ARTICLE 7.
ALTERNATE TYPOLOGIES

CONTENTS

PART 7A. INTRODUCTION

DIV. 7A.1. **INTRODUCTION**

SEC. 7A.1.1. **PURPOSE**

There are certain cases where the desired physical form for a specific type of development is prohibited by the zoning applied to a lot. In those cases, Alternate Typologies provide an option to override specific standards in the underlying zoning that may otherwise prohibit the desired form. In exchange for providing greater flexibility on particular standards, Alternate Typologies require other higher standards that promote the desired form and ensure projects are contextually appropriate.

SEC. 7A.1.2. **ALTERNATE TYPOLOGIES APPLICABILITY**

A. **Eligibility**

Alternate Typologies are only allowed in eligible districts. Each Alternate Typology provides an eligibility table that lists all zoning districts where the Alternate Typology is allowed. Any lot within one of the eligible zone districts may use the Alternate Typology. When an eligible district is listed with "_", all variations of the district are eligible (for example, RN_ includes RN1, RN2 and any other RN variation).

B. **Project Applicability**

All projects approved using an Alternate Typology and filed after the effective date of this Zoning Code must comply with the applicable Alternate Typology Standards in this Article, as further specified below.

1. **Project Activities**

    a. Alternate Typology standards apply to project activities as shown in the table below. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).

    b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the applicable Alternate Typology rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules), Part 3C. (Frontage Rules), Part 3D. (Character Frontage Rules), Part 4C. (Development Standards Rules), Part 5C. (Frontage Rules)*, and *Part 6C. (Frontage Rules)*. Project applicability may also be modified by Article 12. (Nonconformities). Where a Division of the Alternate Typology rules is listed as not applicable in the table below, the standards within the Division do not apply to the project activity.

    c. For more information about project activities, see *Sec. 14.1.17. (Project Activities)*.

2. **Nonconformity**

    a. Where an existing lot, building or structure is nonconforming, it is eligible to use an Alternate Typology, provided that the proposed use will conform to the use standards of the applicable Alternate Typology.

    b. No proposed project activity using an Alternate Typology may decrease the conformance with any Alternate Typology standard in this Article except as specified in *Div. 12.7. (Nonconforming Alternate Typologies)*.

    c. Once a project is approved under the rules of an Alternate Typology, no future project activity on that lot may decrease the conformance with any Alternate Typology standard in this Article except as specified in *Div. 12.7. (Nonconforming Alternate Typologies)*.

C. Applicable Components of Buildings and Lots

    1. Alternate Typology regulations apply to all portions of a lot.

    2. Alternate Typology regulations apply to all portions of buildings and structures on a lot.

    3. Specific Alternate Typology regulations may further limit which components of buildings and lots are required to comply with the rules in *Part 7C. (Alternate Typology Rules)*.

SEC. 7A.1.3. RELATIONSHIP TO ZONE STRING

A. **Eligible Districts**

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	5	All	All

[**FORM**- FRONTAGE - STANDARDS] [USE - DENSITY]

SEC. 7A.1.4. RELATIONSHIP TO ZONING DISTRICTS

A. Where a standard is listed in an Alternate Typology, the metric listed for the Alternate Typology supersedes the metric listed in the underlying zoning districts for the same standard.

B. The underlying district standard applies where an Alternate Typology:

    1. References the underlying districts (for example, "Set by Form District");

    2. Provides no metric for a standard; or

    3. Does not list a standard that is listed in the underlying district, .

SEC. 7A.1.5. RELATIONSHIP TO SPECIFIC PLANS & SUPPLEMENTAL DISTRICTS

A. Alternate Typologies do not supersede the requirements of Specific Plans or Supplemental Districts.

B. Special Districts are not eligible to use Alternate Typologies.

SEC. 7A.1.6. **HOW TO USE THIS ARTICLE**

A. **Determine Eligibility**

Review each component in a zone string against the eligible districts for an Alternate Typology.

B. **Form Standards**

Form District regulations are outlined in subsection D. of each Alternate Typology.

C. **Frontage Standards**

Frontage Districts regulations are outlined in subsection E. of each Alternate Typology.

D. **Development Standards**

Development Standards regulations are outlined in subsection F. of each Alternate Typology.

E. **Use Standards**

Use regulations are outlined in subsection G. of each Alternate Typology.

F. **Density Standards**

Density regulations are outlined in subsection H. of each Alternate Typology.

G. **Interpret Standards**

Each standard in an Alternate Typology in *Part 7B. (Alternate Typologies)* provides a reference to *Part 7C. (Alternate Typology Rules)* where each standard is explained in detail.

Frontage District Example:

Zone String

[LLM2 – MU2 – 5] [RG1 – FA]

See if Your
Zoning is Eligibile

Part 7B (Alternate Typology)

SEC. 7B.1.1. **CIVIC INSTITUTION 1**

A. **Eligible Districts**

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	5	All	All

F. **Development Standards**

Set by *Development Standard District (Part 4B.)*.

G. **Use Standards**

1. For a minimum of 20 years after the issuance of a certificate of occupancy, uses in the Civic Institution 1 Alternate Typology, only public and institutional uses ... certificate of occupancy shall indicate a public or institutional ... period.

2. Once 20 years have elapsed, any use allowed in the ...

3. For additional Use District Standards See *Part 5B. (U...*

4. For additional Use Specific Standards See *Part 5C. ...*

H. **Density Standards**

Set by *Density District (Part 6B.)*.

E. **Frontage Standards**

1. Site   2. Facade

... to promote placemaking through architectural monuments ... utions to ... ensuring all

BUILD-TO	Primary St.	Side St.
Ⓐ Build-to range (min/max)	0'/10'	0'/10'
Ⓑ Build-to width (min)	80%	60%
Ⓒ Pedestrian amenity modification (max)	100%	100%
PARKING		
Ⓓ Street lot line setback (min)	25'	0'
Parking between building & street (allowed)	No	No
LANDSCAPE		
Impervious area (max)	n/a	n/a
Vegetation (min)	n/a	n/a
Privacy screen allowed (max*)	A3	A3

*Privacy screen may not be located between the building face meeting the required build-to width and the street.

D. **Form Standards**

1. Lot Parameters   5. Bulk and Mass

2. LOT SIZE		Sec. 7.1.1
Lot area (min)		n/a
Lot width (min)		25'
3. COVERAGE		Sec. 7.1.1
Building coverage (max)		95%
Building setbacks		
Ⓐ Primary street (min)		0'
Ⓑ Side street (min)		0'
Ⓒ Side (min)		0'
Ⓓ Rear (min)		0'
Ⓔ Alley (min)		0'
Special lot line (min)		0'
4. AMENITY		Sec. 7.1.1
Amenity space (min)		n/a
Residential amenity space (min) ●		n/a

6. HEIGHT & FAR	
FAR (max)	Set by Form District
Ⓐ Height (max)	
7. UPPER STORY BULK	Sec. 7.1.1
8. BUILDING MASS	Sec. 7.1.1
Set by Form District	

Unregulated Standard

Defaults to Underlying Zoning

Learn More About Your Rules

Part 7C (Alternate Typology Rules)

PART 2C. **FORM RULES**

Alternate Typologies | ARTICLE 7

DIV. 7C.1. **ALTERNATE TYPOLOGY RULES**

SEC. 7C.1.1. **FORM RULES**

A. For Form Standards set by Form District See *Part 2B. (Form Districts)*.

B. For Form Standards Rules See *Part 2C. (Form Rules)*.

SEC. 7C.1.2. **FRONTAGE RULES**

A. For Frontage Standards set by Frontage See *Part 3B. (Frontage Districts)*

B. For General Frontage Rules See *Part 3C. (General Frontage Rules)*

C. For Character Frontage Rules See *Part 3D. (Character Frontage Rules)*

SEC. 7C.1.3. **DEVELOPMENT RULES**

A. For Development Standards set by Development Standards District See *Part 4B. (Development Standards Districts)*

B. For Development Standards Rules See *Part 4C. (Development Standards Rules)*

SEC. 7C.1.4. **USE RULES**

A. For Use District Standards See *Part 5B. (Use District Standards)*

B. For Use Specific Standards See *Part 5C. (Use Standards)*

C. For Use Rules See *Part 5D. (Use Rules)*

SEC. 7C.1.5. **DENSITY RULES**

A. For Density District Standards See *Part 6B. (Density District Standards)*

B. For Density Rules See *Part 6C. (Density Rules)*

PART 6B. **DENSITY DISTRICTS**

SEC. 7A.1.7. ALTERNATE TYPOLOGY NAMING CONVENTION

Alternate Typology names are composed of two components: a typology category and a variation number.

A. Typology Category

The first component of each Alternate Typology is a typology category. Typology categories group all typologies with similar allowed uses, characteristics, and intent. Typology categories are organized as follows:

1. Civic Institution

2. Corner Store

3. Small Lot Subdivision

4. Drive-Through

5. Fueling Station

B. Variation Number

The last component of each Alternate Typology name is a variation number. Alternate Typologies are numbered based on the Development Standard Districts in which they are eligible, starting with Development Standards District 5 and ending Development Standards District 1.

PART 7B. ALTERNATE TYPOLOGIES   7-9

DIV. 7B.1. **CIVIC INSTITUTION**

SEC. 7B.1.1. CIVIC INSTITUTION 1

A. **Eligible Districts**

| FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	5	All	All

B. **Intent**

The Civic Institution 1 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaiing standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. **Review**

Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form Standards

1. Lot Parameters

5. Bulk and Mass
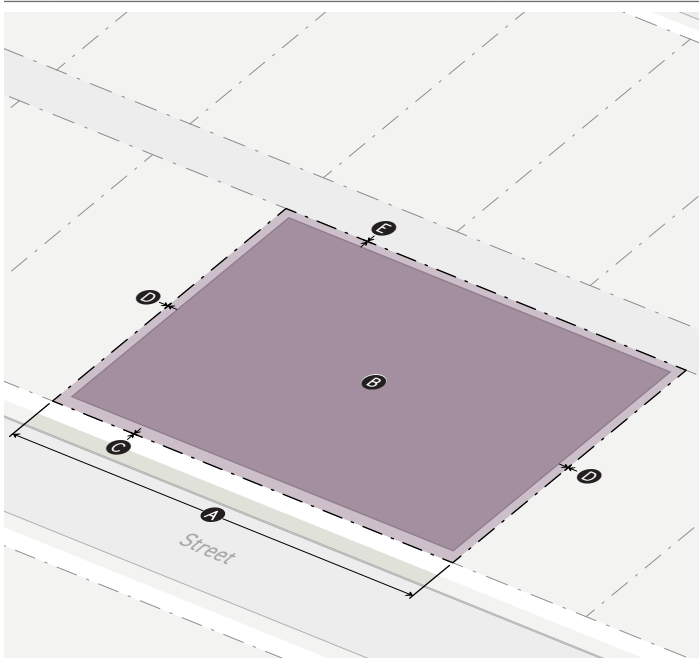
2. LOT SIZE		Sec. 7.3.1
	Lot area (min)	n/a
A	Lot width (min)	25'
3. COVERAGE		Sec. 7.3.1
B	Building coverage (max)	95%
	Building setbacks	
C	Primary street (min)	0'
	Side street (min)	0'
D	Side (min)	0'
	Rear (min)	0'
E	Alley (min)	0'
	Special lot line (min)	0'
4. AMENITY		Sec. 7.3.1
	Lot amenity space (min)	n/a
	Residential amenity space (min)	n/a
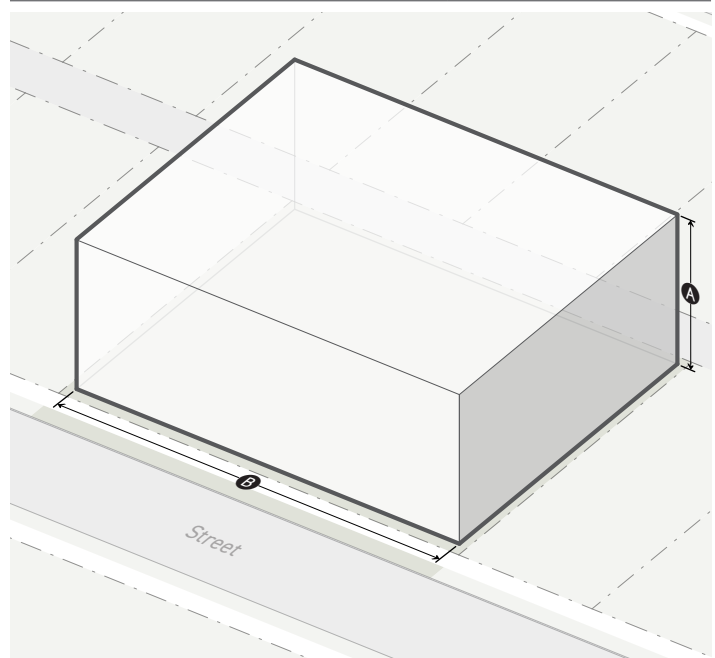
6. HEIGHT & FAR		Sec. 7.3.1
	FAR (max)	Set by Form District
A	Height (max)	n/a
7. UPPER STORY BULK		Sec. 7.3.1
	Set by Form District	
8. BUILDING MASS		Sec. 7.3.1
	Set by Form District	

E. **Frontage Standards**

1. Site
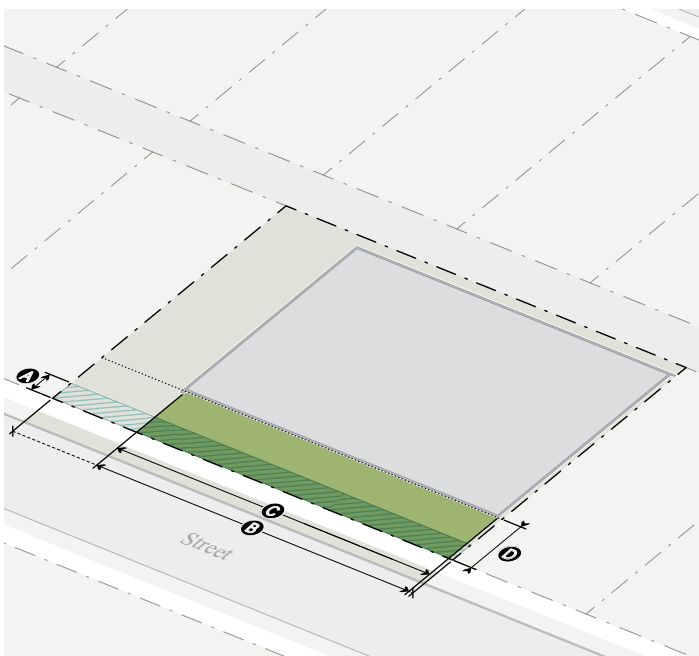
BUILD-TO	Primary St.	Side St.
	Sec. 7.3.2	
Applicable stories (min)	1	1
Ⓐ Build-to depth (max)	0'/10'	0'/10'
Ⓑ Build-to width (min)	80%	60%
Ⓒ Pedestrian amenity allowance (max)	100%	100%
PARKING	*Sec. 7.3.2*	
Ⓓ Frontage setback (min)	25'	0'
Parking between building & street (allowed)	No	No
LANDSCAPE	*Sec. 7.3.2*	
Planting area (min)	n/a	n/a
Frontage yard fence & wall type allowed:	A3*	A3*

*Privacy screen may not be located between the building face meeting the required build-to width and the street.

2. Facade
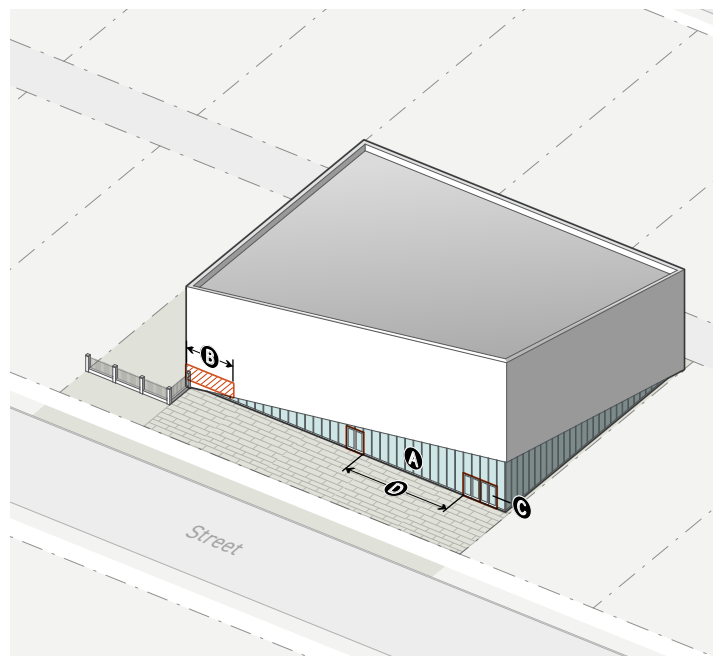
TRANSPARENCY	Primary St.	Side St.
	Sec. 7.3.2	
Ⓐ Ground story (min)	10%*	10%*
Upper stories (min)	n/a	n/a
Ⓑ Active wall spacing (max)	70'	90'
ENTRANCES	*Sec. 7.3.2*	
Ⓒ Street-facing entrance	Required	n/a
Ⓓ Entrance spacing (max)	100'	150'
Required entry feature	No	No
GROUND STORY	*Sec. 7.3.2*	
Ground story height (min)		
Residential (min)	n/a	n/a
Nonresidential (min)	16'	16'
Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

F. **Development Standards**

Set by *Development Standard District (Part 4B.)*.

G. **Use Standards**

1. For a minimum of 20 years after the issuance of a certificate of occupancy applying Civic Institution 1 Alternate Typology, only public and institutional uses are permitted. The certificate of occupancy shall indicate a public or institutional use as the use of the property for that time period.

2. Once 20 years have elapsed, any use allowed in the applicable Use District is permitted.

3. For additional Use District Standards, see *Part 5B. (Use District Standards)*.

4. For additional Use Specific Standards, see *Part 5C. (Use Specific Standards)*.

H. **Density Standards**

Set by *Density District (Part 6B.)*.

DIV. 7B.2. **CORNER STORE**

[Reserved]

DIV. 7B.3. **SMALL LOT SUBDIVISION**

[Reserved]

DIV. 7B.4. **DRIVE-THROUGH**

[Reserved]

DIV. 7B.5. **FUELING STATION**

[Reserved]

PART 7C. ALTERNATE TYPOLOGY RULES

DIV. 7C.1. ALTERNATE TYPOLOGY RULES

SEC. 7C.1.1. FORM RULES

A. For Form Standards set by Form District, see *Part 2B. (Form Districts)*.

B. For Form Standards Rules, see *Part 2C. (Form Rules)*.

SEC. 7C.1.2. FRONTAGE RULES

A. For Frontage Standards set by Frontage District, see *Part 3B. (Frontage Districts)*

B. For General Frontage Rules, see *Part 3C. (General Frontage Rules)*

C. For Character Frontage Rules, see *Part 3D. (Character Frontage Rules)*

SEC. 7C.1.3. DEVELOPMENT RULES

A. For Development Standards set by Development Standards District, see *Part 4B. (Development Standards Districts)*

B. For Development Standards Rules, see *Part 4C. (Development Standards Rules)*

SEC. 7C.1.4. USE RULES

A. For Use District Standards, see *Part 5B. (Use District Standards)*.

B. For Use Specific Standards, see *Part 5C. (Use Standards)*.

C. For Use Rules, see *Part 5D. (Use Rules)*.

SEC. 7C.1.5. DENSITY RULES

A. For Density District Standards, see *Part 6B. (Density District Standards)*.

B. For Density Rules, see *Part 6C. (Density Rules)*.