

# 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 buildings and 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. Project Applicability

All projects filed after the effective date of this Chapter must comply with the Form District standards and rules in this Article, as further specified below.

##### 1. Project Activities

- a. Form Districts 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 rules within that 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 rules is listed as not applicable in the table below, the Division does not apply to the project activity.
- c. Project activities are defined in *Sec. 14.1.17. (Project Activities)*.

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

● = Rules generally apply to this project activity

○ = Rules are not applicable



## 2. Nonconformity

For nonconforming lots, buildings and structures, or uses, no project activity may decrease conformance with any Form District standard unless otherwise specified by *Division 12.2. (Form)*. Consider the following examples:

- a. A street-facing addition to the side of an existing building: Where a 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 has to be located behind the minimum step-back, but no upper story alterations are required.

## B. Applicable Components of Lots, Buildings and Structures

1. Form Districts apply to all portions of a lot.
2. Form Districts apply to all portions of buildings and structures on a lot.
3. Specific Form District standards and rules may further limit which components of buildings, structures and lots are required to comply with the rules 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

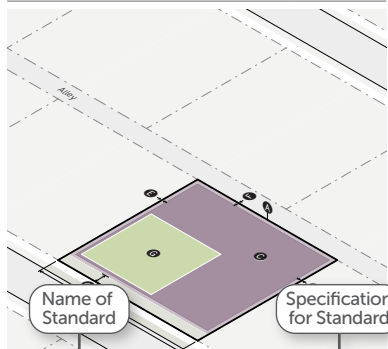
[ **LLM2** -MU2-5 ] [RG1-FA]

Find Your Form District

## Part 2B (Form Districts)

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

### 1. Lot Parameters

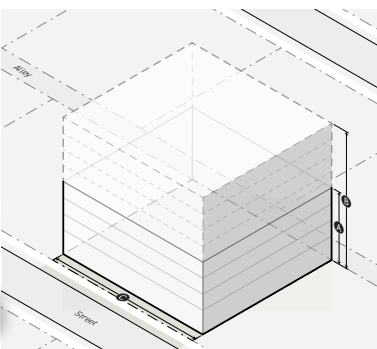


Name of Standard: **COVERAGE**

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'

Annotations: Label on Graphic, No Label on Graphic, Link to Rules, Standard Not Applicable

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**

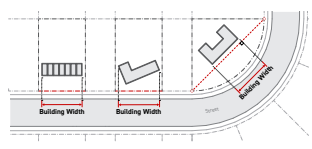
To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths and encourage larger projects to provide open space for pedestrians and recreation.

**B. Applicability**

- Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
- Building width requirements apply only to portions of buildings or structures located above the ground floor elevation.
- 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-Rise (>0.65-1.5 FAR)
- b. Low-Rise (>1.5-4.0 FAR)
- c. Mid-Rise (>4.0-6.0 FAR)
- d. Moderate-Rise (>6.0-8.5 FAR)
- e. High-Rise (>8.5-13.0 FAR)

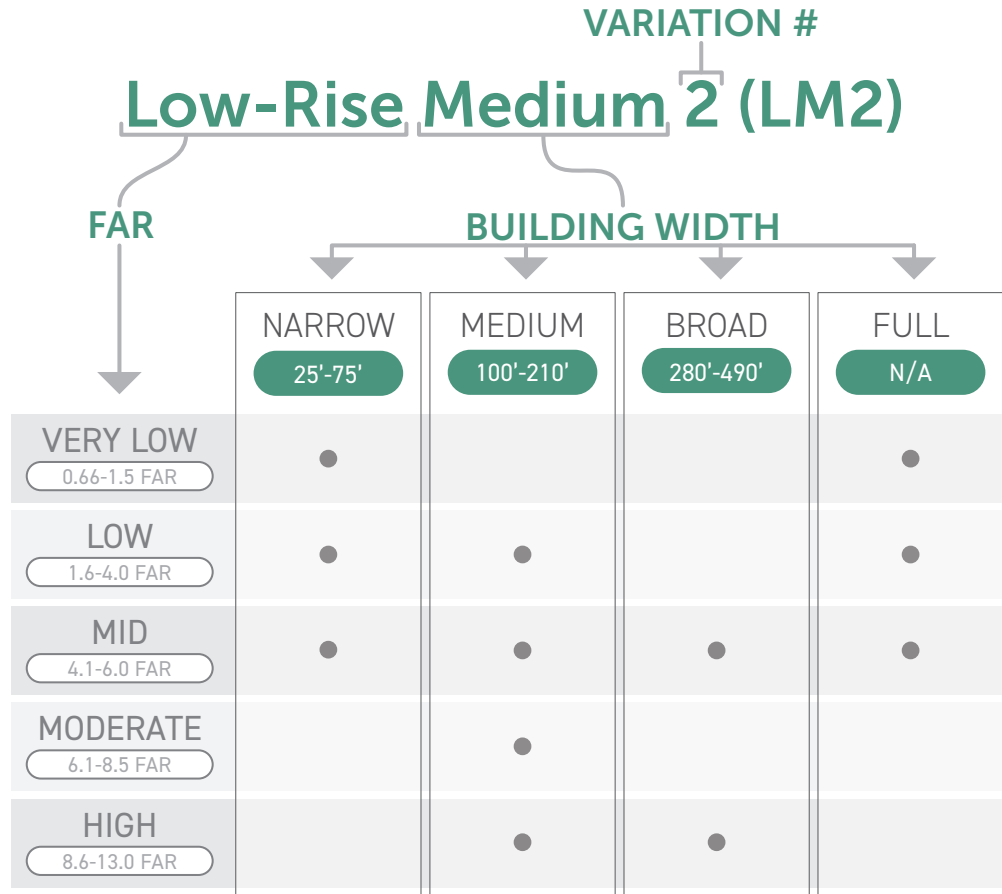
#### 2. **Building Width Category**

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)

#### 3. **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.





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

[Reserved]

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

[Reserved]

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

[Reserved]

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

[Reserved]

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

[Reserved]

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

[Reserved]

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

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

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

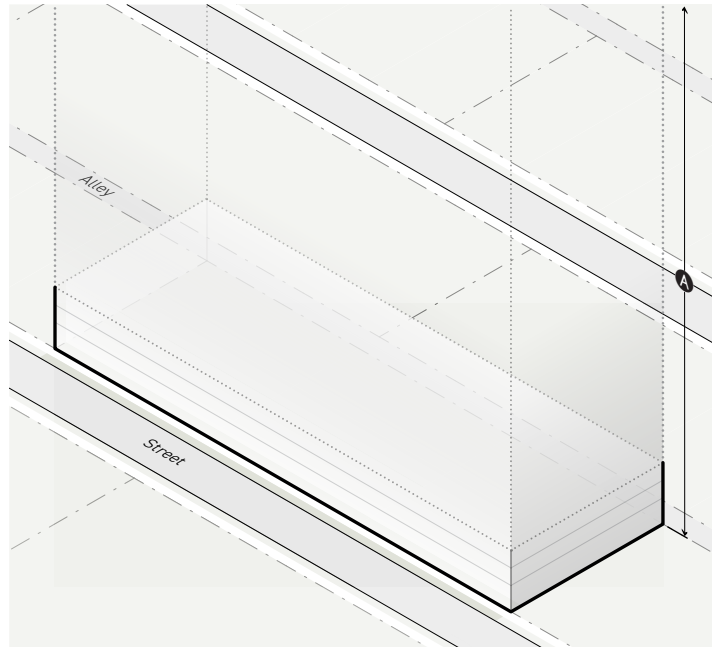
SEC. 2B.7.1. **VERY LOW-RISE FULL 1 (VF1)**

**A. Lot Parameters**



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a
2. COVERAGE		Div. 2C.2.
<b>A</b> Building coverage (max)		25%
Building setbacks		
<b>B</b> Primary street (min)		0'
Side street (min)		0'
<b>C</b> Side (min)		0'
Rear (min)		0'
<b>D</b> Alley (min)		0'
Special lot line (min)		0'
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
<b>A</b> Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
Building width (max)		n/a
Building break (min)		n/a

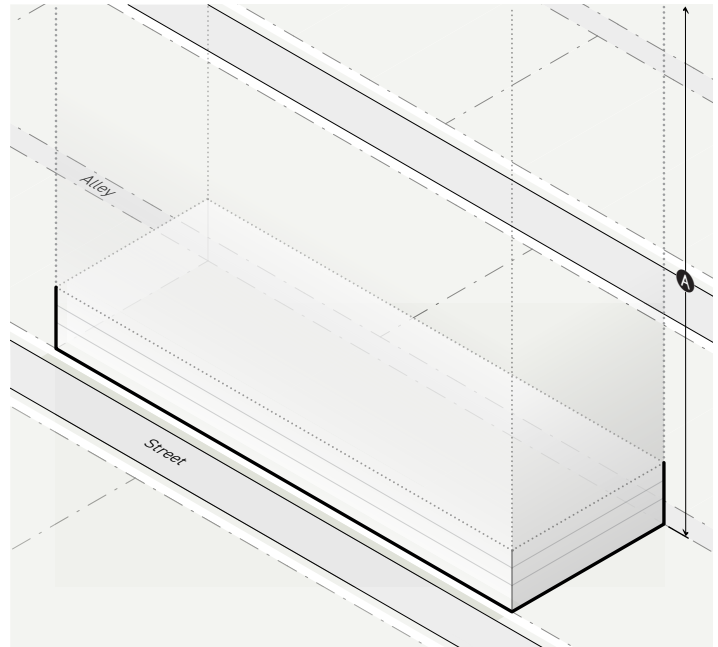
SEC. 2B.7.2. **VERY LOW-RISE FULL 2 (VF2)**

**A. Lot Parameters**



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a
2. COVERAGE		Div. 2C.2.
<b>A</b> Building coverage (max)		25%
Building setbacks		
<b>B</b> Primary street (min)		0'
Side street (min)		0'
<b>C</b> Side (min)		0'
Rear (min)		0'
<b>D</b> Alley (min)		0'
Special lot line (min)		20'
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
<b>A</b> Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
Building width (max)		n/a
Building break (min)		n/a

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

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

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

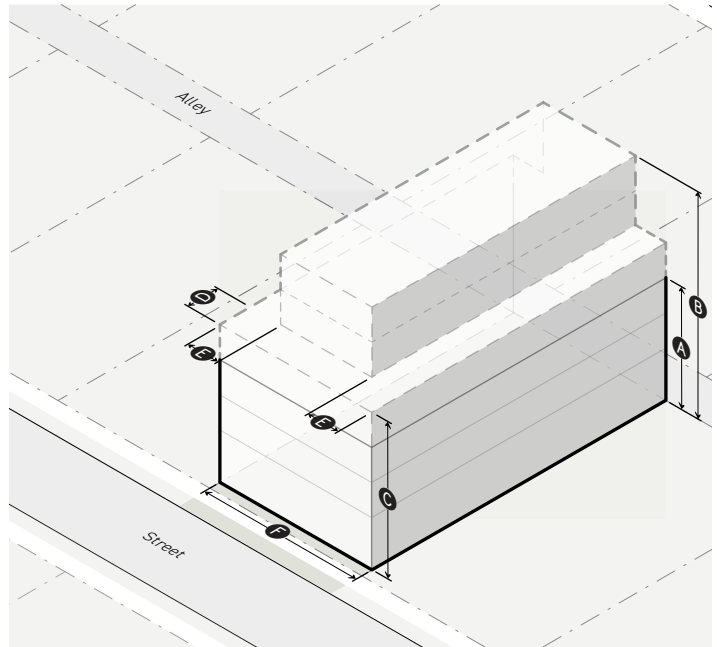
## SEC. 2B.8.1. LOW-RISE NARROW 1 (LN1)

### A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
<b>A</b>	Lot area (min)	2,500 sf
<b>B</b>	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
<b>C</b>	Building coverage (max)	80%
Building setbacks		
<b>D</b>	Primary street (min)	5'
	Side street (min)	0'
<b>E</b>	Side (min)	0'
	Rear (min)	0'
<b>F</b>	Alley (min)	0'
	Special lot line (min)	0'
3. AMENITY		Div. 2C.3.
<b>G</b>	Lot amenity space (min)	25%
	Residential amenity space (min)	10%

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.5
<b>A</b>	Base Height in stories (max)	3
	Bonus FAR (max)	3.0
<b>B</b>	Bonus Height in stories (max)	6
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
<b>C</b>	Stories without step-back (max)	4
<b>D</b>	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	10'
Height transition		
<b>C</b>	Stories without height transition (max)	4
<b>E</b>	Side transition depth (min)	10'
	Rear transition depth (min)	10'
	Alley transition depth (min)	n/a
3. BUILDING MASS		Div. 2C.6.
<b>F</b>	Building width (max)	75'
	Building break (min)	6'

## DIV. 2B.9. LOW-RISE 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 "Medium" building width category allows a range of 100 to 210 feet of building width.

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

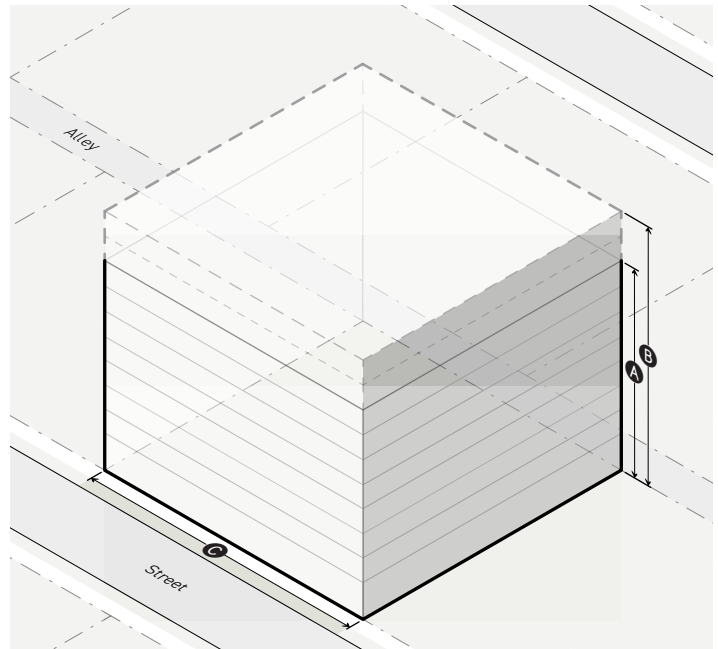
SEC. 2B.9.1. **LOW-RISE MEDIUM 1 (LM1)**

**A. Lot Parameters**



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
<b>A</b> Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
<b>B</b> Building coverage (max)		100%
Building setbacks		
<b>C</b> Primary street (min)		0'
	Side street (min)	0'
<b>D</b> Side (min)		0'
	Rear (min)	0'
<b>E</b> Alley (min)		0'
	Special lot line (min)	20'
3. AMENITY		Div. 2C.3.
<b>F</b> Lot amenity space (min)		15%
	Residential amenity space (min)	10%

**B. Bulk and Mass**

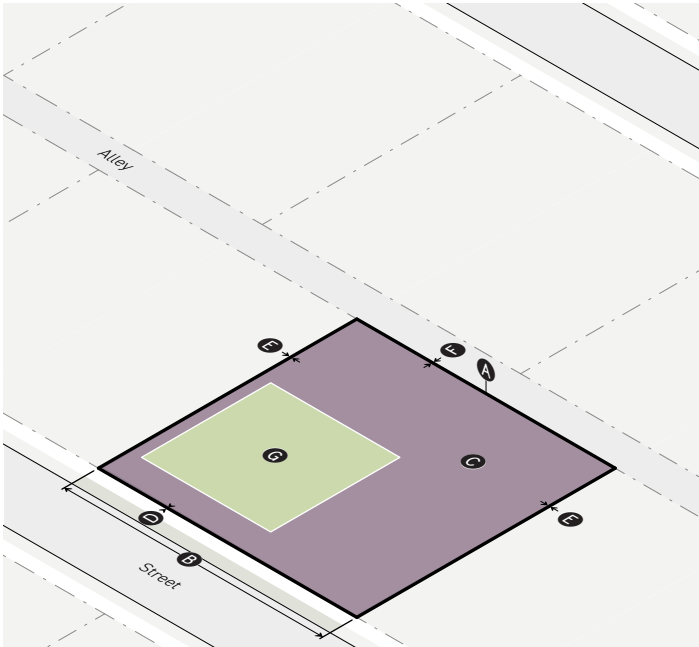


1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
<b>A</b> Base Height in stories (max)		8
Bonus FAR (max)		3.0
<b>B</b> Bonus Height in stories (max)		10
2. BUILDING MASS		Div. 2C.6.
<b>C</b> Building width (max)		160'
	Building break (min)	15'



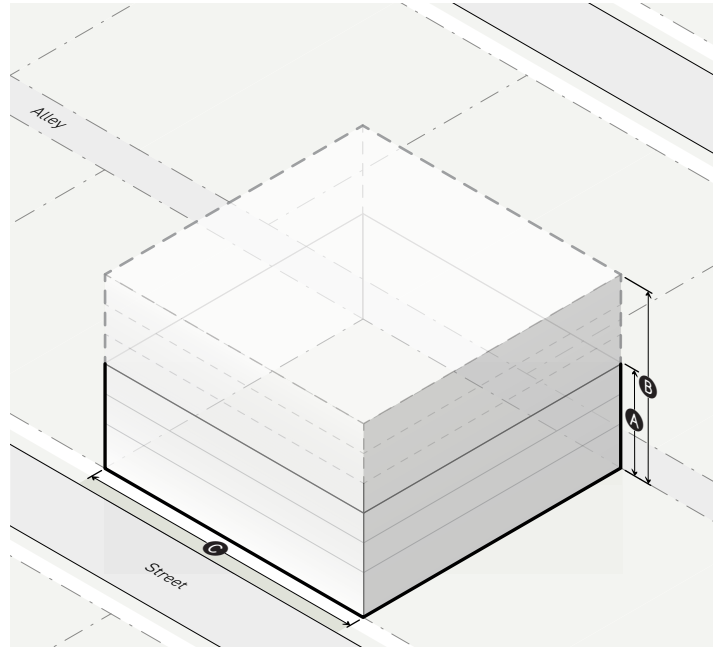
## SEC. 2B.9.2. LOW-RISE MEDIUM 2 (LM2)

### A. Lot Parameters



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

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.5
<b>A</b>	Base height in stories (max)	3
	Bonus FAR	3.0
<b>B</b>	Bonus height in stories (max)	6
2. BUILDING MASS		Div. 2C.6.
<b>C</b>	Building width (max)	100'
	Building break (min)	15'

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

Each Low-Rise Broad Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

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

[Reserved]

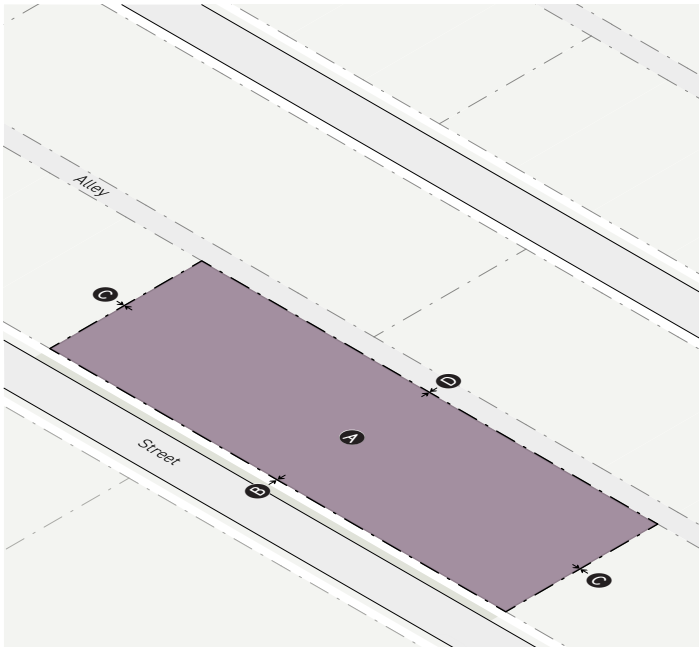
## DIV. 2B.11. LOW-RISE FULL FORM DISTRICTS

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

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

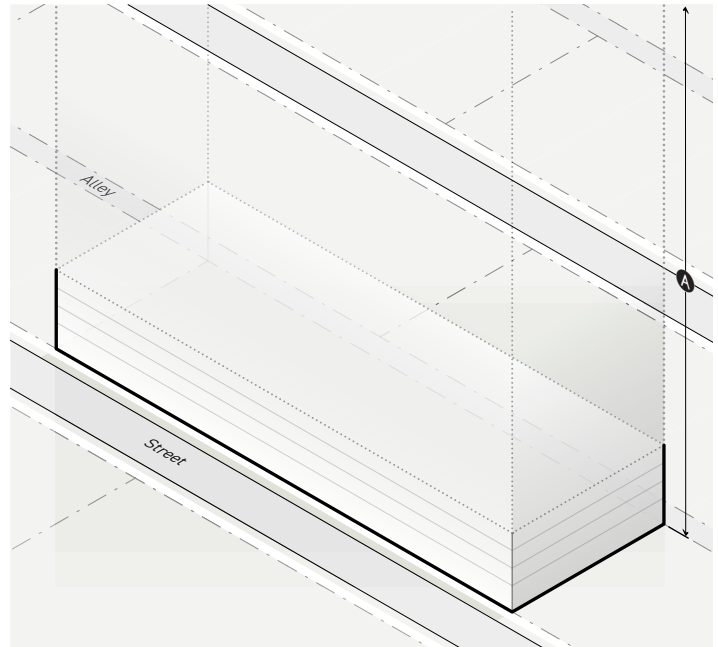
## SEC. 2B.11.1. LOW-RISE FULL 1 (LF1)

### A. Lot Parameters



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

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		3.0
<b>A</b> Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
Building width (max)		n/a
Building break (min)		n/a

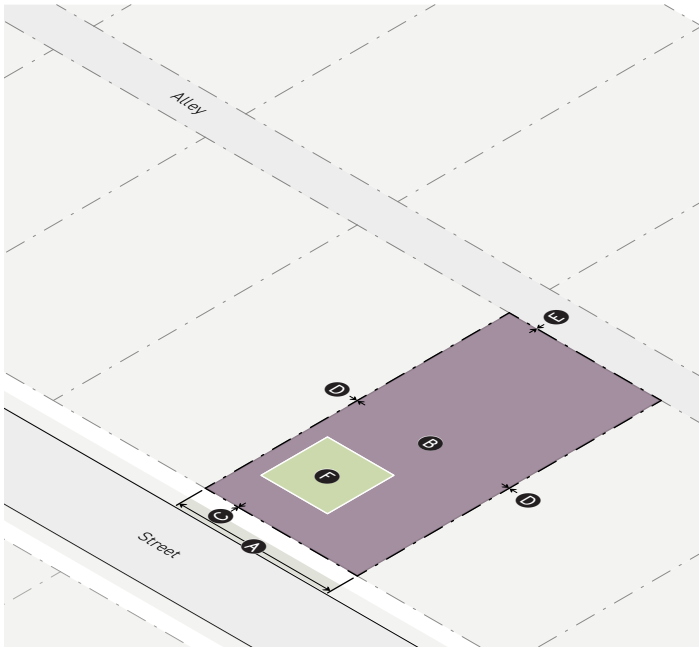
## DIV. 2B.12. MID-RISE NARROW FORM DISTRICTS

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

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

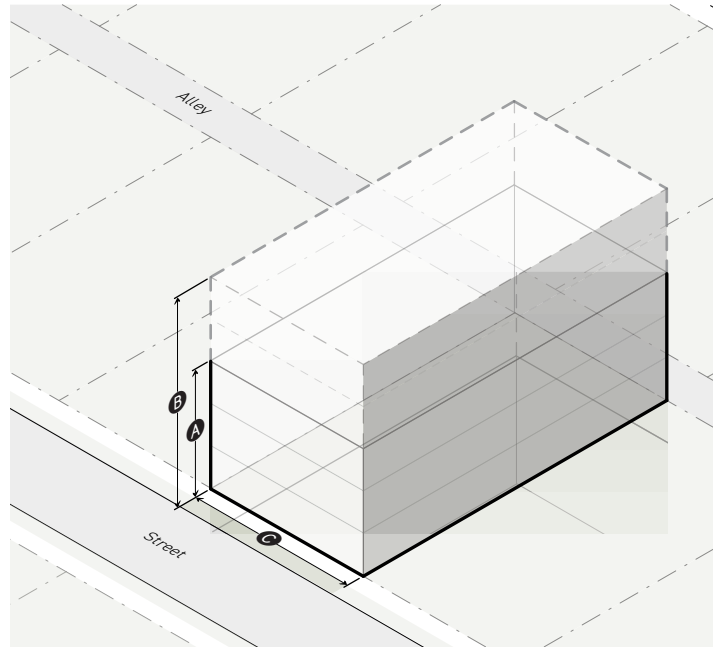
## SEC. 2B.12.1. MID-RISE NARROW 1 (MN1)

### A. Lot Parameters



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

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		2.0
<b>A</b> Base height in stories (max)		3
FAR (max)		6.0
Bonus height in stories (max)		5
2. BUILDING MASS		Div. 2C.6.
<b>B</b> Building width (max)		75'
Building break (min)		6'

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

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

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

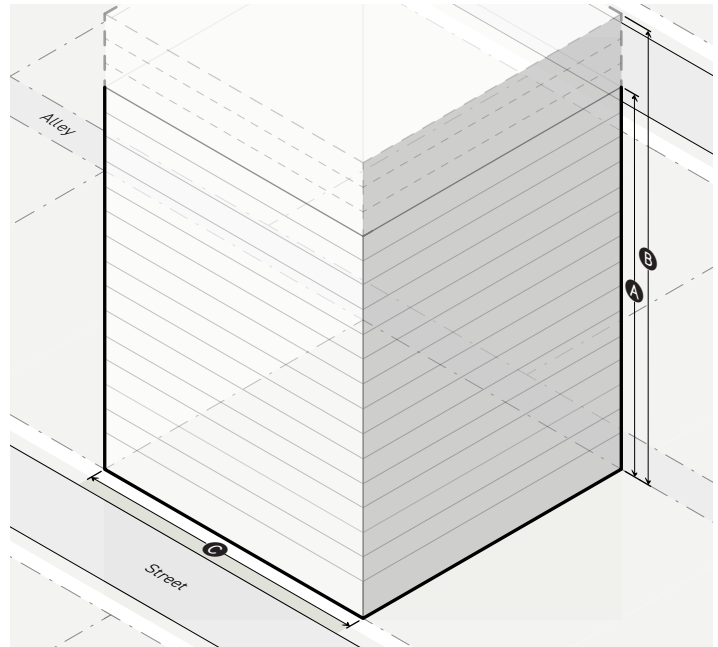
## SEC. 2B.13.1. MID-RISE MEDIUM 1 (MM1)

### A. Lot Parameters



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



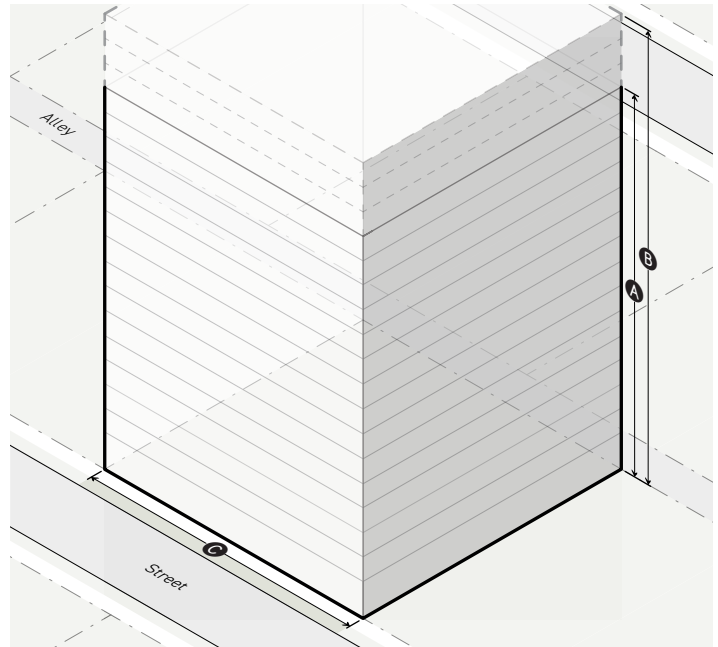
## SEC. 2B.13.2. MID-RISE MEDIUM 2 (MM2)

### A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
<b>A</b> Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
<b>B</b> Building coverage (max)		90%
Building setbacks		
<b>C</b> Primary street (min)		0'
Side street (min)		0'
<b>D</b> Side (min)		0'
Rear (min)		0'
<b>E</b> Alley (min)		0'
Special lot line (min)		20'
3. AMENITY		Div. 2C.3.
<b>F</b> 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
<b>A</b> Base height in stories (max)		15
Bonus FAR (max)		4.5
<b>B</b> Bonus height in stories (max)		18
2. BUILDING MASS		Div. 2C.6.
<b>C</b> Building width (max)		160'
Building break (min)		15'

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

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

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

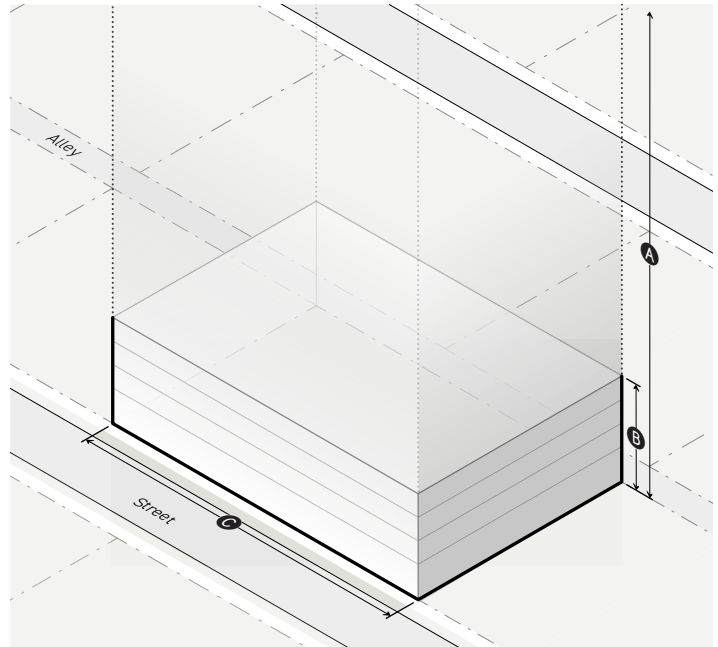
## SEC. 2B.14.1. MID-RISE BROAD 1 (MB1)

### A. Lot Parameters



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

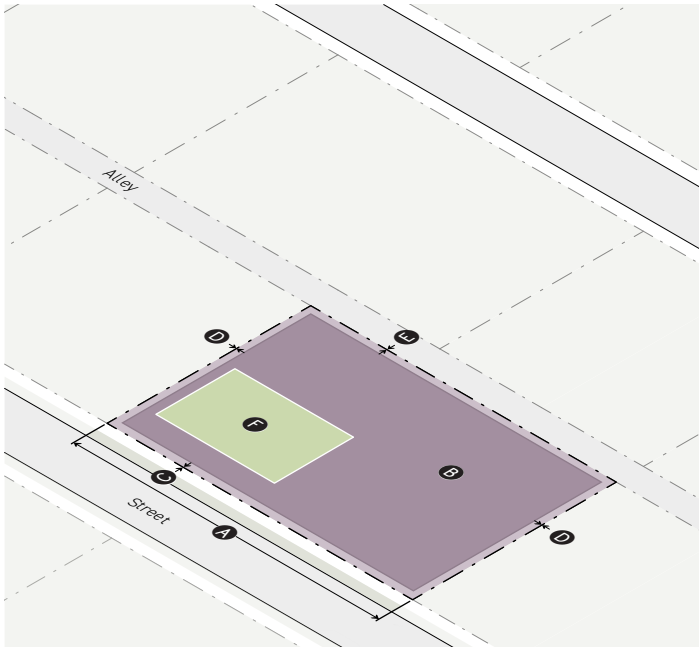
### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		3.0
<b>A</b> Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
<b>B</b> Building width (max)		350'
Building break (min)		25'

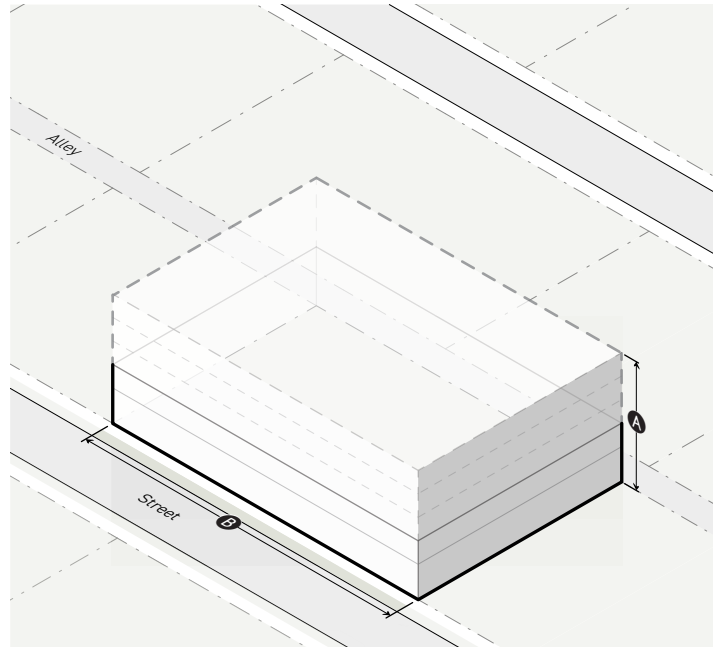
## SEC. 2B.14.2. MID-RISE BROAD 2 (MB2)

### A. Lot Parameters



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

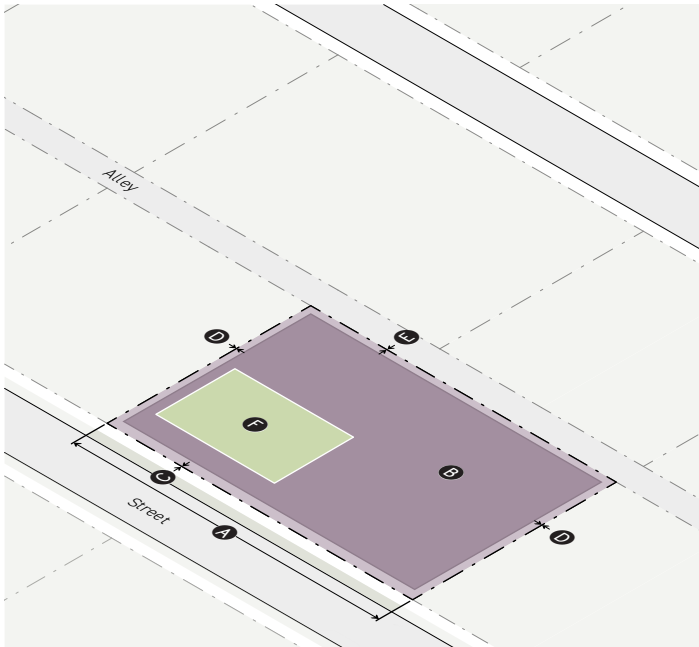
### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
<b>A</b> Height in stories(max)		5
Bonus FAR (max)		3.0
2. BUILDING MASS		Div. 2C.6.
<b>B</b> Building width (max)		280'
Building break (min)		25'

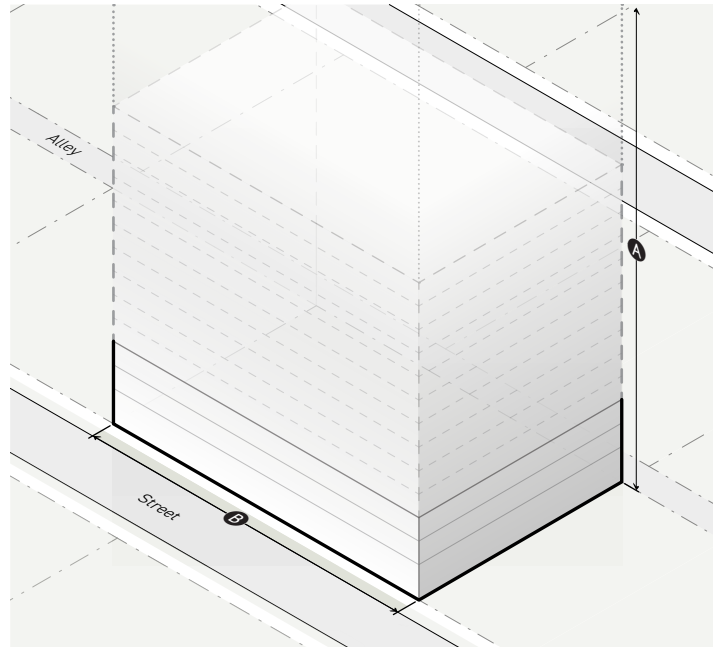
### SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

#### A. Lot Parameters



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

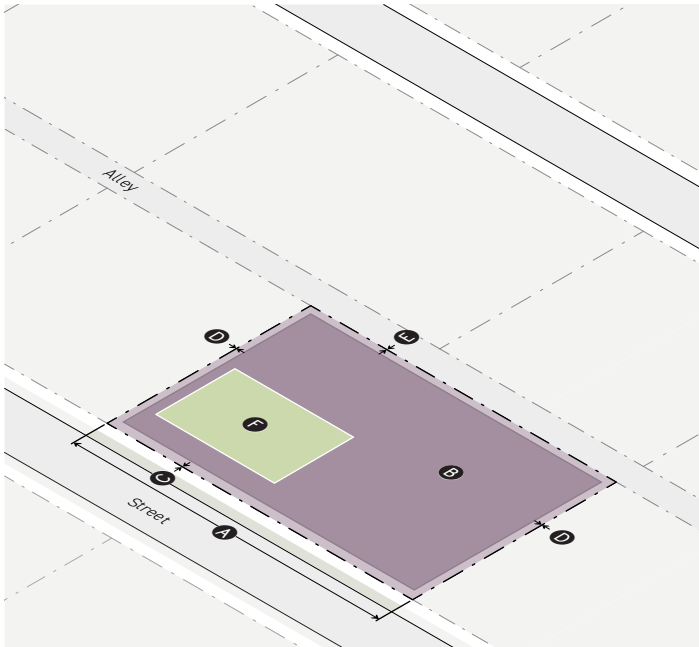
#### B. Bulk and Mass



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

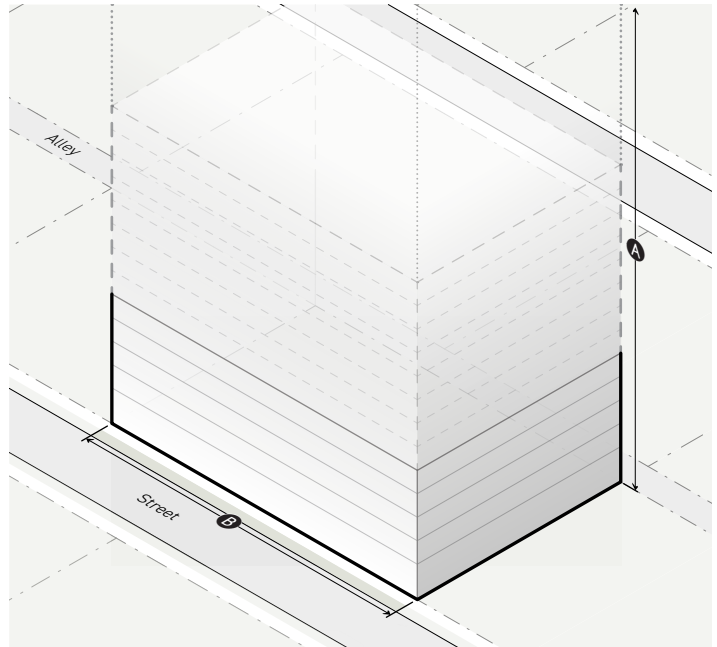
## SEC. 2B.14.4. MID-RISE BROAD 4 (MB4)

### A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
<b>A</b> Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
<b>B</b> Building coverage (max)		90%
Building setbacks		
<b>C</b> Primary street (min)		0'
Side street (min)		0'
<b>D</b> Side (min)		0'
Rear (min)		0'
<b>E</b> Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
<b>F</b> 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
<b>A</b> Height (max)		n/a
Bonus FAR (max)		6.0
2. BUILDING MASS		Div. 2C.6.
<b>B</b> Building width (max)		280'
Building break (min)		25'

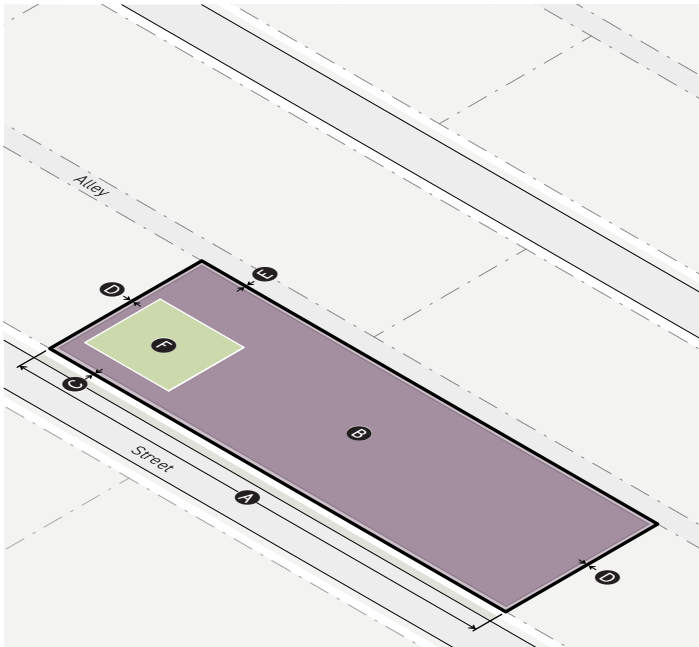
## DIV. 2B.15. MID-RISE FULL FORM DISTRICTS

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

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

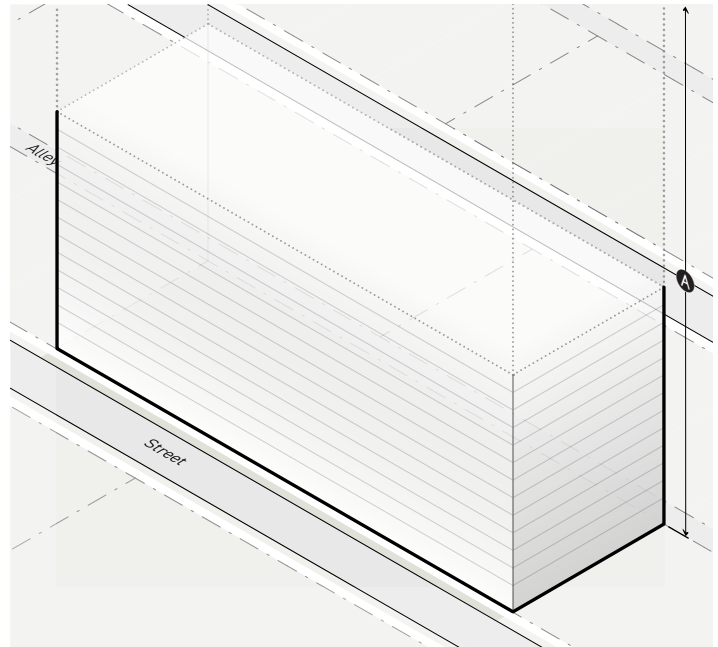
## SEC. 2B.15.1. MID-RISE FULL 1 (MF1)

### A. Lot Parameters



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

### B. Bulk and Mass



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



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

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

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

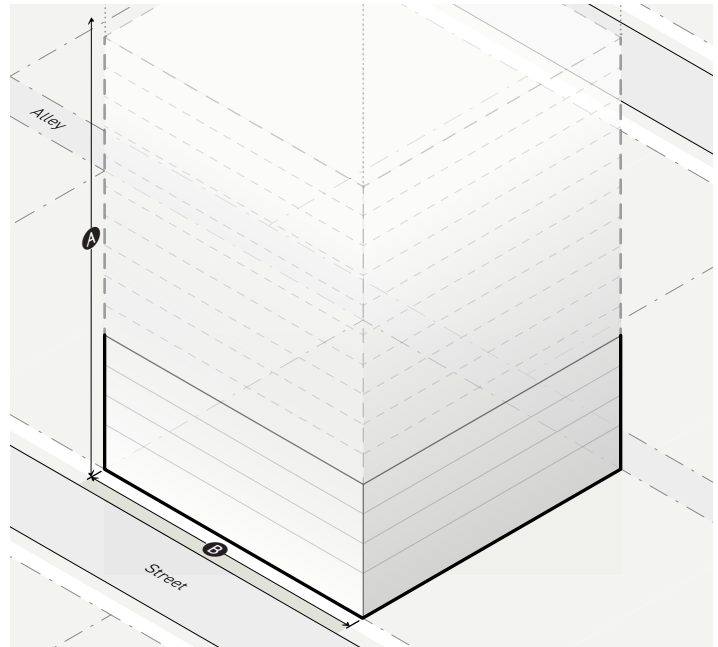
## SEC. 2B.16.1. MODERATE-RISE MEDIUM 1 (DM1)

### A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
<b>A</b> Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
<b>B</b> Building coverage (max)		90%
Building setbacks		
<b>C</b> Primary street (min)		0'
Side street (min)		0'
<b>D</b> Side (min)		0'
Rear (min)		0'
<b>E</b> Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
<b>F</b> 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
<b>A</b> Height (max)		n/a
Bonus FAR (max)		8.0
2. BUILDING MASS		Div. 2C.6.
<b>B</b> Building width (max)		210'
Building break (min)		15'

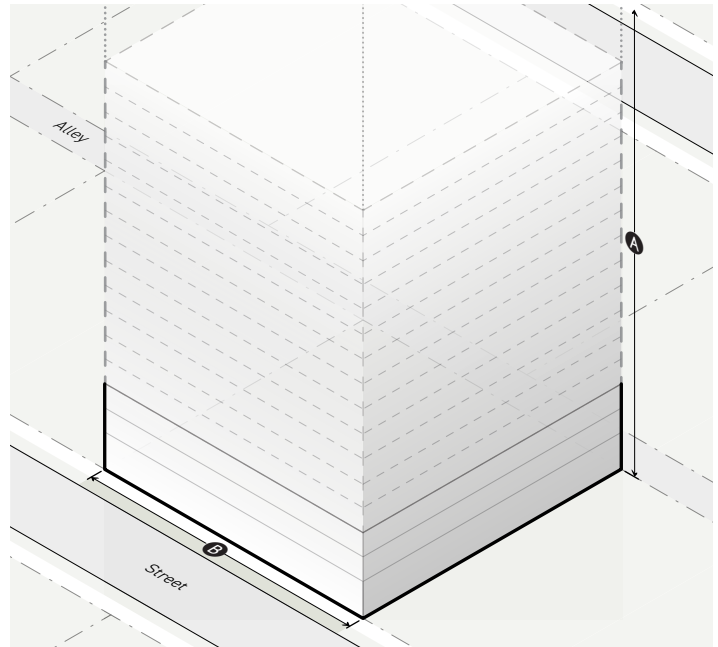
## SEC. 2B.16.2. MODERATE-RISE MEDIUM 2 (DM2)

### A. Lot Parameters



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

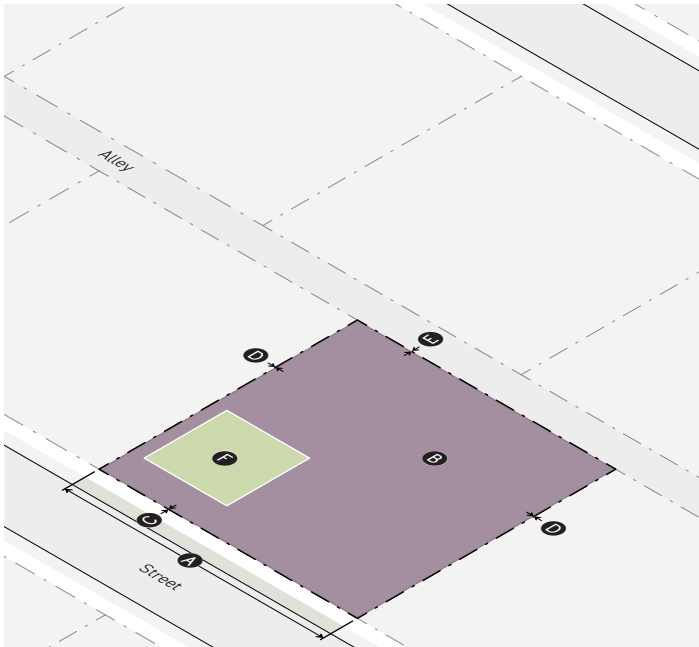
### B. Bulk and Mass



<b>1. FAR &amp; HEIGHT</b>	<i>Div. 2C.4.</i>
Base FAR (max)	2.0
<b>A</b> Height (max)	n/a
Bonus FAR (max)	8.5
<b>2. BUILDING MASS</b>	<i>Div. 2C.6.</i>
<b>D</b> Building width (max)	160'
Building break (min)	15'

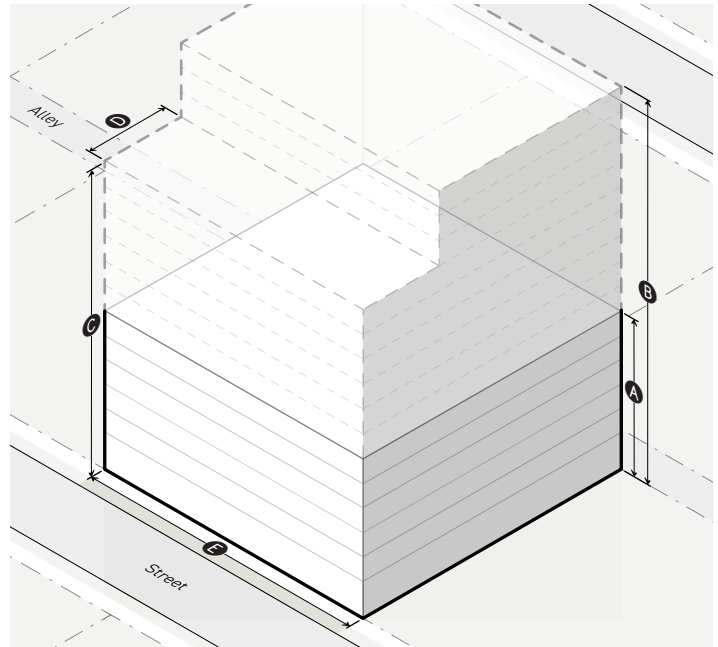
## SEC. 2B.16.3. MODERATE-RISE MEDIUM 3 (DM3)

### A. Lot Parameters



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

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
<b>A</b> Base height in stories (max)		6
Bonus FAR (max)		8.5
<b>B</b> Bonus height in stories (max)		15
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
<b>C</b> Stories without street step-back (max)		12
<b>D</b> Primary street step-back depth (min)		30'
Side street step-back depth (min)		30'
3. BUILDING MASS		Div. 2C.6.
<b>E</b> Building width (max)		160'
Building break (min)		15'

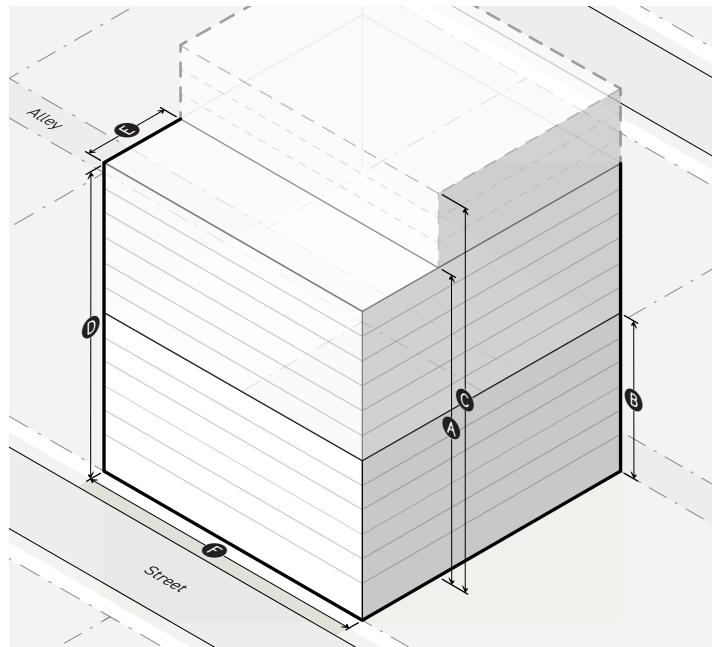
## SEC. 2B.16.4. MODERATE-RISE MEDIUM 4 (DM4)

### A. Lot Parameters



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

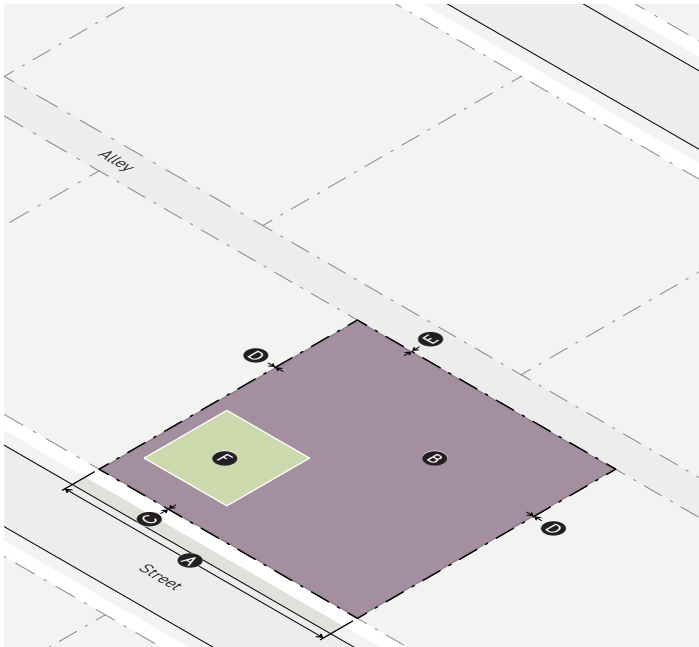
### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		6.0
<b>A</b> Base height in stories (max)		12
<b>B</b> Minimum height in stories		6
Bonus FAR (max)		8.5
<b>C</b> Bonus height in stories (max)		15
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
<b>D</b> Stories without street step-back (max)		12
<b>E</b> Primary street step-back depth (min)		30'
Side street step-back depth (min)		30'
3. BUILDING MASS		Div. 2C.6.
<b>F</b> Building width (max)		160'
Building break (min)		15'

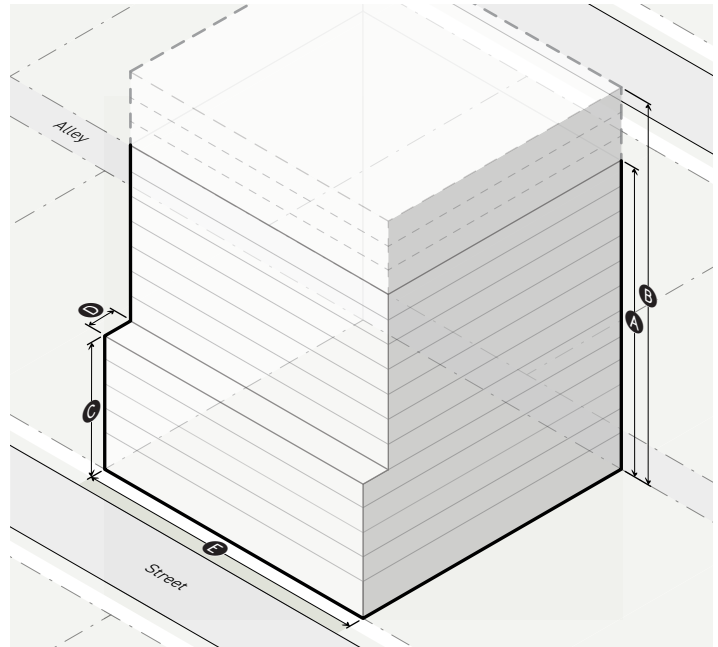
SEC. 2B.16.5. **MODERATE-RISE MEDIUM 5 (DM5)**

**A. Lot Parameters**



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

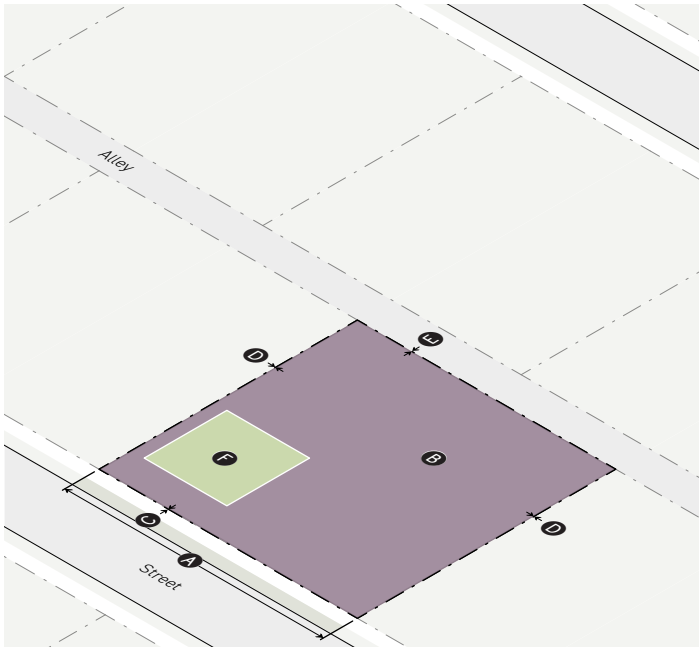
**B. Bulk and Mass**



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

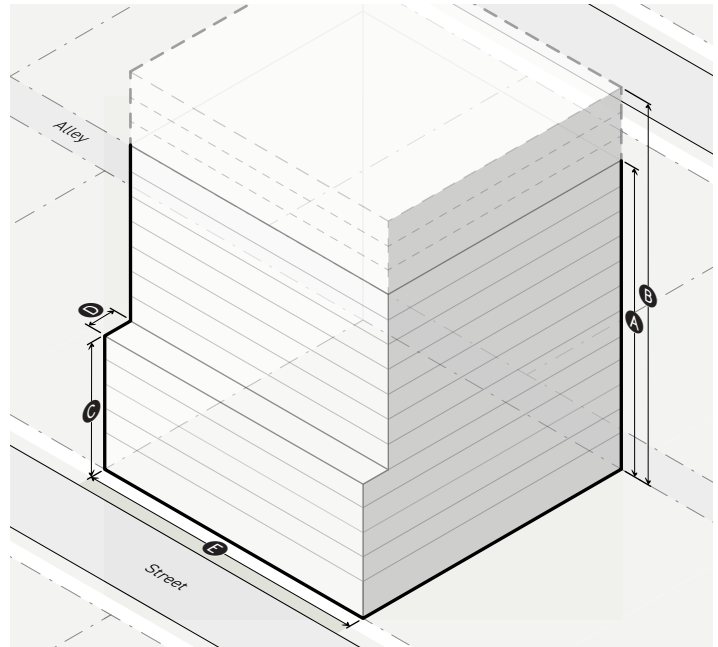
## SEC. 2B.16.6. MODERATE-RISE MEDIUM 6 (DM6)

### A. Lot Parameters



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

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		6.0
<b>A</b> Base height in stories (max)		20
<b>B</b> Minimum height in stories		6
Bonus FAR (max)		8.5
<b>C</b> Bonus height in stories (max)		24
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
<b>D</b> Stories without street step-back (max)		12
<b>E</b> Primary street step-back depth (min)		30'
		Side street step-back depth (min)
		30'
3. BUILDING MASS		Div. 2C.6.
<b>F</b> Building width (max)		210'
		Building break (min)
		15'

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

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

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

[Reserved]



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

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Full" building width category has no maximum building width for the district.

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

[Reserved]

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

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

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

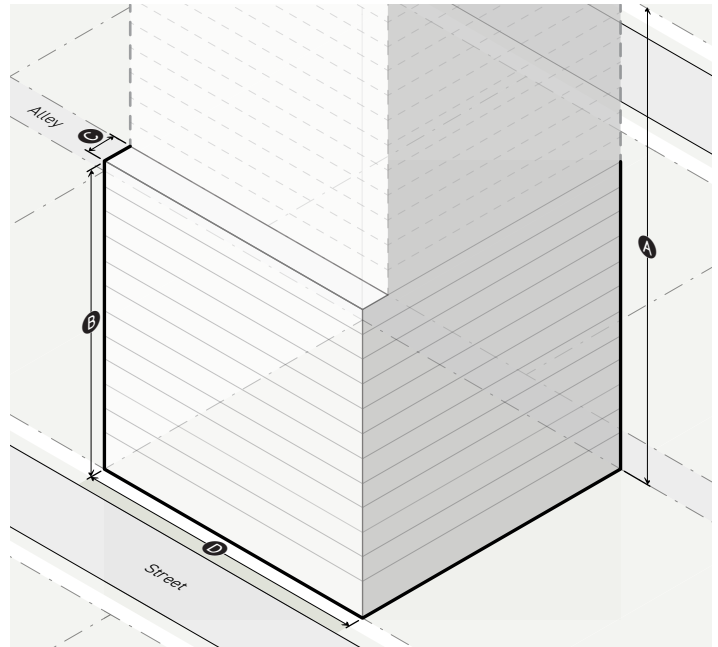
## SEC. 2B.19.1. HIGH-RISE MEDIUM 1 (HM1)

### A. Lot Parameters



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

### B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
<b>A</b> Height in stories (max)		n/a
Bonus FAR (max)		13.0
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
<b>B</b> Stories without street step-back (max)		
		12
<b>C</b> Primary street step-back depth (min)		
		10'
		Side street step-back depth (min)
		10'
3. BUILDING MASS		Div. 2C.6.
<b>D</b> Building width (max)		210'
Building break (min)		15'

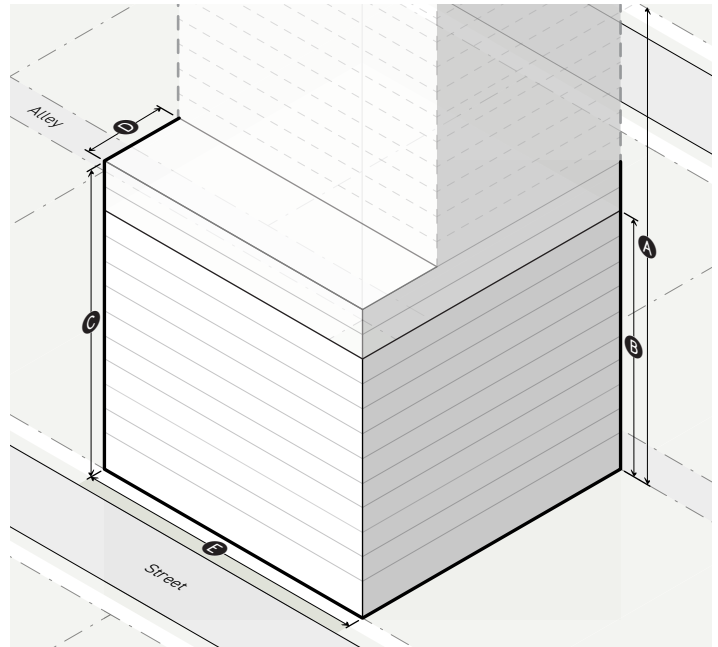
SEC. 2B.19.2. **HIGH-RISE MEDIUM 2 (HM2)**

**A. Lot Parameters**



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

**B. Bulk and Mass**



<b>1. FAR &amp; HEIGHT</b>		<i>Div. 2C.4.</i>
Base FAR (max)		6.0
<b>A</b> Height in stories (max)		n/a
<b>B</b> Minimum height in stories		10
Bonus FAR (max)		13.0
<b>2. UPPER-STORY BULK</b>		<i>Div. 2C.5.</i>
Street step-back		
<b>C</b> Stories without street step-back (max)		12
<b>D</b> Primary street step-back depth (min)		30'
Side street step-back depth (min)		30'
<b>3. BUILDING MASS</b>		<i>Div. 2C.6.</i>
<b>E</b> Building width (max)		210'
Building break (min)		15'

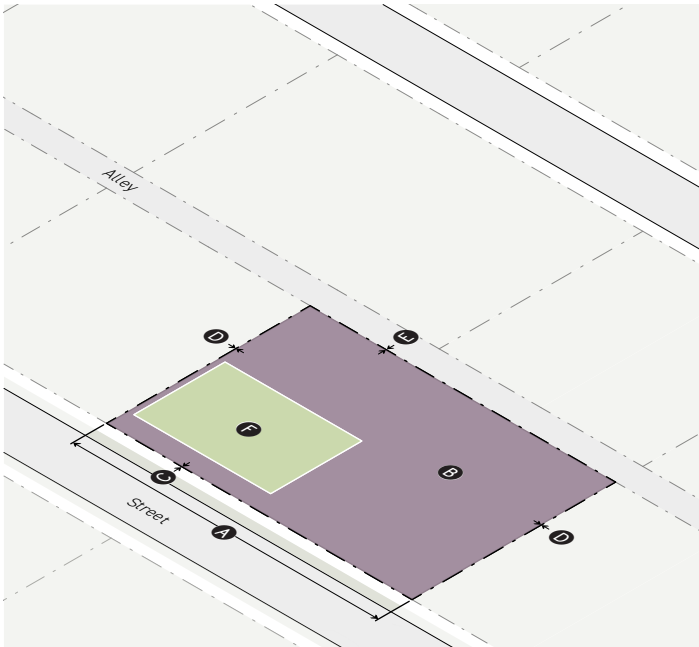
## DIV. 2B.20. HIGH-RISE BROAD FORM DISTRICTS

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

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

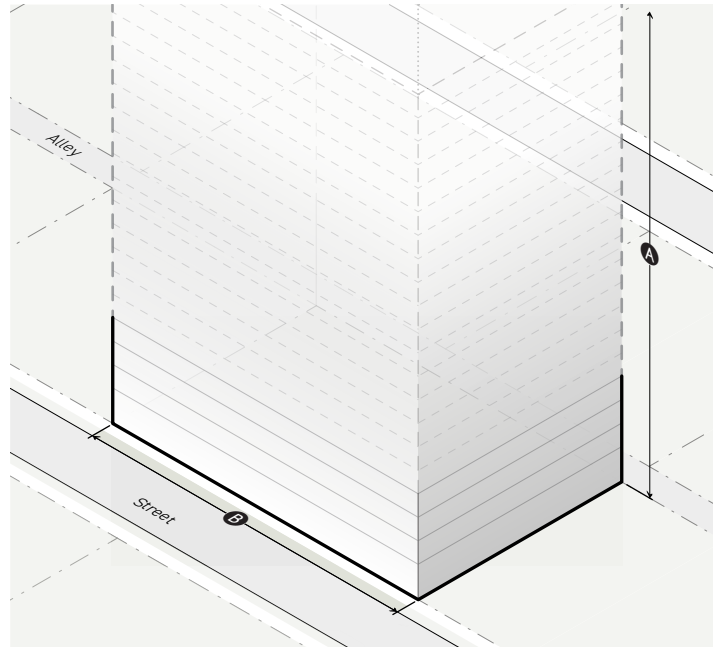
SEC. 2B.20.1. **HIGH-RISE BROAD 1 (HB1)**

**A. Lot Parameters**



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

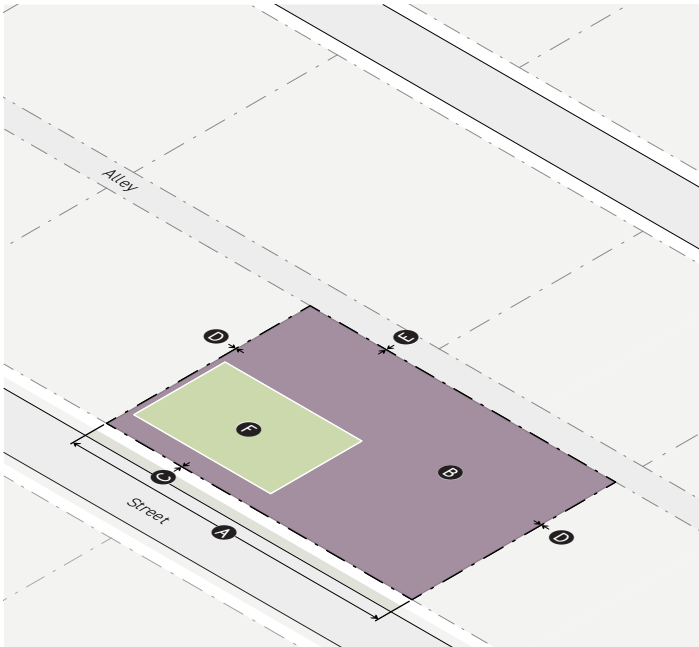
**B. Bulk and Mass**



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
<b>A</b> Height (max)		n/a
Bonus FAR (max)		10.0
2. BUILDING MASS		Div. 2C.6.
<b>B</b> Building width (max)		350'
Building break (min)		25'

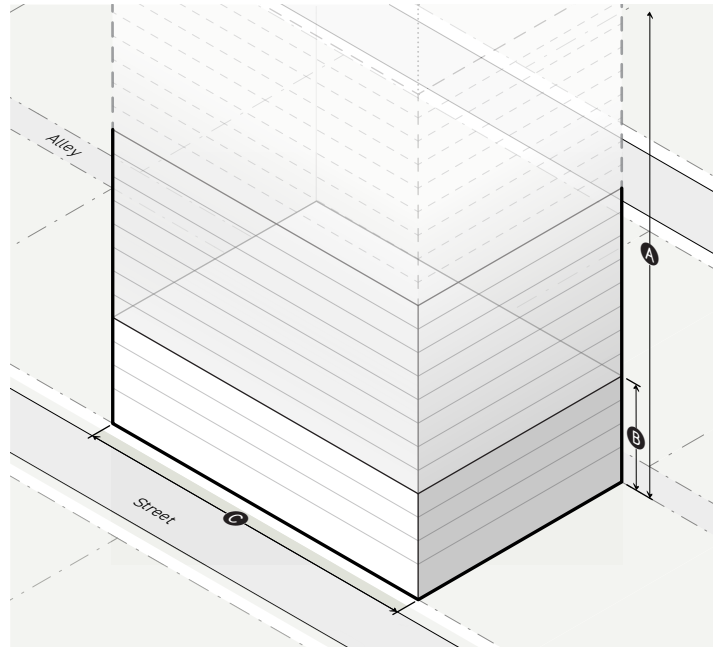
## SEC. 2B.20.2. HIGH-RISE BROAD 2 (HB2)

### A. Lot Parameters



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

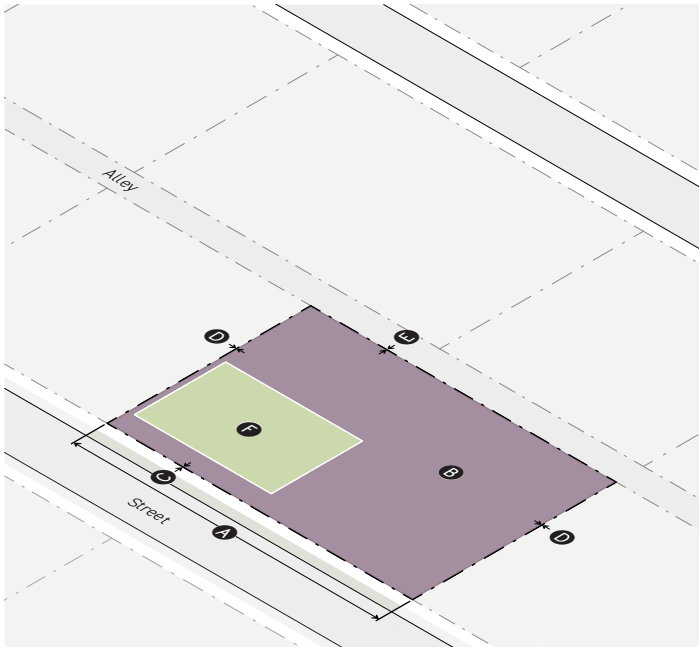
### B. Bulk and Mass



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

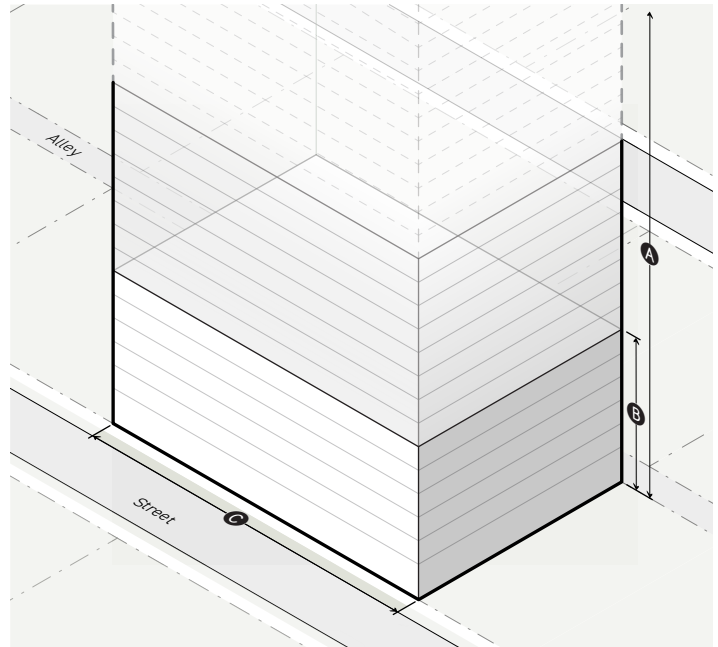
SEC. 2B.20.3. **HIGH-RISE BROAD 3 (HB3)**

**A. Lot Parameters**



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

**B. Bulk and Mass**

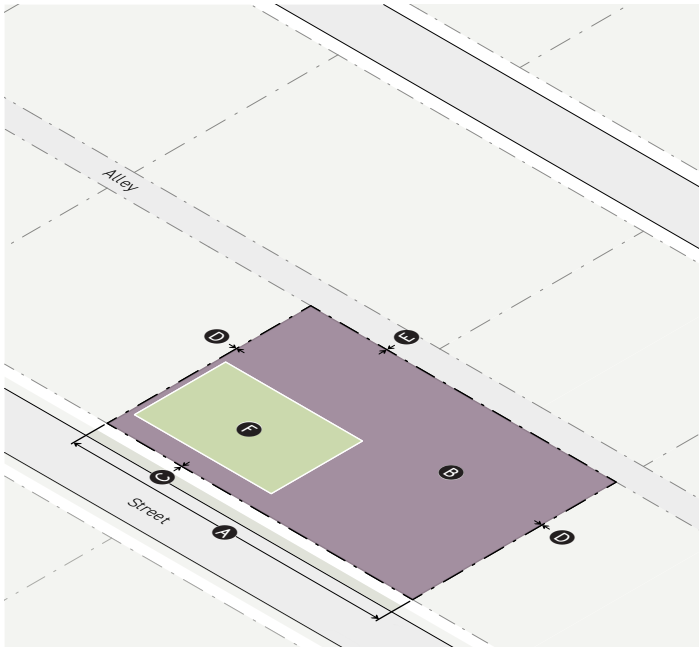


<b>1. FAR &amp; HEIGHT</b>		<i>Div. 2C.4.</i>
	Base FAR (max)	7.0
<b>A</b>	Height (max)	n/a
<b>B</b>	Minimum height in stories	6
	Bonus FAR (max)	13.0
<b>2. BUILDING MASS</b>		<i>Div. 2C.6.</i>
<b>C</b>	Building width (max)	350'
	Building break (min)	25'



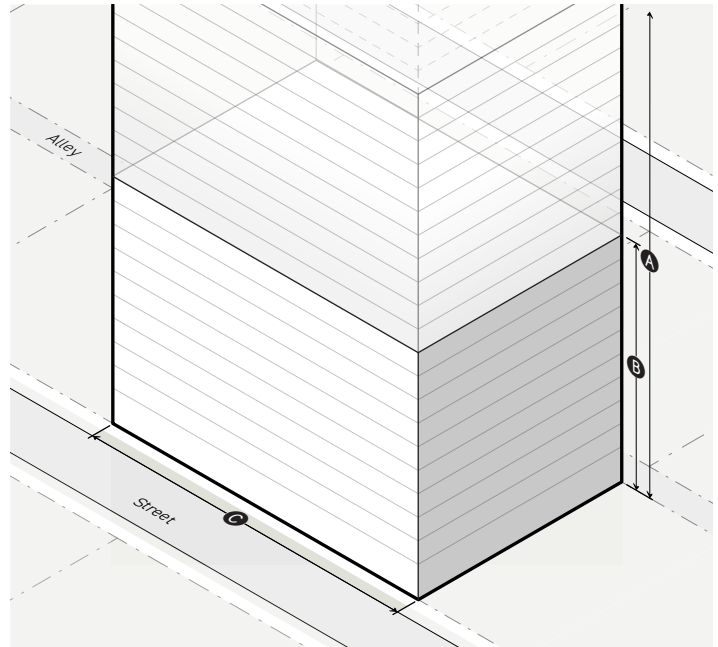
SEC. 2B.20.4. **HIGH-RISE BROAD 4 (HB4)**

**A. Lot Parameters**



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

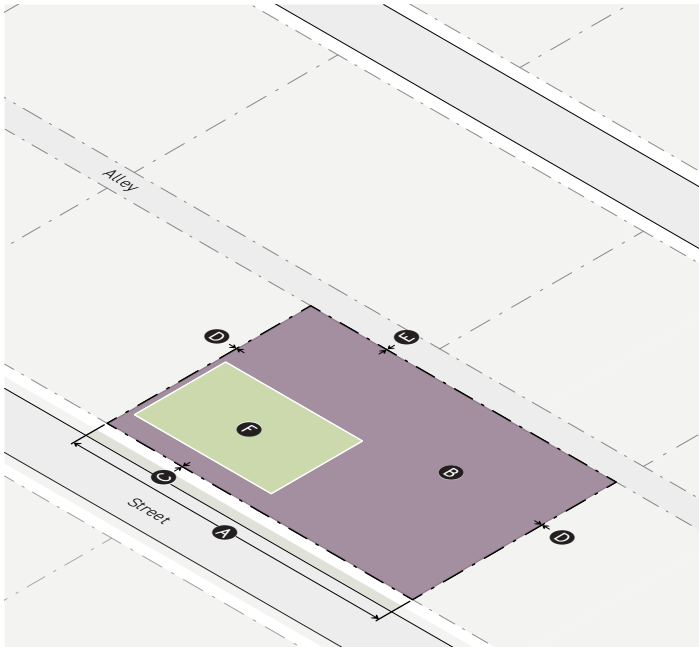
**B. Bulk and Mass**



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

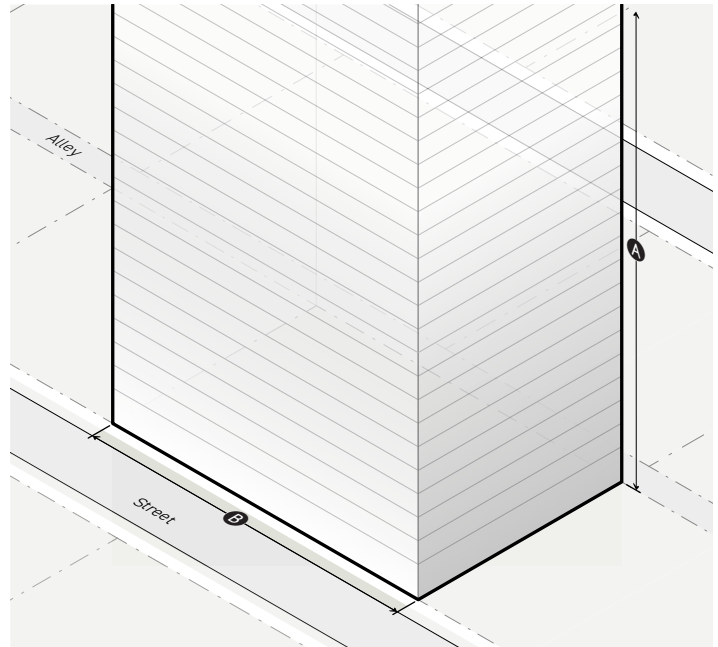
SEC. 2B.20.5. **HIGH-RISE BROAD 5 (HB5)**

**A. Lot Parameters**



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

**B. Bulk and Mass**



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

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

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Full" building width category has no maximum building width for the district.

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

[Reserved]



# PART 2C. FORM RULES

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

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

The total 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**

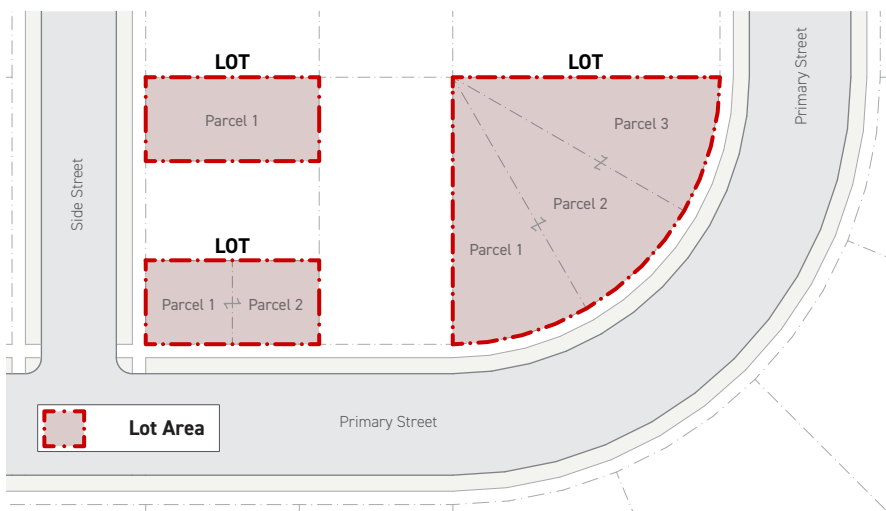
1. Lot area requirements do not apply to lots established before the effective date of this Zoning Code unless otherwise vested. See *Sec. 11.2.2. (Vesting Tentative Tract Maps)* and *Government Code Sections 66412.6 and 66412.7.*
2. Multiple lots may be grouped together as a lot for the purpose of development 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 or more than the maximum established in *Part 2B. (Form Districts)*.

#### D. **Measurement**

1. Lot area is measured as the total horizontal area within the boundary of a lot.
2. Lot area includes all 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 area of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. A reduction in required lot area may be requested as a variance in accordance with Sec. 13B.5.3. (*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

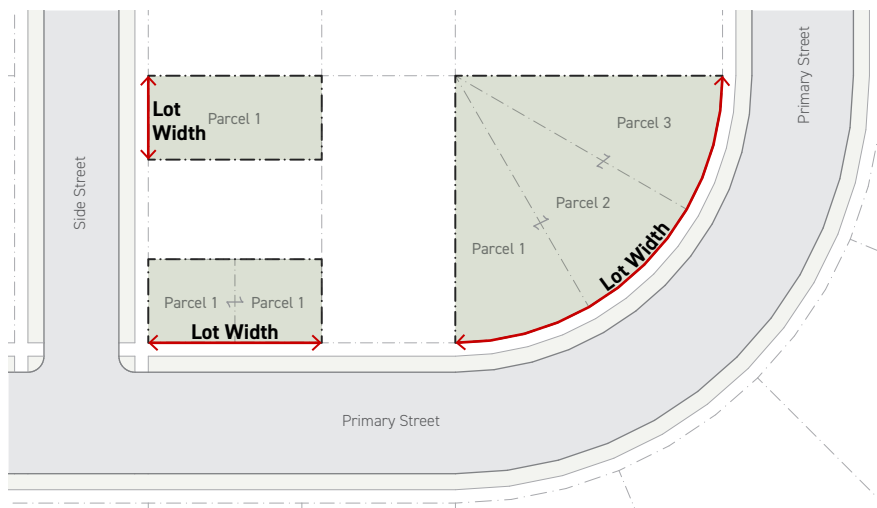
1. Lot width requirements do not apply to lots established before the effective date of this Zoning Code unless otherwise vested. See *Sec. 11.2.2. (Vesting Tentative Tract Maps)* and *Government Code Sections 66412.6 and 66412.7.*
2. Multiple lots may be grouped together as a lot for the purpose of 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 established in *Part 2B. (Form Districts).*

### 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. 13B.5.2. (Adjustments).*
2. A reduction in required lot width may be requested as a variance in accordance with *Sec. 13B.5.3. (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 may cover a lot.

#### B. Applicability

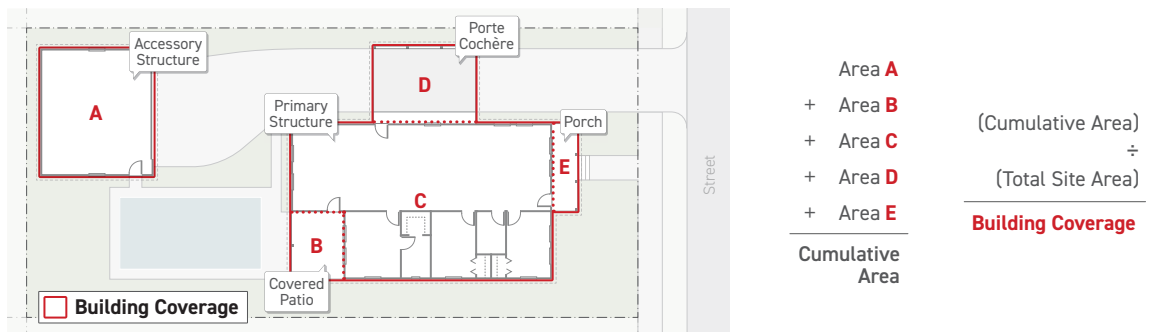
Building coverage requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.1.E. (Exceptions)*.

#### C. Standards

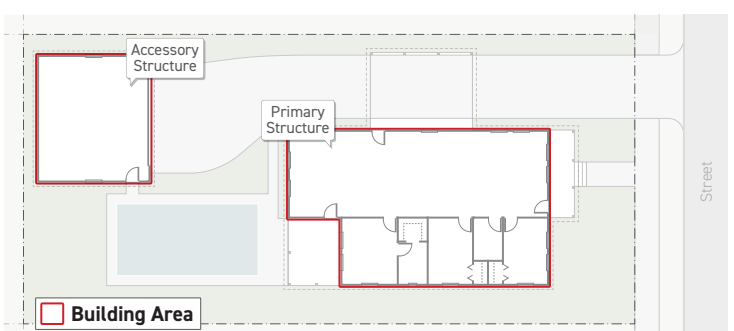
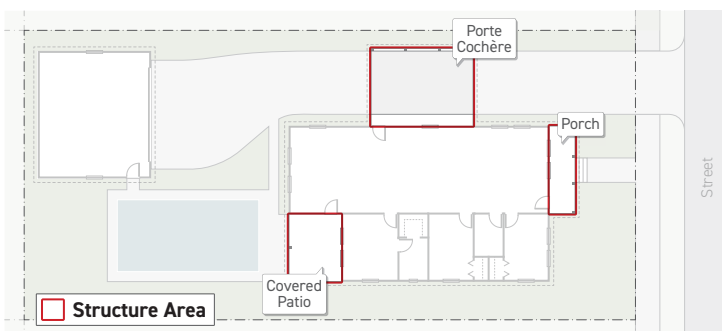
No lot may be covered with buildings or structures for an area greater than that established in *Part 2B. (Form Districts)*.

#### D. Measurement

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

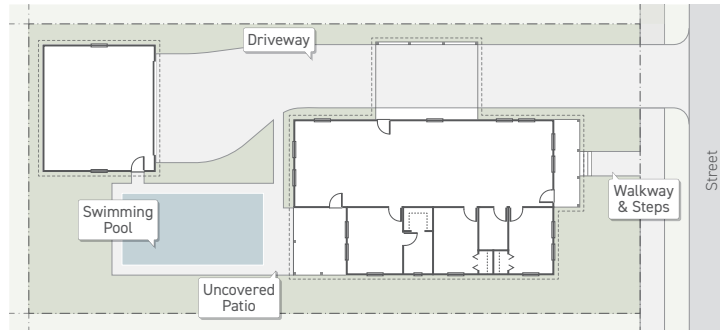


2. Building or structure area is measured as the footprint of all buildings and structures more than 6 feet in height on the lot. For buildings, the area is measured from the outside face of the exterior wall of each building.

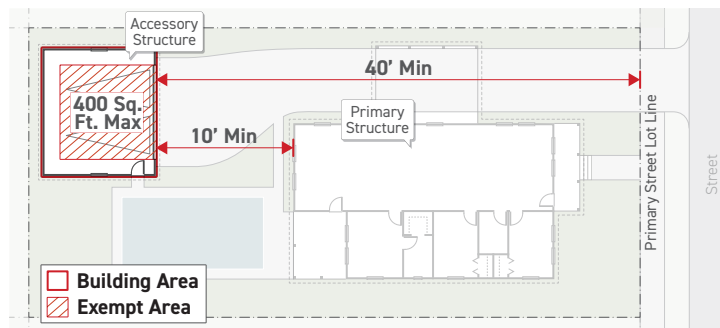


## E. Exceptions

1. Architectural details and roof projections that project 30 inches or less, as measured perpendicular from the exterior wall of a building, are not included in the calculation of building or structure area.
2. Structures or portions of a structure less than 6 feet in height, as measured from adjacent grade, are not included in the calculation of building coverage.
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 by 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. 13B.5.2. (*Adjustments*).
2. Increased building coverage may be requested as a variance in accordance with Sec. 13B.5.3. (*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 and neighboring development.

### B. Applicability

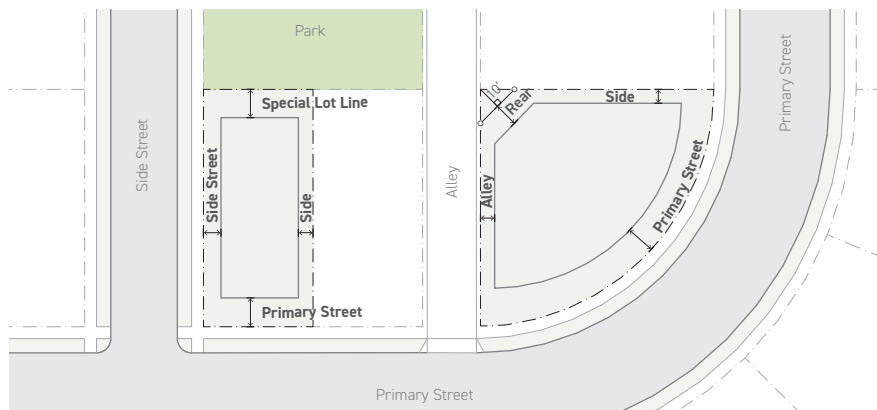
Building setback requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.2.E (Exceptions)*.

### 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. An 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			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
<b>Architectural Details</b>			
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>			
Encroachment (max)	2'	2'	2'
Distance from lot line (min)	0'	2.5'	0'
<b>Roof Projections</b>			
<i>Examples: 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'
<b>Unenclosed Structures (ground story)</b>			
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>			
Encroachment (max)	7'	5'	7'
Distance from lot line (min)	0'	2.5'	2.5'
<b>Unenclosed Structures (above ground story)</b>			
<i>Examples: balcony, upper-story light shelves, exterior stairways</i>			
Encroachment (max)	5'	3'	3'
Distance from lot line (min)	0'	5'	2.5'
<b>Enclosed, Projecting Structures</b>			
<i>Examples: bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>			
Encroachment (max)	2.5'	1.5'	2.5'
Distance from lot line (min)	0'	2.5'	2.5'
<b>Mechanical Equipment (ground mounted)</b>			
<i>Examples: 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'
<b>Mechanical Equipment (wall mounted)</b>			
<i>Examples: 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'
<b>Waste Enclosures</b>			
<i>Examples: 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'
<b>Utility Equipment, Underground Structures, Flatwork, Fences and Walls, Plants, Outdoor Furniture</b>			
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. 13B.5.2. (*Adjustments*), provided the resulting setback is at least 3 feet.
2. A setback reduction may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

## DIV. 2C.3. AMENITY

### SEC. 2C.3.1. LOT AMENITY SPACE

An area on a lot 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

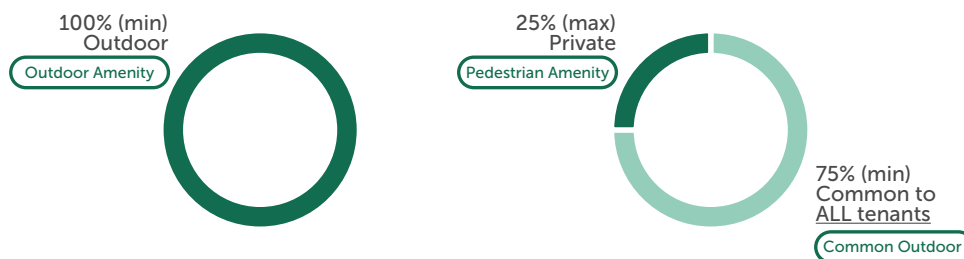
To provide adequate recreation and open space areas for residents and tenants, and to ensure such spaces are accessible, usable, and safe.

#### B. Applicability

1. Lot amenity space requirements apply to all portions of a lot.
2. Where the calculation of lot amenity space requires 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 established in *Part 2B. (Form Districts)*.
2. Required lot amenity space shall be provided 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 may be private, provided it meets the design standards in *Sec. 2C.3.3.C. (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 established in the Form District by the lot area.
3. As a bonus for providing public space, outdoor amenity space area meeting *Sec. 2C.3.3.D. (Privately-Owned Public Space)* counts as 1.25 square feet for every 1 square foot of provided outdoor amenity space area.

**E. Relief**

1. A reduction in required lot amenity space of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required lot amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (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**

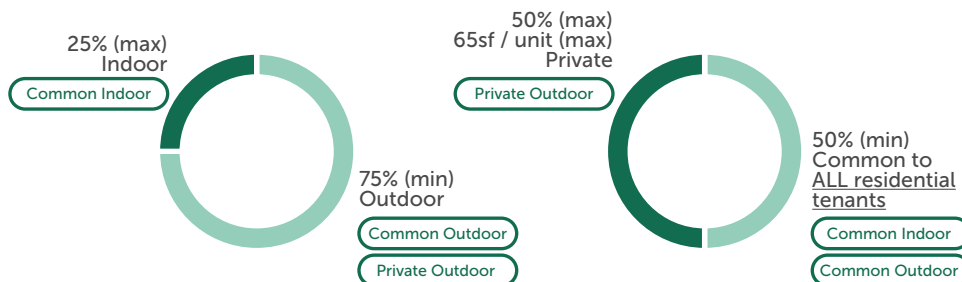
To provide opportunities for residential amenities through shared facilities, activating outdoor areas, and common indoor areas.

**B. Applicability**

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

**C. Standards**

1. The cumulative area of residential amenity space provided on a lot shall not be less than that established in the applicable Form District.
2. 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.F. (Private Outdoor Amenity Space)*.
3. 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.F. (Private Outdoor Amenity Space)*.
4. A maximum of 50% of the total required residential amenity space may be private, provided it meets the design standards in *Sec. 2C.3.3.F. (Private Outdoor Amenity Space)*.
5. 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.G. (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 established in the applicable Form District.
3. All lot amenity space provided may be credited toward the residential amenity space requirement.
4. As a bonus for providing public space, residential amenity space meeting *Sec. 2C.3.3.D. (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

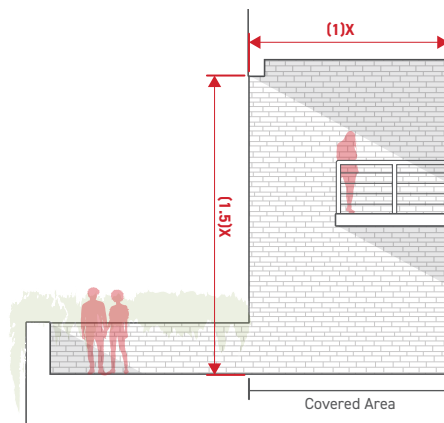
1. A reduction in required residential amenity space of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required residential amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

## SEC. 2C.3.3. AMENITY DESIGN STANDARDS

### A. Outdoor Amenity Space

#### 1. General

- a. Where an outdoor amenity space is enclosed, it shall not be covered. Where the outdoor amenity space is covered, it shall not 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.





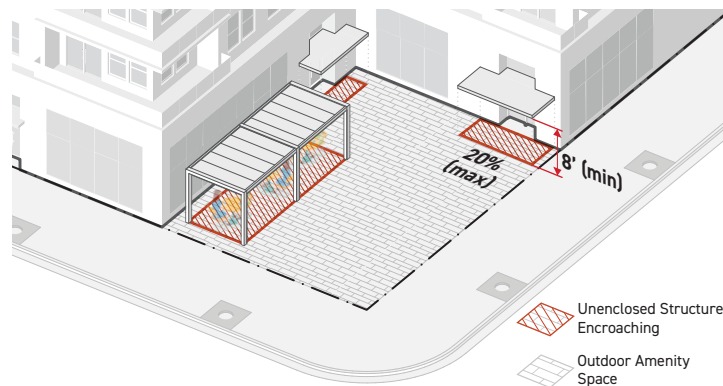
- c. Outdoor amenity space located above the ground story may be required to set back from the roof edge - see LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs).

**2. Encroachments**

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

ALLOWED HORIZONTAL ENCROACHMENTS	
<b>Architectural Details</b>	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>	
Encroachment (max)	2'
<b>Roof Projections</b>	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	unlimited
<b>Unenclosed Structures</b>	
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>	
Encroachment (max)	unlimited
<b>Enclosed, Projecting Structures</b>	
<i>Examples: bay or oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>	
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.

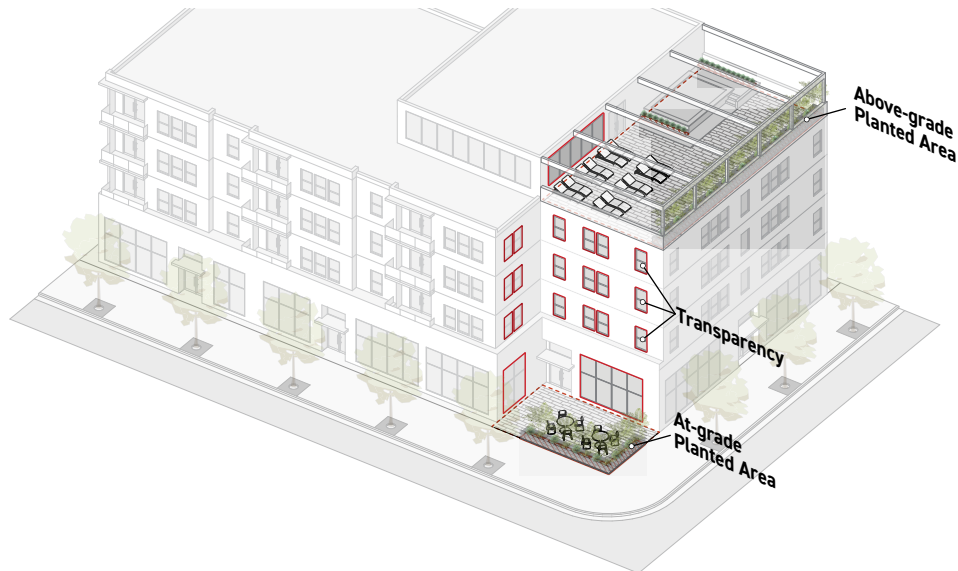


**B. Common Outdoor Amenity Space**

- 1. Common outdoor amenity space shall be made available to all tenants of a building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be made available to all tenants.

- Amenity -

2. Common outdoor amenity space shall meet the requirements of *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.
3. Common outdoor amenity space shall have a minimum area of 400 square feet, and no horizontal dimension less than 15 feet measured perpendicular to any boundary of the space.
4. 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.4. (Transparency)*.
5. Where located within the minimum and maximum ground floor elevation specified by the applicable Frontage District, a minimum of 25% of the surface area of the common outdoor amenity space shall be planted area. For other applicable standards, see *Sec. 4C.6.4.C.2. (Planting Areas)*.
6. Where located above the maximum ground floor elevation specified by the applicable Frontage District, a minimum of 15% of the surface area of the common outdoor amenity space shall be planted area. For other applicable standards, see *Sec. 4C.6.4.C.2. (Planting Areas)*.
7. For every 400 square feet of common outdoor amenity space, 2 permanent or movable seats shall be provided. Two linear feet of bench or seat wall are counted as 1 seat.



### C. Pedestrian Amenity Space

1. Pedestrian amenity space shall meet *Sec. 2C.3.3.B. (Common Outdoor Amenity Space)* or *Sec. 2C.3.3.F. (Private Outdoor Amenity Space)*.
2. Pedestrian amenity space shall be located within the minimum and maximum ground floor elevation specified by the applicable Form District.

3. 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 accessway by any structure or landscaping, with the exception of an A1 or A2 front yard privacy barrier. See Sec. 4C.7.1. (Frontage Yard Fences and Walls).
4. Building facades adjacent to a pedestrian amenity space shall meet the applicable Frontage District standards in *Article 3. (Frontage)*.
5. All non-planted areas shall be located within the allowed ground floor elevation range (Sec. 3C.6.2.) of the applicable Form District. See *Part 2B. (Form Districts)*.
6. Mechanical and utility equipment shall not be located within a pedestrian amenity space, or between a pedestrian amenity space and the adjacent building facade.
7. 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.
8. The following lighting standards are required in any pedestrian amenity space:
  - a. A minimum average horizontal illumination of 0.75 footcandles.
  - b. A minimum uniformity ratio of 3:1.
  - c. Luminaires mounted no more than 10 feet above the finished floor or finished surface of the pedestrian amenity space.
9. See *Div. 3C.1. (Build-To)* for additional provisions related to pedestrian amenity spaces.

#### **D. Privately Owned Public Space**

1. Privately owned public space shall meet the requirements of *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.
2. Privately owned public space shall be made permanently available to the general public, at no cost, at minimum between sunrise and sunset 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. 13B.1.5. (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 credit towards the fee and dedication requirements outlined in *Div. 10.4. (Park Fees and Dedications)*.

## E. Relief

1. A deviation from any amenity space dimensional standard of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A deviation from any amenity space standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

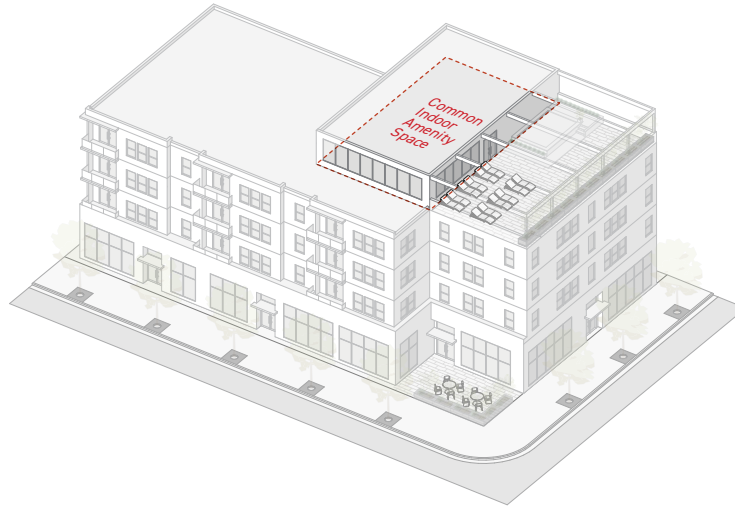
## F. Private Outdoor Amenity Space

1. Private outdoor amenity space shall meet the requirements of *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.
2. Private outdoor amenity space shall abut and be directly accessible from the assigned unit or tenant space.
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 may 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 that create opportunities for social and recreational activity for residents, and may include shared kitchens or kitchenettes.



## 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 buildings on a lot.

#### B. **Applicability**

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

#### C. **Standards**

##### 1. **Base**

A lot shall not exceed the maximum base floor area ratio without meeting *Article 9. (Public Benefit Systems)*.

##### 2. **Bonus**

A lot may exceed the base floor area ratio up to the maximum bonus floor area ratio allowed in *Sec. 9.1.2.C. (Maximum Bonus Floor Area)*.

#### 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 the measurement of lot area, see *Sec. 2C.1.1. (Lot Area)*.
4. For the purposes of this Chapter, 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 (CPHO) may define and measure buildable area differently than outlined in this Section for the purpose of calculating the maximum floor area using bonus FAR.

#### E. **Relief**

1. In Form Districts that do not allow bonus FAR, an increased FAR of no more than 10% may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Additional FAR may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

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

The maximum height in feet of a building or structure.

### A. **Intent**

To provide adequate light, 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.4.2.E. (*Exceptions*).

### C. **Standards**

#### 1. **Base**

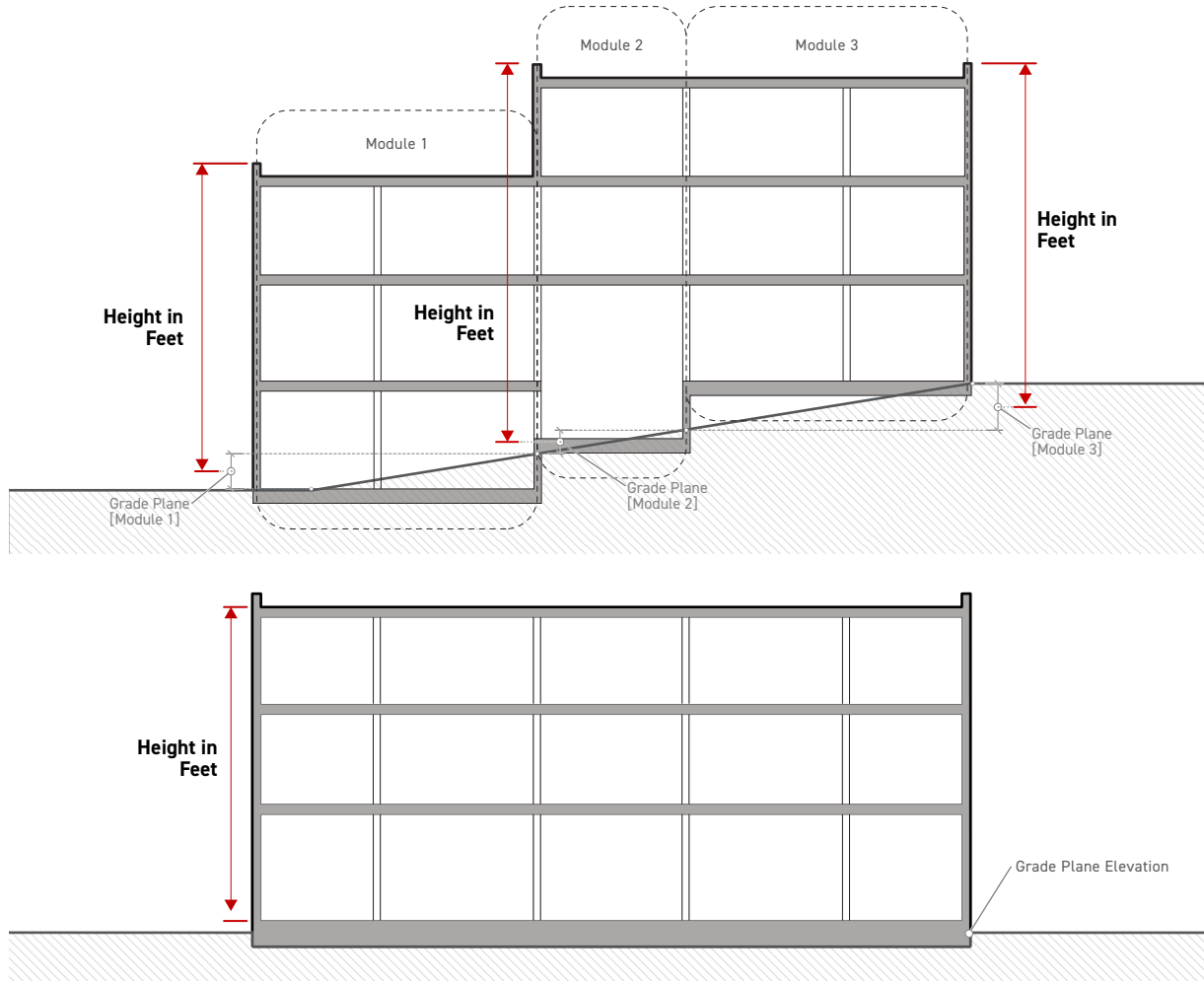
A building or structure shall not exceed the base height in feet without meeting *Div. 9.3. (Community Benefits Program)*.

#### 2. **Bonus**

A building or structure may exceed the base height in feet up to the maximum height in feet as allowed in *Div. 9.3. (Community Benefits Program)*.

### D. Measurement

1. Maximum height in feet is measured as the vertical distance from grade plane to the top of the roof structure. One or more grade plane modules may be established for each building, as shown below. See *Sec. 14.1.9.A.2. (Grade Plane Module)*.



2. Regardless of established grade plane, buildings shall also comply with ground floor elevation standards in *Article 3. (Frontage)*.



## E. Exceptions

The following encroachments are allowed beyond the maximum height in feet, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	45' or less	45' to 75'	75' or More
<b>Mechanical Equipment (roof mounted)</b>			
<i>Examples: 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'
<b>Architectural Elements</b>			
<i>Examples: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting</i>			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	3'	5'
<b>Vertical Circulation</b>			
<i>Examples: Elevator room, and associated equipment, and stairway access to roof</i>			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
<b>Safety Barriers</b>			
<i>Examples: Fencing, walls, parapets, railing, and stairs</i>			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
<b>Unenclosed Structures</b>			
<i>Examples: 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'
<b>Flatwork</b>			
<i>Examples: Decking, walkways, patios, planters</i>			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
<b>Plants</b>			
<i>Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and moss</i>			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'
<i>See Sec. 14.1.6. (Vertical Encroachments)</i>			

## F. Relief

1. Increased building height in feet of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Increased vertical encroachments of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
3. Increased building height in feet or vertical encroachments may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

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

The allowed height of a building measured in stories.

### A. **Intent**

To provide adequate light, 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**

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**

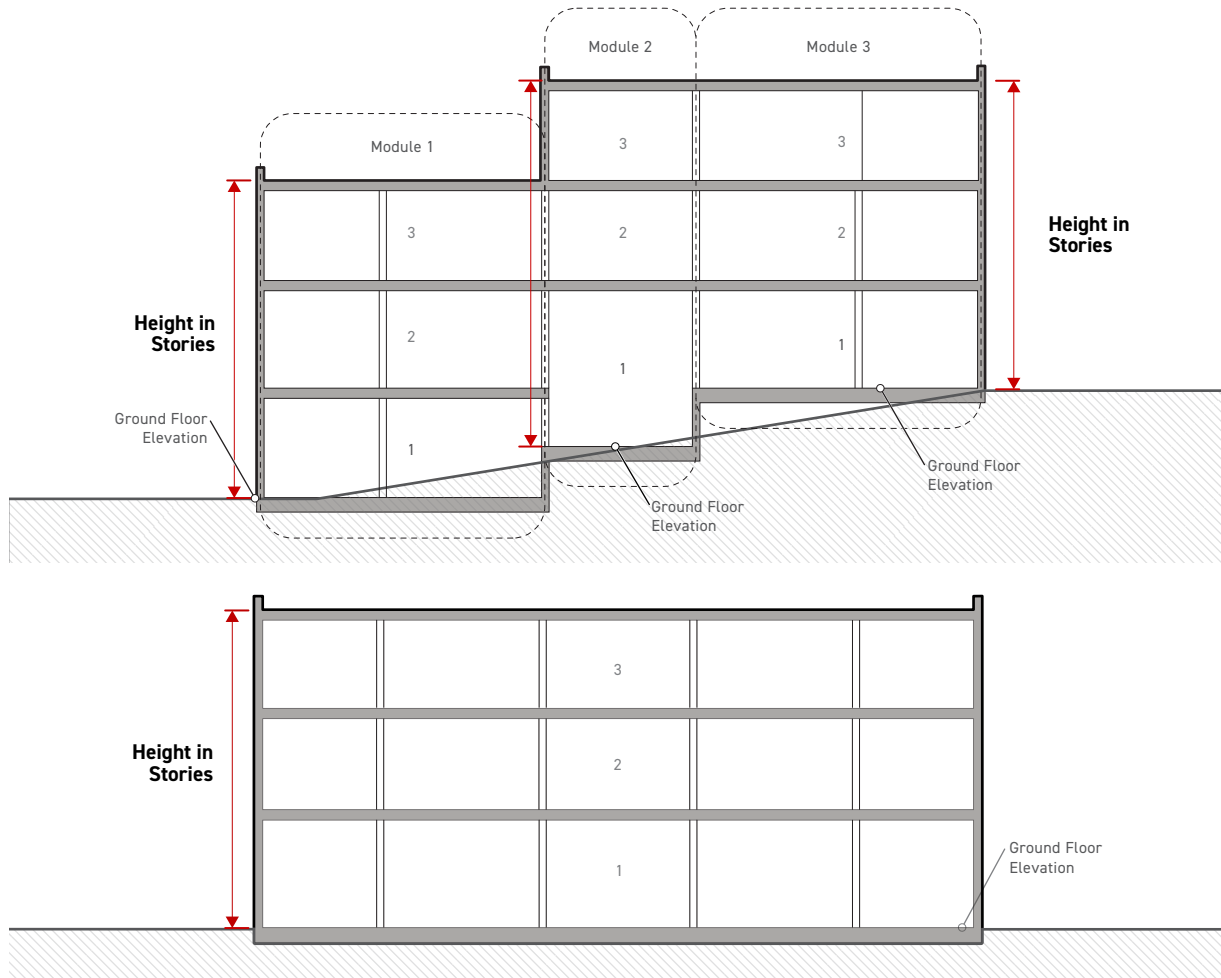
A building shall not exceed the base height in stories without meeting *Div 9.3. (Community Benefits Program)*.

#### 2. **Bonus**

A building may exceed the base height in stories up to the maximum height in stories allowed in *Div. 9.3. (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 Sec. 14.1.9.A.2. (*Grade Plane Module*).



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

## E. Exceptions

The following encroachments are allowed beyond the maximum height in stories, as specified below:

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

## F. Relief

An increase in maximum height in stories may be requested as a variance in accordance with Sec. 13B.5.3. (*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. 13B.5.2. (Adjustments)*.
2. A reduction in minimum height in stories may be requested as a Class 1 Conditional Use Permit. In addition to the findings otherwise required by *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator shall also find that the reduction would be consistent with prevailing heights along the block face.
3. A reduction in minimum height in stories may be requested as a variance in accordance with *Sec. 13B.5.3. (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 may 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**

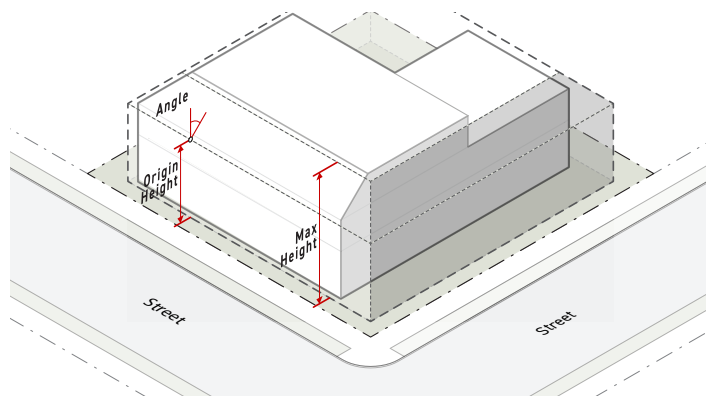
A bulk plane is measured vertically from all applicable lot line setbacks upwards to the origin height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle.

##### 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  $0^\circ$  would prohibit any height above the origin height and  $90^\circ$  allows continuous vertical height from a minimum setback to the maximum height allowed.



## E. Relief

1. Increased bulk plane origin height of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*) or as a variance in accordance with Sec. 13B.5.3. (*Variance*).
2. Increased bulk plane angle may be requested as a variance in accordance with Sec. 13B.5.3. (*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.

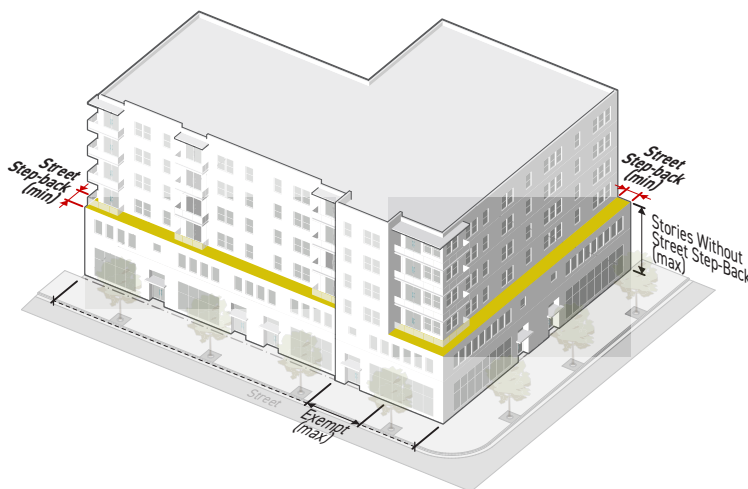
### B. Applicability

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 may 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.





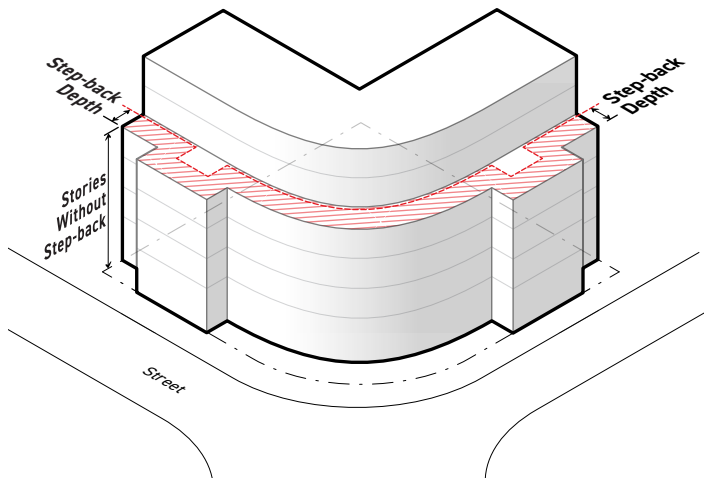
## D. Measurement

### 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	
<b>Architectural Details</b>	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediment, and chimneys</i>	
Encroachment (max)	2'
<b>Roof Projections</b>	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	2.5'
<b>Unenclosed Structures</b>	
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>	
Encroachment (max)	5'
<b>Enclosed, Projecting Structures</b>	
<i>Examples: bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>	
Encroachment (max)	2.5'
<b>Mechanical Equipment (wall and ground mounted)</b>	
<i>Examples: gas meters, water softeners, HVAC equipment, cisterns, wind turbines, and solar panels</i>	
Encroachment (max)	1.5'
<i>See Sec. 14.1.5. (Horizontal Encroachments)</i>	

**ALLOWED VERTICAL ENCROACHMENTS**

**Mechanical Equipment**

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

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

**Architectural Elements**

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

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

**Safety Barriers**

*Examples: Fencing, walls, parapets, railing, and stairs*

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

**Unenclosed Structures**

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

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

**Flatwork**

*Examples: Decking, walkways, patios, and planters*

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

**Plants**

*Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and 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. 13B.5.2. (*Adjustments*) or as a variance in accordance with Sec. 13B.5.3. (*Variance*).
2. Increased stories without street step-back may be requested only as a variance in accordance with Sec. 13B.5.3. (*Variance*).

## SEC. 2C.5.3. HEIGHT TRANSITION

A reduction in the maximum height of a 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 set back 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 setback.
3. No building or structure may extend into a minimum height transition depth, except where allowed in *Sec. 2C.5.3.E. (Exceptions)*.

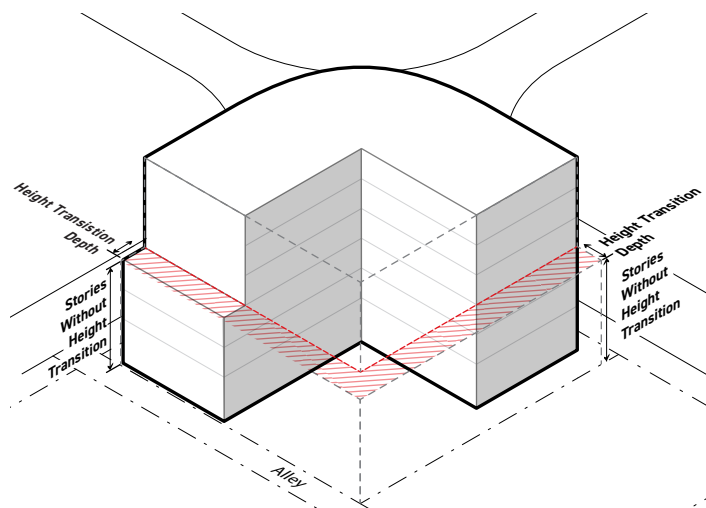
### D. Measurement

#### 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	
<b>Architectural Details</b>	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>	
Encroachment (max)	2'
<b>Roof Projections</b>	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	2.5'
<b>Unenclosed Structures (all stories)</b>	
<i>Examples: porch, deck, stoop, balcony, light shelves, and exterior stairways</i>	
Encroachment (max)	5'
<b>Enclosed, Projecting Structures</b>	
<i>Examples: bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>	
Encroachment (max)	2.5'
<b>Mechanical Equipment (ground and wall mounted)</b>	
<i>Examples: 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

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

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

### Architectural Elements

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

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

### Safety Barriers

*Examples: Fencing, walls, parapets, railing, and stairs*

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

### Unenclosed Structures

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

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

### Flatwork

*Examples: Decking, walkways, patios, and planters*

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

### Plants

*Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and moss*

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. 13B.5.2. (*Adjustments*).
2. A reduced height transition depth may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).
3. Increased stories without height transition may be requested as a variance in accordance with Sec. 13B.5.3. (*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 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**

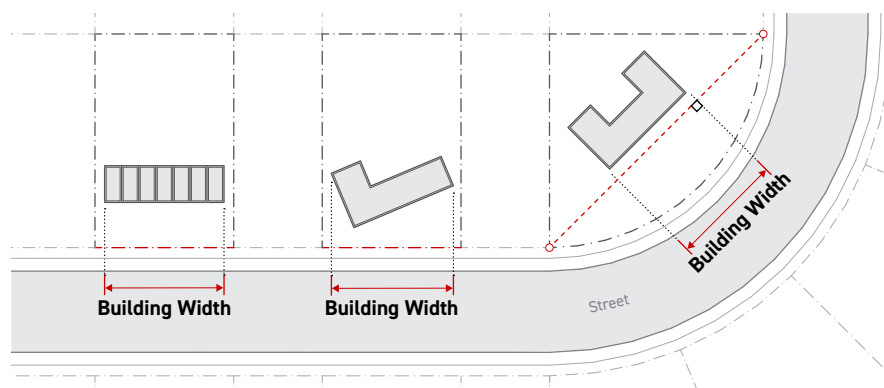
1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings or structures located above the ground floor elevation
3. Building width requirements do not apply to exceptions listed in *Sec. 2C.6.1.F. (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**

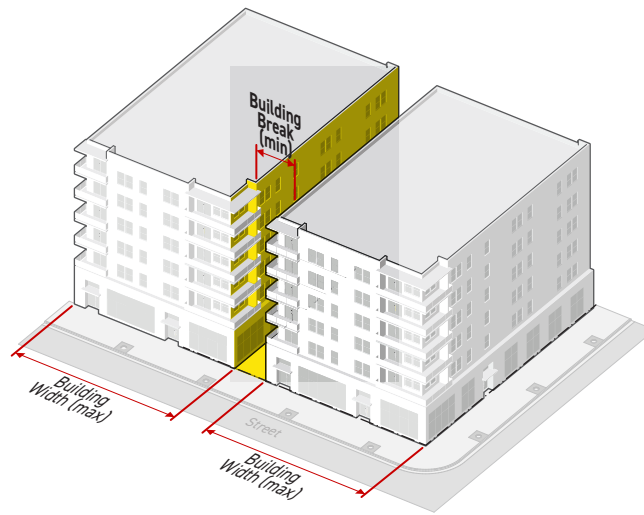
Building width is measured horizontally and parallel to each street lot line from one end of an applicable building or collection of buildings to the opposite end.



## E. Building Break

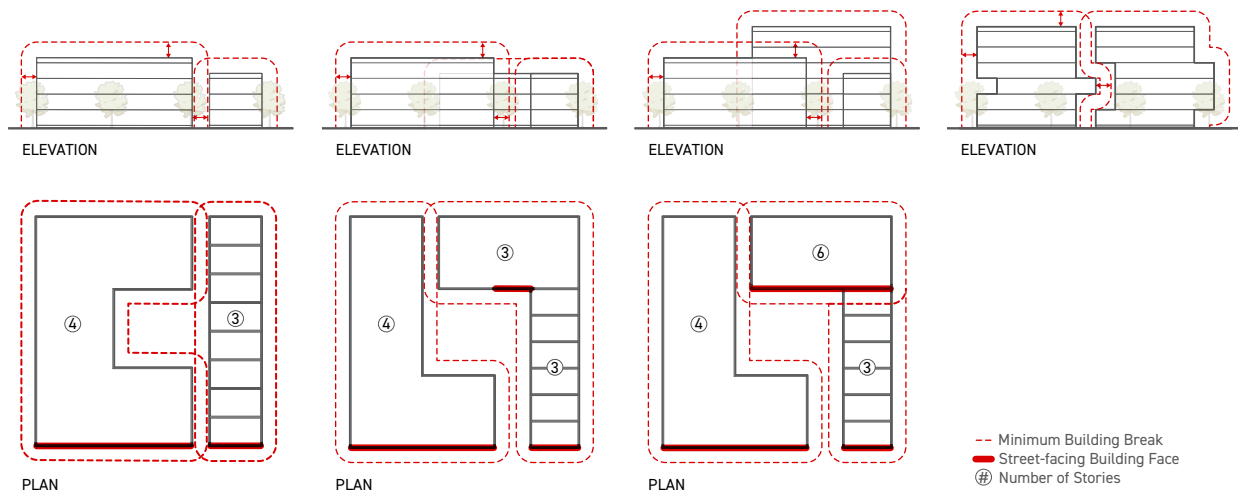
### 1. Standards

- 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.6.1.F. (Exceptions).



### 2. Measurement

A building break is measured perpendicular to all applicable building faces vertically and horizontally.



## F. Exceptions

### 1. Encroachments

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

ALLOWED HORIZONTAL ENCROACHMENTS	
<b>Architectural Details</b>	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>	
Encroachment (max)	2'
Clear width (min)	3'
<b>Roof Projections</b>	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	2.5'
Clear width (min)	3'
<b>Unenclosed Structures</b>	
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>	
Encroachment (max)	5'
Clear width (min)	3'
<b>Mechanical Equipment (ground and wall mounted)</b>	
<i>Examples: 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 that meets 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 the Form District, measured perpendicular to the street lot line.
- d. A minimum of 75% of the open space area shall meet the design standards for Sec. 2C.3.3.C. (*Pedestrian Amenity Space*).
- e. An open space meeting the design standards for pedestrian amenity space in Sec. 2C.3.3.C. (*Pedestrian Amenity Space*) counts toward the minimum build-to width required by an applicable Frontage District. See Sec. 3C.1.4. (*Pedestrian Amenity Allowance*).
- f. Any portion of the open space may count toward lot amenity space in Sec. 2C.3.1. (*Lot Amenity Space*) and residential amenity space in Sec. 2C.3.2. (*Residential Amenity Space*), provided it meets all applicable standards.



## G. Relief

1. Increased building width of 20% or less or reduced building break of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Increased building width or reduced building break may be requested as a variance in accordance with *Sec. 13B.5.3. (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.

### 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.6.3. (*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.

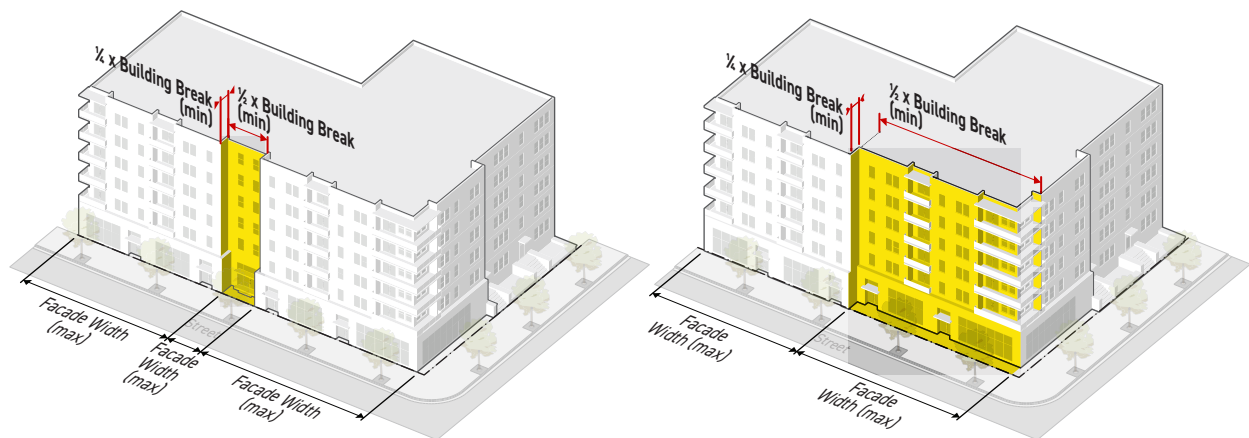
## SEC. 2C.6.3. FACADE BREAK

### A. Intent

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

### B. Standards

1. The width of a facade break shall be at least one-half of the minimum building break.
2. The width of a facade break shall not be greater than the maximum facade width.
3. The depth of a facade break shall be at least one-quarter of the minimum building break.
4. No structure or equipment shall encroach into a facade break, except where allowed in Sec. 2C.6.3.D. (*Exceptions*).



### C. Measurement

1. Facade break width is measured horizontally, parallel to street lot lines.
2. Facade break depth is measured horizontally, perpendicular to street lot lines.

### D. 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.

### E. Relief

1. Increased maximum facade width or reduction in minimum facade break of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Deviation from maximum facade width and minimum facade break may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*)