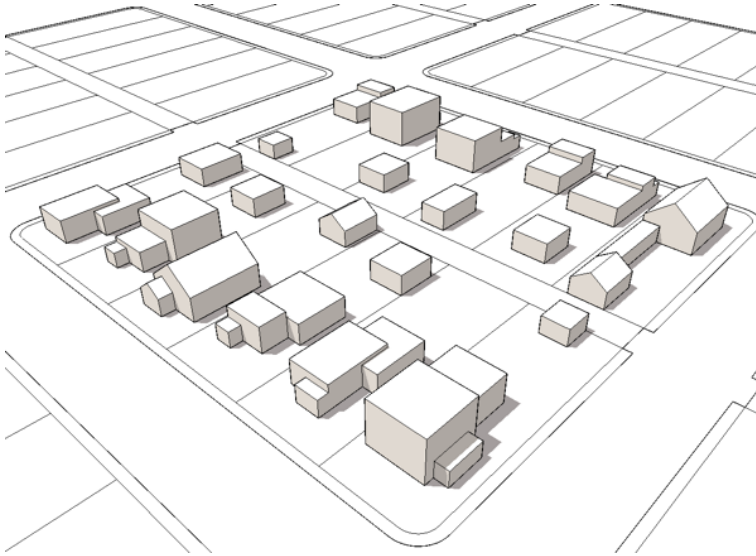


Building Forms

DETACHED SINGLE-FAMILY DWELLING



Description:
Single family detached dwelling units with useable front and rear yards and oriented to the street.

(a) Access and Entry

The Principal Entry to each dwelling shall have direct access from a porch, stoop or private patio to the street. Parking, loading and trash disposal must be accessed from an alley, narrow driveway, ribbon driveway, or a circular driveway with a porte cochere.

(b) Parking

Parking shall be located in the side or rear yard. Garages may be attached, detached, or connected by a breezeway. Attached garages shall be set back from street-facing façades by a minimum of 10'. Detached and breezeway garages must be located in the side or rear yard.

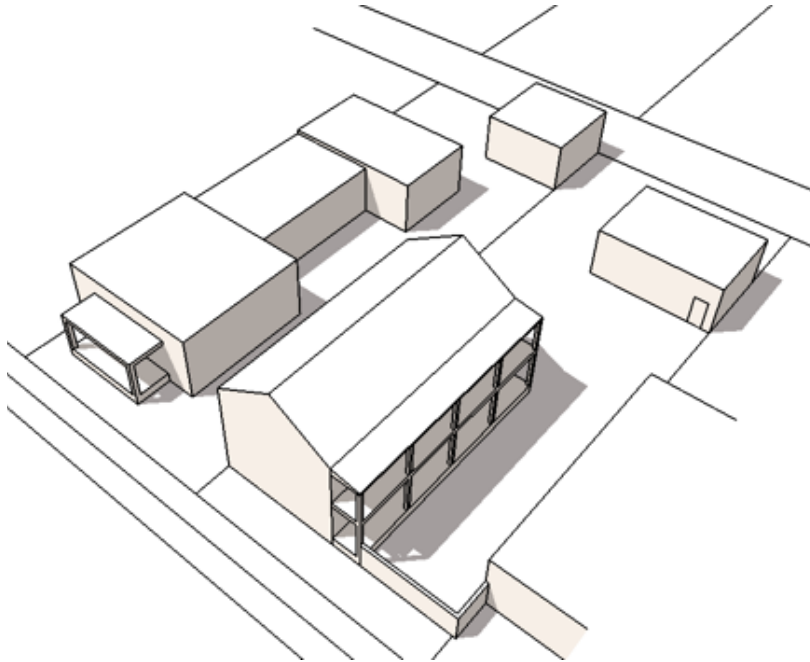
(c) Frontage

Each dwelling must include a stoop, porch, or private patio.

(d) Exposure to Light and Air

Each dwelling shall have all sides exposed to the outdoors.

SIDE-YARD DWELLING



Description:
Single family detached dwelling units that are aligned with one building wall on a side lot line and a setback or side yard easement along the other side lot line.

(a) Access and Entry

The Principal entrance to each dwelling shall have direct access from an individual stoop, porch or private patio that shall front the street and may also front the side-yard. For lots that back to functioning alleys, parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located behind each building. Parking may be half-level underground, surface, or garage and may be accessed from an alley, narrow driveway, or ribbon driveway. A common parking court may be provided interior to the block.

(c) Frontage

Each dwelling must include a stoop, porch or private patio.

(d) Building Width

Buildings facing a public street may not be wider than forty feet (40') along the street frontage.

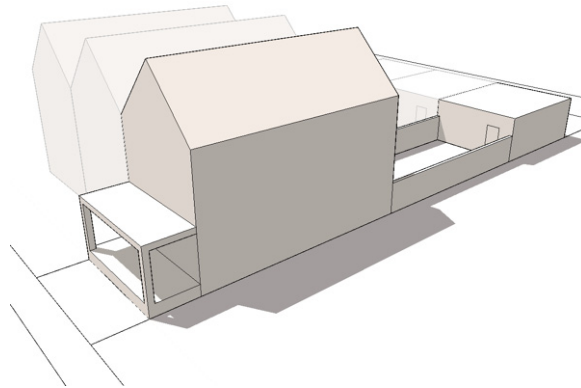
(e) Massing

Habitable attics are permitted.

(f) Exposure to Light and Air

Each unit shall have at least three sides exposed to the outdoors.

TOWNHOUSE, ROWHOUSE, AND COURTYARD TOWNHOUSE



Description:

One of a group of attached dwellings divided from each other by common walls. Each must have a separate entrance leading directly to the outdoors at ground level. A townhouse building may be one type of an apartment. This form can be done as a zero lot line dwelling and may be constructed as “half” a Courtyard Townhouse development.

(a) Access and Entry

The Principal Entry to each dwelling shall have direct access to the street or to a Courtyard if it is a Courtyard Townhouse building form. For lots that back to functioning alleys; parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located behind each building. Parking may be half-level underground, surface, or garage. A common parking court may be provided interior to the block.

(c) Frontage

Each dwelling must include a stoop or porch fronting the street and a public sidewalk or a common green or fronting a Courtyard if a Courtyard Townhouse building form is used.

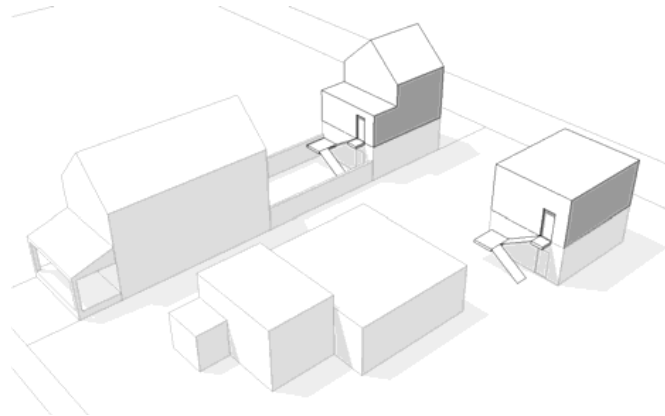
(d) Building Width

Buildings facing a public street may not be wider than forty feet (40') along the street frontage

(e) Exposure to Light and Air

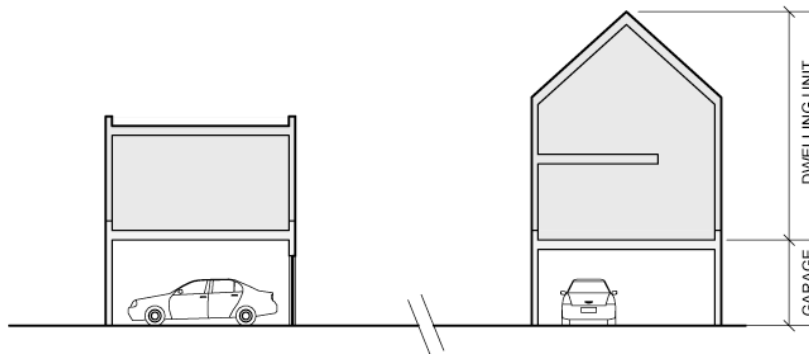
Each unit shall have at least 2 sides exposed to the outdoors.

ACCESSORY UNIT / CARRIAGE HOUSE



Description:

An accessory unit is a building type typically consisting of a stacked dwelling unit or work space of 600 square feet or less over a garage. It is located on an alley or at the back 1/3 of a lot that includes a Principal building.



(a) Access and Entry

The Principal Entry to the unit shall be accessed from the side or rear yard or alley.

For lots that back to functioning alleys; parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located below or beside the unit and accessed from an alley or side driveway.

(c) Building Width

A 5' minimum passageway to the alley shall be maintained along one side.

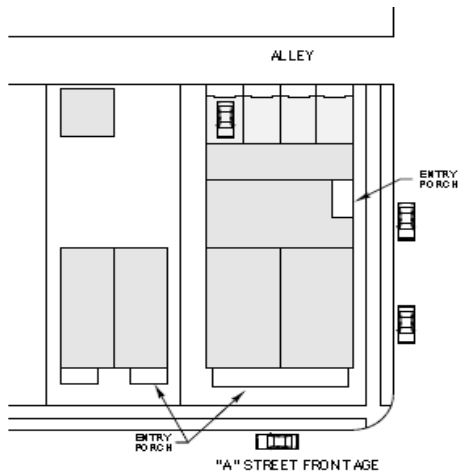
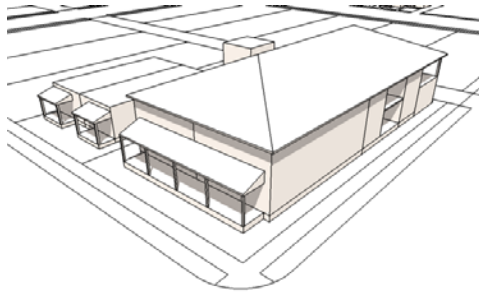
(d) Massing

Accessory units may be located above garages.

(e) Exposure to Light and Air

Each unit shall have a minimum of three sides exposed to the outdoors

DUPLEX, TRIPLEX & FOURPLEX



(a) Access and Entry

The Principal Entry to each dwelling or each common entrance, if designed as stacked flats shall have direct access from a porch, a common porch, or stoop facing the street.

For lots that back to functioning alleys, parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking - Parking shall be located in the rear portion of the lot. Parking shall be accessed from an alley or a narrow driveway. A common parking court may be provided interior to the block.

(c) Frontage

Each dwelling must include a stoop or porch, either individually or in common with an adjoining dwelling.

Description:

Duplexes, triplexes, and fourplexes are multiple dwelling forms that are either architecturally presented as large single-family houses in their typical neighborhood setting or as duplex/triplex/fourplex vernacular forms compatible with the surrounding neighborhood. These building forms are permitted for residential uses, offices, or studios that are accessory to residential uses.

(d) Building Width

Buildings facing a public street may not be wider than fifty feet (50') along the street frontage

(e) Massing

Duplexes, triplexes, and fourplexes may be articulated as large single family houses consistent with the vernacular building form in the surrounding neighborhood.

Duplexes, triplexes, and fourplexes may also be designed as stacked flats, abutting townhouses, courtyards, side-yard/courtyard townhouses or other vernacular forms compatible with the surrounding neighborhood. Attic spaces may be used as habitable space.

(f) Exposure to Light and Air

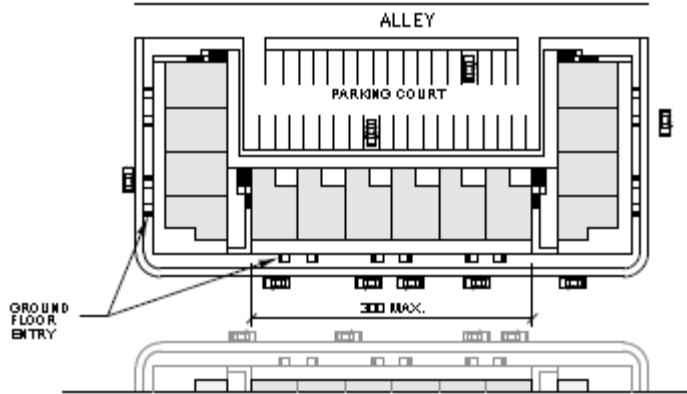
Each unit shall have a minimum of two sides exposed to the outdoors

TERRACE APARTMENT



Description:

Terrace Apartments can take a number of forms, including stacked flats, townhouses, or flats over townhouses.



(a) Access and Entry

The Principal Entry to each individual dwelling on the ground floor must have direct access from a permitted frontage type and abut the street.

(b) Parking

Parking shall be located behind or under the principal building. A common parking area may be located interior to the block.

(c) Frontage

Frontage types along the street must include stoops, porches, or forecourts.

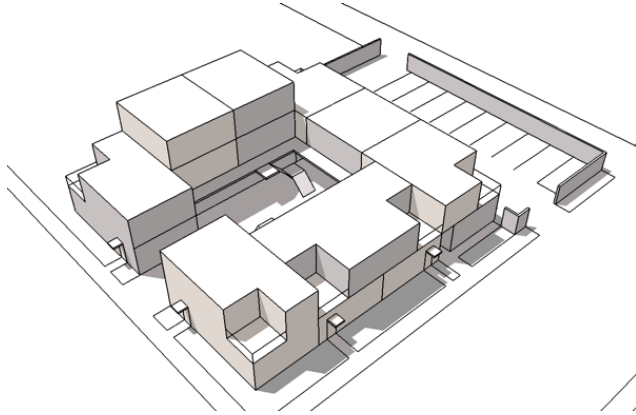
(d) Building Length

Buildings facing a public street may not be longer than 300 feet along the street frontage.

(e) Articulation.

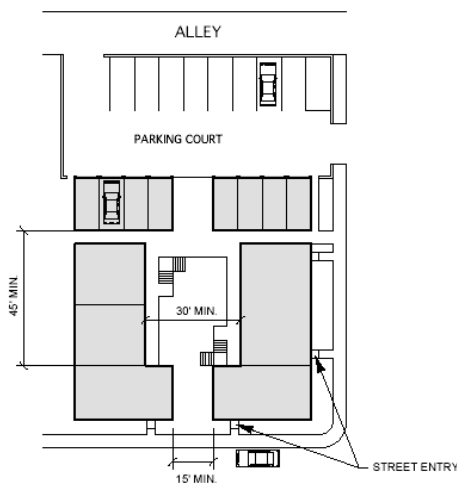
The façades of buildings facing a public street that are longer than sixty feet (60') must be articulated a maximum of every forty feet (40') along the street frontage.

COURTYARD APARTMENTS



Description:

Courtyard apartments are building form consisting of dwelling units that can be arranged as townhouses, flats over townhouses, or flats. These are arrayed to form a shared courtyard that is partly or wholly open to the street.



(a) Access and Entry

Each individual ground floor unit must have direct access from a porch, common porch or stoop facing the courtyard or facing the street. No more than 4 dwellings shall be accessed per stair.

The courtyard shall have a common street entrance at least 15' wide. For lots that back to functioning alleys, parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located in rear portion of lot or under the building(s) or in a common parking court interior to the block. Parking lots shall be screened by a minimum 5 foot wide landscape buffer and 4 foot high wall from the court. Pedestrians shall have access to parking through the courtyard.

(COURTYARD APARTMENTS continued)

(c) Open Space

Courtyards shall be a minimum of 35 feet wide and a minimum of 45 feet long. Porches may protrude into the courtyard space. Courtyards shall be Full Courtyards or Partial Courtyards.

Partial courtyards adjacent to parking lots shall be screened by a minimum 5 foot wide landscape buffer consistent with § 14-16-3-10(E)(3). Courtyards shall be visible from the street. An opening may include a pattern that is constructed into the façade or created using see-through tubular steel, wrought iron bars, or other grillwork. Fences and gates separating the courtyard from the street and/or parking courts must comply with the design standards of § 14-16-3-19.

Courtyards shall be landscaped with at least one tree (minimum 1 1/2 inch caliper) for every 1000 square feet of courtyard area.

(d) Frontage

Frontage types along the street shall be porches or common porches and front yards. Frontage types along the courtyard shall be porches, a common porch or stoops. Private patios may be located in the courtyard if the courtyard is at least 60 feet in width. A patio wall shall not exceed 36" in height.

(e) Massing

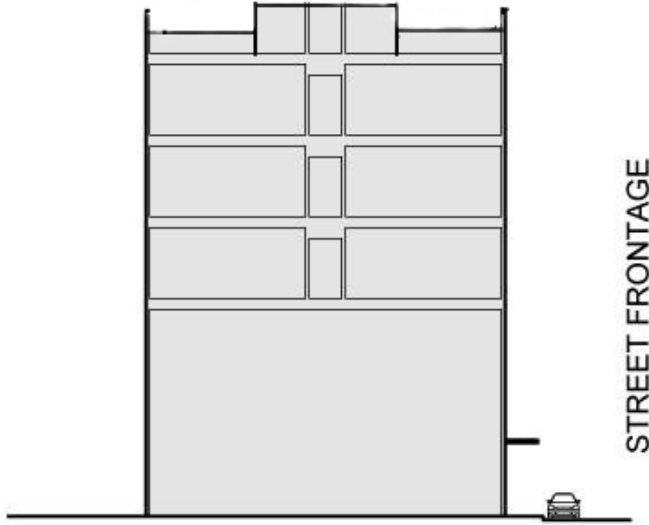
All dwellings may be incorporated into one house form or be articulated into vertical modules.

Attics may be used as habitable space. Buildings shall be located as to provide for the reach of sunlight into courtyards between 11am and 1pm in the winter solstice.

(f) Exposure to Light and Air

Each unit must have two sides exposed to the outdoors.

FLEX BUILDING



Description:

A flex building contains at least one (1) distinct story above the ground floor, with Shop Fronts on the ground floor. The building may contain any combination of residential, hotel, office and commercial uses. Retail should occur on the ground floor, but is not mandatory. The building may evolve over time through many combinations of these uses.

(a) Access and Entry

The Principal Entry to each individual unit on the ground floor must have direct access from a permitted frontage type facing and abutting the street. For lots that back to functioning alleys, parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Off-street parking shall be located behind or under the principal building. A common parking area may be located interior to the block. On-street parking is encouraged along all street frontages except at transit stops.

(c) Frontage

Frontage types along the street shall include Shop Fronts. Portals and Forecourts may be added. Forecourts shall not exceed 20% of the block space.

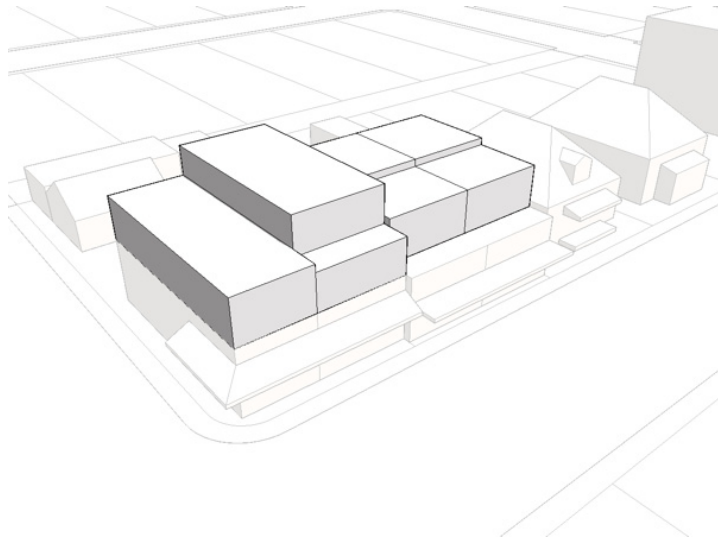
(d) Placement and Massing

Buildings facing a public street may not be longer than 300 feet along the street frontage. The required ground floor clear height is a minimum of 10'.

(e) Articulation

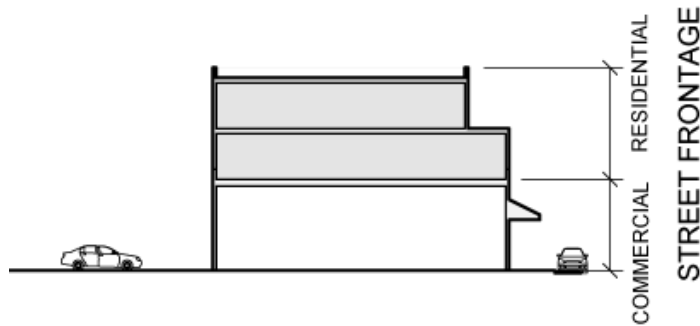
The façades of buildings facing a public street which are longer than fifty feet (50') must be articulated at a maximum of every forty feet (40') along the street frontage. Entryways are required at least every 40 feet.

LIVE-WORK UNIT



Description:

Live-Work units are low rise multistory buildings that can be used flexibly for work/live, work/work, and live/live purposes. A variety of uses in the buildings is encouraged. Dwelling units can be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. The first floor is a Shop Front frontage type.



(a) Access and Entry

Direct access must be provided from the street to the Principal Entry of each Shop Front and common entry to upper level units.

For lots that back to functioning alleys, parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking areas shall be located in rear portion of lot or a common parking area located interior to the block and shall not abut the street frontage.

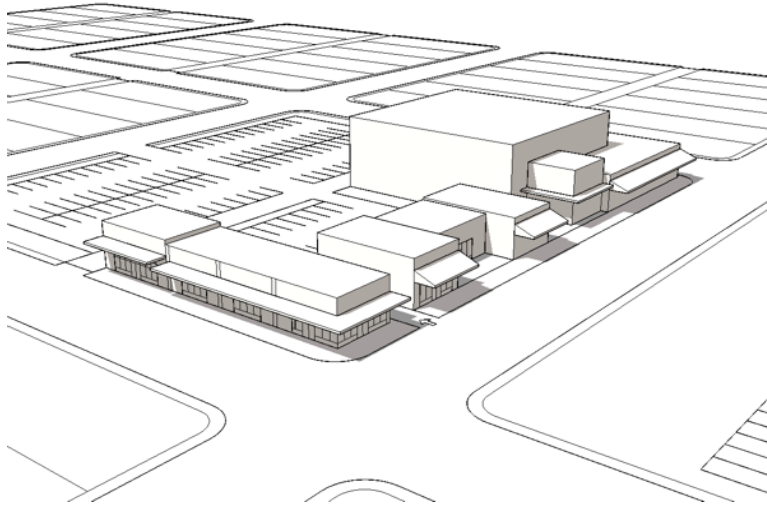
(c) Frontage

Each ground floor use shall have an entrance for each 40' of building frontage at a minimum. Permitted frontage types are Shop Fronts, Forecourts or Portals.

(d) Building Width

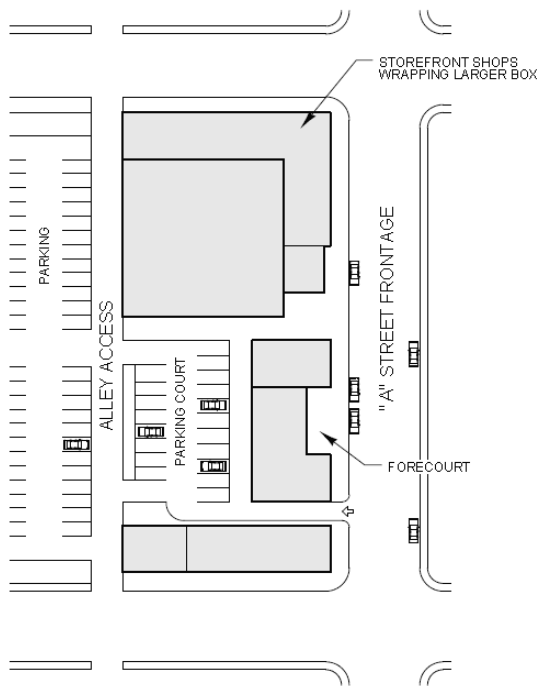
Buildings facing a public street may not be wider than forty feet (40') along the frontage line unless designed to appear as separate Shop Fronts no wider than 40'.

LINER BUILDING



Description:

A building specifically designed to mask and enliven the edge of a parking lot, parking garage, public assembly or large retail facility (big box) along a public frontage.



(a) Access and Entry

The Principal Entry to each individual unit on

the ground floor must have direct access from a permitted frontage type facing and abutting the street.

(LINER BUILDING continued)

(b) Parking

Parking shall be located behind or under the principal building, or in one or more common or public parking areas located interior to or within 660 feet of the block. On-street parking is encouraged along all street frontages.

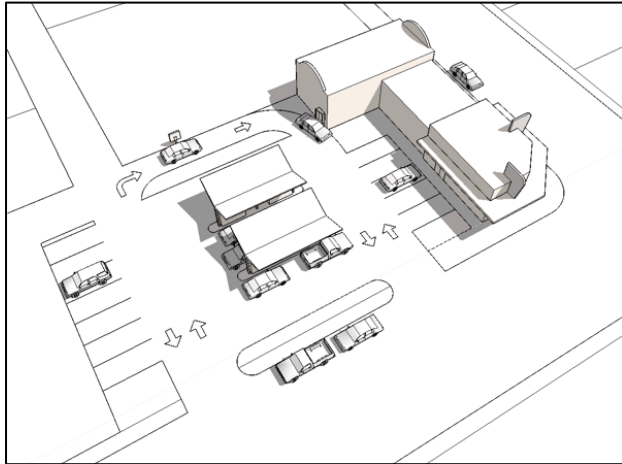
(c) Frontage

Frontage types along the street must include Portals, Forecourts or Shop Fronts.

(d) Placement and Massing

Minimum frontage build-out is 60%.
Minimum liner building depth is 16 feet. The façade along the ground floor on a Public Frontage must change visibly at an average of at least forty feet (40') in height, setback, materials, or colors along the street frontage and with no module exceeding 75 feet in length. An entryway must be provided on the ground floor every 40 feet at a minimum. Courtyards or forecourts shall not exceed 10% of the street frontage.

AUTO-ACCESSED



Description:

Auto-Accessed building forms include office building with drive-through facilities, shop or store building with drive-through facilities, and restaurant buildings. Utilitarian building forms can accommodate, for example, the following building types: gasoline station, automobile repair and service structure, and car care centers (includes car wash). These building types provide needed neighborhood services, but can disrupt pedestrian flows and impair the aesthetics of the commercial and residential streetscapes, corridors and districts.

(a) Access and Entry

The Principal Entry to the building must have direct access from a permitted frontage type facing and abutting the street.

(b) Parking and Service Drives

Parking shall be located behind or under the principal building, or in one or more common or public parking areas located interior to or within 660 feet of the block. Drive-through lanes must include access to a "B" Street, an alley, or shared parking area to the rear of the principal building. Supplemental ingress from an "A" street is allowed.

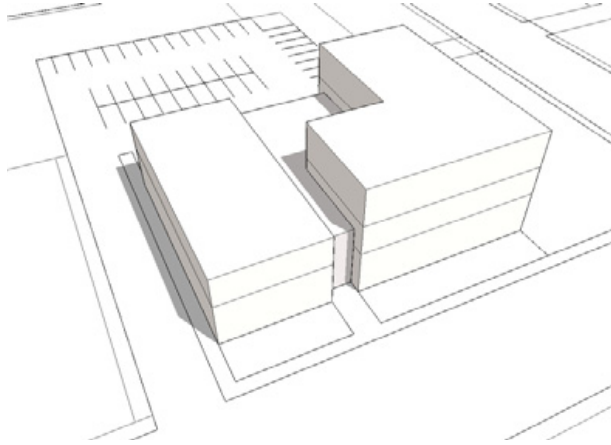
On-street parking is encouraged along all public frontages.

(c) Frontage and Placement

Frontage and Placement – The façade of buildings on a Public Frontage shall change visibly at a maximum of every sixty feet (60') in height, setback, materials, or color along the street frontage. A 4' foot high street wall shall screen service area at lot perimeter with openings for vehicular access.

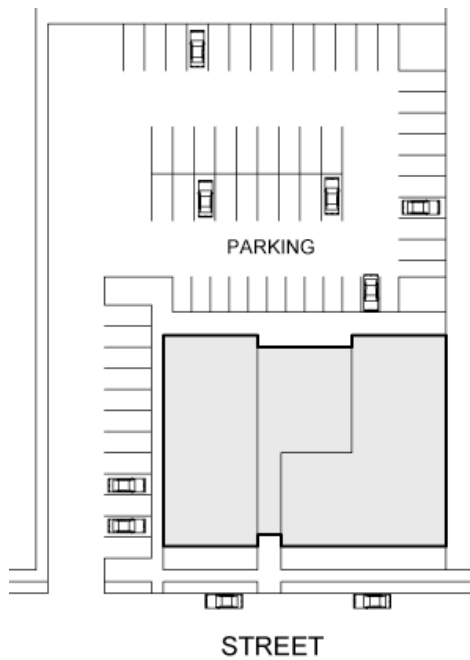
Development fronting an "A" Street shall be built out a minimum of 60%

STAND ALONE COMMERCIAL/OFFICE BUILDING



Description;

This building form accommodates larger building floor plates that may require large surface parking areas. These regulations accommodate a limited number of building forms, in order, to provide anchor tenants and neighborhood services; but restricts them in order to maintain the integrity of the plan's design principles.



(a) Access and Entry

The Principal Entry to each individual unit on the ground floor must have direct access from a permitted frontage type facing the street.

(b) Parking

Parking shall be located behind, under, or to the side of the principal building, or in one or

more common or public parking areas located interior to or within 660 feet of the block. Parking areas to the side of the principal building: (1) are limited to 100 feet in depth, (2) have a total width no more than 32 feet, and (3) must have a landscaped buffer facing the street with a minimum depth of 10 feet, or a street-wall with a landscaped buffer that has a minimum depth of 5 feet.

(STAND ALONE COMMERCIAL/OFFICE BUILDING continued)

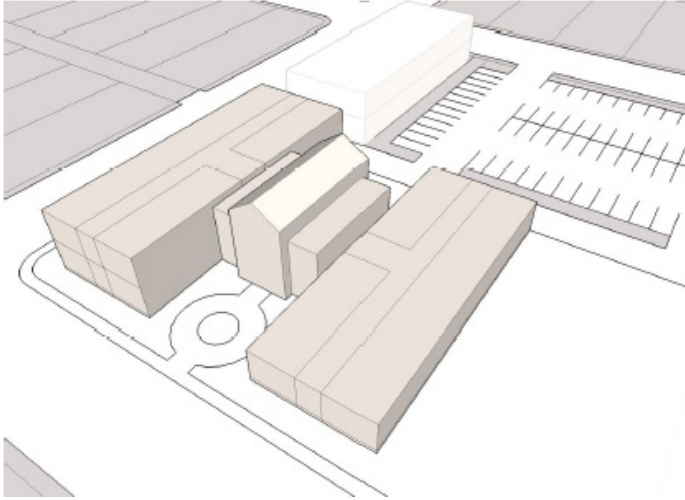
(c) Frontage

Frontage types along the street must include Portals, Forecourts or Shop Fronts.

(e) Articulation

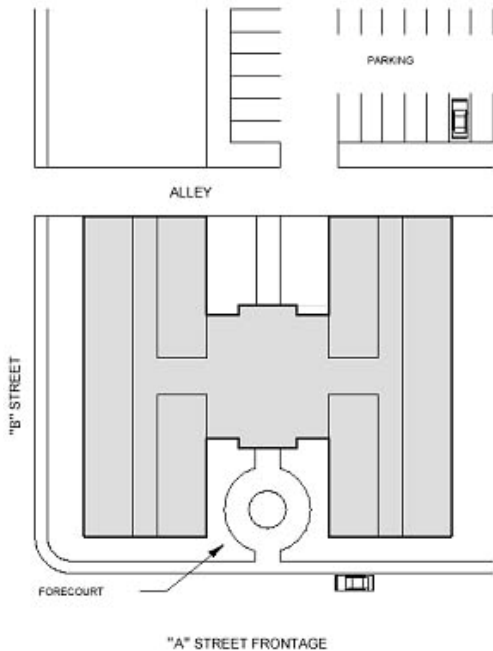
The façade of buildings on a Public Frontage must change visibly at a maximum of every forty feet (40') in height, setback, materials, or color along the street frontage. An entryway must be provided to the ground floor every forty feet (40') at a minimum. Buildings either shall be double-fronted or the back walls shall be 30% glazed.

CIVIC OR INSTITUTIONAL BUILDING



Description:

Institutional buildings can accommodate offices, classrooms, or civic uses. These buildings range from large floor-plates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable. Civic buildings can accommodate a variety of arts, culture, education, recreation, government and public assembly uses.



(a) Access and Entry

Pedestrian entry is through a common lobby or multiple entrances. The building has at least one entrance to a public street, courtyard, forecourt, or a common lawn.

Street-facing entrance(s) shall be built to within 30 feet of a street right-of-way.

(CIVIC AND INSTITUTIONAL continued)

(b) Parking

Parking shall be located in common surface parking areas behind the building, garages underneath buildings, and/or in parking garages. On-street diagonal parking may be located on a "B" street.

(c) Frontage

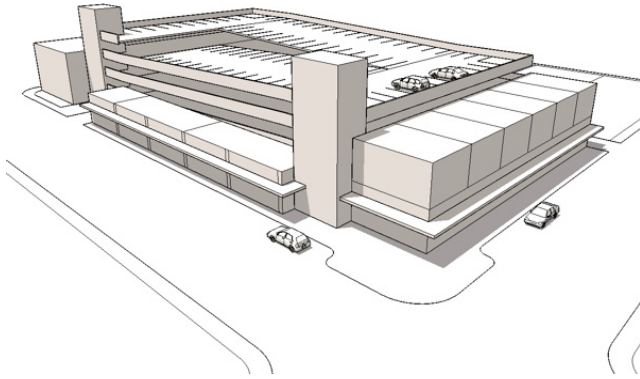
Permitted frontage types include forecourts, courtyards, yards, stoops, or portals.

(d) Massing

These types can be designed as a single compositional unit or with distinct horizontal modulation of a base, middle and cap where the ground floor is visually distinct from the upper floors.

Street-facing entrances shall be accompanied by additional building height for visual emphasis. Street-facing entrances shall be positioned to accentuate vistas (or directed views) such as at the end of streets or where streets turn.

STRUCTURED PARKING



Description:

Structured parking is encouraged because it consumes less land area and the structure is wrapped by residential or commercial uses. This section encourages several different types of structured parking forms.

Orientation and Composition

In order to orient parking structures to the interior of the block rather than the street, parking garages shall:

- Include residential dwelling units or Liner Buildings, which conform to the design regulations in the Overlay Zone, along at least the first floor; or
- Be located behind buildings with the principal uses described above so that the ground level parking is not visible from the street, except for the entryway. The garage entryway must not exceed 30 feet in width along the building façade; and
- Shall be screened with ornamental grillwork, artwork, or similar architectural features above the street-

facing residential or commercial wrapper buildings.

Massing

Parking structures should consider surrounding context in terms of scale, height and design. Parking structures are considered compatible in scale if the height does not exceed the average height of principal structures within three hundred (300) feet of the proposed structure by more than one (1) story. If the Liner Buildings do not exceed such average heights, the garage itself may exceed the Liner Building height by two stories.