

3.50 General Building Type

3.50.1 DESCRIPTION AND INTENT

The General Building is a basic urban building, typically housing multiple residential units, office, laboratory spaces, classrooms, and similar spaces, with a central main entrance and windows delineating each story. Parking is located in the rear yard with attached garages entered from the rear of the building. Buildings vary in length depending on the zone and are 2, 2.5, or 3 stories in height with the half story located within a pitched roof.

3.50.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 3.50-A](#) are intended to illustrate the general character of the building type. The buildings and sites in each image may not fulfill all of the building type regulations.

3.50.3 SITE AND BUILDING REGULATIONS

The following tables and illustrations regulate this specific building type. See [3.10](#) for general regulations for all building types. See [14.0](#) for definitions and measuring table regulations.

LINK	SUBSECTION
3.50.4	Building Siting
3.50.5	Parking & Accessory Structures
3.50.6	Height
3.50.7	Roofs
3.50.8	Primary & Non-Primary Facades
3.50.9	Allowed Uses Table
3.50.10	Supplemental Regulations

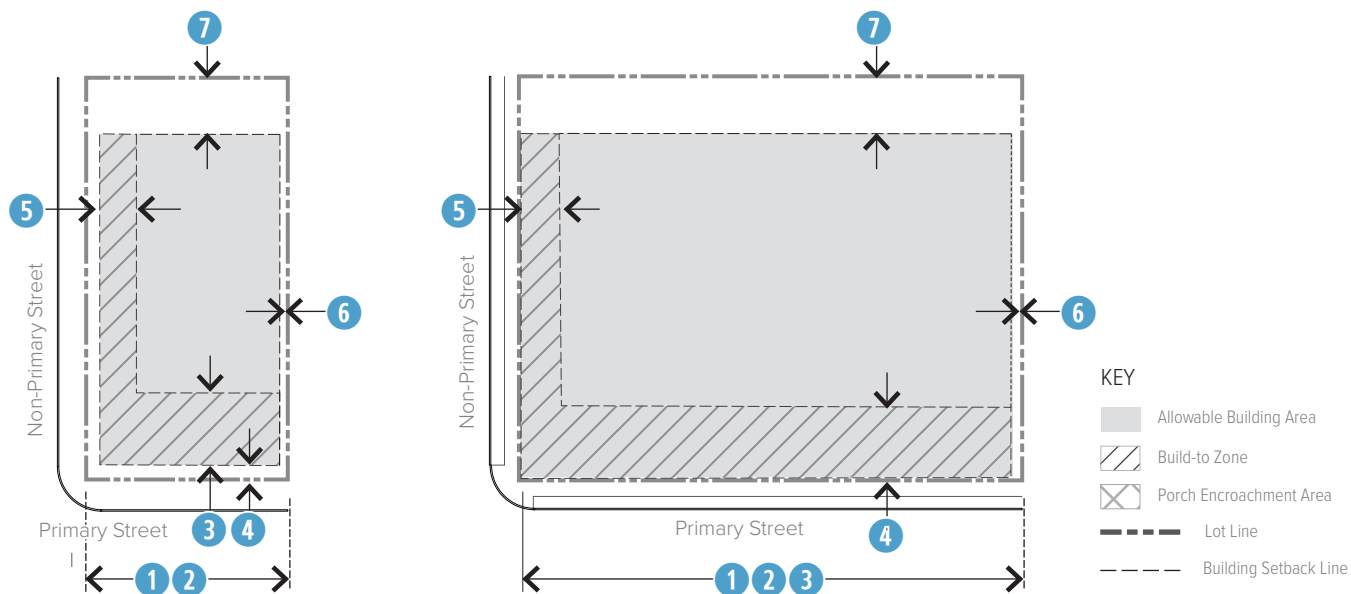


Figure 3.50-A. Examples of General Building Type

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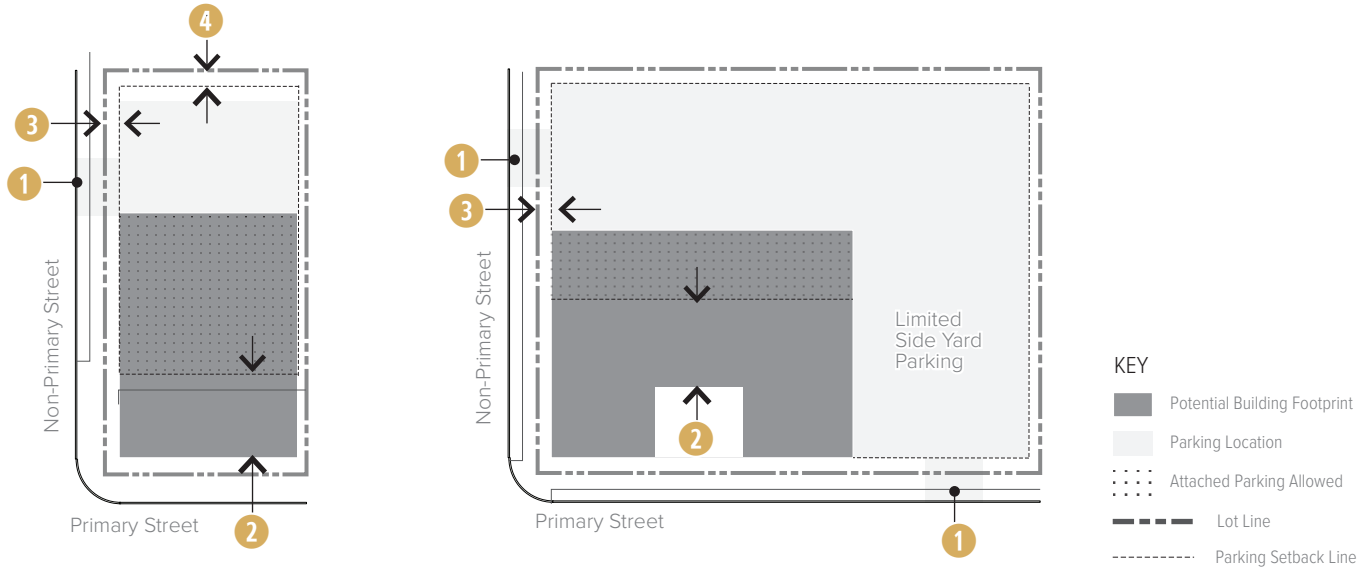
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Figure 3.50-B. General Building Siting



ZONES					
	DX2	RX2, P2, IX, NX4	NX3	CX, I	Additional/References
3.50.4. BUILDING LOCATION. See Figure 3.50-B					
	Multiple Principal Buildings	allowed	allowed	allowed	allowed
1	Lot Width	—	—	—	
2	Primary Streetwall	80% min.	80% min.	75% min. 150 ft. max.	See 3.50.10 for courtyard allowance and double frontage lots.
3	Primary Street Build-to Zone	0 ft. min. 35 ft. max.	0 ft. min. 25 ft. max.	8 ft. min. 30 ft. max.	15 ft. min. 30 ft. max.
4	Stoop, Bay Encroachment	—	—	5 ft. max.	See 3.50.10 minimum streetscape area and allowed plaza exception to build-to zone.
5	Non-Primary Street Build-to Zone	0 ft. min. 15 ft. max.	0 ft. min. 25 ft. max.	10 ft. min. 25 ft. max.	0 ft. min. 25 ft. max.
6	Side Setback	3 ft. min.	3 ft. min.	2 ft. min., min. 10 ft. total both sides 6 ft. min.	3 ft. min.
	Space between Adjacent Buildings	12 ft. min.	12 ft. min.		12 ft. min.
7	Rear Setback	20 ft. min.	20 ft. min.	20 ft. min.	20 ft. min.
8	Site Coverage	95% max.	85% max.	80% max.	85% max.
					See 3.50.10 for treatment adjacent to N zones.
					See 14.20.7 for measuring site coverage.

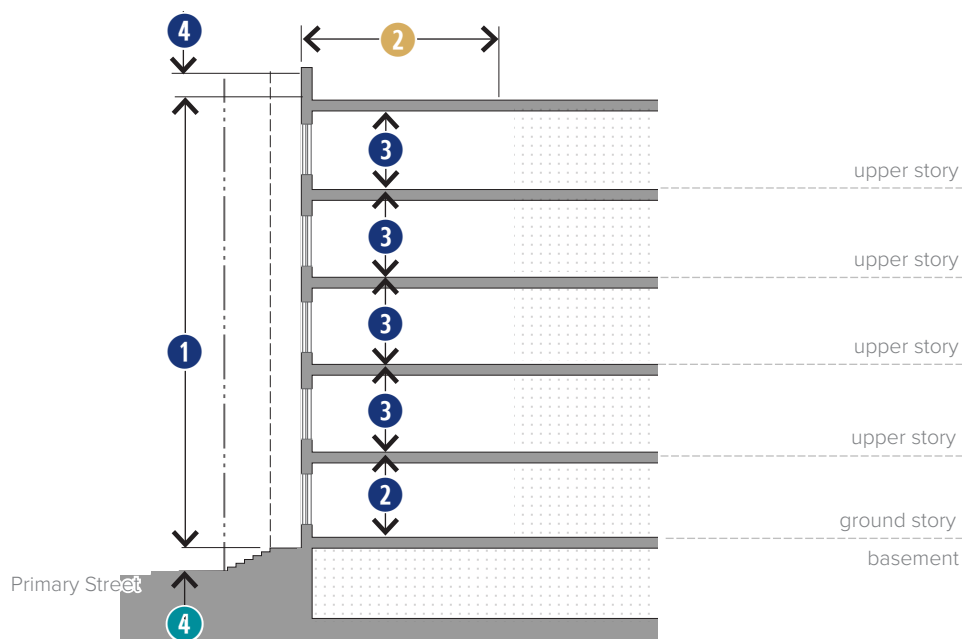
Figure 3.50-C. General Building Parking Siting



		ZONES				
		DX2	RX2, P2, IX, NX4	NX3	CX, I	Additional/ References
3.50.5. PARKING & ACCESSORY STRUCTURES. See Figure 3.50-C						
1	Parking & Driveway Access	Non-primary street; if no non-primary street, primary street; max. 22 ft. width at sidewalk; max. 1 driveway access point per building				See 8.0 for parking.
2	Attached Garage Setback Allowed Garage Door Location	20 ft. min. behind primary facade in rear of building Rear, interior side, and side facades				See 6.50.11 for garage door design regulations.
3	Surface Parking Location	Rear yard	Rear yard, limited side yard	Rear yard, limited side yard	Rear yard, limited side yard	See 14.20.9 for allowed limited side yard parking layout.
	Street Setback	No closer to lot line than principal building				
	Side & Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	
4	Accessory Structure Location	Rear yard	Rear yard	Rear yard	Rear yard	See 3.170 for accessory structures regulations.
	Street Setback	No closer to lot line than principal building				
	Side & Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	
ALLOWED ACCESSORY STRUCTURES		DX2	RX2	NX3, NX4	IX, I	See 3.170 for accessory structures and 4.70 for accessory uses. KEY: ● = Allowed ○ SP = Requires a Special Permit
Backyard Cottage		—	—	—	—	
Outbuildings & Garages		●	●	●	●	
Drive-Through Facilities		●	●	—	●	
Fuel Pumps		—	—	—	●	
Parking Structure		●	●	●	●	
Temporary Storage Container		—	●	●	●	
Building-Mounted Utilities		●	●	●	●	
Ground-Mounted Utilities		○ SP	○ SP	○ SP	○ SP	

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Figure 3.50-D. General Building Height and Roofs



		ZONES				
		DX2	RX2, P2, IX, NX4	NX3	CX, I	Additional/ References
3.50.6. HEIGHT. See Figure 3.50-D						
1	Height	3 stories min. 15 stories max.	2 stories min. 5.5 stories max.	2 stories min. 3.5 stories max.	3 stories max.	See 3.50.10 for step-back regulations. See 14.20.10 for measuring height. See regulations on high-rises in 6.70 .
	Additional High-Rise or Stepped-Back Height	20 additional stories in high-rise per 6.70	RX2: 3 additional stories allowed with special permit; NX4: 7 additional stories allowed stepped back from lower 5.5 stories per 3.50.10.C	—	—	
2	Ground Story Height	12 ft. min. 16 ft. max.	10 ft. min. 18 ft. max.	9 ft. min. 12 ft. max.	9 ft. min. 36 ft. max.	Measured floor-to-floor.
3	All Other Stories Height	10 ft. min. 14 ft. max.	10 ft. min. 14 ft. max.	9 ft. min. 12 ft. max.	9 ft. min. 12 ft. max.	
3.50.7. ROOFS. See Figure 3.50-D						
4	Roof Types	Flat, parapet	Flat, parapet	Flat, parapet, pitched	Flat, parapet	See 6.20 for roof types and tower regulations.
5	Tower	Allowed	Allowed	Allowed	Allowed	

Figure 3.50-E. General Building Facades



		ZONES				Additional/ References
		DX2	RX2, P2, IX, NX4	NX3	CX, I	
3.50.8. PRIMARY & NON-PRIMARY FACADES. Figure 3.50-E						
1	Transparency: Primary Facades Non-Primary Facades	20% min. 18% min.	20% min. 18% min.	18% min. 18% min.	20% min. 18% min.	Measured per story, includes any half stories, visible basements, or towers with full floor height. See 14.20.11 for measuring transparency.
		No bays or 15 ft. wide sections of any story may be without transparency				
2	Building Entrances Location	One per every 150 ft. of primary facade	One per every 120 ft. of primary facade	Primary facade or courtyard	One per every 120 ft. of primary facade	See 14.20.12 for measuring building entrance location.
3	Entrance Transition Type	Stoop	Stoop	Porch or stoop	Stoop	See 6.30 for entrance types, including elevated entrances at floodplain locations. See 3.10.13 for flood locations. See 14.40 for definition of visible basement.
4	Ground Story Elevation	Between 18 in. and 30 in. above grade or between 30 in. and 4 ft. with a visible basement, except in floodplain locations				
5	Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of any story between the basement and 3rd and for buildings over 5 stories, one within 3 ft. of any story between 3rd and 6th				Horizontal shadow lines to run a min. 80% of length of facade. See 14.210 for definition of shadow lines.
6	Vertical Divisions with Shadow Lines	One per every 120 ft. of street facade		One per every 90 ft. of street facade	One per every 120 ft. of street facade	

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	ZONES						Reference
	DX2	RX2	P2	CX	IX, I	NX3, NX4	
3.50.9. ALLOWED USES. See Article 4.0 for use definitions, specific use limitations, and other use-related regulations.							
RESIDENTIAL							4.30
Number of Principal Units	3 min.	3 min.	—	—	—	3 min.	
Number of Accessory Units	—	—	—	—	—	—	
Household Living	●	●	—	—	—	●	
Group Living	◐	●	—	—	—	●	4.30.2
Short-Term Rental	◐	●	—	—	—	—	4.30.3
COMMERCIAL							4.40
Office	●	●	—	●	●	—	4.40.1
Retail & Entertainment	●	◐ allowed in full footprint with special permit	—	◐	◐	—	4.40.2
Live Entertainment Venue	—	—	—	—	—	—	4.40.3
Consumer Service, Indoor	●	●	—	●	◐	—	4.40.4
Funeral & Mortuary Service	—	●	—	●	●	—	4.40.5
Self-Service Storage, Indoor	—	—	—	○ SP	○ SP	—	4.40.6
Consumer Service, Outdoor	◐	●	—	●	●	—	4.40.7
Light Vehicle Sales & Service	—	—	—	○ CL	—	—	4.40.8
Heavy Sales & Service	—	—	—	●	●	—	4.40.9
Wholesale Sales	—	●	—	●	●	—	4.40.10
Controlled Sales & Service	—	—	—	—	—	—	4.40.11
Cannabis Sales	○ CL	○ CL	—	○ CL	○ CL	—	4.40.12
Cannabis Growing	○ CL	○ CL	—	○ CL	○ CL	—	4.40.12
Parking, Non-Accessory	○ SP	○ SP	○ SP	○ SP	○ SP	—	4.40.13
Sexually Oriented Business	—	—	—	—	—	—	4.40.14
MANUFACTURING & INDUSTRY							4.50
Manufacturing, Low-Impact	●	●	—	●	●	—	4.50.1
Manufacturing, Moderate-Impact	—	—	—	●	●	—	4.50.2
Warehousing & Distribution	—	—	—	●	●	—	4.50.3
Heavy Industry	—	—	—	—	—	—	4.50.4
CIVIC & INSTITUTIONAL							4.60
Civic, Large	—	—	—	—	—	—	4.60.1
Civic, Small	●	●	●	●	●	—	4.60.2
Civic, Campus	—	—	—	—	—	—	4.60.3
Transportation Facilities	○ SP	○ SP	—	—	—	—	4.60.4
Detention & Correctional Facilities	—	—	—	—	—	—	4.60.5
Parks & Open Space	—	●	●	●	●	●	4.60.6
KEY: ● = Allowed Use ◐ = Allowed in Upper Stories Only ◐ = Limited to No More than 25% of Footprint ○ SP = Requires Special Permit ○ CL = Requires Certificate of Location Approval — = Not Allowed							

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	ZONES						Reference
	DX2	RX2	P2	CX	IX, I	NX3, NX4	
Minor Utilities	●	●	●	●	●	●	4.60.7
Major Utilities	—	—	—	—	—	—	4.60.8
ACCESSORY USES							4.70
Accessory Apartments	—	—	—	—	—	—	4.70.2
Home Occupations	●	●	—	—	—	●	4.70.3
Sidewalk Cafes	●	●	—	—	—	—	4.70.4
Outdoor Display Areas	—	—	—	●	●	—	4.70.5
Outdoor Storage	—	—	—	○ SP	○ SP	—	4.70.6
KEY: ● = Allowed Use ● = Allowed in Upper Stories Only ● = Limited to No More than 25% of Footprint ○ SP = Requires Special Permit ○ CL = Requires Certificate of Location Approval — = Not Allowed							

3.50.10 SUPPLEMENTAL REGULATIONS

A. Primary Streetwall Exceptions. One of the following may be utilized for every 150 feet of building frontage:

- (1) Courtyards. One courtyard may count towards primary streetwall when abutting the build-to zone or line. See definition of courtyard in [14.50](#).
 - (a) Parking lots in courtyards are not allowed.
 - (b) A U-shaped drop-off drive with parallel parking within the courtyard may be approved by the PZC.
 - (c) Courtyard facades must be treated as primary frontage per facade regulations for the building type and any design regulations in [6.0](#).
- (2) Seating and Dining. The build-to zone may be expanded up to 20 feet for a maximum of 20% of the facade to allow for permanent outdoor seating or outdoor dining area.

B. Transition at N Zones. Facades abutting an N zone above the third story must be stepped back a minimum of 12 feet from the lower facades. Side and rear buffer required per [7.110](#).

C. Stepped-Back Stories. Stepped-back stories must be set back from any street facade a minimum of 12 feet and from any lot line abutting an N zone a minimum of 50 feet.