

### 24M.206.010 Purpose and Applicability

#### A. PURPOSE.

This Section identifies the building types allowed within the Midtown Area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.

#### B. APPLICABILITY.

Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

#### C. ALLOWABLE BUILDING TYPES BY ZONE.

A lot may be developed only with a building type allowed by Section 24M.200.040 or 24M.200.050 in the transect zone applicable to the lot.

#### D. MIXED TYPE DEVELOPMENT.

The development regulations of this Code are structured by the definition of distinct building types that have been identified as specifically appropriate to Ventura, and to the Midtown Corridors, in scale, configuration and character. Particularly on deep lots, there is an opportunity to successfully mix these types within a single development project. The Downtown Specific Plan, for instance, allows and in some cases requires that this be done, to ensure a reasonable degree of variety in the massing and organization of the buildings and open spaces on the lot, and variation on the frontages at a scale appropriate to Downtown Ventura, thus avoiding a "mega-project" appearance.

The guiding principles for such development are:

1. That the scale and character of the building(s) be calibrated to the existing urban context, often breaking down the scale of a large site into building masses and elements that are of a scale similar to lotting and design of neighboring buildings.
2. That buildings that do not have direct street frontage are provided with "addresses" and very direct and straightforward access for pedestrians

unfamiliar with the development, by extending the public realm into the lot via new streets, or pedestrian paseos, or courtyards.

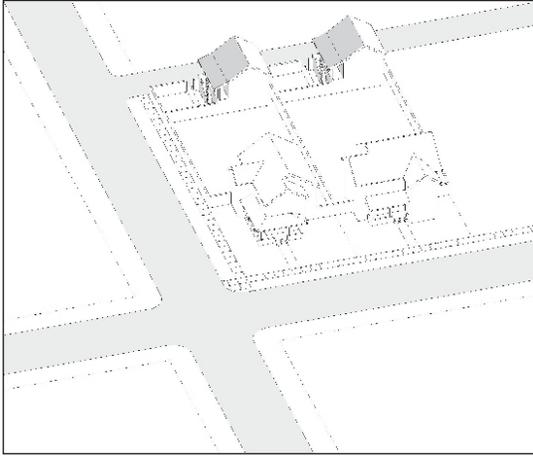
In the Midtown Corridors that opportunities for such mixing of types within a development project is limited. Certain sites however – particularly on the south side of Thompson Boulevard and within the T5.2 Zone near 5 Points – are inherently deep, or have the potential to be large and deep through parcel assemblage. In such cases it may likely be appropriate to mix multiple types within a development project. And in cases where a development site exceeds 30,000 s.f., multiple buildings and/or multiple building types are required (see Section 24M.210).

Examples of ways to do this are as follows:

1. A deep site fronting a busy street, and abutting existing residences at the rear.
  - a. Live-work buildings or commercial block buildings may be the best choice for the busy street frontage. Parking may be on surface behind, below the building, or in a parking structure behind the building(s).
  - b. If the site includes frontage on a quieter side street, row houses or even detached houses might be appropriate, perhaps served by an alley behind.
  - c. Residential addresses for courtyard or rowhouse buildings or stacked dwellings within the interior of the site might be created either by introducing a small new street through the site, or by creating courtyards or gardens within the site, connected to the street(s) by paseos or connecting courtyards.
2. A wide but shallow site formed by the assemblage of parcels fronting Main or Thompson, which are typically around 100 feet deep.
  - a. A small commercial block building might be appropriate at the corner of the major street and a residential side street, with rowhouses, live-work buildings, a quadplex, or other residential type next to it fronting the major street.
  - b. In such a case it is important that the frontage type for each different building type be well calibrated to that building and to its intended use. The corner building would have a shopfront or gallery frontage type, an adjacent rowhouse would likely have a dooryard or stoop frontage, and a quadplex or detached house type would likely have a stoop or even a porch and fence. Buildings along the south sides of Main or Thompson, particularly in the westerly portions of these corridors, where the land generally falls away from the street toward the ocean, might likely employ the lightcourt frontage type which enables a habitable floor below the street, while raising the main floor level above the street. Behind that habitable space below the street may be a parking lot or parking basement.
  - c. Parking would be behind or below buildings in all cases, either in a unified parking field for the several building types, or with individual assigned spaces for each individual building.

Note that the Stacked Dwelling Building Type is only permitted when it is a part of a Mixed Type development. Multi-family buildings that are not part of a Mixed Type Development should conform to one of the several available multi-family types: duplex, triplex, quadplex, villa, sidecourt housing, courtyard housing, or commercial block, as allowed on a particular lot by the Regulating Plan.

## 24M.206.020 Carriage House and Second Unit



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A Carriage House is a building type consisting of a dwelling unit on top of or attached, at-grade to a detached garage. Carriage Houses typically abut an alley at the rear of a lot that also includes a Front Yard or Side Yard House. Lots deeper than 120' within the T4.5 zone are eligible for a Carriage House. In compliance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

### B. ACCESS.

1. The main entrance to the dwelling unit shall be accessed from the side yard setback, side street build-to or rear yard setback.
2. Where an alley is present, parking and services shall be accessed through the alley.

### C. PARKING AND SERVICES.

1. Required parking may be within a garage, carport or tandem in the driveway.
2. An alley-accessed garage may accommodate up to three cars. A non-alley-accessed garage may accommodate no more than two cars. A street facing garage shall have one-car garage doors.

### D. OPEN SPACE.

1. Carriage Houses and garages may occupy no more than 30% of that area illustrated by Diagram C (Parking and Services Placement) of the applicable zone. (See Sections 24M.200.040, 24M.200.050)
2. One private yard of no less than 150 s.f. with a minimum dimension of 10' shall be provided at-grade or via a balcony not oriented toward a side yard setback.
3. On a lot without an alley, a Carriage House shall have a minimum rear yard setback of 10' and a minimum side yard setback of 5'.



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**E. LANDSCAPE.**

1. One canopy tree shall be provided for shade and privacy within the rear 50% of the lot.

**F. FRONTAGE.**

1. As Carriage Houses are located in the rear of lots, no frontage type is required since direct access from the street is not possible.

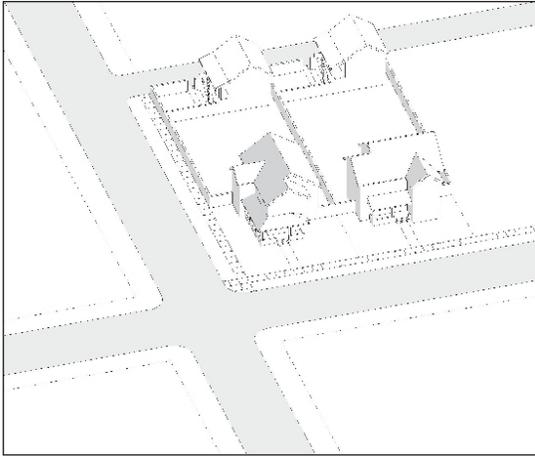


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**G. BUILDING SIZE AND MASSING.**

1. Carriage houses shall be designed as flats located above or attached, at-grade to detached garages.
2. Carriage Houses located above garages shall be no taller than 2 stories (inclusive of garage) at 12' max. per floor.
3. Carriage Houses located attached, at-grade to garages shall be no taller than 1 story at 12' max. per floor.
4. Carriage houses shall be a min. size of 750 s.f. habitable floor area.
5. Carriage houses shall not exceed 50% of primary building's habitable floor area.

## 24M.206.030 Front Yard House



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.5 zone. A Front Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) A Front Yard House is accessed from the sidewalk adjacent to the street build-to line. The following text provides performance standards for Front Yard Houses.

### B. ACCESS.

1. The main entrance shall be located within the façade and accessed directly from the street through an allowed frontage type. [W]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2' min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]

### C. PARKING AND SERVICES.

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]
2. An alley accessed or non-alley accessed garage or carport may accommodate up to three cars. [W]
3. Parking facing a side street build-to line shall be accommodated in a two-car garage with one-car garage doors. [W]
4. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
5. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Front Yard House at no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [W]



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### **E. LANDSCAPE.**

1. Landscape is encouraged to not separate a front yard from front yards on adjacent parcels. Front yard trees are encouraged to be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Side yard trees may be placed to protect the privacy of neighbors. [DR]
3. At least one large tree is encouraged for planting within each rear yard for shade and privacy. [DR]

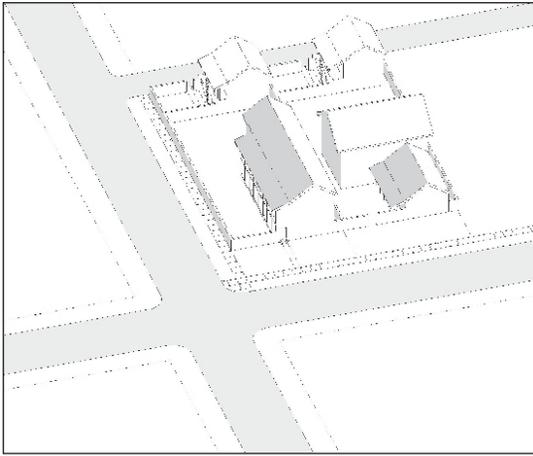
### **F. FRONTAGE.**

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

### **G. BUILDING SIZE AND MASSING.**

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
2. Houses on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. Buildings shall be composed of one and/or two story volumes, each designed to house scale. [DR]

## 24M.206.040 Side Yard House



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.5 zone. A Side Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) A Side Yard House is flanked by a side yard of a width comparable to the street build-to line and is accessed via a walkway parallel to that yard area. The following text provides performance standards for Side Yard Houses.

### B. ACCESS.

1. The main entrance shall be accessed directly from the street through an allowed frontage type or side yard area equal in width to the street build-to line. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, this type is allowed only on a corner lot. [E]
4. For a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]

### C. PARKING AND SERVICES.

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]
2. An alley accessed garage or carport may accommodate up to three cars. A non-alley-accessed garage or carport may accommodate no more than 2 cars. Parking facing a side street must be accommodated in a garage (carports are not allowed). A side street facing garage shall have 1-car garage doors. [W]
3. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line of the applicable zone. [DR]
2. One side yard shall provide usable, outdoor space equal in width to the street build-to line but not less than 15', with ground floor living areas (e.g., living room, family room, dining room, etc.) opening to it with large windows and, where possible, French doors. This side yard shall be enclosed by a wall or hedge no more than 6' high, and shall encompass no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). [E]
3. On a corner lot, the side yard required by D.2 above, shall abut the street, and the enclosing wall or hedge shall be set back at least 5' from property line with a height of no more than 6'. The opposite side yard may not have a fence at the property line, with an easement instead allowing use of the yard by the neighbor. Windows facing this opposing yard shall be relatively small and high, providing light and ventilation while allowing for privacy. [E]



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### **E. LANDSCAPE.**

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Trees in the front yard should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in each rear yard for shade and privacy. [DR]

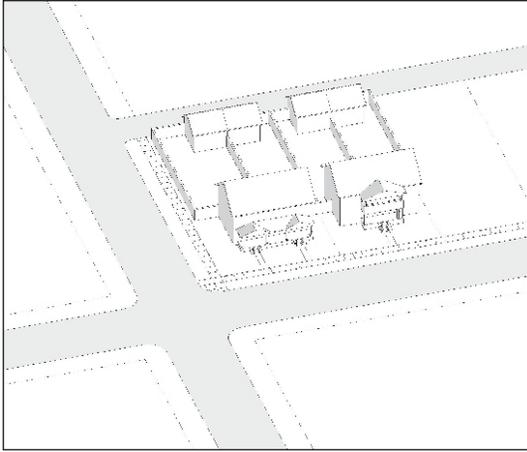
### **F. FRONTAGE.**

1. This building type shall provide a permitted frontage type at the street build-to line or within the side yard required by Section D (Open Space) above. [E]
2. Notwithstanding setback requirements of the applicable zone, the front setback need not exceed 10'. [W]
3. A gallery, either one or two stories in height, or an arcade frontage type shall occur for at least half the building length along the building elevation facing the side yard required by Section D (Open Space) above.
4. Because a frontage type is not mandatory at the street build-to line, special care shall be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house. [DR]

### **G. BUILDING SIZE AND MASSING.**

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. [DR]

## 24M.206.050 Duplex, Triplex, Quadplex



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A building containing two, three, or four dwelling units that may be located upon a qualifying lot in the T4.5 zone. Each dwelling unit is individually accessed directly from the street. A Duplex, Triplex, Quadplex may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Duplex, Triplex, Quadplexes.

### B. ACCESS.

1. Entrances to each dwelling shall be accessed directly from, and face, the street. Access to second floor dwellings shall be by a stair, which may be open, roofed or enclosed. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7' to 10' wide, and with 2' planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

### C. PARKING AND SERVICES.

1. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carports, or as open. [W]
2. Garages on corner lots without alleys may face the street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Each dwelling at the first floor shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8'. [W]
3. Each dwelling accessed above the first floor shall have a usable, outdoor space that may be in balconies or loggias and of at least 150 s.f. with a minimum dimension of 7'. [W]
4. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by landscaping or a wall. [DR]



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### E. LANDSCAPE.

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in the rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

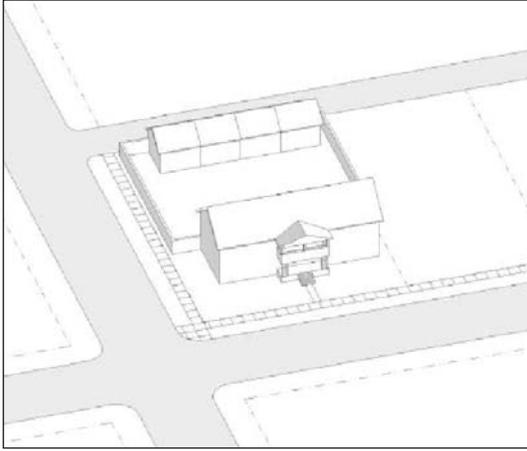
### F. FRONTAGE.

1. On corner lots, dwellings are encouraged to obtain access through a permitted frontage type from either street; particularly in triplexes and quadplexes. [DR]

### G. BUILDING SIZE AND MASSING.

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]
4. Dwellings within buildings may be flats and/or townhouses. [DR]

## 24M.206.060 Villa



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A large house containing anywhere from two to eight dwelling units that may be located upon a qualifying lot in the T4.5 zone. Each dwelling unit is individually accessed from a central lobby, which in turn is accessed directly from the street. A Villa may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Villas.

### B. ACCESS.

1. Access to the building shall occur directly from and face the street. Said access shall be a single point leading to a central lobby which provides access to the individual dwellings without use of a corridor. Second floor dwellings shall be accessed by a stair located in the lobby and, again, without use of a corridor. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]
5. Subterranean parking entrances should be located as close as possible to the side or rear of each lot. [DR]

### C. PARKING AND SERVICES.

1. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Rear yards shall contain a usable, outdoor space of no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). This yard area is intended for common use by all dwelling occupants. [E]
3. Dwelling units accessed above the first floor may provide usable, outdoor space in balconies or loggias with a minimum dimension of 7'. [DR]
4. Dwelling units accessed at the first floor may provide usable, outdoor space, exclusive of the common yard area required above. [DR]



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### **E. LANDSCAPE.**

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree should be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

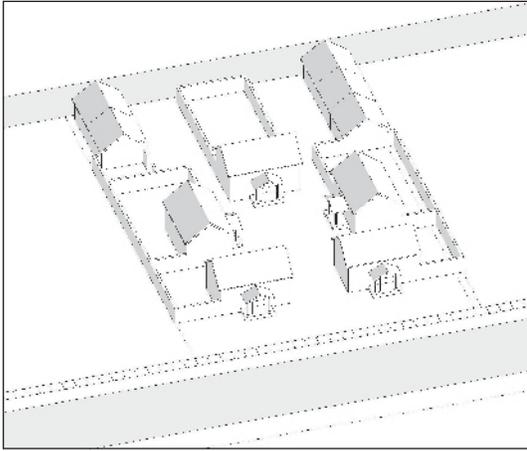
### **F. FRONTAGE.**

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

### **G. BUILDING SIZE AND MASSING.**

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]
4. Dwellings within buildings may be flats and/or townhouses. [DR]

## 24M.206.070 Bungalow Court



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street. Bungalow Courts may be located upon qualifying lots in the T4.5 and T5.2 zones. A Bungalow Court may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Bungalow Courts.

### B. ACCESS.

1. Entrances to dwellings shall be directly from the front yard or from the courtyard. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]
4. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]

### C. PARKING AND SERVICES.

1. Required parking shall be at-grade. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Dwelling entrances shall face a courtyard that comprises at least 15% of the lot area and of a regular geometry (e.g., rectangular). [E]
3. Each dwelling shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8'. This space shall be exclusive of the courtyard and may be located in a side yard and/or the rear yard. [E]
4. Required outdoor space shall be enclosed by a fence, wall or hedge. [DR]

### E. LANDSCAPE.



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1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

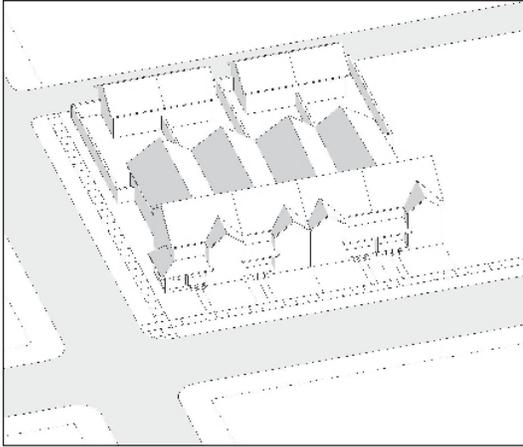
#### **F. FRONTAGE.**

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

#### **G. BUILDING SIZE AND MASSING.**

1. Buildings shall be composed of one and/or two story volumes and massed as houses. [DR]
2. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
4. Dwellings within the buildings may be flats and/or townhouses. [DR]

## 24M.206.080 Rowhouse



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

Two or more detached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot in the T4.5 and T5.2 zones. A Rowhouse may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Rowhouses.

### B. ACCESS.

1. The main entrance to each dwelling shall be accessed directly from and face the street. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

### C. PARKING AND SERVICES.

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Rowhouse at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]



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**E. LANDSCAPE.**

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

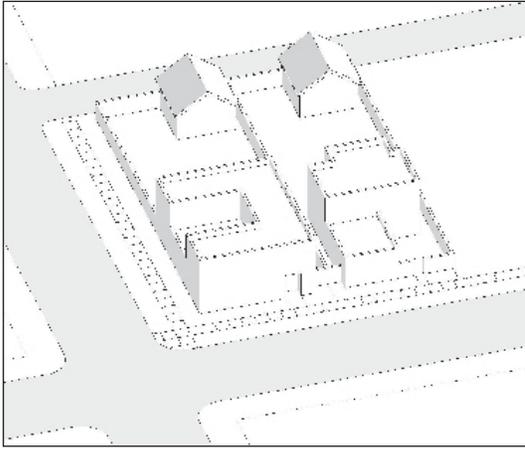
**F. FRONTAGE.**

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

**G. BUILDING SIZE AND MASSING.**

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the street build-to-line, and the townhouse dwelling shall be accessed by a separate front door and an internal stair. [DR]
4. In a 2-story building, the Rowhouse consists of a townhouse dwelling which is accessed from and faces the street. [DR]

## 24M.206.090 Live-Work



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor. Non-residential uses are identified under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) A Live-work building may be located upon a qualifying lot in the T4.5 and T5.2 zones. The following text provides performance standards for Live-work buildings.

### B. ACCESS.

1. Live-work buildings have one of two methods of pedestrian access. Both methods segregate access to residential occupancy and work activity in either of the following manners:
  - a. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall be accessed by a separate entrance and internal stair that is also accessed from and which faces the street; or [E]
  - b. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall also be accessed by that same entrance but the ground level floor plan shall control access between floor levels through use of a small lobby, room partitions and doors. The intention is to prevent residential occupants and/or guests from needing to traverse through the flex space. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

### C. PARKING AND SERVICES.

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Live-work building at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]



Illustrative Photo



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**E. LANDSCAPE.**

1. Landscape shall not obscure front yards on adjacent lots or the front of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

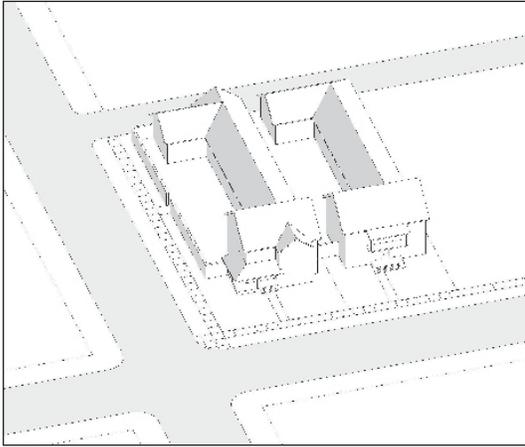
**F. FRONTAGE.**

1. As a building that provides both residential and non-residential uses, the commercial/flex space on ground floors should be oriented toward the street to allow pedestrian exposure and direct access to the commercial/flex space. [DR]

**G. BUILDING SIZE AND MASSING.**

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the height limitations of the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

## 24M.206.100 Side Court Housing



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A building or group of buildings containing dwelling units arranged on a lot in a row with the first unit facing the street upon a qualifying lot in the T4.5 and T5.2 zones. The primary entrance to each unit is from the side yard or, in the case of units facing the street, the front yard. Side Court Housing may be used for non-residential purposes where allowed by under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) A Side Court Building is flanked by a side yard or court of a width comparable to the street build-to line and dwellings are accessed via a walkway parallel to that area. The following text provides performance standards for Side Court Housing.

### B. ACCESS.

1. Entrances to dwellings shall be directly from the front yard or side yard area equal in width to the street build-to line. Access to no more than three (3) second-story dwellings shall be through an open or roofed (but not enclosed) stair. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7' to 10' wide, and with 2' planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

### C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have direct or indirect access to their parking stalls(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]



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#### **D. OPEN SPACE.**

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Dwellings shall face an active side yard with a minimum dimension of 20'. [E]
3. Major ground floor rooms shall be open to the active side yard with large windows and, where possible, doors. [DR]
4. When located in an active side yard, a driveway shall be integrated into the design of the yard through the use of a reduced paved area, permeable paving materials or comparable surface area that provides a landscaped aesthetic and usable outdoor space. [DR]
5. Rear yards are not required for this type, as the private, useable outdoor space is provided in the side yard. [E]

#### **E. LANDSCAPE.**

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

#### **F. FRONTAGE.**

1. Each ground level dwelling shall have a frontage type that may not encroach into the active sideyard. [W]

#### **G. BUILDING SIZE AND MASSING.**

1. Buildings shall be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses. [DR]
2. The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
4. Dwellings within the buildings may be flats and/or townhouses. [DR]

## 24M.206.110 Courtyard Housing



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in the T4.5 and T5.2 zones. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Courtyard Housing.

### B. ACCESS.

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least 1' wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

### C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have direct or indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West and 30' when the courtyard is oriented North/South. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]
6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
  - a. Zaguans shall be a minimum of 10' wide. [W]
  - b. Paseos shall be a minimum of 15' wide. [W]



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**E. LANDSCAPE.**

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
3. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
4. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale. [DR]
5. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

**F. FRONTAGE.**

1. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward courtyards and the street to the degree possible. Service rooms shall be oriented to side and rear yards to the degree possible. [DR]
2. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
3. Stoops up to 3' in height and dooryards up to 2' in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10' wide. [W]

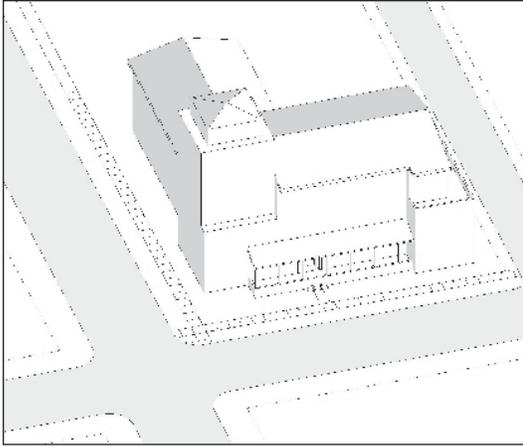


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**G. BUILDING SIZE AND MASSING.**

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Four story masses shall be minimized inside courtyards and apparent on street frontages. [DR]
5. The intent of these performance standards is to provide for Courtyard Housing buildings with varying heights. Suggested height ratios are as follows:
  - a. 2.0 stories: 80% 2 stories, 20% 1 stories [W]
  - b. 2.5 stories: 60% 2 stories, 40% 3 stories [W]
  - c. 3.0 stories: 35% 2 stories, 50% 3 stories, 15% 4 stories [W]
  - d. 3.5 stories: 15% 2 stories, 60% 3 stories, 25% 4 stories [W]
6. These height ratios are maximums that correspond to the applicable zone.
7. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
8. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

## 24M.206.120 Stacked Dwelling



Building Type Diagram



Allowed lots (if qualified by size)

### A. DESCRIPTION.

An exclusively residential building comprised of flats and/or other residential units which does not meet the requirements of any other building type herein; and located on a qualifying lot in T4.5 and T5.2 zones. Stacked Dwelling buildings may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Stacked Dwelling.

### B. ACCESS.

1. The entrance to the building shall be through a street level lobby or through a combination of street/podium lobby directly accessible from the street. [E]
2. The main entrance to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator and corridor. Stacked Dwelling buildings within the T5 zone must have non-residential uses at the ground level. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
  - a. The open corridor length does not exceed 40 feet. [W]

- b. The open corridor is designed in the form of a Monterey balcony, a loggia, a terrace, or a wall with window openings. [DR]

### C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for common use gardens. [E]
3. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West, and 30' when the courtyard is oriented North/South. [W]
4. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]



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6. Private patios may be provided in side and rear yards. [DR]

**E. LANDSCAPE.**

1. Front yard trees, if used, shall be less than the height of the buildings, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

**F. FRONTAGE.**

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

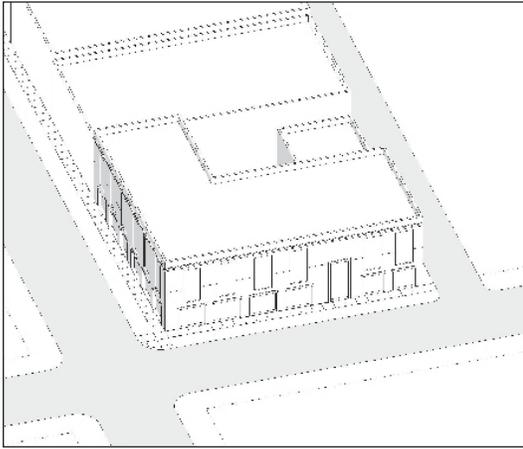


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**G. BUILDING SIZE AND MASSING.**

1. Buildings may contain any of three dwelling type configurations: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings shall be composed of one dominant volume, flanked by secondary ones. [DR]
4. The intent of these regulations is to provide for buildings with varying heights through adherence to the applicable zones height ratios.

## 24M.206.130 Commercial Block



Building Type Diagram

### A. DESCRIPTION.

A building designed for occupancy by retail, service, and/or office uses on the ground floor street frontage, with upper floors configured for commercial use or for dwelling units. A Commercial Block may be located upon a qualifying lot in the T4.5 and T5.2 zones.

### B. ACCESS.

1. The main entrance to each ground floor area shall be directly from and face the street. [E]
2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling and/or commerce access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings may be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
  - a. The open corridor length does not exceed 40'. [W]
  - b. The open corridor is designed in the form of a balcony, a loggia, a terrace, or a wall with window openings. [DR]



Allowed lots (if qualified by size)

### C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot. [DR]

### D. OPEN SPACE.

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for outdoor patios connected to ground floor commercial uses. [E]
3. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West, and 30' when the courtyard is oriented North/South. [W]
4. The minimum courtyard area shall be fifteen percent 15% of the lot area. [W]
5. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
6. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]
7. Private patios may be provided in side and rear yards. [DR]



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### E. LANDSCAPE.

1. No private landscaping is required in front of the building. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

### F. FRONTAGE.

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

### G. BUILDING SIZE AND MASSING.

1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]
4. The intent of these regulations is to provide for buildings with varying heights. Suggested height ratios are as follows:
  - a. 1.0 story: 100% 1 story. [W]
  - b. 2.0 stories: 85% 2 stories, 15% 3 stories. [W]
  - c. 3.0 stories: 85% 3 stories, 15% 4 stories. [W]
  - d. 4.0 stories: 75% 4 stories, 25% 5 stories. [W]
5. These height ratios are maximums that may exceed that allowed by the applicable zone.
6. The visibility of elevators and of exterior corridors at the third, fourth and/or fifth stories shall be minimized by incorporation into the mass of the building. [DR]

