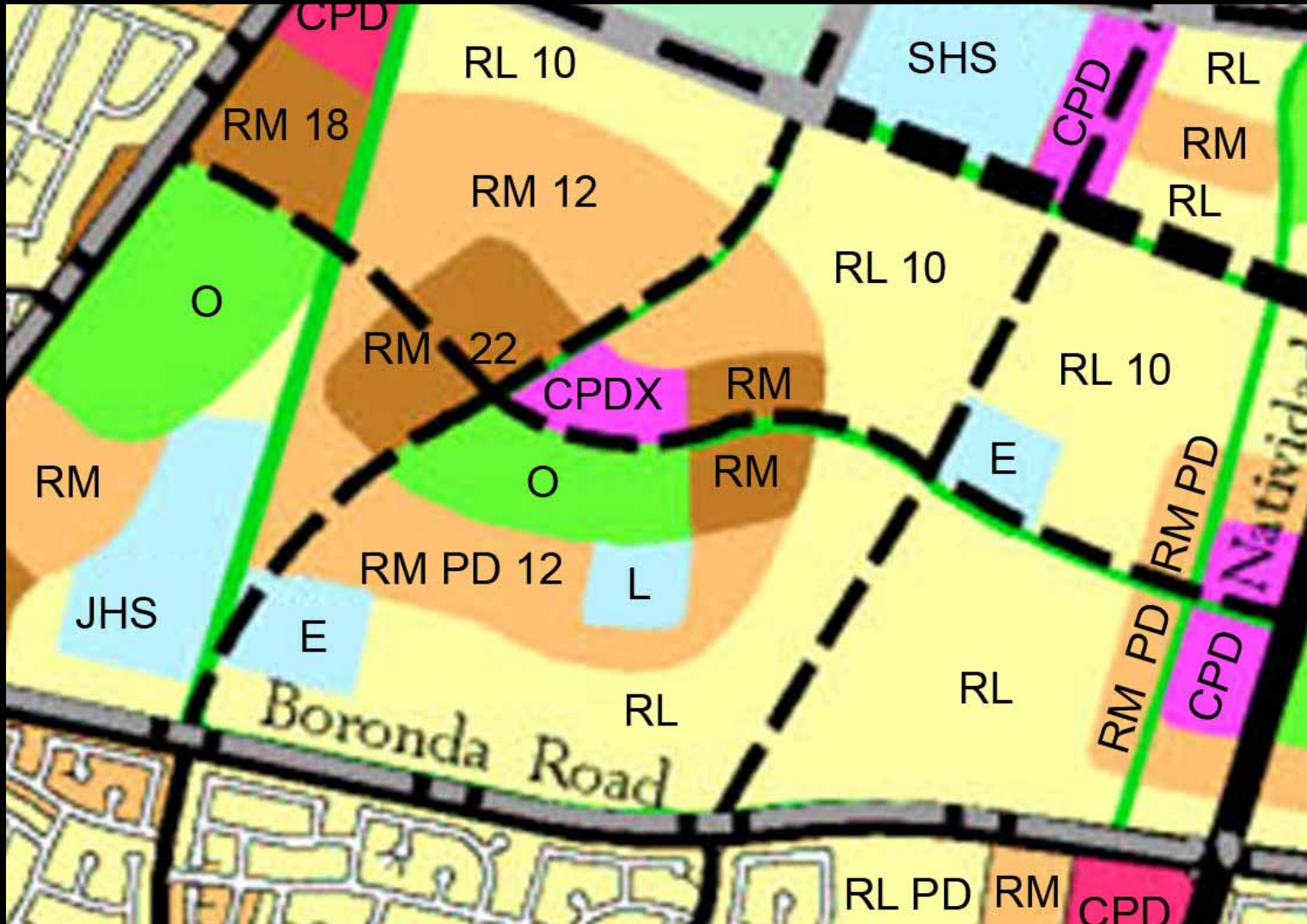


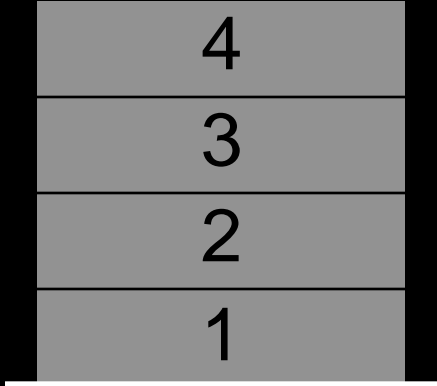
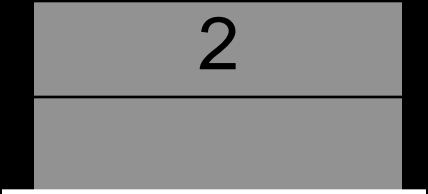
Conventional Zoning Features



- Use-based zoning classifications

Conventional Zoning Features

Floor Area Ratio = $GBA / \text{Lot area}$



Conventional Zoning Results









Issues: Compatibility, Scale, identity, frontage



Issues: Compatibility, Scale, identity, frontage

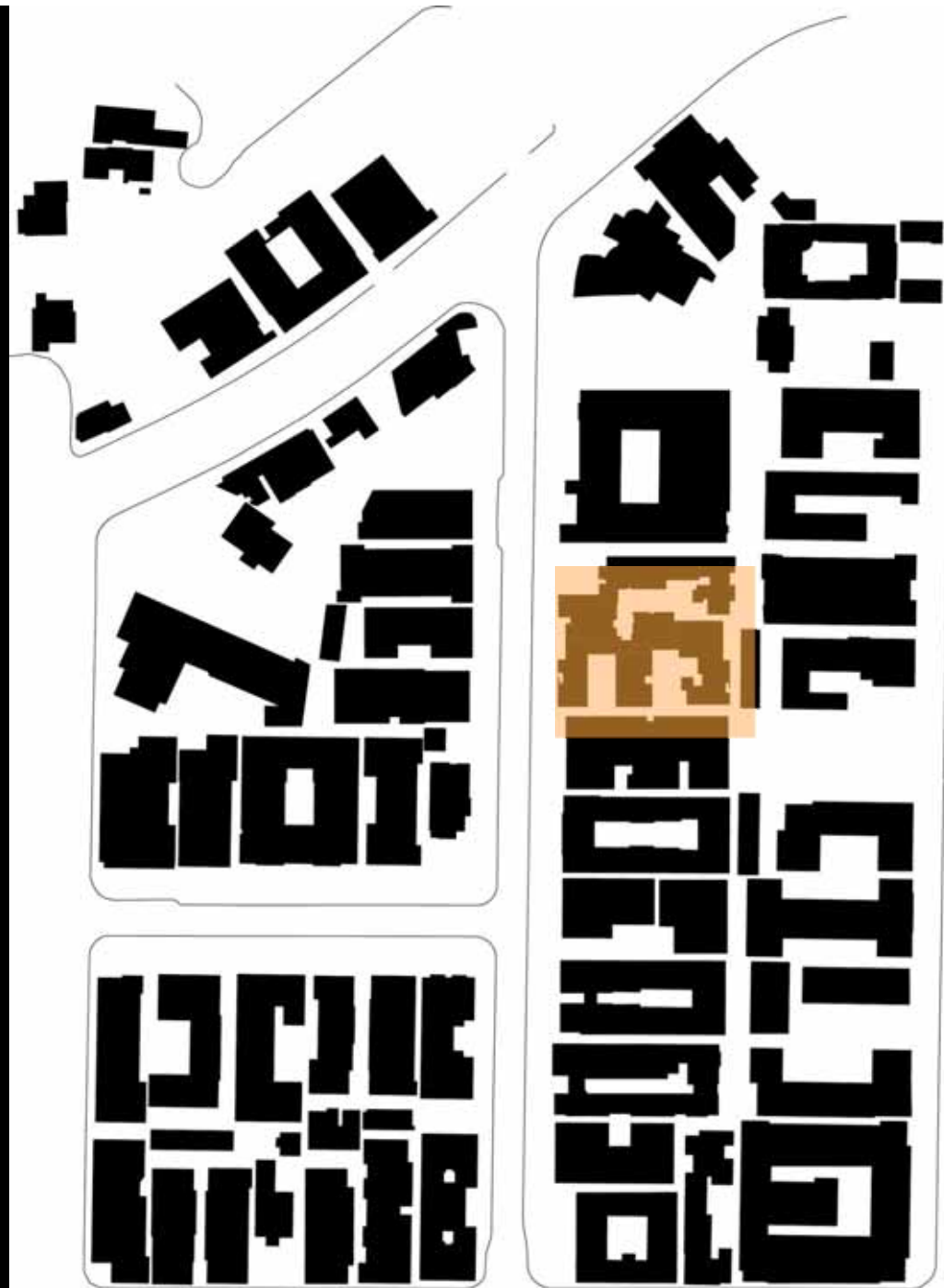
'Un' Conventional Zoning Results





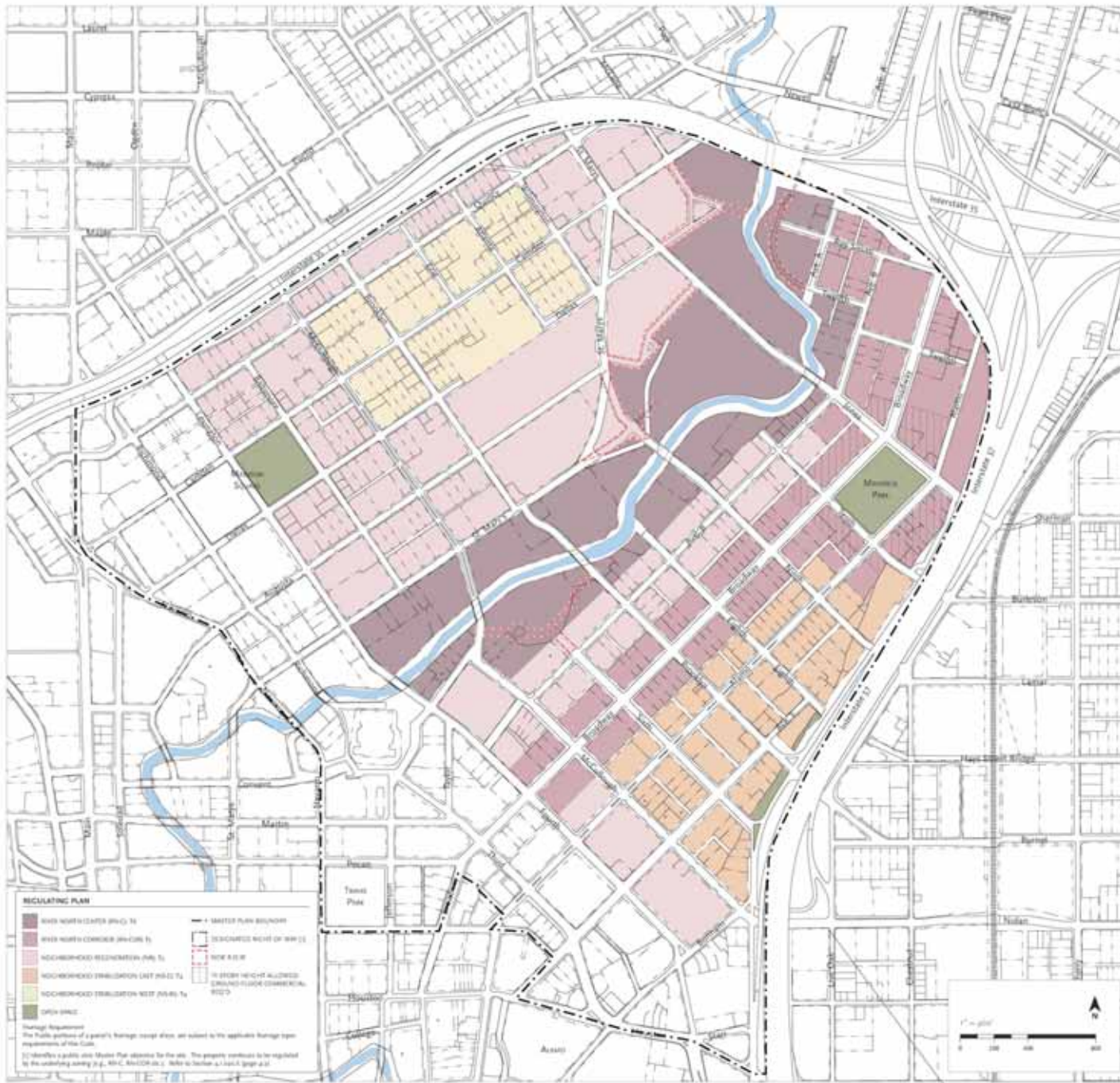


c. Moule & Polyzoides Architects and Urbanists















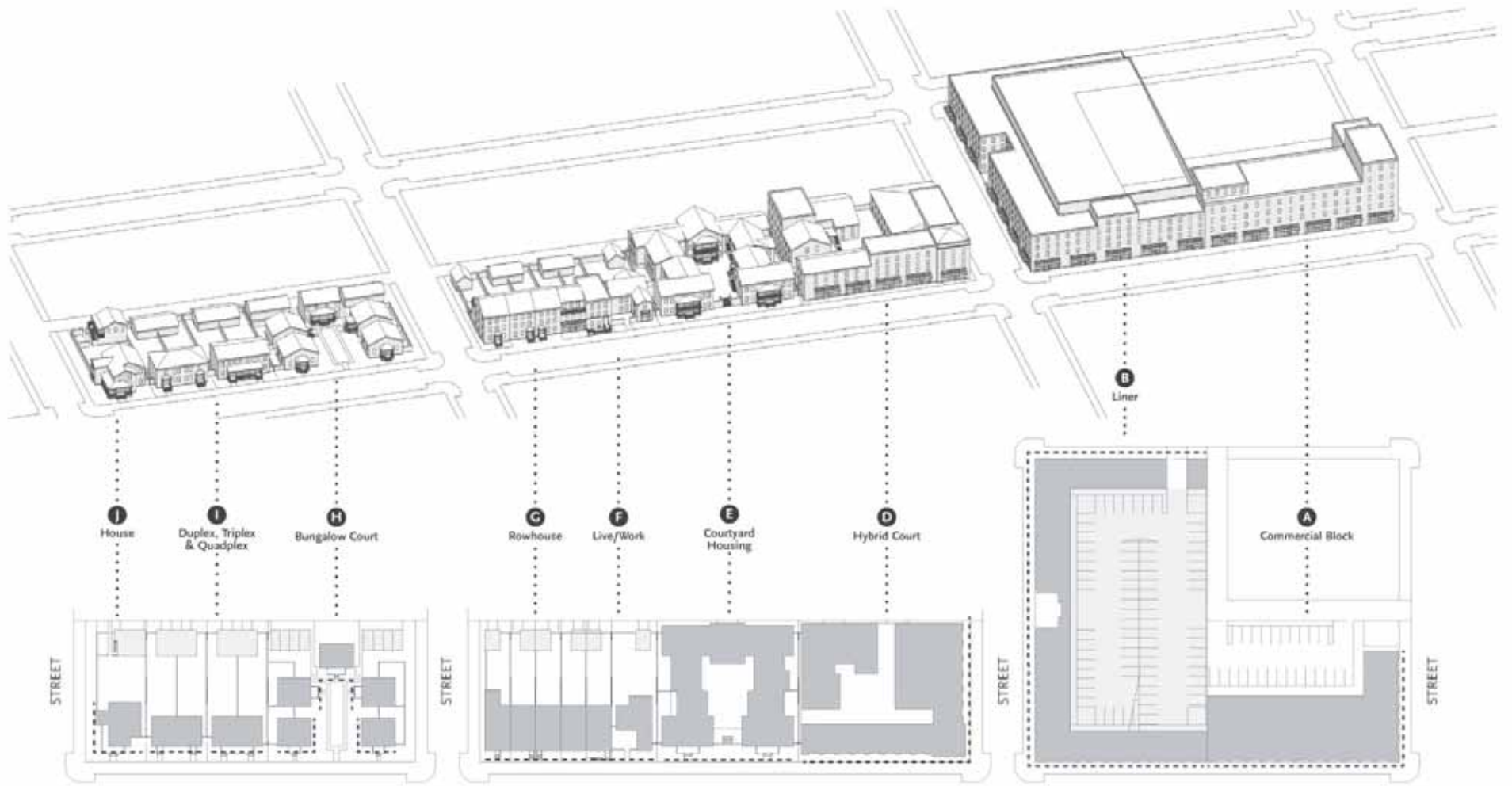
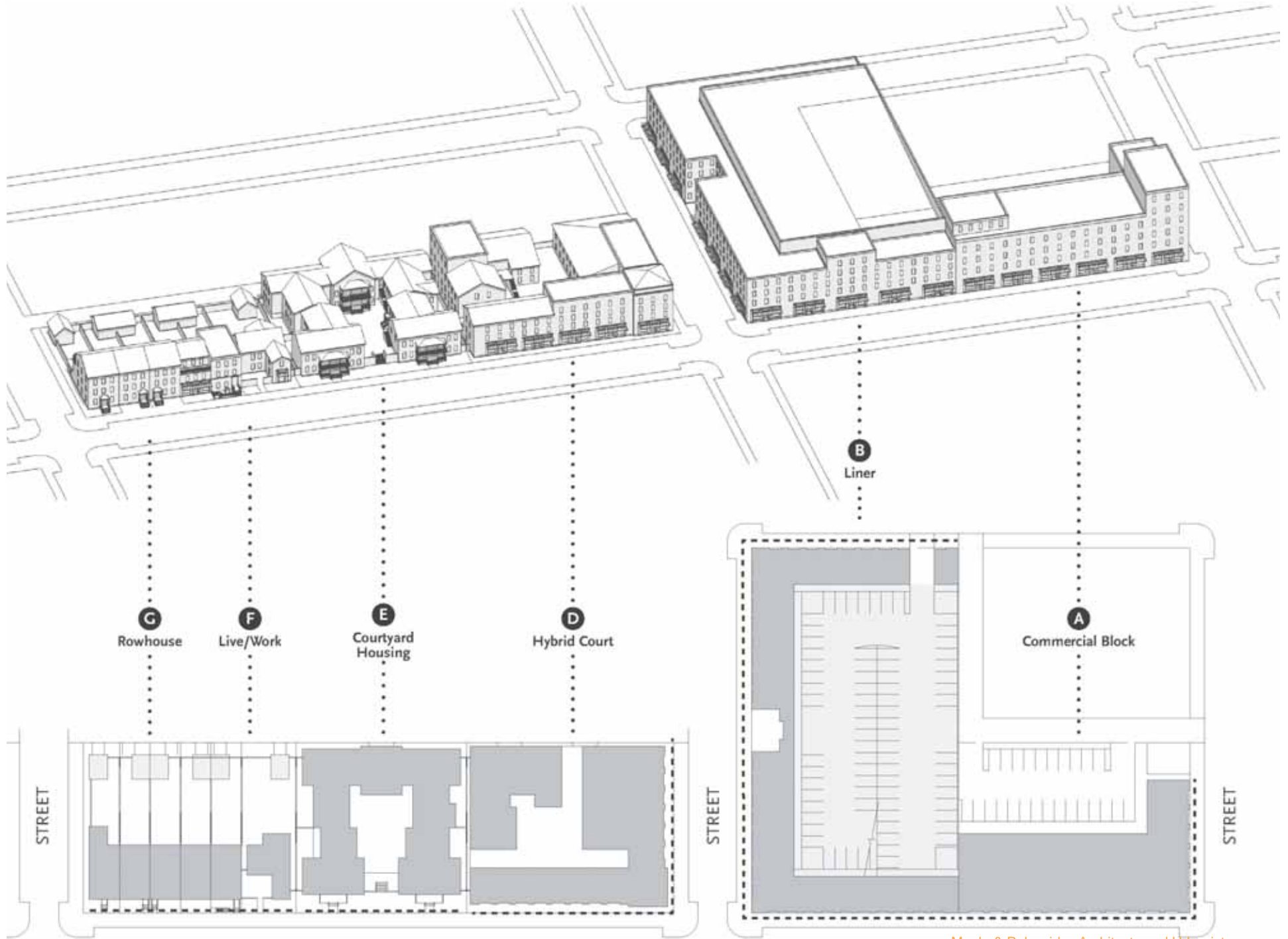


TABLE 4.5-1: BUILDING TYPES ALLOWED BY ZONE (See 4.5.015 for individual building type standards)

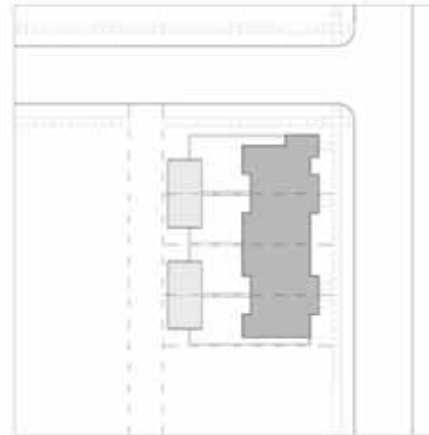
Building Type	Density/Acre Range [1]	Lot Width [3] (MIN-MAX)	Lot Depth (MIN)	Building Types and Stories Allowed by Zone				
				RN-C	RN-COR	NR	NS-E	NS-W
A. Commercial Block	50 - 100	125'-350'	---	5	6 [2]	4	---	2.5
B. Liner	30 - 70	170'-350'	---	5	6 [2]	4	---	---
C. Hybrid Court	40 - 50	170'-200'	130'	4-5	4-5	4	4	---
D. Courtyard Housing	20 -35	140'-200'	130'	3	3	3	3	2.5
E. Live/Work	15-18	25'-150'	---	---	3	3	3	2
F. Rowhouse	15-18	25'-150'	110'	3	3	3	3	2
G. Bungalow Court	10-15	140'-180'	110'	---	---	3	2.5	2
H. Duplex/Triplex/Quadplex	10-15	50'-100'	110'	---	---	---	2.5	2
I. House	6-10	35'-60'	---	---	---	2.5	2	



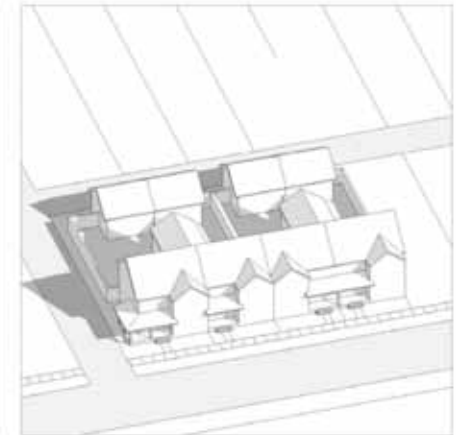
4.5.015.F Rowhouse:

An attached house type on its own parcel with a rear yard and individual garage accessed from an alley in an array of up to 6 such structures along the primary frontage.

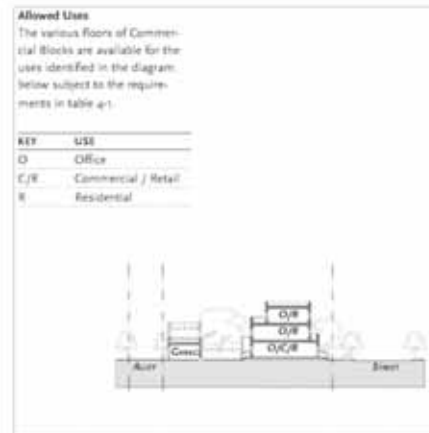
1. **Lot Width:** Minimum: 25 ft (1 Rowhouse); maximum: 150 ft (6 rowhouses)
2. **Access Standards**
 - a. The main entrance to each unit shall be accessed directly from and face the street.
 - b. Garages and services shall be accessed from an alley.
3. **Parking Standards**
 - a. Required parking shall be in a garage, which shall be detached from the dwelling.
4. **Open Space Standards**
 - a. Rear yards shall be at least 15% of the area of each lot (including setbacks) and of a regular geometry.
 - b. Front yards are defined by the applicable setback and frontage type requirements.
5. **Landscape Standards**
 - a. Landscape shall not obscure front yards on adjacent lots. Trees shall be planted at the rate of one 36-inch box tree per 25 lineal feet of front yard. Trees can be placed in groups in order to achieve a particular design.
 - b. At least one 24-inch canopy tree shall be provided in the rear yard for shade and privacy.
 - c. Six, five-gallon size shrubs, ten one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover is required for every required tree.
 - d. All plant material shall be maintained per the UDC.
 - e. All plant material shall be irrigated by an automatic irrigation system.
6. **Frontage Standards**
 - a. Each rowhouse ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard to the degree possible.
7. **Building Size and Massing Standards**
 - a. The massing of this type shall endeavor to articulate both the individual dwelling and the scale of the array of attached dwellings.
8. **Accessory Dwellings**
 - a. May be up to 700 square feet in size. Please refer to section 35-371 of the SA UDC for additional requirements.



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Section Configuration Diagram

Allowed Uses
The various Floors of Commercial Blocks are available for the uses identified in the diagram below subject to the requirements in table 4-1.

KEY	USE
O	Office
C/R	Commercial / Retail
R	Residential



Rowhouse building with frontyard and porch frontage

4-5.015.E Live/Work:

An integrated residence and commercial space occupied and utilized by a single household that has been designed or structurally modified to accommodate joint residential occupancy and work activity or separate residential and non-residential tenants.

1. **Lot Width:** Minimum: 25 ft; maximum: 150 ft (6 Live/Work units)
2. **Access Standards**
 - a. The main entrance to the ground floor flex space shall be accessed directly from and face the street.
 - b. The upstairs dwelling shall be accessed by a separate entrance, and by a stair.
 - c. For existing or new lots with alleys, garages and services shall be accessed from an alley. For existing lots without alleys, garages and services shall be accessed by a driveway (12 feet max width).
3. **Parking Standards**
 - a. At least one required parking space shall be in a garage, attached to or detached from the dwelling.
 - b. Additional required parking spaces can be enclosed, covered or open.
4. **Open Space Standards**
 - a. Rear yards shall be at least 15% of the area of each lot including setbacks [1].
 - b. Front yards are defined by the applicable setback and frontage type requirements.
 - c. Front yard patios shall be utilized to augment the presence of ground floor commercial uses.
 - d. Balconies are allowed in any yard (front, side, rear) in compliance with the encroachment requirements of the applicable zone.
5. **Landscape Standards**
 - a. Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Trees shall be planted at the rate of one 36-inch box tree per 25 lineal feet of front yard. Trees can be placed in groups in order to achieve a particular design.
 - b. At least one 24-inch canopy tree shall be provided in the rear yard for shade and privacy.
 - c. Six, five-gallon size shrubs, ten one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover is required for every required tree.
 - d. All plant material shall be maintained per the UDC.
 - e. All plant material shall be irrigated by an automatic irrigation system.

6. **Frontage Standards**

- a. Each Live/Work unit shall be designed so that commercial ground floors and upper level living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.

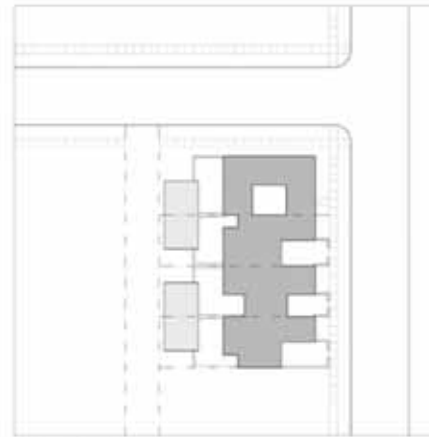
7. **Building Size and Massing Standards**

- a. The massing of this type shall endeavor to articulate both the individual dwelling and the scale of the array of attached dwellings.

8. **Accessory Dwellings**

- a. May be up to 700 square feet in size. Please refer to section 35-371 of the SA UDC for additional requirements.

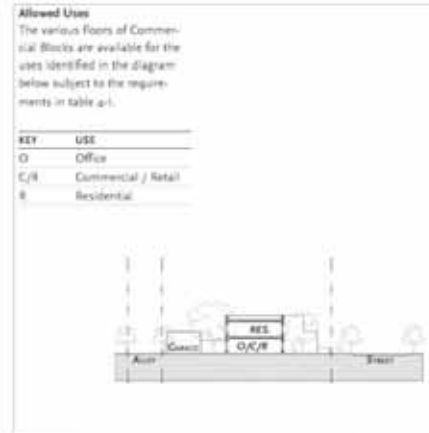
[1] An individual Live/Work unit may be allowed as a ground-level unit within a larger building type and as such, is not required to have a rear yard.



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Section Configuration Diagram



Rowhouse building with frontyard and porch frontage

4.5.015.D Courtyard Housing:

A type consisting of attached or stacked dwellings or a combination of the two, arranged around a landscaped courtyard open to the street and directly accessible from the ground floor (walk-up access).

1. **Lot Width:** Minimum: 140 ft; maximum: 200 ft.
2. **Access Standards**
 - a. The main entrance to each ground floor dwelling is directly from the street.
 - b. Access to second story dwellings shall be through an open or roofed stair, serving up to 2 dwellings
 - c. For non-accessible buildings, elevator access is provided between the garage and courtyard/podium only.
 - d. For accessible buildings, each dwelling shall be accessed directly from and face the street.
3. **Parking Standards**
 - a. Required parking is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
 - b. Generally, dwellings have indirect access to their parking stall(s).
 - c. Up to 25% of dwellings may have direct access to their parking space(s).
4. **Open Space Standards**
 - a. The primary shared open space is designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios.
 - b. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
 - c. In 40-foot-wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. Such projections are permitted on one side of 30 foot wide courtyards.
 - d. Private patios may be provided at side yards and rear yards.
5. **Landscape Standards**
 - a. When front yard is present, one 15 gallon or 24" box size tree per 25 lineal feet shall be provided. Trees shall be of small scale and are suitable for built-in concrete planters or containers with a 36" minimum width. The trees can be placed in groups in order to achieve a particular design.
 - b. Six, five-gallon size shrubs, ten one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover is required for every required tree.
 - c. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape. One canopy tree shall be planted through the garage directly into the ground.

6. Building Size and Massing Standards

- a. Each dwelling shall have at least two sides exposed to outdoors.
- c. Buildings may contain any of three types of dwellings: flats, town houses and lofts, and their combinations.
- d. Dwellings may be as repetitive or unique as deemed by individual designs.
- e. Refer to SA UDC 35-673 (solar access) for further massing requirements to provide direct sunlight to vegetation in the River Channel.
- f. Height ratios for courtyard housing are as follows:

Scenario (in stories)	Ratio of each story (see page 457 for height definition)		
	1	2	3
2.5	100%	100%	50%
3.0	100%	100%	80%

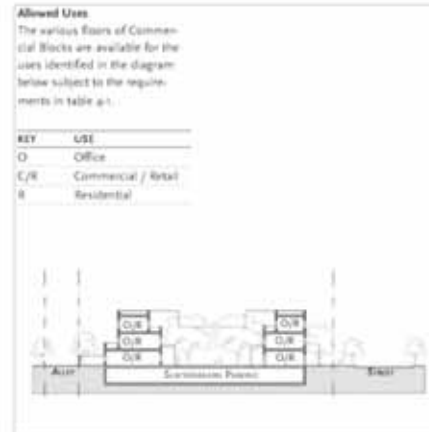
7: Accessory Dwellings
Not allowed



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Section Configuration Diagram



Illustrative Photo: The courtyard is a key ingredient of courtyard housing.

- Lot Width
140 ft; maximum: 200 ft.



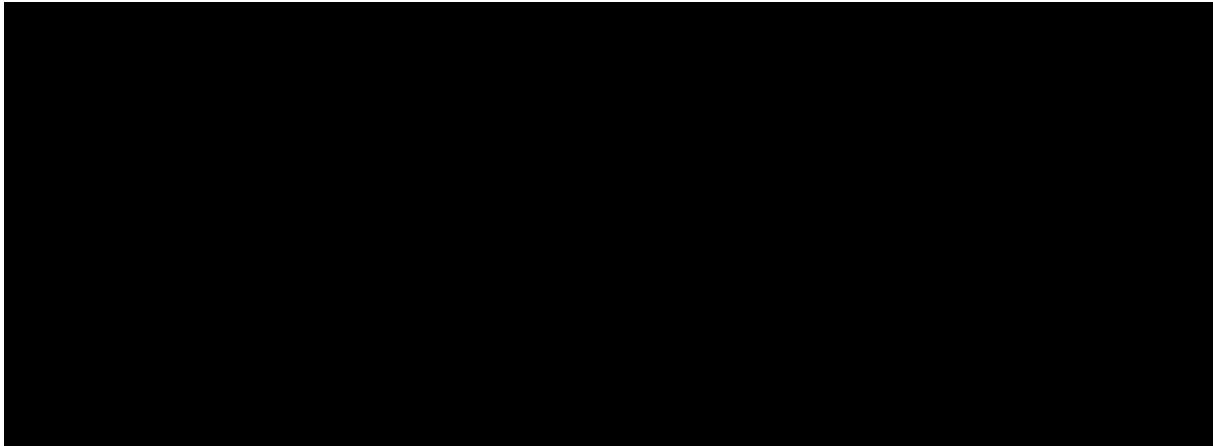
- Lot Width

- Access Standards

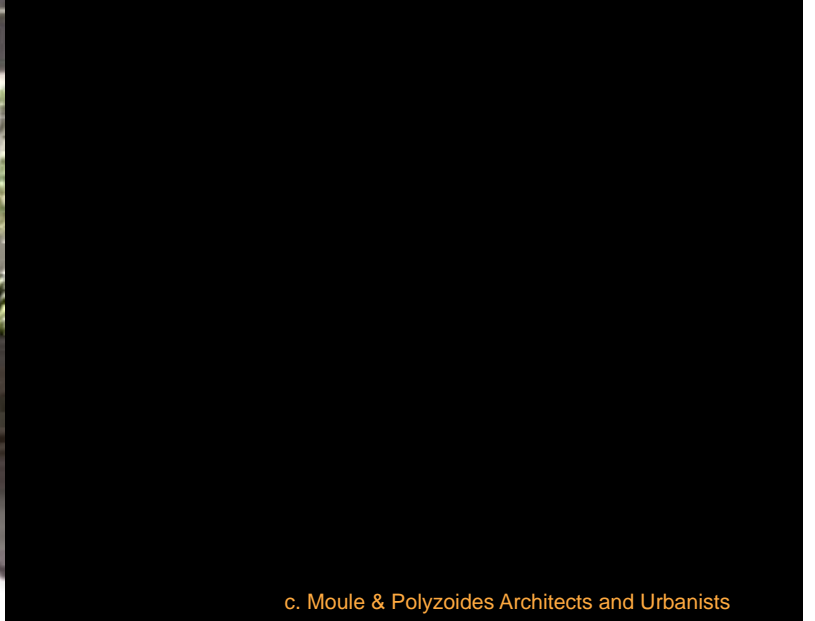
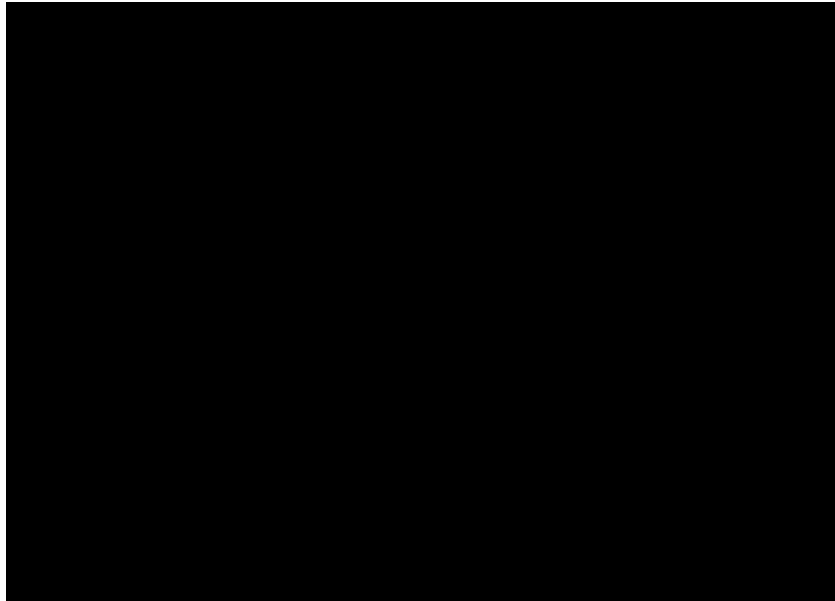
- a. The main entrance to each ground floor dwelling is directly from the street.
- b. Access to second story dwellings shall be through an open or roofed stair, serving up to 2 dwellings
- c. For non-accessible buildings, elevator access is provided between the garage and courtyard/podium only.
- d. For accessible buildings, each dwelling shall be accessed directly from and face the street.



c. Moule & Polyzoides Architects and Urbanists



- Lot Width
- Access Standards
- **Parking Standards**
 - a. Required parking is accommodated in an underground or above-grade garage, tuck under parking, surface parking of no more than 5 cars, or a combination of any of the above.
 - b. Generally, dwellings have indirect access to their parking stall(s).
 - c. Up to 25% of dwellings may have direct access to their parking space (s).





- Lot Width
- Access Standards
- Parking Standards
- **Open Space Standards**
 - a. The primary shared open space is designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios.
 - b. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
 - c. In 40-foot-wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. Such projections are permitted on one side of 30 foot wide courtyards.
 - d. Private patios may be provided at side yards and rear yards.



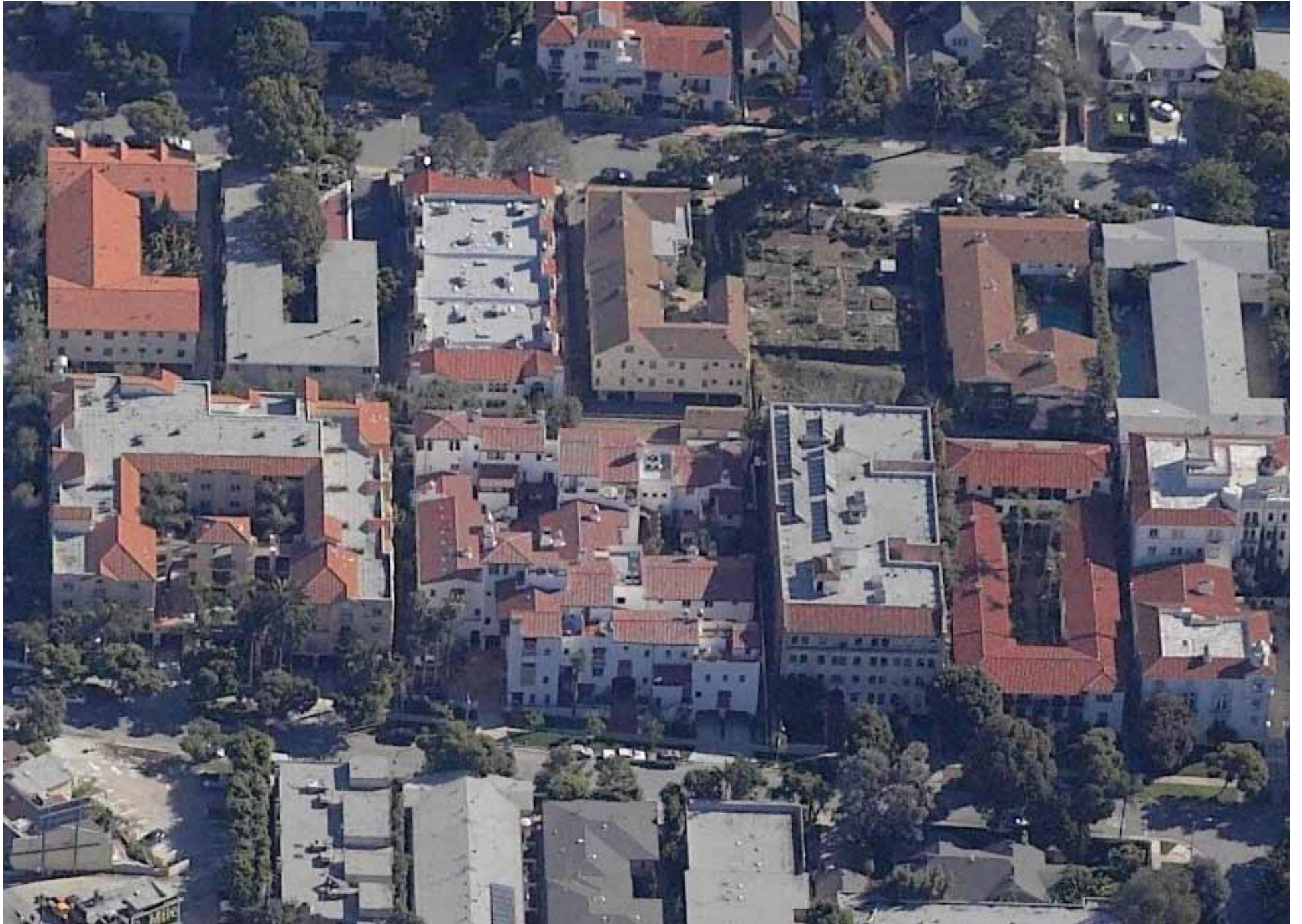
- Lot Width
- Access Standards
- Parking Standards
- Open Space Standards
- **Landscape Standards**
 - a. When front yard is present, one 15 gallon or 24" box size tree per 25 lineal feet shall be provided. Trees shall be of small scale and are suitable for built-in concrete planters or containers with a 36" minimum width. The trees can be placed in groups in order to achieve a particular design.
 - b. Six, five-gallon size shrubs, ten one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover is required for every required tree.
 - c. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape. One canopy tree shall be planted through the garage directly into the ground.



- Lot Width
- Access Standards
- Parking Standards
- Open Space Standards
- Landscape Standards
- **Building Size and Massing Standards**
 - a. Each dwelling shall have at least two sides exposed to outdoors.
 - c. Buildings may contain any of three types of dwellings: flats, town houses and lofts, and their combinations.
 - d. Dwellings may be as repetitive or unique as deemed by individual designs.
 - e. Refer to SA UDC 35-673 (solar access) for further massing requirements to provide direct sunlight to vegetation in the River Channel
 - f. Height ratios for courtyard housing are as follows:

Scenario (in stories)	Ratio of each story (see page 4:57 for height definition)		
	1	2	3
2.5	100%	100%	50%
3.0	100%	100%	80%



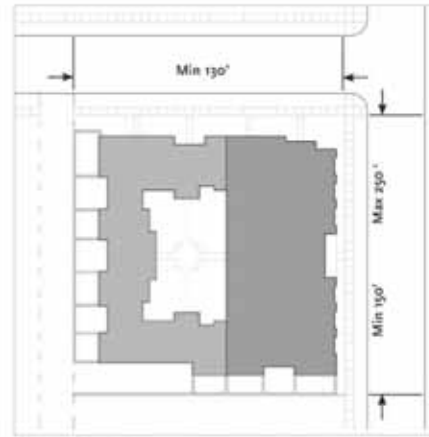


4.5.015.C Hybrid Court:

A Hybrid court is defined by the condition that its principal residential level is raised one to two and one-half levels above grade. The ground level is occupied by commercial or residential uses, concealing the podium from public view. Individual units can be designed in a rich variety of types and configurations.

1. **Lot Width:** Minimum: 170 ft; maximum: 200 ft
2. **Access**
Elevator access shall be provided between the garage and podium.
 - a. At least one exterior stairway accessing the podium level from the street shall be provided for each adjacent street.
 - b. The main entrance to each ground floor/street-adjacent commercial or residential unit shall be directly from the street.
 - c. The main entrance to podium-level units shall be directly from the courtyard.
 - d. All units above the second story shall be accessed via a lobby, an elevator and corridor.
 - e. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
 - f. Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
 - g. On a corner lot without access to an alley, parking and services shall be accessed from the side street and services shall be underground and/or in the side and rear yards.
 - h. Access to units, two levels above the podium level may be through an open or roofed stair, serving no more than 2 dwellings.
3. **Parking**
 - a. Required parking shall be in a completely concealed garage. If the garage is at grade, then it shall not exceed two and one-half levels above grade be lined by a commercial or residential building at least 30 feet in depth.
 - b. Where an alley is present, parking shall be accessed through the alley and services through the alley and side yards.
 - c. Where an alley is not present, services shall be located in compliance with the setback requirements of the applicable zone.
 - d. Parking entrances to garages and/or driveways shall be located as close as possible to the side or rear of each lot.
4. **Open Space**
 - a. The primary shared open space shall be a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.

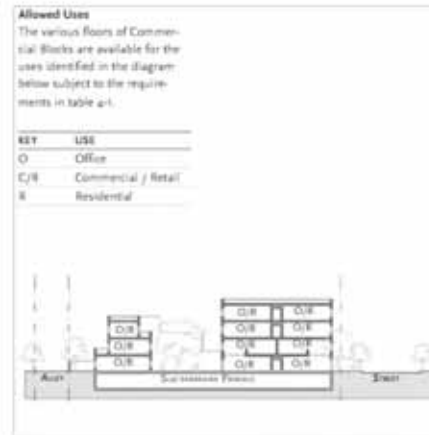
- b. On a lot with multiple courtyards, at least two of the courtyards shall conform to the patterns below:
 - i. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
 - ii. Architectural projections up to an aggregate of 25% are permitted on two sides of 40 foot wide courtyards and on one side of 30 foot wide courtyards.
 - iii. Courtyards shall be connected to each other and to the public way by zaguans or paseos.
 - c. Private patios may be provided at side yards, rear yards and/or courtyards.
- 5. Landscape**
- a. Landscape shall not obscure front yards on adjacent lots or the store front of any flex space. Front yard trees, if provided, shall be of 3/4 building scale. (not to exceed three stories at maturity)
 - b. At least one is gallon or 24" box size tree shall be provided in each rear yard for shade and privacy.
 - c. At least one is gallon or 24" box size tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
 - d. Side yard trees may be placed to protect privacy from neighbors.
 - e. Courtyards should be designed as inviting out-door rooms for social interaction.
- 6. Frontage**
- a. On direct access units, entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
 - b. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed on the podium, provided that they are landscaped and scaled to the street and building.
- 7. Building Size and Massing**
- a. Buildings shall be composed of two to five story masses, designed to house scale, and not necessarily representing a single dwelling.
 - b. Three, four, and five story buildings shall be composed in part of single- and/or double-loaded, stacked dwellings. In the case, of single-loaded corridors, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.
 - c. Buildings may contain any of four combinations of units: flats, flats over flats, town houses, and townhouses over flats.
 - d. Dwellings may be as repetitive or unique as deemed by individual designs.



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Section Configuration Diagram

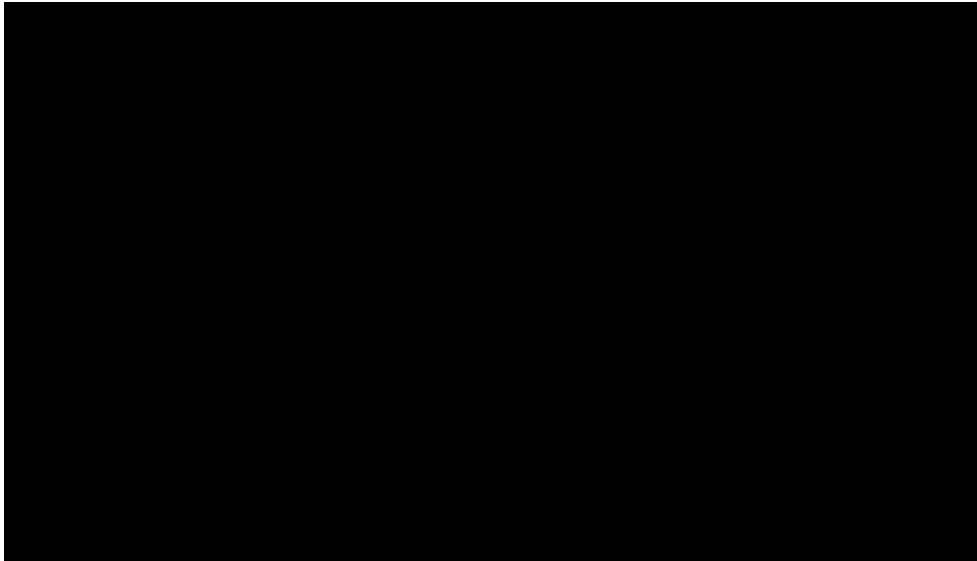


Illustrative Photo: A hybrid court is composed in two parts, a two or three story walk-up attached to a four story point-access building.

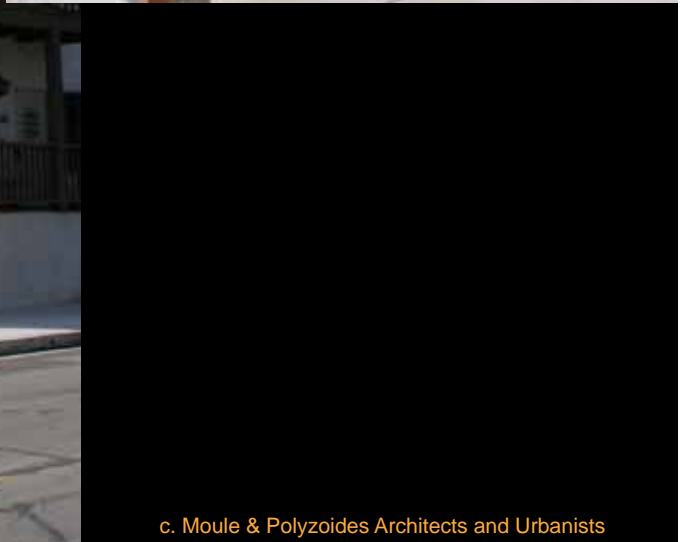
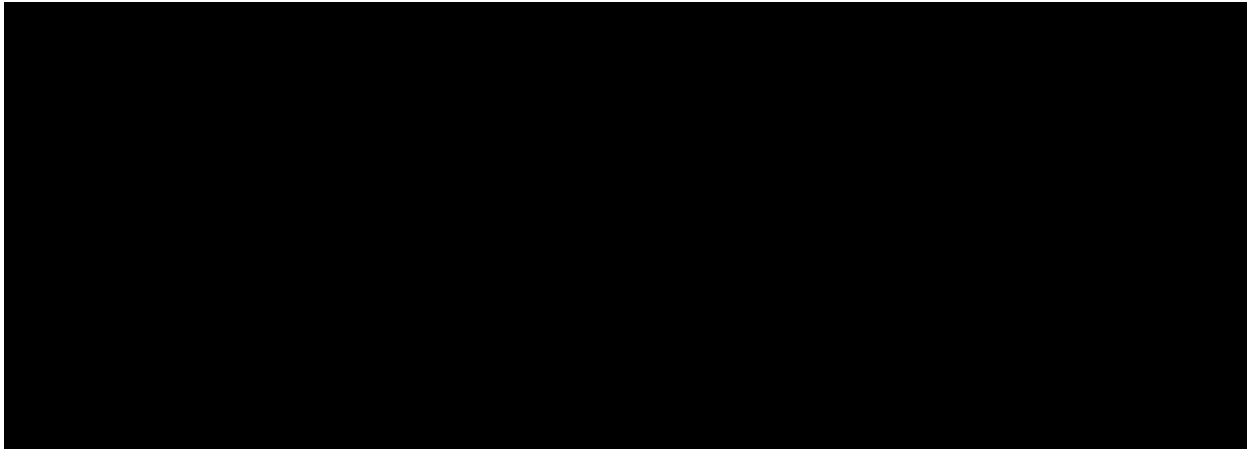
- Lot Width
Minimum: 170 ft; maximum: 200 ft



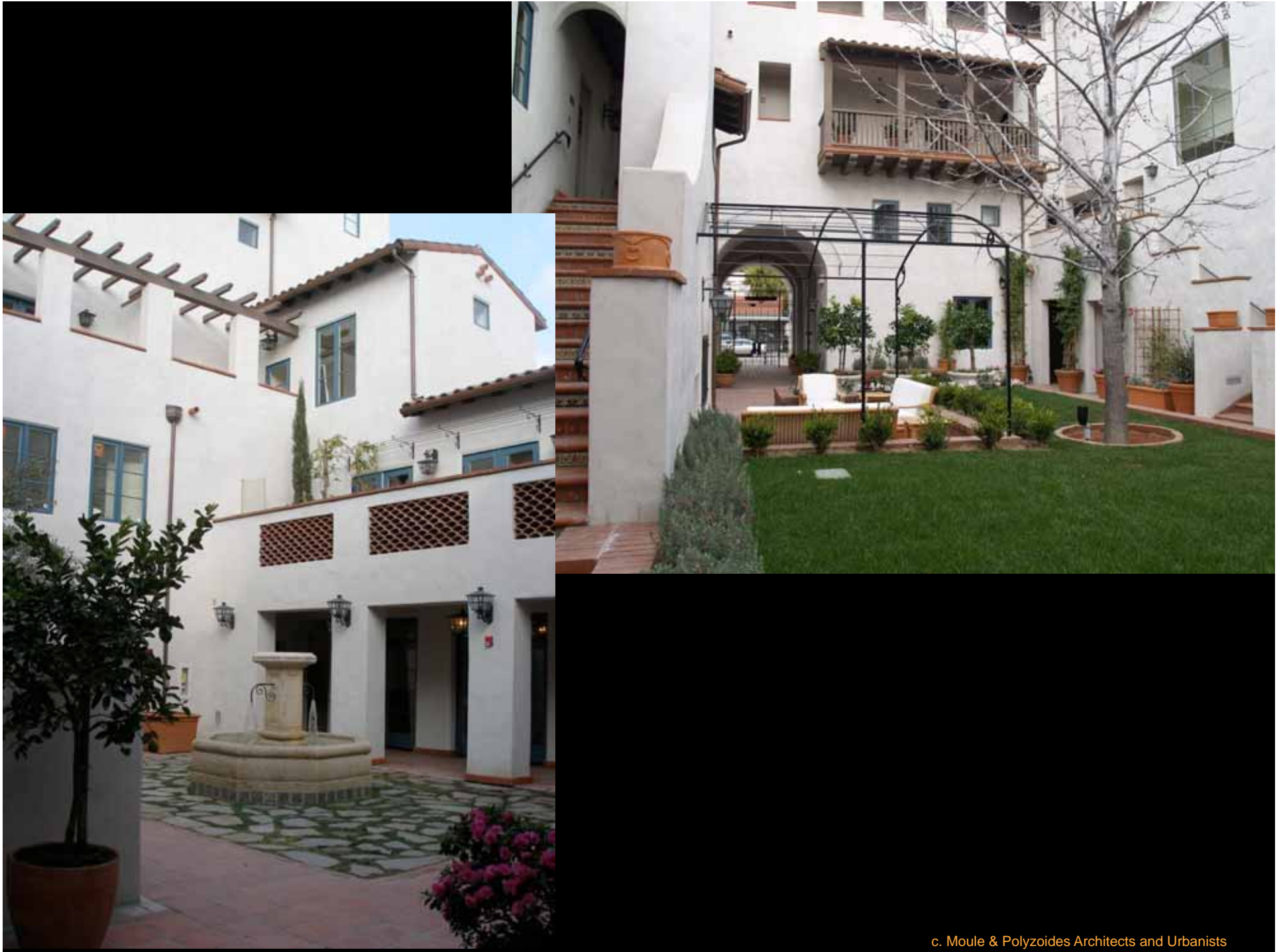
- Lot Width
- Access Standards
 - a. The main entrance to each ground floor dwelling is directly from the street.
 - b. Entrance to the building and to individual dwellings is through a courtyard directly accessible to the street.
 - c. Access to second story dwellings shall be through an open or roofed stair, serving up to 2 dwellings
 - d. For the stacked portion of the building, elevator access shall be provided between the garage and the principal courtyard.



- Lot Width
- Access Standards
- **Parking Standards**
 - a. Required parking is accommodated in a garage of which no more than 2 levels can be above grade.
 - b. Dwellings have indirect access to their parking stall(s).



- Lot Width
- Access Standards
- Parking Standards
- **Open Space Standards**
 - a. The primary shared open space is designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios.
 - b. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
 - c. In 40-foot-wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. Such projections are permitted on one side of 30 foot wide courtyards.
 - d. Private patios may be provided at side yards and rear yards.



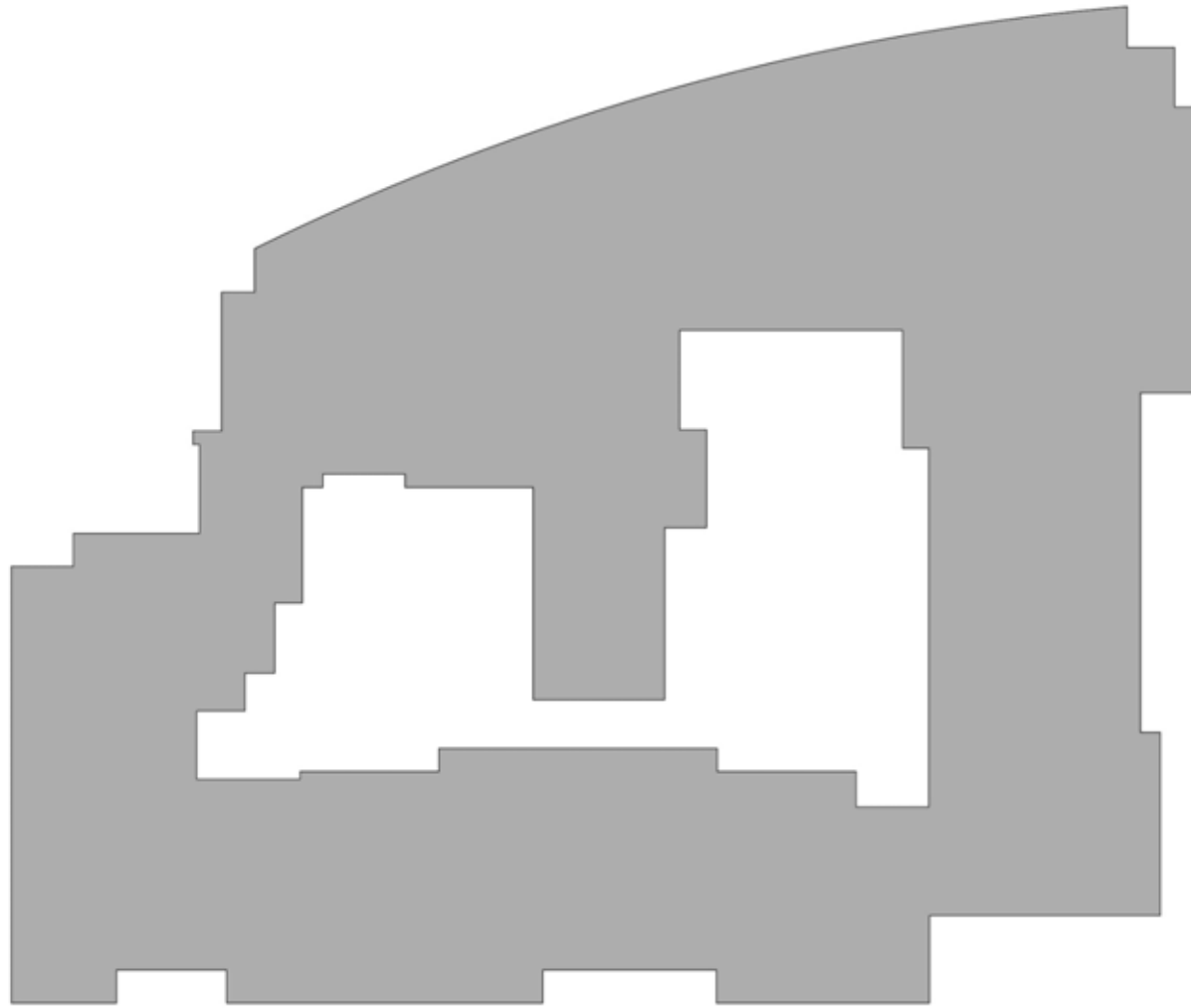
- Lot Width
- Access Standards
- Parking Standards
- Open Space Standards
- **Landscape Standards**
 - a. Landscape shall not obscure front yards on adjacent lots or the store front of any flex space. Front yard trees, if provided, shall be of 3/4 building scale. (not to exceed three stories at maturity)
 - c. At least one is gallon or 24” box size tree shall be provided in each rear yard for shade and privacy.
 - c. At least one is gallon or 24” box size tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
 - d. Side yard trees may be placed to protect privacy from neighbors.
 - e. Courtyards should be designed as inviting outdoor rooms for social interaction.



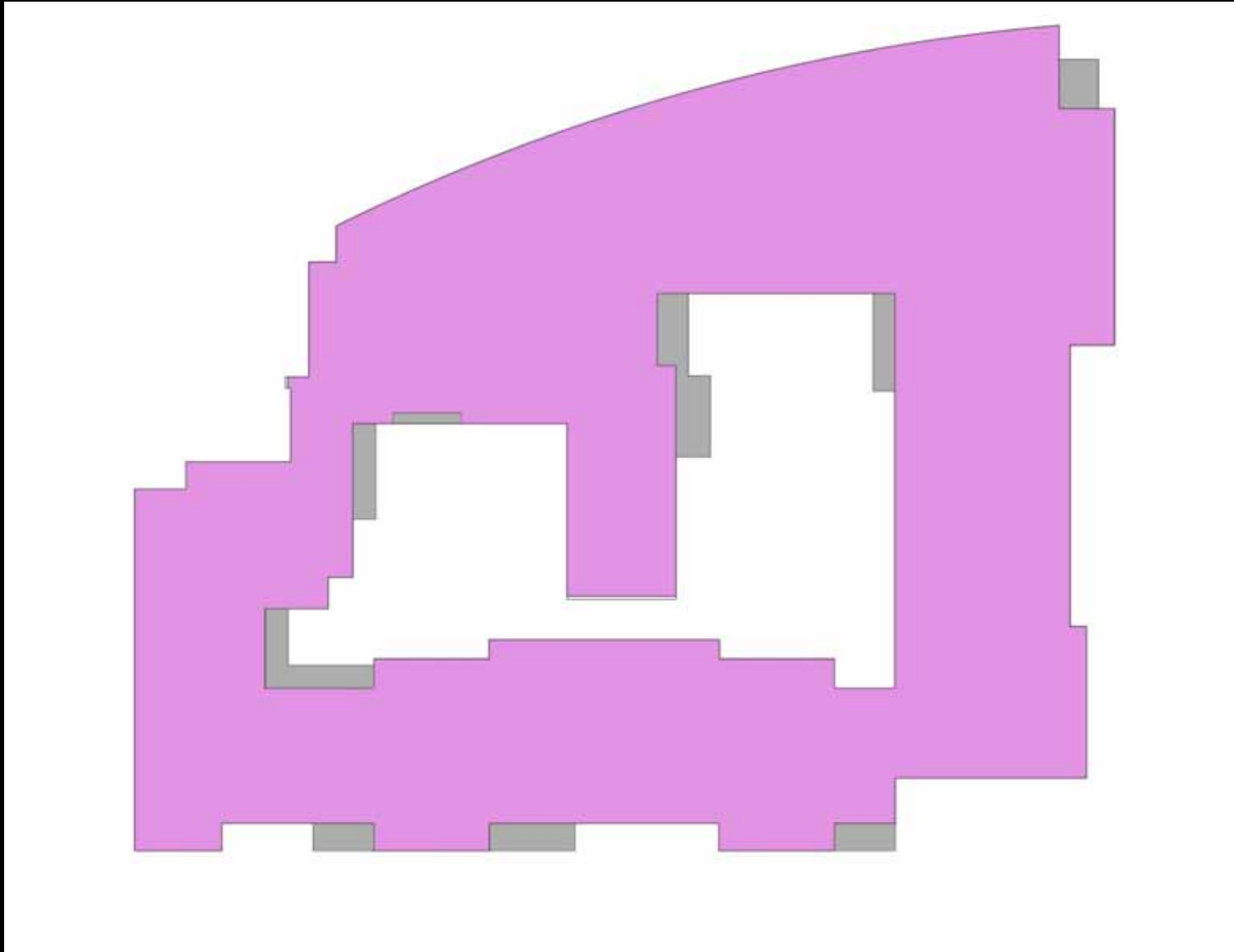
- Lot Width
- Access Standards
- Parking Standards
- Open Space Standards
- Landscape Standards
- **Building Size and Massing Standards**
 - a. Buildings shall be composed of two to five story masses, designed to house scale, and not necessarily representing a single dwelling.
 - b. Three, four, and five story buildings shall be composed in part of single- and/or double-loaded, stacked dwellings. In the case, of single-loaded corridors, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.
 - c. Buildings may contain any of four combinations of units: flats, flats over flats, town houses, and townhouses over flats.
 - d. Dwellings may be as repetitive or unique as deemed by individual designs.
 - e. Buildings should be setback at the fourth level, a minimum of 12' from the edge of the courtyard.
 - f. Height ratios for various podium courts are as follows:

Scenario (in stories)	Ratio of each story (see page 4:57 for height definition)					
	1	2	3	4	5 [1]	6-10
4.5	100%	100%	100%	80%	25%	
6.0	100%	100%	100%	80%	65%	
10.0	100%	100%	100%	80%	65%	50%

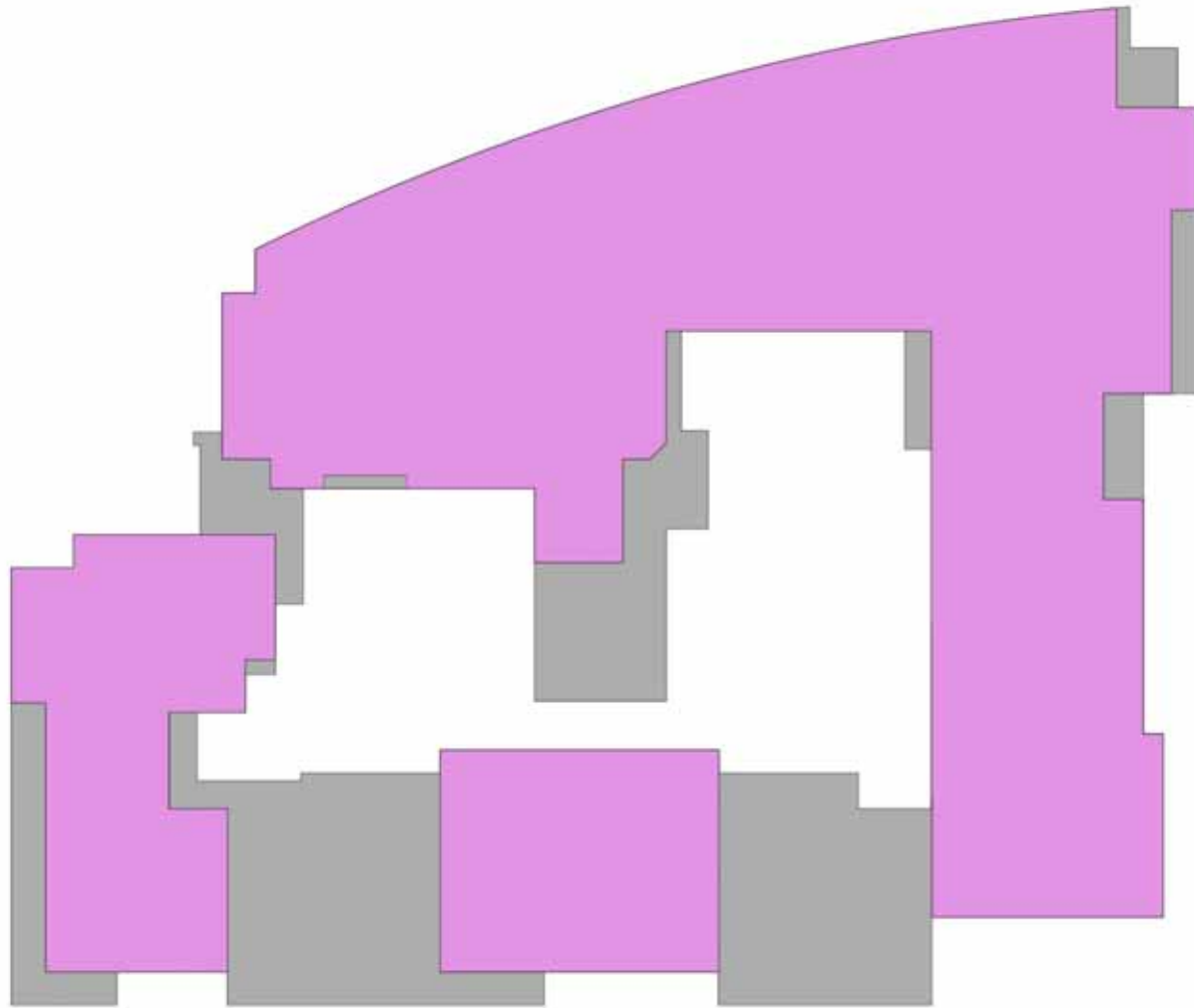




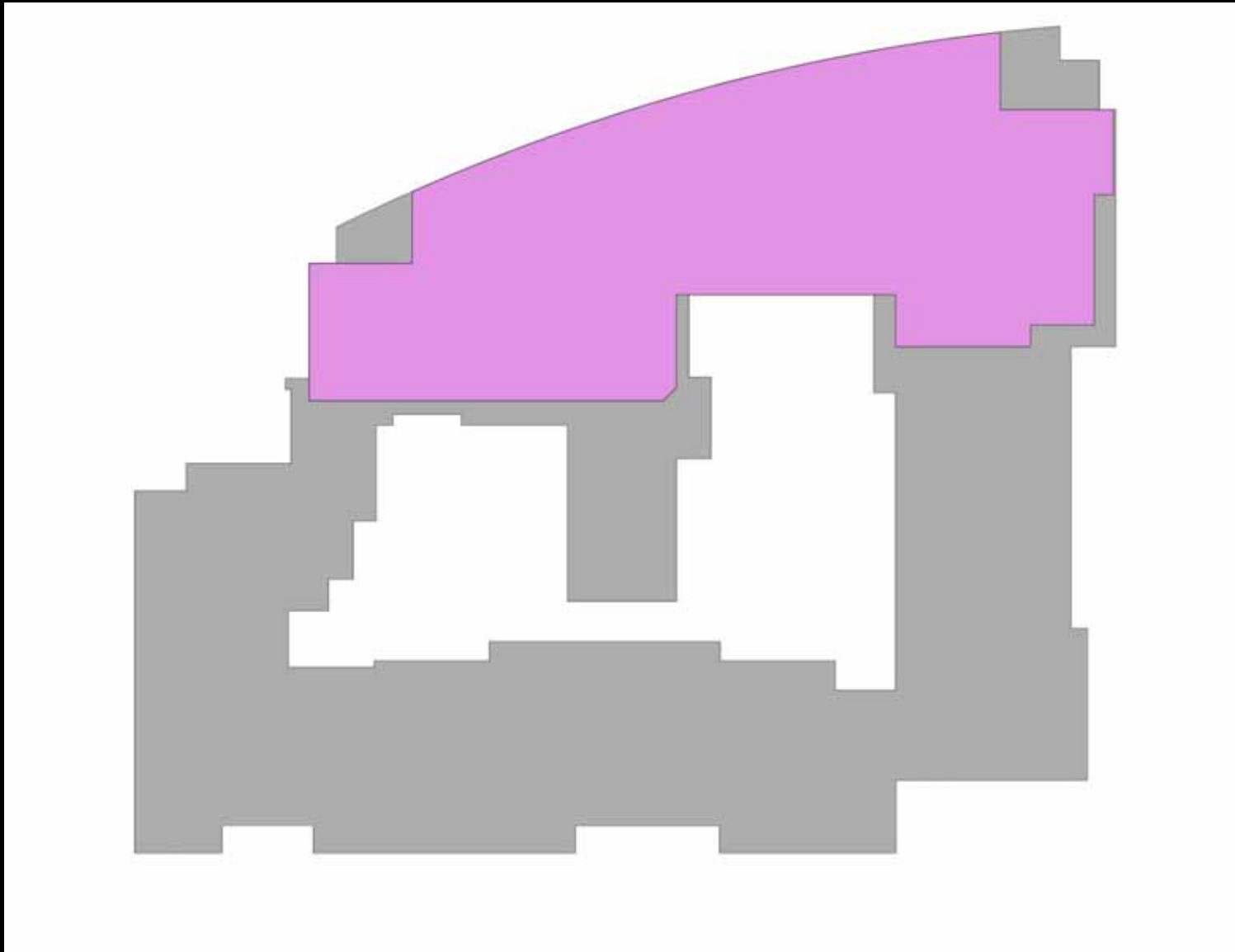
First Floor - 100%



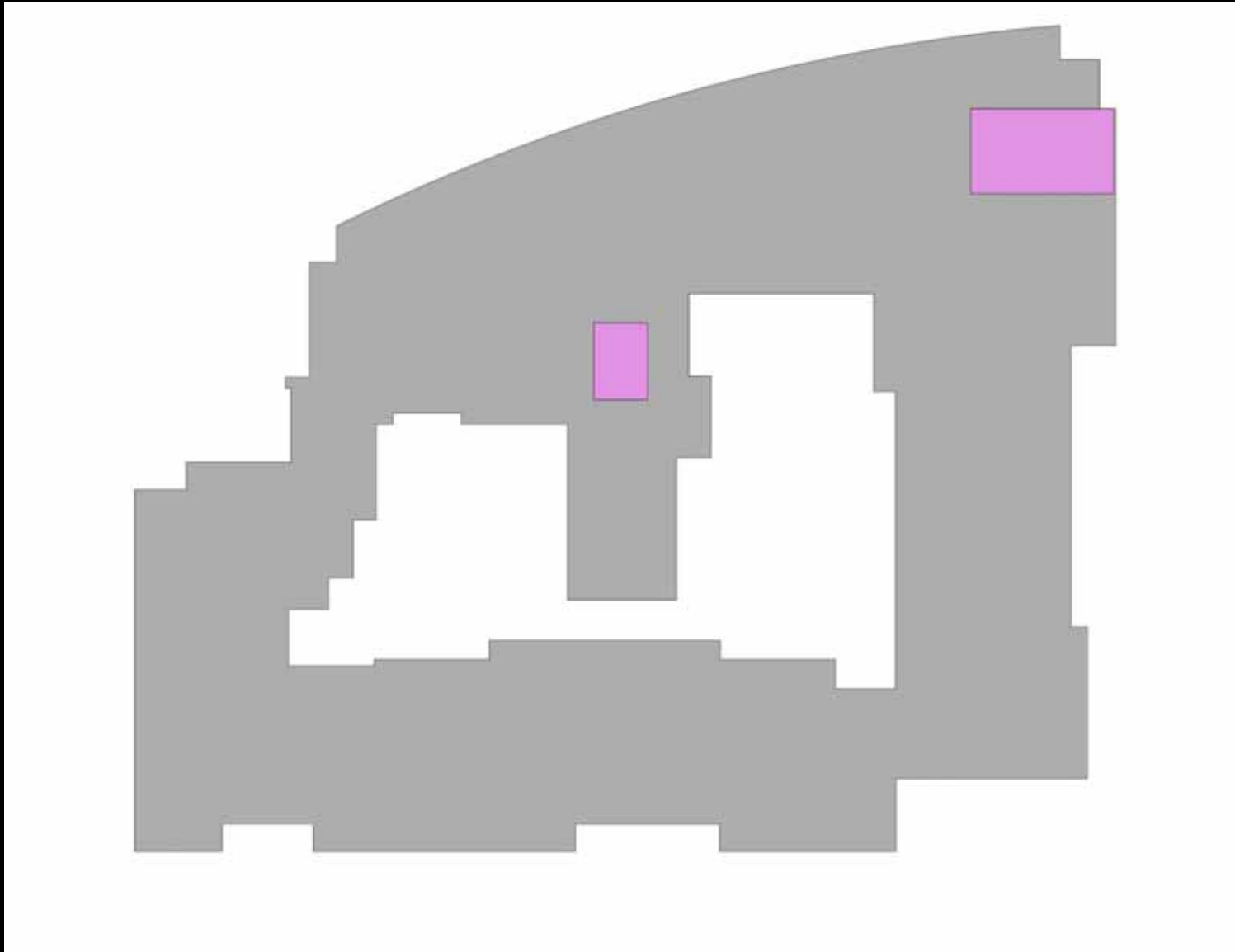
Second Floor - 90-100%



Third Floor - 70%



Fourth Floor - 35%

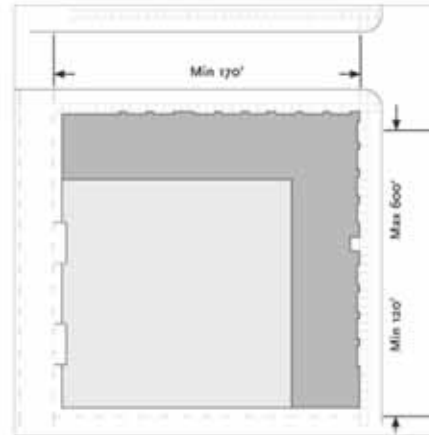


Fifth Floor - 15%

4.5.015.B Liner:

A building at least 30 feet in depth that conceals a public (Park-Once) garage or other large scale faceless building, designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses or residences. The access corridor is included in the minimum depth.

1. **Lot Width:** Minimum: 170 ft; maximum: 350 ft.
2. **Access Standards**
 - a. The main entrance to each ground floor storefront is directly from the street.
 - b. Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
 - c. Interior circulation to each dwelling is through a corridor.
3. **Parking Standards**
 - a. Required parking for the resident/tenants of the liner is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
 - b. Dwellings have indirect access to their parking stall(s) unless their parking is in an attached and individual private garage.)
4. **Open Space Standards**
 - a. Private patios may be provided at balconies, terraces and roof gardens.
5. **Landscape Standards**
 - a. All required yards shall be landscaped.
6. **Building Size and Massing Standards**
 - a. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings.
 - b. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.
 - c. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
 - d. Dwellings may be as repetitive or unique as deemed by individual designs.
 - e. Refer to SA UDC 35-673 (solar access) for further massing requirements to provide direct sunlight to vegetation in the River Channel
 - f. In the NS-E zone the fifth floor shall not exceed 25% of the ground floor and be setback from all frontages by a 10' wide balcony.
7. **Accessory Dwellings**
Not allowed



Illustrative Plan Diagram

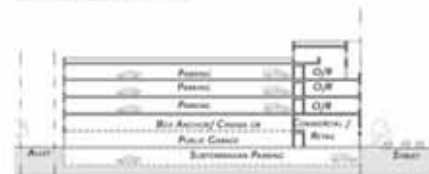


Illustrative Axonometric Diagram

Allowed Uses

The various floors of Commercial Blocks are available for the uses identified in the diagram below subject to the requirements in table 4.1.

KEY	USE
O	Office
C/R	Commercial / Retail
R	Residential



Illustrative Section Configuration Diagram



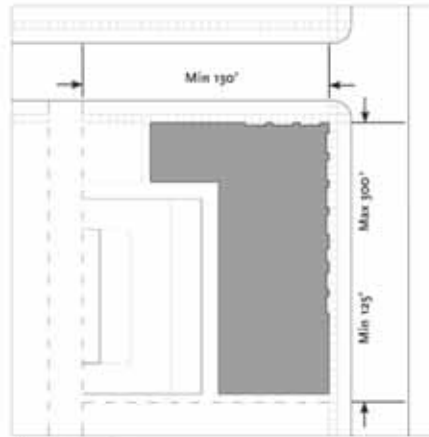
Liner with sheafroof frontage

4-5.015-A Commercial Block:

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

1. **Lot Width:** Minimum: 125 ft; maximum: 350 ft.
2. **Access Standards**
 - a. The main entrance to each ground floor storefront is directly from the street.
 - b. Entrance to the upper floors of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
 - c. Interior circulation to each dwelling or tenant space is through a corridor.
3. **Parking Standards**
 - a. Required parking is accommodated in an underground or above-grade garage or a combination of any of the above.
 - b. Dwellings shall have indirect access to their parking stall(s) unless their parking is in an attached and individual private garage.
4. **Open Space Standards**
 - a. The primary shared open space is the rear or side yard designed as a courtyard. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
 - b. Minimum yard dimension shall be 40 feet when the long axis of the yard is oriented EW and 30 feet for a NS orientation. Yard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
 - c. In 30-foot-wide yards, architectural projections are allowed to a maximum of 8 feet aggregate.
5. **Landscape Standards**
 - a. On each yard, a 36" box size tree shall be provided so that at maturity it provides a canopy of maximum spread and height.
 - b. For each yard, the trees can be placed in groups to achieve a particular design.
 - c. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
6. **Building Size and Massing Standards**
 - a. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings.
 - b. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a dooryard, patio, terrace or balcony.

- c. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- d. Dwellings may be as repetitive or unique as deemed by individual designs.
- e. Refer to SA UDC 35-673 (solar access) for further massing requirements to provide direct sunlight to vegetation in the River Channel
- f. In the NS-E zone the fifth floor shall not exceed 25% of the ground floor and be setback from all frontages by a 10' wide balcony.
- g. Tower elements are allowed per the following standards:
 - i. May not exceed 25% of the total building footprint or 15 stories.
 - ii. May not exceed 13,000 s.f. per floor.
 - iii. Must be within 200 feet of the River right of way.
 - iv. Must be on a lot with at least 300 feet of River frontage.
 - v. Max of one tower per block.
7. **Accessory Dwellings**
Not allowed



Illustrative Plan Diagram

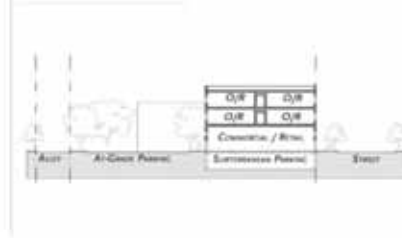


Illustrative Axonometric Diagram

Allowed Uses

The various floors of Commercial Blocks are available for the uses identified in the diagram below subject to the requirements in table 4-1.

KEY	USE
O	Office
C/R	Commercial / Retail
R	Residential



Illustrative Section Configuration Diagram



Illustrative Photo: Commercial Block

4.8 SUBDIVISION STANDARDS

4.8.010 - Subdivision Standards

A. Purpose. This section establishes the standards for creating and maintaining a walkable block and street network streetcapes. The procedure for subdividing land is intended to provide for the urban infrastructure of small and walkable blocks, and an interconnected and human-scaled network of thoroughfares punctuated by open space of varying types. In addition, this chapter provides for the three-dimensional parcelization of buildings in response to ownership patterns.

The following regulations apply to all property within the plan area.

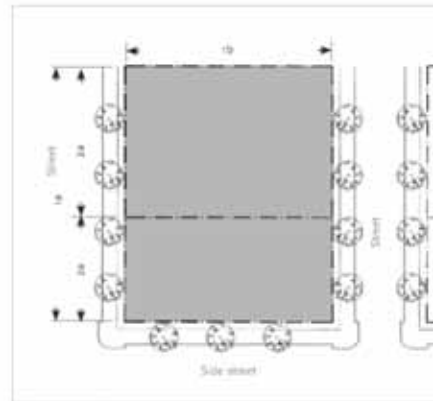
B. Applicability. Each site shall be designed in compliance with the standards of this section subject to the review and approval of the City of Downey.

4.8.020 - Design objectives and subdivision requirements - Each site shall be designed to:

- a. generate the street network identified in section 4.9;
- b. generate parcels within the blocks that facilitate pedestrian-oriented building design;
- c. generate buildings with their entrances on bordering streets and/or open space(s);
- e. be accessed by service alleys within the new blocks (except for the lined-block building type which is allowed to occupy the entire block);

4.8.030 - Pedestrian-Oriented Building design. The subdivision of various sites within the plan area into blocks shall facilitate pedestrian-oriented building design. Buildings shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Specific Plan and the Downey UDC.

- a. Buildings shall be designed on parcels consistent with the requirements for building types in section 4.5;
- b. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets and/or civic open space;
- c. Buildings may be subdivided vertically in response to ownership patterns provided that the applicable requirements of condominium parcelization are met to the satisfaction of the City of Downey.



Orthogonal Block Requirements Diagram

4.8.040 - Block Requirements. The dimensional requirements are summarized below with an illustrative sequence on page 4-32 of subdividing a site into blocks per the following standards:

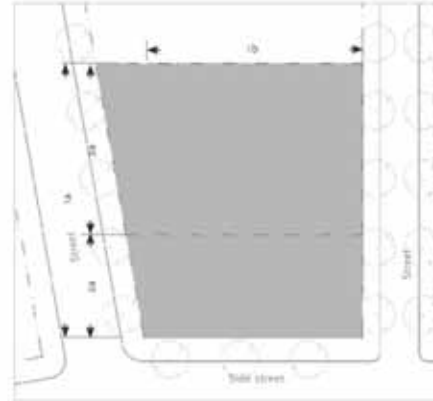
A. Orthogonal Block Requirements - Orthogonal blocks are rectangular and consist of square or rectangular designs. The following requirements apply:

1. **Block Length / Width**
Blocks of various designs and functions are allowed as identified in the diagram above and per the standards below:

For 10% of Blocks
(a) Minimum: 150 feet; Maximum: 600 feet
(b) Minimum: 150 feet; Maximum: 600 feet

For 90% of Blocks
(a) Minimum: 250 feet; Maximum: 600 feet
(b) Minimum: 250 feet; Maximum: 600 feet
2. **Parcel / Lot Width**
All buildings shall be designed to a parcel as identified below:
(a) Minimum: as specified per the allowed Building Type(s)
Maximum: 300 feet or as specified further per the allowed Building Type(s)

Note: The parcel is primarily for design purposes and may be made permanent through the regular process for parcel or tract maps.
3. **Streets / Rights-of-Way**
All blocks shall be designed per the allowable street types, as identified in 4.9, Street Network Plan.



Trapezoidal Block Requirements Diagram

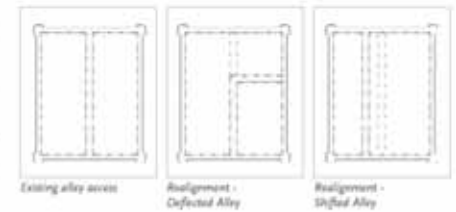
B. Trapezoidal Block Requirements - Trapezoidal blocks are irregular in shape and consists of various designs. The following requirements apply:

1. **Block Length / Width**
Blocks of various designs and functions are allowed as identified in the diagram above and per the standards below:

For 20% of Blocks
(a) Minimum: 100 feet; Maximum: average of 400 feet for two longest sides
(b) Minimum: 100 feet; Maximum: average of 400 feet for two longest sides

For 80% of Blocks
(a) Minimum: 200 feet; Maximum: average of 500 feet for two longest sides
(b) Minimum: 200 feet; Maximum: average of 500 feet for two longest sides
2. **Parcel / Lot Width**
All buildings shall be designed to a parcel as identified below:
Building Types:
(a) Minimum: as specified per the allowed Building Type(s)
Maximum: 300 feet or as specified per the allowed Building Type(s)

Note: The parcel is primarily for design purposes and may be made permanent through the regular process for parcel or tract maps.
3. **Streets / Rights-of-Way**
All blocks shall be designed per the allowable street types, as identified in 4.9, Street Network Plan.



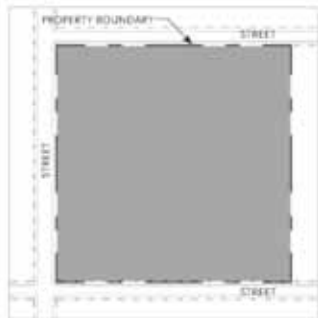
4.8.050 - Access requirements. After the initial subdivision of the site into blocks and streets, it may become necessary to adjust alley or other right-of-way access. In this case, the following shall apply:

- A. **Realignment of right(s) of way.**
Existing rights-of-way may be realigned such that the resulting block and private property meet the requirements of this section and the applicable building type requirements (section 4.5)
- B. **Existing Alley-Access.**
In all cases, blocks with alleys shall maintain such access. Existing alley-access may be modified through realignment, (shift, deflection, etc.) provided the realigned alley results in a minimum 100 feet of net developable lot depth on both sides of the realigned alley.

4.8.060 - Illustrative Sequence: Applying subdivision standards to achieve pedestrian-scaled buildings. This series of diagrams identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways per the provisions of this code. This information illustrates the intent of the subdivision standards (section 4.8) combined with the building type standards (section 4.5.010) and provides direction on how to break down large parcels to receive appropriately scaled buildings.

Existing Site

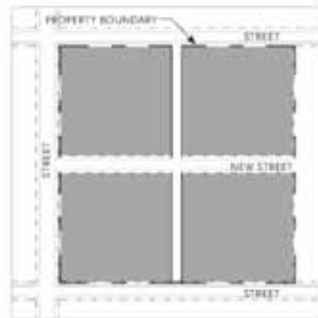
Sites larger than 2 acres shall be subdivided further to create additional blocks. For sites less than 2 acres in size, the requirements to introduce streets and alleys do not apply.



- Existing site prior to creating new blocks.

Introduce Streets

Sites being subdivided into additional blocks shall introduce streets from the list of allowable thoroughfare types and comply with the applicable block-size requirements.



- Streets are introduced per Street Network diagram (page 4-35)
 - Street Network Diagram (section 4.9)

Introduce Alleys

Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



- Alleys are introduced per the street type requirements for alleys and the lot depth requirements of the allowed building type(s):
 - Street Network Diagram (section 4.9)
 - Alley Standards (section 4.9)
 - Building Type Standards by Zone (section 4.5.010)

Introduce Lots

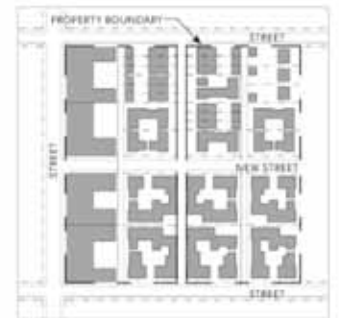
Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots/parcels are introduced on each block to correspond with the allowable building types. These lots/parcels are for the purpose of design and reflect the minimum area needed to effectively design corresponding building types. The permanence of the lot/parcel lines is not required by these standards.



- Lots are introduced per the width and depth requirements of the allowed building type(s):
 - Building Type Standards by Zone (section 4.5.010)

Introduce Projects

Each lot is designed to receive a building per the allowable building types and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types per the district in which the lot is located to generate a particular neighborhood form and character.



- Projects/Buildings are introduced per the applicable requirements:
 - Urban Standards of the Zone (section 4.4)
 - Building Type Standards by Zone (section 4.5.010)
 - Frontage Type Standards by Zone (section 4.5.010)

