

U-MS-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired. The U-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located within a residential neighborhood.

B. Main Street 2x (U-MS-2x)

U-MS-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

C. Main Street 3 (U-MS-3)

U-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

D. Main Street 5 (U-MS-5)

U-MS-5 applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 1 to 5 stories is desired. A minimum building height of 24 feet applies.

DIVISION 5.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 5.3.1 GENERAL INTENT

5.3.1.1 Urban Design and Building Form Standards

The Intent of Urban Design and Building Form Standards in all Districts are to:

- A. Implement the Denver Comprehensive Plan.
- B. To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- C. Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods.
- D. Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- E. Give prominence to the pedestrian realm as a defining element of neighborhood character.
- F. Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- G. Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.

5.3.1.2 Transit Oriented Development

The Intent of Transit Oriented Development Design Standards are to:

- A. Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- B. Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- C. Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- D. Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 5.3.2 BUILDING FORM INTENT

5.3.2.1 Height

- A. Encourage buildings whose forms are responsive to the surrounding context, including opportunities to reinforce existing and evolving nodes of mixed-use, pedestrian and transit activities
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

5.3.2.2 Siting

A. Required Build-To

1. Provide a consistent street edge to enhance character of the urban context.
2. Define streets to promote pedestrian activity and sense of place.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

B. Setbacks

1. Site buildings to be consistent with intended character and functional requirements of the urban context.
2. Site buildings to define the street edge/public realm consistent with the context.
3. Utilize building siting to create positive transitions between districts.

C. Parking Location

1. Minimize the visual impacts of parking areas on streets and adjoining property.
2. Minimize conflicts between pedestrian and vehicles.

5.3.2.3 Design Elements

A. Configuration

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
3. Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Street and urban street corridors.
4. Arrange building heights, and architectural scaling devices to provide transitions to adjoining areas.

B. Transparency

1. Maximize transparency of windows at street level to activate the street.
2. Utilize doors and windows to establish scale, variation and patterns on building facades that provide visual interest and reflect the uses within the building.
3. Limit the use of highly reflective glass. to avoid reflected glare onto neighboring streets and properties.

C. Entrances

1. Give prominence to the pedestrian realm as a defining element of neighborhood character.
2. Provide convenient access to buildings and pedestrian active uses from the street.
3. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.
4. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
5. Create visually interesting and human-scaled facades

SECTION 5.3.3 PRIMARY BUILDING FORM STANDARDS

5.3.3.1 Generally Applicable Standards

- In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
- One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- For multiple buildings on a zone lot, see Article 10, Division 10.3.
- Unenclosed uses shall comply with all building form standards as applicable.
- The districts allow a variety of building forms appropriate for the Urban Neighborhood Context, as set out below.

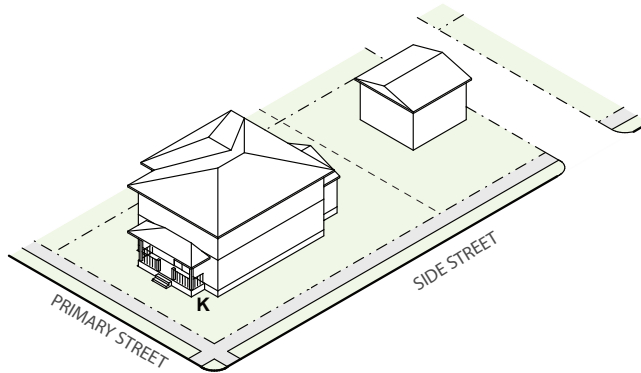
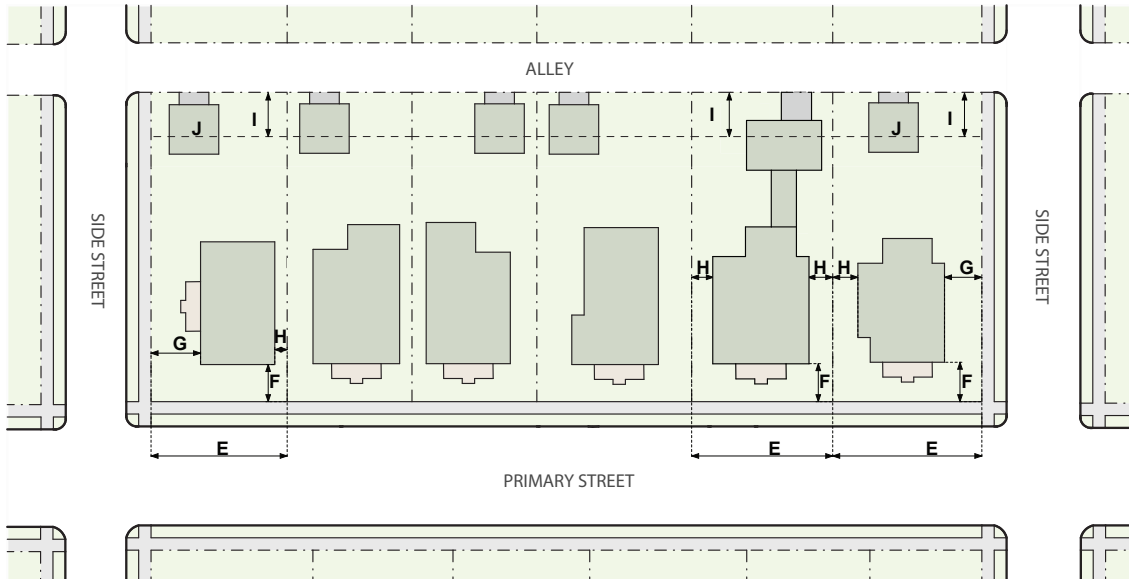
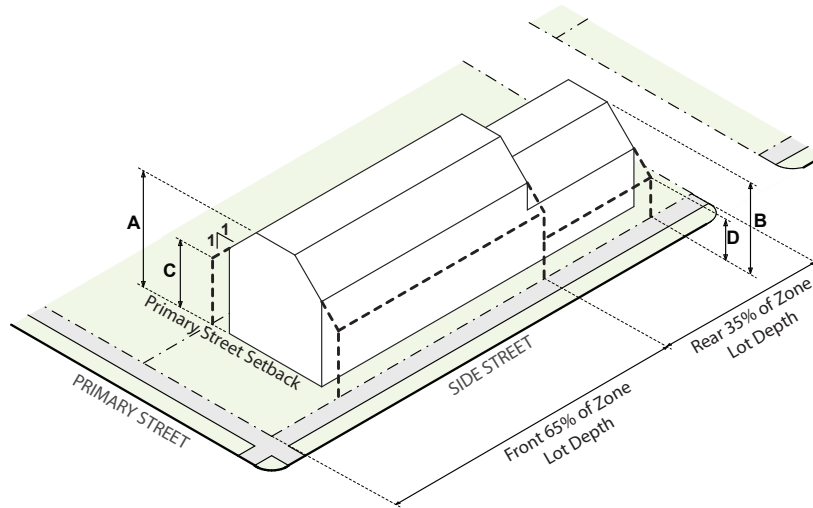
| Zone Districts | | Suburban House | Urban House | Detached Acc. Dwelling Unit | Duplex | Tandem House | Town House | Garden Court | Row House | Courtyard Apartment | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Shopfront |
|----------------------------|----------------|-------------------------|-------------|-----------------------------|--------|--------------|------------|--------------|-----------|---------------------|-----------|---------------------|-----------------------|---------|-----------|
| Urban Neighborhood Context | U-SU-A | Single Unit A | ■ | | | | | | | | | | | | |
| | U-SU-A1 | Single Unit A1 | ■ | ■ | | | | | | | | | | | |
| | U-SU-A2 | Single Unit A2 | ■ | □ | □ | □ | | | | | | | | | |
| | U-SU-B | Single Unit B | ■ | | | | | | | | | | | | |
| | U-SU-B1 | Single Unit B1 | ■ | ■ | | | | | | | | | | | |
| | U-SU-B2 | Single Unit B2 | ■ | □ | □ | □ | | | | | | | | | |
| | U-SU-C | Single Unit C | ■ | | | | | | | | | | | | |
| | U-SU-C1 | Single Unit C1 | ■ | ■ | | | | | | | | | | | |
| | U-SU-C2 | Single Unit C2 | ■ | □ | □ | □ | | | | | | | | | |
| | U-SU-E | Single Unit E | ■ | | | | | | | | | | | | |
| | U-SU-E1 | Single Unit E1 | ■ | ■ | | | | | | | | | | | |
| | U-SU-H | Single Unit H | ■ | | | | | | | | | | | | |
| | U-SU-H1 | Single Unit H1 | ■ | ■ | | | | | | | | | | | |
| | U-TU-B | Two Unit B | ■ | ■ | ■ | ■ | | | | | | | | | |
| | U-TU-B2 | Two Unit B2 | ■ | ■ | ■ | ■ | | | □ | | | | | | |
| | U-TU-C | Two Unit C | ■ | ■ | ■ | ■ | | | | | | | | | |
| | U-RH-2.5 | Row House 2.5 | ■ | ■ | ■ | ■ | | ■ | ■ | | | | | | |
| | U-RH-3A | Row House 3A | ■ | ■ | ■ | ■ | | ■ | ■ | | □ | | | | |
| | U-MX-2x | Mixed Use 2x | | | | | | | ■ | ■ | ■ | | | ■ | |
| | U-MX-2, -3 | Mixed Use 2, 3 | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | |
| | U-RX-5 | Residential Mixed Use 5 | | | | | | | ■ | ■ | ■ | | | | ■ |
| | U-MS-2x | Main Street 2x | | | | | | | ■ | | ■ | | | | ■ |
| | U-MS-2, -3, -5 | Main Street 2, -3, 5 | | | | | | | ■ | | ■ | ■ | ■ | | ■ |

■ = Allowed □ = Allowed subject to limitations

5.3.3.2 District Specific Standards

A. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

| | HEIGHT | U-SU-A | U-SU-B | U-SU-C | | | | | U-RH-2.5 |
|---|---|--|---------|---------|---------|---------|---------|--------|----------|
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | |
| | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-3A |
| | Stories (max) | 2.5 | 2.5 | 2.5 | 2.5 | 3 | 2.5 | 2.5 | 2.5 |
| A | Feet, front 65% of lot depth (max) | 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' |
| | Feet, front 65% of lot depth, allowable height increase | 1' for every 5' increase in lot width over 50' up to a maximum height of 35' | | | | | | | |
| B | Feet, rear 35% of lot depth (max) | 17' | 17' | 17' | 17' | 17' | 17' | 17' | 17' |
| | Feet, rear 35% of lot depth, allowable height increase | 1' for every 3' increase in side setback up to a maximum height of 19' | | | | | | | |
| C | Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% of lot | 17' | 17' | 17' | 17' | 17' | 17' | 17' | 17' |
| D | Bulk Plane Vertical Height at Side interior and Side street zone lot line in rear 35% of lot | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| | Bulk Plane Slope from Side interior and side street zone lot line | 45° | 45° | 45° | 45° | 45° | 45° | 45° | 45° |

| | SITING ZONE LOT | U-SU-A, A1, A2 | U-SU-B, B1, B2 | U-SU-C, C1, C2 | U-SU-E, E1 | U-SU-H, H1 | U-TU-B, B2 | U-TU-C | U-RH-2.5 U-RH-3A |
|---|--|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|-----------------------|
| | | U-TU-B, B2 | U-TU-C | | | | | | |
| | | | | | | | | | |
| | Zone Lot Size (min) | 3,000 ft ² | 4,500 ft ² | 5,500 ft ² | 7,000 ft ² | 10,000 ft ² | 4,500 ft ² | 5,500 ft ² | 3,000 ft ² |
| E | Zone Lot Width (min) | 25' | 35' | 50' | 50' | 75' | 35' | 50' | 25' |
| | Dwelling Units per Primary Structure (min/max) | 1/1 | 1/1 | 1/1 | 1/1 | 1/1 | 1/2 | 1/2 | 1/2 |

| | SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH | All U-SU, TU, RH Districts | | | |
|---|--|----------------------------|----------------------------------|------------|----------------|
| | | 30' or Less | 31' to 40' | 41' to 74' | 75' or Greater |
| F | Primary Street, block sensitive setback required (see Sec. 13.1.2.3) | yes | yes | yes | yes |
| F | Primary Street, where block sensitive setback does not apply (min) | 20' | 20' | 20' | 20' |
| G | Side Street (min) | 3' | 5' | 5' | 7.5' |
| H | Side Interior (min) | 3' | 3' min one side/10' min combined | 5' | 10' |
| I | Rear, alley/no alley (min) | 12'/20' | 12'/20' | 12'/20' | 12'/20' |
| | Building Coverage, including all accessory structures (max) | 50% | 37.5% | 37.5% | 37.5% |

PARKING BY ZONE LOT WIDTH

| | | | | |
|--|--|----------------------------------|-----|-----|
| Parking and Drive Lot Coverage in Primary Street Setback (max) | 2 Spaces and 320 ft ² | 2 Spaces and 320 ft ² | 33% | 33% |
| Vehicle Access | From alley; or Street access allowed when no alley present. See Sec. 5.3.7.6 | | | |

ACCESSORY STRUCTURES

| | |
|---|----------------|
| J Detached Accessory Structures Allowed | see Sec. 5.3.4 |
|---|----------------|

| | U-SU-A | U-SU-B | U-SU-C | | | | | U-RH-2.5 |
|--|---------|---------|---------|---------|---------|---------|--------|----------|
| | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | |
| | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-3A |

DESIGN ELEMENTS

BUILDING CONFIGURATION

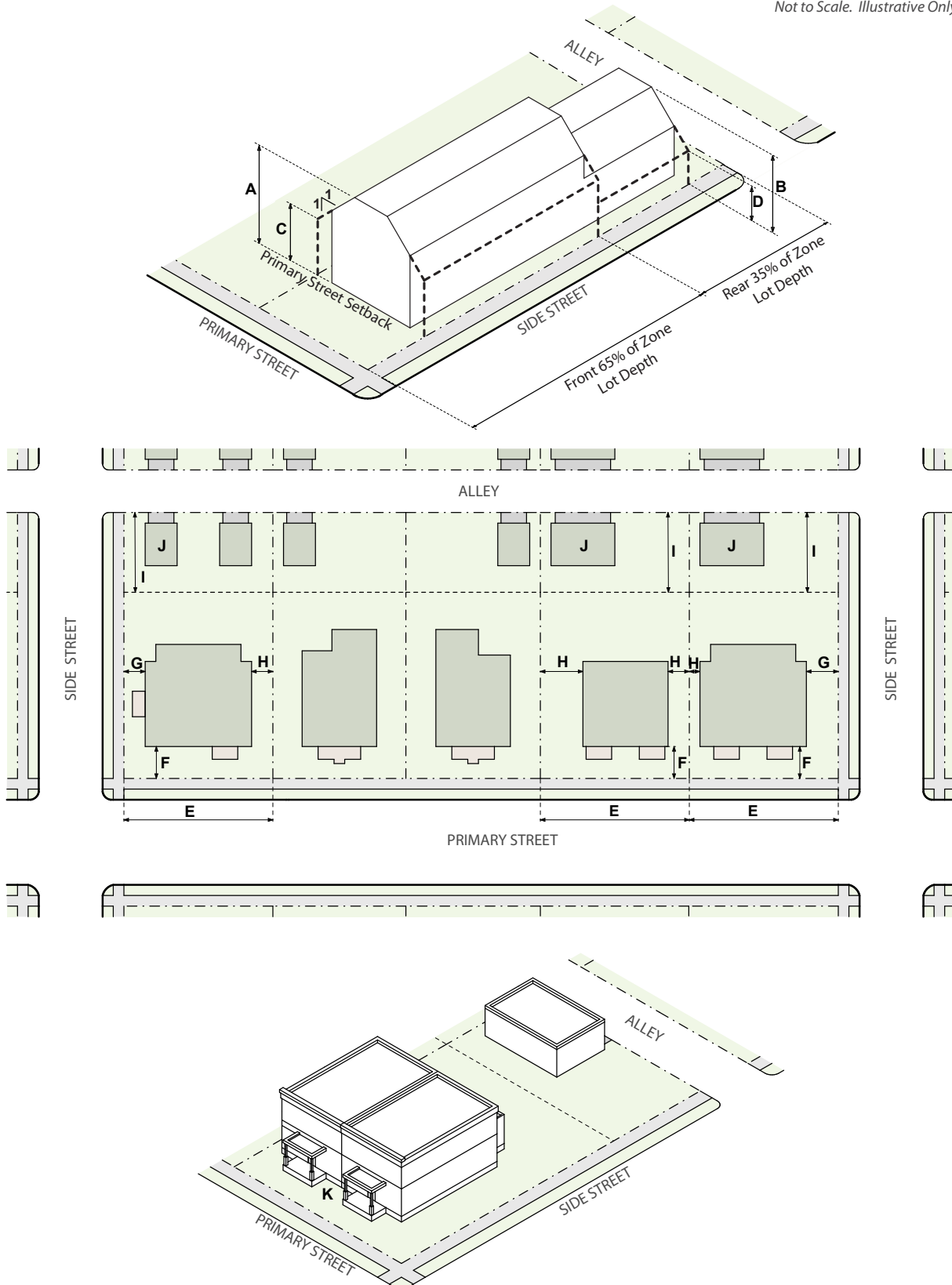
| | |
|--|--|
| Attached Garage Allowed | (1) Shall not project closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling (2) If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with the Detached Garage building form standards |
| Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max) | 35% of the entire width of the facade of the dwelling or 16'; whichever is greater |

GROUND STORY ACTIVATION

| | |
|-------------------------------------|---------------|
| K Pedestrian Access, Primary Street | Entry Feature |
|-------------------------------------|---------------|

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

| HEIGHT | | | | U-TU-B | U-RH-2.5 | |
|--|--|----------|----------|---------|----------|---------|
| | U-SU-A2* | U-SU-B2* | U-SU-C2* | U-TU-B2 | U-TU-C | U-RH-3A |
| Stories (max) | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 |
| A Feet, front 65% of lot depth (max) | 30' | 30' | 30' | 30' | 30' | 30' |
| Feet, front 65% of lot depth, allowable height increase | 1' for every 5' increase in lot width over 50' up to a maximum height of 35' | | | | | |
| B Feet, rear 35% of lot depth (max) | 17' | 17' | 17' | 17' | 17' | 17' |
| Feet, rear 35% of lot depth, allowable height increase | 1' for every 3' increase in side setback up to a maximum height of 19' | | | | | |
| C Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% of lot | 17' | 17' | 17' | 17' | 17' | 17' |
| D Bulk Plane Vertical Height at Side interior and Side street zone lot line in rear 35% of lot | 10' | 10' | 10' | 10' | 10' | 10' |
| Bulk Plane Slope from Side interior and Side street zone lot line | 45° | 45° | 45° | 45° | 45° | 45° |

| SITING ZONE LOT | | | | U-TU-B | U-RH-2.5 | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | U-SU-A2* | U-SU-B2* | U-SU-C2* | U-TU-B2 | U-TU-C | U-RH-3A |
| Zone Lot Size (min) | 3,000 ft ² | 4,500 ft ² | 5,500 ft ² | 4,500 ft ² | 5,500 ft ² | 4,500 ft ² |
| E Zone Lot Width (min) | 25' | 35' | 50' | 35' | 50' | 35' |
| Dwelling Units per Primary Structure (min/max) | 2/2 | 2/2 | 2/2 | 2/2 | 2/2 | 2/2 |

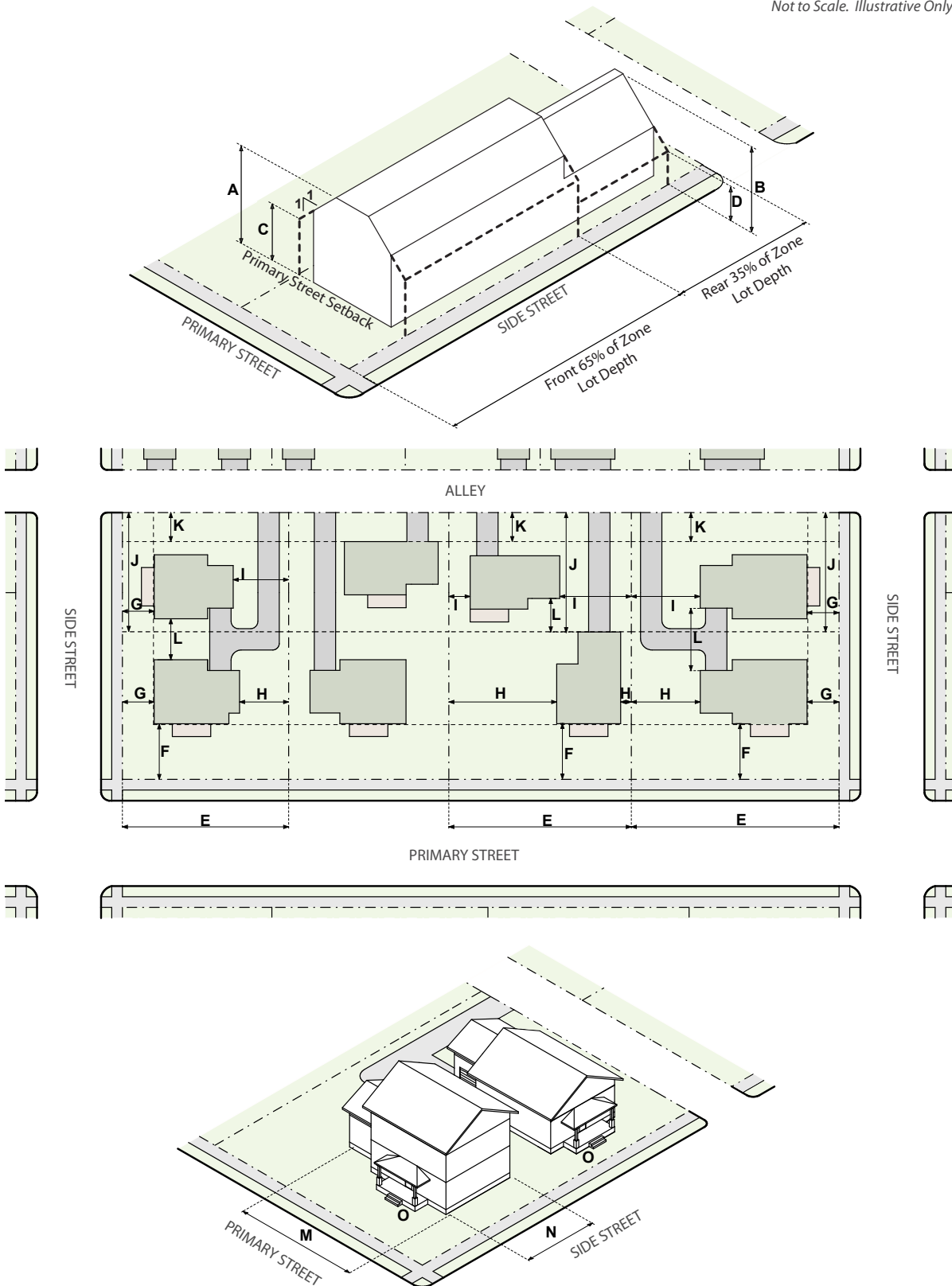
| | | All U-SU, TU, RH Districts | | | |
|--|--|---|----------------------------------|------------|----------------|
| SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH | | 30' or Less | 31' to 40' | 41' to 74' | 75' or Greater |
| F | Primary Street, block sensitive setback required (see Sec. 13.1.2.3) | yes | yes | yes | yes |
| F | Primary Street, where block sensitive setback does not apply (min) | 20' | 20' | 20' | 20' |
| G | Side Street (min) | 3' | 5' | 5' | 5' |
| H | Side Interior (min) | 3' | 3' min one side/10' min combined | 5' | 10' |
| I | Rear, alley/no alley (min) | 12'/20' | 12'/20' | 12'/20' | 12'/20' |
| | Building Coverage, including all accessory structures (max) | 50% | 37.5% | 37.5% | 37.5% |
| PARKING BY ZONE LOT WIDTH | | | | | |
| | Parking and Drive Lot Coverage in Primary Street Setback (max) | 50% | 50% | 33% | 50% |
| | Vehicle Access | From alley; or Street access allowed when no alley present. See Section 5.3.7.6 | | | |
| ACCESSORY STRUCTURES | | | | | |
| J | Detached Accessory Structures Allowed | See Sec. 5.3.4 | | | |

| DESIGN ELEMENTS | | | | U-TU-B | U-RH-2.5 | |
|--|--|----------|----------|---------|----------|---------|
| | U-SU-A2* | U-SU-B2* | U-SU-C2* | U-TU-B2 | U-TU-C | U-RH-3A |
| BUILDING CONFIGURATION | | | | | | |
| Attached Garage Allowed | (1) Shall not project closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling (2) If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with the Detached Garage building form standards | | | | | |
| Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max) | 35% of the entire width of the facade of the dwelling or 16', whichever is greater | | | | | |
| GROUND STORY ACTIVATION | | | | | | |
| K Pedestrian Access, Primary Street | Entry Feature | | | | | |

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

C. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

| HEIGHT | U-TU-B | | | | U-TU-C | U-RH-2.5 U-RH-3A |
|--|--|----------|----------|---------|--------|---------------------|
| | U-SU-A2* | U-SU-B2* | U-SU-C2* | U-TU-B2 | | |
| Stories (max) | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 |
| A Feet, front 65% of lot depth (max) | 30' | 30' | 30' | 30' | 30' | 30' |
| Feet, front 65% of lot depth, allowable height increase | 1' for every 5' increase in lot width over 50' up to a maximum height of 35' | | | | | |
| B Feet, rear 35% of lot depth (max) | 24' | 24' | 24' | 24' | 24' | 24' |
| C Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% of lot | 17' | 17' | 17' | 17' | 17' | 17' |
| D Bulk Plane Vertical Height at Side interior and Side street zone lot line in rear 35% of lot | 10' | 10' | 10' | 10' | 10' | 10' |
| Bulk Plane Slope from Side interior and Side street zone lot line | 45° | 45° | 45° | 45° | 45° | 45° |

| SITING | U-TU-B | | | | U-TU-C | U-RH-2.5 U-RH-3A |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | U-SU-A2* | U-SU-B2* | U-SU-C2* | U-TU-B2 | | |
| ZONE LOT | | | | | | |
| Zone Lot Size (min) | 3,000 ft ² | 4,500 ft ² | 5,500 ft ² | 4,500 ft ² | 5,500 ft ² | 4,500 ft ² |
| E Zone Lot Width (min) | 25' | 35' | 50' | 35' | 50' | 35' |
| Dwelling Units per Primary Structure (min/max) | 1/1 | 1/1 | 1/1 | 1/1 | 1/1 | 1/1 |

| SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH | All U-SU, TU, RH Districts | | | |
|--|---|------------|------------|----------------|
| | 30' or Less | 31' to 40' | 41' to 74' | 75' or Greater |
| F Primary Street, block sensitive setback required (see Sec. 13.1.2.3) | yes | yes | yes | yes |
| F Primary Street, where block sensitive setback does not apply (min) | 20' | 20' | 20' | 20' |
| G Side Street (min) | 3' | 5' | 5' | 5' |
| H Side Interior, for Primary Structure #1 (min one side/min combined) | 3'/6' | 5'/10' | 5'/10' | 5'/15' |
| I Side Interior, for Primary Structure #2 (min one side/min combined)** | 3'/6' | 5'/10' | 5'/10' | 5'/15' |
| J Rear, for Primary Structure #1, as a % of lot depth (min) | 50% | 50% | 50% | 50% |
| K Rear, for Primary Structure #2 (min) | 5' | 5' | 5' | 5' |
| L Required Separation Between Primary Structures (min) | 6' | 6' | 6' | 6' |
| Building Coverage, including all accessory structures (max) | 50% | 37.5% | 37.5% | 37.5% |
| PARKING BY ZONE LOT WIDTH | | | | |
| Parking and Drive Lot Coverage in Primary Street Setback (max) | 50% | 50% | 50% | 50% |
| Vehicle Access | From alley; or Street access allowed when no alley present See Section 5.3.7.6 | | | |
| ACCESSORY STRUCTURES | | | | |
| Detached Accessory Structures Allowed | See Sec. 5.3.4 | | | |

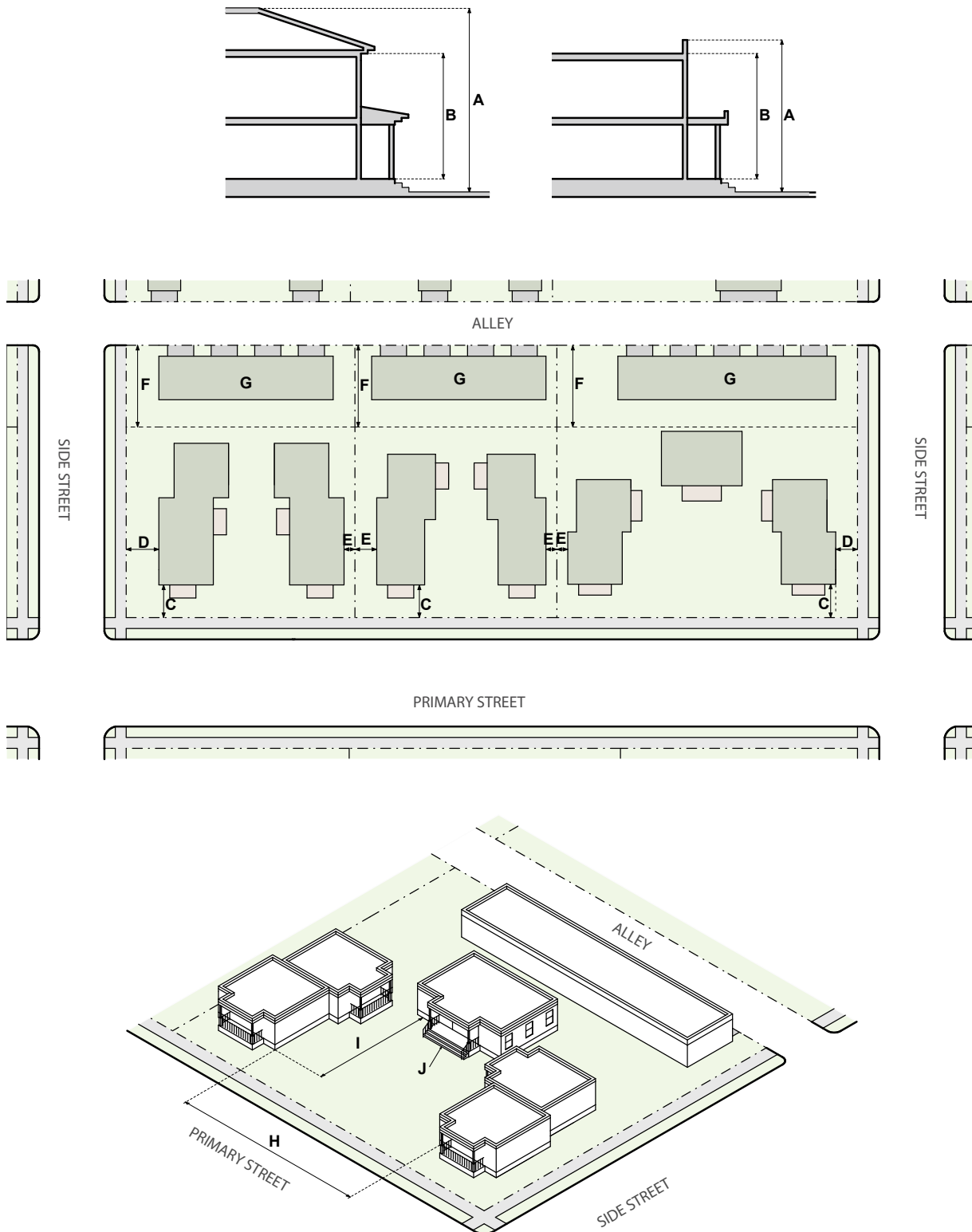
| DESIGN ELEMENTS | U-TU-B | | | | U-TU-C | U-RH-2.5 U-RH-3A |
|--|--|----------|----------|---------|--------|---------------------|
| | U-SU-A2* | U-SU-B2* | U-SU-C2* | U-TU-B2 | | |
| BUILDING CONFIGURATION | | | | | | |
| M Overall Structure Width (max) | 36' | 36' | 36' | 36' | 36' | 36' |
| N Overall Structure Length (max) | 42' | 42' | 42' | 42' | 42' | 42' |
| Attached Garage Allowed | (1) Shall not project closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling (2) If located entirely within the rear 35% of the zone lot depth, the attached garage shall comply with the Detached Garage building form standards | | | | | |
| Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max) | 35% of the entire width of the facade of the dwelling or 16', whichever is greater | | | | | |
| GROUND STORY ACTIVATION | | | | | | |
| O Pedestrian Access, Primary Street | Primary Structure #1: Entry Feature Primary Structure #2: No Requirement | | | | | |

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

**Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

D. Garden Court

Not to Scale. Illustrative Only.

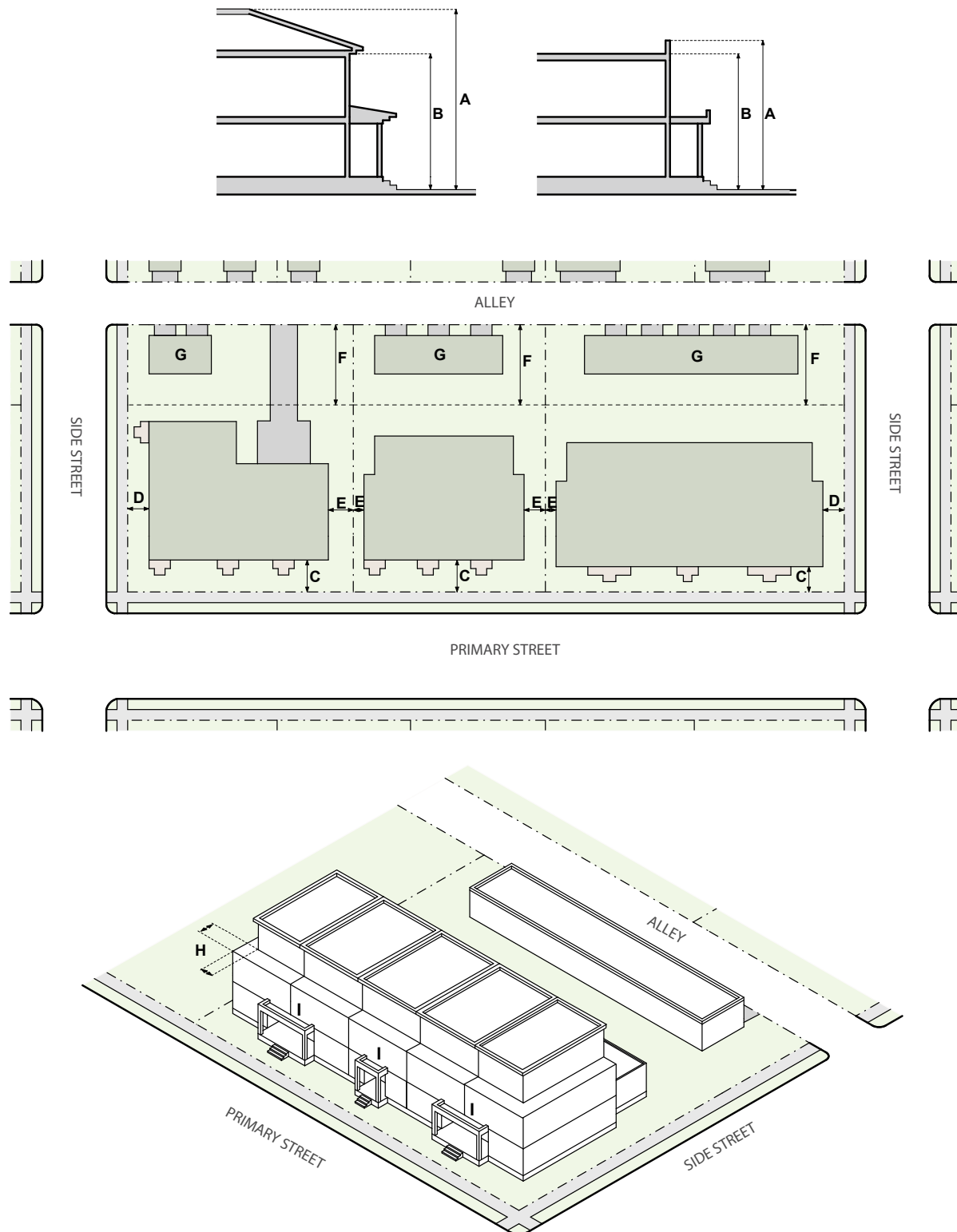


GARDEN COURT

| HEIGHT | | U-RH-2.5 | U-RH-3A |
|-------------------------|---|--|-----------|
| A | Stories (max) | 2.5 | 2.5 |
| A | Feet, front 65% of lot (max) | 30' | 30' |
| | Feet, front 65% of lot depth, allowable height increase | 1' for every 5' increase in lot width over 50' up to a maximum height of 35' | |
| A | Feet, rear 35% of lot (max) | 19' | 19' |
| B | Side Wall Plate Height (max) | 25' | 25' |
| | | | |
| SITING | | U-RH-2.5 | U-RH-3A |
| ZONE LOT | | | |
| | Zone Lot Size (min) | 6,000 ft² | 6,000 ft² |
| | Zone Lot Width (min) | 50' | 50' |
| | Dwelling Units per Primary Structure (min/max) | 3/10 | 3/10 |
| SETBACKS | | | |
| C | Primary Street, block sensitive setback required (see Sec. 13.1.2.3) | yes | yes |
| C | Primary Street, where block sensitive setback does not apply (min) | 20' | 20' |
| D | Side Street (min) | 5' | 5' |
| E | Side Interior (min) | 5' | 5' |
| F | Rear, alley/no alley (min) | 12'/20' | 12'/20' |
| PARKING | | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Allowed | |
| | Vehicle Access | From alley; or From street when no alley present See Sec. 5.3.7.6 | |
| ACCESSORY STRUCTURES | | | |
| G | Detached Accessory Structures Allowed | See Sec. 5.3.4 | |
| | | | |
| DESIGN ELEMENTS | | U-RH-2.5 | U-RH-3A |
| BUILDING CONFIGURATION | | | |
| | Upper Story Stepback, for Flat Roof, Above 25': Primary Street and Side, Interior (min) | 10' | 10' |
| H | Street-Facing Courtyard Width (min) | 15' | 15' |
| I | Street-Facing Courtyard Depth (min) | 30' | 30' |
| | Garden Court Design Standards | See Sec. 5.3.5.1 | |
| GROUND STORY ACTIVATION | | | |
| J | Pedestrian Access | Each dwelling unit shall have a ground story Entrance. At least two Entrances facing Primary Street and all others facing interior courtyard | |

E. Row House (1 of 2)

Not to Scale. Illustrative Only.



ROW HOUSE (1 OF 2)

| HEIGHT | | U-TU-B2* | U-RH-2.5 | U-RH-3A |
|--------|------------------------------------|----------|----------|---------|
| A | Stories (max) | 2.5 | 2.5 | 2.5 |
| A | Feet, front 65% of lot depth (max) | 35' | 35' | 35' |
| | Feet, rear 35% of lot depth (max) | 35' | 19' | 19' |
| B | Side Wall Height (max) | 25' | 25' | 25' |

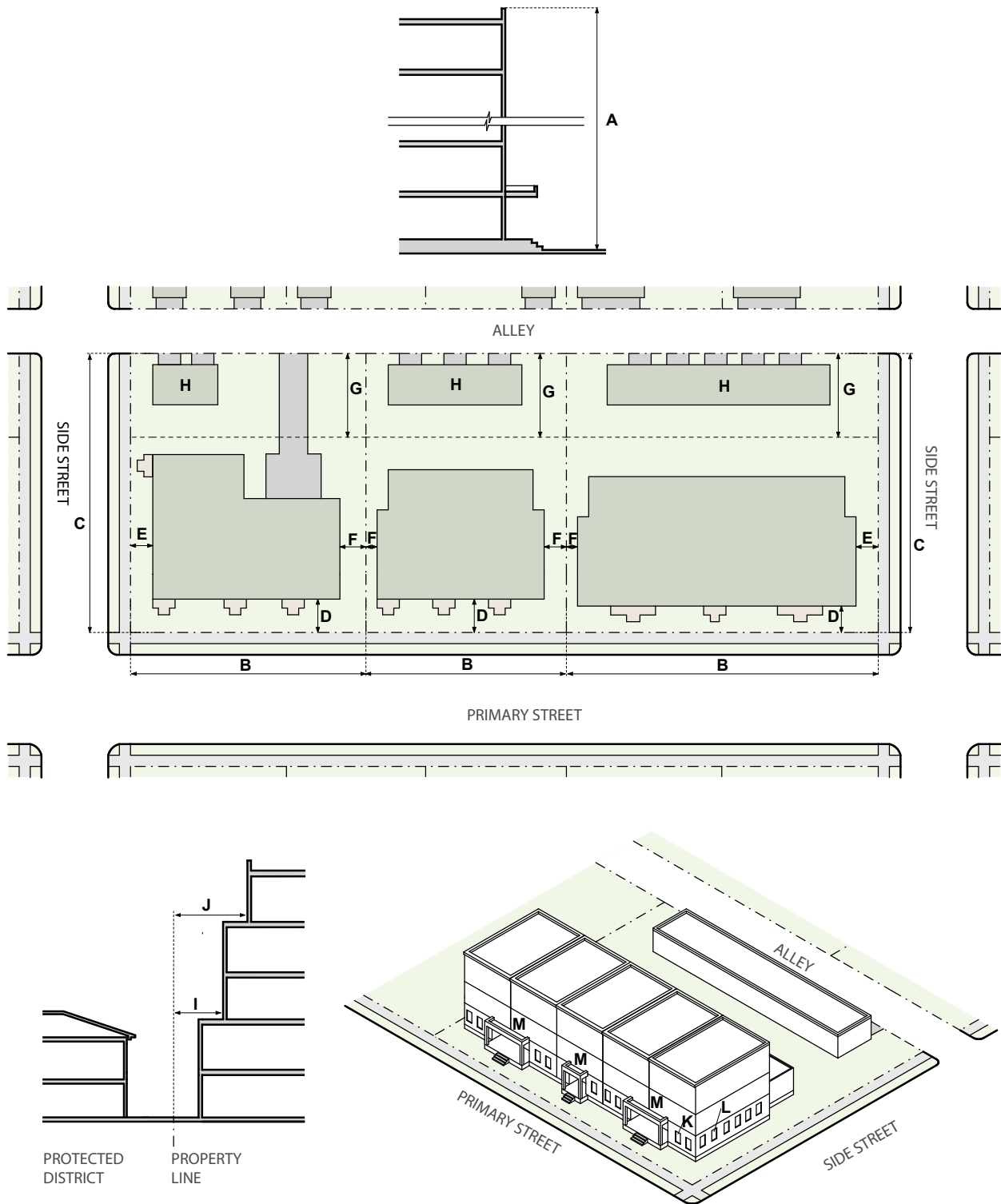
| SITING | | U-TU-B2* | U-RH-2.5 | U-RH-3A |
|----------------------|--|--|----------------|----------------|
| ZONE LOT | | | | |
| | Zone Lot Size (min/max) | 6,000 ft² / 9,375 ft² | 6,000 ft² / na | 6,000 ft² / na |
| | Zone Lot Width (min) | 50' | 50' | 50' |
| | Dwelling Units per Primary Structure (min/max) | 3/na | 3/10 | 3/10 |
| SETBACKS | | | | |
| C | Primary Street, block sensitive setback required (see Sec. 13.1.2.3) | yes | yes | yes |
| C | Primary Street where block sensitive setback does not apply (min) | 20' | 20' | 20' |
| D | Side Street (min) | 5' | 5' | 5' |
| E | Side Interior (min) | 5' | 5' | 5' |
| F | Rear, alley/no alley (min) | 12'/20' | 12'/20' | 12'/20' |
| PARKING | | | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Allowed | | |
| | Vehicle Access | From alley; or From street when no alley present See Sec. 5.3.7.6 | | |
| ACCESSORY STRUCTURES | | | | |
| G | Detached Accessory Structures Allowed | See Sec. 5.3.4 | | |

| DESIGN ELEMENTS | | U-TU-B2* | U-RH-2.5 | U-RH-3A |
|--------------------------------|--|---|----------|---------|
| BUILDING CONFIGURATION | | | | |
| H | Upper Story Stepback, for Flat Roof, Above 25': Primary Street and Side Interior (min) | 10' | 10' | 10' |
| | Street facing attached garage door width per Primary Structure | 20' | 20' | 20' |
| GROUND STORY ACTIVATION | | | | |
| I | Pedestrian Access | Each unit shall have a street-facing Entrance | | |

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

F. Row House (2 of 2)

Not to Scale. Illustrative Only.

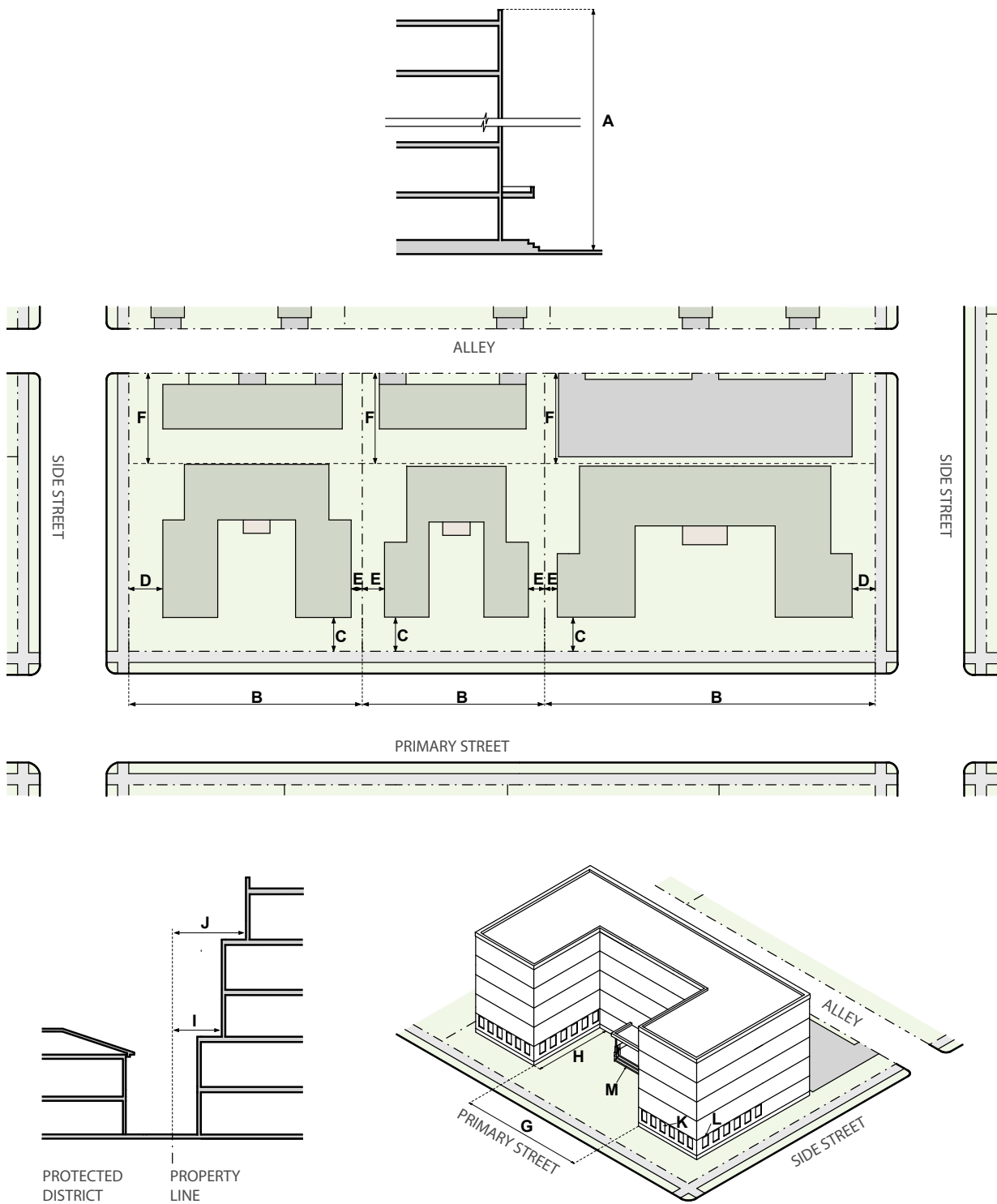


ROW HOUSE (2 OF 2)

| | | U-MX-2 | | | U-MS-2 | | |
|---|---|--------------------|--|--|--|---------|---------|
| HEIGHT | | U-MX-2x | U-MX-3 | U-RX-5 | U-MS-2x | U-MS-3 | U-MS-5 |
| A | Stories (max) | 2 | 3 | 5 | 2 | 3 | 5 |
| A | Feet (min/max) | na/32' | na/40' | na/70' | na/32' | na/40' | 24'/70' |
| | | | | | | | |
| | | U-MX-2 | | | U-MS-2 | | |
| SITING | | U-MX-2x | U-MX-3 | U-RX-5 | U-MS-2x | U-MS-3 | U-MS-5 |
| ZONE LOT | | | | | | | |
| Use Restrictions | | na | na | Second Story and Above: Residential Only | Ground Story within required build-to portion must have at least one primary use, other than parking of vehicles | | |
| REQUIRED BUILD-TO | | | | | | | |
| B | Primary Street (min % within min/max) | 70% 0'/15' | 70% 0'/15' | 70% 0'/15' | 75% 0'/5' If Residential Only: 75% 0'/10' | | |
| C | Side Street (min % within min/max) | na | na | na | 25% 0'/5' If Residential Only: 25% 0'/10' | | |
| SETBACKS | | | | | | | |
| D | Primary Street (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| E | Side Street (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| F | Side Interior (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | U-MX-2x: 5' 10' | 10' | 10' | U-MS-2x: 5' 10' | 10' | 10' |
| G | Rear, (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | 0'/10' | 0'/10' | 0'/10' | 0'/10' | 0'/10' |
| PARKING | | | | | | | |
| Surface Parking between building and Primary Street/Side Street | | | Not Allowed/Allowed | | Not Allowed/Not Allowed | | |
| Vehicle Access | | | From alley; or From street when no alley present; See Sec. 5.3.7.6 | | | | |
| ACCESSORY STRUCTURES | | | | | | | |
| H | Detached Accessory Structures Allowed | | | See Sec. 5.3.4 | | | |
| | | | | | | | |
| | | U-MX-2 | | | U-MS-2 | | |
| DESIGN ELEMENTS | | U-MX-2x | U-MX-3 | U-RX-5 | U-MS-2x | U-MS-3 | U-MS-5 |
| BUILDING CONFIGURATION | | | | | | | |
| I | Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | 15'/25' | 20'/25' | na | 15'/25' | 20'/25' |
| J | Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | na | 35'/40' | na | na | 35'/40' |
| | Street facing garage door width per Primary Structure (max) | 20' | 20' | 20' | 20' | 20' | 20' |
| GROUND FLOOR ACTIVATION | | | | | | | |
| K | Transparency, Primary Street (min) | 30% | 30% | 30% | 60%; If Residential Only: 40% | | |
| L | Transparency, Side Street (min) | na | na | na | 25% | 25% | 25% |
| M | Pedestrian Access | | | | | | |
| | Each unit shall have a street-facing Entrance | | | | | | |

G. Courtyard Apartment

Not to Scale. Illustrative Only.



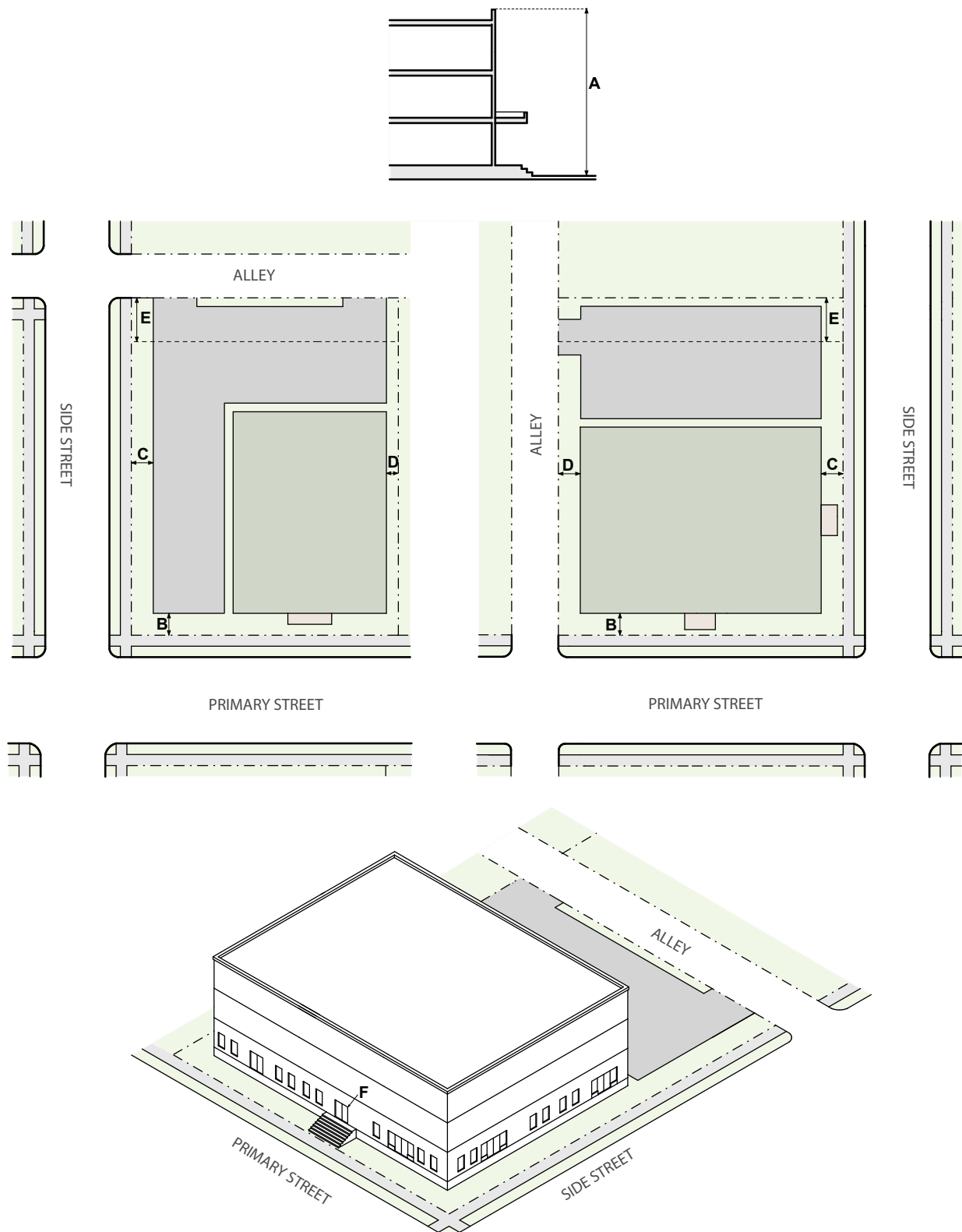
COURTYARD APARTMENT

| HEIGHT | | U-MX-2 U-MX-2x | U-MX-3 | U-RX-5 |
|-------------------------|---|---|------------|------------|
| A | Stories (max) | 2 | 3 | 5 |
| A | Feet (max) | 35' | 45' | 70' |
| SITING | | U-MX-2 U-MX-2x | U-MX-3 | U-RX-5 |
| REQUIRED BUILD-TO | | | | |
| B | Primary Street (min % within min/max)* | 70% 0'/15' | 70% 0'/15' | 70% 0'/15' |
| SETBACKS | | | | |
| C | Primary Street (min) | 0' | 0' | 0' |
| D | Side Street (min) | 0' | 0' | 0' |
| E | Side Interior (min) | 0' | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | U-MX-2x: 5' 10' | 10' | 10' |
| F | Rear (min) | 0' | 0' | 0' |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | 0'/10' | 0'/10' |
| PARKING | | | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Allowed | | |
| | Vehicle Access | Shall be determined as part of Site Development Plan Review | | |
| DESIGN ELEMENTS | | U-MX-2 U-MX-2x | U-MX-3 | U-RX-5 |
| BUILDING CONFIGURATION | | | | |
| G | Street-Facing Courtyard Width (min) | 15' | 15' | 15' |
| H | Street-Facing Courtyard Depth (min) | 30' | 30' | 30' |
| | Courtyard Design Standards | See Sec. 5.3.5.2 | | |
| I | Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | 15'/25' | 20'/25' |
| J | Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | na | 35'/40' |
| | Street facing garage door width per Primary Structure (max) | 20' | 20' | 20' |
| GROUND STORY ACTIVATION | | | | |
| K | Transparency, Primary Street (min) | 30% | 30% | 30% |
| L | Transparency, Side Street (min) | 25% | 25% | 25% |
| M | Pedestrian Access, Primary Street | Entrance | Entrance | Entrance |

*Courtyard Width counts toward the required Build-To

H. Apartment (1 of 2)

Not to Scale. Illustrative Only.



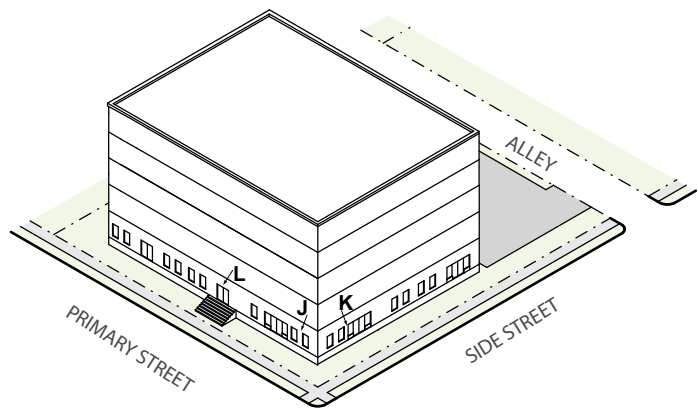
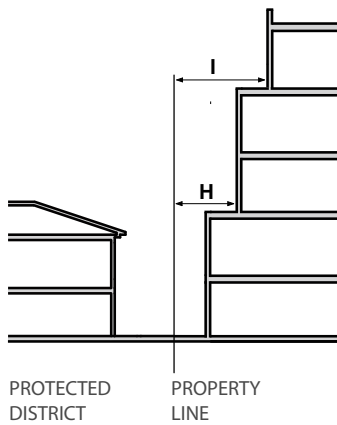
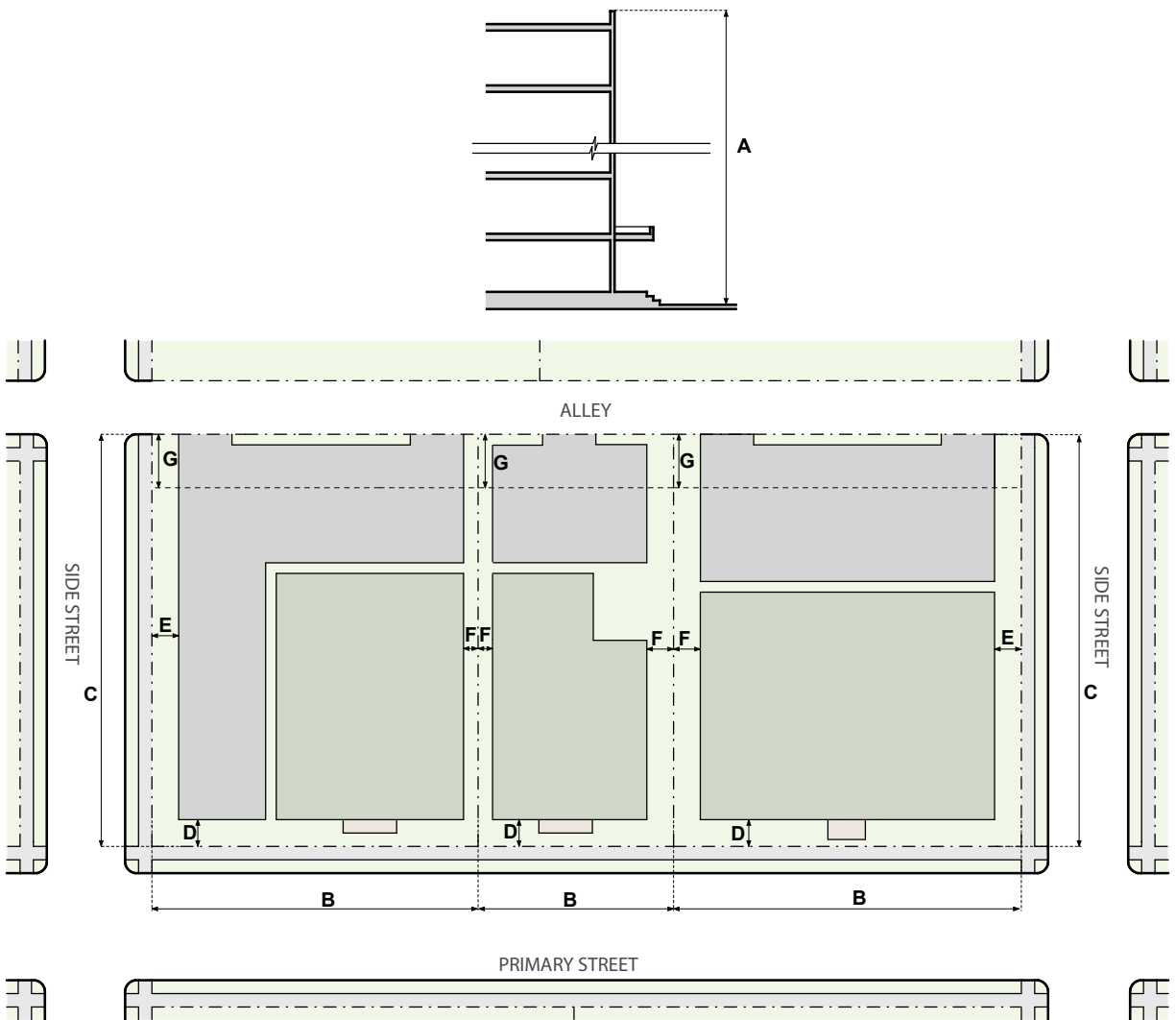
APARTMENT (1 OF 2)

| HEIGHT | | U-RH-3A* |
|--------------------------------|--|---|
| A | Stories (max) | 3 |
| A | Feet (max) | 38' |
| SITING | | U-RH-3A* |
| ZONE LOT | | |
| | Zone Lot Size (min/max) | 6,000 ft ² / 16,000 ft ² |
| | Zone Lot Width (min) | 50' |
| | Dwelling Units per Primary Structure (min) | 3 |
| SETBACKS | | |
| B | Primary Street, block sensitive setback required (see Sec. 13.1.2.2) | yes |
| B | Primary Street, where block sensitive setback does not apply (min) | 20' |
| C | Side Street (min) | 10' |
| D | Side Interior (min) | 5' |
| E | Rear, alley/no alley (min) | 12'/20' |
| PARKING | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Allowed |
| | Vehicle Access | Shall be determined as part of Site Development Plan Review |
| DESIGN ELEMENTS | | U-RH-3A* |
| BUILDING CONFIGURATION | | |
| | Street facing garage door width per Primary Structure (max) | 20' |
| GROUND STORY ACTIVATION | | |
| F | Pedestrian Access, Primary Street or Side Street | Entrance |

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

I. Apartment (2 of 2)

Not to Scale. Illustrative Only.

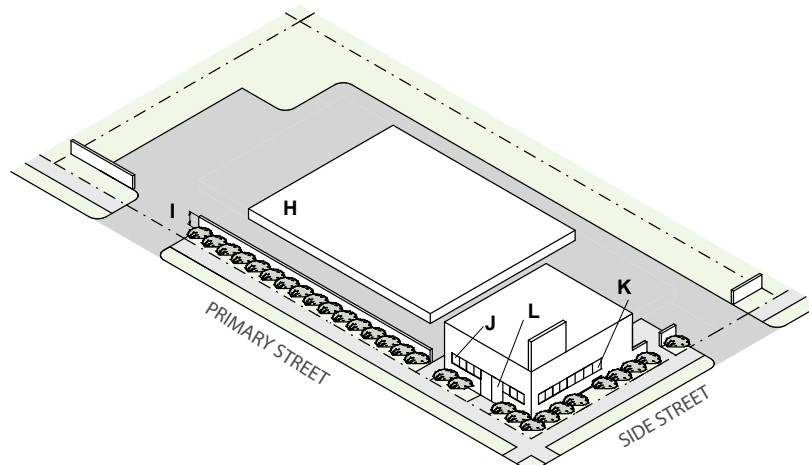
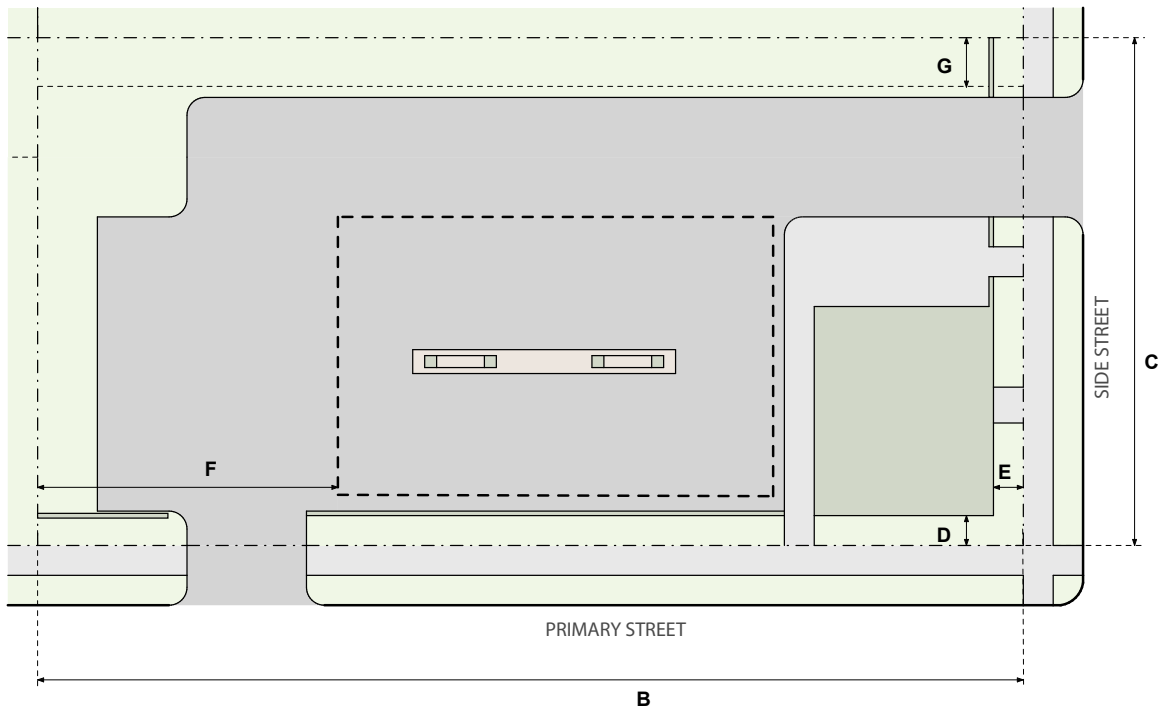
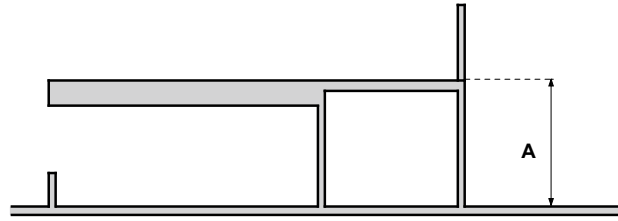


APARTMENT (2 OF 2)

| | | U-MX-2 | | | U-MS-2 | | |
|---|---|--|------------|------------|-----------------------------|------------|------------|
| HEIGHT | | U-MX-2x | U-MX-3 | U-RX-5 | U-MS-2x | U-MS-3 | U-MS-5 |
| A | Stories (max) | 2 | 3 | 5 | 2 | 3 | 5 |
| A | Feet (min/max) | na/32' | na/40' | na/65' | na/35' | na/40' | 24'/70' |
| | | | | | | | |
| | | U-MX-2 | | | U-MS-2 | | |
| SITING | | U-MX-2x | U-MX-3 | U-RX-5 | U-MS-2x | U-MS-3 | U-MS-5 |
| ZONE LOT | | | | | | | |
| Use Restrictions | | Residential Only. MS: Ground Story within the required build-to portion must have at least one primary use, other than parking of vehicles | | | | | |
| REQUIRED BUILD-TO | | | | | | | |
| B | Primary Street (min % within min/max) | 70% 0'/15' | 70% 0'/15' | 70% 0'/15' | 75% 0'/10' | 75% 0'/10' | 75% 0'/10' |
| C | Side Street (min % within min/max) | na | na | na | 25% 0'/10' | 25% 0'/10' | 25% 0'/10' |
| SETBACKS | | | | | | | |
| D | Primary Street (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| E | Side Street (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| F | Side Interior (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | U-MX-2x: 5' 10' | 10' | 10' | U-MS-2x: 5' 10' | 10' | 10' |
| G | Rear, alley and no alley (min) | 0' | 0' | 0' | 0' | 0' | 0' |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | 0'/10' | 0'/10' | 0'/10' | 0'/10' | 0'/10' |
| PARKING | | | | | | | |
| Surface Parking between building and Primary Street/Side Street | | Not Allowed/Allowed | | | MS: Not Allowed/Not Allowed | | |
| Vehicle Access | | Shall be determined as part of Site Development Plan Review | | | | | |
| | | | | | | | |
| | | U-MX-2 | | | U-MS-2 | | |
| DESIGN ELEMENTS | | U-MX-2x | U-MX-3 | U-RX-5 | U-MS-2x | U-MS-3 | U-MS-5 |
| BUILDING CONFIGURATION | | | | | | | |
| H | Upper Story Setback Above 27'adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | 15'/25' | 20'/25' | na | 15'/25' | 20'/25' |
| I | Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | na | 35'/40' | na | na | 35'/40' |
| | Street facing garage door width per Primary Structure (max) | 20' | 20' | 20' | 20' | 20' | 20' |
| GROUND STORY ACTIVATION | | | | | | | |
| J | Transparency, Primary Street (min) | 30% | 30% | 30% | 40% | 40% | 40% |
| K | Transparency, Side Street (min) | 25% | 25% | 25% | 25% | 25% | 25% |
| L | Pedestrian Access, Primary Street | Entrance | | | | | |

J. Drive Thru Services

Not to Scale. Illustrative Only.

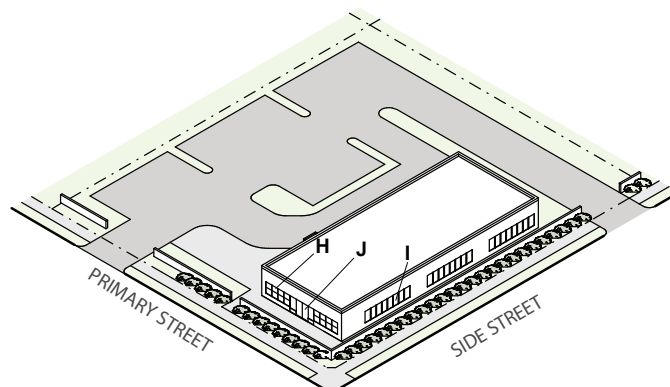
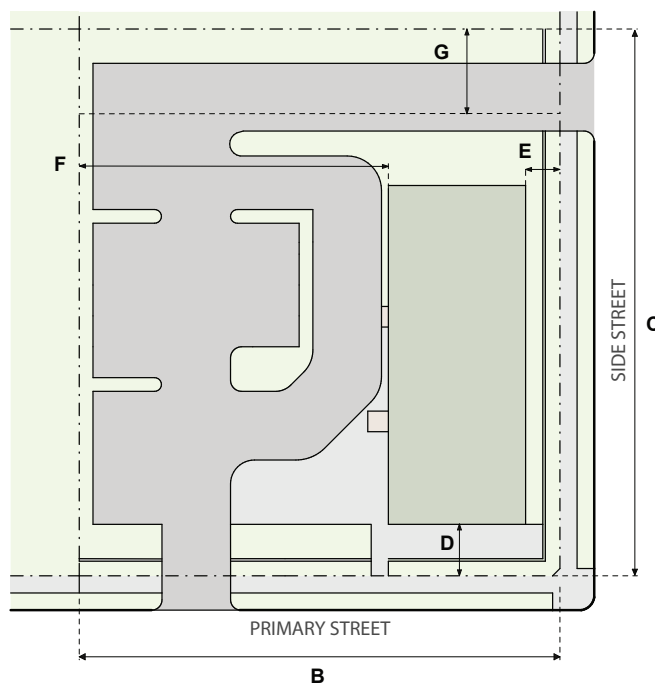
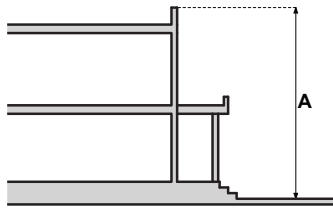


DRIVE THRU SERVICES

| HEIGHT | | U-MX-2 U-MS -2 | U-MX-3 U-MS-3, -5 | |
|-------------------------|--|--|---|------------------------|
| A | Stories (max) | 2 | 3 | |
| A | Feet (max) | 35' | 45' | |
| SITING | | U-MS-2, -3, -5 Option A | U-MX-2, -3 Option A | U-MX-2, -3 Option B |
| ZONE LOT | | | | |
| Use Restrictions | | Automobile Services, Light and/or Primary Use with Accessory Drive Thru Use, excluding Eating/ Drinking Establishments Additionally, in U-MX-2, 3 Option B is limited to Gasoline Service Station Use Only | | |
| REQUIRED BUILD-TO | | | | |
| B | Primary Street (min % within min/max)* | 50% 0'/15' | 50% 0'/15' | na |
| C | Side Street (min % within min/max)* | 50% 0'/15' | 50% 0'/15' | na |
| SETBACKS | | | | |
| D | Primary Street (min) | 0' | 0' | 0' |
| E | Side Street (min) | 0' | 0' | 0' |
| F | Side Interior (min) | 0' | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | 10' | 10' | 10' |
| G | Rear, alley and no alley (min) | 0' | 0' | 0' |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | 0'/10' | 0'/10' |
| PARKING | | | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Not Allowed | Not Allowed/Allowed | Allowed/Allowed |
| | Vehicle Access | Shall be determined as part of Site Development Plan Review | | |
| DESIGN ELEMENTS | | U-MS-2, -3, -5 Option A | U-MX-2, -3 Option A | U-MX-2, -3 Option B |
| BUILDING CONFIGURATION | | | | |
| H | *Canopy | Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To | Building shall be used to meet a portion of the Primary or Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To | na |
| I | Screening Required | Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0'/15', following the standards of Article 10, Section 10.5.4.3 | | |
| | Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | U-MS-3, -5 Only: 15'/25' | U-MX-3 Only: 15'/25' | U-MX-3 Only: 15'/25' |
| GROUND STORY ACTIVATION | | | | |
| J | Transparency, Primary Street (min) | 60% | 40% | 40% |
| K | Transparency, Side Street (min) | 25% | 25% | 25% |
| L | Pedestrian Access, Primary Street | Entrance | Entrance | Pedestrian Connection |

K. Drive Thru Restaurant (1 of 2)

Not to Scale. Illustrative Only.

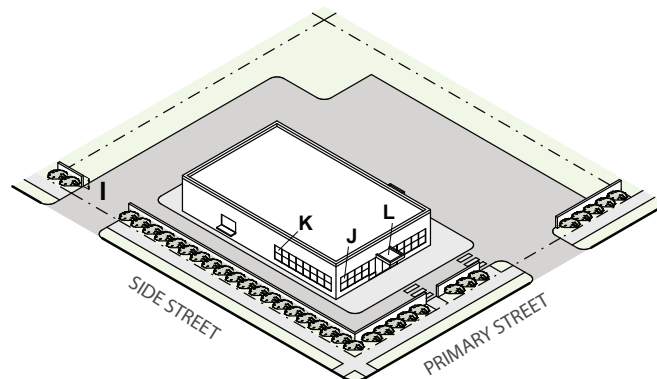
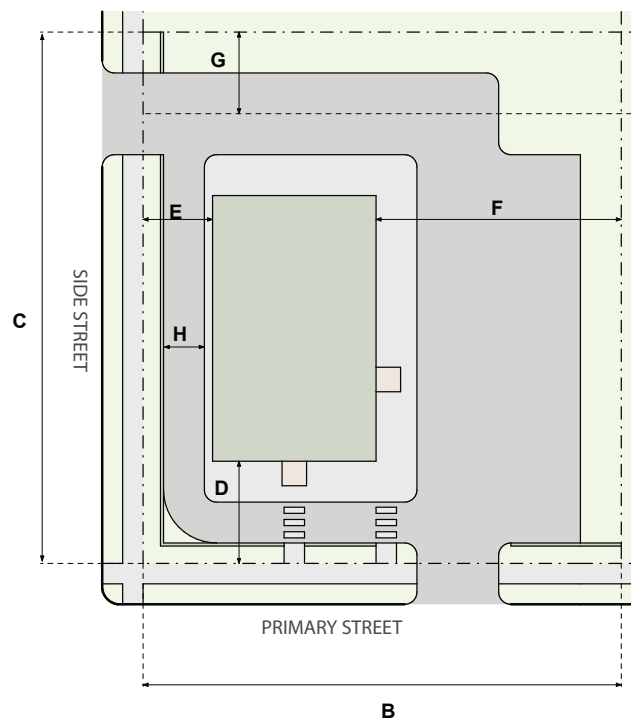
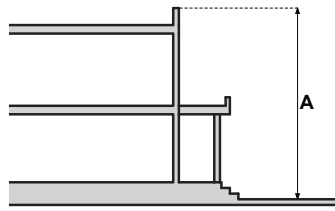


DRIVE THRU RESTAURANT (1 OF 2)

| HEIGHT | | U-MX-2 U-MS -2 | U-MX-3 U-MS-3, -5 |
|---|--|--|--|
| A | Stories (max) | 2 | 3 |
| A | Feet (max) | 35' | 45' |
| SITING | | U-MS-2, -3, -5 Option A | U-MX-2, -3 Option A |
| ZONE LOT | | Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only | |
| Use Restrictions | | | |
| REQUIRED BUILD-TO | | | |
| B | Primary Street (min % within min/max) | Corner Lots: 50% 0'/5' All other: 75% 0'/5' | Corner Lots: 50% 0'/10' All other: 70% 0'/10' |
| C | Side Street (min % within min/max) | 50% 0'/5' | 50% 0'/10' |
| SETBACKS | | | |
| D | Primary Street (min) | 0' | 0' |
| E | Side Street (min) | 0' | 0' |
| F | Side Interior (min) | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | 10' | 10' |
| G | Rear, alley and no alley (min) | 0' | 0' |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | 0'/10' |
| PARKING | | | |
| Surface Parking between building and Primary Street/Side Street | | Not Allowed/Not Allowed | |
| Drive Thru Lane between building and Primary Street/Side Street | | Not Allowed/Not Allowed | |
| Vehicle Access | | Shall be determined as part of Site Development Plan Review | |
| DESIGN ELEMENTS | | U-MS-2, -3, -5 Option A | U-MX-2, -3 Option A |
| BUILDING CONFIGURATION | | | |
| | Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | 15'/25' | 15'/25' |
| GROUND STORY ACTIVATION | | | |
| H | Transparency, Primary Street (min) | 60% | 40% |
| I | Transparency, Side Street (min) | 25% | 25% |
| J | Pedestrian Access, Primary Street | Entrance | Entrance |

L. Drive Thru Restaurant (2 of 2)

Not to Scale. Illustrative Only.

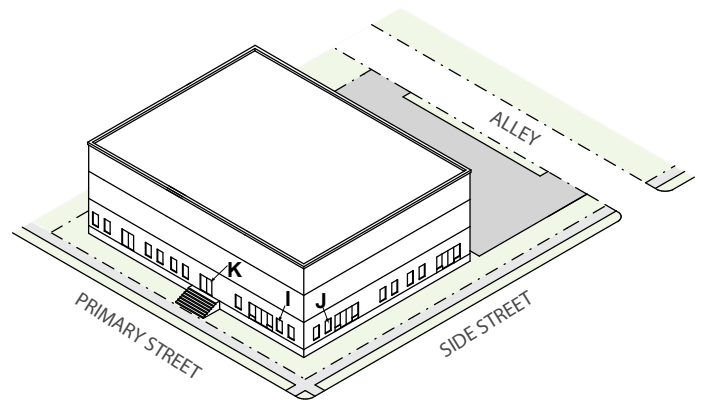
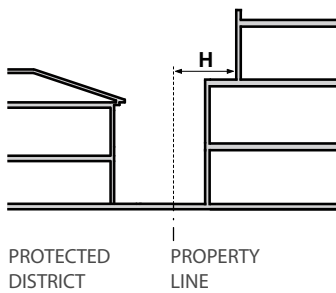
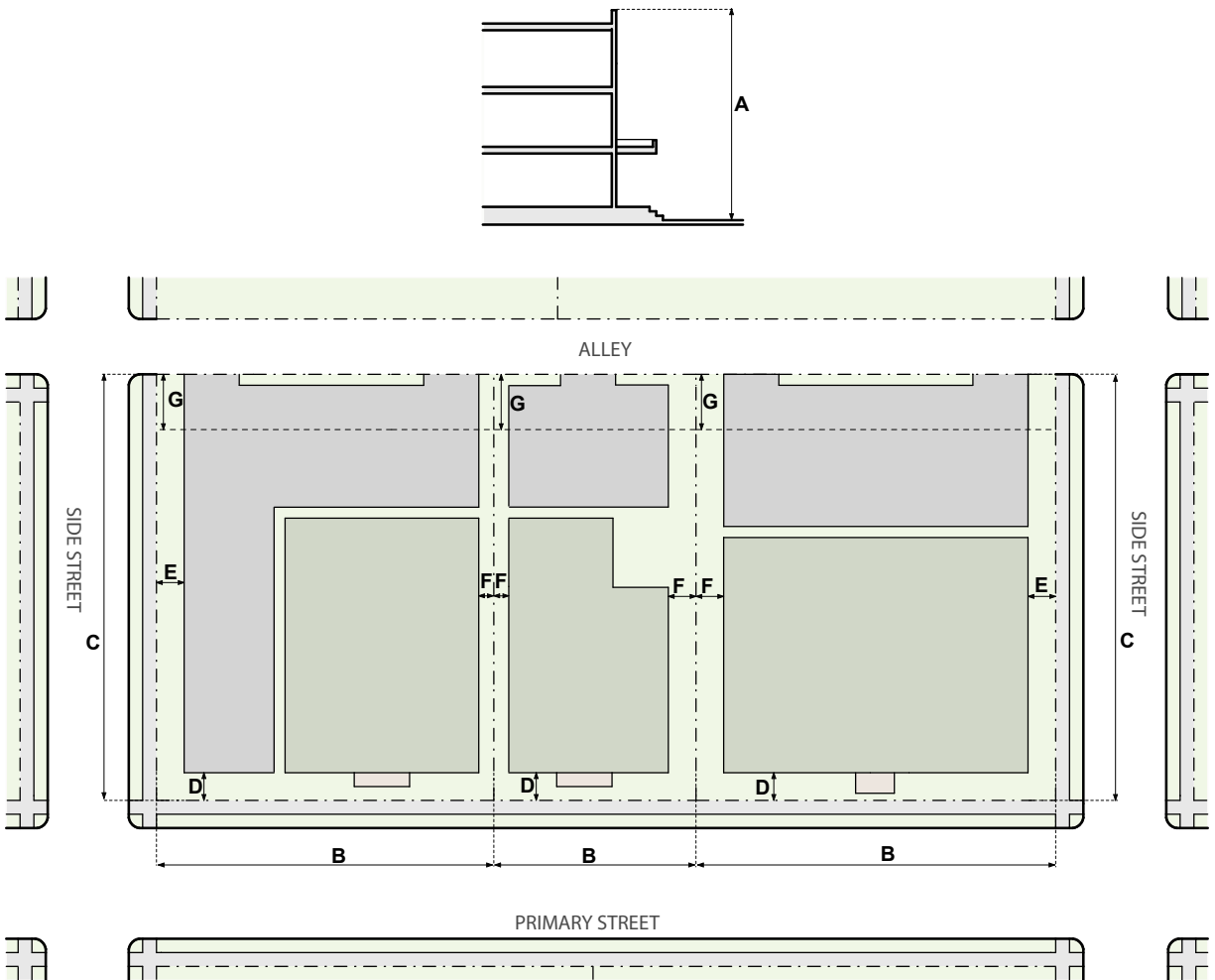


DRIVE THRU RESTAURANT (2 OF 2)

| HEIGHT | | U-MX-2 | U-MX-3 |
|-------------------------|--|--|--------|
| A | Stories (max) | 2 | 3 |
| A | Feet (max) | 35' | 45' |
| SITING | | U-MX-2, -3 Option B | |
| ZONE LOT | | | |
| Use Restrictions | | Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only | |
| REQUIRED BUILD-TO | | | |
| B | Primary Street (min % within min/max) | Corner Lots: 50% 0'/35' All other: 70% 0'/35' | |
| C | Side Street (min % within min/max) | 50% 0'/18' | |
| SETBACKS | | | |
| D | Primary Street (min) | 0' | |
| E | Side Street (min) | 0' | |
| F | Side Interior (min) | 0' | |
| | Side Interior, adjacent to Protected District (min) | 10' | |
| G | Rear, alley and no alley (min) | 0' | |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | |
| PARKING | | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Not Allowed | |
| | Drive Thru Lane between building and Primary Street/Side Street | Allowed/Allowed | |
| H | Drive Thru Lane Width (max) | 12' | |
| I | Drive Thru Lane Screening Required | Garden Wall, following the standards of Article 10, Section 10.5.4.3 | |
| | Vehicle Access | Shall be determined as part of Site Development Plan Review | |
| DESIGN ELEMENTS | | U-MX-2, -3 Option B | |
| BUILDING CONFIGURATION | | | |
| | Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | 15'/25' | |
| GROUND STORY ACTIVATION | | | |
| J | Transparency, Primary Street (min) | 40% | |
| K | Transparency, Side Street (min) | 25% | |
| L | Pedestrian Access, Primary Street | Entrance and Pedestrian Connection | |

M. General

Not to Scale. Illustrative Only.

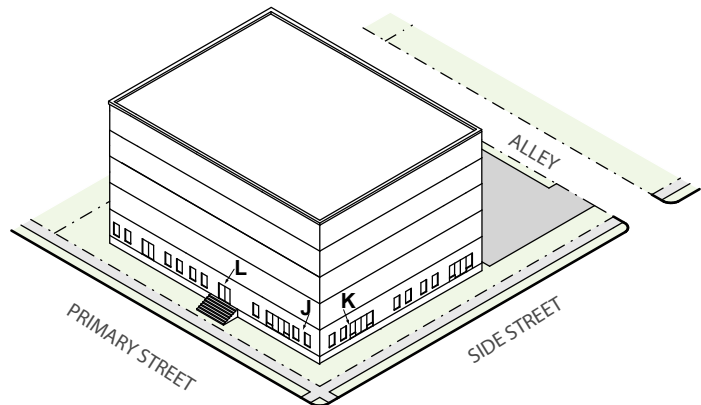
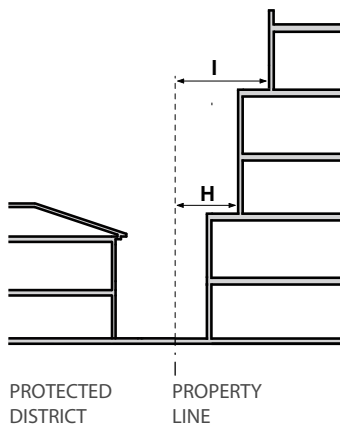
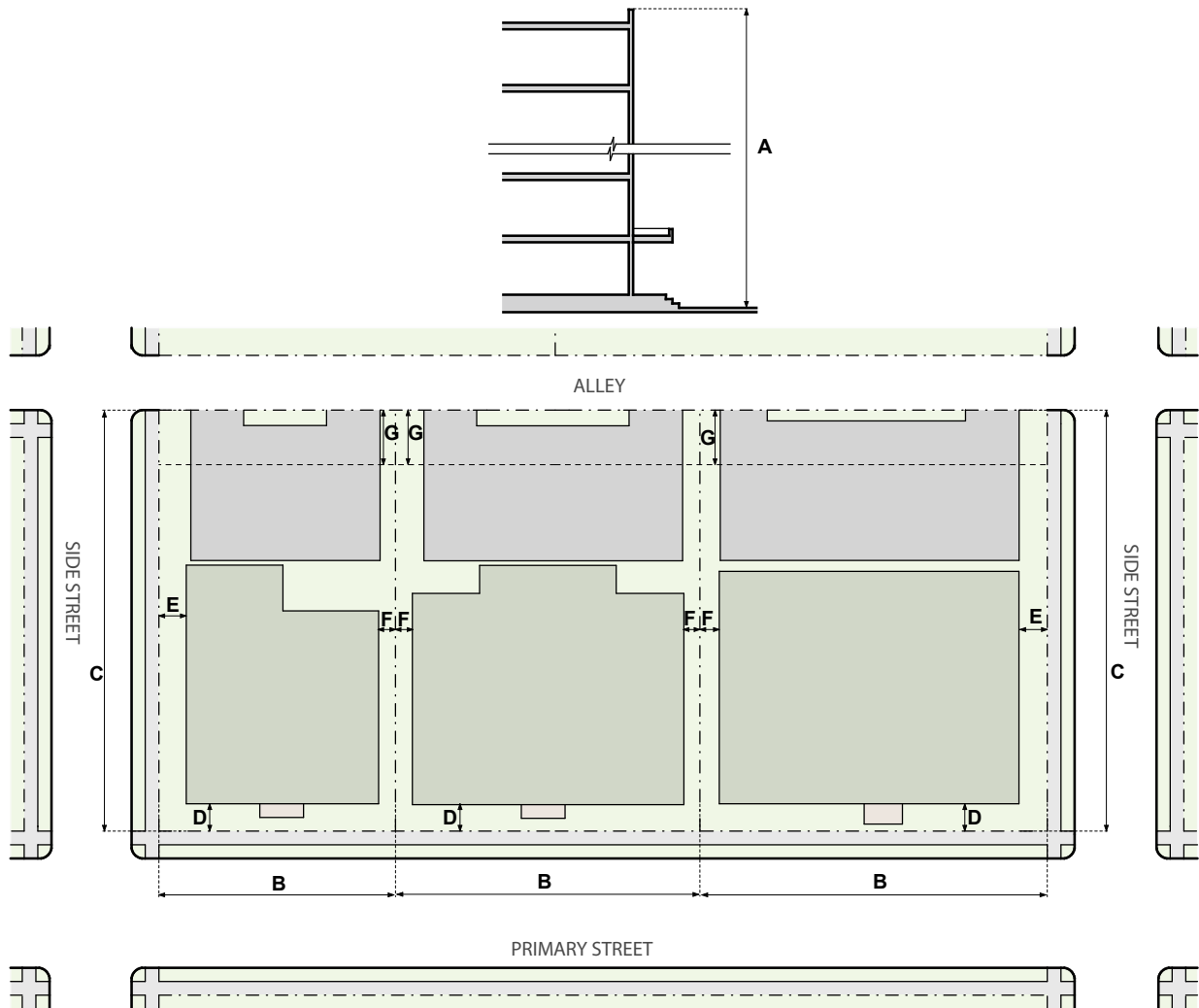


GENERAL

| HEIGHT | | U-MX-2, -2x | U-MX-3 |
|-------------------------|--|---|------------|
| A | Stories (max) | 2 | 3 |
| A | Feet (max) | 35' | 45' |
| SITING | | U-MX-2, -2x | U-MX-3 |
| REQUIRED BUILD-TO | | | |
| B | Primary Street (min % within min/max) | 70% 0'/15' | 70% 0'/15' |
| C | Side Street (min % within min/max) | na | na |
| SETBACKS | | | |
| D | Primary Street (min) | 0' | 0' |
| E | Side Street (min) | 0' | 0' |
| F | Side Interior (min) | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | U-MX-2x: 5' 10' | 10' |
| G | Rear, alley and no alley (min) | 0' | 0' |
| | Rear, adjacent to Protected District, alley/no alley (min) | 0'/10' | 0'/10' |
| PARKING | | | |
| | Surface Parking between building and Primary Street/Side Street | Not Allowed/Allowed | |
| | Vehicle Access | Shall be determined as part of Site Development Plan Review | |
| DESIGN ELEMENTS | | U-MX-2, -2x | U-MX-3 |
| BUILDING CONFIGURATION | | | |
| H | Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | na | 15'/25' |
| GROUND STORY ACTIVATION | | | |
| I | Transparency, Primary Street (min) | 40% | 40% |
| J | Transparency, Side Street (min) | 25% | 25% |
| K | Pedestrian Access, Primary Street | Entrance | |

N. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

| HEIGHT | | U-RX-5 | U-MS-2 U-MS-2x | U-MS-3 | U-MS-5 |
|---|---|---|--|-----------|-----------|
| A | Stories (max) | 5 | 2 | 3 | 5 |
| A | Feet (min/max) | na/70' | na/35' | na/45' | 24'/70' |
| SITING ZONE LOT | | U-RX-5 | U-MS-2 U-MS-2x | U-MS-3 | U-MS-5 |
| Use Restrictions | | Second Story and Above: Residential Only | Ground Story within the required build-to portion must have at least one primary use, other than parking of vehicles | | |
| REQUIRED BUILD-TO | | | | | |
| B | Primary Street (min % within min/max) | 70% 0'/15' | 75% 0'/5' | 75% 0'/5' | 75% 0'/5' |
| C | Side Street (min % within min/max) | na | 25% 0'/5' | 25% 0'/5' | 25% 0'/5' |
| SETBACKS | | | | | |
| D | Primary Street (min) | 0' | 0' | 0' | 0' |
| E | Side Street (min) | 0' | 0' | 0' | 0' |
| F | Side Interior (min) | 0' | 0' | 0' | 0' |
| | Side Interior, adjacent to Protected District (min) | 10' | U-MS-2x: 5' 10' | 10' | 10' |
| G | Rear, alley and no alley (min) | 0' | 0' | 0' | 0' |
| | Rear, adjacent to Protected District , alley/no alley (min) | 0'/10' | 0'/10' | 0'/10' | 0'/10' |
| PARKING | | | | | |
| Surface Parking between building and Primary Street/Side Street | | Not Allowed/Allowed | MS: Not Allowed/Not Allowed | | |
| Vehicle Access | | Shall be determined as part of Site Development Plan Review | | | |
| DESIGN ELEMENTS | | U-RX-5 | U-MS-2 U-MS-2x | U-MS-3 | U-MS-5 |
| BUILDING CONFIGURATION | | | | | |
| H | Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | 20'/25' | na | 15'/25' | 20'/25' |
| I | Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min) | 35'/40' | na | na | 35'/40' |
| GROUND STORY ACTIVATION | | | | | |
| J | Transparency, Primary Street (min) | 60% | 60% | 60% | 60% |
| K | Transparency, Side Street (min) | 25% | 25% | 25% | 25% |
| L | Pedestrian Access, Primary Street | Entrance | | | |

SECTION 5.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

5.3.4.1 General Allowance - Compliance with Building Form Standards Required

Accessory structures shall comply with the provisions of this Section 5.3.4 and the permitted building form standards of the particular zone district in which the accessory structure is located. Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses.

5.3.4.2 Accessory Structures Specifically Allowed

The following accessory structures are specifically allowed, subject to compliance with all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.

A. Detached Accessory Garage

B. Detached Accessory Dwelling Unit Building

C. Carports and Off-Street Parking Areas

D. Detached Utility Buildings

E. Playhouses, Patios, Cabanas, Pool Houses, Porches, Decks, and Gazebos

F. Fences, Walls and Retaining Walls

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5.

G. Gates and Guard Houses

H. Storm and Fallout Shelters

I. Radio and Television Receiving Antennas and Support Structures

Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.

J. Swimming Pools and Other Recreational and Play Facilities for the Use of Residents

K. Solar and Photo-Voltaic Energy Systems

L. Ground- or Roof-Mounted Solar Energy Collection Devices

1. Flush mounted solar panels may encroach any distance into a required setback space.
2. Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.

M. Non-Commercial Barbecues, Outside Fireplaces, Eating Areas

5.3.4.3 Accessory Structures Not Specifically Listed as Allowed

- A. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 5.3.4.
- B. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.

- C. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
- D. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 5.3.4.

5.3.4.4 Additional Standards for Detached Accessory Structures in All Zone Districts

A. Gross Floor Area:

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

B. Building Coverage:

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

C. Permitted Number

In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 5.3.4.4.A and B above.

5.3.4.5 Additional Standards for Detached Structures Accessory to Single Unit Dwellings

A. Required Building Materials

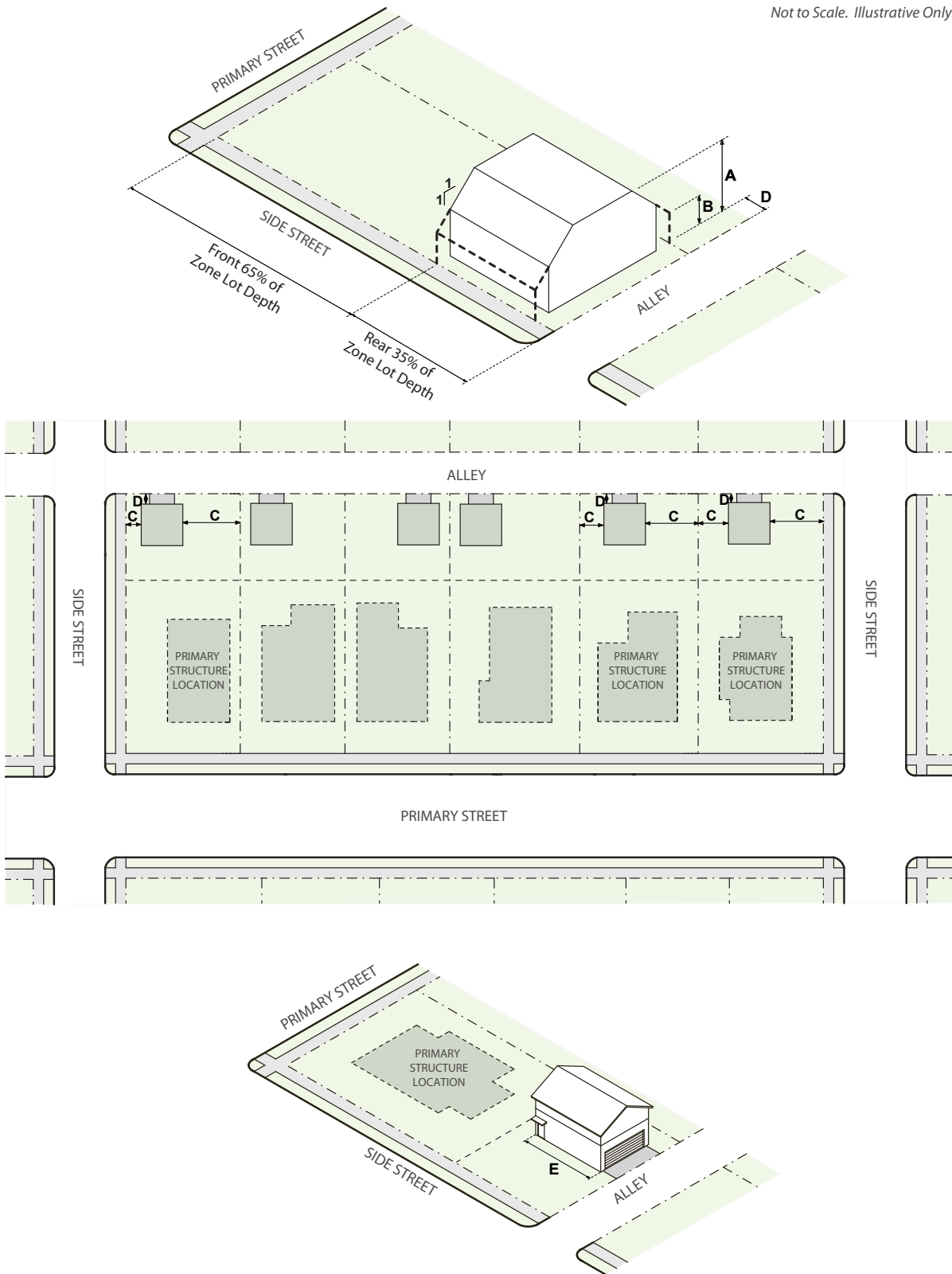
All detached structures accessory to primary single unit dwelling use shall be constructed of materials that are (1) compatible with the materials employed on the primary building, (2) durable, and (3) are not constructed from salvage doors, or other similar materials as designated by the Zoning Administrator.

B. Access and Contiguity

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

C. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



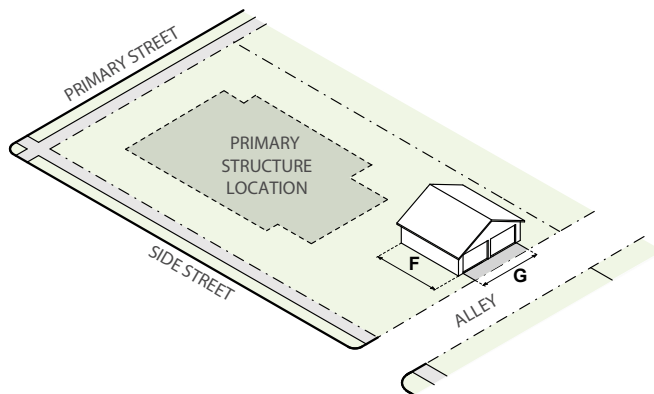
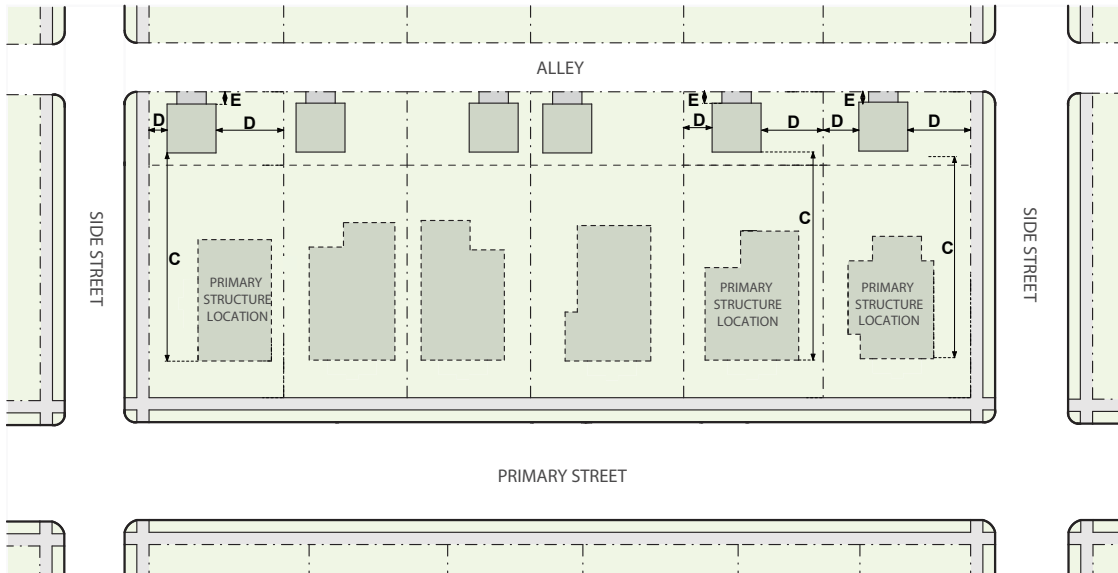
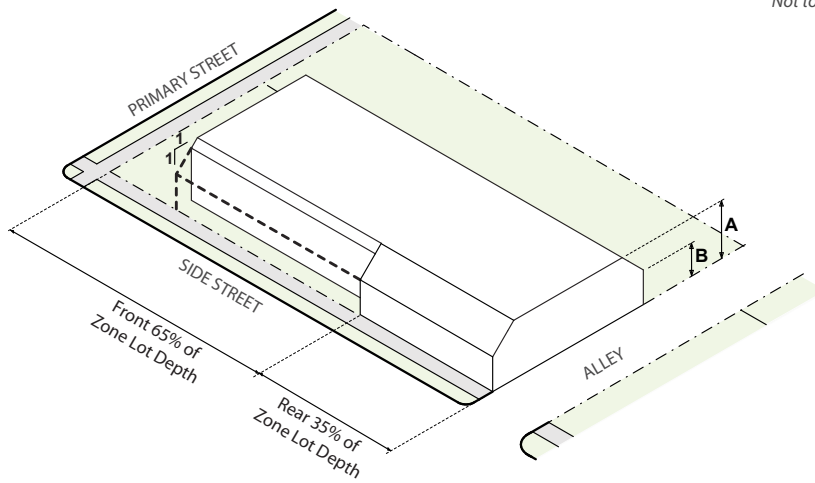
DETACHED ACCESSORY DWELLING UNIT

| | | U-SU-A1 U-SU-A2* | U-TU-B, U-TU-B2 U-SU-B1 U-SU-B2* | U-TU-C U-SU-C1 U-SU-C2* | U-SU-E1 | U-SU-H1 | U-RH-2.5 U-RH-3A |
|--|---|---|---|-------------------------------------|---|-------------------------|---|
| HEIGHT | | | | | | | |
| A | Stories (max) | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 |
| A | Feet (max) | 24' | 24' | 24' | 24' | 24' | 24' |
| B | Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line | 10' | 10' | 10' | 10' | 10' | 10' |
| | Bulk Plane Slope from Side Interior and Side Street Zone Lot Line | 45° | 45° | 45° | 45° | 45° | 45° |
| | | U-SU-A1 U-SU-A2* | U-TU-B, U-TU-B2 U-SU-B1 U-SU-B2* | U-TU-C U-SU-C1 U-SU-C2* | U-SU-E1 | U-SU-H1 | U-RH-2.5 U-RH-3A |
| SITING | | | | | | | |
| USE RESTRICTION | | Accessory Uses Only, including accessory dwelling unit where permitted. See Division 5.4 for permitted Accessory Uses | | | | | |
| ZONE LOT | | | | | | | |
| Zone Lot Size (min) | | 3,000 ft ² | 4,500 ft ² | 5,500 ft ² | 7,000 ft ² | 10,000 ft ² | 3,000 ft ² |
| Exemption from Maximum Building Coverage (Lesser of) | | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² |
| | | An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 ft ² . To qualify, the ADU form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the ADU form shall be used for vehicle parking. | | | | | |
| Allowed Number of Dwelling Units (min/max) | | 0/1 | 0/1 | 0/1 | 0/1 | 0/1 | 0/1 |
| Additional Standards | | See Sections 5.3.4.4 and 5.3.4.5 | | | | | |
| SETBACKS | | | | | | | |
| Location | | Located in the rear 35% of the zone lot depth | | | | | |
| C | Side Interior and Side Street (min) | 5' | 5' | 5' | 5' | 5' | Lots 30' wide or less: 3' All Others: 5' |
| | | If exceeding one story or 17' shall be located adjoining the southern most side setback line | | | | | |
| D | Rear (min) | 5' | 5' | 5' | 5' | 5' | 5' |
| PARKING | | | | | | | |
| Parking Access (see Sec. 5.3.4 for exemptions) | | From alley; or Street access allowed when no alley present | | | | | |
| | | U-SU-A1, -B1, -C1, -E1, -H1, U-SU-A2*, -B2*, -C2* By Zone Lot Size | | | U-TU-B, -B2, -C, U-RH-2.5 U-RH-3A | | |
| DESIGN ELEMENTS | | 6,000 ft ² or Less | 6,001 ft ² to 7,000 ft ² | 7,001 ft ² or Greater | | | |
| BUILDING CONFIGURATION | | | | | | | |
| Building Footprint (max) | | 650 ft ² | 864 ft ² | 1,000 ft ² | 1,000 ft ² | | |
| Habitable Space (max) | | 650 ft ² | 864 ft ² | 1,000 ft ² | na | | |
| E | Horizontal Dimension (max) | 36' | 36' | 36' | 36' | | |

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

D. Detached Garage*

Not to Scale. Illustrative Only.



DETACHED GARAGE

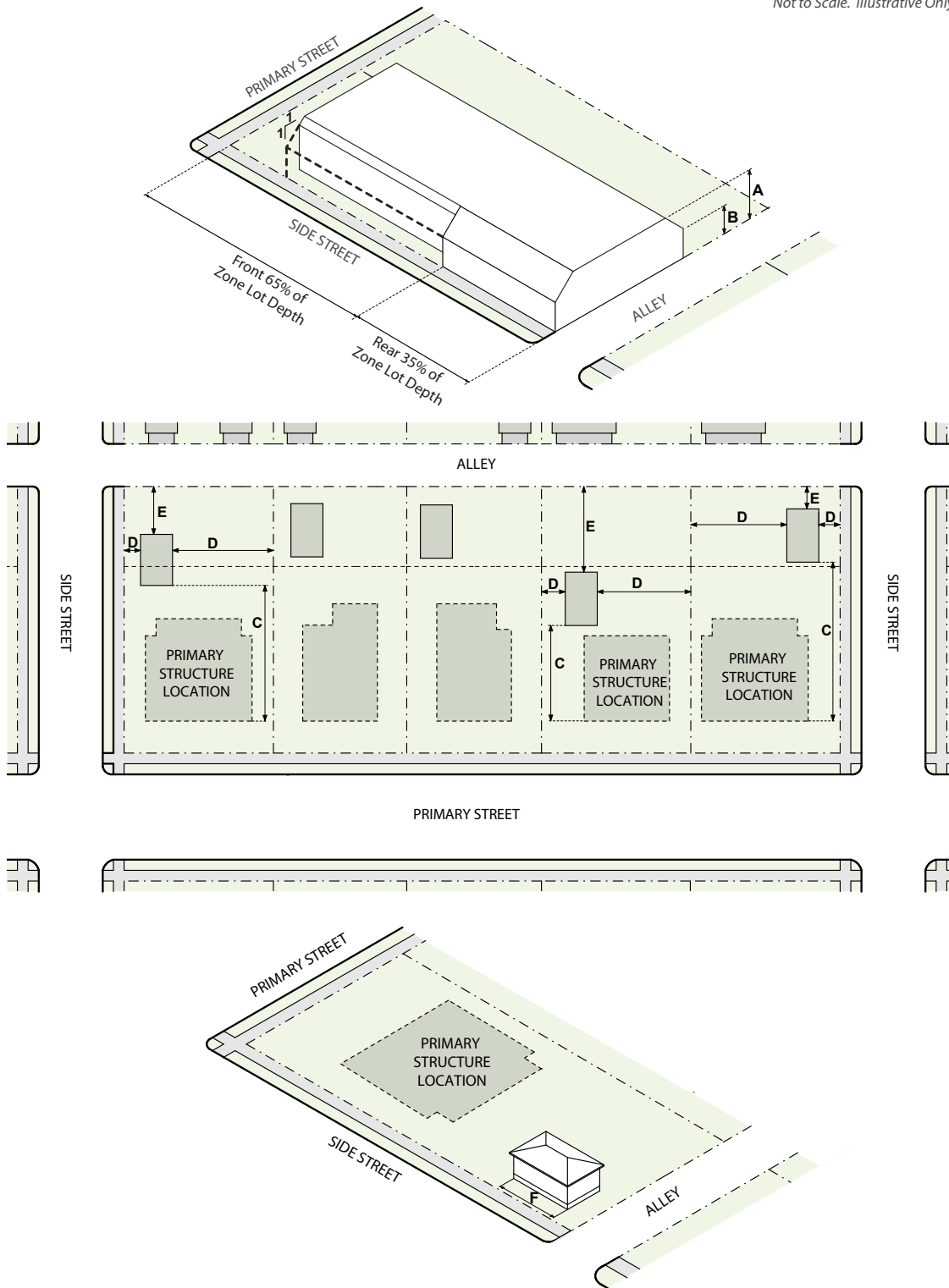
| | | U-SU-A | U-SU-B | U-SU-C | | | | | |
|--|--|--|-------------------------|-------------------------|-------------------------|-------------------------|----------------------------------|----------------------------------|--------------------------------|
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | U-RH-2.5 |
| HEIGHT | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-3A |
| A | Stories (max) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| A | Feet (max) | 17' | 17' | 17' | 17' | 17' | 17' | 17' | 17' |
| B | Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| | Bulk Plane Slope from Side Interior and Side Street Zone Lot Line | 45° | 45° | 45° | 45° | 45° | 45° | 45° | 45° |
| | | U-SU-A | U-SU-B | U-SU-C | | | | | |
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | U-RH-2.5 |
| SITING | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-3A |
| USE RESTRICTION | | Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 5.4 for permitted Accessory Uses | | | | | | | |
| ZONE LOT | | | | | | | | | |
| Exemption from Maximum Building Coverage (Lesser of) | | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² | 50%/500 ft ² |
| | | An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the garage form shall be used for vehicle parking. | | | | | | | |
| Allowed Number of Dwelling Units (min/max) | | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 |
| Additional Standards | | See Sections 5.3.4.4 and 5.3.4.5 | | | | | | | |
| SETBACKS | | | | | | | | | |
| C | Front Setback (min), from primary structure front façade | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| | Side Street (min) | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| D | Side Interior (min), for structure entirely in rear 35% of zone lot * | 0' | 0' | 0' | 0' | 0' | 0' | 0' | 0' |
| | Side Interior (min), for structure not entirely in rear 35% of zone lot | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| E | Rear, where garage doors face alley (min) | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| | Rear, where garage doors do not face alley* (min) | 0' | 0' | 0' | 0' | 0' | 0' | 0' | 0' |
| | | U-SU-A | U-SU-B | U-SU-C | | | | | |
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | U-RH-2.5 |
| DESIGN ELEMENTS | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-3A |
| BUILDING CONFIGURATION | | | | | | | | | |
| Building Footprint (max) | | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 864 ft ² * per unit** | 864 ft ² * per unit** | 432 ft ² per unit** |
| F | Horizontal Dimension (max) | 36' | 36' | 36' | 36' | 36' | 36' | 36' | no max |
| | Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| G | Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max) | 28' | 28' | 28' | 28' | 28' | 28' | 28' | no max |

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with the Urban House building form, the permitted building footprint for a detached garage may be increased to 1,000 ft²

E. Detached Utility Building

Not to Scale. Illustrative Only.

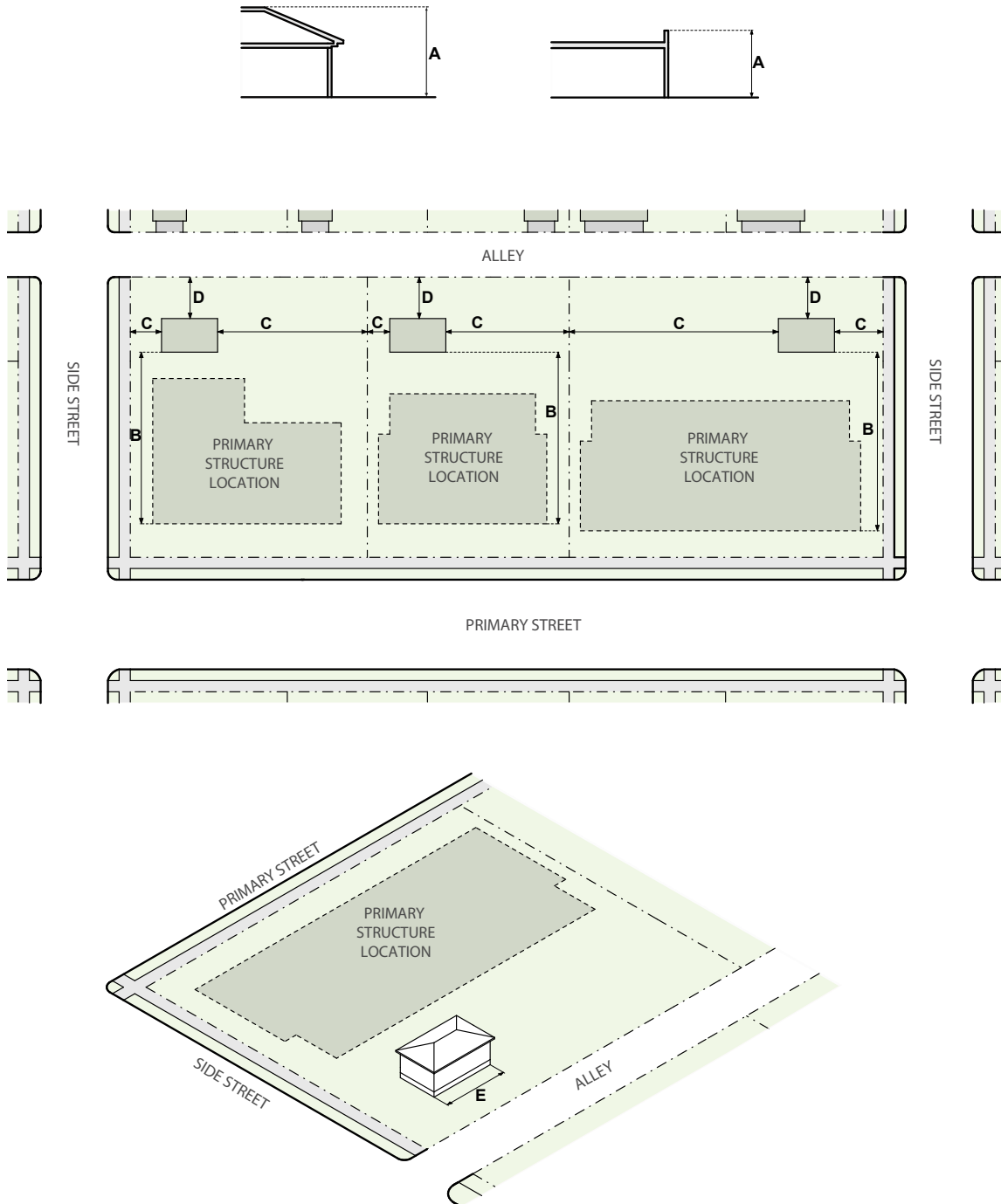


DETACHED UTILITY BUILDING

| | | U-SU-A | U-SU-B | U-SU-C | | | | | |
|------------------------|---|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | |
| HEIGHT | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-2.5 U-RH-3A |
| A | Stories (max) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| A | Feet (max) | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| B | Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| | Bulk Plane Slope from Side Interior and Side Street Zone Lot Line | 45° | 45° | 45° | 45° | 45° | 45° | 45° | 45° |
| | | U-SU-A | U-SU-B | U-SU-C | | | | | |
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | |
| SITING | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-2.5 U-RH-3A |
| USE RESTRICTION | | Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 3.4 for permitted Accessory Uses | | | | | | | |
| ZONE LOT | | | | | | | | | |
| | Allowed Number of Dwelling Units (min/max) | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 |
| | Additional Standards | See Sections 5.3.4.4 and 5.3.4.5 | | | | | | | |
| SETBACKS | | | | | | | | | |
| C | Front Setback (min), from primary structure Front Façade | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| D | Side Street and Side Interior (min) | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| | Side Street and Side Interior (min), for structure entirely in rear 35% of zone lot** | 0' | 0' | 0' | 0' | 0' | 0' | 0' | 0' |
| E | Rear (min) | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| | | U-SU-A | U-SU-B | U-SU-C | | | | | |
| | | U-SU-A1 | U-SU-B1 | U-SU-C1 | U-SU-E | U-SU-H | U-TU-B | | |
| DESIGN ELEMENTS | | U-SU-A2 | U-SU-B2 | U-SU-C2 | U-SU-E1 | U-SU-H1 | U-TU-B2 | U-TU-C | U-RH-2.5 U-RH-3A |
| BUILDING CONFIGURATION | | | | | | | | | |
| | Building Footprint (max) | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² | 1,000 ft ² |
| | Horizontal Dimension (max) | 36' | 36' | 36' | 36' | 36' | 36' | 36' | 36' |

F. Detached Accessory Structures

Not to Scale. Illustrative Only.



DETACHED ACCESSORY STRUCTURES

| HEIGHT | | All U-MX, -RX, -MS |
|-------------------------------|--|----------------------------------|
| A | Stories (max) | 1 |
| A | Feet (max) | 17' |
| SITING | | All U-MX, -RX, -MS |
| ZONE LOT | | |
| | Use Restrictions | Accessory Uses Only |
| | Allowed Number of Dwelling Units (min/max) | 0/0 |
| | Additional Standards | See Sections 5.3.4.4 and 5.3.4.5 |
| SETBACKS | | |
| B | Front Setback (min), from primary structure Front Façade | 10' |
| C | Side Interior and Side Street (min) | 5' |
| D | Rear (min) | 5' |
| | Rear, when garage doors face alley (min) | 5' |
| DESIGN ELEMENTS | | All U-MX, -RX, -MS |
| BUILDING CONFIGURATION | | |
| | Building Footprint (max) | 1,000 ft ² |
| E | Horizontal Dimension (max) | 36' |

SECTION 5.3.5 SUPPLEMENTAL DESIGN STANDARDS

5.3.5.1 Garden Court

- A. The Garden Court shall include all of the following characteristics:
 - 1. Located at natural grade;
 - 2. Visually and physically accessible from the primary street; may be secured for private use;
 - 3. Open to the sky; and
 - 4. Bounded on not less than 3 sides with related building facades on the same parcel.
- B. The Garden Court area may be used for any of the following:
 - 1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
 - 2. Public or private landscaped area; may also include entries.
- C. Vehicular access is not permitted through the Garden Court area.

5.3.5.2 Courtyard

- A. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:
 - 1. No more than one-half story above or below grade at the zone lot line adjoining the primary street; may be on the structure;
 - 2. Visually and physically accessible from the primary street; may be secured for private use;
 - 3. Open to the sky; and
 - 4. Bounded on not less than 3 sides with connected building facades.
- B. The Courtyard area may be used for any of the following:
 - 1. Single or multiple entries to uses within the building;
 - 2. Public or private landscaped area;
 - 3. Outdoor seating area; or
 - 4. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. The vehicular circulation areas must meet enhanced or upgraded paving standards, including but not limited to unit pavers, or integrally colored concrete with a module of not more than 4 feet.

5.3.5.3 Pedestrian Access

A. Entrance

Where required in Urban Neighborhood Context zone districts, an Entrance shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. An entrance shall be located either on the Primary Street facing facade or located on a facade other than a Primary Street facing facade but within 15 feet of the zone lot line abutting the Primary Street. An entrance shall be one of the following three types:

- 1. Door - An entrance on the same plane as the building facade.

2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
3. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

B. Entry Feature

Where required in Urban Neighborhood Context zone districts, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. An entry feature shall be one of the following:

1. Door
2. Gates
3. Front Porch
4. Front Stoop
5. Front Terrace
6. Canopy
7. Arcade

C. Pedestrian Connection

Where required in the Urban Neighborhood Context zone districts, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. The Pedestrian Connection shall comply with the following:

1. Fully paved and maintained surface not less than 5' in width.
2. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
3. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
4. The portions of pedestrian connection that cross drive lanes within parking areas shall not exceed 25' in length

SECTION 5.3.6 DESIGN STANDARD ALTERNATIVES

5.3.6.1 Required Build-To Alternative

A. Garden Walls

In all Urban Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division
 - c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.

3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

B. Pergola

In all Urban Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passage-way of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

C. Arcades

In all Urban Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than two stories in height,
2. The exterior face of the arcade column line is within the build-to zone,
3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

5.3.6.2 Ground Story Activation Alternatives

A. Transparency Alternatives

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard. In the U-MX and U-RX zone districts, if used in combination, the alternatives may count toward no more than 80% of the transparency requirement; however, in the U-MX zone districts, the Wall Design alternative may count toward 100% of the Side Street transparency requirement, provided the entirety (100%) of the length and height of the wall is considered. In the U-MS zone districts, if used in combination the alternatives may count toward no more than 50% of the Primary and/or Side Street transparency requirement.

1. Windows Outside the Zone of Transparency

Windows at the ground story but located outside the zone of transparency may count toward 40% of the transparency requirement, provided the windows comply with Article 13, Section 13.1.3.2.A.3.

2. Display Cases and Automated Teller/Ticket Machines

The wall area of the following features, when located within the required zone of transparency, may count toward 40% of the total transparency requirement:

- a. Recessed or wall mounted display cases at least 4 feet in height
- b. Walk-up automated teller machines.

3. Wall Design

Wall designs that provide visual interest and pedestrian scale may count toward 50% of Primary Street and 50% of Side Street transparency requirements if they provide a minimum of three (3) of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:

- a. Expression of structural system and infill panels through change in plane not less than 3"
- b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters
- c. System of horizontal and vertical reveals not less than 1" in width/depth
- d. Variations in material module, pattern and/or color
- e. System of integrated architectural ornamentation
- f. Green screen or planter walls
- g. Translucent, fritted, patterned or colored glazing

4. Outdoor Eating/Serving Areas

Accessory outdoor eating/serving areas located between the building and the Primary Street zone lot line may count toward 60% of the transparency requirement. Accessory outdoor eating/serving areas located between the building and Side Street zone lot line may count toward 80% of the transparency requirement.

5. Permanent Art

Non-commercial art or graphic design may count toward a maximum of 40% of the transparency requirement, provided such art or design complies with all of the following standards:

- a. Of sufficient scale and orientation to be perceived from the public right of way;
- b. Rendered in materials or media appropriate to an exterior, urban environment; and
- c. Permanently integrated into the building wall.

B. Entrance Alternative

In U-MX and U-RX zone districts, excluding the Row House building form, an alternative to an Entrance is permitted. The Entrance Alternative shall provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building. An Entrance Alternative shall be one of the following:

1. Courtyard or Plaza
 - a. Shall be accessible to public during business hours
 - b. Shall be within 2' of grade at edge of public right-of-way

- c. The Entrance shall not be a distance from the public right-of-way more than 3 times the width of the space measured at the primary street facing facade.
 - d. Maximum dimension shall not exceed 3 times the minimum dimension
 - e. Required public Entrance shall be visible from the public right-of-way.
 - f. Perimeter walls of court or plaza shall meet primary facade transparency standards.
2. Covered Walkway
- a. Arcades or Pergola/Trellis that meet the following:
 - ii. Shall be accessible to public during business hours
 - iii. Shall provide continuous covered access to required Entrance from the public right-of-way
 - iv. Required public Entrance shall be visible from the public right-of-way

SECTION 5.3.7 DESIGN STANDARD EXCEPTIONS

5.3.7.1 Height Exceptions

- A. No occupied part of any building shall be constructed above the permitted height; however, unoccupied building features such as spires, towers, flagpoles, antennas, chimneys, flues and vents, cooling towers, enclosures for tanks and elevator penthouses serving the roof including any vertical or sloped screen walls may extend a maximum of 28 feet above the permitted height of the building.
- B. Unoccupied building features, excluding spires, towers, flagpoles and chimneys, shall be set back from the perimeter of the building a minimum of one foot horizontally for every one foot of vertical height.
- C. Elevator penthouses not serving the roof and other enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment shall not exceed a height of 12 feet above the permitted height of the building. The aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.
- D. Flush-mounted solar panels, as defined in this Article 13, may exceed the maximum permitted height of a building.

5.3.7.2 Bulk Plane and Upper Story Setback Exceptions

In all zone districts the following exceptions to any applicable bulk plane or upper story setback are permitted: eaves, spires, unoccupied towers, flagpoles, antennas, chimneys, flues, vents, flush mounted solar panels, evaporative coolers, or accessory water tanks.

5.3.7.3 Required Build-To Exceptions

Civic Uses are not required to meet the Primary Street and Side Street Build-To standard.

5.3.7.4 Building Coverage Exception

- A. Area on a zone lot occupied by a front porch accessory to a suburban house, urban house, town house, or row house building form may be excluded from the calculation of building coverage, up to a maximum of 400 square feet.
- B. Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage, as specifically allowed in the applicable zone district. The exclusion shall be for an area up to one-half the area of the zone lot occupied by the building form, up to a maximum of 500 square feet.

To qualify for this exclusion, the detached building form shall be separated by at least 15 feet from the primary residential building on the zone lot, measured as the distance between the two closest exterior building walls. Zone lots containing both a Detached Accessory Dwelling Unit and a Detached Garage building forms may exclude the coverage of both detached accessory buildings from the calculation of maximum building coverage, subject to the limits in this subsection, provided the Detached Accessory Dwelling Unit form does not include floor area for vehicle parking.

5.3.7.5 Setback Permitted Encroachments

Permitted encroachments into required setback areas include:

| | ZONE DISTRICTS | PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX) | | | |
|---|----------------|---|--------------|------------------------------------|--------------|
| | | PRIMARY STREET | SIDE STREET | SIDE INTERIOR | REAR |
| Belt courses, sills, lintel and pilasters | All districts | 18" | 18" | 18" | 18" |
| Brick and Stone veneers above finished grade | All districts | 6" | 6" | 6" | 6" |
| Cornices, eaves, gutters | All districts | 3' | 3' | 3'; if setback is less than 5': 2' | 5' |
| Chimneys and fireplace insert vents, not exceeding 6' in width | All districts | 18" | 18" | 18" | 18" |
| Outside stairways | All districts | 5' | 3' | 3' | 10' |
| Porches: unwall porches, terraces, decks, patios, porches (including 2-story) and exterior balconies | All districts | 8' | not allowed | not allowed | 5' |
| Above-grade stairways associated with front porches | All districts | any distance, provided, minimum 1' between right-of-way and bottom step | not allowed | not allowed | not allowed |
| Access ramps for the hand-capped, provided no alternative location is available and provided the ramp construction is compatible with the character of the structure, as determined by the Zoning Administrator | All districts | any distance | any distance | any distance | any distance |
| Building elements, such as awnings, designed and intended to control light entering a building and being a permanent part of such building | All districts | 5' | 3' | 3' | 10' |
| Building elements, such as awnings, designed and intended to control light entering a building but not a permanent part of such building | All districts | any distance | any distance | any distance | any distance |
| Canopies | All districts | any distance | not allowed | not allowed | not allowed |
| Enclosed structure or part of an enclosed structure that is below the grade of any setback space, except as otherwise restricted by this Code | All districts | any distance | any distance | any distance | any distance |

| | ZONE DISTRICTS | PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX) | | | |
|---|--------------------|---|--|---|---|
| | | PRIMARY STREET | SIDE STREET | SIDE INTERIOR | REAR |
| Window well and/or emergency basement egress areas | All districts | Any distance for any width, provided the provisions of Division 10.5 (Site Grading Standards) and Section 10.4.5.2 (Retaining Walls General Requirements) are met | Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 4' in length as measured parallel to the side interior/side street zone lot line | | Any distance for any width, provided the provisions of Division 10.5 (Site Grading Standards) and Section 10.4.5.2 (Retaining Walls General Requirements) are met |
| Gas and electric meters | All districts | 18" | 18" | 18" | 18" |
| Utility pedestals, transformers or other similar equipment, excluding mechanical equipment, not exceeding 3' in height | All districts | any distance | any distance | any distance | any distance |
| Basketball goals on a fixed post | All districts | any distance | any distance | any distance | any distance |
| Ground mounted evaporative coolers located behind the front of the primary structure and screened from adjacent properties and public rights-of-way, and not to exceed the noise standards of D.R.M.C. section 36-6 | All districts | not allowed | 3' | 3' | not allowed |
| Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, subject to review according to Section 12.4.2, Zoning Permit Review with Informational Notice | All districts | not allowed | subject to Zoning Permit Review with Informational Notice | subject to Zoning Permit Review with Informational Notice | subject to Zoning Permit Review with Informational Notice |
| Flush mounted solar panels | All districts | any distance | any distance | any distance | any distance |
| Surface Parking for the Garden Court, Rowhouse, and Apartment building forms | All U-RH districts | not allowed | not allowed | not allowed | any distance |

5.3.7.6 Vehicle Access

A. Applicability

1. This section's alley access requirements shall apply only to urban house, duplex house, tandem house, town house, garden court, or row house building forms developed in an Urban (U-) context zone district.
2. For all other building form development allowed in an Urban (U-) context zone district, vehicle access shall be determined as part of site development plan review.

B. Vehicle Access From Alley Required - Exceptions

Where applicable, any newly constructed driveway, driving aisle, garage, carport, or other parking facility shall be accessed solely from an alley if the zone lot is bounded by an alley, unless:

1. The alley is not provided with an all weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;
2. The alley is less than 12 feet in width;

3. At least 60 percent of the existing dwelling units on the same face block are served by driveways, driving aisles, or other parking facilities accessed directly from a primary street; or
4. The Department of Public Works prohibits the use of the alley for vehicular access to the zone lot based upon a determination that the alley cannot safely or operationally accommodate additional vehicular traffic.

SECTION 5.3.8 REFERENCE TO OTHER DESIGN STANDARDS

5.3.8.1 Article 10: General Design Standards

Refer to the following Divisions for other applicable design standards

- A. Parking and Loading: Division 10.4
- B. Landscaping, Fences, Walls and Screening: Division 10.5
- C. Site Grading Standards: Division 10.6
- D. Outdoor Lighting: Division 10.7
- E. Signs: Division 10.10

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DIVISION 5.4 USES AND REQUIRED MINIMUM PARKING

SECTION 5.4.1 OVERVIEW - SUMMARY USE AND PARKING TABLE

The Summary Use and Parking Table below sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Urban Neighborhood Context zone districts. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

SECTION 5.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

5.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary Use and Parking Table first presents all primary uses, then all accessory uses, and finally all temporary uses. Primary uses are arranged hierarchically within the table by use classification, category of primary uses, and then by specific use type. Accessory uses are organized by whether such use is accessory to a primary residential use or to a primary nonresidential use. Temporary uses are presented alphabetically ordered in the last division of the table.

5.4.2.2 Primary Use Classifications, Categories & Specific Use Types

A. Primary Use Classifications

All primary land uses in the Summary Use and Parking Table are organized into one of the following five general land use classifications:

1. Residential Uses
2. Civic, Public & Institutional Uses
3. Commercial Sales, Service & Repair Uses
4. Industrial, Manufacturing & Wholesale Uses
5. Agriculture

B. Primary Use Categories & Specific Use Types

Primary uses are further organized into use categories and specific use types listed under each general primary land use classification. The Summary Use and Parking Table is organized into the above five general land use classifications, use categories and specific use types.

C. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Summary Use and Parking Table are intended to be mutually exclusive; that is, a use classified into one use category, such as “lodging accommodations,” cannot be classified in a different use category, such as “group living,” unless otherwise expressly allowed by this Code.

SECTION 5.4.3 EXPLANATION OF TABLE ABBREVIATIONS

5.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards apply to the specific use, and then separated by a hyphen, the type of zoning review required prior to establishment of the use under this Code. For example, as described in more detail below, a cell entry “L-ZPIN” means, first, the use is subject to use standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

5.4.3.2 Permitted Use - No Use Limitations Apply (“P”)

A “P” in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations or standards.

5.4.3.3 Permitted Use - Subject to Use Limitations and Standards (“L”)

“L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations and standards referenced in the last column of the use table (“Applicable Use Limitations”).

5.4.3.4 Use Subject to Zoning Permit Review (“ZP”)

“ZP” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the requirements in Section 12.4.1, Zoning Permit Review.

5.4.3.5 Use Subject to Zoning Permit Review with Informational Notice (“ZPIN”)

“ZPIN” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.2, Zoning Permit Review with Informational Notice. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.2, Zoning Permit Review with Informational Notice.

5.4.3.6 Use Subject to Zoning Permit with Special Exception Review (“ZPSE”)

“ZPSE” in a table cell indicates that use is generally appropriate in the neighborhood context and zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning district. “ZPSE” uses are subject to a Board of Adjustments public hearing according to Section 12.4.9, Zoning Permit with Special Exception Review, which grants the Board of Adjustment the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.9, Zoning Permit with Special Exception Review.

5.4.3.7 Uses Not Permitted (“NP”)

“NP” in a table cell indicates that the use is not permitted in the specific zone district.

5.4.3.8 Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

5.4.3.9 Unlisted Uses

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

SECTION 5.4.4 COMPLIANCE WITH OTHER CODE PROVISIONS REQUIRED

The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards.

SECTION 5.4.5 APPLICABLE PROCEDURES PRIOR TO ESTABLISHMENT OF USE

- 5.4.5.1 A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.
- 5.4.5.2 The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review.

SECTION 5.4.6 ALLOWED USES BY DISTRICT AND MINIMUM PARKING REQUIREMENTS

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * = Need Not be Enclosed

| USE CATEGORY | SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of mea- surement • Bicycle Park- ing Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facil- ity /% Required Spaces in Fixed Facility) | U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 | U-TU-B U-TU-B2 U-TU-C | U-RH-2.5 U-RH-3A | U-RX-5 | U-MX-2x U-MS-2x | U-MX-2 U-MS-2 | U-MX-3 | U-MS-3 U-MS-5 | APPLICABLE USE LIMITATIONS AND STANDARDS |
|--|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| RESIDENTIAL PRIMARY USE CLASSIFICATION | | | | | | | | | | |
| Household Living | Dwelling, Single Unit • No Parking Require- ments | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Dwelling, Two Unit • Vehicle: 1/unit | L-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | § 11.2.1 |
| | Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20) | L-ZP | L-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | § 11.2.2 |
| | Dwelling, Mixed Use • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20) | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20) | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | § 11.2.3 |

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| USE CATEGORY | SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of mea- surement •Bicycle Park- ing Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facil- ity /% Required Spaces in Fixed Facility) | U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 | U-TU-B U-TU-B2 U-TU-C | U-RH-2.5 U-RH-3A | U-RX-5 | U-MX-2x U-MS-2x | U-MX-2 U-MS-2 | U-MX-3 | U-MS-3 U-MS-5 | APPLICABLE USE LIMITATIONS AND STANDARDS |
|--|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Group Living | Assisted Living Facility •Vehicle: .75/unit •Bicycle: No require- ment | NP | NP | P-ZPIN | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Community Correctional Facility | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Nursing Home, Hospice •Vehicle: .75/unit •Bicycle: No require- ment | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Residence for Older Adults •Vehicle: .75/unit •Bicycle: No require- ment | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Residential Care Use, Small or Large •Vehicle: .25/unit •Bicycle: No require- ment | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | § 11.2.4 |
| | Shelter for the Homeless •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | L-ZPIN | NP | NP | L-ZPIN | L-ZPIN | § 11.2.5 |
| | Student Housing •Vehicle: 1/unit •Bicycle: 1/ 4 units (80/20) | NP | NP | NP | P-ZP | NP | P-ZP | P-ZP | P-ZP | |
| CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION | | | | | | | | | | |
| Basic Utilities | Utility, Major Impact* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | § 11.3.1 |
| | Utility, Minor Impact* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | § 11.3.2 |

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| USE CATEGORY | SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of mea- surement •Bicycle Park- ing Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facil- ity /% Required Spaces in Fixed Facility) | U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 | U-TU-B U-TU-B2 U-TU-C | U-RH-2.5 U-RH-3A | U-RX-5 | U-MX-2x U-MS-2x | U-MX-2 U-MS-2 | U-MX-3 | U-MS-3 U-MS-5 | APPLICABLE USE LIMITATIONS AND STANDARDS |
|-------------------------------|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Community/ Public Services | Community Center •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No require- ment | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | § 11.3.3 |
| | Day Care Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100) | L-ZPIN | L-ZPIN | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | § 11.3.4 |
| | Postal Facility, Neighbor- hood •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (20/80) | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Postal Processing Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (20/80) | NP | NP | NP | P-ZP | NP | NP | P-ZP | P-ZP | |
| | Public Safety Facility •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100) | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Hospital | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Correctional Institution | NP | NP | NP | NP | NP | NP | NP | NP | |

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|---|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Cultural/Special Purpose/Public Parks & Open Space | Cemetery | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Library •Vehicle: 1/ 1,000 ft² GFA •Bicycle: 1/ 10,000 ft² GFA (0/100) | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Museum •Vehicle: 1/ 1,000 ft² GFA •Bicycle: 1/ 10,000 ft² GFA (0/100) | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | City Park | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Open Space - Recreation •Vehicle: .5/ 1,000 ft² GFA •Bicycle: No require- ment | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Open Space - Conserva- tion •No Parking Require- ments | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| Education | Elementary or Secondary School •Vehicle- Elemen- tary: 1/1,000 ft² GFA •Bicycle-Elementary: 1/ 10,000 ft² GFA (0/100) •Vehicle- Secondary: 2/1,000 ft² GFA •Bicycle: 1/ 10,000 ft² GFA (0/100) | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | § 11.3.6 |
| | University or College •Vehicle: 1/ 1,000 ft² GFA •Bicycle: 1/ 10,000 ft² GFA (0/100) | NP | NP | NP | P-ZP | NP | P-ZP | P-ZP | P-ZP | |
| | Vocational or Profes- sional School •Vehicle: 1/ 1,000 ft² GFA •Bicycle: 1/ 10,000 ft² GFA (0/100) | NP | NP | NP | P-ZP | L-ZP | P-ZP | P-ZP | P-ZP | § 11.3.6 |
| Public and Reli- gious Assembly | All Types •Vehicle: .5/ 1,000 ft² GFA •Bicycle: No require- ment | L-ZP | L-ZP | L-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | § 11.3.7 |

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|--|---|--|-----------------------------|---------------------|----------------|--------------------|------------------|--------|------------------|--|
| COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION | | | | | | | | | | |
| Adult Business | All Types | NP | NP | NP | NP | NP | NP | NP | NP | |
| Arts, Recreation and Entertainment | Arts, Recreation and Entertainment Services, Indoor •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZP | L-ZPIN | L-ZP | L-ZP | L-ZP | § 11.4.1 |
| | Arts, Recreation and Entertainment Services, Outdoor* •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZPSE | NP | L-ZPSE | L-ZPSE | P-ZPSE | § 11.4.2 |
| | Sports and/or Entertainment Arena or Stadium* | NP | NP | NP | NP | NP | NP | NP | NP | |
| Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use) | | L-ZPIN | L-ZPIN | L-ZPIN | Not Applicable | | | | | §11.4.3 |
| Parking of Vehicles | Parking, Garage •No Parking Require- ments | NP | NP | NP | P-ZP | NP | P-ZP | P-ZP | P-ZP | |
| | Parking, Surface* •No Parking Require- ments | NP | L-ZP | L-ZP | NP | NP | NP | NP | NP | § 11.4.5 |
| Eating & Drinking Establishments | All Types •Vehicle: 4.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/5,000 ft ² GFA (0/100) | NP | NP | NP | L-ZP | L-ZPSE | L-ZP | L-ZP | L-ZP | § 11.4.6 |

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|------------------------|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Lodging Accommodations | Bed and Breakfast Lodging •Vehicle: 1/guest room or unit •Bicycle: 1/4 guest room or unit (80/20) | NP | NP | NP | P-ZP | NP | P-ZP | P-ZP | P-ZP | |
| | Lodging Accommodations, All Others •Vehicle: 1/ guest room or unit •Bicycle: 1/4 guest rooms or units (80/20) | NP | NP | NP | P-ZP | NP | NP | P-ZP | P-ZP | |
| Office | Dental / Medical Office or Clinic •Vehicle: 2/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (60/40) | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | §11.4.7 |
| | Office, All Others •Vehicle: 2/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (60/40) | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |

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|---|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair) | Animal Sales and Services, Household Pets Only •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZP | L-ZPIN | L-ZP | L-ZP | L-ZP | \$11.4.8; \$11.4.9 |
| | Animal Sales and Services, All Others | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Body Art Establishment •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZP | NP | NP | L-ZP | L-ZP | \$11.4.8; \$11.4.10 |
| | Food Sales or Market •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | P-ZP | L-ZP | L-ZP | P-ZP | P-ZP | \$11.4.8; \$11.4.11 |
| | Liquor Store, Including Drugstores Licensed to Sell Liquor •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZP | L-ZPIN | L-ZP | L-ZP | L-ZP | \$11.4.8; \$11.4.12 |
| | Pawn Shop •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | NP | NP | NP | NP | NP | |

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| USE CATEGORY | SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of mea- surement •Bicycle Park- ing Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facil- ity /% Required Spaces in Fixed Facility) | U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 | U-TU-B U-TU-B2 U-TU-C | U-RH-2.5 U-RH-3A | U-RX-5 | U-MX-2x U-MS-2x | U-MX-2 U-MS-2 | U-MX-3 | U-MS-3 U-MS-5 | APPLICABLE USE LIMITATIONS AND STANDARDS |
|---|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Retail Sales, Service & Repair (Not In- cluding Vehicle or Equipment Sales, Service & Repair) | Retail Sales, Service & Repair -- Outdoor* •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZP | \$11.4.8; \$11.4.14 |
| | Retail Sales, Service & Repair - Firearms Sales | NP | NP | NP | NP | NP | NP | NP | P-ZP | |
| | Retail Sales, Service & Repair, All Others •Vehicle: 2.5/ 1,000 ft ² GFA •MS only: 2/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80) | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.4.8 |
| Vehicle / Equip- ment Sales, Rentals, Service & Repair | Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | NP | NP | L-ZPSE | P-ZP | P-ZP | \$11.4.15 |
| | Automobile Services, Light •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | NP | NP | L-ZPSE | L-ZP | L-ZP | \$11.4.16; \$11.4.17 |
| | Automobile Services, Heavy •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | NP | NP | NP | NP | L-ZP | \$11.4.16; \$11.4.18 |
| | Automobile / Motorcycle / Light Truck Sales, Rent- als, Leasing; Pawn Lot or Vehicle Auctioneer* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | L-ZP | NP | NP | L-ZP | L-ZP | \$11.4.19 |
| | Heavy Vehicle/ Equip- ment Sales, Rentals. & Service* | NP | NP | NP | NP | NP | NP | NP | NP | |

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| USE CATEGORY | SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of mea- surement •Bicycle Park- ing Reqmt : # spaces per unit of measurement (%) Required Spaces in Enclosed Facil- ity /% Required Spaces in Fixed Facility) | U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 | U-TU-B U-TU-B2 U-TU-C | U-RH-2.5 U-RH-3A | U-RX-5 | U-MX-2x U-MS-2x | U-MX-2 U-MS-2 | U-MX-3 | U-MS-3 U-MS-5 | APPLICABLE USE LIMITATIONS AND STANDARDS |
|--|--|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION | | | | | | | | | | |
| Communications and Information | Communication Services •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | L-ZPSE | NP | NP | L-ZPSE | L-ZPSE | \$11.5.1 |
| | Telecommunications Towers* •No Parking Require- ments | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | L-ZPSE | \$11.5.2 |
| | Telecommunications Tower - Alternative Structure* •No Parking Require- ments | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | \$11.5.2 |
| | Telecommunication Facilities -- All Others* •No Parking Require- ments | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | \$11.5.2 |
| Industrial Services | Contractors, Special Trade - General •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | L-ZP | NP | NP | L-ZP | L-ZP | \$11.5.3 |
| | Contractors, Special Trade - Heavy/ Contrac- tor Yard* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Food Preparation and Sales, Commercial •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | P-ZP | P-ZPIN | P-ZPIN | P-ZP | P-ZP | |
| | Laboratory, Research, Development and Tech- nological Services | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Service/Repair, Com- mercial •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No require- ment | NP | NP | NP | L-ZP | NP | NP | L-ZP | L-ZP | \$11.5.5 |

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| USE CATEGORY | SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of mea- surement •Bicycle Park- ing Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facil- ity /% Required Spaces in Fixed Facility) | U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 | U-TU-B U-TU-B2 U-TU-C | U-RH-2.5 U-RH-3A | U-RX-5 | U-MX-2x U-MS-2x | U-MX-2 U-MS-2 | U-MX-3 | U-MS-3 U-MS-5 | APPLICABLE USE LIMITATIONS AND STANDARDS |
|--|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Manufacturing and Production | Manufacturing, Fabrication & Assembly -- Custom •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Manufacturing, Fabrication & Assembly -- General •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Manufacturing, Fabrication & Assembly -- Heavy | NP | NP | NP | NP | NP | NP | NP | NP | |
| Mining & Extraction and Energy Producing Systems | Oil, Gas -- Production, Drilling* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Sand or Gravel Quarry* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Wind Energy Conversion Systems* •No Parking Requirement | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.5.8 |
| Transportation Facilities | Airport* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Helipad, Helistop, Heliport* •No Parking Requirements | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | NP | NP | L-ZPIN | L-ZPIN | \$11.5.9 |
| | Railroad Facilities* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Railway Right-of-Way* •No Parking Requirements | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Terminal, Station or Service Facility for Passenger Transit System •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement | L-ZP | L-ZP | L-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | \$11.5.10 |
| | Terminal, Freight, Air Courier Services | NP | NP | NP | NP | NP | NP | NP | NP | |

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|--|--|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| Waste Related Services | Automobile Parts Recy- cling Business* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Junkyard* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Recycling Center | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Recycling Collection Station | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Recycling Plant, Scrap Processor | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Solid Waste Facility | NP | NP | NP | NP | NP | NP | NP | NP | |
| Wholesale, Stor- age, Warehouse & Distribution | Automobile Towing Service Storage Yard* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Mini-storage Facility • Vehicle: .5/ 1,000 ft² GFA • Bicycle: No require- ment | NP | NP | NP | L-ZP | NP | NP | L-ZP | NP | \$11.5.11 |
| | Vehicle Storage, Com- mercial* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Wholesale Trade or Stor- age, General | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Wholesale Trade or Stor- age, Light • Vehicle: .5 / 1,000 ft² GFA • Bicycle: No require- ment | NP | NP | NP | L-ZPSE | NP | NP | L-ZPSE | L-ZPSE | \$11.5.13 |
| | | | | | | | | | | |
| AGRICULTURE PRIMARY USE CLASSIFICATION | | | | | | | | | | |
| Agriculture | Agriculture, Limited* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Aquaculture* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Garden, Urban* • Vehicle: .5 / 1,000 ft² GFA • Bicycle: No require- ment | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.6.1 |
| | Greenhouse • Vehicle: .5 / 1,000 ft² GFA • Bicycle: No require- ment | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | |
| | Husbandry* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Nursery, Plant* | NP | NP | NP | NP | NP | NP | NP | NP | |

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|---|--|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION | | | | | | | | | | |
| Accessory to Pri- mary Residential Uses (Parking is Not Re- quired for Acces- sory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation) | Unlisted Accessory Uses | L - Applicable to all Zone Districts | | | | | | | | \$11.7; §11.8.1 |
| | Accessory Dwelling Unit | U-SU-A1, -A2, -B1, -B2, -C1, -C2, -E1, -H1 only: L-ZP All others: NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.7; §11.8.2 |
| | Domestic Employee | L | L | L | L | L | L | L | L | \$11.7; §11.8.3 |
| | Garden | L | L | L | L | L | L | L | L | \$11.7; §11.8.4 |
| | Greenhouse | L | L | L | L | L | L | L | L | \$11.7; §11.8.5 |
| | Keeping of Household Animals | L | L | L | L | L | L | L | L | \$11.7; §11.8.6 |
| | Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles | L | L | L | L | L | L | L | L | \$11.7; §10.9 |
| | Kennel or Exercise Run | L | L | L | L | L | L | L | L | \$11.7; §11.8.7 |
| | Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.7; §11.8.8 |
| | Off-Street Parking of Vehicles in Garages on Zone Lots by Non-Resi- dents of Zone Lot | L | L | L | L | L | L | L | L | \$11.7; §10.9 |
| | Second Kitchen Ac- cessory to Single Unit Dwelling Use | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.7; §11.8.9 |
| | Vehicle Storage, Repair and Maintenance | L | L | L | L | L | L | L | L | \$11.7; §10.9 |
| | Yard and/or Garage Sales | L | L | L | L | L | L | L | L | \$11.7; §11.8.10 |

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|--|---|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
| HOME OCCUPATION CLASSIFICATION | | | | | | | | | | |
| Home Occupa- tions | Child Care Home, Large (7-12) | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | \$11.9 |
| (Parking is Not Required for Home Occupa- tions Unless Specifically Stated in this Table or in an Applicable Use Limitations) | Home Occupations, All Types | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.9 |
| ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION | | | | | | | | | | |
| Accessory to Pri- mary Nonresiden- tial Uses (Parking is Not Re- quired for Acces- sory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation) | Unlisted Accessory Uses | L - Applicable to all Zone Districts | | | | | | | | \$11.7; \$11.10.1 |
| | Amusement Devices Accessory to Eating/ Drinking Establishments, College/University and Theater Uses | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.7; \$11.10.2 |
| | Automobile Rental Services Accessory to Certain Retail Uses | NP | NP | NP | L | NP | NP | L | NP | \$11.7; \$11.10.3 |
| | Book or gift store; media recording and produc- tion facilities accessory to public libraries, muse- ums, places of religious assembly, colleges or universities | L | L | L | L | L | L | L | L | \$11.7; \$11.10.4 |
| | Car Wash Bay Accessory to Automobile Services | NP | NP | NP | L-ZP | NP | NP | L-ZP | NP | \$11.7 \$11.10.5 |
| | College Accessory to a Place for Religious As- sembly | L | L | L | L | L | L | L | L | \$11.7 \$11.10.6 |
| | Conference Facilities Ac- cessory to Hotel Use | NP | NP | NP | L | NP | NP | L | L | \$11.7; \$11.10.7 |
| | Drive Through Facility Ac- cessory to Eating/Drink- ing Establishments and to Retail Sales,Service, and Repair Uses | NP | NP | NP | NP | NP | L-ZP | L-ZP | L-ZP | \$11.7; \$11.10.8 |

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|--|---|--|-----------------------------|---------------------|-----------------|--------------------|------------------|-----------------|------------------|--|
| Accessory to Pri- mary Nonresiden- tial Uses (Parking is Not Re- quired for Acces- sory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation) | Garden | L | L | L | L | L | L | L | L | \$11.7; §11.10.9 |
| | Greenhouse | L | L | L | L | L | L | L | L | \$11.7; §11.10.9 |
| | Occasional Sales, Ser- vices Accessory to Places of Religious Assembly* | L | L | L | L | L | L | L | L | \$11.7; §11.10.10 |
| | Outdoor Eating and Serving Area Accessory to Eating/Drinking Estab- lishment Use* | NP | NP | NP | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | \$11.7; §11.10.11 |
| | Outdoor Entertainment Accessory to an Eating/ Drinking Establishment Use* | NP | NP | NP | L-ZPIN/ ZPSE | NP | NP | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | \$11.7; §11.10.12 |
| | Outdoor Retail Sale and Display* | NP | NP | NP | L-ZP | NP | NP | L-ZP | L-ZP | \$11.7; §10.8 |
| | Outdoor Storage* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use | NP | NP | NP | L | L | L | L | L | \$11.7; §11.10.13 |

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|--------------|--|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|
|--------------|--|--|-----------------------------|---------------------|--------|--------------------|------------------|--------|------------------|--|

TEMPORARY USE CLASSIFICATION

| TEMPORARY USES (Parking is Not Re- quired for Tempo- rary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations) | Unlisted Temporary Uses | L - Applicable to all Zone Districts | | | | | | | | \$11.11.1 |
|---|--|--------------------------------------|------|------|------|------|------|------|------|------------|
| | Ambulance Service - Temporary | NP | NP | NP | NP | NP | NP | NP | NP | |
| Temporary Uses (Parking is Not Re- quired for Tempo- rary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations) | Amusement / Entertain- ment - Temporary* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Bazaar, Carnival, Circus or Special Event* | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.4 |
| | Building or yard for con- struction materials* | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.5 |
| | Concrete, Asphalt, and Rock Crushing Facility* | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.6 |
| | Fence for Demolition or Construction Work | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.7 |
| | Health Care Center | L-ZP | L-ZP | L-ZP | L-ZP | P-ZP | P-ZP | P-ZP | P-ZP | \$11.11.8 |
| | Noncommercial Concrete Batching Plant* | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.9 |
| | Outdoor Retail Sales - Pe- destrian / Transit Mall* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Outdoor Retail Sales* | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.11 |
| | Outdoor Sales, Seasonal* | NP | NP | NP | L-ZP | NP | L | L-ZP | L-ZP | \$11.11.12 |
| | Parking Lot Designated for a Special Event* | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.13 |
| | Retail Food Establish- ment, Mobile* | NP | NP | NP | NP | NP | NP | NP | NP | |
| | Temporary Construction Office | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.15 |
| | Temporary Office - Real Estate Sales | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | \$11.11.16 |
| | Tent for Religious Services | NP | NP | NP | NP | NP | NP | NP | NP | |