

4.4 - Urban Standards

4.4.010 - Building and Parking Placement, Building Height, Profile, Encroachments and Parking

A. Requirements

- Purpose.** This Chapter identifies the standards and requirements for new buildings or buildings to be modified, for each zone within the Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Specific Plan area. The zones are organized by intensity from the most intense (RR) to the least intense (UN-1). Unless stated otherwise, all requirements are expressed as 'minimums' and may be exceeded (e.g., 2 parking spaces required and 3 provided) in compliance with all applicable provisions of this code and SAMC Chapter 41.
- Applicability.** Each proposed improvement and building shall be designed in compliance with the standards of this Chapter for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.
- Requirements by zone.** Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

B. Summary of Zones

At right and below are the seven zones organized in descending order according to their role and intensity within the Specific Plan area and as they appear in this Chapter:

- Rail Station (RR)
- Downtown (DT)
- Urban Center (UC)
- Corridor (CDR)
- Urban Neighborhood 2 (UN 2)
- Urban Neighborhood 1 (UN 1)
- Residential / Industrial (R / I)
- Institutional (I) *in progress to be submitted separately*

Note: the Government Center and Institutional zones are identified in this Plan but regulated by the Santa Ana Municipal Code.

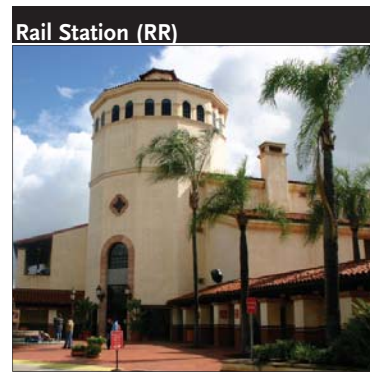
- Open Space (OS) *refer to Chapter 4.7*

Note: 'Story' means a habitable level within a building from finished floor to finished ceiling. Specific requirements for a story in various configurations are identified below:

Type	Location	Minimum (ft)	Maximum (ft)
Residential	Upper Floor(s)	10	14
Residential	Ground Floor	10	12
Non-Residential	Ground Floor	10	18
Garage	Upper Floor(s)	8	-
Garage	Ground Floor (podium)	Equal to adjacent ground floor of building	-

Attics and raised basements are not considered a story for the purposes of determining building height.

ZONE SUMMARY



Illustrative Photo: Intent and Character of RR Zone

ZONE SUMMARY



Illustrative Photo: Intent and Character of DT Zone

Key

Light shaded text means 'not permitted' in the zone.
 '- ' means not applicable in the zone.

Building Types	Max Stories [a]
Tower-on-Podium	25 stories
Liner	5
Commercial Block	5
Hybrid Court	-
Stacked Dwelling	6
Courtyard Housing	5
Industrial Shed	-
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/Quadplex	-
House	-

Building Types	Max Stories [a]
Tower-on-Podium	-
Liner	5
Commercial Block	10
Hybrid Court	-
Stacked Dwelling	6
Courtyard Housing	5
Industrial Shed	-
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/Quadplex	-
House	-

Frontage Types
Arcade
Gallery
Shopfront
Forecourt
Stoop
Frontyard and Porch

Frontage Types
Arcade
Gallery
Shopfront
Forecourt
Stoop
Frontyard and Porch

Building Setbacks	in feet
Front yard	0-10
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Building Setbacks	in feet
Front yard	0
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400*	-
In-Lieu Fee	* yes	yes

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400*	-
In-Lieu Fee	* yes	yes

Above: The above is a summary. Please refer to the following chapters of this code for the full requirements per zone.

The range of zones and their allowed components used in the Specific Plan is summarized. The zones are arranged on a continuum of intensity with the most intense at left and the least intense at right. Each zone is aimed at generating or maintaining a distinct character through the allocation of appropriate building and frontage types and the placement of those types on parcels.

ZONE SUMMARY

ZONE SUMMARY

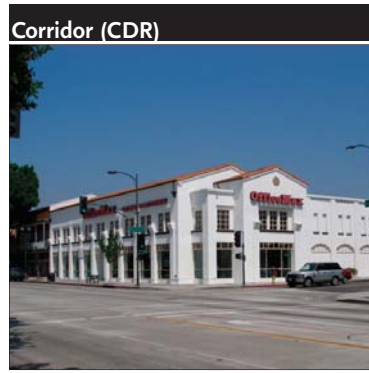
ZONE SUMMARY

ZONE SUMMARY

ZONE SUMMARY



Illustrative Photo:
Intent and Character of UC Zone



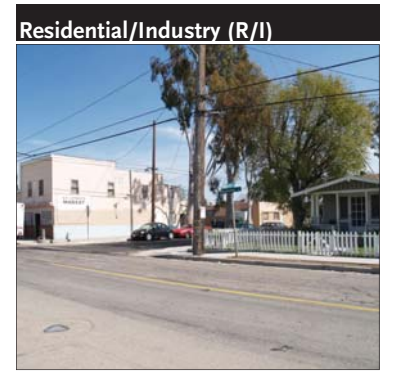
Illustrative Photo:
Intent and Character of CDR Zone



Illustrative Photo:
Intent and Character of UN2 Zone



Illustrative Photo:
Intent and Character of UN1 Zone



Illustrative Photo:
Intent and Character of R/I Zone

Building Types	Max Stories [a]
Tower-on-Podium	-
Liner	5
Commercial Block	5
Hybrid Court	-
Stacked Dwelling	5
Courtyard Housing	5
Industrial Shed	-
Live-Work	3
Rowhouse	3
Tuck-Under	-
Bungalow Court	-
Duplex/Triplex/Quadplex	-
House	-

Building Types	Max Stories [a]
Tower-on-Podium	-
Liner	-
Commercial Block	2
Hybrid Court	-
Stacked Dwelling	-
Courtyard Housing	-
Industrial Shed	-
Live-Work	2
Rowhouse	-
Tuck-Under	-
Bungalow Court	-
Duplex/Triplex/Quadplex	-
House	-

Building Types	Max Stories [a]
Tower-on-Podium	-
Liner	-
Commercial Block	-
Hybrid Court	5
Stacked Dwelling	-
Courtyard Housing	4
Industrial Shed	-
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	2
Duplex/Triplex/Quadplex	3
House	2

Building Types	Max Stories [a]
Tower-on-Podium	-
Liner	-
Commercial Block	3
Hybrid Court	-
Stacked Dwelling	-
Courtyard Housing	-
Industrial Shed	-
Live-Work	3
Rowhouse	-
Tuck-Under	-
Bungalow Court	2
Duplex/Triplex/Quadplex	2
House	2

Building Types	Max Stories [a]
Tower-on-Podium	-
Liner	-
Commercial Block	2
Hybrid Court	-
Stacked Dwelling	-
Courtyard Housing	-
Industrial Shed	2
Live-Work	2
Rowhouse	-
Tuck-Under	-
Bungalow Court	2
Duplex/Triplex/Quadplex	2
House	2

Frontage Types
Arcade
Gallery
Shopfront
Forecourt
Stoop
Frontyard and Porch

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Arcade
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Shopfront
Forecourt
Stoop
Frontyard and Porch

Frontage Types
Arcade
Gallery
Shopfront
Forecourt
Stoop
Frontyard and Porch

Building Setbacks	in feet
Front yard	0
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Building Setbacks	in feet
Front yard	5-15
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Building Setbacks	in feet
Front yard	10 [1]
Side Street	10
Side yard by story	1st 5 [2] 2nd 8 [2] 3rd 8 [2] 4th 12 [2]
Rear yard	15
Alley rear yard	3

Building Setbacks	in feet
Front yard by story	1st 15 2nd 20
Side Street	10
Side yard by story	1st 5 [1] 2nd 8 [1]
Rear yard	20
Alley rear yard	3

Building Setbacks	in feet
Front yard	15 [1]
Side Street	5 [1]
Side yard	10 [1]
Rear yard	20 [2]
Alley rear yard	3

[1] Grand Ave: min 25 from current r.o.w.
[2] Or varies

[1] Or varies

[1] Washington Ave: min 0
[2] Washington Ave: min 10

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	0.15
Non-Residential	1/300	-
In-Lieu Fee	no	no

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/200	-
In-Lieu Fee	no	no

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/300	-
In-Lieu Fee	no	no

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1 to 2 [1]	-
In-Lieu Fee	no	no

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400*	-
In-Lieu Fee	* yes	no

[1] Or varies

A. Zone Requirements - Each of the zones identified on the Regulating Plan is provided with the corresponding requirements to meet the objectives of this Specific Plan. The following subjects are identified in the following pages for each zone:

1. **Building Types allowed:** of the 13 types in the plan, which are allowed in the zone;
2. **Building Placement:** where and to what extent building(s) can be placed on a site;
3. **Encroachments allowed:** where and to what extent certain components of a building can extend into required setbacks and/or public sidewalk(s);
4. **Parking Placement:** where and to what extent parking can be placed on a site;
5. **Required Parking:** what amount of parking, by type of use, is required;
6. **Building Height and Profile:** how many stories and, under what specific conditions, a building can measure;
7. **Frontage Types allowed:** of the 6 types in the plan, which are allowed in the zone;

4.4.020 - Rail Station (RR) Zone

A. ZONE AND BUILDING TYPES

A. Zone Requirements

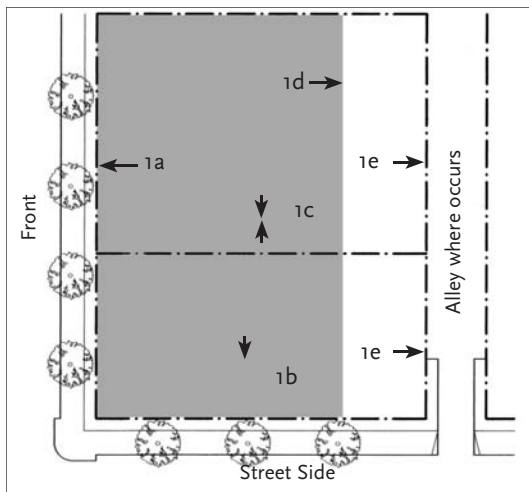
The following requirements apply to all property within the RR Zone.

1. Building Types Allowed

The following building types and their particular maximum height are allowed in the RR Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in RR
Tower-on-Podium	25 stories
Liner	5
Commercial Block	5
Hybrid Court	not allowed
Stacked Dwelling	6
Courtyard Housing	5
Industrial Shed	not allowed
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	not allowed
Duplex/Triplex/Quadplex	not allowed
House	not allowed

B. BUILDING PLACEMENT

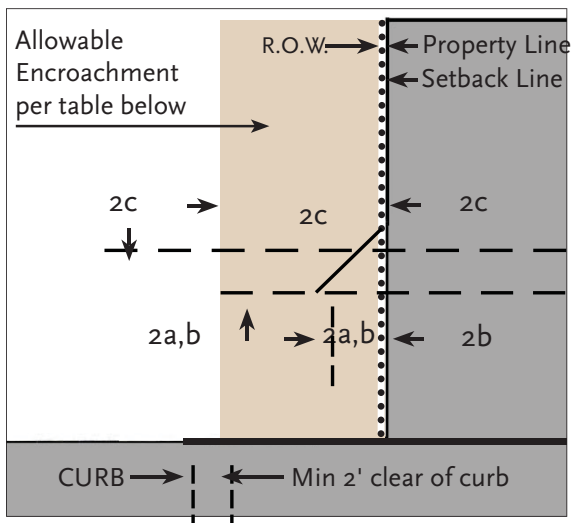


1. Setbacks

Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified in section 4.4.020(c)2. All setbacks to be landscaped.

	Setback	Min.	Max.
(1a)	Front yard	0'	10'
(1b)	Street Side	0'	10'
(1c)	Sideyard	0'	Not applicable
(1d)	Rear yard	15'	Not applicable
(1e)	Alley rear yard	3'	Not applicable

C. ENCROACHMENTS



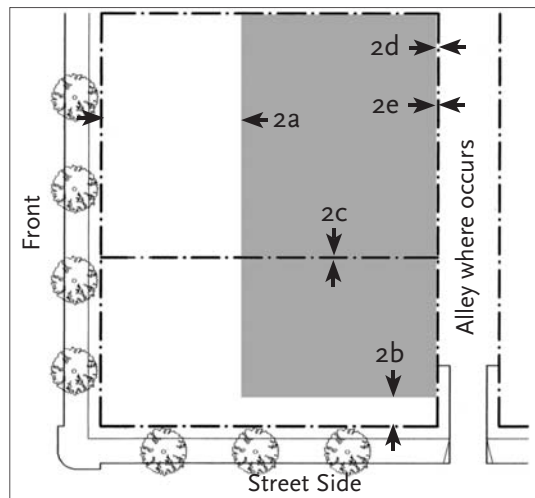
1. Outdoor dining

Such encroachments per approval of P&B and PWA Directors, separate permit and agreement per SAMC.

2. Awnings, Signage, Balconies, Bay windows and Galleries - per table below

	Encroachment	Vertical	Horizontal
(2a)	except awnings, gallery, arcade	min 8' clear	max 18"
(2b)	except awnings, gallery, arcade	min 12' clear	max 24"
(2c)	awnings, gallery, arcade	min 10' clear	within 2' of curb
	Side yard	Not applicable	0'
	Rear yard	to eave [1]	5'
	Alley rear yard	to eave [1]	3'

D. PARKING PLACEMENT



1. Parking Access

Vehicular access is permitted only from an alley or side street, when present.

2. Parking Placement - per table below. Setbacks apply to all stories of a building.

Setback	Above Grade	Subterranean
(2a) Front yard	min 40% lot depth	0' min
(2b) Street side	10' min	0' min
(2c) Side yard	0' min	0' min
(2d) Rear yard	10' min	3' min
(2e) Alley rear yard	3' min	3' min

E. REQUIRED PARKING

1. Driveway Requirements - per table below.

Type	Min	Max
1-way	8'	12'
2-way	20'	25'
Parking	not allowed	not allowed

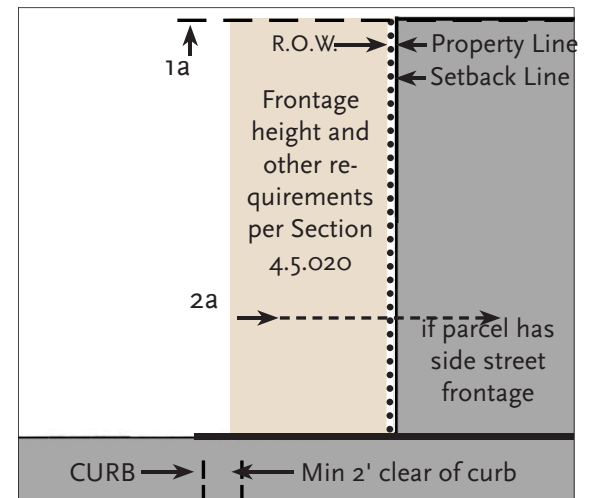
2. Parking Requirements - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

[a] Satisfied through In-Lieu Fee and Park-Once Program for Rail District.

Use-Type	Parking	Guest Pkg	In-Lieu [a]
Residential	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	-	-
Non-Residential	1 / 400 sq ft	-	yes

F. BUILDING HEIGHT AND PROFILE



1. Building Height

(a) Per table at right and as allowed by individual building type requirements (Section 4.5.010).

Building Height
Max 25 stories
Min 3 stories

2. Frontage Requirement

(a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Arcade	50 to 100
Gallery	50 to 100
Shopfront	75 to 100
Forecourt	max 25

4.4.030 - Downtown (DT) Zone

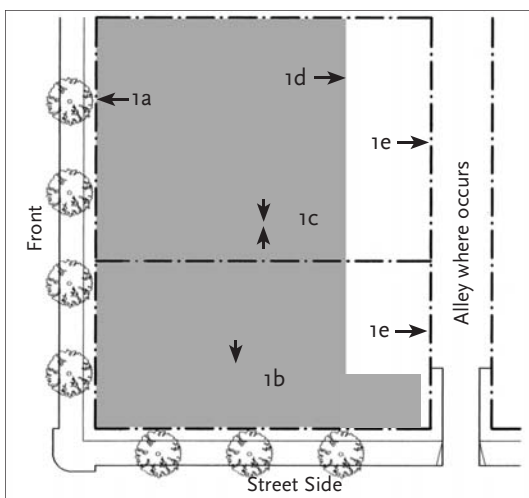
A. ZONE AND BUILDING TYPES

A. **Zone Requirements** - The following requirements apply to all property within the DT Zone.

1. **Building Types Allowed** - The following building types and their particular maximum height are allowed in the DT Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in DT
Tower-on-Podium	not allowed
Liner	5
Commercial Block	10
Hybrid Court	not allowed
Stacked Dwelling	6
Courtyard Housing	5
Industrial Shed	not allowed
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	not allowed
Duplex/Triplex/Quadplex	not allowed
House	not allowed

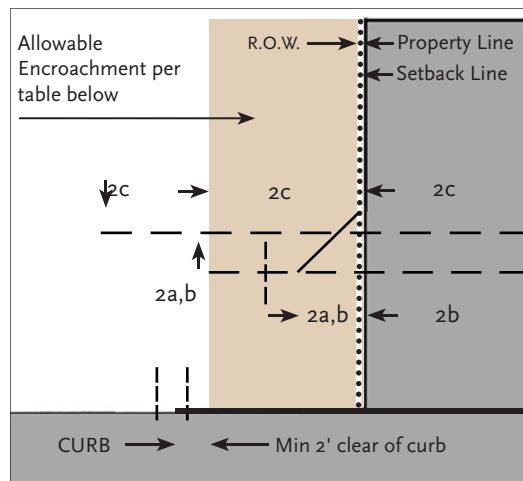
B. BUILDING PLACEMENT



1. **Setbacks** - Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified section 4.4.030(c)2. All setbacks to be landscaped.

	Setback	Min.	Max.
(1a)	Front yard	0'	0'
(1b)	Street Side	0'	10'
(1c)	Side yard	0'	No reqmt
(1d)	Rear yard	15'	No reqmt
(1e)	Alley rear yard	3'	No reqmt

C. ENCROACHMENTS

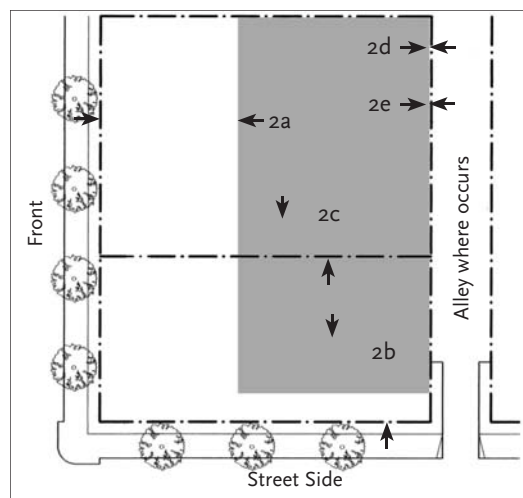


- Outdoor dining** - Such encroachments per approval of P&B and PWA Directors, separate permit and agreement.
- Awnings, Signage, Balconies, Bay windows and Galleries** - per table below

	Encroachment	Vertical	Horizontal
(2a)	except awnings, gallery, arcade	min 8' clear	max 18"
(2b)	except awnings, gallery, arcade	min 12' clear	max 24"
(2c)	awnings, gallery, arcade	min 10' clear	within 2' of curb
	Side yard	Not applicable	0'
	Rear yard	to eave [1]	5'
	Alley rear yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

D. PARKING PLACEMENT



- Parking Access** - Vehicular access is permitted only from an alley or side street.
- Parking Placement** - per table below. Setbacks apply to all stories of a building.

Setback	Above Grade	Subterranean
(2a) Front yard	min 40% lot depth	0' min
(2b) Street side	10' min	0' min
(2c) Side yard	0' min	0' min
(2d) Rear yard	10' min	3' min
(2e) Alley rear yard	3' min	3' min

E. REQUIRED PARKING

1. **Driveway Requirements** - per table below.

Type	Min	Max
1-way	8'	12'
2-way	20'	25'
Parking	not allowed	not allowed

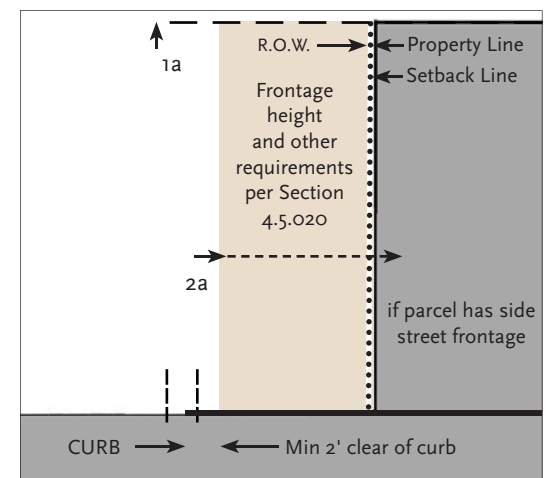
2. **Parking Requirements** - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

[a] Satisfied through In-Lieu Fee and Park-Once Program for Downtown District.

Use-Type	Parking	Guest Pkg	In-Lieu [a]
Residential	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	-	-
Non-Residential	1 / 400 sq ft	-	yes

F. BUILDING HEIGHT AND PROFILE



1. **Building Height** (a) per table at right and as allowed by individual building type requirements (Section 4.5.010).

Lot Width	Max Building Height
25 to 50 ft	3 stories
51 to 125ft	4 stories
125 ft +	10 stories

2. **Frontage Requirement** (a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Arcade	50 to 100
Gallery	50 to 100
Shopfront	75 to 100
Forecourt	max 25
Stoop	max 50

4.4.040 - Urban Center (UC) Zone

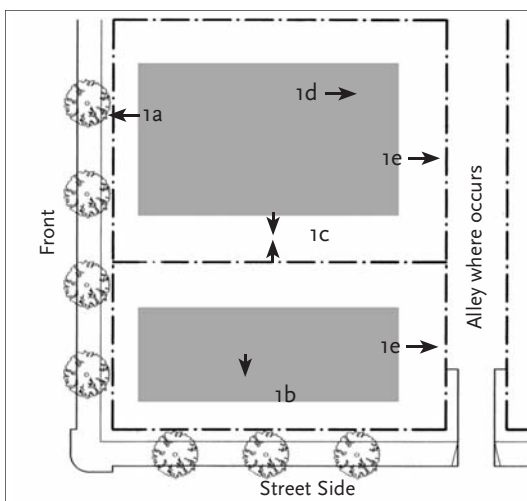
A. ZONE AND BUILDING TYPES

A. Zone Requirements - The following requirements apply to all property within the UC Zone.

1. Building Types Allowed - The following building types and their particular maximum height are allowed in the UC Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in UC
Tower-on-Podium	not allowed
Liner	5
Commercial Block	5
Hybrid Court	not allowed
Stacked Dwelling	5
Courtyard Housing	5
Industrial Shed	not allowed
Live-Work	3
Rowhouse	3
Tuck-Under	not allowed
Bungalow Court	not allowed
Duplex/Triplex/Quadplex	not allowed
House	not allowed

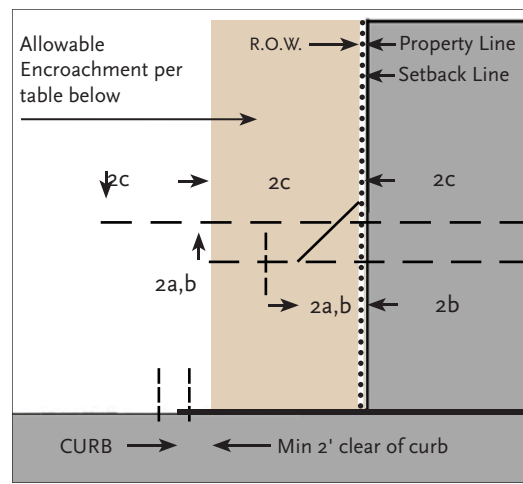
B. BUILDING PLACEMENT



1. Setbacks - Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified in section 4.4.040(c)2. All setbacks to be landscaped.

	Setback	Min.	Max.
(1a)	Front yard	0'	0'
(1b)	Street Side	0'	10'
(1c)	Side yard	0'	No reqmt
(1d)	Rear yard	15'	No reqmt
(1e)	Alley rear yard	3'	No reqmt

C. ENCROACHMENTS



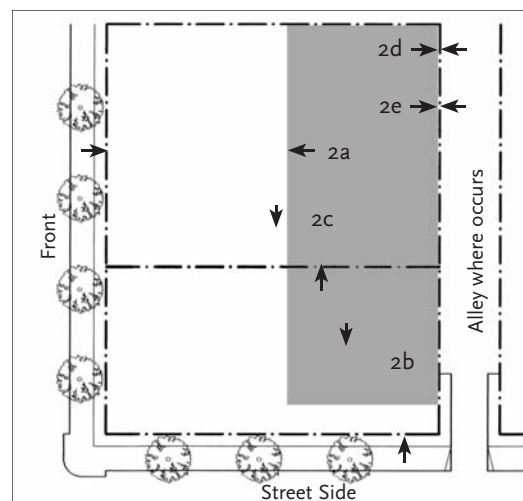
1. Outdoor dining - Such encroachments per approval of P&B and PWA Directors, separate permit and agreement.

2. Awnings, Signage, Balconies, Bay windows and Galleries - per table below

	Encroachment	Vertical	Horizontal
(2a)	except awnings	min 8' clear	max 18"
(2b)	except awnings	min 12' clear	max 24"
(2c)	awnings	min 10' clear	within 2' of curb
	Side yard	Not applicable	0'
	Rear yard	to eave [1]	5'
	Alley rear yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

D. PARKING PLACEMENT



1. Parking Access - Vehicular access is permitted only from an alley or side street.

2. Parking Placement - per table below. Setbacks apply to all stories of a building.

	Setback	Above Grade	Subterranean
(2a)	Front yard	min 50% lot depth	5' min
(2b)	Street side	5' min	5' min
(2c)	Side yard	5' min	5' min
(2d)	Rear yard	5' min	5' min
(2e)	Alley rear yard	3' min	3' min

E. REQUIRED PARKING

1. Driveway Requirements - per table below.

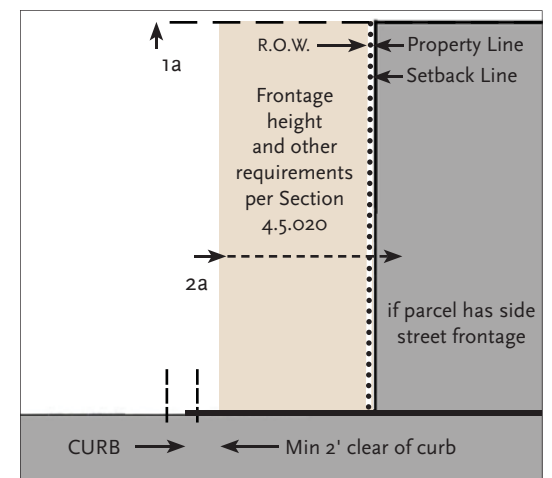
Type	Min	Max
1-way	8'	12'
2-way	20'	25'
Parking	not allowed	not allowed

2. Parking Requirements - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

Use-Type	Parking	Guest Pkg
Residential	2 / unit min	0.15 / unit
Live-Work	2 / unit min	0.15 / unit
Non-Residential	1 / 300 sq ft	-

F. BUILDING HEIGHT AND PROFILE



1. Building Height

(a) Per table at right and as allowed by individual building type requirements (Section 4.5.010).

Building Height
May 5 stories
Min 2 stories

2. Frontage Requirement

(a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Shopfront	min 65
Forecourt	max 25
Stoop	max 50
Frontyard/Porch	max 100

4.4.050 - Corridor (CDR) Zone

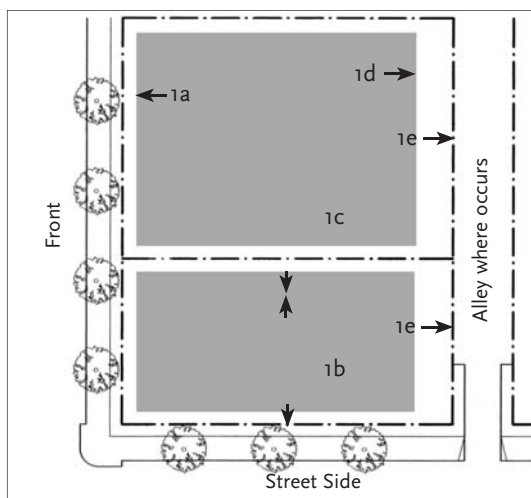
A. ZONE AND BUILDING TYPES

A. **Zone Requirements** - The following requirements apply to all property within the CDR Zone.

1. **Building Types Allowed** - The following building types and their particular maximum height are allowed in the CDR Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in CDR
Tower-on-Podium	not allowed
Liner	not allowed
Commercial Block	2
Hybrid Court	not allowed
Stacked Dwelling	not allowed
Courtyard Housing	not allowed
Industrial Shed	not allowed
Live-Work	2
Rowhouse	not allowed
Tuck-Under	not allowed
Bungalow Court	not allowed
Duplex/Triplex/Quadplex	not allowed
House	not allowed

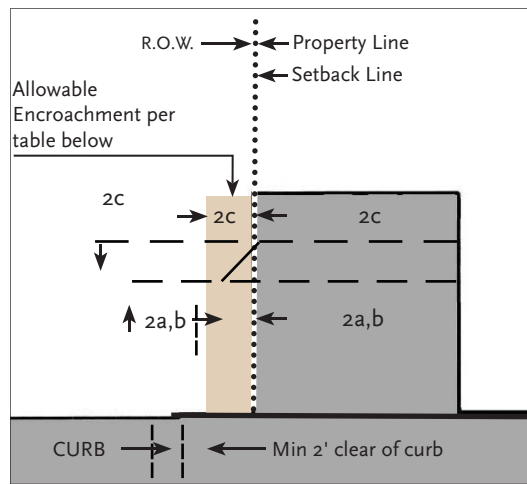
B. BUILDING PLACEMENT



1. **Setbacks** - Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified in section 4.4.030(c)2. All setbacks to be landscaped.

	Setback	Min.	Max.
(1a)	Front yard	5'	15'
(1b)	Street side	0'	10'
(1c)	Side yard	0'	Not applicable
(1d)	Rear yard	15'	Not applicable
(1e)	Alley rear yard	3'	Not applicable

C. ENCROACHMENTS



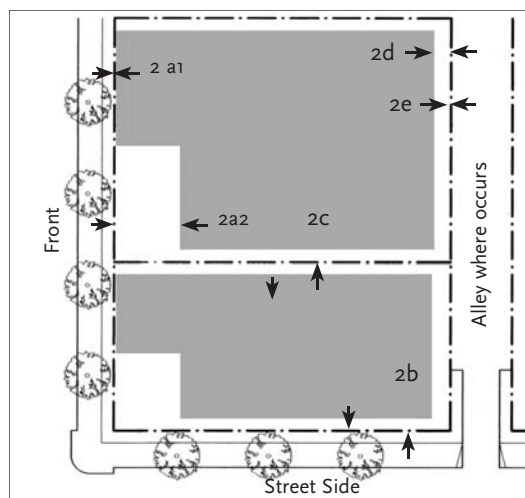
1. **Outdoor dining.** Such encroachments per approval of P&B and PWA Directors

2. **Awnings, Signage, Balconies, Bay windows** - per table below

	Encroachment	Max Horizontal	Min Vertical
(2a)	Front	width of sidewalk - 2'	(2c) 8' clear
(2b)	Side Street	width of sidewalk - 2'	(2c) 10'
	Sideyard	0'	Not applicable
	Rear	5'	to eave [1]
	Alley	3'	to eave [1]

[1] Eave allowed to 3' of property line.

D. PARKING PLACEMENT



1. **Parking Access** - Vehicular access is permitted only from an alley or side street when present.

2. **Parking Placement** - per table below. Setbacks apply to all stories of a building.

Setback	Above Grade
(2 a1) Front yard	5' for 50% of lot width
(2 a2) Front yard	20% of lot depth for 50% of lot width
(2b) Street side	5' min
(2c) Side yard	5' min
(2d) Rear yard	5' min
(2e) Alley rear yard	3' min

E. REQUIRED PARKING

1. **Driveway Requirements** - per table below.

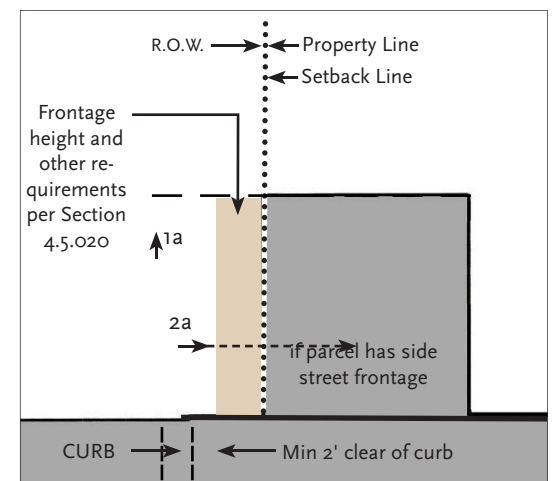
Type	Min	Max
1-way	8'	12'
2-way	20'	25'
Parking	not allowed	not allowed

2. **Parking Requirements** - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

Use-Type	Parking	Guest Pkg
Residential	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential	1 / 200 sq ft	-

F. BUILDING HEIGHT AND PROFILE



1. **Building Height**

(a) Per table at right and as allowed by individual building type requirements (Section 4.5.010).

Building Height
Max 2 stories

2. **Frontage Requirement**

(a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Gallery	min 65
Forecourt	max 25
Shopfront	min 65

4.4.060 - Urban Neighborhood (UN₂) Zone

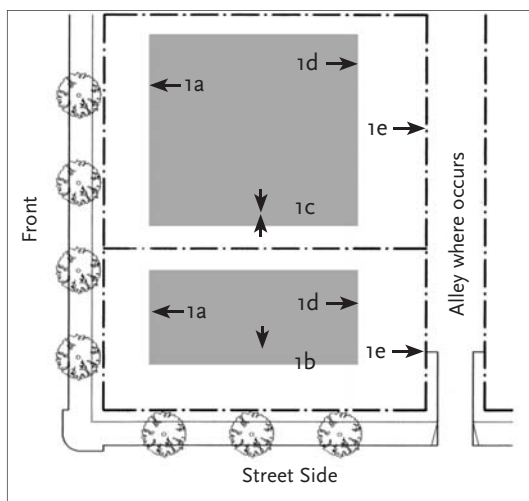
A. ZONE AND BUILDING TYPES

A. Zone Requirements - The following requirements apply to all property within the UN-2 Zone.

1. Building Types Allowed - The following building types and their particular maximum height are allowed in the UN₂ Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in UN ₂
Tower-on-Podium	not allowed
Liner	not allowed
Commercial Block	not allowed
Hybrid Court	5
Stacked Dwelling	not allowed
Courtyard Housing	4
Industrial Shed	not allowed
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	2
Duplex/Triplex/Quadplex	3
House	2

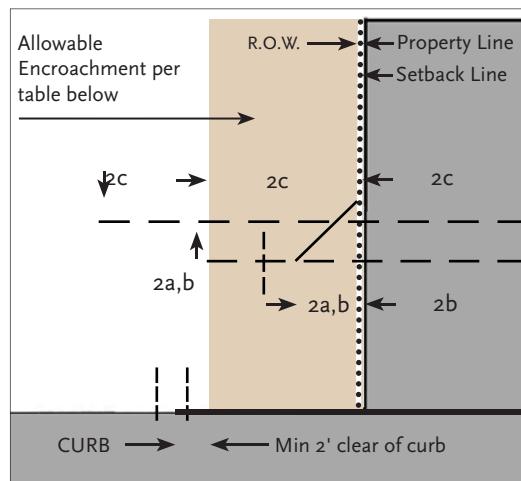
B. BUILDING PLACEMENT



1. Setbacks - Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified in section 4.4.060(c)2. All setbacks to be landscaped.

	Setback	Min.	Other Min.
(1a)	Front yard	10'	25' min (Grand Ave current r.o.w.)
(1b)	Street side	10'	Not applicable
(1c)	Side yard	5'-1 story	8'- 2/3 story; 12'-4+stories
(1d)	Rear yard	15'	Not applicable
(1e)	Alley rear yard	3'	Not applicable

C. ENCROACHMENTS



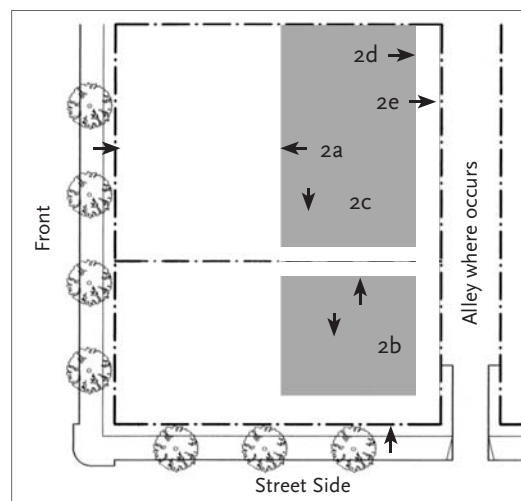
1. Outdoor dining - Such encroachments per approval of P&B and PWA Directors

2. Awnings, Signage, Balconies, Bay windows - per table below

	Encroachment	Vertical	Horizontal
(2a)	except awnings	min 8' clear	max 18"
(2b)	except awnings	min 12' clear	max 24"
(2c)	awnings	min 10' clear	within 2' of curb
	Side yard	Not applicable	0'
	Rear yard	to eave [1]	5'
	Alley rear yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

D. PARKING PLACEMENT



1. Parking Access - Vehicular access is permitted only from an alley or side street, when present.

2. Parking Placement - per table below. Setbacks apply to all stories of a building.

	Setback	Above Grade	Subterranean
(2a)	Front yard	50% lot depth	10' min
(2b)	Street side	10' min	10' min
(2c)	Side yard	5' min	5' min
(2d)	Rear yard	5' min	5' min
(2e)	Alley rear yard	3' min	3' min

E. REQUIRED PARKING

1. Driveway Requirements - per table below.

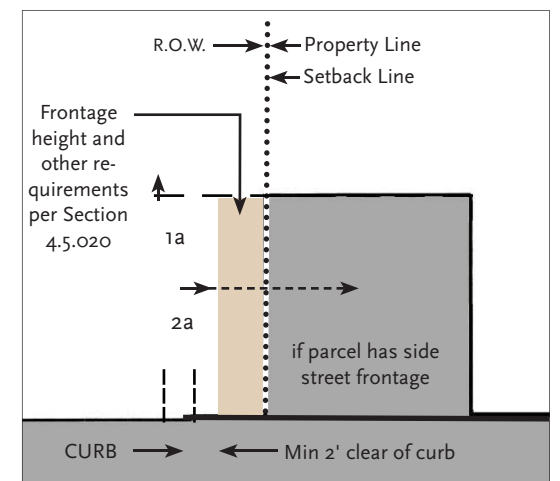
Type	Min	Max
1-way	8'	12' or width of garage
2-way	20'	25'
Parking	allowed	allowed

2. Parking Requirements - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

Use-Type	Parking	Guest Pkg
Residential	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.15 / unit
Non-Residential	1 / 300 sq ft	-

F. BUILDING HEIGHT AND PROFILE



1. Building Height

(a) Per table at right and as allowed by individual building type requirements (Section 4.5.010).

Building Height
Max 5 stories

2. Frontage Requirement

(a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Shopfront	min 65
Forecourt	max 25
Stoop	max 50
Frontyard/Porch	max 100

4.4.070 - Urban Neighborhood (UN) Zone

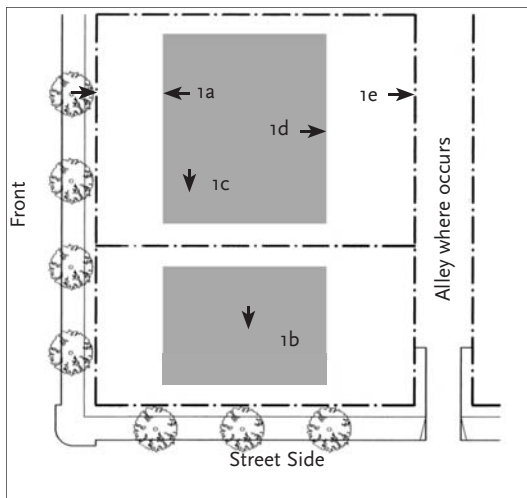
A. ZONE AND BUILDING TYPES

A. **Zone Requirements** - The following requirements apply to all property within the UN-1 Zone.

1. **Building Types Allowed** - The following building types and their particular maximum height are allowed in the UN1 Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in UN1
Tower-on-Podium	not allowed
Liner	not allowed
Commercial Block	3
Hybrid Court	not allowed
Stacked Dwelling	not allowed
Courtyard Housing	not allowed
Industrial Shed	not allowed
Live-Work	3
Rowhouse	not allowed
Tuck-Under	not allowed
Bungalow Court	2
Duplex/Triplex/Quadplex	2
House	2

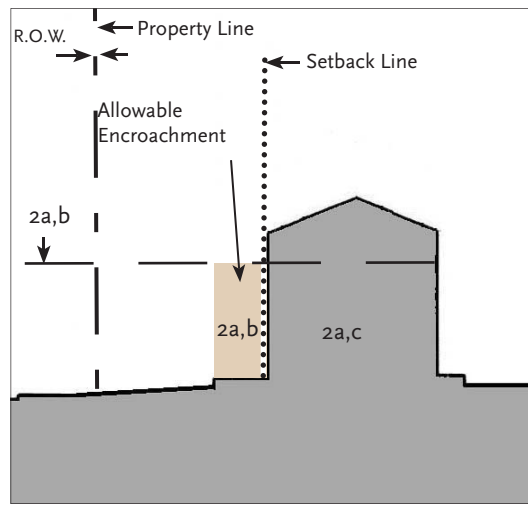
B. BUILDING PLACEMENT



1. **Setbacks** - Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified in section 4.4.070(c)2. All setbacks to be landscaped.

	Setback	Min.	Other Min.
(1a)	Front yard	15'	20' min 2-story
(1b)	Street side	10'	-
(1c)	Side yard	5'-1 story	8'- 2 story
(1d)	Rear yard	20'	Not applicable
(1e)	Alley rear yard	3'	Not applicable

C. ENCROACHMENTS

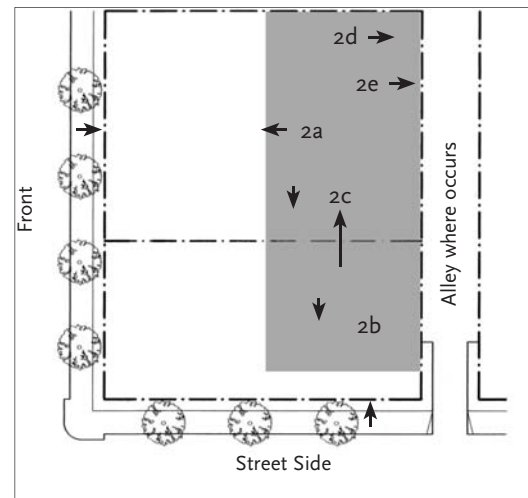


1. **Outdoor dining** - Not allowed.
2. **Awnings, Signage, Balconies, Bay windows** - per table below

	Encroachment	Horizontal	Vertical
(2a)	Porch	max 8'	per 4.5.020
(2b)	Bay window, balcony	max 2'	to eave [1]
(2c)	Side yard	max 2'	to eave [1]
	Rear yard	5'	to eave [1]
	Alley rear yard	3'	to eave [1]

[1] Eave allowed to 3' of property line.

D. PARKING PLACEMENT



1. **Parking Access** - Vehicular access is permitted only from an alley or side street, when present.
2. **Parking Placement** - per table below. Setbacks apply to all stories of a building.

	Setback	Above Grade
(a)	Front yard	20% lot depth
(b)	Street side	10' min
(c)	Side yard	0' min
(d)	Rear yard	0' min
(e)	Alley rear yard	3' min

E. REQUIRED PARKING

1. **Driveway Requirements** - per table below. All driveways shall lead to a garage.

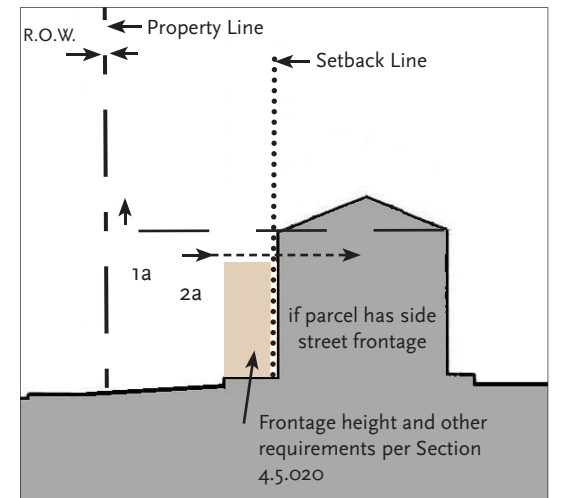
Type	Min	Max
1-way	8'	12' or width of garage
2-way	20'	25'
Parking	allowed in driveway only	allowed in driveway only

2. **Parking Requirements** - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

Use-Type	Parking	Guest Pkg
Residential	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential: <750 sq ft	1 / unit min	-
Non-Residential: <1200 sq ft	2 / unit min	-
Non-Residential: <1500 sq ft	2.5 / unit min	-

F. BUILDING HEIGHT AND PROFILE



1. **Building Height** (a) Per table at right and the individual building type requirements.

Building Height (Section 4.5.010)
Max 3 stories

2. **Frontage Requirement** (a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Stoop	max 50
Frontyard/Porch	max 100

4.4.080 - Residential/Industry (R/I) Zone

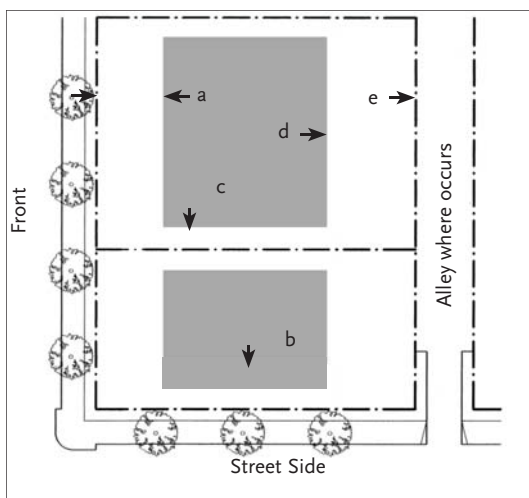
A. ZONE AND BUILDING TYPES

A. Zone Requirements - The following requirements apply to all property within the R/I Zone.

1. Building Types Allowed - The following building types and their particular maximum height are allowed in the R/I Zone subject to compliance with all applicable requirements, including the requirements for each building type. (See Chapter 4.5.010 for individual design standards and definitions).

Building Types	Max Stories in R/I
Tower-on-Podium	not allowed
Liner	not allowed
Commercial Block	2
Hybrid Court	not allowed
Stacked Dwelling	not allowed
Courtyard Housing	not allowed
Industrial Shed	2
Live-Work	2
Rowhouse	not allowed
Tuck-Under	not allowed
Bungalow Court	2
Duplex/Triplex/Quadplex	2
House	2

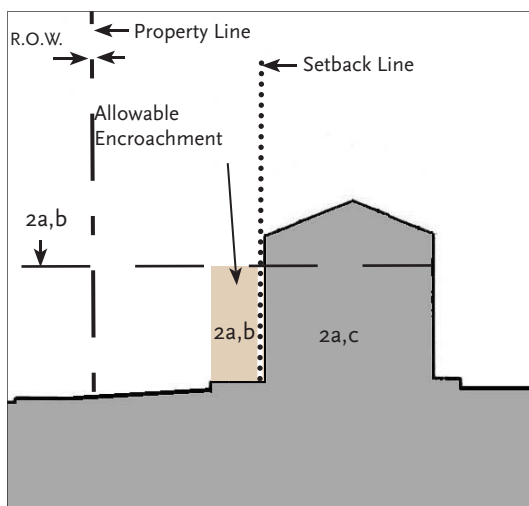
B. BUILDING PLACEMENT



1. Setbacks - Minimum setbacks required and, where noted, maximum setbacks allowed; except as specified in section 4.4.080(c)2. All setbacks to be landscaped.

	Setback	Min.	Other Min.
(1a)	Front yard	15'	0' min: Washington Ave
(1b)	Street side	5'	0' min: Washington Ave
(1c)	Side yard	10'	0' min: Washington Ave
(1d)	Rear yard	20'	10' min: Washington Ave
(1e)	Alley rear yard	3'	Not applicable

C. ENCROACHMENTS



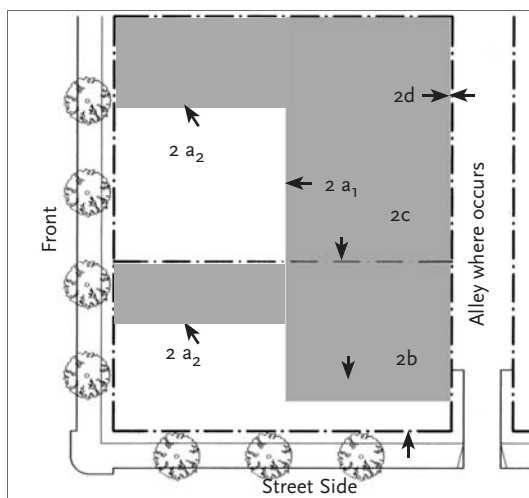
1. Outdoor dining - Such encroachments per approval of P&B and PWA Directors, separate permit and agreement.

2. Awnings, Signage, Balconies, Bay windows and Galleries - per table below

	Encroachment	Horizontal	Vertical
(2a)	Porch	max 8'	per 4.5.020
(2b)	Bay window, balcony	max 2'	to eave [1]
(2c)	Side yard	max 2'	to eave [1]
	Rear yard	5'	to eave [1]
	Alley rear yard	3'	to eave [1]

[1] Eave allowed to 3' of property line.

D. PARKING PLACEMENT



1. Parking Access - Vehicular access is permitted from the street, an alley or side street.

2. Parking Placement - per table below. Setbacks apply to all stories of a building.

Setback	Above Grade
(2 a1) Front yard	50% of lot depth (screened from street by building / streetwall)
(2 a2) Front yard	50% of lot depth (screened from street by building / streetwall)
(2b) Street side	5' min
(2c) Side yard	5' min
(2d) Rear yard	5' min
(2e) Alley rear yard	3' min

E. REQUIRED PARKING

1. Driveway Requirements - per table below. All driveways shall lead to a garage.

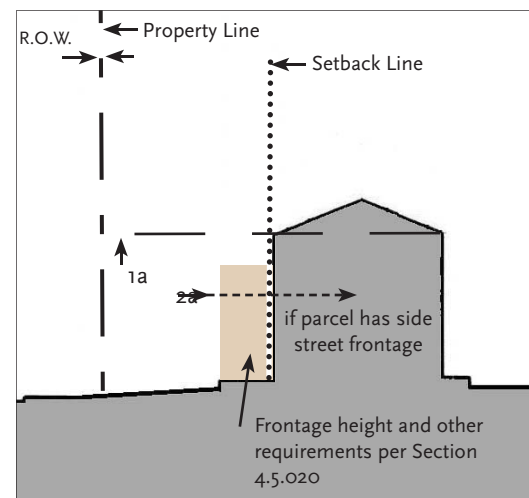
Type	Min	Max
1-way	8'	16' max to street-facing garage
2-way	20'	25'
Parking	allowed in driveway only	allowed in driveway only

2. Parking Requirements - per table below

Parking Calculations: all fractions shall be rounded up to the next whole number.

Use-Type	Parking	Guest Pkg
Residential	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential: <750 sq ft	1 / unit min	-
Non-Residential: <1200 sq ft	2 / unit min	-
Non-Residential: <1500 sq ft	2.5 / unit min	-

F. BUILDING HEIGHT AND PROFILE



1. Building Height (a) Per table at right and the individual building type requirements.

Building Height
Max 2 stories

2. Frontage Requirement (a) The ground floor fronting a street or other r.o.w. shall comply with the requirements for a frontage type per the table at right.

Types Allowed	% of frontage
Stoop	max 50
Frontyard/Porch	max 100