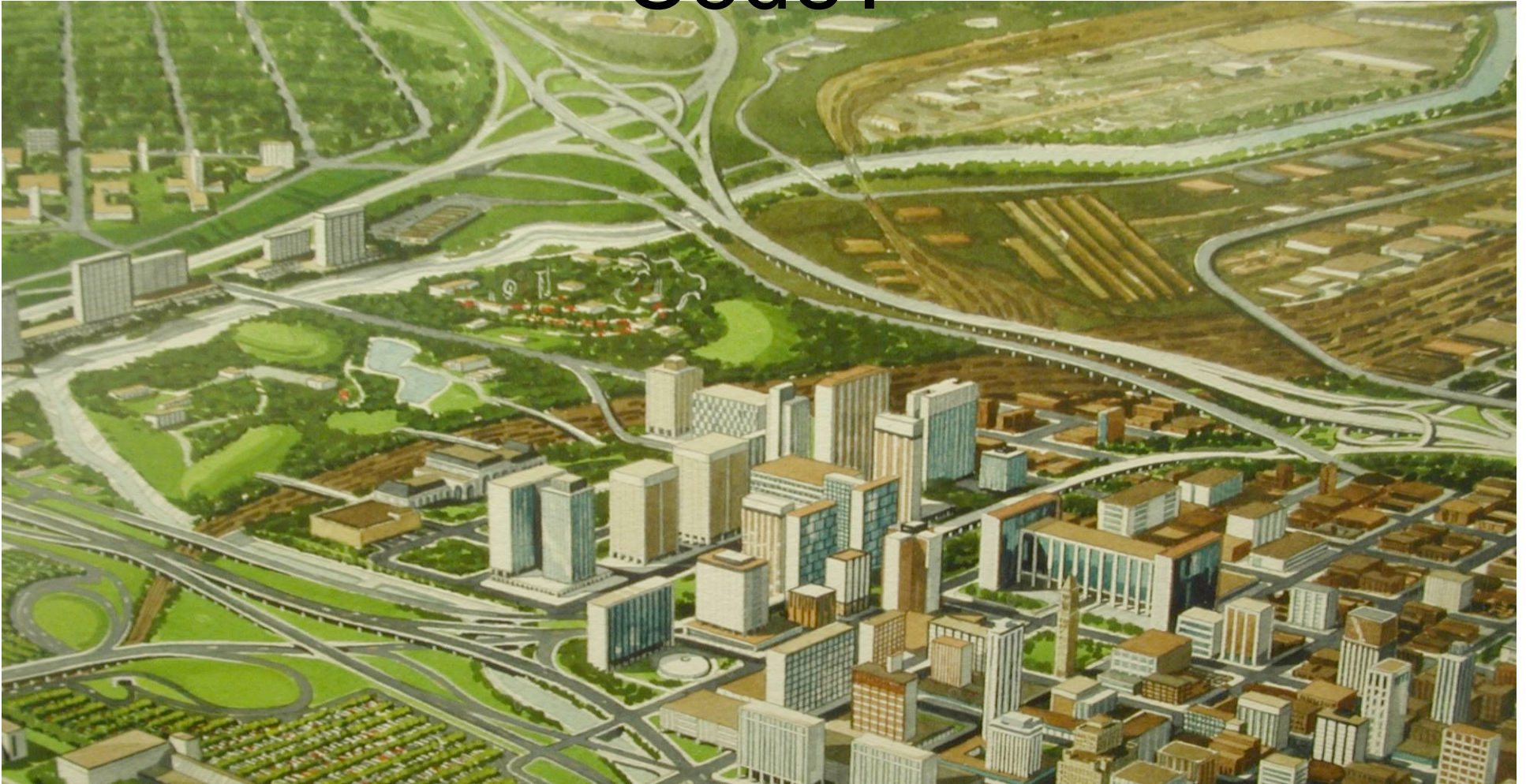
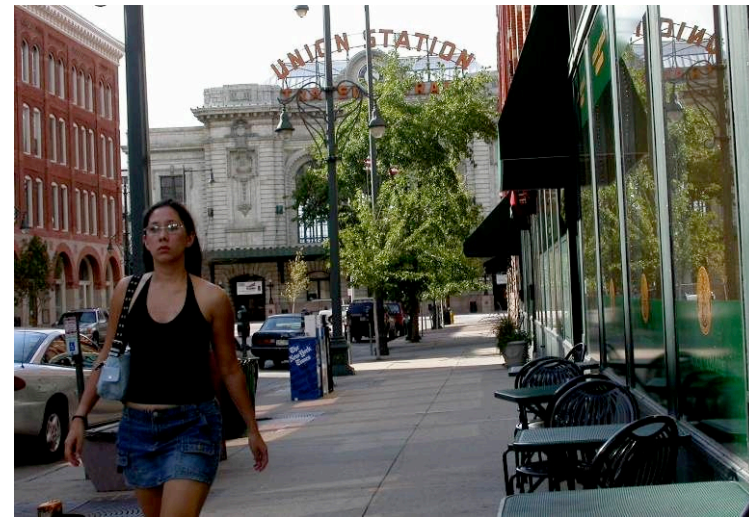


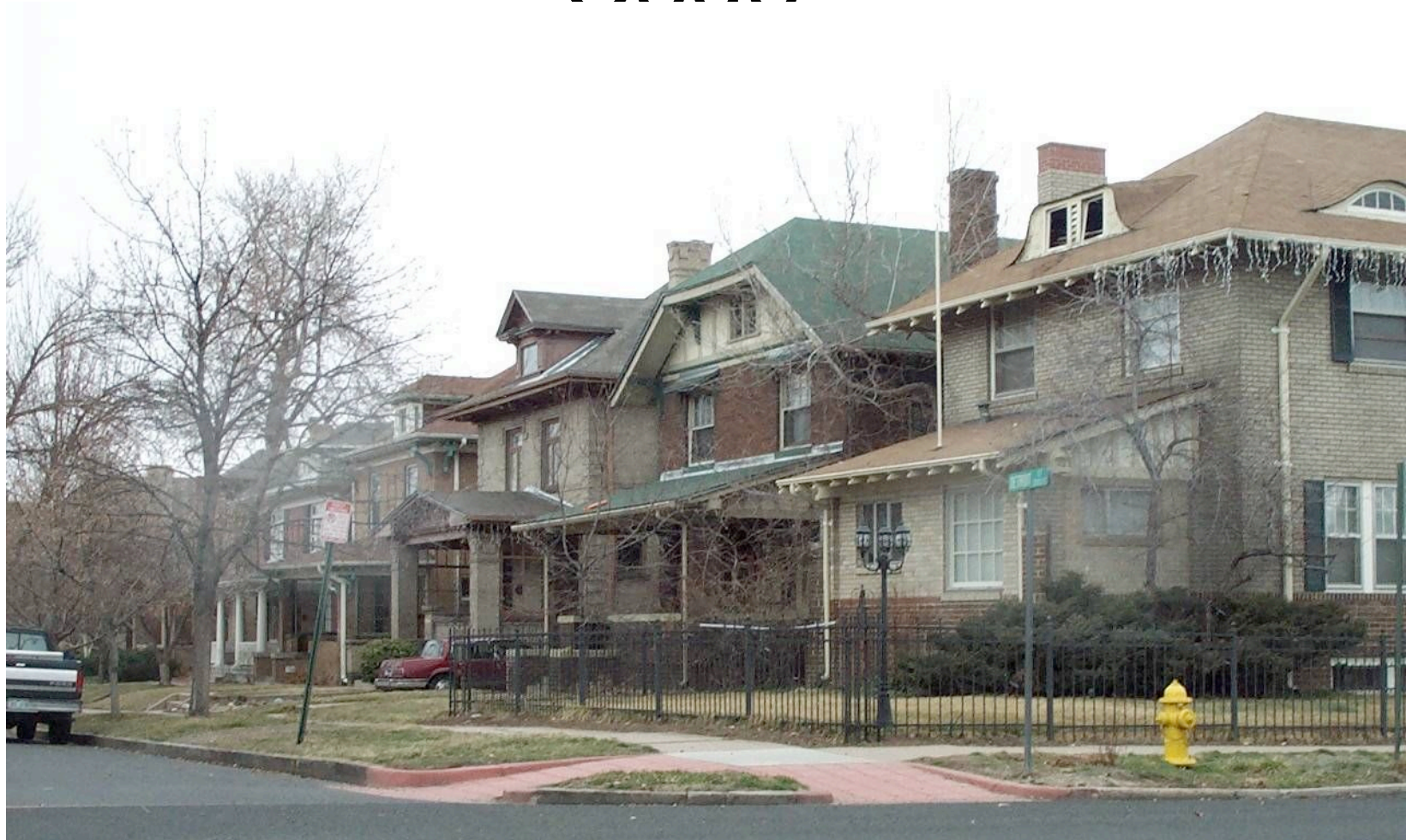
Why update Denver's Zoning Code?



Why update Denver's Zoning Code?



Why update Denver's Zoning Code?



Why update Denver's Zoning Code?



Why update Denver's Zoning Code?



Why update Denver's Zoning Code?



Principles of the New Urbanism

THE REGION

The development and redevelopment of towns and cities should respect historical **patterns**, precedents, and boundaries.



Context-based Approach

TYPOLOGY A1



SNAPSHOT AREA - KEY



SNAPSHOT AREA - AERIAL PHOTOGRAPH



EXTRACT OF THE SNAPSHOT AREA - AERIAL PHOTOGRAPH (LEFT)



EXTRACT OF THE SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM (RIGHT)



SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM

DESCRIPTION

This area typifies many of the earlier single family residential neighborhoods of the City. The development pattern in this area has particularly high lot coverage, with long street blocks concentrating consistently narrow lots. Detached sidewalks and mature street trees contribute a maturity and consistency to an already relatively cohesive pattern of housing. Front set backs tend to be consistent while the building form varies considerably either between lots or within the block. Building height is also relatively consistent. This would seem to be the most consistent of the residential typologies.

Differs from other traditional typologies:-

- Very high lot coverage and narrow streets
- No front accessed parking
- Very consistent pattern of street trees



The photograph of Congress Park above shows the shallow front yards, consistent front setback and general two story character prevalent within typology A1.



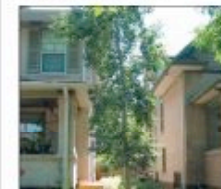
The photograph of a duplex in Congress Park above shows how many traditional multi-family structures fit within the general character of the single-family structures around them.



The photograph of Congress Park above shows the consistent pattern of front porches and lack of front vehicle use areas prevalent in typology A1.



As shown in the photograph of Congress Park above, A1 tends to have the most consistent pattern of street trees among typologies.



As shown above, side setbacks are small and lot coverage is generally high in typology A1.



As shown above, traditional multi-family development in typology A1 often recognize the general scale and character of nearby single-family development.



The defining elements of typology A1 are not always recognized in contemporary infill projects.



As shown above, there is usually a consistent pattern of detached alley-loaded garages in typology A1.

FRAMEWORK FEATURES

STREET PATTERN: REGULAR RECTILINEAR GRID
 STREET WIDTH: MEDIUM AVENUES & NARROWER STREETS
 SIDEWALK LOCATION: DETACHED
 ALLEYS: CONSISTENT
 STREET TREES: Yes - Regular Pattern
 BLOCK WIDTH: RELATIVELY CONSISTENT 300' BY 600'
 CONSISTENCY/DIVERSITY: RELATIVELY CONSISTENT

LOT FEATURES

LOT SIZE: 35'x140' BY 145'
 LOT SHAPE & ORIENTATION: LONG, NARROW, PERP. TO STREET
 LOT WIDTH: NARROW, WITH SOME EXCEPTIONS
 LOT COVERAGE: 50% & GREATER
 BUILDING ORIENTATION: GEN. WITH LOT
 BUILDING PLACEMENT: FORWARD
 PARKING ACCESS/LOCATION: GEN. REAR ACCESS

BUILDING PLACEMENT

Front Setback: 20'
 Side Setbacks: 5'
 Rear Setback: 20'

BUILDING FORM

Building Height: 2-2.5
 Plate Height: 15'-22'
 Roof Ridge Height: 25'-35'
 Roof Form: FRONT GABLE, SOME HIP
 Entry (Porch/Door Orientation): CONSISTENT FRONT PORCH
 Transparency (Window Location & %): 30-50% Transparency

Context-based Approach

TYPOLOGY A2



Snapshot Area - Key



Snapshot Area - Aerial Photograph



EXTRACT OF THE SNAPSHOT AREA - Aerial Photograph



The photograph of Capitol Hill above shows the juxtaposition of moderate and large scale built forms prevalent in the neighborhood.



The traditional pattern of multi-family development in Capitol Hill is shown above.



Unlike typology A1, some driveways for single family homes are accessed from the street as shown in the above image from the snapshot area of Capitol Hill.



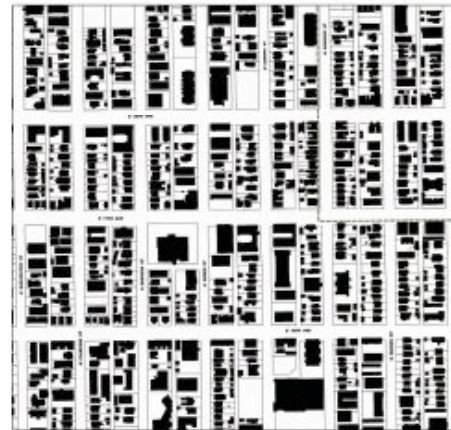
The above image of the snapshot area in Capitol Hill shows traditional multi-family development in the typology.

DESCRIPTION

This area exhibits both an earlier form of residential and sequential development of more recent commercial and residential. The area in general retains a relatively constant central north/south alley circulation providing access to the rear from both residential and commercial uses. The residential sections of the area retain an earlier detached sidewalk circulation pattern with significant presence of mature street trees, despite the concentration of development. More recent development achieves a hard street edge in certain places but elsewhere presents open parking lot space to the street frontage. Building height ranges from single story residential and commercial development to a series of buildings of multiple stories. Coverage of the lot can be total or relatively high in the interspersed commercial and residential collage.

Differs from A1:-

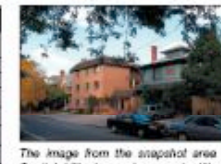
- Appears to be derived from A1 but subject to notable change over time creating larger scale development within original pattern.
- Significant lot amalgamation
- Resembles patterns found in B2 but with higher lot coverage and greater diversity of building height.



Snapshot Area - Building Placement Diagram



Extract of the Snapshot Area - Building Placement Diagram



The image from the snapshot area in Capitol Hill above shows a traditional single family building converted to multi-family, with a newer multi-family building next door.



On the eastern side of Capitol Hill, many blocks include an unbroken pattern of traditional single family development.



In Capitol Hill, the shift from lower scaled single family residential forms to larger buildings has taken place over a long period of time as shown in the image at left of an older multi-family infill project.

FRAMEWORK FEATURES

STREET PATTERN:	RECTILINEAR GRID
STREET WIDTH:	MEDIUM AVENUES & NARROWER STS.
SIDEWALK LOCATION:	GENERALLY DETACHED
ALLEYS:	CONSISTENT
STREET TREES:	WIDESPREAD IN RESIDENTIAL
BLOCK WIDTH:	300' BY 500'
CONSISTENCY/DIVERSITY:	GENERALLY DIVERSE

LOT FEATURES

LOT SIZE:	40' BY 125', MUCH MODIFIED
LOT SHAPE & ORIENTATION:	RECT., PERP. TO STREET
LOT WIDTH:	40' BUT MUCH AMALGAMATION
LOT COVERAGE:	VERY HIGH, 80 - 95%
BUILDING ORIENTATION:	GEN. WITH LOT
BUILDING PLACEMENT:	FORWARD OR CENTRAL
PARKING ACCESS/LOCATION:	REAR & STREET ACCESS

BUILDING PLACEMENT

Front Setback:	10-30'
Side Setbacks:	5'
Rear Setback:	20' - VARIES

BUILDING FORM

Building Height:	2 TRAD. - 1 TO MULTI SEEN
Plate Height:	
Roof Ridge Height:	
Roof Form:	FRONT GABLE FLAT
Entry (Porch/Door Orientation):	SOME FRONT
Transparency (Window Location & %):	

Context-based Approach

TYPOLOGY B1



SNAPSHOT AREA - KEY



SNAPSHOT AREA - AERIAL PHOTOGRAPH



EXTRACT OF THE SNAPSHOT AREA - AERIAL PHOTOGRAPH



The photographs of Sunnyside above and above right show that setbacks are greater and structures are generally smaller than in typologies A1 or A2.



Many blocks in Sunnyside have a very regular pattern of wide front porches as shown in the photograph above.



The photograph above shows the variety of roof forms in Sunnyside.



Detached sidewalks are an important framework element in traditional neighborhoods (A1-B3) as shown in the photograph of Sunnyside above.

DESCRIPTION

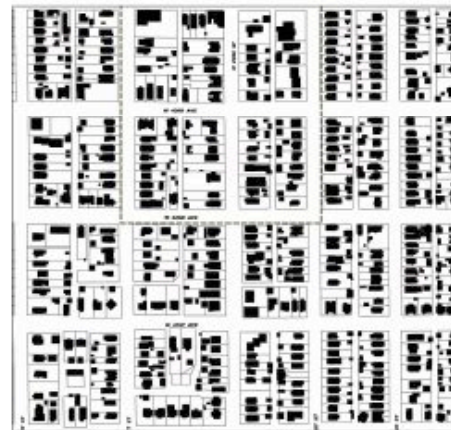
This area includes both rectangular and square street blocks created by a regular pattern of avenues with narrower streets. Alleys are present throughout the area, generally subdividing the street block into east & west. This relationship is not constant however and several square and rectangular blocks have alleys providing access to the interior from different sides of the street block. Street trees are relatively common but occur on a sporadic basis. Building setbacks work with the detached sidewalks to create a strong landscaped street enclosure. There is both a mixture of consistent and also diverse housing arrangements. Lot coverage is relatively high in both more cohesive and diverse areas.

Differs from A typologies:-

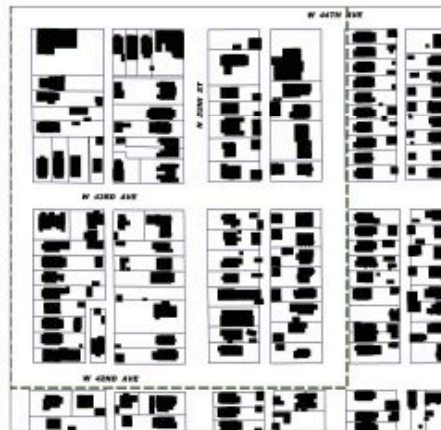
- Lower lot coverage
- Smaller structures
- Some front accessed parking

Differs from other B typologies:-

- More cohesive than B1 but demonstrating some later development of variable scale, especially within the square blocks
- Lot coverage is higher than in B1



SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



EXTRACT OF THE SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



Traditionally, multi-family dwellings structures in Sunnyside were relatively small and low like the duplex shown above.



Some newer multi-family structures in Sunnyside are taller and larger than single family or multi-family structures seen traditionally.



Transitions between residential and commercial areas present special challenges, as shown in the above photograph from Sunnyside.



Garage orientations in Sunnyside are more diverse than those seen in typology A1 as shown on the corner lot above.

FRAMEWORK FEATURES

STREET PATTERN:	VERTICAL RECT. 7 SQUARE GRID
STREET WIDTH:	MEDIUM
SIDEWALK LOCATION:	DETACHED
ALLEYS:	SOME DEVIATION
STREET TREES:	COMMON BUT SPORADIC
BLOCK WIDTH:	300' SQUARE & 300 BY 415'
CONSISTENCY/DIVERSITY:	MIXED

LOT FEATURES

LOT SIZE:	50' BY 125' STANDARD
LOT SHAPE & ORIENTATION:	RECT., PERP. TO STREET
LOT WIDTH:	45' TO 50'
LOT COVERAGE:	HIGH C.40-60%
BUILDING ORIENTATION:	GEN. WITH LOT
BUILDING PLACEMENT:	FORWARD & CENTRAL
PARKING ACCESS/LOCATION:	REAR, SOME GARAGES

BUILDING PLACEMENT

Front Setback:	20 - 25'
Side Setbacks:	5'
Rear Setback:	20'

BUILDING FORM

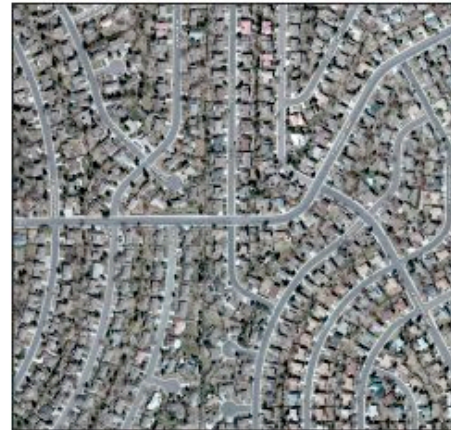
Building Height:	1 - 1.5 STORIES
Plate Height:	8'-10'
Roof Ridge Height:	12'-18'
Roof Form:	SIDE GABLED & FRONT GABLED
Entry (Porch/Door Orientation):	FRONT
Transparency (Window Location & %):	34-45% TRANSPARENCY

Context-based Approach

TYPOLOGY D2



SNAPSHOT AREA - KEY



SNAPSHOT AREA - AERIAL PHOTOGRAPH



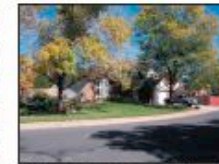
EXTRACT OF THE SNAPSHOT AREA - AERIAL PHOTOGRAPH



The photograph of Hempden South above shows the typical pattern of attached sidewalks and driveways in typology D2.



Most structures in the typology are 1-2 stories in height with front-facing garages as shown in the photograph above.



As shown in the photographs of Hempden South above and at right, most streets in the typology follow a classic curvilinear pattern.



Although expansion and reconstruction is relatively uncommon in the typology, some homes are undergoing renovation as shown in the photograph above.

DESCRIPTION

This area combines a curvilinear or modified grid with cul-de-sac elements of the classic curvilinear, which becomes more common in later residential development. Here the connectivity provided by the street network is still relatively high, while block length although variable tends to be very long. Sidewalks are attached and trees in private yards convey an impression of sporadic street trees. Lot size and shape vary in response to the street alignments and are relatively disparate. Building plan is generally long axis parallel to the street, although in many cases a protruding garage element presents a gable to the street in an 'L' or 'T' shaped plan. Architectural form varies considerably, as does building height or mass, creating a strong sense of diversity. Some blocks however exhibit a greater sense of architectural cohesion. Where there is a consistent front set back this also contributes a greater sense of order.

Differs from D1 typology:

- Introduction of cul-de-sacs
- Curvilinear grid form is retained but more pronounced.
- Higher lot coverage and larger structures



SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



EXTRACT OF THE SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM

FRAMEWORK FEATURES

Street Pattern:	CURVILINEAR GRID WITH CUL-DE-SACS
Street Width:	WIDE
Sidewalk Location:	ATTACHED
Alleys:	NONE
Street Trees:	NONE. TREES IN NARROW FRONT YARDS
Block Width:	250' BY 1200' AVE. VARIABLE
Consistency/Diversity:	BOTH

LOT FEATURES

Lot Size:	75' BY 125'
Lot Shape & Orientation:	RECT. TO SQUARE
Lot Width:	75' AVE BUT VARIES WITH ST. PATTERN
Lot Coverage:	40-50%
Building Orientation:	LONG AXIS PARALLEL TO STREET
Building Placement:	CENTRAL & FORWARD
Parking Access/Location:	FRONT, ATTACHED PROTRUDING GARAGES

BUILDING PLACEMENT

Front Setback:	25' BUT VARIES
Side Setbacks:	5'
Rear Setback:	VARIES - RELATIVELY LARGE

BUILDING FORM

Building Height:	1-2 STORIES - VARIES
Plate Height:	8'-18'
Roof Ridge Height:	14'-25'
Roof Form:	GABLED OR PYRAMIDAL
Entry (Porch/Door Orientation):	FRONT, BEHIND GARAGE
Transparency (Window Location & %):	20-35% TRANSPARANCY

Context-based Approach

INFILL DEVELOPMENT SURVEY TYPOLOGY A1



Optional Contact Information:

Name: _____ Email: _____
 Address: _____
 Neighborhood: _____
 Would you like to receive notifications and information concerning this project from the City & County of Denver? Yes No



INTRODUCTION

The City and County of Denver is studying potential revisions to the Zoning Code. A Diagnostic Report on the issues has been prepared and, in line with definitions identified in Blueprint Denver, has analyzed Areas of Change and Areas of Stability, and carried out a Plan and Code Analysis.

Within the defined Areas of Stability a system of draft residential character areas, or 'typologies' has been defined throughout the City. These typology areas are identified by characteristics which are common to the area. In many cases the original building form or subsequent development may have created considerable diversity within an area or street block. The 'typology' framework and definitions have been discussed in public forum in early October 2006. Comments and proposed revisions/refinements on the typology groups are contributing to the consideration of the framework groups and boundaries.

There has been increasing infill development activity within many of these areas in recent years and consequently considerable discussion on the form and direction that future development might take. A central issue is to balance the need for additional residential accommodation with the retention of the essential elements of the character and individuality of many areas valued by current and future residents.

TYPOLGY A1

This area typifies many of the earlier single family residential neighborhoods of the City. The development pattern in this area has particularly high lot coverage, with long street blocks concentrating consistently narrow lots. Detached sidewalks and mature street trees contribute a maturity and consistency to an already relatively cohesive pattern of housing. Front set backs tend to be consistent while the building form varies considerably either between lots or within the block. Building height is also relatively consistent.

This would seem to be the most consistent of the residential typologies, although there is identifiable variation within the area and also within the street block, including differing heights and forms, and duplex type units. The A1 typology area differs from other traditional typologies in that it has a consistently higher lot coverage, with the predominant building height being between 1.5 and 2.5 stories. Parking access is from rear alleys with a variety of garage and other accessory buildings. There is a consistent pattern of detached sidewalks with associated planting strips and street trees. In many areas the plane of the lot and building foundations are raised above street level, with a relatively consistent raised first floor level to the house.

GOALS AND INSTRUCTIONS

This survey is designed to explore a range of development options within the principal typology groups or character areas, with a view to identifying residential forms which best balance additional residential space with the most important elements of area character. This information will then contribute to the consideration of a range of development and design standards which might form part of any future code and/or zoning to achieve greater compatibility in the reconciliation of these issues.

This part of the survey looks at a typical area within the A1 typology group, defining an extensive area primarily to the south-east of the central core of the city. The area is modeled in three dimensional form and various infill options are defined within the context of the current area. Questions are posed regarding these theoretical development options seeking views on the degree of compatibility with context in each case. Modeled options look at aspects covering street façade, lot coverage, mass and scale and 'sculpting' the form of the building.

For the multiple choice questions that follow in this paper, please color in or mark only one of the optional answers for each.

I. BUILDING HEIGHT COMPATIBILITY

Building height is considered as: (1) the measurement from grade to the highest roof ridge, and (2) from grade to the eaves (wall plate).

1.1: How important is it that a new infill building reflect traditional building heights in the area?

62% Very important; 25% Moderately important; 9% Not important

1.2: How important is it that the roof type and orientation on a new infill building reflect those seen traditionally in the area?

77% Very important; 13% Moderately important; 9% Not important

The image immediately below shows the existing block face on two sides of a street in the B1 sample area. In the subsequent block face images, some of the existing structures are replaced with new infill development. Please check one box under each infill building to indicate what you think best defines compatible height.

EXISTING TRADITIONAL BLOCK FACE



ALTERNATIVE INFILL SCENARIOS



1.3: 2 Story, Stepped Walls

8% Compatible
 42% Somewhat Compatible
 50% Not Compatible
 Why? _____

1.4: 2 Story, Flat Roof

0% Compatible
 8% Somewhat Compatible
 92% Not Compatible
 Why? _____

1.5: 2 Story, Hipped Roof

46% Compatible
 44% Somewhat Compatible
 10% Not Compatible
 Why? _____

Right side of street



1.6: 2 Stories, Gable Roof

4% Compatible
 0% Somewhat Compatible
 96% Not Compatible
 Why? _____

1.7: 1 Story, Gable Roof

71% Compatible
 29% Somewhat Compatible
 0% Not Compatible
 Why? _____



Context-based Approach

2. LOT COVERAGE COMPATIBILITY

For purposes of this survey, lot coverage is defined as that area of a parcel that is covered by buildings, expressed as a percentage of the lot area.

2.1: How important is it that a new infill building reflect the traditional lot coverage found in the area?
 79% Very important; 17% Moderately important; 4% Not important

The image below shows a model of an existing block in the A1 sample area, with some new infill projects. Please check one box corresponding with each of the identified infill projects to indicate a level of lot coverage that you think is compatible with the surrounding area.

<p>2.2: 2 Stories in front, 1 Story in rear</p> <p>25% Compatible 33% Somewhat Compatible 42% Not Compatible</p> <p>Why? _____</p>	<p>2.3: 2 Story Infill</p> <p>8% Compatible 8% Somewhat Compatible 84% Not Compatible</p> <p>Why? _____</p>	<p>2.4: 1.5 Story</p> <p>4% Compatible 13% Somewhat Compatible 83% Not Compatible</p> <p>Why? _____</p>
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<p>2.5: 1.5 Story Infill</p> <p>15% Compatible 69% Somewhat Compatible 17% Not Compatible</p> <p>Why? _____</p>	<p>2.6: 2 Story Infill</p> <p>0% Compatible 12% Somewhat Compatible 88% Not Compatible</p> <p>Why? _____</p>	<p>2.7: 2 Story, 1 Story in Front</p> <p>83% Compatible 13% Somewhat Compatible 4% Not Compatible</p> <p>Why? _____</p>
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3. BUILDING MASS & SCALE COMPATIBILITY

Building mass and scale is defined as the length, width, and height of the overall building.

3.1: How important is it that a new infill building reflect the traditional building mass and scale found in the area?

84% Very important; 8% Moderately important; 4% Not important

The image below shows the sample block, in which some of the existing structures have been replaced with new infill development. Please check one box corresponding with each of the identified infill buildings to indicate what you think best defines compatible mass and scale relative to the area.

<p>3.2: 2 Story, Stepped Walls</p> <p>4% Compatible 33% Somewhat Compatible 63% Not Compatible</p> <p>Why? _____</p>	<p>3.3: 2 Story Infill</p> <p>0% Compatible 8% Somewhat Compatible 92% Not Compatible</p> <p>Why? _____</p>
---	--

<p>3.4: 2 Story in Front, 1 Story in Rear</p> <p>0% Compatible 12% Somewhat Compatible 88% Not Compatible</p> <p>Why? _____</p>	<p>3.5: 2 Story with 1 Story in Front</p> <p>54% Compatible 29% Somewhat Compatible 17% Not Compatible</p> <p>Why? _____</p>
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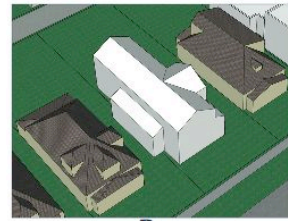
Context-based Approach



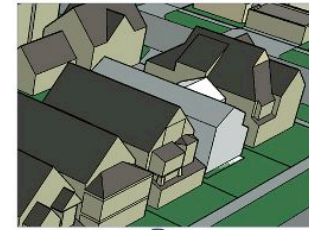
A1



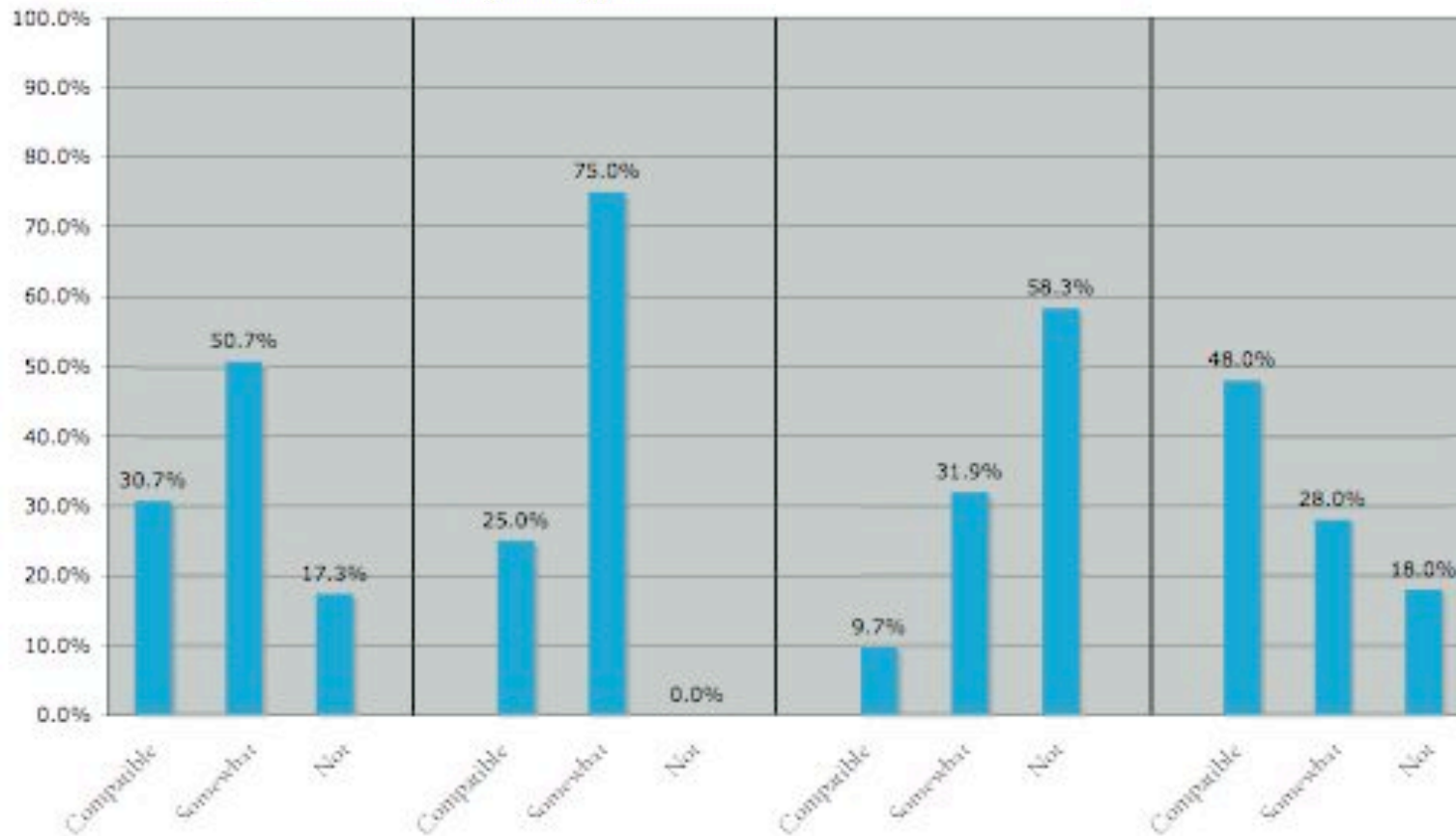
A2



B1



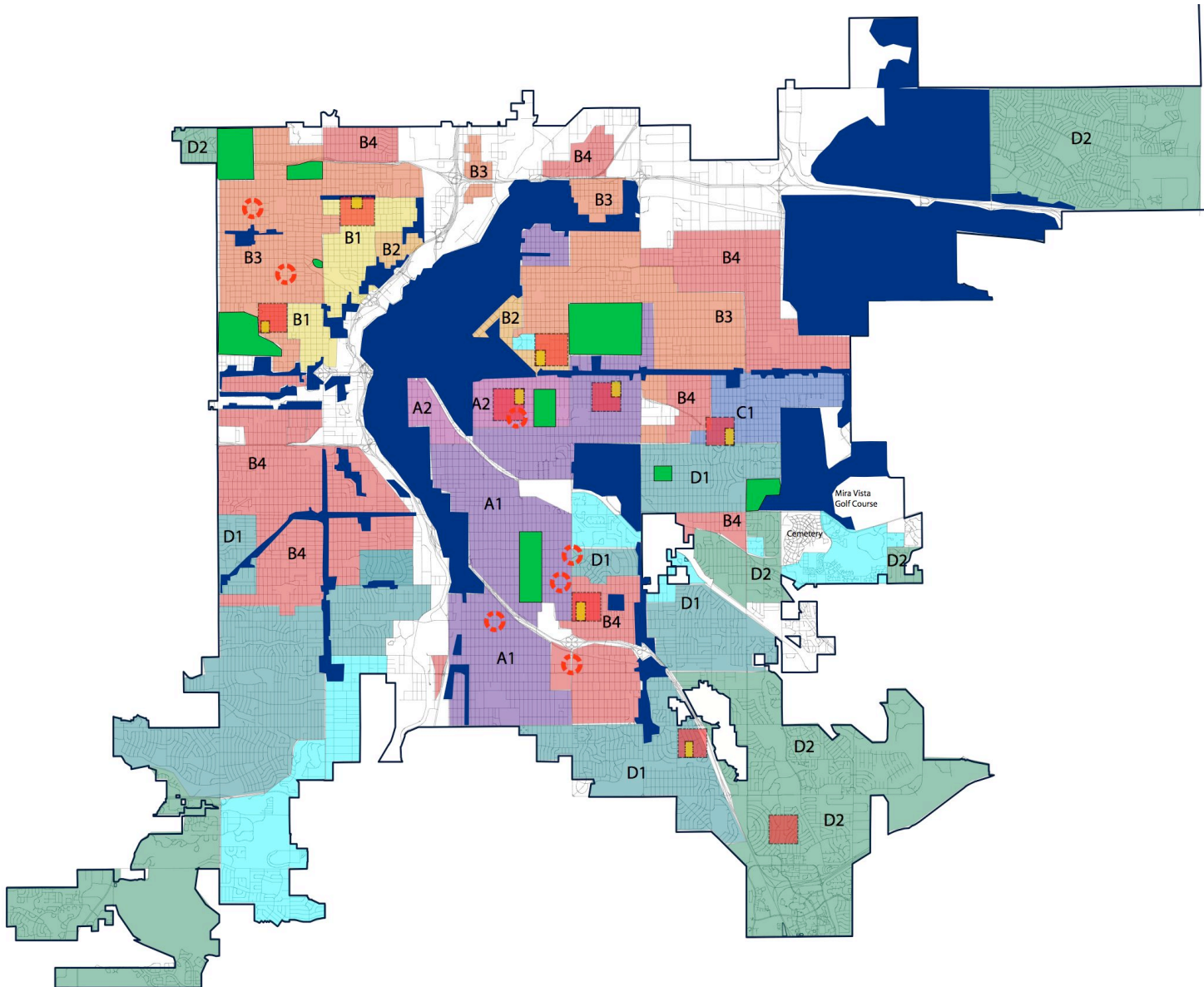
B2



Context-based Approach

Implementing Blueprint Denver
Zoning Code Update

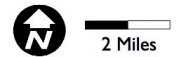
Draft Typologies
October 02, 2006



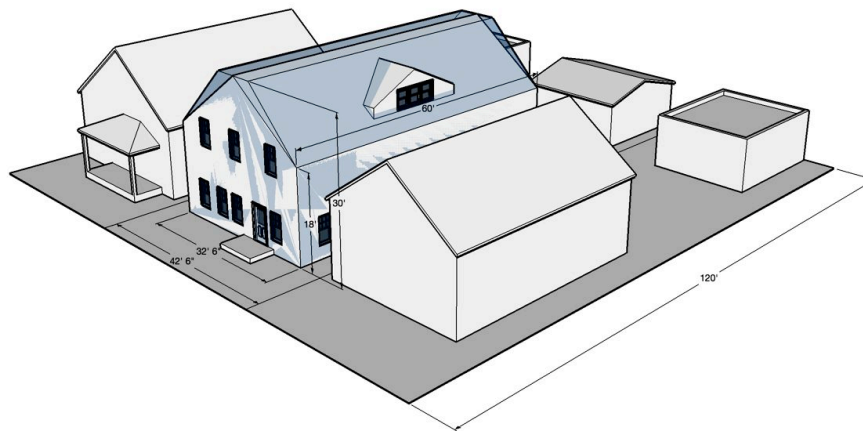
- A1
- A2
- B1
- B2
- B3
- B4
- C1
- D1
- D2
- Areas laid out to separate standards

Legend

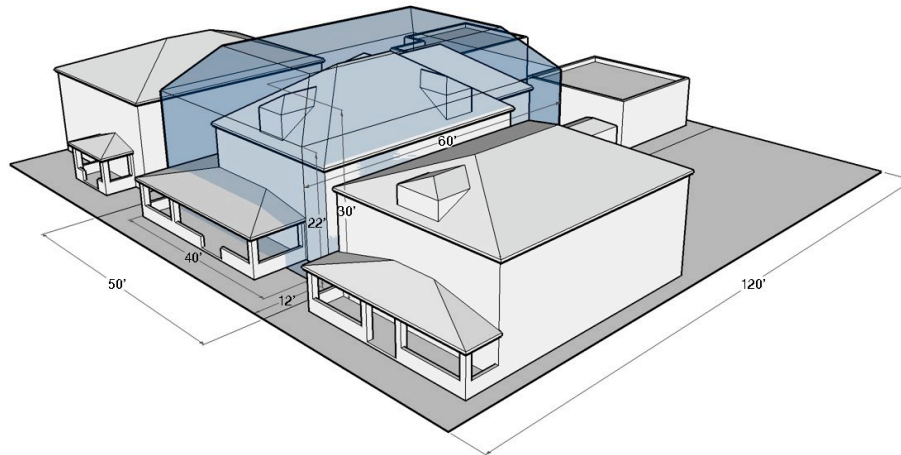
- Areas of Change
- Parks
- Rivers and Creeks
- Snapshot Areas
- Extract Areas
- Embedded Commercial Districts



Bungalow 1½ Story SF Bldg Type



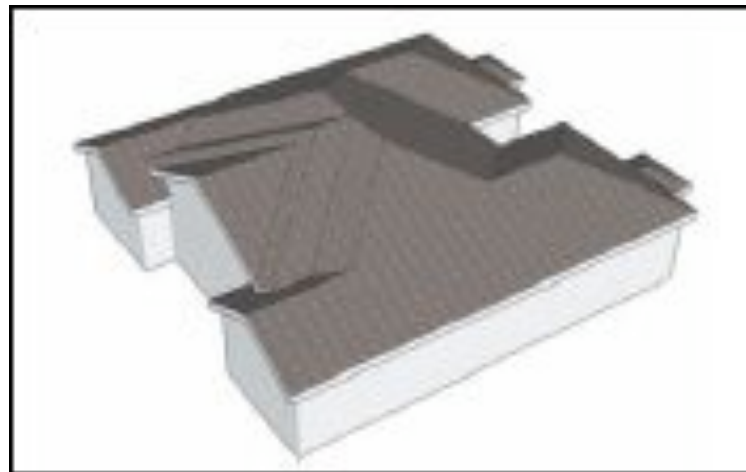
2-Story Denver Square SF Bldg



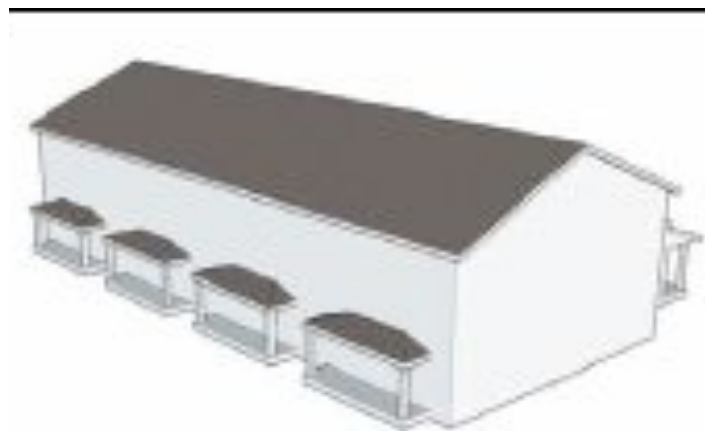
1-Story Traditional Two-Unit



d



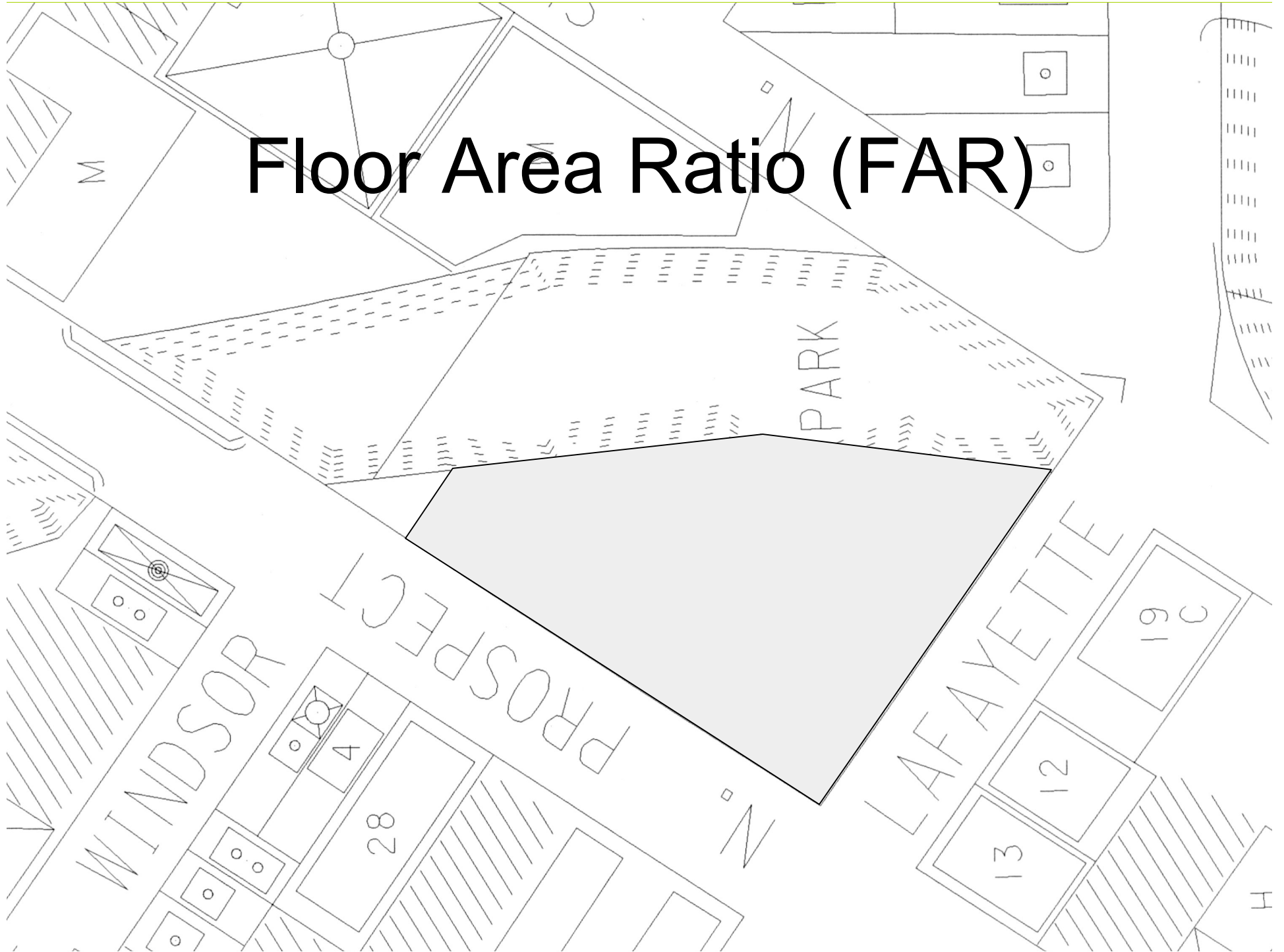
Rowhouse/Attached MF Bldg Type



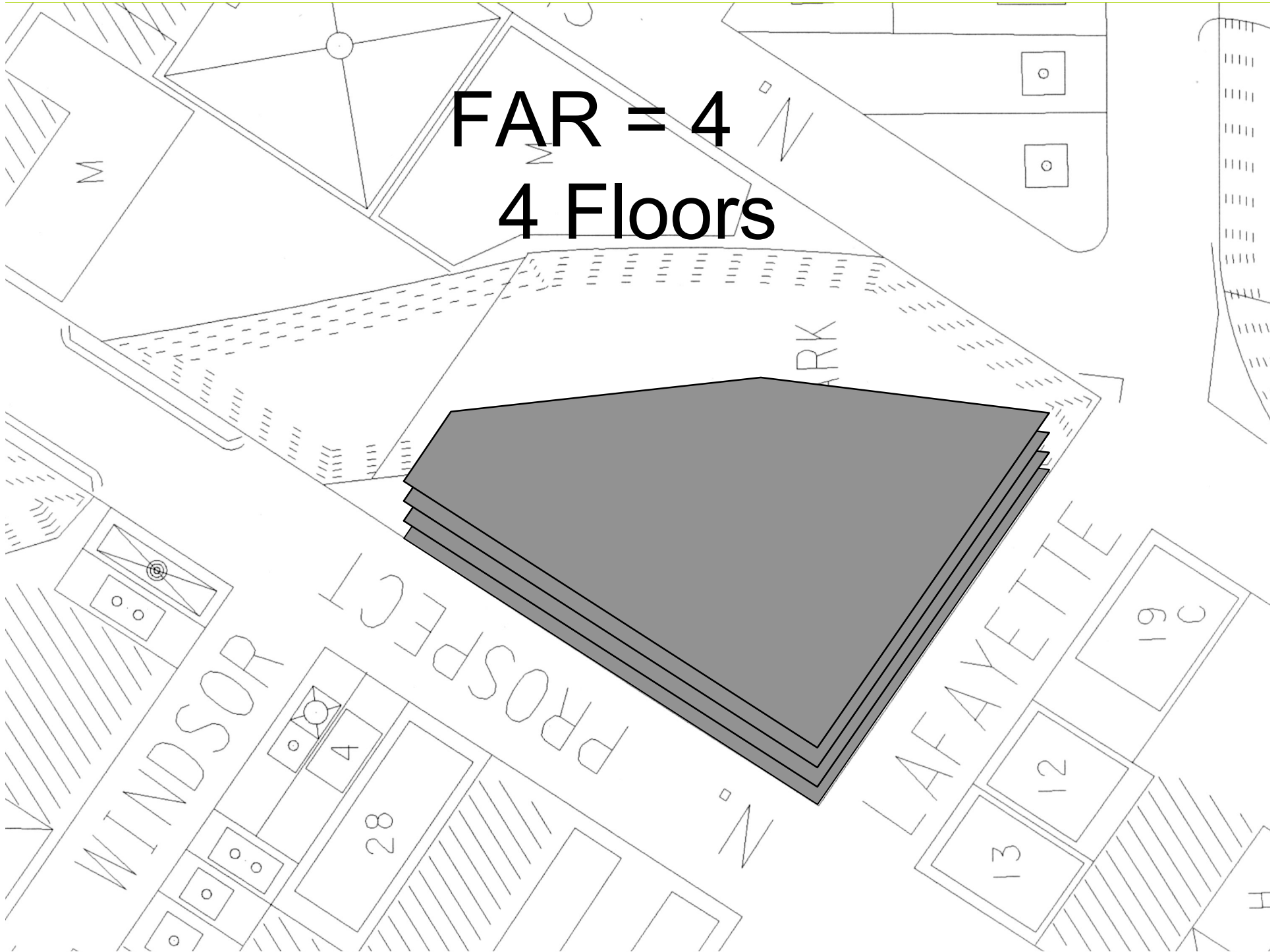
Why update Denver's Zoning Code?

- The current Zoning Code is **COMPLICATED** and the result of years of incremental change
 - Cumbersome Documents
 - Inconsistent Processes
 - Considerable complexity in the form of waivers and conditions, PUDs, limitations, procedures, etc.

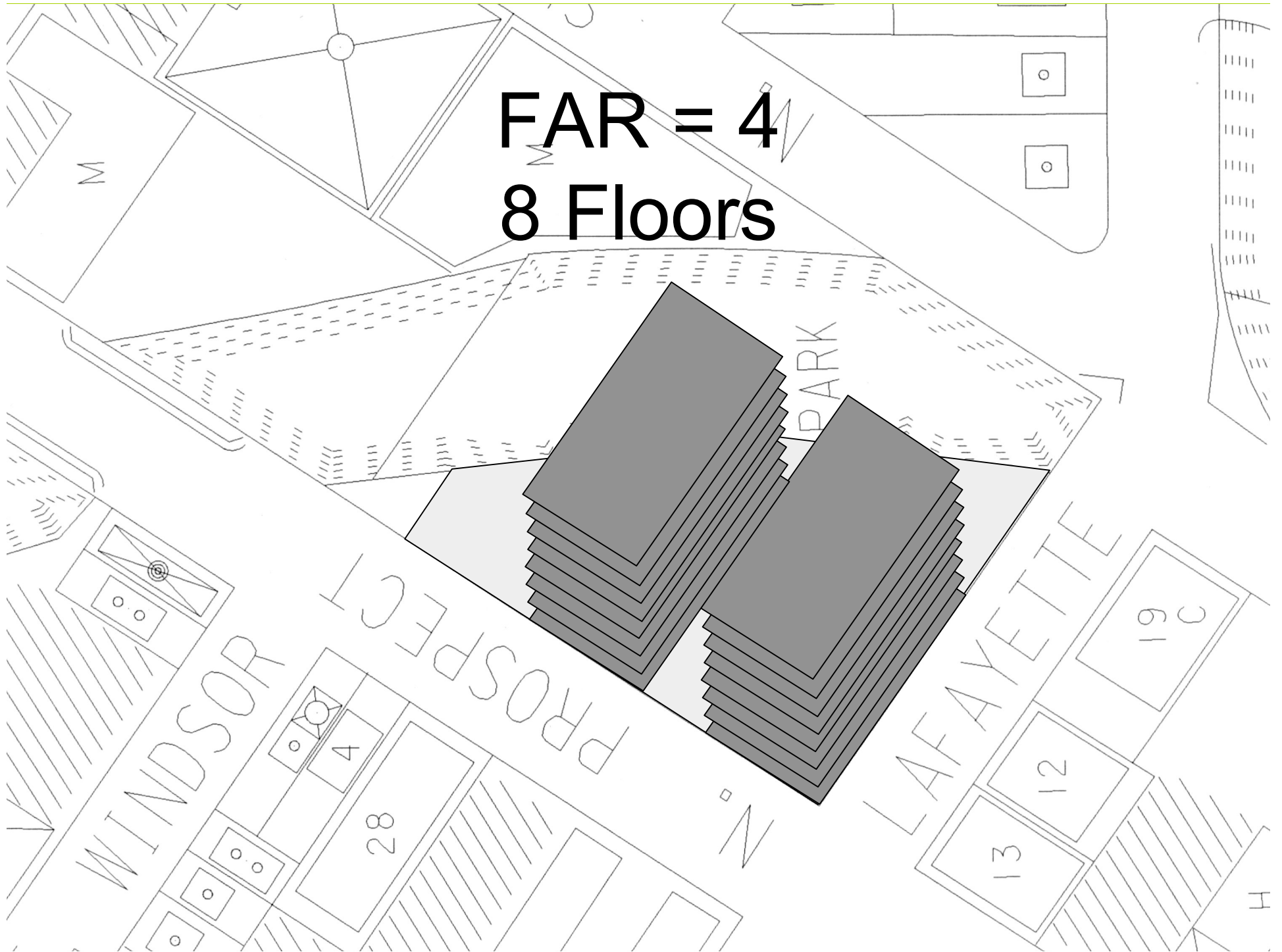
Floor Area Ratio (FAR)



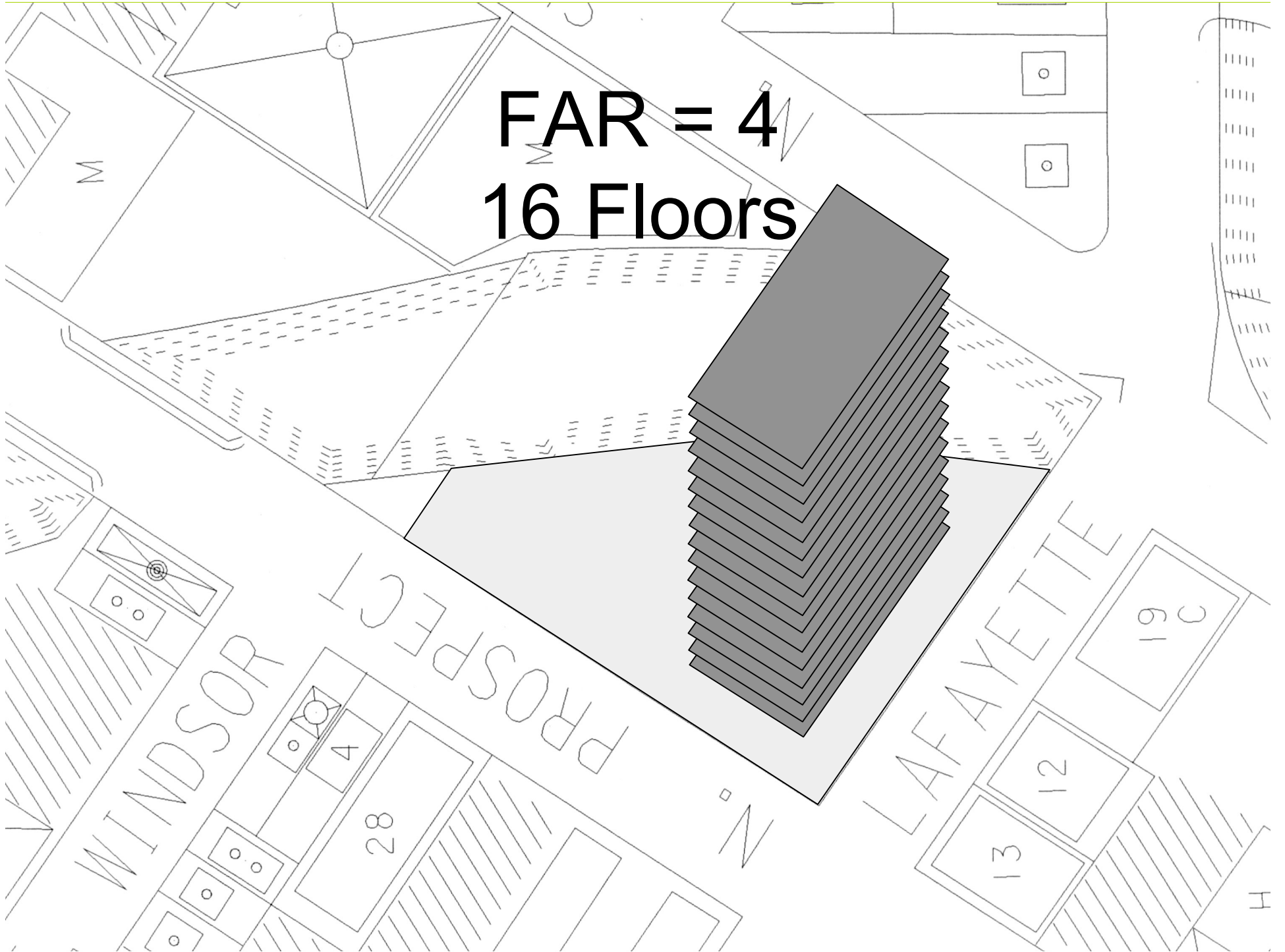
FAR = 4
4 Floors



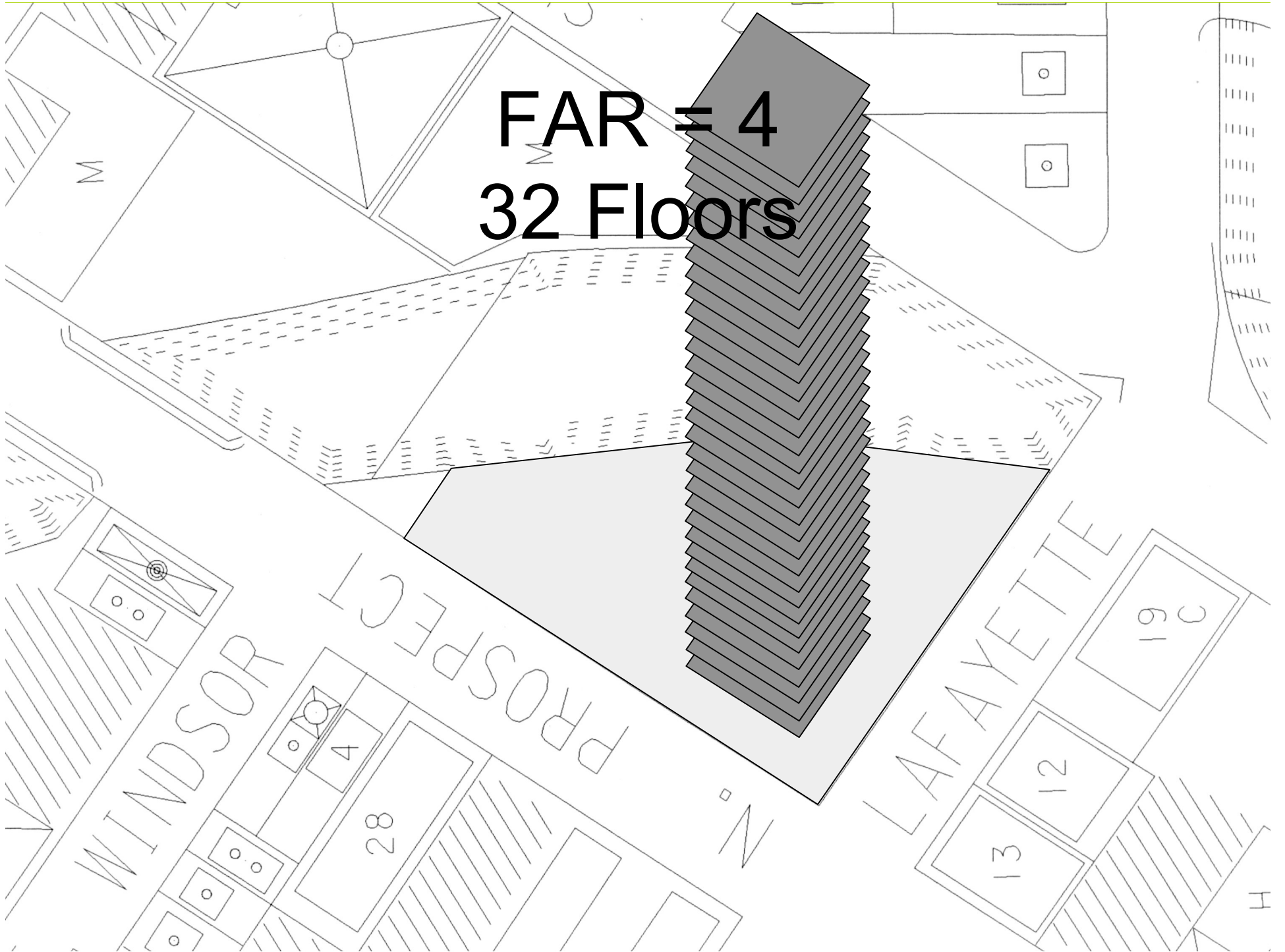
FAR = 4
8 Floors



FAR = 4
16 Floors



FAR = 4
32 Floors



Principles of the New Urbanism

THE NEIGHBORHOOD, DISTRICT, AND
CORRIDOR

The economic health and harmonious evolution of the neighborhoods, districts, and corridors can be improved through **graphic urban codes** that serve as predictable guides for change.

“Codes are pervasive in their control of the built public realm—our streets, parks, and squares.”

Bill Lennertz

“Legalese” vs. Simple Diagrams

Legalese

density, height limits or other established development standards are warranted, varied, changed, waived or otherwise approved or amended, nor shall it be construed to extend the term of a variance, which variance, if granted, is only good for one (1) year from the date of approval.

(3) A subdivision final plat has been approved and recorded in the County Clerk's office for the subject property, or any land of which the subject property is a part.

(4) The landowner has completed and submitted all documents and information as herein described, and notice and hearing requirements of this Article have been met.

(5) A landowner may only apply for a vested right after having obtained all other development approvals including, but not limited to, variances, expanded uses, zoning changes, subdivision special uses and conditional uses. (Prior code 6-18-3; Ord. 14, 1999)

Sec. 16-19-40. Application.

An application for the creation of vested property rights shall contain, at a minimum, the following:

- (1) An application form, obtained from the Community Development Director, fully completed and signed by the landowner of the site;
- (2) A proposed site specific development plan which shall contain, at a minimum, the following:
 - a. Name, address, fax and telephone number of the landowner;
 - b. Details of the proposed site development as follows (on one [1] or more twenty-four-inch-by-thirty-six-inch sheets):
 1. Name and address of the proposed development;
 2. Name, address, telephone number, fax number, seal and license number (if applicable) of the responsible consultant assisting in the preparation of the submittal;
 3. North point, date and scale (not smaller than one [1] inch equals fifty [50] feet, with one [1] inch equals twenty [20] feet desirable);
 4. Legal description of the site;
 5. A summary table describing the site area, site area coverage, gross floor area, building height, parking area, unobstructed open space and use; and off-street parking and loading spaces, as applicable;
 6. Adjacent and included public rights-of-way; easement locations and dimensions; and existing and proposed utility locations;
 7. Location and building outline of each existing structure to be retained, and all new structures proposed for the site;
 8. Location, dimensions and site area of existing and proposed curb cuts and driving lanes; and off-street parking and loading areas; public transportation points and outdoor storage and trash disposal facilities, as applicable;



Residential Flats Sites

Height		<p>The building shall be between 2 and 4 stories in height, except where otherwise noted on the REGULATING PLAN.</p> <p>Any parking structure w/in the block shall not exceed the eave height of any building w/in 75 feet.</p> <p>Any unbuilt REQUIRED BUILDING LINE (RBL) or COMMON LOTLINE shall have a STREET WALL built along it, between 6 feet and 15 feet in height.</p> <p>The ground storey finished floor elevation of any residential unit shall be no less than 36 inches above the fronting sidewalk.</p> <p>The first storey shall have at least 8 feet 8 inches in clear height.</p>
Siting		<p>The STREET facade shall be Built To the REQUIRED BUILDING LINE (RBL) within 75 feet of any BUILDING CORNER, and not less than 75% of the RBL overall. There are no required side setbacks.</p> <p>Any unbuilt RBL or COMMON LOTLINE shall have a STREET WALL along it, between 6 feet and 15 feet in height.</p> <p>The garage, parking for vehicles (autos, trailers, boats, etc.) shall be at least 20 feet from any RBL (except for basement garages).</p> <p>*Except where otherwise designated on the REGULATING PLAN.</p> <p>Parking access shall be from a designated GARAGE ENTRY.</p> <p>**For special TOWNHOUSE configurations the facade shall be 5 feet back from the RBL, see Specifications, next page.</p>
Elements		<p>*A roofed BALCONY is required for at least 50% of the upper storey units of the building fronting a STREET or RBL, minimum 5 feet deep and 10 feet wide. (Except where the RBL is within 5 feet of a city or county owned ROW.)</p> <p>FENESTRATION shall be between 30% and 70% for all RBL building facades (measured for each facade and storey between 3 and 9 feet above the finished floor). Blank lengths of wall greater than 20 linear feet are prohibited.</p>
Uses		<p>Upper storeys shall be exclusively for residential use.</p> <p>The ground floor may, in addition to residential uses, have small professional office, building lobby, building manager's office, ancillary retail grocery, and cafe uses (each less than 1,000 sq ft).</p> <p>The garage, parking for vehicles (autos, trailers, boats, etc.) shall be at least 20 feet from any RBL (except for basement garages).</p>

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Implementing Plans Through Regulations

- Adopted plans express the community vision and provide the conceptual basis for regulations.
- The Zoning Code is the legal MEANS of implementing adopted plans.
- Land development regulations should not be mysterious but should clearly broadcast what communities want.
- Standards and Processes should recognize and facilitate CUSTOMER needs.