

Chapter 8 - Building Types

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Building Types Allowed by District

Building Type

District



Detached House. A building type that accommodates one dwelling unit on an individual lot with yards on all sides.

RC-2.5 RC-1.0 RC-0.5
 RS-16 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX



Backyard Cottage. A small self-contained accessory dwelling unit located on the same lot as a detached house but physically separated.

RC-2.5 RC-1.0 RC-0.5
 RS-16 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX



Cottage Court. A building type that accommodates 4 to 8 detached dwelling units organized around an internal shared courtyard.

RS-7 RS-5 RS-3
 RM-1 RM-2



Duplex: Side by Side. A building type that accommodates two dwelling units on an individual lot separated vertically side by side that share a common wall.

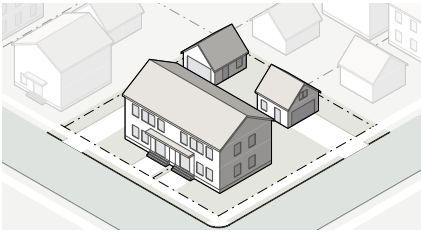
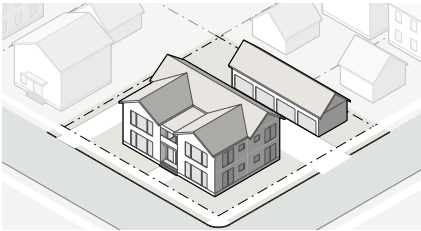



RC-1.0 RC-0.5
 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX



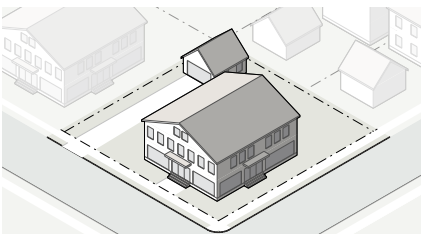
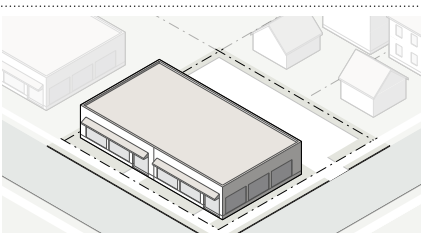
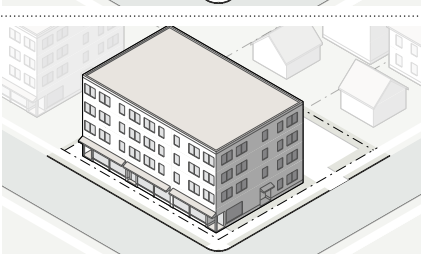
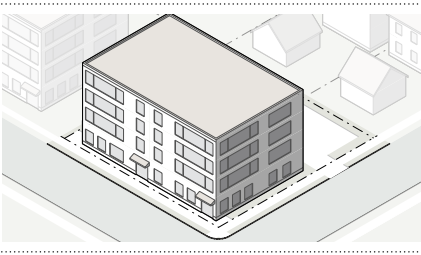
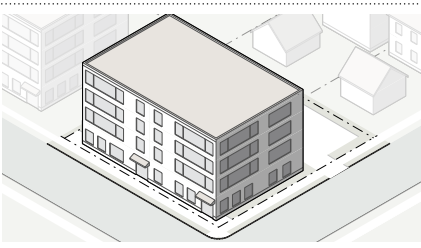
Duplex: Back to Back. A building type that accommodates two dwelling units on an individual lot separated vertically with one unit located directly behind the other unit that share a common wall.

RC-1.0 RC-0.5
 RS-7 RS-5 RS-3
 RM-1 RM-2
 RX NX

Building Types Allowed by District

Building Type	District
 <p data-bbox="570 386 1052 533">Attached House. A building type that accommodates two attached dwelling units located on two separate lots that share a common wall along a lot line.</p>	<p data-bbox="1078 407 1308 541"> RC-1.0 RC-0.5 RS-7 RS-5 RS-3 RM-1 RM-2 RX </p>
 <p data-bbox="570 653 1052 758">Four-plex. A building type that accommodates 3 to 4 dwelling units vertically or horizontally integrated.</p>	<p data-bbox="1078 674 1308 730"> RM-1 RM-2 RX NX CX </p>
 <p data-bbox="570 842 1052 1064">Townhouse. A building type that accommodates 2 or more dwelling units where each unit is separated vertically by a common side wall. Units cannot be vertically mixed. This building type also includes Row Houses and Detached Townhomes.</p>	<p data-bbox="1078 919 1308 982"> RM-2 RX NX CX </p>
 <p data-bbox="570 1144 1052 1249">Apartment. A building type that accommodates 5 or more dwelling units vertically and horizontally integrated.</p>	<p data-bbox="1078 1165 1154 1228"> RM-2 CX </p>
 <p data-bbox="570 1354 1052 1543">Live Work. A building type that accommodates 3 or more units. Units allow for residential and nonresidential uses in the same physical space. Units may be vertically or horizontally mixed.</p>	<p data-bbox="1078 1430 1471 1457"> RX CX DX CC IX </p>

Building Types Allowed by District

Building Type		District
	<p>Shopfront House. A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses at a scale that complements the existing residential character of the area.</p>	<p>NX CX CC IX</p>
	<p>Single-Story Shopfront. A single-story building type that typically accommodates retail or commercial uses.</p>	<p>CX DX CC CH IX</p>
	<p>Mixed Use Shopfront. A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses.</p>	<p>CX DX CC IX</p>
	<p>General Building. A building type that typically accommodates commercial, office or industrial uses.</p>	<p>CX CC CH DX IX</p>
	<p>Industrial Building. A building type that primarily accommodates industrial uses.</p>	<p>CH</p>

8.9.1. Description



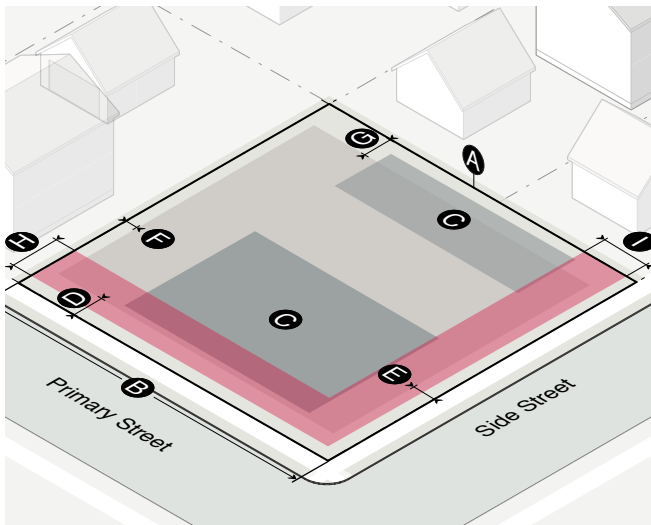
Definition

A building type that accommodates 3 to 4 dwelling units vertically or horizontally integrated.

Districts Allowed

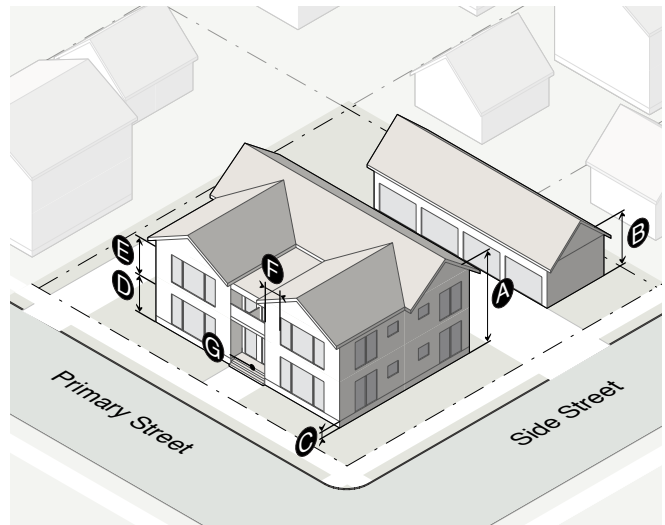
- RM-1
- RM-2
- NX
- RX
- CX

8.9.2. Lot and Placement



Lot		
Area	7,000 SF min	A
Width	65 min	B
Dwelling units per lot	3 min / 4 max	
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.9.3. Height and Form



Height		
Principal building	35' max	A
Accessory structure	24' max	B
Ground floor elevation	0' min	C
Transparency		
Ground story	20% min	D
Upper story	20% min	E
Blank wall area	35' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard	Not allowed	
Garage door restrictions	see Sec. 8.18.1	

8.10.1. Description



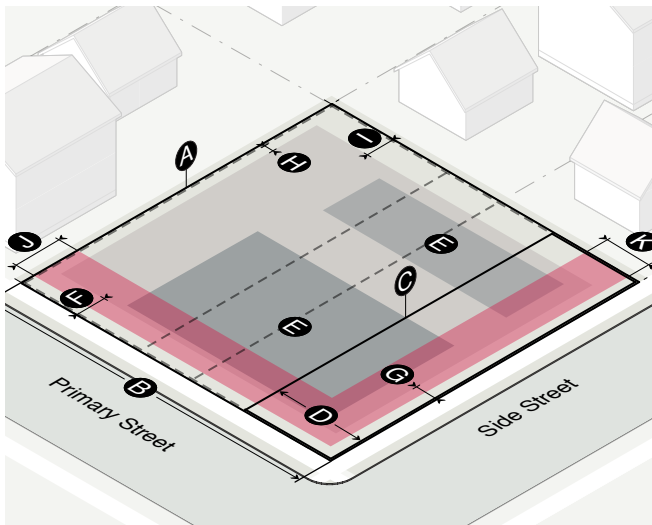
Definition

A building type where the building walls typically correspond with the property lines and all open yard space is owned and managed by a common association. This building type includes buildings that accommodate two or more dwelling units where each unit is separated vertically by a common wall, or single units that have walls built on property lines.

Districts Allowed

- RM-2
- NX
- RX
- CX

8.10.2. Lot and Placement



Site		
Site area	5,000 SF min	A
Site width	70' min	B
Dwelling units per lot	1 min / no max	
Lot		
Area	1,500 SF min	C
Width	20' min	D
Coverage		
Lot coverage	set by district	E
Site Development Setbacks		
Primary street	set by district	F
Side street	set by district	G
Side interior	set by district	H
Rear	set by district	I
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	J
Building facade in side street BTZ (% of lot width)	set by district	K

*Allowed if located on an Arterial road, and front yard landscaping is applied per 11.2.3.E.

8.10.3. Height and Form



Height		
Principal building	3 stories / 35' max	A
Accessory structure	24' max	B
Ground floor elevation	0' min	C
Building Dimensions		
Unit width	20' min	D
Number of units permitted in a row	6 max	E
Transparency		
Ground story	20% min	F
Upper story	20% min	G
Blank wall area	35' max	H
Pedestrian Access		
Entrance facing primary street (each ground floor unit)	Required	I
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard	Not allowed*	
Garage door restrictions	see Sec. 8.18.1	

8.11.1. Description



Definition

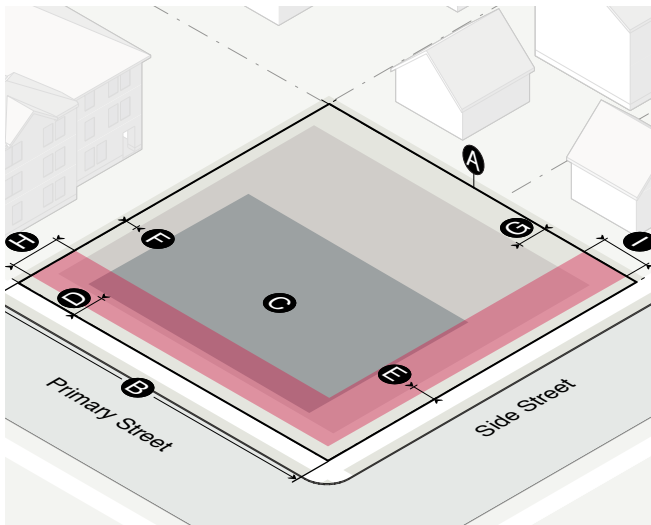
A building type that accommodates 5 or more dwelling units vertically and horizontally integrated.

Districts Allowed

RM-2

CX

8.11.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Dwelling units per lot	5 min / no max	
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I
Courtyard		
Courtyard/Open Space Area	min 15% of lot area	

8.11.3. Height and Form



Height		
All buildings and structures	set by district	A
Ground floor elevation	0' min	B
Building Dimensions		
Length	120' max	C
Transparency		
Ground story	20% min	D
Upper story	20% min	E
Blank wall area	35' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Entrance spacing along primary street	100' max	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Forecourt	see Sec. 8.17.4	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard	Not allowed	

8.12.1. Description



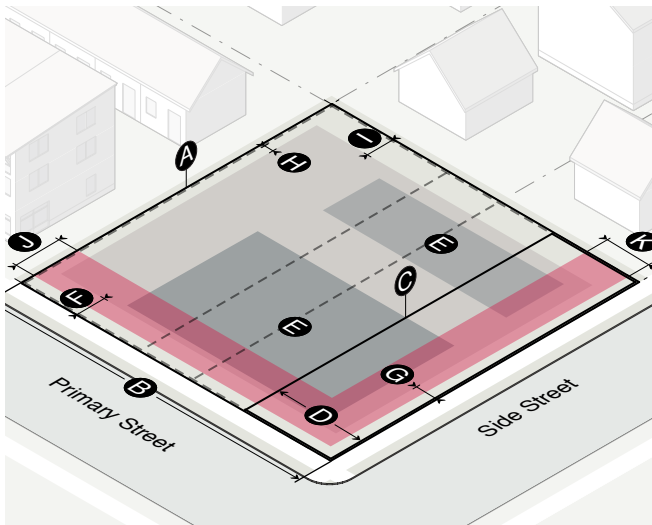
Definition

A building type that accommodates 3 or more units. Units allow for residential and nonresidential uses in the same physical space. Units may be vertically or horizontally mixed.

Districts Allowed

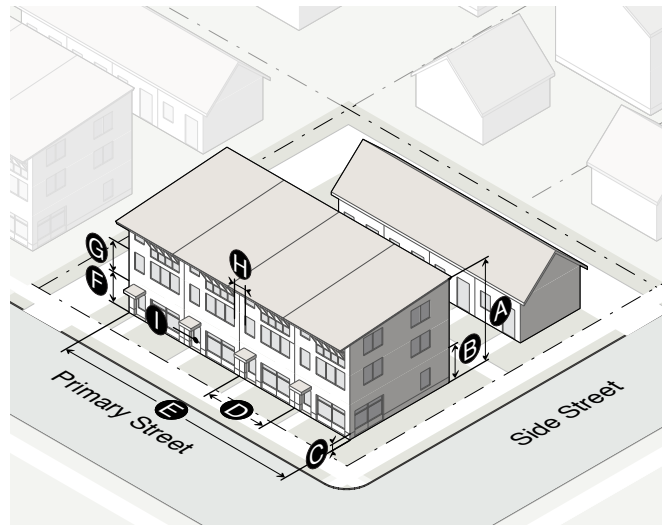
RX CX DX CC IX

8.12.2. Lot and Placement



Site		
Site area	4,000 SF min	A
Site width	55' min	B
Units per lot	1 min / no max	
Lot		
Area	1,100 SF min	C
Width	15' min	D
Coverage		
Lot coverage	set by district	E
Building and Structure Setbacks		
Primary street	set by district	F
Side street	set by district	G
Side interior	set by district	H
Rear	set by district	I
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	J
Building facade in side street BTZ (% of lot width)	set by district	K

8.12.3. Height and Form



Height		
All buildings and structures	35' max	A
Ground story height	10' min	B
Ground floor elevation	0' min	C
Building Dimensions		
Unit width	15' min / 30' max	D
Number of units permitted in a row	6 max	E
Transparency		
Ground story	40% min	F
Upper story	20% min	G
Blank wall area	25' max	H
Pedestrian Access		
Entrance facing primary street (each ground floor unit)	Required	I
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard restrictions	Not allowed	
Garage door restrictions	see Sec. 8.18.1	

8.13.1. Description



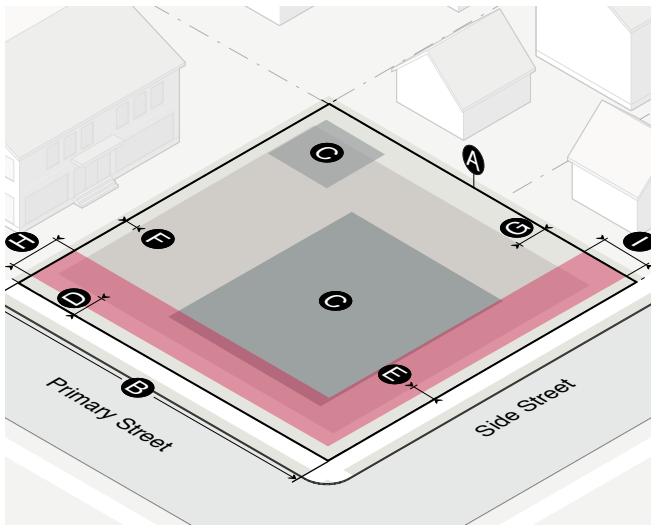
Definition

A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses at a scale that complements the existing residential character of the area.

Districts Allowed

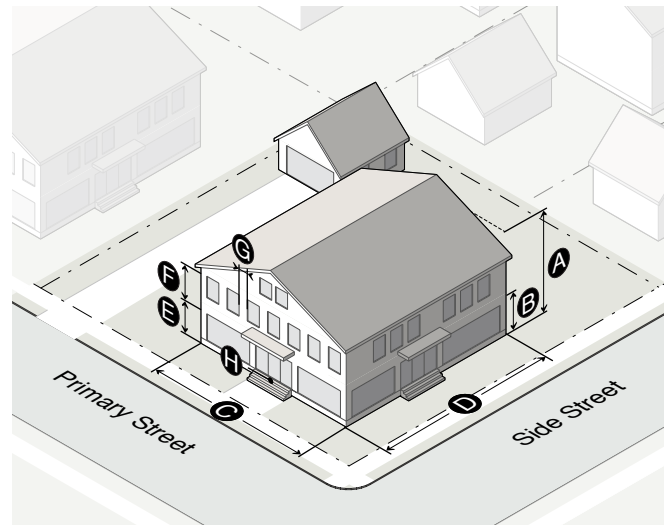
- NX
- CX
- CC
- IX

8.13.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.13.3. Height and Form



Height		
All buildings and structures	3 stories / 35' max	A
Ground story height	10' min	B
Building Dimensions		
Length	50' max	C
Depth	75' max	D
Transparency		
Ground story	40% min	E
Upper story	20% min	F
Blank wall area	35' max	G
Pedestrian Access		
Entrance facing primary street	Required	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Balcony	see Sec. 8.17.3	
Porch	see Sec. 8.17.6	
Stoop	see Sec. 8.17.7	
Parking Location		
Front/corner yard restrictions	Not allowed	
Garage door restrictions	see Sec. 8.18.1	

8.14.1. Description



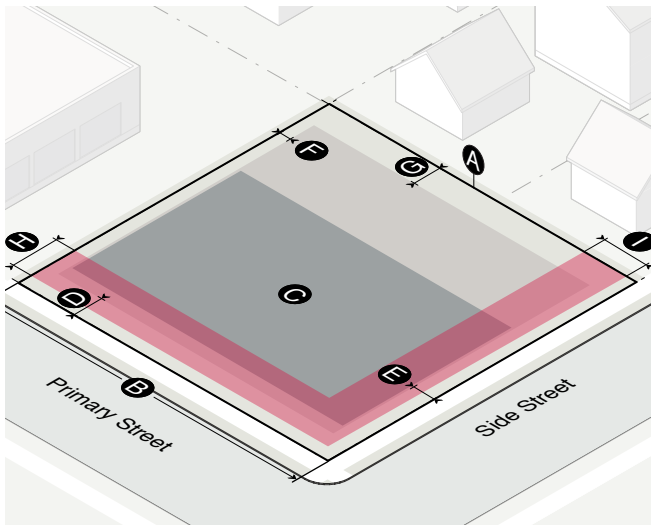
Definition

A single-story building type that typically accommodates retail or commercial uses.

Districts Allowed

- CX
- DX
- CC
- CH
- IX

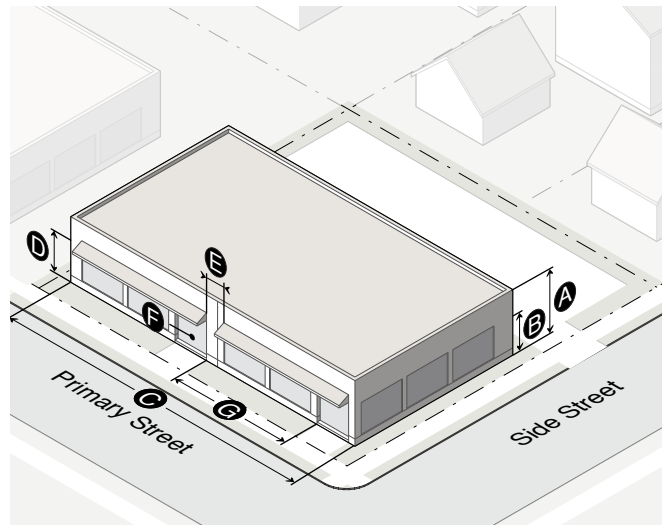
8.14.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

*See Sec. 5.4.4 for DX height standards

8.14.3. Height and Form



Height		
All buildings and structures*	1 story / 24' max	A
Ground story height*	10' min	B
Building Dimensions		
Length	150' max	C
Transparency		
Ground story	60% min	D
Building footprint 20,000 sf or more	30% min	
Blank wall area	25' max	E
Building footprint 20,000 sf or more	75' max	
Pedestrian Access		
Entrance facing primary street	Required	F
Entrance spacing along primary street	75' max	G
Building footprint 20,000 sf or more	125' max	
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Forecourt	see Sec. 8.17.4	
Gallery	see Sec. 8.17.5	
Parking Location		
Set by district		

8.15.1. Description



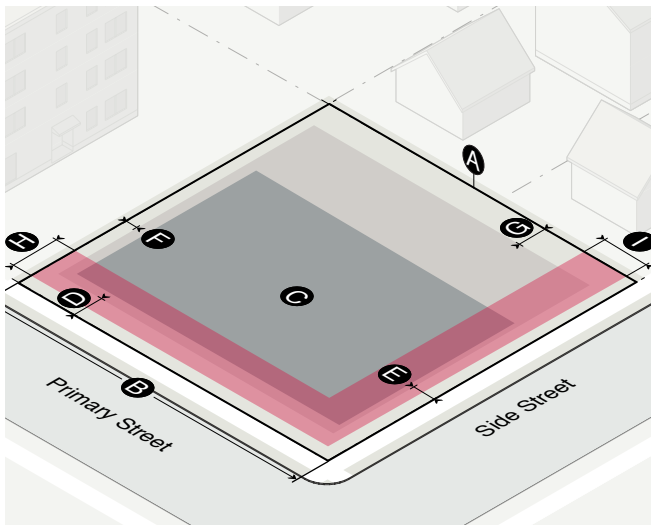
Definition

A building type that typically accommodates ground floor commercial uses with upper-story residential or commercial uses. Ground floor residential is permitted provided it does not front upon the main street.

Districts Allowed

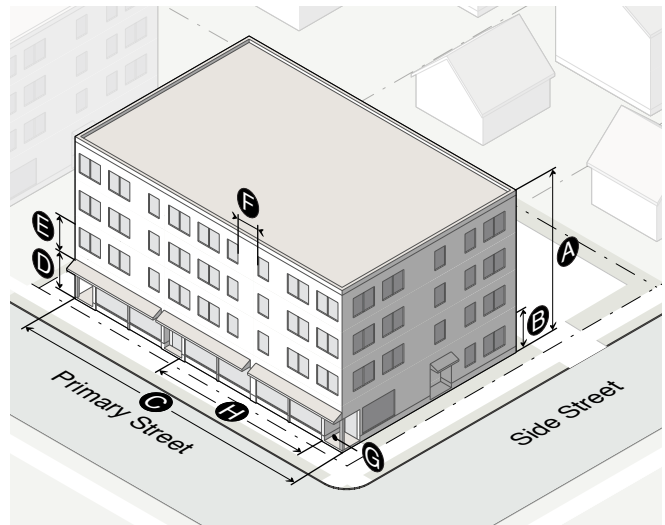
- CX
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- CC
- IX

8.15.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.15.3. Height and Form



Height		
All buildings and structures	set by district	A
Ground story height	10' min	B
Building Dimensions		
Length	120' max	C
Transparency		
Ground story	60% min	D
Upper story	20% min	E
Blank wall area	25' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Entrance spacing along primary street	75' max	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Forecourt	see Sec. 8.17.4	
Gallery	see Sec. 8.17.5	
Parking Location		
Set by district		

8.16.1. Description



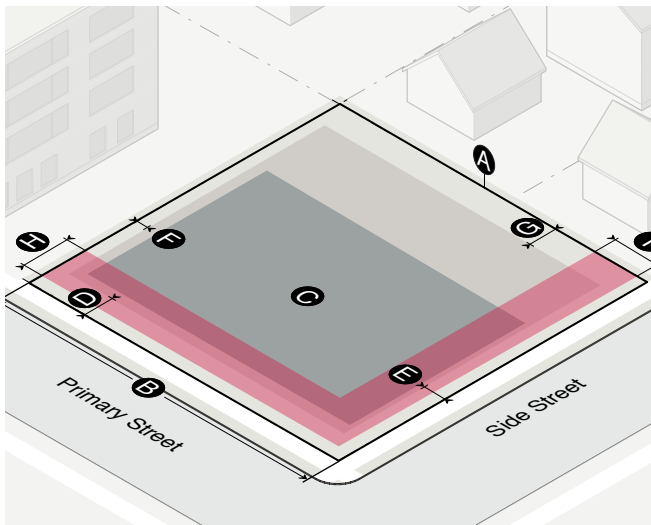
Definition

A building type that typically accommodates commercial, office or industrial uses.

Districts Allowed

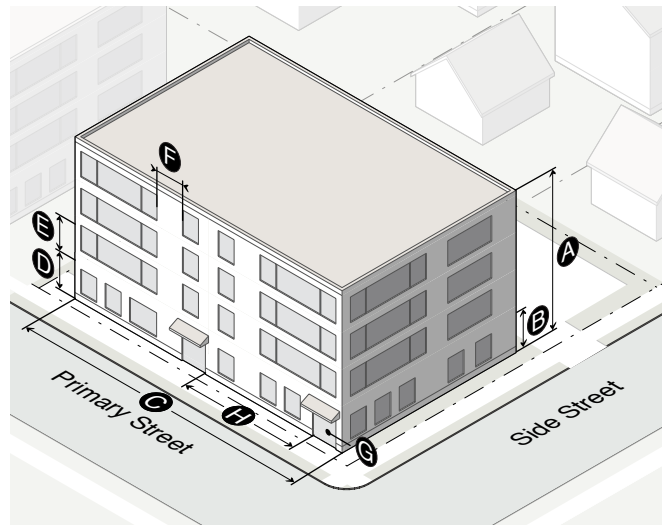
- CX
- CC
- CH
- DX
- IX

8.16.2. Lot and Placement



Lot		
Area	set by district	A
Width	set by district	B
Coverage		
Lot coverage	set by district	C
Building and Structure Setbacks		
Primary street	set by district	D
Side street	set by district	E
Side interior	set by district	F
Rear	set by district	G
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	set by district	H
Building facade in side street BTZ (% of lot width)	set by district	I

8.16.3. Height and Form



Height		
All buildings and structures	set by district	A
Ground story height	10' min	B
Building Dimensions		
Length	120' max	C
Transparency		
Ground story	40% min	D
Upper story	15% min	E
Blank wall area	50' max	F
Pedestrian Access		
Entrance facing primary street	Required	G
Entrance spacing along primary street	125' max	H
Building Elements Allowed		
Awning/canopy	see Sec. 8.17.2	
Forecourt	see Sec. 8.17.4	
Gallery	see Sec. 8.17.5	
Parking Location		
Set by district		