

24M.200

ZONES AND DEVELOPMENT STANDARDS

24M.200.040 The General Urban Zone (T4.5)

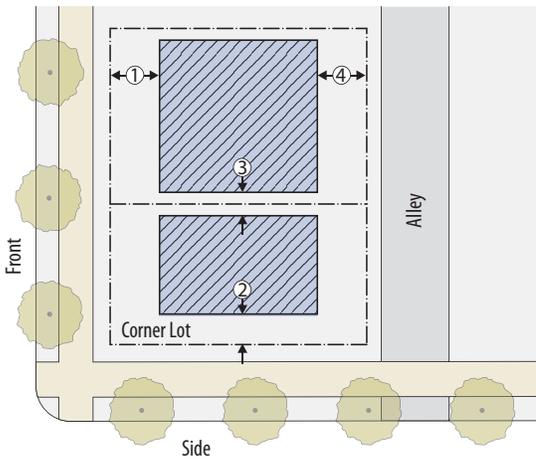


Diagram A: Building Placement

A. BUILDING PLACEMENT.

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24M.206 (Building Type Standards).

1. Front Setback: 0' min., 20' max., and per Allowed Frontage Types.
2. Side Street Setback: 5' min., and per Allowed Frontage Types.
3. Side Yard Setback: 5' min.
4. Rear Setback:
 - a. With alley:
 - i. If the alley is 20' wide: 5' min. to any 1- or 2-story buildings, 10' min. to 3-story elements.
 - ii. If the alley is less than 20' wide: 5' min. to any 1- or 2-story buildings, 20' min. to 3-story elements.
 - b. Without alley: 20' min. to any 1- or 2-story buildings, 30' min. to any 3-story elements.

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement).

1. Street Setback: Within the 50% of lot nearest the rear lot line.
2. Side Street Setback: 5' min.
3. Side Yard Setback: 5' min.
4. Rear Setback:
 - a. 1-story buildings: 5' min.
 - b. 2- or 3-story buildings: Same as for Primary Building.

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, as may be further limited by the UBC.

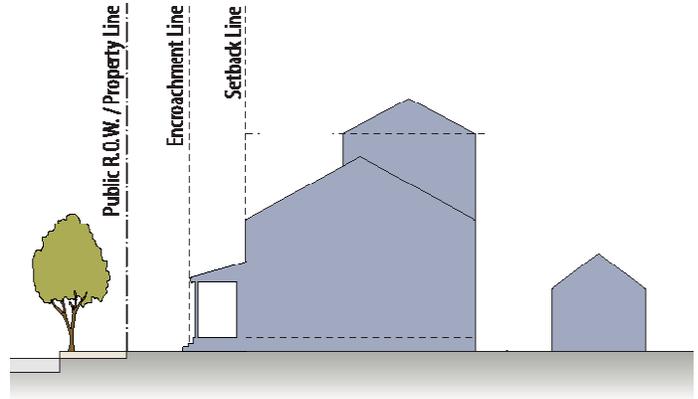


Diagram B: Building Profile

B. BUILDING PROFILE AND FRONTAGE.

1. HEIGHT

Each structure shall comply with the following height limits.

1. Maximum height: 3 stories to parapet or ridge line for primary building. For flat roof, the maximum height of the parapet cannot exceed 40 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 45 feet.
2. Minimum Floor to floor: 15' min. for a primary building ground floor.
3. Accessory Buildings: 24' max. to eave.

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T4.5 zone, except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The streetfacing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24M.204 (Frontage Type Standards).

- a. Common Yard - 15' min. Setback.
- b. Door Yard - 10' min. Setback.
- c. Porch & Fence - 15' min. Setback.
- d. Stoop - 10' min. Setback.
- e. Forecourt - 15' min. Setback.
- f. Lightcourt - 10' min. Setback.
- g. Shopfront & Awning - 0' min. Setback.¹
- h. Gallery.

3. SIDE YARD PLANE

As applicable to north-south through streets (see definition).

Note:

1. 5' min. Setback on side streets, see Shopfront Overlay zone.

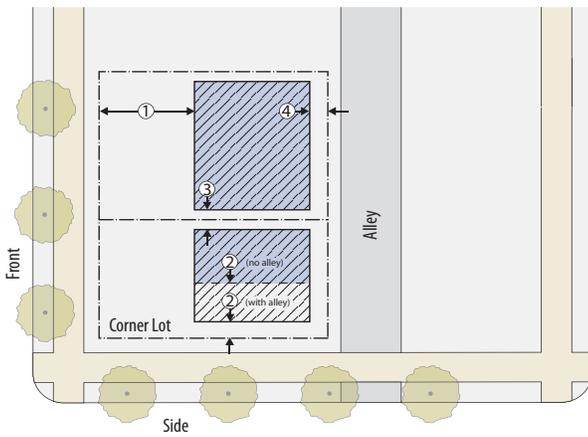


Diagram c: Parking Placement

C. PARKING AND SERVICES.

1. PARKING AND SERVICES PLACEMENT

- a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.
 1. Street Setback: Within the 50% of lot nearest the rear lot line.
 2. Side Street Setback: 5' min. (with alley), 20' min (no alley).
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.
- b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.

- a. Residential uses
 - 1-2 Dwelling units: 2 car garage per unit
 - 3 Dwelling units (apartments):
 - 1 covered for 1 bedroom units
 - 1 covered +1 uncovered for 2+ bedroom units
 - 1/4 uncovered/unit for guest parking
 - Condominiums:
 - 2 1/2 spaces per unit
 - (2 of which need to be in the garage)
- b. Non-Residential:
 - 1 parking space per 300 s.f. of gross floor area.

D. BUILDING TYPES.

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Carriage House							
Front Yard House							
Side Yard House							
Dup/Trip/Quadplex							
Villa							
Bungalow Court							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							
Stacked Dwelling	Only allowed as part of Mixed Type Projects. ¹						
Commercial Block							

Allowed Building Type Table

Only the building types shown in the table above are allowed in the T4.5 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24M.206 (Building Type Standards).

E. ALLOWED LAND USES.

Only a land use identified as permitted or conditional by Section 24M.203.031 (Land Use Tables) shall be established on a lot in the T4.5 - General Urban zone, in compliance with the planning permit requirements of Section 24M.203.020.

Note:

- 1. Mixed Type Development is described in Section 24M.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24M.200.050 The Urban Center Zone (T5.2)

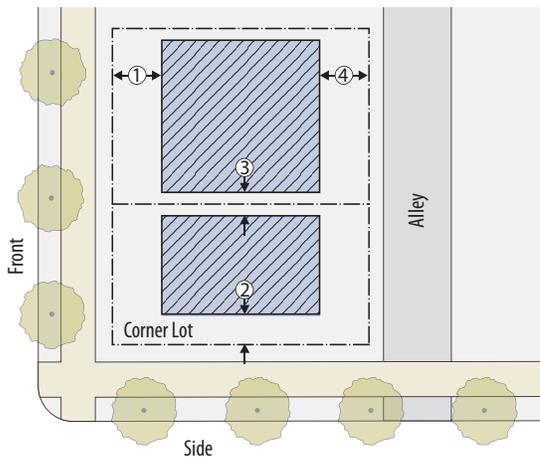


Diagram A: Building Placement

A. BUILDING PLACEMENT.

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24M.206 (Building Type Standards).

1. Front Setback: 0' min., 10' max., and per Allowed Frontage Types.
2. Side Street Setback: Same as Street Setback.
3. Side Yard Setback: 0' min.
4. Rear Setback:
 - a. With alley: 5' min. to any 1- or 2-story buildings, 10' min. to any 3-story elements, 20' min. to any elements 4-stories or higher.
 - b. Without alley: 20' min. to any 1- or 2-story buildings, 30' min. to any 3-story elements, 40' min. to any elements 4-stories or higher.
5. Buildings on corner lots shall be setback from side street frontage (right-of-way) line as required by the chosen frontage type, except that side street shopfronts shall be setback a minimum of 5' from side street frontage line.

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement).

1. Street Setback: Within the 50% of lot nearest the rear lot line.
2. Side Street Setback: 5' min.
3. Side Yard Setback: 5' min.
4. Rear Setback:
 - a. 1-story buildings: 5' min.
 - b. 2- or 3-story buildings: Same as for Primary Building.

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, as may be further limited by the UBC.

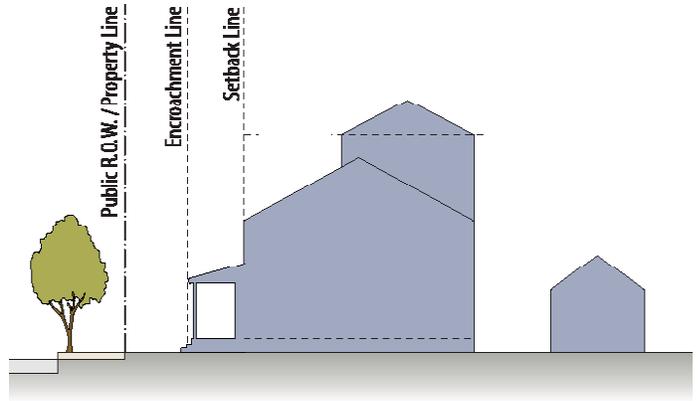


Diagram B: Building Profile

B. BUILDING PROFILE AND FRONTAGE.

1. HEIGHT

Each structure shall comply with the following height limits.

1. Maximum height: 6 stories to parapet or ridge line for primary building. For flat roof, the maximum height of the parapet cannot exceed 70 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 75 feet.
2. Minimum Floor to floor: 15' min. for a primary building ground floor.
3. Accessory Buildings: 24' max. to eave.
4. Buildings or portions of the buildings 2 stories high shall be setback a minimum of 20' from any single-family residential lot.

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T5.2 zone, except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The streetfacing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24M.204 (Frontage Type Standards).

- a. Stoop - 5' min. Setback.
- b. Forecourt - 10' min. Setback.
- c. Shopfront & Awning - 0' min. Setback.¹
- d. Gallery.
- e. Arcade

3. SIDE YARD PLANE

As applicable to north-south through streets (see definition).

Note:

1. 5' min. Setback on side streets, see Shopfront Overlay zone.

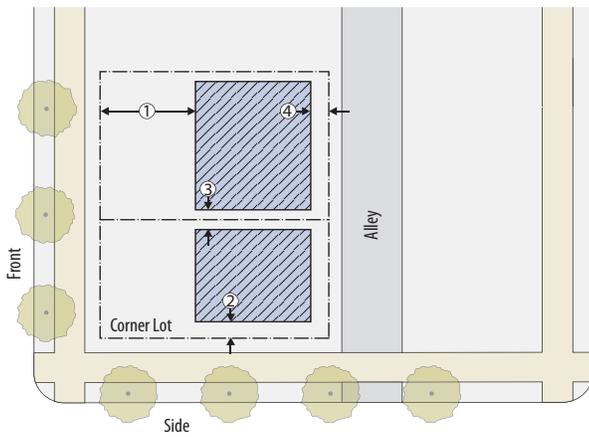


Diagram c: Parking Placement

C. PARKING AND SERVICES.

1. PARKING AND SERVICES PLACEMENT

- a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.
 - 1. Street Setback: Within the 50% of lot nearest the rear lot line.
 - 2. Side Street Setback: 5' min.
 - 3. Side Yard Setback: 5' min.
 - 4. Rear Setback: 3' min.
- b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.

- a. Residential uses
 - 1-2 Dwelling units: 2 car garage per unit
 - 3 Dwelling units (apartments):
 - 1 covered for 1 bedroom units
 - 1 covered +1 uncovered for 2+ bedroom units
 - 1/4 uncovered/unit for guest parking
 - Condominiums:
 - 2 1/2 spaces per unit
 - (2 of which need to be in the garage)
- b. Non-Residential:
 - 1 parking space per 300 s.f. of gross floor area.

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Bungalow Court							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							
Stacked Dwelling	Only allowed as part of Mixed Type Projects. ¹						
Commercial Block							

Allowed Building Type Table

D. BUILDING TYPES.

Only the building types shown in the table above are allowed in the T5.2 Urban Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24M.206 (Building Type Standards).

E. ALLOWED LAND USES.

Only a land use identified as permitted or conditional by Section 24M.203.031 (Land Use Tables) shall be established on a lot in the T5.2 Urban Center zone, in compliance with the planning permit requirements of Section 24M.203.020.

Special hospital development standards will warrant city consideration of specific plan proposals for future major hospital developments.

Note:

- 1. Mixed Type Development is described in Section 24M.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

