

ARTICLE 2. **FORM**

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

Part 2A. **Introduction**

Part 2B. **Form Districts**

Part 2C. **Form Rules**

On May 3rd, 2023, the New Zoning Code was referred to the City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617. The Boyle Heights Community Plan will bring forward the unique zones and additional standards or regulations needed to implement the Boyle Heights Community Plan.

CONTENTS

Part 2A.	Introduction	2-3
Div. 2A.1.	Orientation	2-4
Div. 2A.2.	Opening Provisions	2-4
Part 2B.	Form Districts	2-5
Div. 2B.1.	Rural Form Districts	2-7
Div. 2B.2.	Estate Form Districts	2-7
Div. 2B.3.	House Form Districts	2-7
Div. 2B.4.	Very Low-Rise Narrow Form Districts	2-8
Div. 2B.5.	Very Low-Rise Medium Form Districts	2-11
Div. 2B.6.	Very Low-Rise Broad Form Districts	2-14
Div. 2B.7.	Very Low-Rise Full Form Districts	2-15
Div. 2B.8.	Low-Rise Narrow Form Districts	2-17
Div. 2B.9.	Low-Rise Medium Form Districts	2-18
Div. 2B.10.	Low-Rise Broad Form Districts	2-23
Div. 2B.11.	Low-Rise Full Form Districts	2-24
Div. 2B.12.	Mid-Rise Narrow Form Districts	2-25
Div. 2B.13.	Mid-Rise Medium Form Districts	2-26
Div. 2B.14.	Mid-Rise Broad Form Districts	2-27
Div. 2B.15.	Mid-Rise Full Form Districts	2-28
Div. 2B.16.	Moderate-Rise Medium Form Districts	2-29
Div. 2B.17.	Moderate-Rise Broad Form Districts	2-30
Div. 2B.18.	Moderate-Rise Full Form Districts	2-32
Div. 2B.19.	High-Rise Medium Form Districts	2-33
Div. 2B.20.	High-Rise Broad Form Districts	2-34
Div. 2B.21.	High-Rise Full Form Districts	2-36
Part 2C.	Form Rules	2-37
Div. 2C.1.	Lot Size	2-38
Div. 2C.2.	Coverage	2-38
Div. 2C.3.	Amenity	2-38
Div. 2C.4.	Floor Area Ratio & Height	2-38
Div. 2C.5.	Upper-Story Bulk	2-38
Div. 2C.6.	Building Mass	2-38

PART 2A. INTRODUCTION

Div. 2A.1. Orientation 2-4

Div. 2A.2. Opening Provisions 2-4

DIV. 2A.1. **ORIENTATION**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2A.2. **OPENING PROVISIONS**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

PART 2B. FORM DISTRICTS

Div. 2B.1. Rural Form Districts	2-7
Div. 2B.2. Estate Form Districts	2-7
Div. 2B.3. House Form Districts	2-7
Div. 2B.4. Very Low-Rise Narrow Form Districts	2-8
Sec. 2B.4.1. Very Low-Rise Narrow 1 (VN1)	2-9
Sec. 2B.4.2. Very Low-Rise Narrow 2 (VN2)	2-10
Div. 2B.5. Very Low-Rise Medium Form Districts	2-11
Sec. 2B.5.1. Very Low-Rise Medium 1 (VM1)	2-12
Sec. 2B.5.2. Very Low-Rise Medium 2 (VM2)	2-13
Div. 2B.6. Very Low-Rise Broad Form Districts	2-14
Div. 2B.7. Very Low-Rise Full Form Districts	2-15
Sec. 2B.7.1. Very Low-Rise Full 1 (VF1)	2-15
Sec. 2B.7.2. Very Low-Rise Full 2 (VF2)	2-16
Div. 2B.8. Low-Rise Narrow Form Districts	2-17
Sec. 2B.8.1. Low-Rise Narrow 1 (LN1)	2-17
Div. 2B.9. Low-Rise Medium Form Districts	2-18
Sec. 2B.9.1. Low-Rise Medium 1 (LM1)	2-18
Sec. 2B.9.2. Low-Rise Medium 2 (LM2)	2-18
Sec. 2B.9.3. Low-Rise Medium 3 (LM3)	2-19
Sec. 2B.9.4. Low-Rise Medium 4 (LM4)	2-20
Sec. 2B.9.5. Low-Rise Medium 5 (LM5)	2-21
Sec. 2B.9.6. Low-Rise Medium 6 (LM6)	2-22
Div. 2B.10. Low-Rise Broad Form Districts	2-23
Div. 2B.11. Low-Rise Full Form Districts	2-24
Sec. 2B.11.1. Low-Rise Full 1 (LF1)	2-24
Sec. 2B.11.2. Low-Rise Full 2 (LF2)	2-24

Div. 2B.12. Mid-Rise Narrow Form Districts	2-25
Sec. 2B.12.1. Mid-Rise Narrow 1 (MN1)	2-25
Div. 2B.13. Mid-Rise Medium Form Districts	2-26
Sec. 2B.13.1. Mid-Rise Medium 1 (MM1)	2-26
Div. 2B.14. Mid-Rise Broad Form Districts	2-27
Sec. 2B.14.1. Mid-Rise Broad 1 (MB1)	2-27
Sec. 2B.14.2. Mid-Rise Broad 2 (MB2)	2-27
Sec. 2B.14.3. Mid-Rise Broad 3 (MB3)	2-27
Sec. 2B.14.4. Mid-Rise Broad 4 (MB4)	2-27
Div. 2B.15. Mid-Rise Full Form Districts	2-28
Sec. 2B.15.1. Mid-Rise Full 1 (MF1)	2-28
Div. 2B.16. Moderate-Rise Medium Form Districts	2-29
Div. 2B.17. Moderate-Rise Broad Form Districts	2-30
Sec. 2B.17.1. Moderate-Rise Medium 1 (DM1)	2-30
Sec. 2B.17.2. Moderate-Rise Medium 2 (DM2)	2-30
Sec. 2B.17.3. Moderate-Rise Medium 3 (DM3)	2-30
Sec. 2B.17.4. Moderate-Rise Medium 4 (DM4)	2-30
Sec. 2B.17.5. Moderate-Rise Medium 5 (DM5)	2-31
Div. 2B.18. Moderate-Rise Full Form Districts	2-32
Div. 2B.19. High-Rise Medium Form Districts	2-33
Sec. 2B.19.1. High-Rise Medium 1 (HM1)	2-33
Sec. 2B.19.2. High-Rise Medium 2 (HM2)	2-33
Div. 2B.20. High-Rise Broad Form Districts	2-34
Sec. 2B.20.1. High-Rise Broad 1 (HB1)	2-34
Sec. 2B.20.2. High-Rise Broad 2 (HB2)	2-34
Sec. 2B.20.3. High-Rise Broad 3 (HB3)	2-34
Sec. 2B.20.4. High-Rise Broad 4 (HB4)	2-34
Sec. 2B.20.5. High-Rise Broad 5 (HB5)	2-35
Sec. 2B.20.6. High-Rise Broad 6 (HB6)	2-35
Div. 2B.21. High-Rise Full Form Districts	2-36

DIV. 2B.1. **RURAL FORM DISTRICTS**

[Reserved]

DIV. 2B.2. **ESTATE FORM DISTRICTS**

[Reserved]

DIV. 2B.3. **HOUSE FORM DISTRICTS**

[Reserved]

DIV. 2B.4. **VERY LOW-RISE NARROW FORM DISTRICTS**

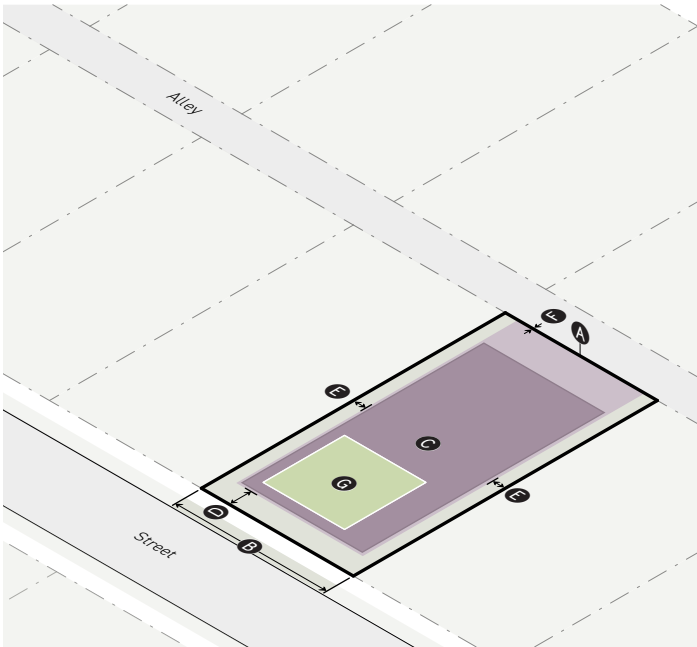
Each Very Low-Rise Narrow Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

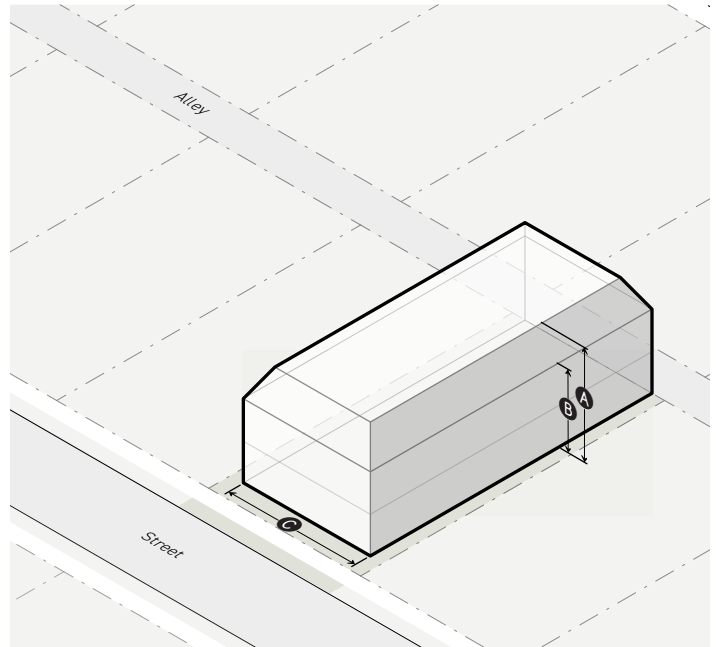
SEC. 2B.4.1. VERY LOW-RISE NARROW 1 (VN1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	5,000 sf
B	Lot width (min)	40'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	65%
Building setbacks		
D	Primary street (min)	10'
	Side street (min)	5'
E	Side (min)	3'
	Rear (min)	3'
F	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

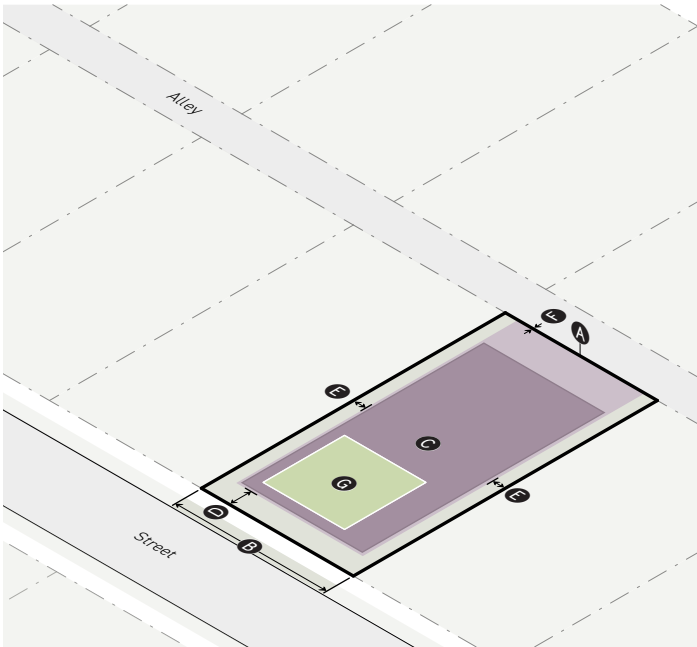
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	FAR (max)	0.6
A	Height in feet (max)	33'
	Height in stories (max)	3
	Bonus	None
2. UPPER STORY BULK		Div. 2C.6.
B	Wall plate height (max)	24'
3. BUILDING MASS		Div. 2C.6.
C	Building width (max)	50'
	Building break (min)	6'

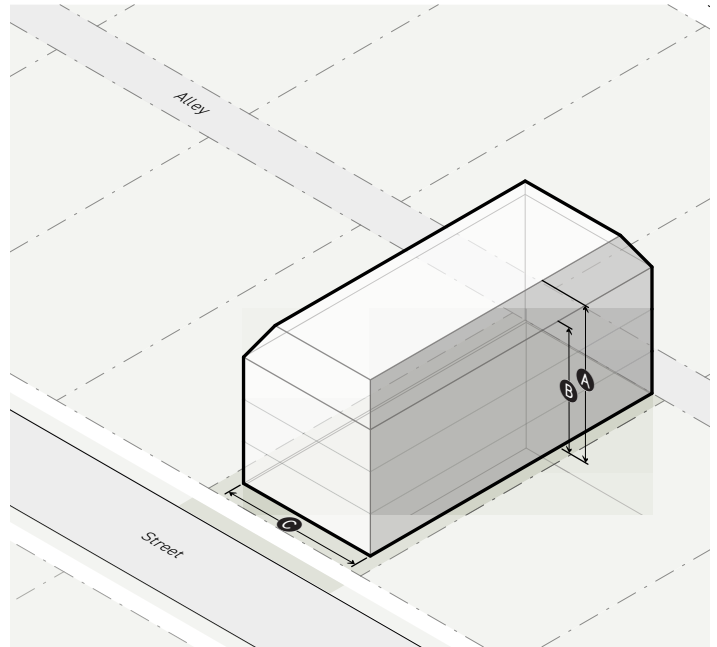
SEC. 2B.4.2. VERY LOW-RISE NARROW 2 (VN2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	5,000 sf
B	Lot width (min)	40'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	65%
Building setbacks		
D	Primary street (min)	10'
	Side street (min)	5'
E	Side (min)	3'
	Rear (min)	3'
F	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.0
A	Height in feet (max)	45'
	Height in stories (max)	4
	Bonus FAR (max)	1.5
2. UPPER STORY BULK		Div. 2C.6.
B	Wall plate height (max)	36'
3. BUILDING MASS		Div. 2C.6.
C	Building width (max)	50'
	Building break (min)	6'

DIV. 2B.5. **VERY LOW-RISE MEDIUM FORM DISTRICTS**

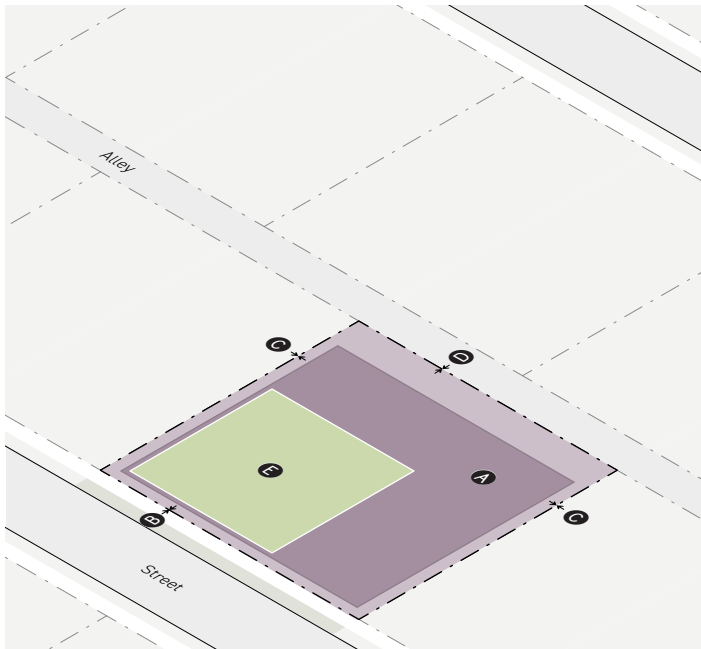
Each Very Low-Rise Narrow Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

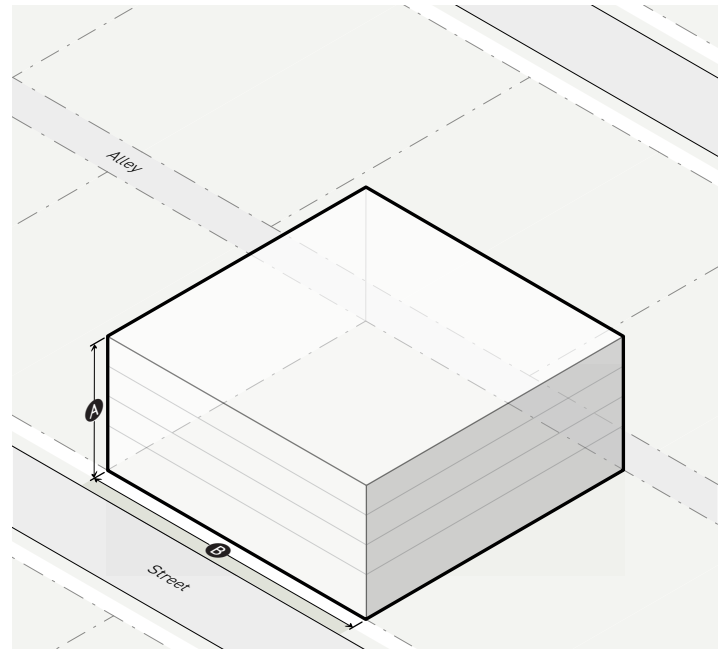
SEC. 2B.5.1. **VERY LOW-RISE MEDIUM 1 (VM1)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	n/a
B	Lot width (min)	n/a
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	85%
Building setbacks		
D	Primary street (min)	0'
	Side street (min)	0'
E	Side (min)	0'
	Rear (min)	0'
F	Alley (min)	0'
	Special: All (min)	15'
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	30%
	Residential amenity space (min)	10%

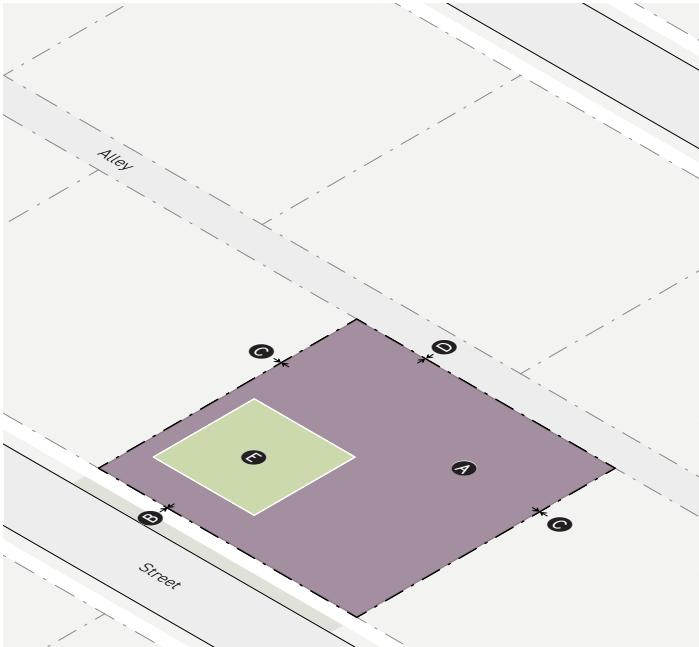
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	FAR (max)	1.5
A	Height in feet (max)	45'
	Bonus	None
2. BUILDING MASS		Div. 2C.6.
C	Building width (max)	210'
	Building break (min)	15'

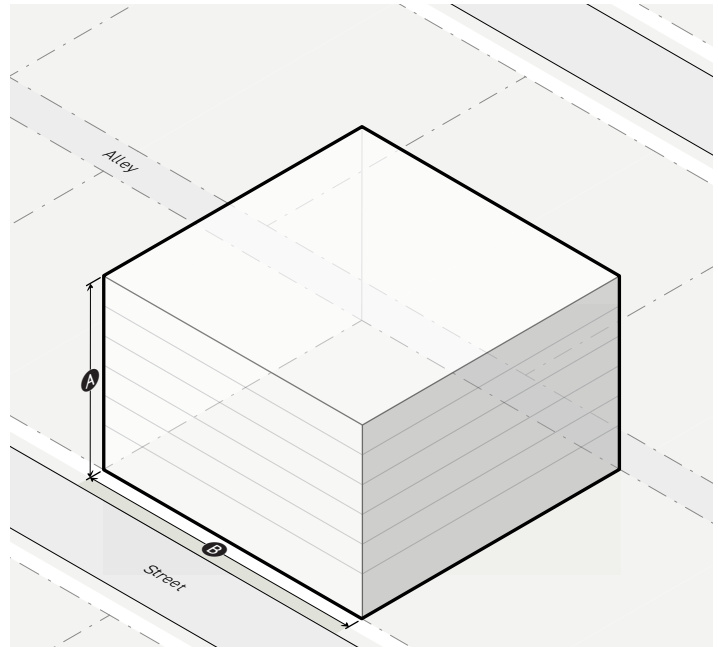
SEC. 2B.5.2. VERY LOW-RISE MEDIUM 2 (VM2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		1.5
A Height in feet (max)		65'
Bonus		None
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		210'
Building break (min)		15'

DIV. 2B.6. **VERY LOW-RISE BROAD FORM DISTRICTS**

[Reserved]

DIV. 2B.7. VERY LOW-RISE FULL FORM DISTRICTS

Each Very Low-Rise Full Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

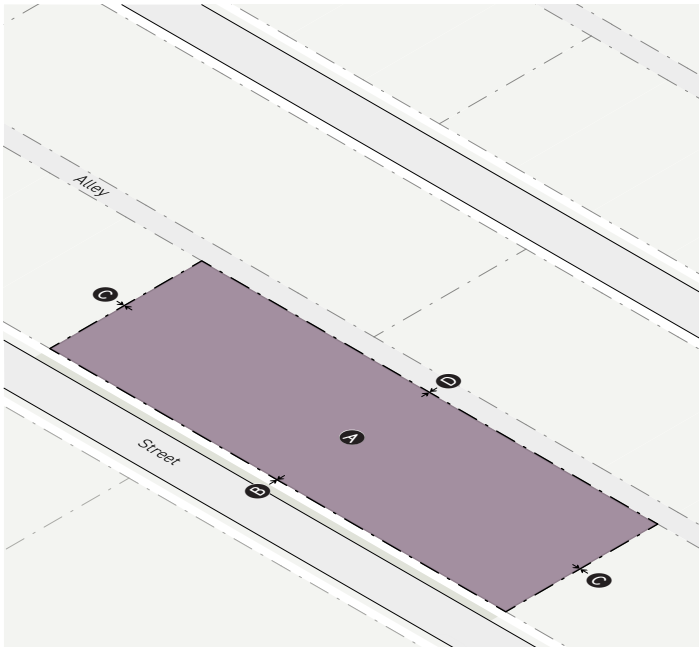
○ Potential Form District Category
 ● Form District Category

SEC. 2B.7.1. VERY LOW-RISE FULL 1 (VF1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

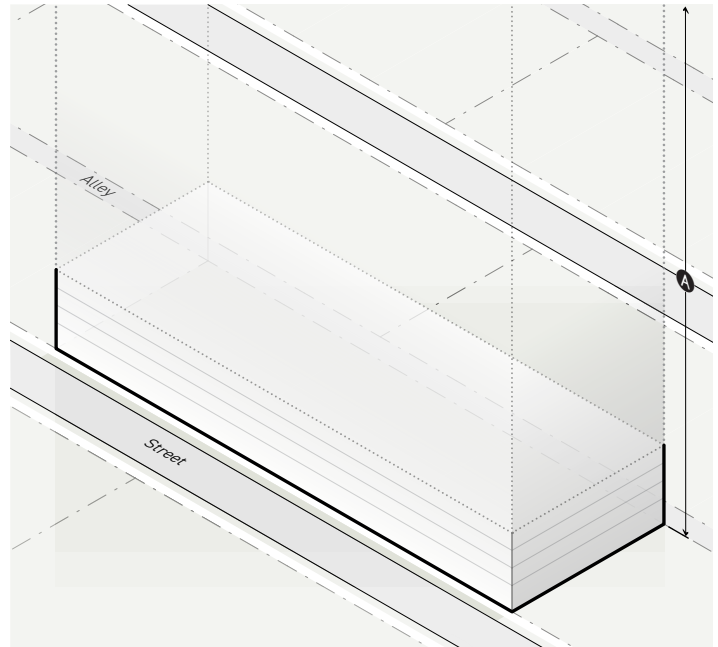
SEC. 2B.7.2. **VERY LOW-RISE FULL 2 (VF2)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
Lot width (min)		n/a
2. COVERAGE		<i>Div. 2C.2.</i>
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		<i>Div. 2C.3.</i>
G Lot amenity space (min)		n/a
Residential amenity space (min)		n/a

B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
FAR (max)		1.5
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		<i>Div. 2C.6.</i>
Building width (max)		n/a
Building break (min)		n/a

DIV. 2B.8. LOW-RISE NARROW FORM DISTRICTS

Each Low-Rise Narrow Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

SEC. 2B.8.1. LOW-RISE NARROW 1 (LN1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.9. **LOW-RISE MEDIUM FORM DISTRICTS**

Each Low-Rise Medium Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

SEC. 2B.9.1. **LOW-RISE MEDIUM 1 (LM1)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.9.2. **LOW-RISE MEDIUM 2 (LM2)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

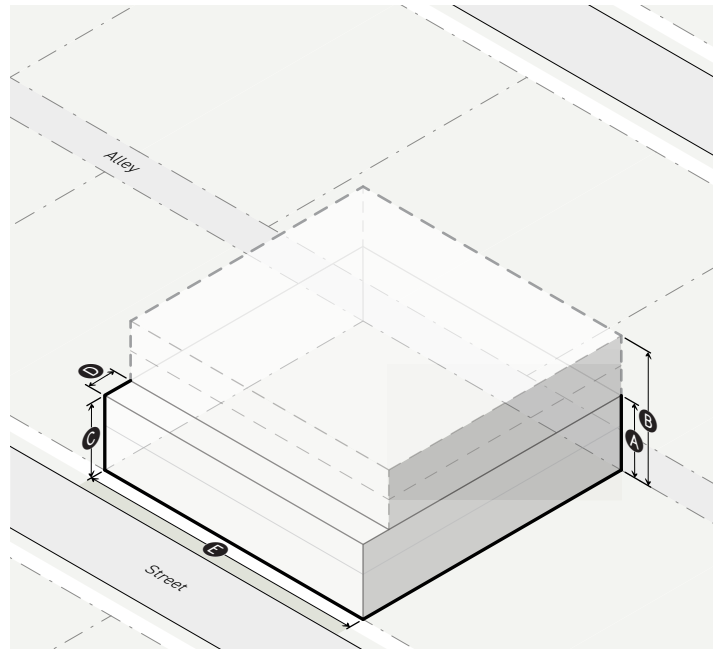
SEC. 2B.9.3. **LOW-RISE MEDIUM 3 (LM3)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	n/a
B	Lot width (min)	n/a
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	100%
Building setbacks		
D	Primary street (min)	0'
	Side street (min)	0'
E	Side (min)	0'
	Rear (min)	10'
F	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.5
A	Base height in stories (max)	2
	Bonus FAR	2.5
B	Bonus height in stories (max)	4
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	n/a
3. BUILDING MASS		Div. 2C.6.
E	Building width (max)	140'
	Building break (min)	15'

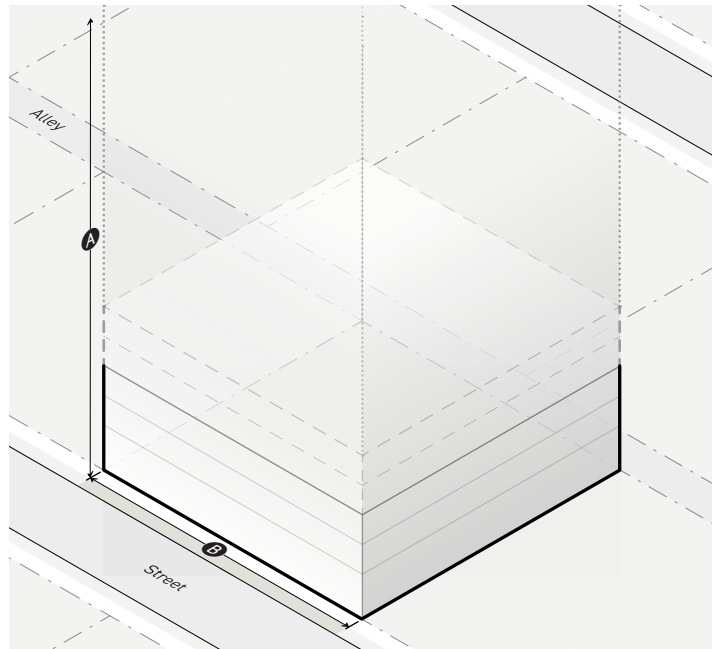
SEC. 2B.9.4. **LOW-RISE MEDIUM 4 (LM4)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		10'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
Base height in feet (max)		n/a
Bonus FAR (max)		3.0
Bonus height in feet (max)		n/a
2. BUILDING MASS		Div. 2C.6.
A Building width (max)		210'
Building break (min)		15'

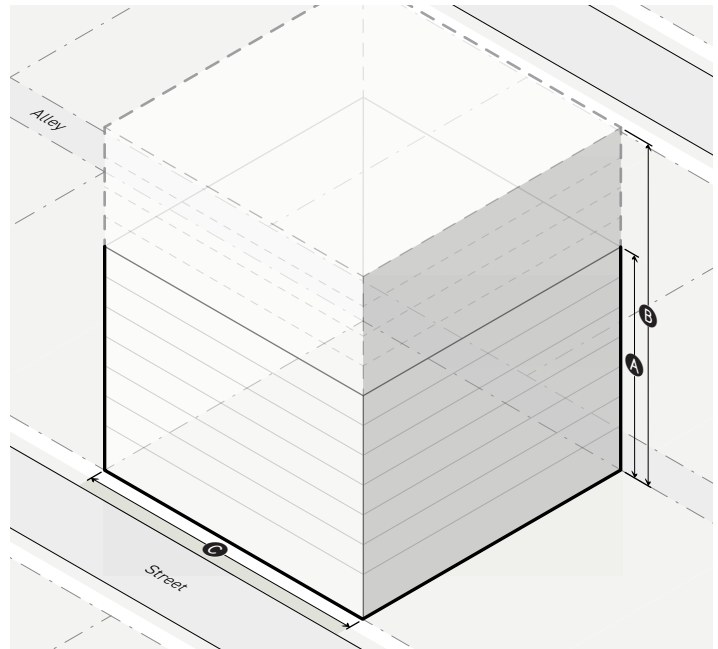
SEC. 2B.9.5. **LOW-RISE MEDIUM 5 (LM5)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		20%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		2.0
A Base height in feet (max)		75'
Bonus FAR (max)		4.0
A Bonus height in feet (max)		120'
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		210'
Building break (min)		15'

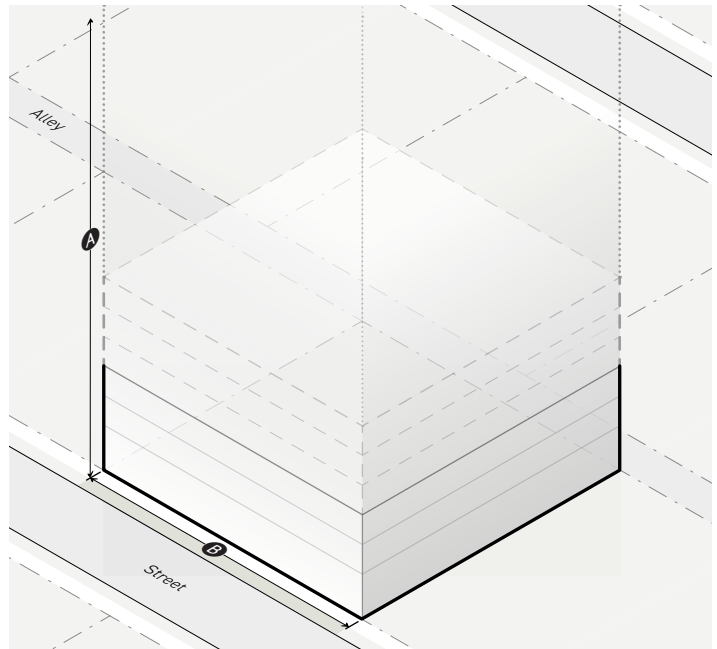
SEC. 2B.9.6. **LOW-RISE MEDIUM 6 (LM6)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a'
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		10'
D Alley (min)		0'
Special: All (min)		0'
3. AMENITY		Div. 2C.3.
E Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
Base height in feet (max)		n/a
Bonus FAR (max)		4.0
Bonus height in feet (max)		n/a
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		140'
Building break (min)		15'

DIV. 2B.10. **LOW-RISE BROAD FORM DISTRICTS**

[Reserved]

DIV. 2B.11. **LOW-RISE FULL FORM DISTRICTS**

Each Low-Rise Full Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

SEC. 2B.11.1. **LOW-RISE FULL 1 (LF1)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.11.2. **LOW-RISE FULL 2 (LF2)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.12. MID-RISE NARROW FORM DISTRICTS

Each Mid-Rise Narrow Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

SEC. 2B.12.1. MID-RISE NARROW 1 (MN1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.13. MID-RISE MEDIUM FORM DISTRICTS

Each Mid-Rise Medium Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

SEC. 2B.13.1. MID-RISE MEDIUM 1 (MM1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.14. **MID-RISE BROAD FORM DISTRICTS**

Each Mid-Rise Broad Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

SEC. 2B.14.1. **MID-RISE BROAD 1 (MB1)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.14.2. **MID-RISE BROAD 2 (MB2)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.14.3. **MID-RISE BROAD 3 (MB3)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.14.4. **MID-RISE BROAD 4 (MB4)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.15. MID-RISE FULL FORM DISTRICTS

Each Mid-Rise Full Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

SEC. 2B.15.1. MID-RISE FULL 1 (MF1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.16. **MODERATE-RISE MEDIUM FORM DISTRICTS**

[Reserved]

DIV. 2B.17. MODERATE-RISE BROAD FORM DISTRICTS

Each Moderate-Rise Broad Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

SEC. 2B.17.1. MODERATE-RISE MEDIUM 1 (DM1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.17.2. MODERATE-RISE MEDIUM 2 (DM2)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.17.3. MODERATE-RISE MEDIUM 3 (DM3)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.17.4. MODERATE-RISE MEDIUM 4 (DM4)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.17.5. **MODERATE-RISE MEDIUM 5 (DM5)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.18. **MODERATE-RISE FULL FORM DISTRICTS**

[Reserved]

DIV. 2B.19. HIGH-RISE MEDIUM FORM DISTRICTS

Each High-Rise Medium Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
 ● Form District Category

SEC. 2B.19.1. HIGH-RISE MEDIUM 1 (HM1)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.19.2. HIGH-RISE MEDIUM 2 (HM2)

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.20. **HIGH-RISE BROAD FORM DISTRICTS**

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●	●	○	●
LOW 1.6-4.0 FAR	●	●	○	●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR	○	●	○	○
HIGH 8.6-13.0 FAR	○	●	●	○

○ Potential Form District Category
● Form District Category

SEC. 2B.20.1. **HIGH-RISE BROAD 1 (HB1)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.20.2. **HIGH-RISE BROAD 2 (HB2)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.20.3. **HIGH-RISE BROAD 3 (HB3)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.20.4. **HIGH-RISE BROAD 4 (HB4)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.20.5. **HIGH-RISE BROAD 5 (HB5)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

SEC. 2B.20.6. **HIGH-RISE BROAD 6 (HB6)**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2B.21. **HIGH-RISE FULL FORM DISTRICTS**

[Reserved]

PART 2C. FORM RULES

Div. 2C.1. Lot Size	2-38
Div. 2C.2. Coverage	2-38
Div. 2C.3. Amenity	2-38
Div. 2C.4. Floor Area Ratio & Height	2-38
Div. 2C.5. Upper-Story Bulk	2-38
Div. 2C.6. Building Mass	2-38

DIV. 2C.1. **LOT SIZE**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2C.2. **COVERAGE**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2C.3. **AMENITY**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2C.4. **FLOOR AREA RATIO & HEIGHT**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2C.5. **UPPER-STORY BULK**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]

DIV. 2C.6. **BUILDING MASS**

[Referred to City Attorney to prepare and present for City Council adoption alongside the Downtown Community Plan via Council File 22-0617]