

ARTICLE 2. **FORM**

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

Part 2A. **Introduction**

Part 2B. **Form Districts**

Part 2C. **Form Rules**

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PART 2A. INTRODUCTION

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DIV. 2A.1. INTRODUCTION

SEC. 2A.1.1. PURPOSE

The purpose of this Article is to regulate the placement, scale and intensity of structures on a lot in order to ensure building forms are compatible with their context and promote projects that positively benefit the community.

SEC. 2A.1.2. FORM APPLICABILITY

A. General Project Applicability

All projects filed after the effective date of this Zoning Code must comply with the Form Standards in this Article, as further specified below.

1. Project Activities

- a. Form district 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 Form District rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C* (Form Rules). Project applicability may also be modified by *Article 12* (Nonconformities). Where a Division of the Form District 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*.

| FORM DISTRICT RULES | | PROJECT ACTIVITIES | | | | | | | | | |
|---------------------|--------------------------------------|--------------------|------------------|----------|-------------------|-----------------|------------|------------------|------------------|-------------------------|-------------------------------|
| | | Subdivision | New Construction | Addition | Facade Alteration | Site Alteration | Relocation | Major Renovation | Minor Renovation | Change/Expansion of Use | Ordinary Maintenance & Repair |
| <i>Div. 2C.1</i> | Lot Size | ● | ○ | ○ | ○ | ○ | ● | ○ | ○ | ○ | ○ |
| <i>Div. 2C.2</i> | Coverage | ○ | ● | ● | ○ | ○ | ● | ○ | ○ | ○ | ○ |
| <i>Div. 2C.3</i> | Amenity | ○ | ● | ● | ○ | ● | ● | ○ | ● | ○ | ○ |
| <i>Div. 2C.4</i> | Floor Area Ratio & Height | ○ | ● | ● | ○ | ○ | ● | ○ | ○ | ○ | ○ |
| <i>Div. 2C.5</i> | Upper-Story Bulk | ○ | ● | ● | ● | ○ | ● | ○ | ○ | ○ | ○ |
| <i>Div. 2C.6</i> | Building Mass | ○ | ● | ● | ● | ○ | ● | ○ | ○ | ○ | ○ |

● = Rules generally apply to this project activity

○ = Rules are not applicable

2. Nonconformity

For nonconforming lots, and lots with nonconforming site design, buildings, structures, or uses, no project activity may decrease the conformance with any Form standard in Article 2 unless otherwise specified by *Division 12.2 (Nonconforming Frontage)*. See the following examples:

- a. A street-facing addition to the side of an existing building: Where this proposed addition increases the total building width beyond the maximum building width allowed by the applicable Form District, the addition is not allowed.
- b. An addition to the top of an existing building: Where the height of the existing structure does not meet the Form District street step-back standard, all additional floor area shall be located behind the minimum step-back, but no modification is required to the existing upper stories.

B. Applicable Components of Buildings and Lots

1. Form standards apply to all portions of a lot.
2. Form standards apply to all portions of buildings and structures on a lot.
3. Specific Form standards may further limit which components of buildings and lots are required to comply with the standard in *Part 2C (Form Rules)*.

SEC. 2A.1.3. RELATIONSHIP TO ZONE STRING

A zone is comprised of the following districts:



The Form District is a separate and independent component of each zone.

SEC. 2A.1.4. HOW TO USE THIS ARTICLE

A. Identify the Form District

The first component in a zone string identifies the Form District for a property.

B. Form District Standards

Form Districts standards are outlined in *Part 2B (Form Districts)*. Each Form District page identifies the standards specific to that Form District.

C. Interpreting Form District Standards

Each standard on a Form District page in *Part 2B (Form Districts)* provides a reference to *Part 2C (Form Rules)* where the standard is explained in detail.

Form District Example:

Zone String

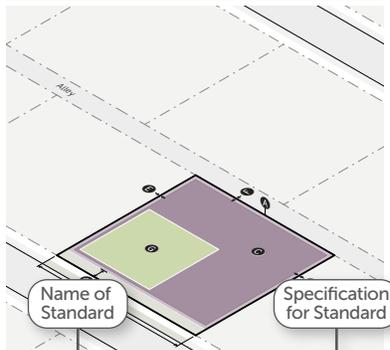
[**LLM2** -MU2-5] [RG1-FA]

Find Your Form District

Part 2B (Form Districts)

SEC. 2B.7.3. **LOW-LIMITED-MEDIUM 2 (LLM2)**

1. Lot Parameters

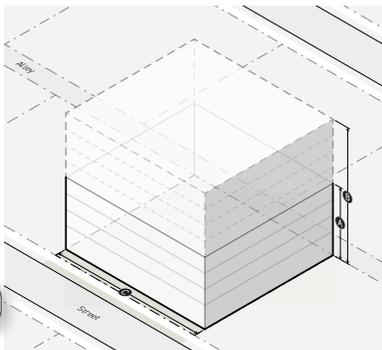


Name of Standard: **COVERAGE**

Specification for Standard: **2C.2**

| LOT SIZE | | 2C.1 |
|-----------------------------------|--|--------------|
| A Lot area (min) | | 2,500 sf |
| B Lot width (min) | | 25' |
| COVERAGE | | 2C.2 |
| C Building coverage (max) | | 90% |
| Building setbacks | | |
| D Primary street (min) | | see Frontage |
| E Side street (min) | | see Frontage |
| F Side (min) | | 0' |
| G Rear (min) | | 0' |
| H Alley (min) | | 0' |
| I Special lot line (min) | | see Frontage |
| AMENITY | | 2C.3 |
| J Lot amenity space (min) | | 25% |
| K Residential amenity space (min) | | n/a |

2. Bulk and Mass



| FAR & HEIGHT | | 2C.4 |
|---------------------------------|--|------|
| L Base FAR (max) | | 3.0 |
| M Base height in stories (max) | | 4 |
| N Bonus FAR | | None |
| O Bonus height in stories (max) | | 8 |
| BUILDING MASS | | 2C.6 |
| P Building width (max) | | 100' |
| Q Building break (min) | | 15' |

Label on Graphic → (points to 'COVERAGE' in table 1)

No Label on Graphic → (points to 'Side (min)' in table 1)

Link to Rules → (points to '2C.3' in table 1)

Standard Not Applicable → (points to 'Residential amenity space (min)' in table 1)

Learn More About Your Rules

Part 2C (Form Rules)

DIV. 2C.6. BUILDING MASS

SEC. 2C.6.1. BUILDING WIDTH

The maximum allowed width of any building or collection of buildings on a lot.

A. Intent

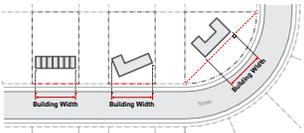
To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths and encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings or structures located above the ground floor elevation.
3. Building width requirements do not apply to exceptions listed in Sec. 2C.6.3.F (Exceptions).

C. Measurement

Building width is measured horizontally and parallel to each street lot line from one end of an applicable building or collection of buildings to the opposite end.



SEC. 2A.1.5. **FORM DISTRICT NAMING CONVENTION**

There are three different types of naming conventions for Form Districts. Each Form District name is composed of a variety of components that are specific to that district.

A. **Rural and Estate Form Districts**

[Reserved]

B. **House Form Districts**

[Reserved]

C. All Other Form Districts

All other Form District names are composed of four components.

1. FAR Category

The first component of each Form District name is an FAR category. FAR categories group all districts within a range of maximum allowed FAR. FAR categories are organized as follows:

- a. Very Low (>0.65-1.5 FAR)
- b. Low (>1.5-4.0 FAR)
- c. Medium (>4.0-6.0 FAR)
- d. Medium Plus (>6.0-8.5 FAR)
- e. High (>8.5-13.0 FAR)

2. Height Limit Category

The second component of each Form District name is a Height Limit category. Each Form District has either a specific height limit or no height limit. Height Limit categories are organized as follows:

- a. Limited (limited height)
- b. Unspecified (no height limit)

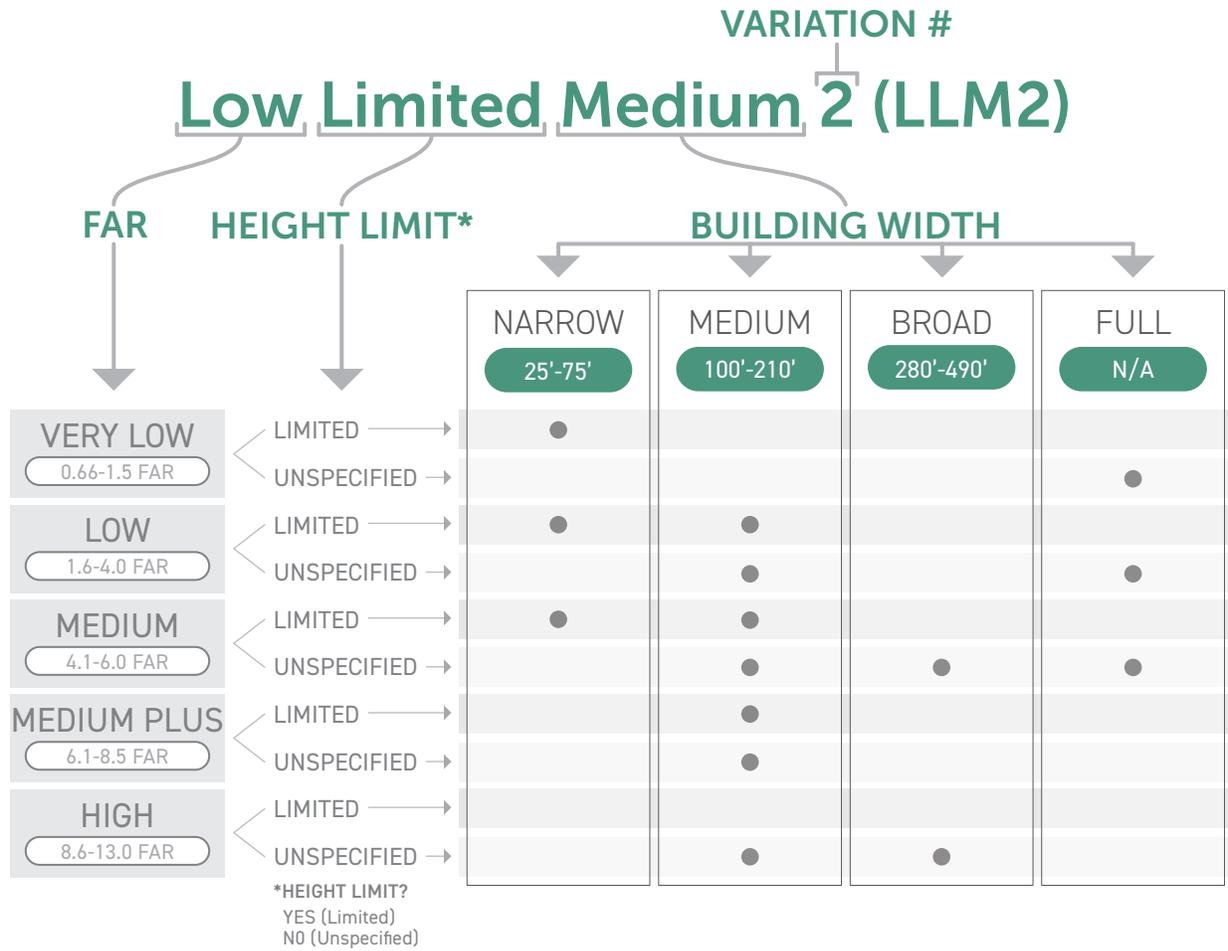
3. Building Width Category

The third component of each Form District name is a Building Width category. Building Width categories group all districts within a range of maximum allowed building width. Each Building Width category are organized as follows:

- a. Narrow (25'-75')
- b. Medium (100'-210')
- c. Broad (280'-490')
- d. Full (no building width maximum)

4. Variation Number

The last component of each Form District is a variation number. All Form Districts are numbered in the order they fall within this article. Variation number is not hierarchical.



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

[Reserved]

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

[Reserved]

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

[Reserved]

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

[Reserved]

DIV. 2B.5. **VERY LOW-UNSPECIFIED-FULL FORM DISTRICTS**

Each Very Low-Unspecified-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 "Unspecified" Height Limit category has no height limit for the district. The "Full" Building Width category has no maximum building width for the district.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|-----------------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
 YES (Limited)
 NO (Unspecified)

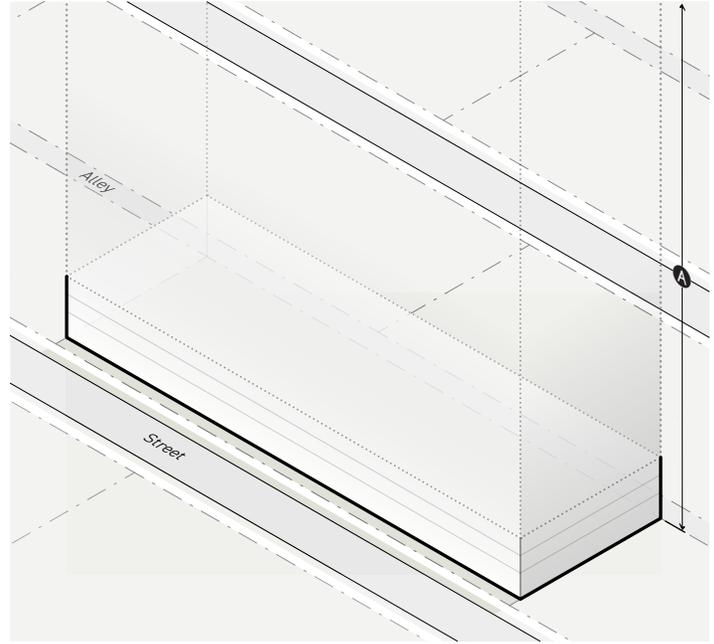
SEC. 2B.5.1. VERY LOW-UNSPECIFIED-FULL 1 (VUF1)

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) | | 25% |
| Building setbacks | | |
| B Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| C Side (min) | | 0' |
| Rear (min) | | 0' |
| D Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| Lot amenity space (min) | | n/a |
| Residential amenity space (min) | | n/a |

B. Bulk and Mass



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

DIV. 2B.6. LOW-LIMITED-NARROW FORM DISTRICTS

Each Low-Limited-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 "Limited" Height Limit category has a specific height limit for the district. The "Narrow" Building Width category allows a range of 25 to 75 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED | • | | | |
| | UNSPECIFIED | | | | • |
| LOW 1.6-4.0 FAR | LIMITED | • | • | | |
| | UNSPECIFIED | | • | | • |
| MEDIUM 4.1-6.0 FAR | LIMITED | • | • | | |
| | UNSPECIFIED | | • | • | • |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED | | • | | |
| | UNSPECIFIED | | • | | |
| HIGH 8.6-13.0 FAR | LIMITED | | | | |
| | UNSPECIFIED | | • | • | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

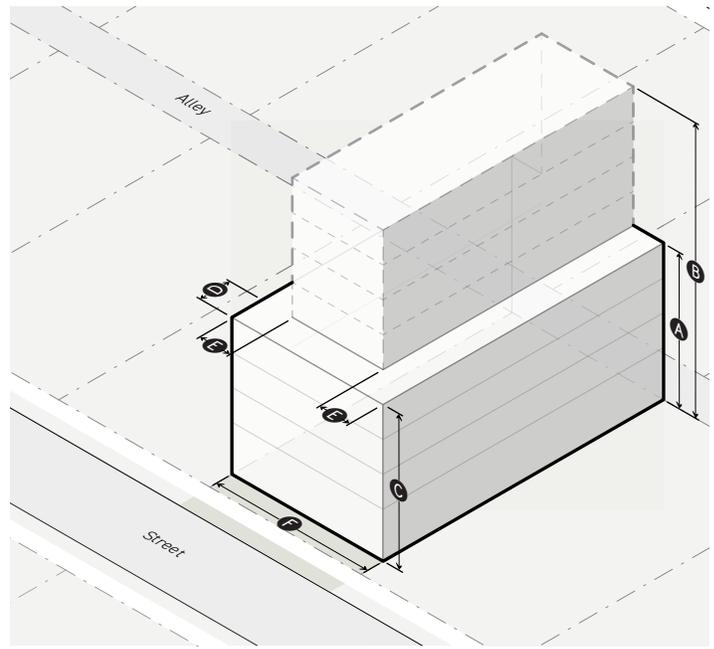
SEC. 2B.6.1. LOW-LIMITED-NARROW 1 (LLN1)

A. Lot Parameters



| | |
|----------------------------------|-------------------|
| 1. LOT SIZE | <i>Div. 2C.1.</i> |
| A Lot area (min) | 2,500 sf |
| B Lot width (min) | 25' |
| 2. COVERAGE | <i>Div. 2C.2.</i> |
| C Building coverage (max) | 80% |
| Building setbacks | |
| D Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| E Side (min) | 0' |
| Rear (min) | 0' |
| F Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY | <i>Div. 2C.3.</i> |
| G Lot amenity space (min) | 25% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| | |
|--|-------------------|
| 1. FAR & HEIGHT | <i>Div. 2C.4.</i> |
| FAR (max) | 3.0 |
| A Base Height in stories (max) | 4 |
| B Bonus Height in stories (max) | 8 |
| 2. UPPER-STORY BULK | <i>Div. 2C.5.</i> |
| Street step-back | |
| C Stories without step-back (max) | 4 |
| D Primary street step-back depth (min) | 10' |
| Side street step-back depth (min) | 10' |
| Height transition | |
| C Stories without height transition (max) | 4 |
| E Side transition depth (min) | 10' |
| Rear transition depth (min) | 10' |
| Alley transition depth (min) | n/a |
| 3. BUILDING MASS | <i>Div. 2C.6.</i> |
| F Building width (max) | 75' |
| Building break (min) | 6' |

DIV. 2B.7. LOW-LIMITED-MEDIUM FORM DISTRICTS

Each Low-Limited-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 "Limited" Height Limit category has a specific height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED | ● | | | |
| | UNSPECIFIED | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED | | ● | | |
| | UNSPECIFIED | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED | | | | |
| | UNSPECIFIED | | ● | ● | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

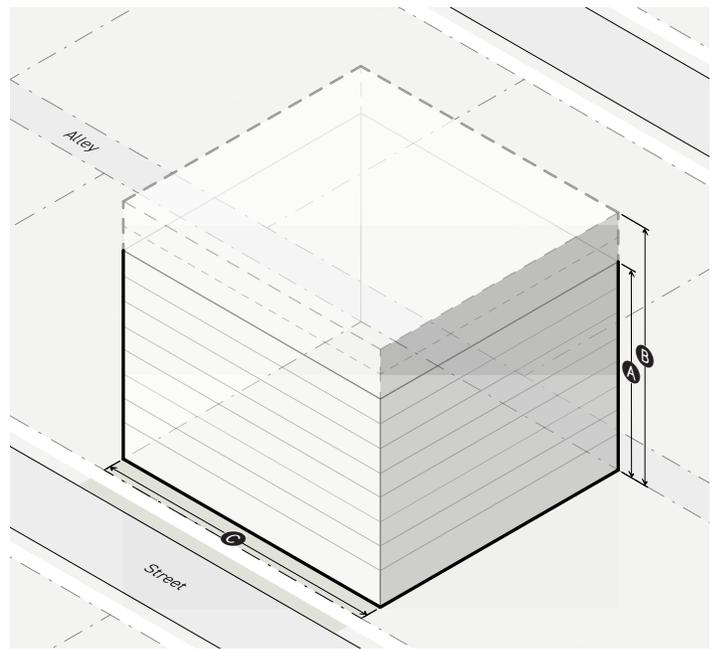
SEC. 2B.7.1. LOW-LIMITED-MEDIUM 1 (LLM1)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 100% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F 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) | | 8 |
| Bonus FAR (max) | | 3.0 |
| B Bonus Height in stories (max) | | 10 |
| 2. BUILDING MASS | | Div. 2C.6. |
| C Building width (max) | | 160' |
| Building break (min) | | 15' |

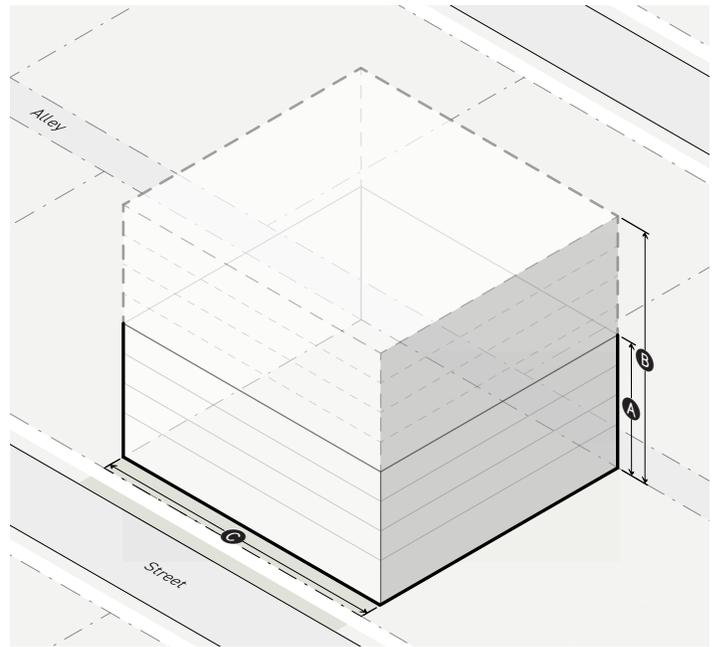
SEC. 2B.7.2. **LOW-LIMITED-MEDIUM 2 (LLM2)**

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|-------------------|---------------------------------|--------------|
| A | Lot area (min) | 2,500 sf |
| B | Lot width (min) | 25' |
| 2. COVERAGE | | 2C.2. |
| C | Building coverage (max) | 90% |
| Building setbacks | | |
| D | Primary street (min) | see Frontage |
| | Side street (min) | see Frontage |
| E | Side (min) | 0' |
| | Rear (min) | 0' |
| F | Alley (min) | 0' |
| | Special lot line (min) | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| G | Lot amenity space (min) | 25% |
| | Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|------------------|-------------------------------|------------|
| | Base FAR (max) | 3.0 |
| A | Base height in stories (max) | 4 |
| | Bonus FAR | None |
| B | Bonus height in stories (max) | 8 |
| 2. BUILDING MASS | | Div. 2C.6. |
| C | Building width (max) | 100' |
| | Building break (min) | 15' |

DIV. 2B.8. LOW-UNSPECIFIED-MEDIUM FORM DISTRICTS

Each Low-Unspecified-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 "Unspecified" Height Limit category has no height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | • | | | |
| | UNSPECIFIED → | | | | • |
| LOW 1.6-4.0 FAR | LIMITED → | • | • | | |
| | UNSPECIFIED → | | • | | • |
| MEDIUM 4.1-6.0 FAR | LIMITED → | • | • | | |
| | UNSPECIFIED → | | • | • | • |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | • | | |
| | UNSPECIFIED → | | • | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | • | • | |

*HEIGHT LIMIT?
 YES (Limited)
 NO (Unspecified)

[Reserved]

DIV. 2B.9. LOW-UNSPECIFIED-FULL FORM DISTRICTS

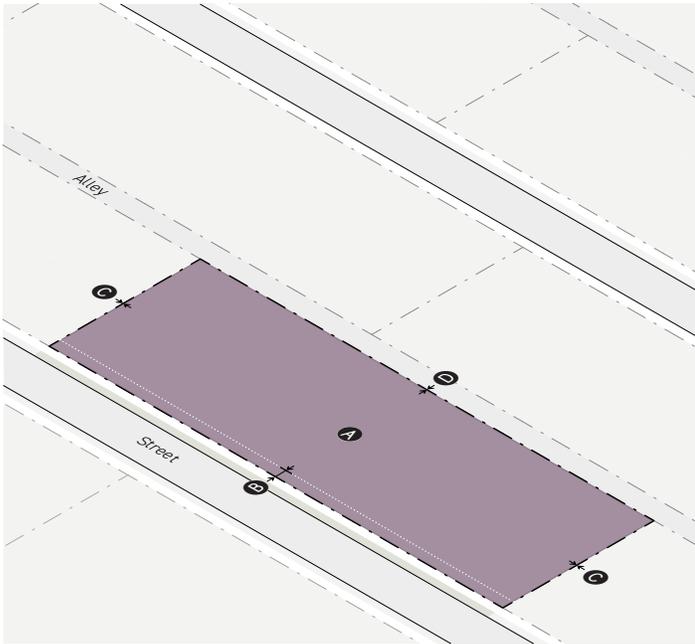
Each Low-Unspecified-Full Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Unspecified" Height Limit category has no height limit for the district. The "Full" Building Width category has no maximum building width for the district.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

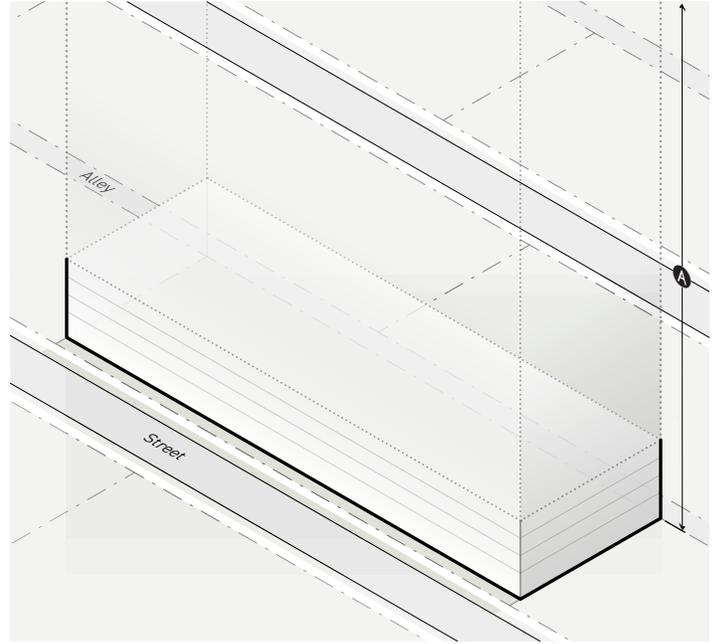
SEC. 2B.9.1. **LOW-UNSPECIFIED-FULL 1 (LUF1)**

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) | | see Frontage |
| Side street (min) | | see Frontage |
| C Side (min) | | 0' |
| Rear (min) | | 0' |
| D Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 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) | | 3.0 |
| 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.10. MEDIUM-LIMITED-NARROW FORM DISTRICTS

Each Medium-Limited-Narrow Form District occurs within the ranges specified below. The "Medium" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Limited" Height Limit category has a specific height limit for the district. The "Narrow" Building Width category allows a range of 25 to 75 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

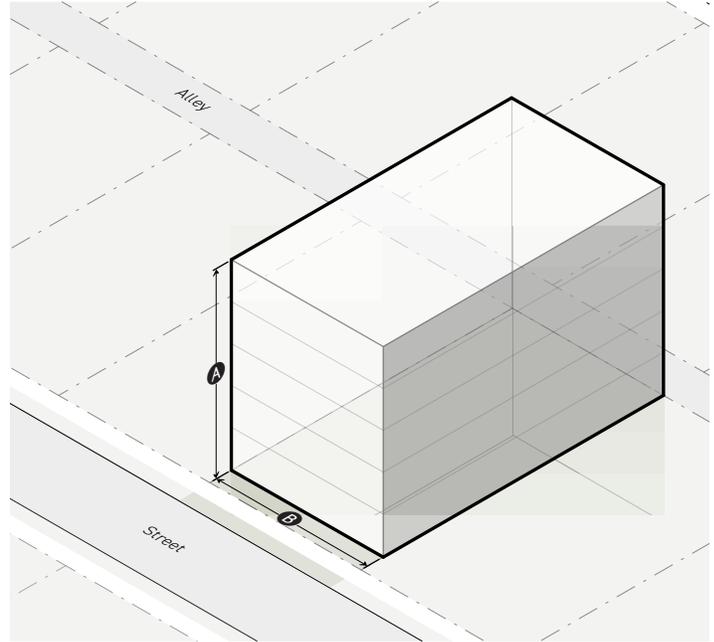
SEC. 2B.10.1. MEDIUM-LIMITED-NARROW 1 (MLN1)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 100% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F Lot amenity space (min) | | 10% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|----------------------------------|--|------------|
| FAR (max) | | 6.0 |
| A Height in stories (max) | | 5 |
| Bonus | | None |
| 2. BUILDING MASS | | Div. 2C.6. |
| B Building width (max) | | 75' |
| Building break (min) | | 6' |

DIV. 2B.11. MEDIUM-LIMITED-MEDIUM FORM DISTRICTS

Each Medium-Limited-Medium Form District occurs within the ranges specified below. The "Medium" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Limited" Height Limit category has a specific height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED | • | | | |
| | UNSPECIFIED | | | | • |
| LOW 1.6-4.0 FAR | LIMITED | • | • | | |
| | UNSPECIFIED | | • | | • |
| MEDIUM 4.1-6.0 FAR | LIMITED | • | • | | |
| | UNSPECIFIED | | • | • | • |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED | | • | | |
| | UNSPECIFIED | | • | | |
| HIGH 8.6-13.0 FAR | LIMITED | | | | |
| | UNSPECIFIED | | • | • | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

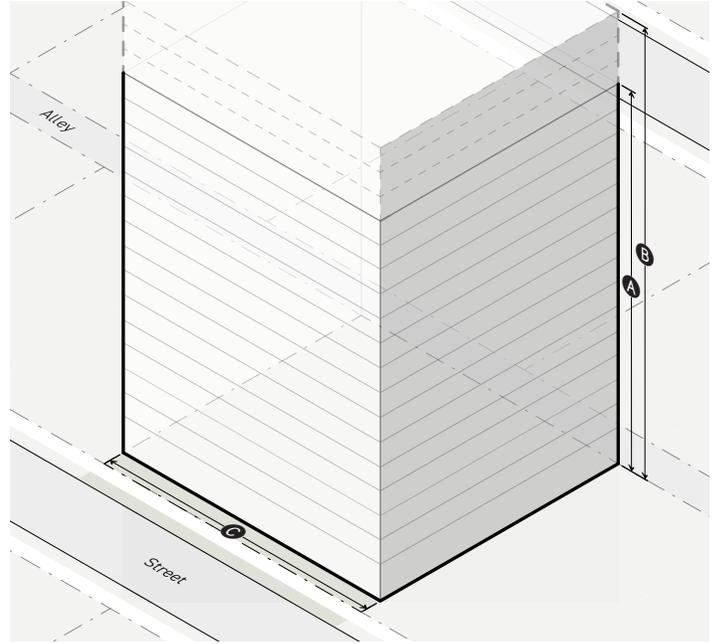
SEC. 2B.11.1. MEDIUM-LIMITED-MEDIUM 1 (MLM1)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 90% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F 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) | | 15 |
| Bonus FAR (max) | | 4.5 |
| B Bonus height in stories (max) | | 18 |
| 2. BUILDING MASS | | Div. 2C.6. |
| C Building width (max) | | 160' |
| Building break (min) | | 15' |

DIV. 2B.12. MEDIUM-UNSPECIFIED-MEDIUM FORM DISTRICTS

Each Medium-Unspecified-Medium Form District occurs within the ranges specified below. The "Medium" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Unspecified" Height Limit category has no height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
 YES (Limited)
 NO (Unspecified)

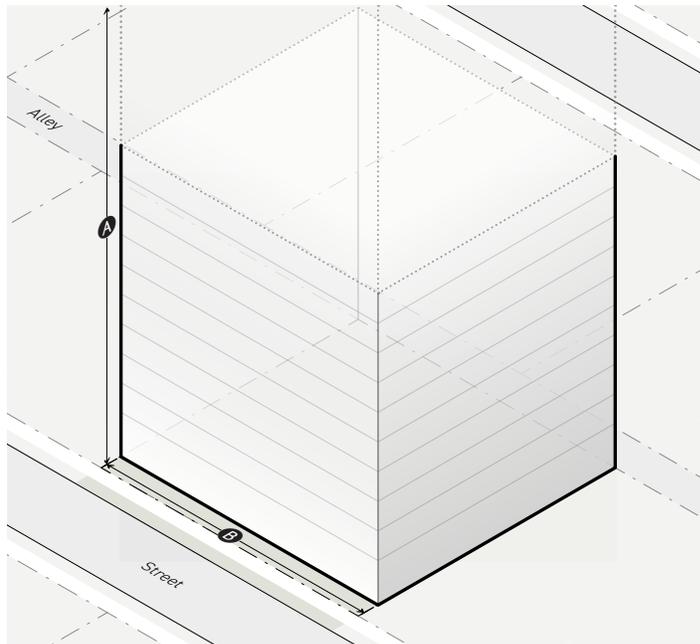
SEC. 2B.12.1. MEDIUM-UNSPECIFIED-MEDIUM 1 (MUM1)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 90% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F Lot amenity space (min) | | 15% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|-------------------------------|--|------------|
| FAR (max) | | 4.5 |
| A Height (max) | | n/a |
| Bonus | | None |
| 2. BUILDING MASS | | Div. 2C.6. |
| B Building width (max) | | 160' |
| Building break (min) | | 15' |

DIV. 2B.13. MEDIUM-UNSPECIFIED-BROAD FORM DISTRICTS

Each Medium-Unspecified-Broad Form District occurs within the ranges specified below. The "Medium" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Unspecified" Height Limit category has no height limit for the district. The "Broad" Building Width category allows a range of 280 to 490 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

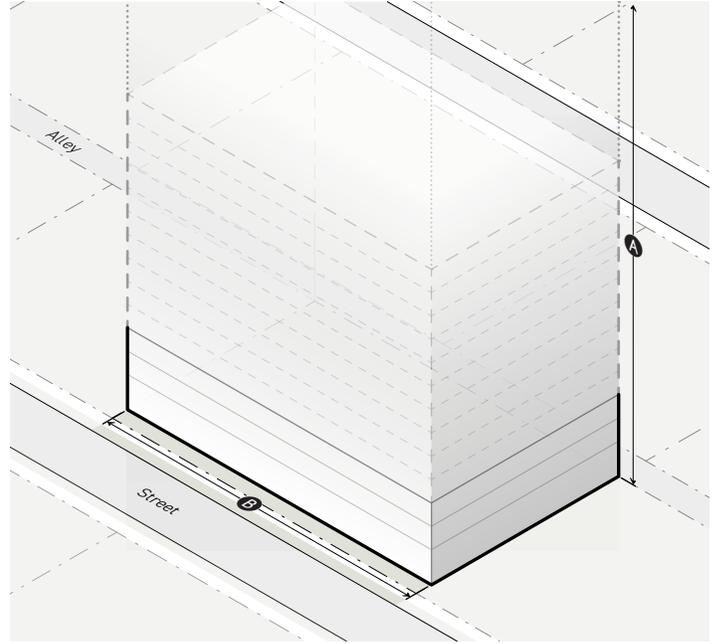
SEC. 2B.13.1. MEDIUM-UNSPECIFIED-BROAD 1 (MUB1)

A. Lot Parameters



| 1. LOT SIZE <i>Div. 2C.1.</i> | |
|----------------------------------|--------------|
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE <i>Div. 2C.2.</i> | |
| B Building coverage (max) | 90% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY <i>Div. 2C.3.</i> | |
| F Lot amenity space (min) | 15% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT <i>Div. 2C.4.</i> | |
|------------------------------------|------|
| Base FAR (max) | 1.5 |
| A Height (max) | n/a |
| Bonus FAR (max) | 6.0 |
| 2. BUILDING MASS <i>Div. 2C.6.</i> | |
| B Building width (max) | 280' |
| Building break (min) | 25' |

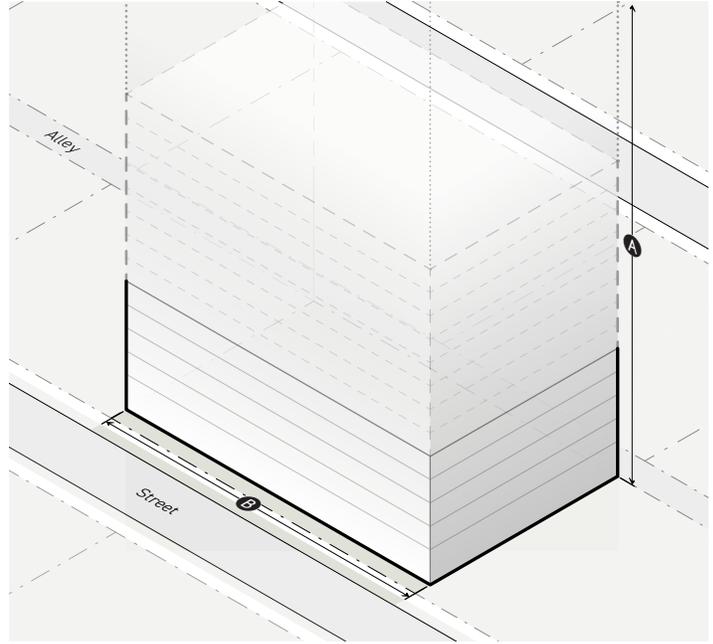
SEC. 2B.13.2. MEDIUM-UNSPECIFIED-BROAD 2 (MUB2)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 90% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F Lot amenity space (min) | | 15% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|-------------------------------|--|------------|
| Base FAR (max) | | 3.0 |
| A Height (max) | | n/a |
| Bonus FAR (max) | | 6.0 |
| 2. BUILDING MASS | | Div. 2C.6. |
| B Building width (max) | | 280' |
| Building break (min) | | 25' |

DIV. 2B.14. MEDIUM-UNSPECIFIED-FULL FORM DISTRICTS

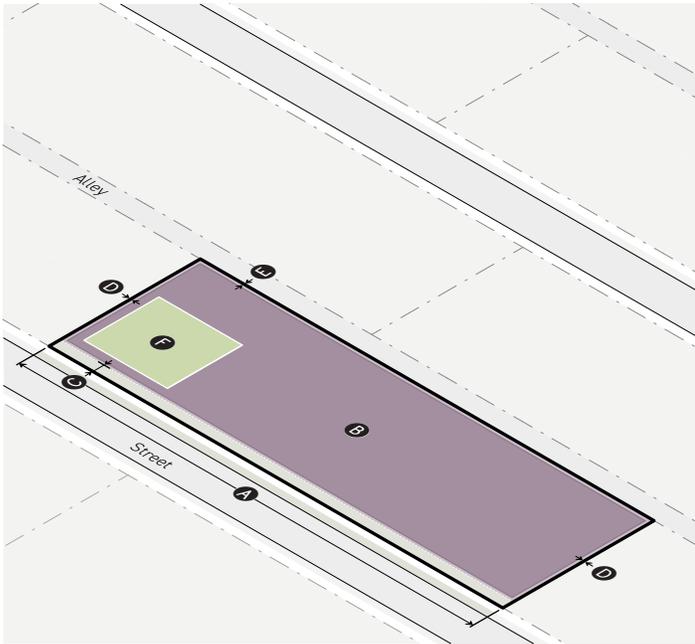
Each Medium-Unspecified-Full Form District occurs within the ranges specified below. The "Medium" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Unspecified" Height Limit category has no height limit for the district. The "Full" Building Width category has no maximum building width for the district.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED | ● | | | |
| | UNSPECIFIED | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED | | ● | | |
| | UNSPECIFIED | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED | | | ● | |
| | UNSPECIFIED | | ● | ● | |

*HEIGHT LIMIT?
 YES (Limited)
 NO (Unspecified)

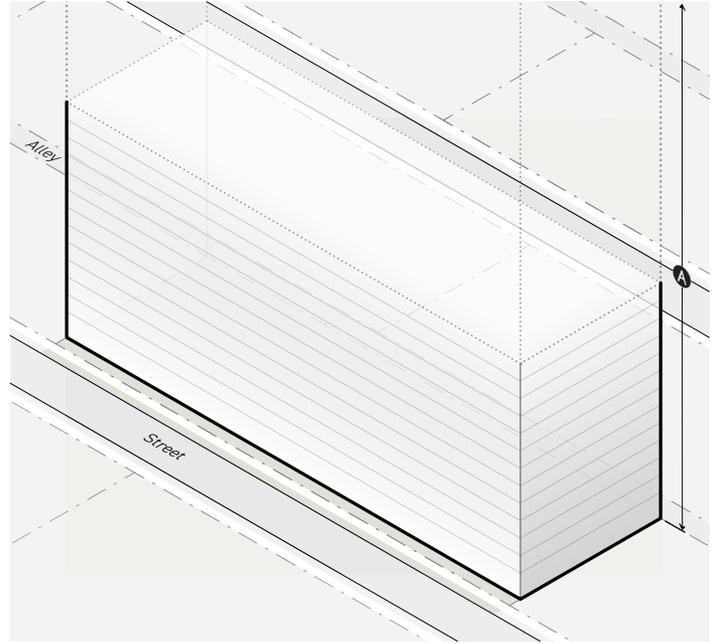
SEC. 2B.14.1. MEDIUM-UNSPECIFIED-FULL 1 (MUF1)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 95% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F Lot amenity space (min) | | 10% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|-----------------------|--|------------|
| FAR (max) | | 6.5 |
| A Height (max) | | n/a |
| Bonus | | None |
| 2. BUILDING MASS | | Div. 2C.6. |
| Building width (max) | | n/a |
| Building break (min) | | n/a |

DIV. 2B.15. MEDIUM PLUS-LIMITED-MEDIUM FORM DISTRICTS

Each Medium Plus-Limited-Medium Form District occurs within the ranges specified below. The "Medium Plus" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Limited" Height Limit category has a specific height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
 YES (Limited)
 NO (Unspecified)

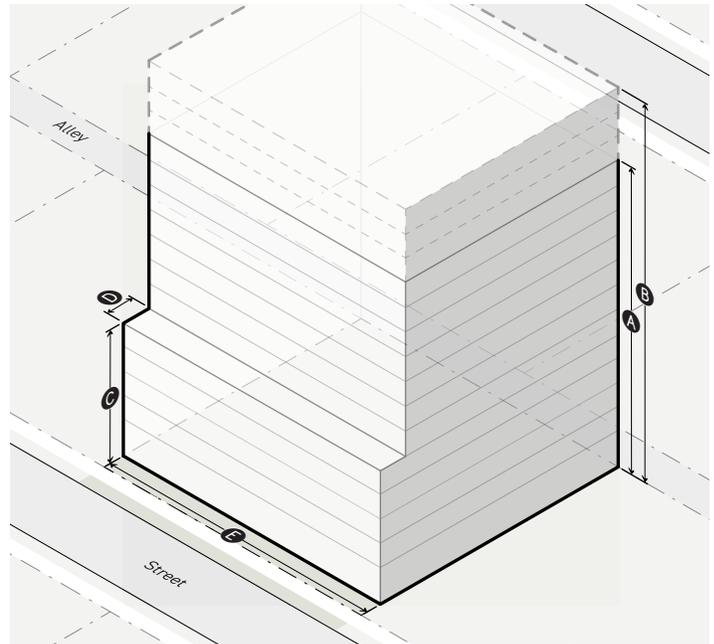
SEC. 2B.15.1. **MEDIUM PLUS-LIMITED-MEDIUM 1 (PLM1)**

A. Lot Parameters



| | | |
|----------------------------------|--|-------------------|
| 1. LOT SIZE | | <i>Div. 2C.1.</i> |
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | <i>Div. 2C.2.</i> |
| B Building coverage (max) | | 100% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | <i>Div. 2C.3.</i> |
| F Lot Amenity space (min) | | 10% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| | | |
|---|--|-------------------|
| 1. FAR & HEIGHT | | <i>Div. 2C.4.</i> |
| Base FAR (max) | | 6.0 |
| A Base height in stories (max) | | 12 |
| Bonus FAR (max) | | 8.5 |
| B Bonus height in stories (max) | | 15 |
| 2. UPPER-STORY BULK | | <i>Div. 2C.5.</i> |
| Street step-back | | |
| C Stories without street step-back (max) | | 5 |
| D Primary street step-back depth (min) | | 10' |
| Side street step-back depth (min) | | 10' |
| 3. BUILDING MASS | | <i>Div. 2C.6.</i> |
| E Building width (max) | | 160' |
| Building break (min) | | 15' |

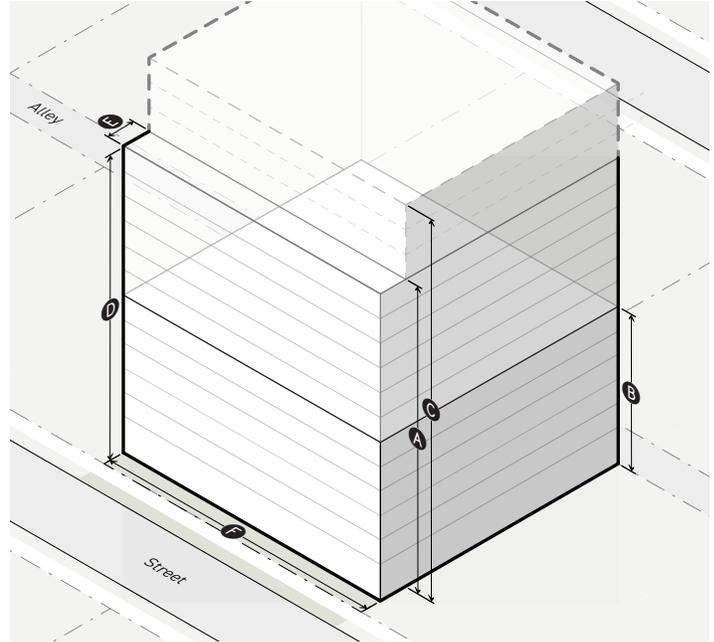
SEC. 2B.15.2. MEDIUM PLUS-LIMITED-MEDIUM 2 (PLM2)

A. Lot Parameters



| 1. LOT SIZE <i>Div. 2C.1.</i> | |
|----------------------------------|--------------|
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE <i>Div. 2C.2.</i> | |
| B Building coverage (max) | 100% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY <i>Div. 2C.3.</i> | |
| F Lot amenity space (min) | 10% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT <i>Div. 2C.4.</i> | |
|---|------|
| Base FAR (max) | 6.0 |
| A Base height in stories (max) | 12 |
| B Minimum height in stories | 6 |
| Bonus FAR (max) | 8.5 |
| C Bonus height in stories (max) | 15 |
| 2. UPPER-STORY BULK <i>Div. 2C.5.</i> | |
| Street step-back | |
| D Stories without street step-back (max) | 12 |
| E Primary street step-back depth (min) | 10' |
| Side street step-back depth (min) | 10' |
| 3. BUILDING MASS <i>Div. 2C.6.</i> | |
| F Building width (max) | 160' |
| Building break (min) | 15' |

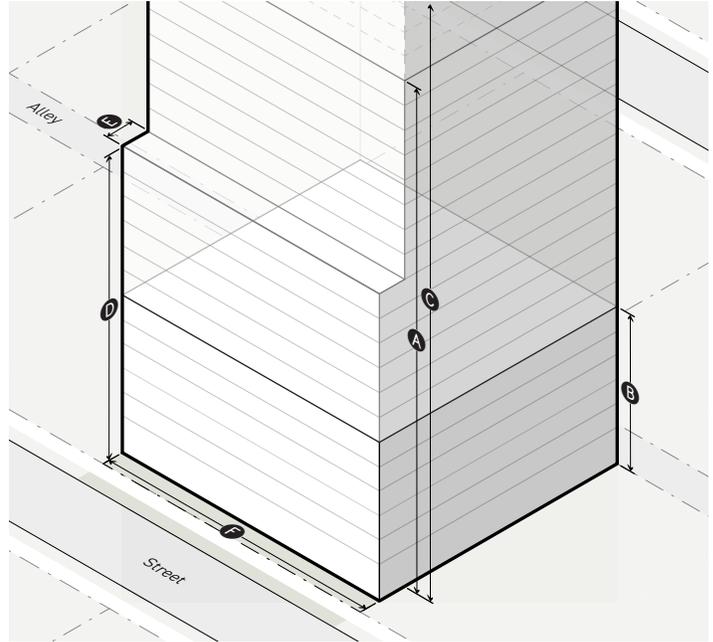
SEC. 2B.15.3. **MEDIUM PLUS-LIMITED-MEDIUM 3 (PLM3)**

A. Lot Parameters



| 1. LOT SIZE <i>Div. 2C.1.</i> | |
|--|--------------|
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE <i>Div. 2C.2.</i> | |
| B Building coverage (max) | 100% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY <i>Div. 2C.3.</i> | |
| F Lot amenity space (min) | 10% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT <i>Div. 2C.4.</i> | |
|--|------|
| Base FAR (max) | 6.0 |
| A Base height in stories (max) | 20 |
| B Minimum height in stories | 6 |
| Bonus FAR (max) | 8.5 |
| C Bonus height in stories (max) | 24 |
| 2. UPPER-STORY BULK <i>Div. 2C.5.</i> | |
| Street step-back | |
| D Stories without street step-back (max) | 12 |
| E Primary street step-back depth (min) | 10' |
| Side street step-back depth (min) | 10' |
| 3. BUILDING MASS <i>Div. 2C.6.</i> | |
| F Building width (max) | 210' |
| Building break (min) | 15' |

DIV. 2B.16. MEDIUM PLUS-UNSPECIFIED-MEDIUM FORM DISTRICTS

Each Medium Plus-Unspecified-Medium Form District occurs within the ranges specified below. The "Medium Plus" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Unspecified" Height Limit category has no height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED → | ● | | | |
| | UNSPECIFIED → | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED → | ● | ● | | |
| | UNSPECIFIED → | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED → | | ● | | |
| | UNSPECIFIED → | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED → | | | | |
| | UNSPECIFIED → | | ● | ● | |

*HEIGHT LIMIT?
 YES (Limited)
 NO (Unspecified)

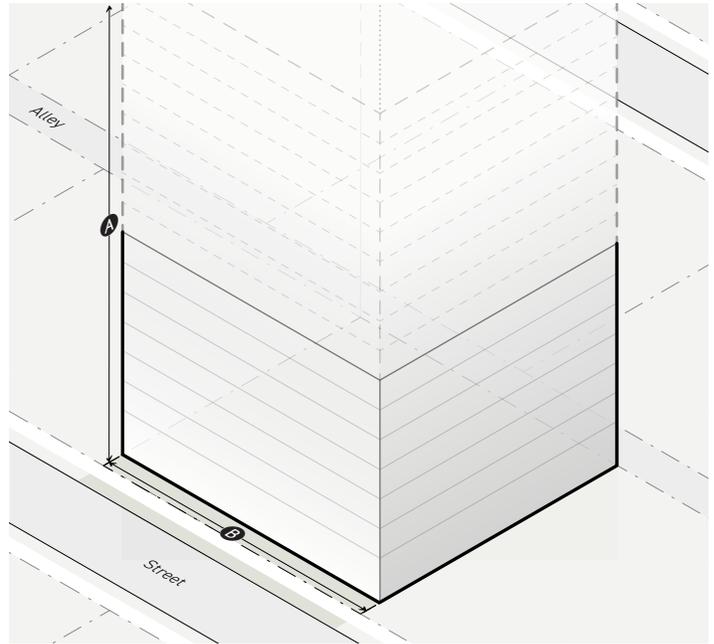
SEC. 2B.16.1. MEDIUM PLUS-UNSPECIFIED-MEDIUM 1 (PUM1)

A. Lot Parameters



| 1. LOT SIZE <i>Div. 2C.1.</i> | |
|----------------------------------|--------------|
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE <i>Div. 2C.2.</i> | |
| B Building coverage (max) | 90% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY <i>Div. 2C.3.</i> | |
| F Lot amenity space (min) | 15% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT <i>Div. 2C.4.</i> | |
|------------------------------------|------|
| Base FAR (max) | 4.0 |
| A Height (max) | n/a |
| Bonus FAR (max) | 8.0 |
| 2. BUILDING MASS <i>Div. 2C.6.</i> | |
| B Building width (max) | 210' |
| Building break (min) | 15' |

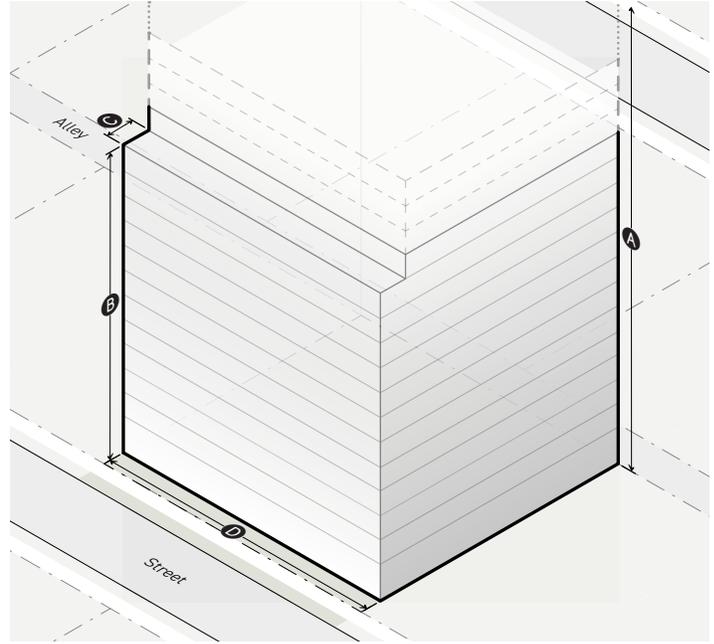
SEC. 2B.16.2. MEDIUM PLUS-UNSPECIFIED-MEDIUM 2 (PUM2)

A. Lot Parameters



| | |
|----------------------------------|-------------------|
| 1. LOT SIZE | <i>Div. 2C.1.</i> |
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE | <i>Div. 2C.2.</i> |
| B Building coverage (max) | 90% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY | <i>Div. 2C.3.</i> |
| F Lot amenity space (min) | 15% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| | |
|---|-------------------|
| 1. FAR & HEIGHT | <i>Div. 2C.4.</i> |
| Base FAR (max) | 6.0 |
| A Height (max) | n/a |
| Bonus FAR (max) | 8.5 |
| 2. UPPER-STORY BULK | <i>Div. 2C.5.</i> |
| Street step-back | |
| B Stories without street step-back (max) | 12 |
| C Primary street step-back depth (min) | 10' |
| Side street step-back depth (min) | 10' |
| 3. BUILDING MASS | <i>Div. 2C.6.</i> |
| D Building width (max) | 160' |
| Building break (min) | 15' |

DIV. 2B.17. HIGH-UNSPECIFIED-MEDIUM FORM DISTRICTS

Each High-Unspecified-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 "Unspecified" Height Limit category has no height limit for the district. The "Medium" Building Width category allows a range of 100 to 210 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED | ● | | | |
| | UNSPECIFIED | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED | | ● | | |
| | UNSPECIFIED | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED | | | | |
| | UNSPECIFIED | | ● | ● | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

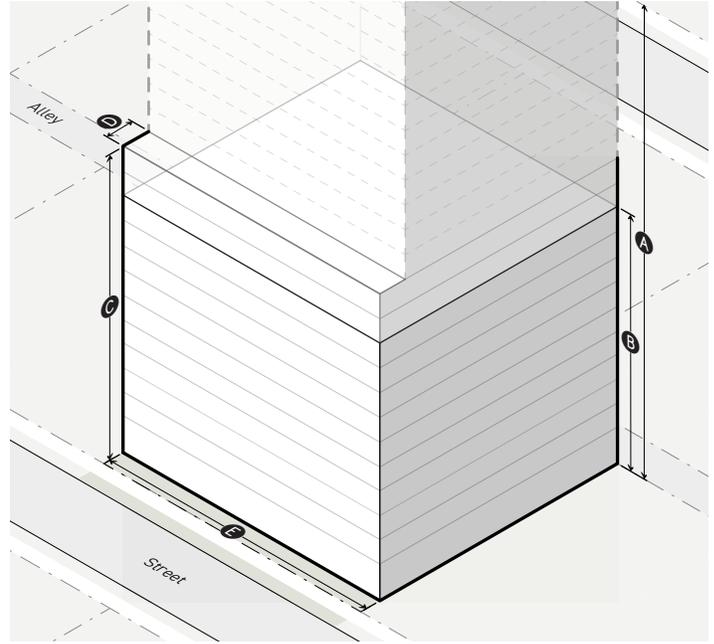
SEC. 2B.17.1. HIGH-UNSPECIFIED-MEDIUM 1 (HUM1)

A. Lot Parameters



| 1. LOT SIZE <i>Div. 2C.1.</i> | |
|----------------------------------|--------------|
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE <i>Div. 2C.2.</i> | |
| B Building coverage (max) | 100% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY <i>Div. 2C.3.</i> | |
| F Lot amenity space (min) | 10% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT <i>Div. 2C.4.</i> | |
|---|------|
| Base FAR (max) | 6.0 |
| A Height in stories (max) | n/a |
| B Minimum height in stories | 10 |
| Bonus FAR (max) | 13.0 |
| 2. UPPER-STORY BULK <i>Div. 2C.5.</i> | |
| Street step-back | |
| C Stories without street step-back (max) | 12 |
| D Primary street step-back depth (min) | 10' |
| Side street step-back depth (min) | 10' |
| 3. BUILDING MASS <i>Div. 2C.6.</i> | |
| E Building width (max) | 210' |
| Building break (min) | 15' |

DIV. 2B.18. HIGH-UNSPECIFIED-BROAD FORM DISTRICTS

Each High-Unspecified-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 "Unspecified" Height Limit category has no height limit for the district. The "Broad" Building Width category allows a range of 280 to 490 feet of building width.

| FAR | HEIGHT LIMIT* | BUILDING WIDTH | | | |
|----------------------------|---------------|-------------------|---------------------|--------------------|-------------|
| | | NARROW 25'-75' | MEDIUM 100'-210' | BROAD 280'-490' | FULL N/A |
| VERY LOW 0.66-1.5 FAR | LIMITED | ● | | | |
| | UNSPECIFIED | | | | ● |
| LOW 1.6-4.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | | ● |
| MEDIUM 4.1-6.0 FAR | LIMITED | ● | ● | | |
| | UNSPECIFIED | | ● | ● | ● |
| MEDIUM PLUS 6.1-8.5 FAR | LIMITED | | ● | | |
| | UNSPECIFIED | | ● | | |
| HIGH 8.6-13.0 FAR | LIMITED | | | | |
| | UNSPECIFIED | | ● | ● | |

*HEIGHT LIMIT?
YES (Limited)
NO (Unspecified)

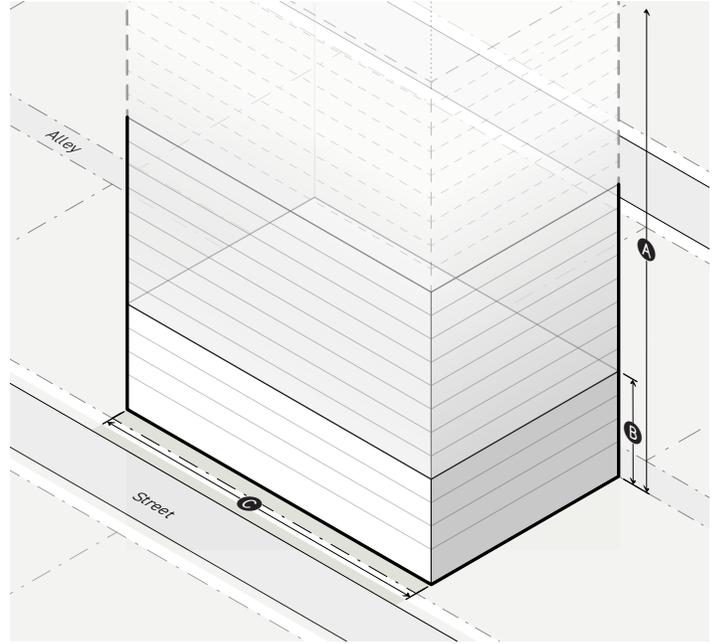
SEC. 2B.18.1. HIGH-UNSPECIFIED-BROAD 1 (HUB1)

A. Lot Parameters



| 1. LOT SIZE <i>Div. 2C.1.</i> | |
|----------------------------------|--------------|
| Lot area (min) | n/a |
| A Lot width (min) | 25' |
| 2. COVERAGE <i>Div. 2C.2.</i> | |
| B Building coverage (max) | 100% |
| Building setbacks | |
| C Primary street (min) | see Frontage |
| Side street (min) | see Frontage |
| D Side (min) | 0' |
| Rear (min) | 0' |
| E Alley (min) | 0' |
| Special lot line (min) | see Frontage |
| 3. AMENITY <i>Div. 2C.3.</i> | |
| F Lot amenity space (min) | 20% |
| Residential amenity space (min) | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT <i>Div. 2C.4.</i> | |
|------------------------------------|------|
| Base FAR (max) | 6.0 |
| A Height (max) | n/a |
| B Minimum height in stories | 4 |
| Bonus FAR (max) | 10.0 |
| 2. BUILDING MASS <i>Div. 2C.6.</i> | |
| C Building width (max) | 350' |
| Building break (min) | 25' |

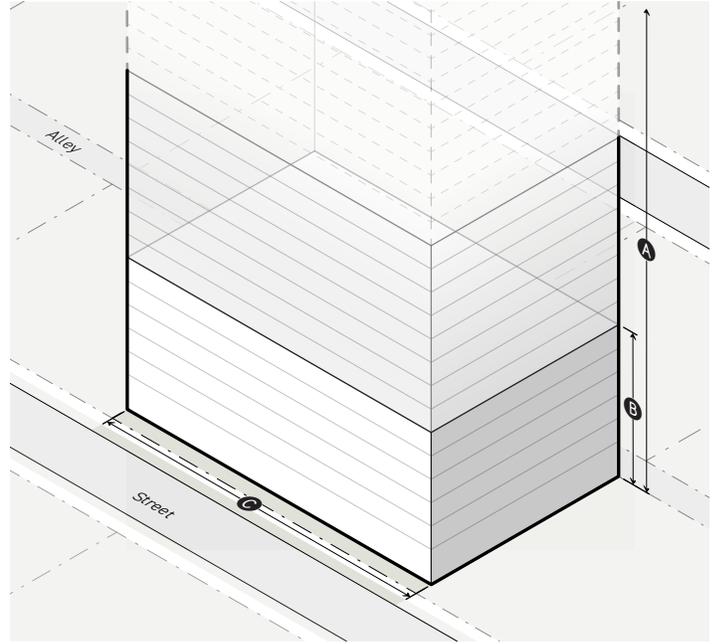
SEC. 2B.18.2. HIGH-UNSPECIFIED-BROAD 2 (HUB2)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 100% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F Lot amenity space (min) | | 20% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|------------------------------------|--|------------|
| Base FAR (max) | | 7.0 |
| A Height (max) | | n/a |
| B Minimum height in stories | | 6 |
| Bonus FAR (max) | | 13.0 |
| 2. BUILDING MASS | | Div. 2C.6. |
| C Building width (max) | | 350' |
| Building break (min) | | 25' |

SEC. 2B.18.3. HIGH-UNSPECIFIED-BROAD 3 (HUB3)

A. Lot Parameters



| 1. LOT SIZE | | Div. 2C.1. |
|----------------------------------|--|--------------|
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | Div. 2C.2. |
| B Building coverage (max) | | 100% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | Div. 2C.3. |
| F Lot amenity space (min) | | 20% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| 1. FAR & HEIGHT | | Div. 2C.4. |
|------------------------------------|--|------------|
| Base FAR (max) | | 9.0 |
| A Height (max) | | n/a |
| B Minimum height in stories | | 10 |
| Bonus FAR (max) | | 13.0 |
| 2. BUILDING MASS | | Div. 2C.6. |
| C Building width (max) | | 350' |
| Building break (min) | | 25' |

SEC. 2B.18.4. HIGH-UNSPECIFIED-BROAD 4 (HUB4)

A. Lot Parameters



| | | |
|----------------------------------|--|-------------------|
| 1. LOT SIZE | | <i>Div. 2C.1.</i> |
| Lot area (min) | | n/a |
| A Lot width (min) | | 25' |
| 2. COVERAGE | | <i>Div. 2C.2.</i> |
| B Building coverage (max) | | 100% |
| Building setbacks | | |
| C Primary street (min) | | see Frontage |
| Side street (min) | | see Frontage |
| D Side (min) | | 0' |
| Rear (min) | | 0' |
| E Alley (min) | | 0' |
| Special lot line (min) | | see Frontage |
| 3. AMENITY | | <i>Div. 2C.3.</i> |
| F Lot amenity space (min) | | 20% |
| Residential amenity space (min) | | 10% |

B. Bulk and Mass



| | | |
|-------------------------------|--|-------------------|
| 1. FAR & HEIGHT | | <i>Div. 2C.4.</i> |
| Base FAR (max) | | 13.0 |
| A Height (max) | | n/a |
| Bonus | | None |
| 2. BUILDING MASS | | <i>Div. 2C.6.</i> |
| B Building width (max) | | 350' |
| Building break (min) | | 25' |

PART 2C. FORM RULES

| | |
|---|-------------|
| Div. 2C.1. Lot Size | 2-51 |
| Sec. 2C.1.1. Lot Area | 2-51 |
| Sec. 2C.1.2. Lot Width | 2-53 |
| Div. 2C.2. Coverage | 2-54 |
| Sec. 2C.2.1. Building Coverage | 2-54 |
| Sec. 2C.2.2. Building Setbacks | 2-56 |
| Div. 2C.3. Amenity | 2-59 |
| Sec. 2C.3.1. Lot Amenity Space | 2-59 |
| Sec. 2C.3.2. Residential Amenity Space | 2-60 |
| Sec. 2C.3.3. Amenity Design Standards | 2-61 |
| Div. 2C.4. Floor Area Ratio & Height | 2-66 |
| Sec. 2C.4.1. Floor Area Ratio (FAR) | 2-66 |
| Sec. 2C.4.2. Height in Feet | 2-67 |
| Sec. 2C.4.3. Height in Stories | 2-70 |
| Sec. 2C.4.4. Minimum Height in Stories | 2-73 |
| Div. 2C.5. Upper-Story Bulk | 2-74 |
| Sec. 2C.5.1. Bulk Plane | 2-74 |
| Sec. 2C.5.2. Street Step-Back | 2-76 |
| Sec. 2C.5.3. Height Transition | 2-79 |
| Div. 2C.6. Building Mass | 2-82 |
| Sec. 2C.6.1. Building Width | 2-82 |
| Sec. 2C.6.2. Facade Width | 2-87 |
| Sec. 2C.6.3. Facade Break | 2-88 |

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

SEC. 2C.1.1. **LOT AREA**

The amount of land area within the boundaries of a lot.

A. **Intent**

To ensure that newly established lots are consistent in size with surrounding lots.

B. **Applicability**

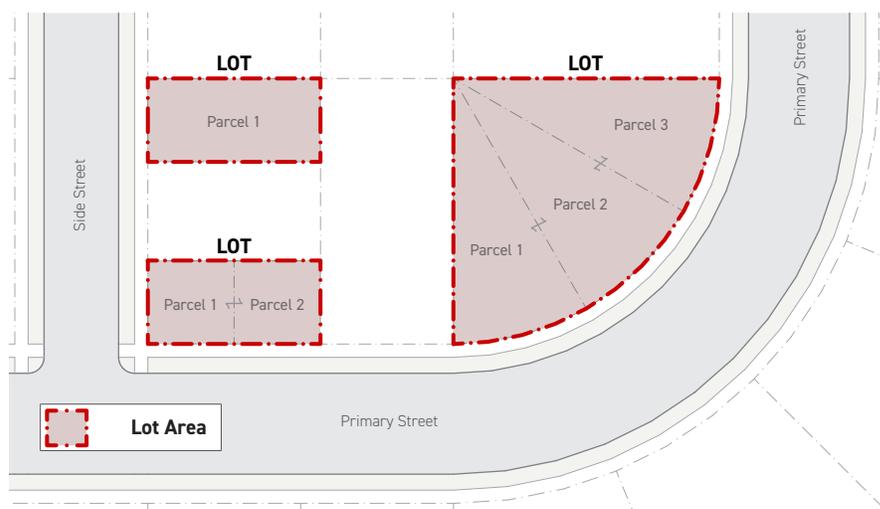
1. Lot area requirements do not apply to lots established before the effective date of this Zoning Code unless otherwise vested (see *Vesting Tentative Tract Maps Sec. 11.2.2.* and Government Code Section 66412.6 and 66412.7).
2. Multiple parcels can be grouped together as a lot for the purpose of development when a Lot Tie Affidavit is filed and approved by the Department of Building and Safety.

C. **Standards**

No lot may have an area less than the minimum established by Form District (Part 2B).

D. **Measurement**

1. Lot area is measured as the total area within the boundary of a lot measured horizontally.
2. Lot area includes portions of a lot allocated for required easements.
3. Lot area includes all portions of a lot allocated to dedications of land (for example, additional right-of-way and required street corner dedications), except when such dedications occur during the subdivision process.



E. Relief

1. A reduction in required lot size of 20% or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*).
2. A reduction in required lot size may be requested as a variance in accordance with Sec. 13.7.3 (*Variance*).

SEC. 2C.1.2. LOT WIDTH

The length of primary street lot lines bounding a lot.

A. Intent

To ensure that newly established lots are consistent in width with surrounding lots.

B. Applicability

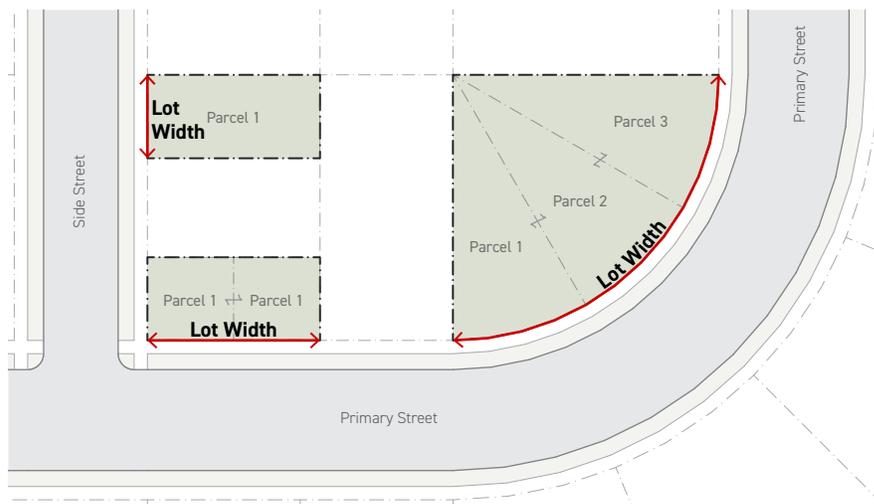
1. Lot width requirements do not apply to lots established before the effective date of this Zoning Code unless otherwise vested (see *Vesting Tentative Tract Maps Sec. 11.2.2.* and Government Code Section 66412.6 and 66412.7).
2. Multiple parcels can be grouped together as a lot for the purpose of development when a Lot Tie Affidavit is filed and approved by the Department of Building and Safety.

C. Standards

No lot may have a width less than the minimum listed by Form District (Part 2B).

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.
2. Where a lot has two primary street lot lines facing different streets, both primary street lot lines shall meet the minimum lot width.



E. Relief

1. A reduction in required lot width of 20% or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*).
2. A reduction in required lot width may be requested as a variance in accordance with Sec. 13.7.3 (*Variance*).

DIV. 2C.2. COVERAGE

SEC. 2C.2.1. BUILDING COVERAGE

The area of a lot covered by buildings or structures.

A. Intent

To preserve open area on a lot by limiting the amount of buildings or structures that can cover a lot.

B. Applicability

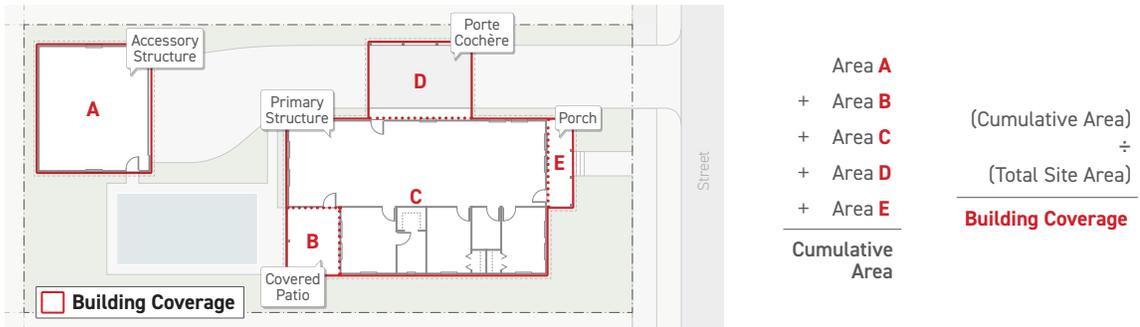
Building coverage requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.1.D (Exceptions)*.

C. Standards

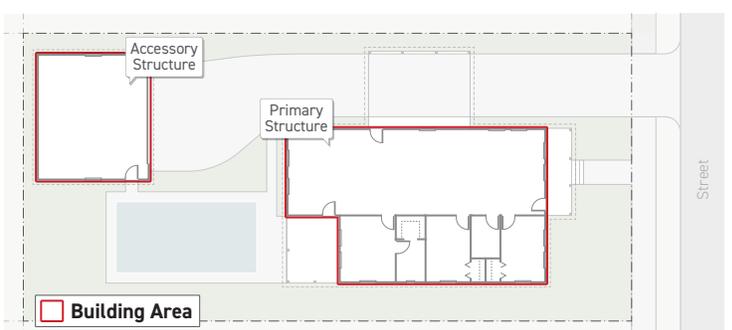
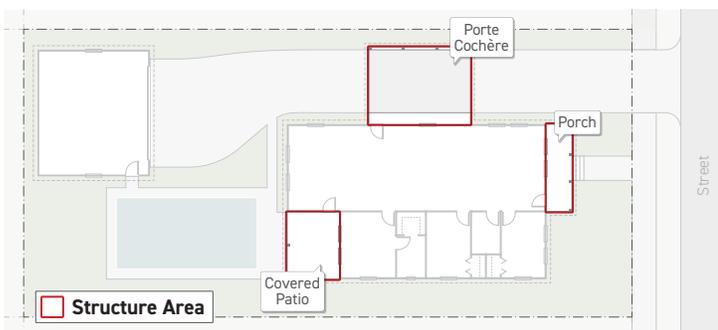
No lot may be covered with buildings or structures for an area greater than that listed by Form District.

D. Measurement

1. Building coverage is measured by dividing the cumulative area of all buildings and structures on the lot by the lot area.

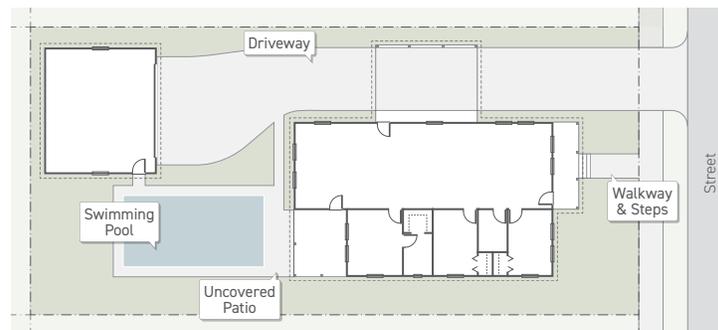


2. Building or structure area is measured as the footprint of all buildings and structures more than 6 feet in height on the lot. For buildings, the area is measured from the outside face of the exterior wall of each building.

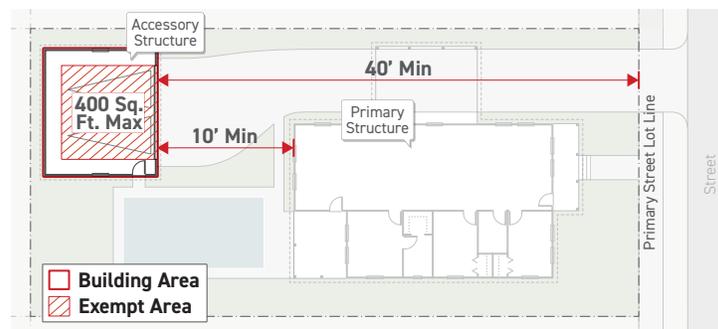


E. Exceptions

1. Architectural details and roof projections that project 30 inches or less measured perpendicular from the exterior wall of a building are not included in the calculation of building or structure area.
2. Structures less than 6 feet in height, measured from adjacent grade are not included in the calculation of structure area.
3. Flatwork is not included in the calculation of building coverage.



4. For one- or two-unit uses in an RL Use District, a maximum of 400 square feet per lot is exempt from the calculation of building or structure area provided the building or structure is:
 - a. Used for parking;
 - b. Detached from the primary building or structure a minimum of 10 feet; and
 - c. Located a minimum of 40 feet from a primary street lot line.



F. Relief

1. Increased building coverage of 20% or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*).
2. Increased building coverage may be requested or as a variance in accordance with Sec. 13.7.3 (*Variance*).

SEC. 2C.2.2. BUILDING SETBACKS

The area on a lot not intended for buildings and structures, includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks.

A. Intent

To provide open areas on the lot and help reduce the impact of buildings or structures on abutting sidewalks or neighboring developments.

B. Applicability

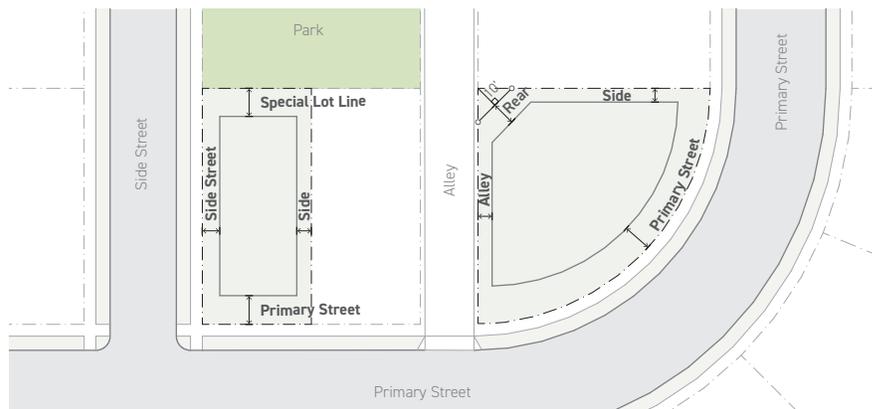
Building setback requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.2.E (Exceptions)*.

C. Standards

All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in *Sec. 2C.2.2.E. (Exceptions)*.

D. Measurement

All building setbacks are measured perpendicular to the applicable lot line:



1. A primary street setback is measured from the primary street lot line.
2. A side street setback is measured from the side street lot line.
3. A side setback is measured from the side lot line.
4. A rear setback is measured from the rear lot line.
 - a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.
 - b. Where the primary street lot line is not straight, the rear lot line must be parallel to a line connecting the end points of the primary street lot line.

5. A alley setback is measured from the alley lot line.
6. A special setback is measured from the special lot line.

E. Exceptions

The following are allowed to encroach beyond the building setback as listed below:

| HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS | | | |
|--|-------------------------------|-------------|-----------|
| | Primary / Side st, Special | Side / Rear | Alley |
| Architectural Details | | | |
| <i>Examples include: cornices, belt courses, sills, lintels, pilasters, pediments and chimneys</i> | | | |
| Encroachment (max) | 2' | 2' | 2' |
| Distance from lot line (min) | 0' | 2.5' | 0' |
| Roof Projections | | | |
| <i>Examples include: eaves, roof overhangs, gutters, awnings and canopies</i> | | | |
| Encroachment (max) | 2.5' | 2.5' | 2.5' |
| Distance from lot line (min) | 0' | 2.5' | 0' |
| Unenclosed Structures (ground story) | | | |
| <i>Examples include: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, pergola</i> | | | |
| Encroachment (max) | 7' | 5' | 7' |
| Distance from lot line (min) | 0' | 2.5' | 2.5' |
| Unenclosed Structures (above ground story) | | | |
| <i>Examples include: balcony, upper-story light shelves, exterior stairways</i> | | | |
| Encroachment (max) | 5' | 3' | 3' |
| Distance from lot line (min) | 0' | 5' | 2.5' |
| Enclosed, Projecting Structures | | | |
| <i>Examples include: bay window, oriel window, sleeping porch, overhanging volume, enclosed balcony</i> | | | |
| Encroachment (max) | 2.5' | 1.5' | 2.5' |
| Distance from lot line (min) | 0' | 2.5' | 2.5' |
| Mechanical Equipment (ground mounted) | | | |
| <i>Examples include: gas meters, water softeners, HVAC equipment, cisterns, wind turbines and solar panels</i> | | | |
| Encroachment (max) | 1.5' | 2.5' | 2.5' |
| Distance from lot line (min) | 15' | 2.5' | 0' |
| Mechanical Equipment (wall mounted) | | | |
| <i>Examples include: electric meters, electrical panels, water heaters, and HVAC equipment</i> | | | |
| Encroachment (max) | 1.5' | 1.5' | 1.5' |
| Distance from lot line (min) | 15' | 2.5' | 0' |
| Waste Enclosures | | | |
| <i>Examples include: trash compactors, garbage, recycling and food waste and their associated screening</i> | | | |
| Encroachment (max) | 0' | unlimited | unlimited |
| Distance from lot line (min) | 15' | 2.5' | 0' |
| Utility Equipment, Underground Structures, Flatwork, Fences and walls, Plants, Outdoor Furniture | | | |
| Encroachment (max) | unlimited | unlimited | unlimited |
| Distance from lot line (min) | 0' | 0' | 0' |

[See Sec. 14.1.5. \(Horizontal Encroachments\)](#)

F. **Relief**

1. A reduction in required setback of 20% or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)* provided the resulting setback is at least 3 feet.
2. A setback reduction may be requested as a variance in accordance with *Sec. 13.7.3 (Variance)*..

DIV. 2C.3. AMENITY

SEC. 2C.3.1. LOT AMENITY SPACE

An area on a lot that is designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space and privately-owned public space.

A. Intent

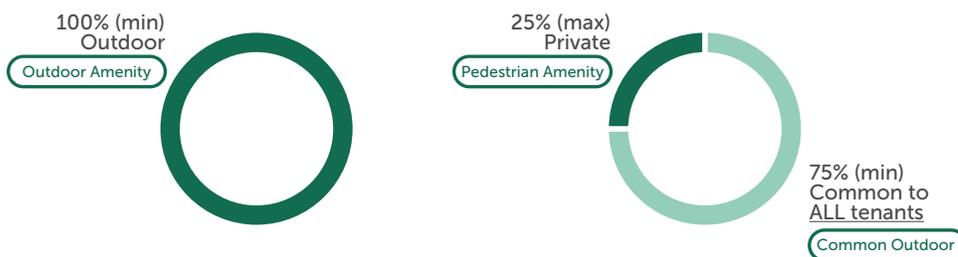
To provide adequate recreation and open space areas for residents and tenants, and to ensure such spaces are accessible, useable and safe.

B. Applicability

1. Lot amenity space requirements apply to all portions of a lot.
2. If the lot amenity space requirement results in less than 400 square feet, no lot amenity space is required.

C. Standards

1. The cumulative area of lot amenity space provided on a lot shall not be less than that listed by Form District.
2. Required lot amenity space shall be outdoors and meet the design standards in Sec. 2C.3.3.A. (*Outdoor Amenity Space*).
3. A maximum of 25% of the total required lot amenity space can be private provided it meets the design standards in Sec. 2C.3.3.E. (*Pedestrian Amenity Space*).
4. All required lot amenity space that is not private shall be readily accessible to all tenants and meet the design standards in Sec. 2C.3.3.B. (*Common Outdoor Amenity Space*).



D. Measurement

1. Lot amenity space is a percentage calculated by dividing the cumulative area of all lot amenity spaces by the lot area.
2. The minimum required lot amenity space is calculated by multiplying the minimum percentage listed in the Form District by the lot area.

- Outdoor amenity space area meeting *Sec. 2C.3.3.F. (Privately-Owned Public Space)* counts as 1.25 square feet for every 1 square foot of required outdoor amenity space area.

E. Relief

- A reduction in required lot amenity space of 10% or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
- A reduction in required lot amenity space may be requested as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 2C.3.2. RESIDENTIAL AMENITY SPACE

An area which is designed and intended to be used by occupants of dwelling units for recreational, domestic, or vocational purposes.

A. Intent

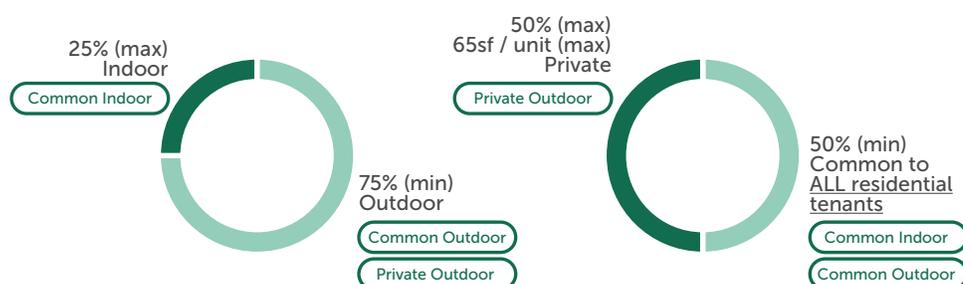
To provide opportunities for residential amenities through shared facilities, activating outdoor areas and common indoor areas.

B. Applicability

Residential amenity space requirements apply to all applications including 5 or more dwelling units on a lot.

C. Standards

- The cumulative area of residential amenity space provided on a lot shall not be less than that listed by Form District.
- At least 75% of the required residential amenity space shall be outdoors and meet the design standards of either *Sec. 2C.3.3.B. (Common Outdoor Space)* or *Sec. 2C.3.3.C. (Private Outdoor Amenity Space)*.
- A maximum of 65 square feet per dwelling unit of required residential amenity space may be private provided it meets the design standards in *Sec. 2C.3.3.C. (Private Outdoor Amenity Space)*.
- No more than 50% of the total required residential amenity space may be private.
- All required residential amenity space that is not private shall be readily accessible to all residential tenants and meet the design standards in either *Sec. 2C.3.3.B. (Common Outdoor Amenity Space)* or *Sec. 2C.3.3.D. (Common Indoor Amenity Space)*.



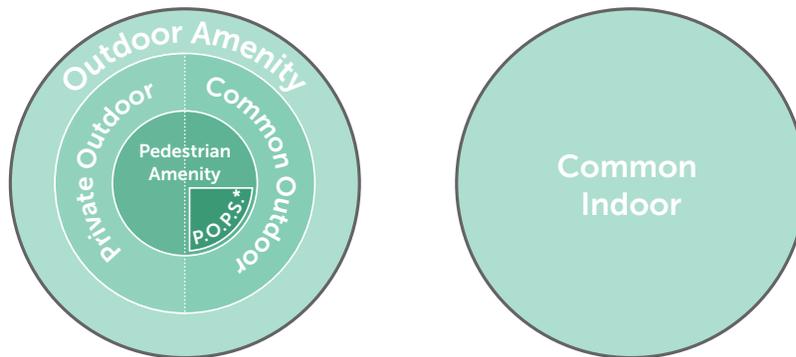
D. Measurement

1. Residential amenity space is a percentage calculated by dividing the cumulative area of all residential amenity spaces by the total floor area allocated to dwelling units.
2. The minimum required residential amenity space is calculated by multiplying the total floor area allocated to dwelling units by the minimum percentage listed in Form District.
3. All lot amenity space provided may be credited towards the residential amenity space requirement.
4. Residential amenity space meeting *Sec. 2C.3.3.F. (Privately-Owned Public Space)* counts at a rate of 1.25 square feet for every 1 square foot of privately owned public space provided.

E. Relief

1. A reduction in required residential amenity space of 10% or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
2. A reduction in required residential amenity space may be requested as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 2C.3.3. AMENITY DESIGN STANDARDS

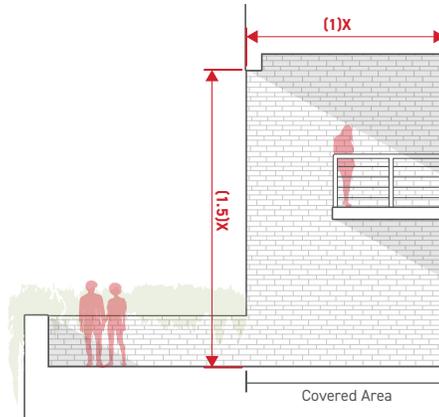


*P.O.P.S. = Privately-Owned Public Space

A. Outdoor Amenity Space

1. General

- a. Where an outdoor amenity space is enclosed, it cannot be covered. Where the outdoor amenity space is covered, it cannot be enclosed.
- b. Outdoor amenity space that is covered shall have a minimum clear height of 1.5 times the depth of the covered area.



- c. Outdoor amenity space located above the ground story may be required to set back from the roof edge - see LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs).

2. Encroachments

- a. Only the following structures may encroach into an outdoor amenity space:

ALLOWED HORIZONTAL ENCROACHMENTS

Architectural Details

Examples include: cornices, belt courses, sills, lintels, pilasters, pediments and chimneys

| | |
|--------------------|----|
| Encroachment (max) | 2' |
|--------------------|----|

Roof Projections

Examples include: eaves, roof overhangs, gutters, awnings and canopies

| | |
|--------------------|-----------|
| Encroachment (max) | unlimited |
|--------------------|-----------|

Unenclosed Structures

Examples include: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, pergola

| | |
|--------------------|-----------|
| Encroachment (max) | unlimited |
|--------------------|-----------|

Enclosed, Projecting Structures

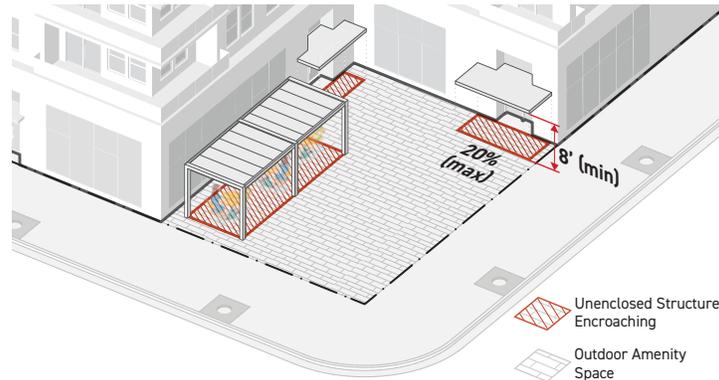
Examples include: bay window, oriel window, sleeping porch, overhanging volume, enclosed balcony

| | |
|--------------------|----|
| Encroachment (max) | 2' |
|--------------------|----|

See Sec. 14.1.5. (Horizontal Encroachments)

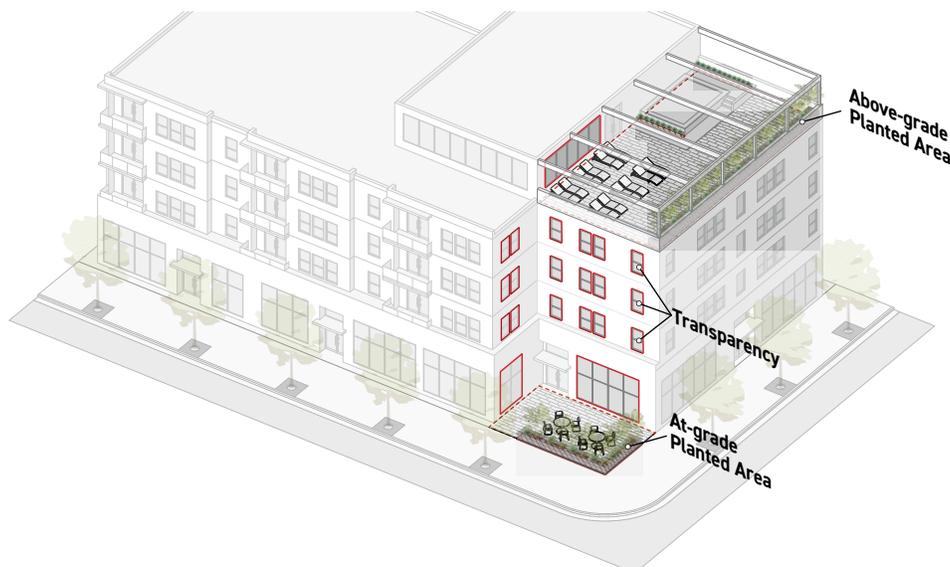
- b. Allowed encroachments shall cumulatively cover no more than 20% of any individual outdoor amenity space.

- c. No allowed encroachment shall have a clear height of less than 8 feet, measured from the finished ground surface of the outdoor amenity space.



B. Common Outdoor Amenity Space

1. Common outdoor amenity space shall meet *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.
2. Common outdoor amenity space shall have a minimum area of 400 square feet and have no horizontal dimension less than 15 feet, measured perpendicular to any boundary of the space.
3. Building facades adjacent to common outdoor amenity space shall have a minimum transparency of 15% for each story. For measurement of transparency see *Sec. 3C.5. (Transparency)*.
4. At-grade, a minimum of 25% of the surface area of the common outdoor amenity space shall be planted area.
5. Above-grade, a minimum of 15% of the surface area of the common outdoor amenity space shall be planted area.
6. For every 400 square feet of common outdoor amenity space, 2 seats shall be provided. Seats may be permanent or movable. Two linear feet of bench or seat wall are counted as 1 seat.



C. Pedestrian Amenity Space

[See Div. 3C.2. (Build-To) for additional provisions related to pedestrian amenity spaces].

1. Pedestrian amenity space shall meet Sec. 2C.3.3.B. (Common Outdoor Amenity Space) or Sec. 2C.3.3.C. (Private Outdoor Amenity Space).
2. Pedestrian amenity space shall abut, and be directly accessible from, a public sidewalk or public way. The space shall not be separated from the public sidewalk or public access way by any structure or landscaping, with the exception of an A1 or A2 front yard privacy barrier - see Sec. 4C.3.7.A. (Front Yard Privacy Screens).
3. Building facades adjacent to a pedestrian amenity space shall meet the applicable Frontage District standards - see Article 3 (Frontage).
4. All non-planted areas shall be located within the allowed ground floor elevation range (Sec. 3C.7.2.) listed by Form District - see Part 2B (Form Districts).
5. Mechanical and utility equipment shall not be located within a pedestrian amenity space, or between a pedestrian amenity space and the adjacent building facade.
6. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a pedestrian amenity space.
7. The following lighting standards are required in any pedestrian amenity space.
 - a. A minimum average horizontal illumination of .75 footcandles.
 - b. A uniformity ratio of 3:1.
 - c. Luminaires shall be mounted no more than 10 feet above the finished floor or finished surface of the pedestrian amenity space.

D. Privately-Owned Public Space

1. Privately-owned public space shall meet Sec. 2C.3.3.E. (Pedestrian Amenity Space).
2. Privately-owned public space shall be made permanently available to the general public, at no cost, between the hours of 5:00 AM and 10:30 PM daily.
3. Signs shall be posted at every public entrance to the space in accordance with the Privately Owned Public Space Sign Standards as established by the City Planning Commission, pursuant to Sec. 13.3.5. (Policy Action). Standards include, but are not limited to the following:
 - a. Minimum sign dimension, no less than 16 inches by 20 inches;
 - b. Sign location requirements;
 - c. Required posting of the hours of operation; and
 - d. Mandatory language regarding public access.

4. Privately-Owned Public Space may be eligible for credits towards the fee and dedication requirements outlined in *Div. 10.4 (Park Fee and Land Dedication)*.

E. Relief

1. A deviation from any amenity space dimensional standard of 20% or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
2. A deviation from any amenity space standard may be requested as a variance in accordance with *Sec. 13.7.3 (Variance)*.

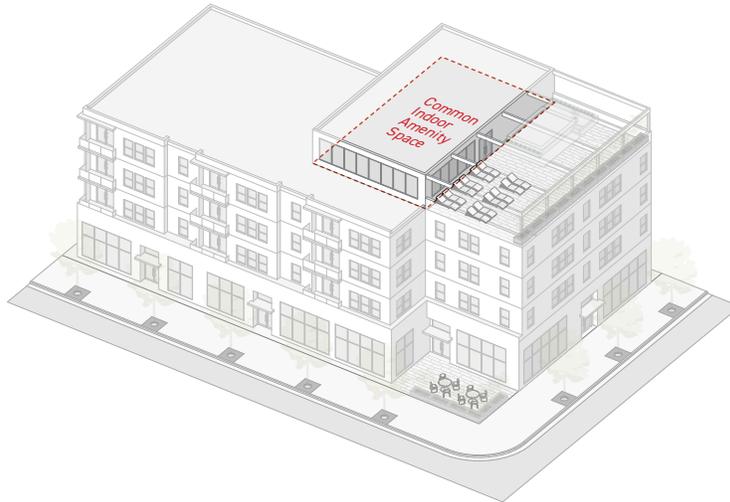
F. Private Outdoor Amenity Space

1. Private outdoor amenity space shall meet *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.
2. Private outdoor amenity space shall abut, and be directly accessible from, the assigned unit or units.
3. Unenclosed private outdoor amenity space shall have a minimum area of 50 square feet, and have no horizontal dimension less than 5 feet, measured perpendicular to any boundary of the space.
4. Enclosed private outdoor amenity space shall have no horizontal dimension less than 8 feet, measured perpendicular to any boundary of the space.



G. Common Indoor Amenity Space

1. Common indoor amenity space can be covered and enclosed.
2. Common indoor amenity space shall have a minimum area of 400 square feet and no horizontal dimension less than 10 feet when measured perpendicular from any boundary of the open space.
3. Common indoor amenity space shall include amenities for residents.



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

SEC. 2C.4.1. **FLOOR AREA RATIO (FAR)**

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on.

A. **Intent**

To regulate the bulk and massing of a buildings on a lot.

B. **Applicability**

Floor area ratio standards apply to all portions of a lot and buildings and structures located on a lot provided it counts as floor area *Sec. 14.1.7. (Floor Area)*.

C. **Standards**

1. **Base**

A lot cannot exceed the maximum base floor area ratio without meeting *Article 9 (Public Benefit System)*.

2. **Bonus**

A lot may exceed the base floor area ratio according to the maximum bonus floor area ratio as allowed in *Article 9 (Public Benefit System)*.

D. **Measurement**

1. Floor area ratio is calculated by dividing the floor area on a lot by the lot area.
2. Generally, floor area is calculated as the sum of all interior floor space for each story of a building. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.
3. For the purpose of calculating FAR, portions of a lot designated for private streets may be counted as lot. For measuring lot area see *Sec. 2C.1.1. (Lot Area)*.
4. In this Chapter (1A), lot area is the same as buildable area referred to in Section 104 (e) (Floor Area Restriction) of the City of Los Angeles Charter.
5. The Downtown Community Plan Implementation Overlay (CPIO) may define and measure buildable area differently than is outlined in this Section for the purpose of calculating the maximum floor area using bonus FAR.

E. **Relief**

1. For Form Districts that do not include a bonus FAR, an increased FAR of no more than 10% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
2. An increased FAR may be requested as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 2C.4.2. **HEIGHT IN FEET**

The maximum height in feet of a building or structure.

A. **Intent**

To provide adequate light and air, safety, and to protect the character of an area and the interests of the general public.

B. **Applicability**

Building height in feet requirements apply to all buildings and structures on a lot where the Form District includes a height in feet standard unless listed as an exception in *Sec. 2C.4.3.E (Exceptions)*.

C. **Standards**

1. **Base**

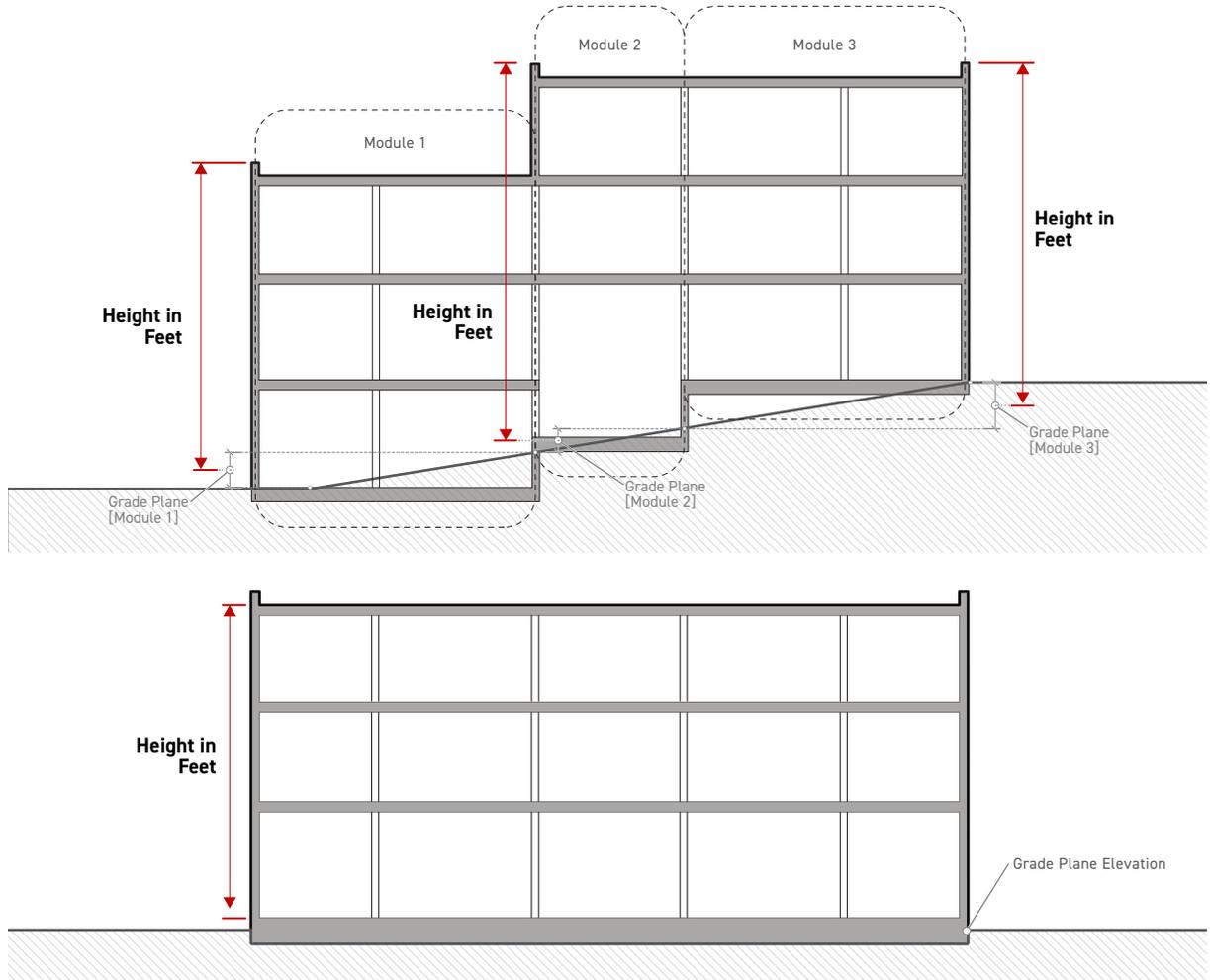
A building or structure cannot exceed the maximum base height in feet without meeting *Article 9 (Community Benefits Program)*.

2. **Bonus**

A building or structure may exceed the maximum base height in feet according to the maximum height in feet as allowed in *Article 9 (Community Benefits Program)*.

D. Measurement

1. Maximum height in feet is measured as the vertical distance from *grade plane* (Sec. 14.1.9.) to the top of the roof structure. One or more grade plane module may be established for each building as shown below. See also Sec. 14.1.9.2. (*Grade Plane Module*).



2. Regardless of established grade plane, buildings shall also comply with ground floor elevation standards in Frontage.

E. Exceptions

The following are allowed to encroach beyond the maximum height in feet as listed below:

| ALLOWED VERTICAL ENCROACHMENTS | | | |
|---|--------------------------|------------|-------------|
| | Form District Max Height | | |
| | 45' or less | 45' to 75' | 75' or More |
| Mechanical Equipment (roof mounted) | | | |
| <i>Examples include: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment</i> | | | |
| Encroachment (max) | 3' | 5' | 10' |
| Setback from roof edge (min) | 3' | 3' | 5' |
| Architectural Elements | | | |
| <i>Examples include: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting</i> | | | |
| Encroachment (max) | 5' | 5' | 10' |
| Setback from roof edge (min) | 3' | 3' | 5' |
| Vertical Circulation | | | |
| <i>Examples include: Elevator room, and associated equipment, and stairway access to roof</i> | | | |
| Encroachment (max) | 10' | 10' | 10' |
| Setback from roof edge (min) | 5' | 5' | 5' |
| Safety Barriers | | | |
| <i>Examples include: Fencing, walls, parapets, railing, stairs</i> | | | |
| Encroachment (max) | 6' | 6' | 6' |
| Setback from roof edge (min) | 0' | 0' | 0' |
| Unenclosed Structures | | | |
| <i>Examples include: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities</i> | | | |
| Encroachment (max) | 8' | 8' | 8' |
| Setback from roof edge (min) | 5' | 5' | 5' |
| Flatwork | | | |
| <i>Examples include: Decking, walkways, patios, planters</i> | | | |
| Encroachment (max) | 2.5' | 2.5' | 2.5' |
| Setback from roof edge (min) | 1' | 1' | 1' |
| Plants | | | |
| <i>Examples include: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, moss</i> | | | |
| Encroachment (max) | unlimited | unlimited | unlimited |
| Setback from roof edge (min) | 1' | 1' | 1' |

See Sec. 14.1.6. (Vertical Encroachments)

F. Relief

1. Increased building height in feet of 20% or less may be requested in accordance with Sec. 13.7.2 (Adjustments).
2. Increased vertical encroachments of 20% or less may be requested in accordance with Sec. 13.7.2 (Adjustments).
3. Increased building height in feet or vertical encroachments may be requested as a variance in accordance with Sec. 13.7.3 (Variance).

SEC. 2C.4.3. **HEIGHT IN STORIES**

The allowed height of a building measured in stories.

A. **Intent**

To provide adequate light and air, safety, and to protect the character of an area and the interests of the general public. Intended to help provide a variety in building heights and to help ensure that story heights are not reduced to fit within a maximum height in feet.

B. **Applicability**

Building height in stories requirements apply to all buildings and structures on a lot where the Form District includes a height in stories standard unless listed as an exception in *Sec. 2C.4.3.E (Exceptions)*.

C. **Standards**

1. **Base**

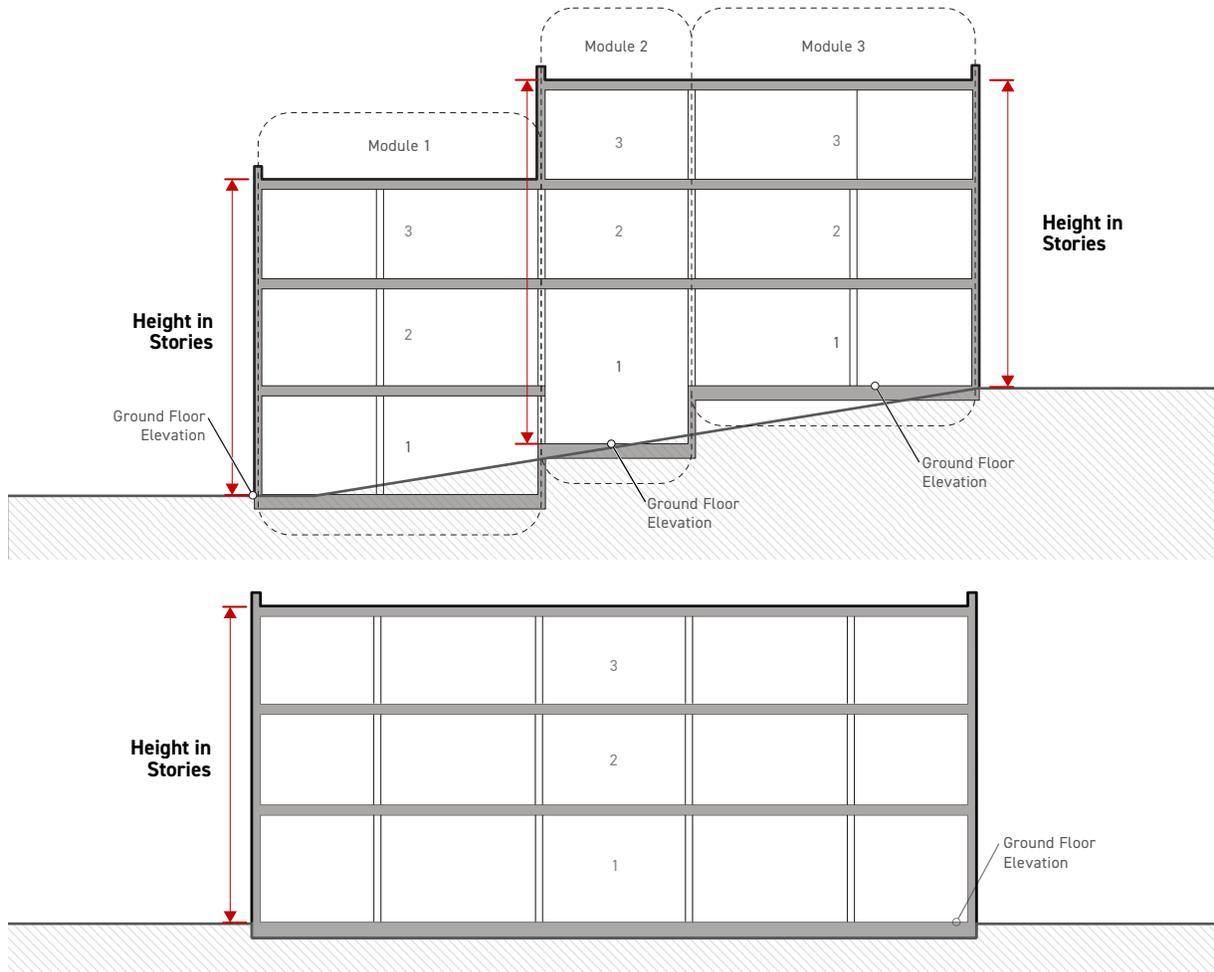
A building cannot exceed the maximum base height in stories without meeting *Article 9 (Community Benefits Program)*.

2. **Bonus**

A building may exceed the maximum base height in stories according to the maximum height in stories as allowed in *Article 9 (Community Benefits Program)*.

D. Measurement

1. The maximum height in stories is measured as the number of stories above the ground floor elevation for each module of the building as shown below. See also *Sec. 14.1.9.2. (Grade Plane Module)*.



2. For determining ground story see *Sec. 14.1.10. (Ground Story Determination)*.

E. Exceptions

The following are allowed to encroach beyond the maximum height in stories as listed below:

| ALLOWED VERTICAL ENCROACHMENTS | | | |
|---|--------------------------|----------------|-------------------|
| | Form District Max Height | | |
| | 6 Stories or More | 3 to 6 Stories | 3 Stories or Less |
| Mechanical Equipment (roof mounted) | | | |
| <i>Examples include: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment</i> | | | |
| Encroachment (max) | 10' | 5' | 3' |
| Setback from edge (min) | 5' | 3' | 3' |
| Architectural Elements | | | |
| <i>Examples include: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting</i> | | | |
| Encroachment (max) | 10' | 5' | 5' |
| Setback from edge (min) | 5' | 5' | 3' |
| Vertical Circulation | | | |
| <i>Examples include: Elevator room, and associated equipment, and stairway access to roof</i> | | | |
| Encroachment (max) | 10' | 10' | 10' |
| Setback from edge (min) | 5' | 5' | 5' |
| Safety Barriers | | | |
| <i>Examples include: Fencing, walls, parapets, railing, stairs</i> | | | |
| Encroachment (max) | 6' | 6' | 6' |
| Setback from edge (min) | 0' | 0' | 0' |
| Unenclosed Structures | | | |
| <i>Examples include: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities</i> | | | |
| Encroachment (max) | 8' | 8' | 8' |
| Setback from edge (min) | 5' | 5' | 5' |
| Flatwork | | | |
| <i>Examples include: Decking, walkways, patios, planters</i> | | | |
| Encroachment (max) | 2.5' | 2.5' | 2.5' |
| Setback from edge (min) | 1' | 1' | 1' |
| Plants | | | |
| <i>Examples include: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, moss</i> | | | |
| Encroachment (max) | unlimited | unlimited | unlimited |
| Setback from edge (min) | 1' | 1' | 1' |
| See Sec. 14.1.6. (Vertical Encroachments) | | | |

F. Relief

An increase in maximum height in stories may be requested as a variance in accordance with Sec. 13.7.3 (Variance).

SEC. 2C.4.4. **MINIMUM HEIGHT IN STORIES**

The minimum height in stories of a building.

A. **Intent**

To provide a method of establishing a minimum level of intensity on a lot, and ensure that lots are not underdeveloped.

B. **Applicability**

Minimum height in stories requirements apply to all buildings on a lot where the Form District includes a minimum height in stories standard.

C. **Standards**

At least some portion of the lot shall contain floor area within a story according to the minimum story height.

D. **Measurement**

For measurement of minimum height in stories see *Sec. 2C.4.3. (Height in Stories)*

E. **Relief**

1. A reduction in minimum height in stories of 1 story may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
2. Reduced minimum height in stories may be requested only as a variance in accordance with *Sec. 13.7.3 (Variance)*.

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

SEC. 2C.5.1. **BULK PLANE**

A series of planes that limit the allowable volume of space a building or structure can occupy.

A. **Intent**

To push taller buildings and structures towards the center of a lot and reduce looming impacts on neighboring properties, promoting privacy and solar access.

B. **Applicability**

Bulk plane requirements apply to all buildings and structures on a lot.

C. **Standards**

All buildings and structures shall fit entirely within the bulk plane, no encroachments are allowed. For encroachments into the maximum height in feet see *Sec. 2C.4.2.E. (Exceptions)*.

D. **Measurement**

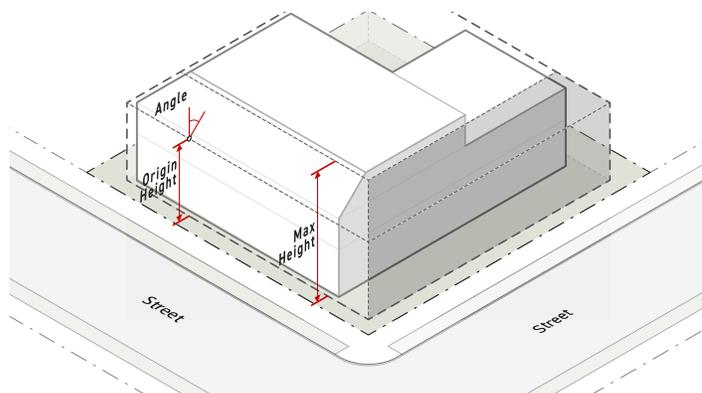
A bulk plane is measured vertically from all applicable lot line setbacks upwards to the origin height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle.

1. **Origin Height**

The origin height is measured vertically from the minimum setback. Where no minimum setback is required, the origin height is measured vertically from the lot line.

2. **Angle**

The angle of elevation is measured upward, where 0° would prohibit any height above the origin height and 90° allows continuous vertical height from a minimum setback to the maximum height allowed.



E. Exceptions

Encroachments into the bulk plane are not allowed. For encroachments into the maximum height in feet see *Sec. 2C.4.2.E (Exceptions)*.

F. Relief

1. Increased bulk plane origin height of 20% or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)* or as a variance in accordance with *Sec. 13.7.3 (Variance)*.
2. Increased bulk plane angle may be requested only as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 2C.5.2. STREET STEP-BACK

A step-like recess in the massing of a building that requires that upper stories to be pushed back from the lower stories from the street.

A. Intent

To reduce the perceived bulk and mass of a building along facades facing public ways, ensuring a height along the street that is appropriate to its neighboring context, while allowing for additional building height.

B. Applicability

Street step-back requirements apply to all buildings or structures on a lot that face a frontage lot line unless listed as an exception in *Sec. 2C.5.2.E (Exceptions)*.

C. Standards

The following standards shall be met for a minimum of 85% of the building length:

1. All stories above the maximum stories without street step-back shall be stepped back from the street-facing facade by at least the minimum street step-back depth.
2. No building or structure can extend into a minimum street step-back depth, except where allowed in *Sec. 2C.5.2.E (Exceptions)*.
3. Buildings having a height less than the maximum stories without street step-back are not required to provide a street step-back.
4. Where a street step-back is required, no less than 2 stories without street step-back shall be provided.



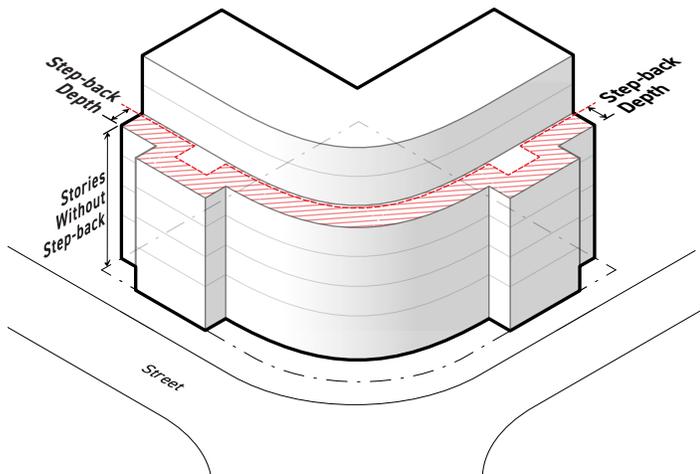
D. Measurement

1. Stories Without Street Step-back

Stories without street step-back is measured according to Sec. 2C.4.3. (*Height in Stories*).

2. Street Step-back Depth

The minimum street step-back depth is measured as the horizontal distance from the outermost edge of the building facade to the outermost edge of the facade of the stepped back stories.



E. Exceptions

The following are allowed to encroach beyond the street step-back as listed below:

| ALLOWED HORIZONTAL ENCROACHMENTS | |
|--|------|
| Architectural Details | |
| <i>Examples include: cornices, belt courses, sills, lintels, pilasters, pediments and chimneys</i> | |
| Encroachment (max) | 2' |
| Roof Projections | |
| <i>Examples include: eaves, roof overhangs, gutters, awnings and canopies</i> | |
| Encroachment (max) | 2.5' |
| Unenclosed Structures | |
| <i>Examples include: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, pergola</i> | |
| Encroachment (max) | 5' |
| Enclosed, Projecting Structures | |
| <i>Examples include: bay window, oriel window, sleeping porch, overhanging volume, enclosed balcony</i> | |
| Encroachment (max) | 2.5' |
| Mechanical Equipment (wall and ground mounted) | |
| <i>Examples include: gas meters, water softeners, HVAC equipment, cisterns, wind turbines and solar panels</i> | |
| Encroachment (max) | 1.5' |

See Sec. 14.1.5. (Horizontal Encroachments)

ALLOWED VERTICAL ENCROACHMENTS

Mechanical Equipment

Examples include: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment

| | |
|-------------------------|----|
| Encroachment (max) | 5' |
| Setback from edge (min) | 3' |

Architectural Elements

Examples include: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting

| | |
|-------------------------|----|
| Encroachment (max) | 5' |
| Setback from edge (min) | 2' |

Safety Barriers

Examples include: Fencing, walls, parapets, railing, stairs

| | |
|-------------------------|----|
| Encroachment (max) | 4' |
| Setback from edge (min) | 0' |

Unenclosed Structures

Examples include: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities

| | |
|-------------------------|----|
| Encroachment (max) | 8 |
| Setback from edge (min) | 2' |

Flatwork

Examples include: Decking, walkways, patios, planters

| | |
|-------------------------|------|
| Encroachment (max) | 2.5' |
| Setback from edge (min) | 1' |

Plants

Examples include: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, moss

| | |
|-------------------------|-----------|
| Encroachment (max) | unlimited |
| Setback from edge (min) | 1' |

See Sec. 14.1.6. (Vertical Encroachments)

F. Relief

1. A reduced street step-back depth of 20% or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*) or as a variance in accordance with Sec. 13.7.3 (*Variance*).
2. Increased stories without street step-back may be requested only as a variance in accordance with Sec. 13.7.3 (*Variance*).

SEC. 2C.5.3. HEIGHT TRANSITION

A reduction in the maximum height of building for a limited depth along shared lot lines.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings from neighboring lots, while allowing for additional building height.

B. Applicability

Height transition requirements apply to all buildings or structures on a lot that face an alley or common lot line unless listed as an exception in *Sec. 2C.5.3.E (Exceptions)*.

C. Standards

1. All stories above the maximum stories without a height transition shall be setback from the from the applicable lot line by at least the minimum height transition depth.
2. If the entire building is set back from the applicable lot line by at least the minimum height transition depth, the facade may continue to the maximum allowed height without a setting back.
3. No building or structure can extend into a minimum height transition depth, except where allowed in *Sec. 2C.5.3.E. (Exceptions)*.

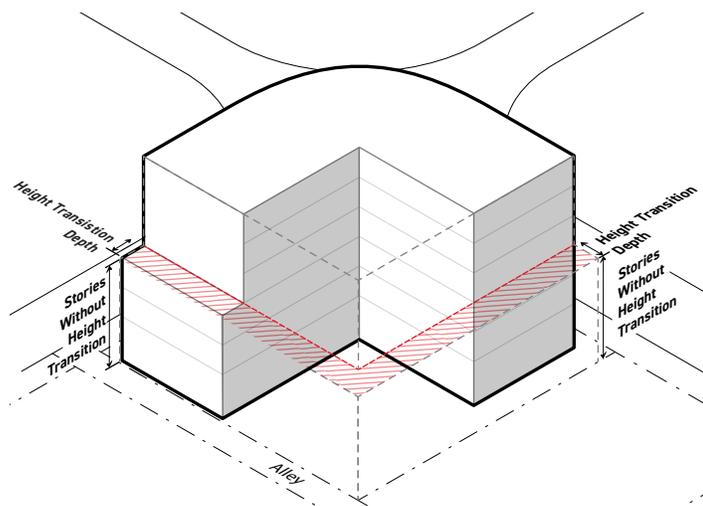
D. Measurement

1. Stories Without Height Transition

Stories without height transition is measured according to *Sec. 2C.4.3. (Height in Stories)*.

2. Height Transition Depth

The minimum height transition depth is measured as the horizontal distance from the applicable lot line to the outer facade of stories above the maximum stories without height transition.



E. Exceptions

The following are allowed to encroach beyond the height transition as listed below:

| ALLOWED HORIZONTAL ENCROACHMENTS | |
|---|------|
| Architectural Details | |
| <i>Examples include: cornices, belt courses, sills, lintels, pilasters, pediments and chimneys</i> | |
| Encroachment (max) | 2' |
| Roof Projections | |
| <i>Examples include: eaves, roof overhangs, gutters, awnings and canopies</i> | |
| Encroachment (max) | 2.5' |
| Unenclosed Structures (all stories) | |
| <i>Examples include: porch, deck, stoop, balcony, light shelves, exterior stairways</i> | |
| Encroachment (max) | 5' |
| Enclosed, Projecting Structures | |
| <i>Examples include: bay window, oriel window, sleeping porch, overhanging volume, enclosed balcony</i> | |
| Encroachment (max) | 2.5' |
| Mechanical Equipment (ground and wall mounted) | |
| <i>gas and electric meters, HVAC equipment, cisterns, wind turbines and solar panels, and water heaters</i> | |
| Encroachment (max) | 1.5' |
| See Sec. 14.1.5. (Horizontal Encroachments) | |

| ALLOWED VERTICAL ENCROACHMENTS | |
|---|-----------|
| Mechanical Equipment | |
| <i>Examples include: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment</i> | |
| Encroachment (max) | 5' |
| Setback from edge (min) | 3' |
| Architectural Elements | |
| <i>Examples include: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting</i> | |
| Encroachment (max) | 5' |
| Setback from edge (min) | 2' |
| Safety Barriers | |
| <i>Examples include: Fencing, walls, parapets, railing, stairs</i> | |
| Encroachment (max) | 4' |
| Setback from edge (min) | 0' |
| Unenclosed Structures | |
| <i>Examples include: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities</i> | |
| Encroachment (max) | 8 |
| Setback from edge (min) | 2' |
| Flatwork | |
| <i>Examples include: Decking, walkways, patios, planters</i> | |
| Encroachment (max) | 2.5' |
| Setback from edge (min) | 1' |
| Plants | |
| <i>Examples include: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, moss</i> | |
| Encroachment (max) | unlimited |
| Setback from edge (min) | 1' |
| See Sec. 14.1.6. (Vertical Encroachments) | |

F. Relief

1. A reduced height transition depth of 20% or less may be requested in accordance with Sec. 13.7.2 (Adjustments).
2. A reduced height transition depth may be requested as a variance in accordance with Sec. 13.7.3 (Variance).
3. Increased stories without height transition may be requested as a variance in accordance with Sec. 13.7.3 (Variance).

DIV. 2C.6. BUILDING MASS

SEC. 2C.6.1. BUILDING WIDTH

The maximum allowed width of any building or collection of buildings on a on a lot.

A. Intent

1. To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths.
2. To encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

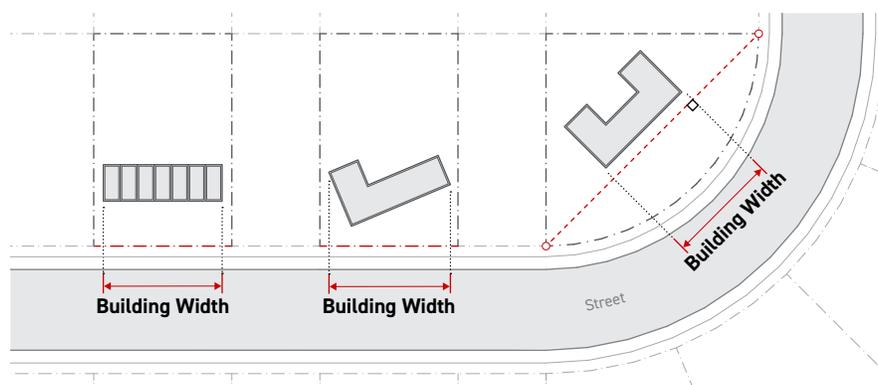
1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings or structures located above the ground floor elevation
3. Building width requirements do not apply to exceptions listed in *Sec. 2C.6.3.F (Exceptions)*.

C. Standards

1. No applicable building or collection of buildings shall be wider than the maximum building width.
2. Any building on a corner lot, located within the build-to range area of overlap is allowed to exceed the maximum building width by a maximum of 40 feet along both primary and side street lot lines.
3. In order to establish buildings on a lot as separate buildings for the purpose of measuring building width, a building break meeting the standards in *Sec. 2C.2.6.1.E. (Building Break)* shall be provided between the structures.

D. Measurement

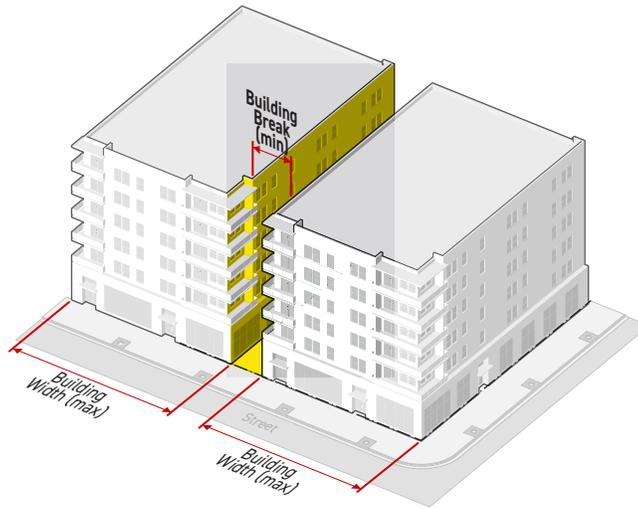
Building width is measured horizontally and parallel to each street lot line from one end of a an applicable building or collection of buildings to the opposite end.



E. Building Break

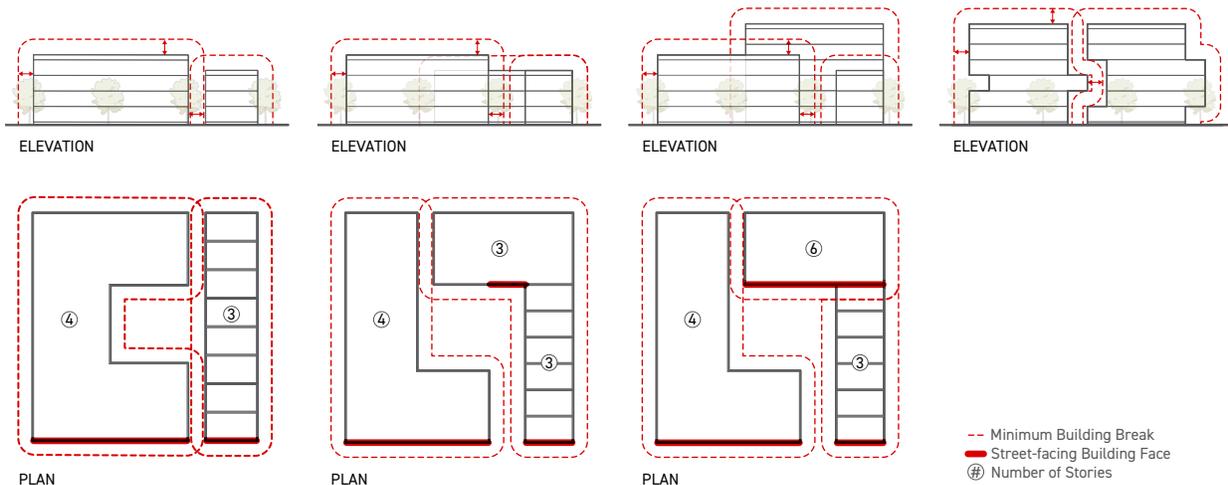
1. Standards

- a. All buildings and collections of buildings shall be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width.
- b. No building or structure shall encroach into the building break, except where allowed in Sec. 2C.6.2.F. (Exceptions).



2. Measurement

Building break is measured perpendicularly from all applicable building faces vertically and horizontally.



F. Exceptions

1. Encroachments

The following are allowed to encroach beyond the building break as listed below:

| ALLOWED HORIZONTAL ENCROACHMENTS | |
|---|------|
| Architectural Details | |
| <i>Examples include: cornices, belt courses, sills, lintels, pilasters, pediments and chimneys</i> | |
| Encroachment (max) | 2' |
| Clear width (min) | 3' |
| Roof Projections | |
| <i>Examples include: eaves, roof overhangs, gutters, awnings and canopies</i> | |
| Encroachment (max) | 2.5' |
| Clear width (min) | 3' |
| Unenclosed Structures | |
| <i>Examples include: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, pergola</i> | |
| Encroachment (max) | 5' |
| Clear width (min) | 3' |
| Mechanical Equipment (ground and wall mounted) | |
| <i>gas and electric meters, HVAC equipment, cisterns, wind turbines and solar panels, and water heaters</i> | |
| Encroachment (max) | 1.5' |
| Clear width (min) | 3' |
| See Sec. 14.1.5. (Horizontal Encroachments) | |

2. Building Break Open Space Alternative

As an alternative to a building break, a street-facing open space meeting the following standards shall be used to establish buildings or collections of buildings as separate buildings for the purpose of measuring building width:

- a. Open space width shall be at least 2 times the minimum building break dimension listed in Form, measured parallel to the applicable street lot line.
- b. Open space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.
- c. Open space depth shall be at least 5 times the minimum building break dimension listed in Form, measured perpendicular to the applicable street lot line.
- d. A minimum of 75% the open space area shall meet the design standards for Sec. 2C.3.3.E. (*Pedestrian Amenity Space*).
- e. Any portion of the open space may count toward lot amenity space (Sec. 2C.3.1.) and residential amenity space (Sec. 2C.3.2.) provided it meets all applicable standards.



G. Relief

1. Increased building width of 20% or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*).
2. Increased building width may be requested as a variance in accordance with Sec. 13.7.3 (*Variance*).
3. Reduced building break of 20% or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*).
4. Reduced building break may be requested as a variance in accordance with Sec. 13.7.3 (*Variance*).

SEC. 2C.6.2. **FACADE WIDTH**

The width of a street-facing building facade that is uninterrupted by a facade break.

A. **Intent**

To add visual interest and reduce the perceived horizontal scale of facades along public ways by limiting the length of uninterrupted facades and breaking wide facades into multiple, clearly-distinguished facade widths, encouraging large projects to provide areas for pedestrians away from the clear path of the public sidewalk.

B. **Applicability**

Facade width requirements apply to all buildings or structures on a lot that both face a frontage lot line and are located within 30 feet of the frontage lot line unless listed as an exception in Sec. 2C.5.3.E (*Exceptions*).

C. **Standards**

1. When a Form District limits facade width, no building facade shall be wider than the maximum facade width indicated by the Form District.
2. In order to establish facades as separate facades for the purpose of facade width, a facade break meeting the standards of Sec. 2C.6.2.E. (*Facade Break*). shall be provided.

D. **Measurement**

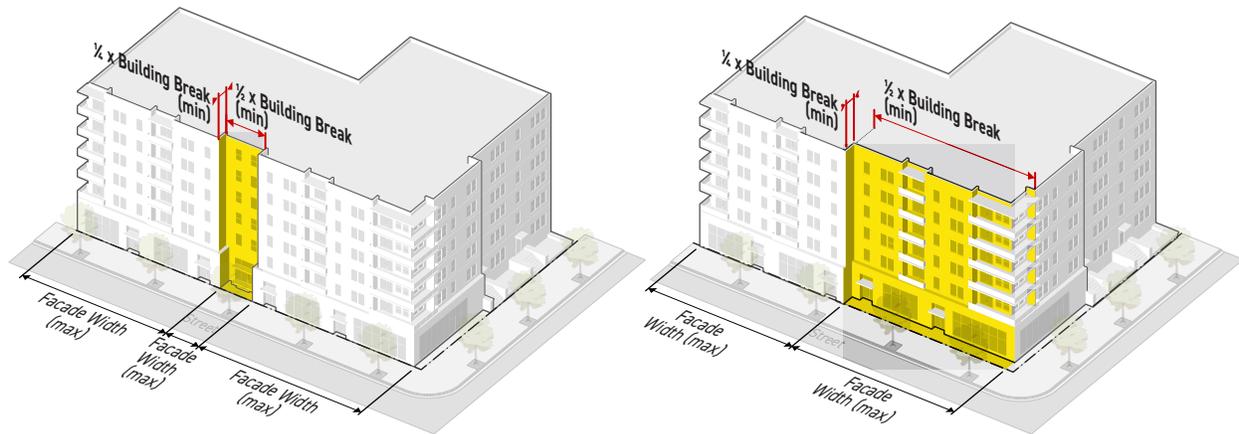
Facade width is measured horizontally, parallel to street lot lines, from the edge of each street-facing facade to the opposite edge of the facade.

SEC. 2C.6.3. FACADE BREAK

The minimum recess required to establish a building width as separate facades for the purpose of measuring facade width.

1. Standards

- a. A facade break width shall be at least 0.5 the minimum building break.
- b. A facade break width shall not be greater than the maximum facade width.
- c. A facade break depth shall be at least 0.25 the minimum building break.
- d. No structure or equipment shall encroach into a facade break, except where allowed in *Sec. 2C.6.2.F. (Exceptions)*.



2. Measurement

- a. Facade break width is measured horizontally, parallel to street lot lines.
- b. Facade break depth is measured horizontally, perpendicular to street lot lines.

A. Exceptions

Roof projections may encroach into a facade break a maximum of 2.5 feet in depth, measured from the facade break-facing building face.

B. Relief

1. Increased maximum facade width or reduction in minimum facade break of 20% or less may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
2. Deviation from maximum facade width and minimum facade break may be requested as a variance in accordance with *Sec. 13.7.3 (Variance)*

