

Section 10-2-3.2 DT Standards of Design

DNR DTA DMS DMU DESIGN - D SITE DEVELOPMENT - SD

A. Purpose. The purpose of this Section is to provide design and dimensional standards for building types permitted in the DMS, DTA, DMU, and DNR districts. This Section provides general standards, common design features, and a description, illustrations, and detailed standards for each building type. Where impractical, these provisions may be subject to waiver requests at the sole discretion of the Director.

B. Applicability. The standards of this Section apply to:

1. *New.* New principal buildings;
2. *Minor Expansions or Alterations.* An expanded or altered portion of any existing principal building; and
3. *Major Expansions or Alterations.* The entire existing principal building when an expansion or alteration exceeds 50 percent of the building's existing square footage prior to the expansion or alteration;
4. *Exemptions.* Alterations and minor expansions to locally landmarked and contributing properties within the Downtown Historic District shall be exempt from the standards of this section with the approval of a Certificate of Appropriateness.

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C. Permitted Building Types by District. Building types may be constructed only within districts where the building type is permitted as set forth in Table 10-2-3.2.1, *Permitted Building Types by District*, below.

D. Most Similar Building Type. If the applicant proposes to expand or alter an existing structure, standards of the most similar building type, as determined by the Director, shall apply. The Director's determination shall be based on the following aspects of the existing structure:

1. *Dimensional.* The dimensional aspects of the structure;
2. *Units.* The number of legally established residential and/or non-residential units within the structure (where applicable); and
3. *Placement.* The placement of the structure on the lot;

E. Maximum Height. Maximum height standards in the tables below are expressed as the maximum overall height in feet for a structure. The maximum height includes both full and half stories. No structure shall exceed the maximum height in feet.

F. Build-to-Zones. Build-to-zones are expressed as minimum and maximum setbacks for the sides of a structure parallel or roughly parallel to a street. The first and second numbers in each build-to-zone measurement are the minimum and maximum distances, respectively, that the structure may be placed from the street.

G. Primary Entrances.

1. *Position.* In residential building types containing more than one unit, at least two of the residential entrances shall be directly accessible to the street and on the forwardmost portion of the primary façade (excluding porches, bay windows, and similar architectural projections) or within six feet of the forwardmost portion of the primary street-facing façade. The remainder of residential entrances may be accessible to the street from a courtyard or passageway.
2. *Spacing.* Primary entrance spacing is expressed as the maximum distance between primary entrances as measured along a building façade that faces a public street or public open space.

H. District Specific Standards.

1. *Main Street (DMS).* Where a front setback area is between a building frontage and street right-of-way, such area shall be designed to extend the pedestrian amenities of the street by increasing walkway width to accommodate areas for outdoor café/restaurant seating, allow window shopping, and to provide for the temporary display of retailer goods.
2. *Downtown Transition Area (DTA).* Where a front setback area is between a building frontage and street right-of-way in the portion of Alamo Avenue east of South Nevada Street, such area shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths,

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areas for outdoor café/restaurant seating, and increased sidewalk widths to allow window shopping and space for the temporary display of retailer goods

I. Building Type Table. Table 10-2-3.2.1, *Permitted Building Types by District*, shows the individual districts where each building type is permitted or prohibited. The symbols used in the table are defined as follows:

1. "P" - Building type permitted; and
2. "--" - Building type prohibited.

Table 10-2-3.2.1 Permitted Building Types by District				
Building Type	Downtown Zoning Districts			
	Downtown Neighborhood Residential (DNR)	Downtown Transition Area (DTA)	Downtown Main Street (DMS)	Downtown Mixed-Use (DMU)
Residential				
Apartment	--	P	--	P
Mixed-Use Building (upper floor residential units)	--	P	P	P
Dwelling, Single-Family Attached / Duplex	P	P	--	P
Dwelling, Single-Family Detached	P	P	--	P
Multiplex (3-6 residential units)	P	P	--	P
Townhouse	P	P	--	P
Non-residential / Mixed-Use				
Live-Work	--	P	--	P
Mixed-Use	--	P	P	P
Commercial	--	P	P	P
Office-Institutional	--	P	P	P
Parking Structure	--	P	P	P

J. Dwelling, Single-Family Detached Building Type.

1. *Generally.* This Subsection provides design standards for the Single-Family Detached Dwelling building type. The illustration of a Single-Family Detached Dwelling building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. *Description.* This building type is a small-scale, freestanding form that is one to two and one half stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. Most have a pitched roof unless the building is art-deco or contemporary in style. High quality, natural, and durable materials are features of this building type. Figure 10-2-3.2.1, *Single-Family Detached Building Type*, illustrates this building type.

Figure 10-2-3.2.1
Single-Family Detached Building Type



- A** Primary entrance is oriented to the street and often defined by a porch.
- B** Some portion of the roof is pitched
- C** Walkway leads to the primary entrance from the public way.
- D** Autos access the property either from the alley or the street (where permitted)

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.



3. *Building Type Dimensional Standards.* Figure 10-2-3.2.2, *Single-Family Detached Building Type*, and Table 10-2-3.2.2, *Single-Family Detached Building Type Standards*, establish the dimensional standards and how they apply to the Single-Family Detached Dwelling building type.

Figure 10-2-3.2.2
Single-Family Detached Building Type
 (see Table 10-2-3.2.2, below)

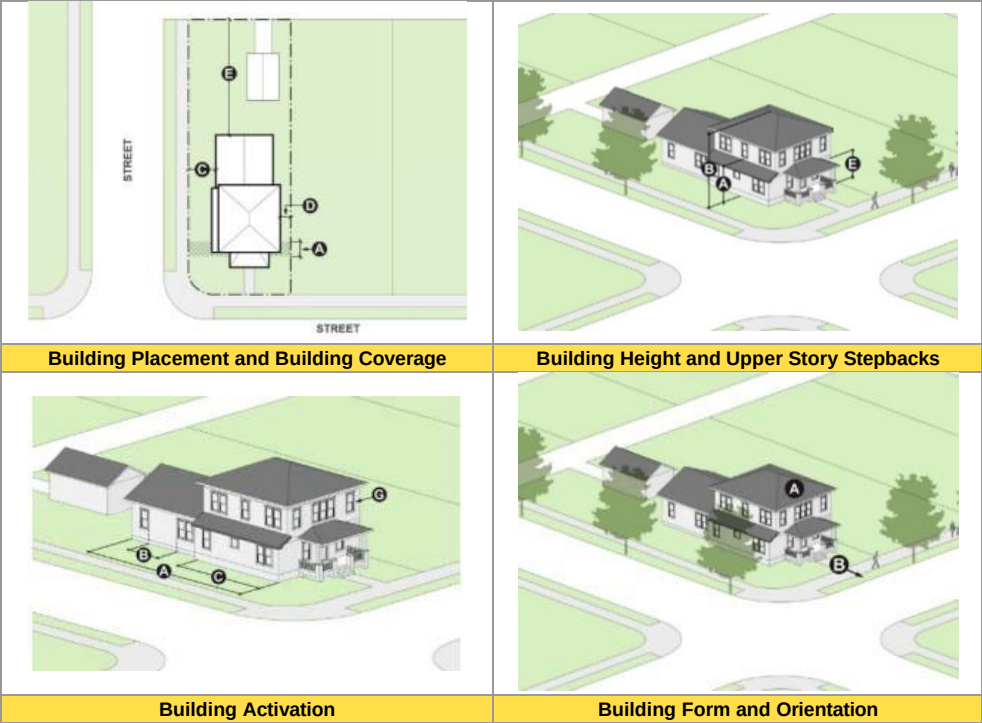


Table 10-2-3.2.2
Single-Family Detached Building Type Standards
 (see Figure 10-2-3.2.2 above)

Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	10' / 20'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min. ft.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley)	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	65%	65%	N/A	70%

Table 10-2-3.2.2 Single-Family Detached Building Type Standards (see Figure 10-2-3.2.2 above)					
Symbol	Standard	DNR	DTA	DMS	DMU
G	Public or Private Open Space and Tree Canopy Coverage (min. %)	35%	35%	N/A	30%
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within BTZ	1	N/A	N/A	N/A
B	Maximum Height (number of stories/feet)	2.5 / 30'	2.5 / 30'	N/A	2.5 / 30'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	N/A	N/A	N/A
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	N/A	N/A	N/A
B	Blank Wall (max. ft.)	N/A	N/A	N/A	N/A
Street Facing Wall Articulation					
C	Maximum façade width before articulation	30'	30'	N/A	30'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	1	1	N/A	1
Mass Variation					
E	Minimum number of varied massing techniques required (refer to Table 10-1-3.1.B for technique options)	N/A	N/A	N/A	N/A
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	N/A	N/A	N/A
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	N/A	N/A	N/A
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip, shed, or gable) percentage of building in plan view	50%	50%	N/A	50%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	Directly facing the street	Directly facing the street	N/A	Directly facing the street
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional Single-Family Detached Dwelling Building Type Standards.

1. **Front Height Limit in the BTZ.** Note that a one-story porch or one-story wing in front would meet the requirement.
2. **Roof Form.** The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.2 above.
3. **Front Porch Width.** Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

K. Dwelling, Single-Family Attached / Duplex Building Type.

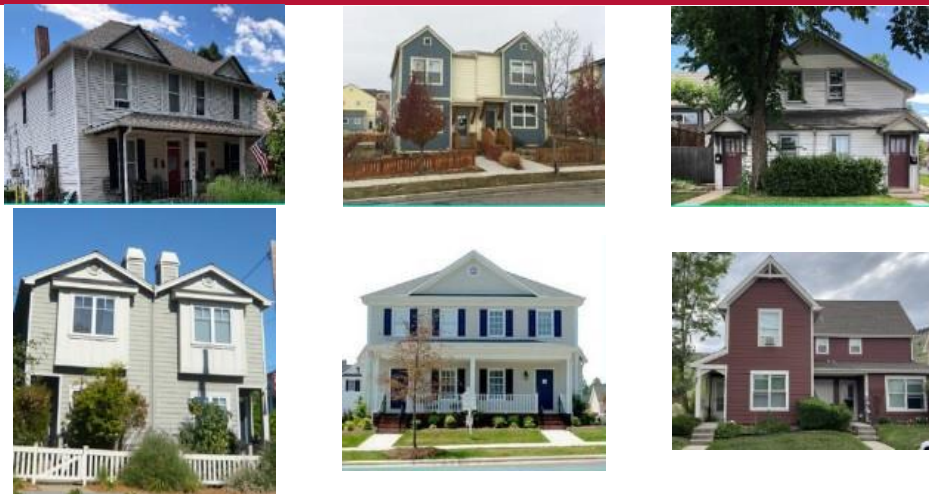
1. **Generally.** This Subsection provides design standards for the Single-Family Attached / Duplex building type. The illustration of a Single-Family Attached / Duplex building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. **Description.** This building type is a small-scale, freestanding structure. It is one to two and one-half stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. An attached garage with a pitched roof may be present on the front elevation in some contexts but is subordinate to the principal building. Figure 10-2-3.2.3, *Single-Family Attached / Duplex Building Type*, illustrates this building type.

Figure 10-2-3.2.3
Single-Family Attached / Duplex Building Type



- A** Primary entrance is oriented to the street and may be defined by a porch. **B** Parking is subordinate to the primary building. **C** Walkway leads to the primary entrance from the public way.

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3. *Building Type Dimensional Standards*. Figure 10-2-3.2.4, *Single-Family Attached / Duplex Building Type*, and Table 10-2-3.2.3, *Single-Family Attached / Duplex Building Type Standards*, establish the dimensional standards and how they apply to the Single-Family Attached Dwelling / Duplex building type.

Figure 10-2-3.2.4
Single-Family Attached / Duplex Building Type
(see Table 10-2-3.2.3, below)

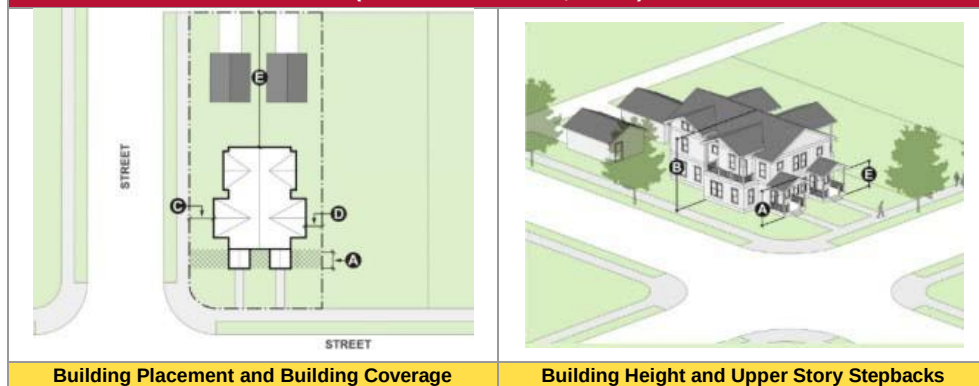
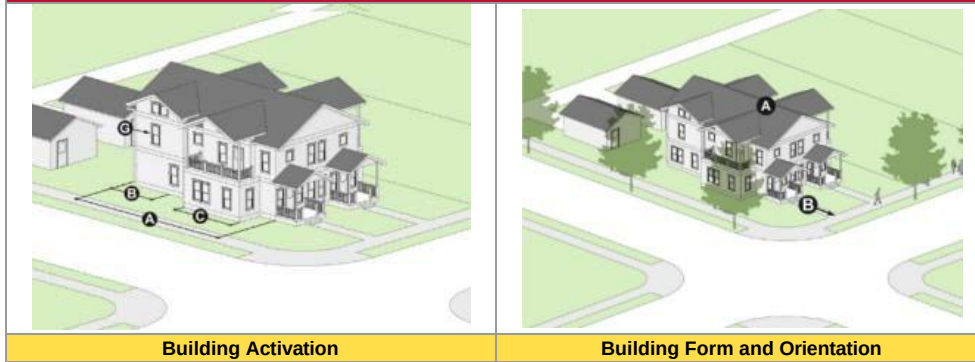


Figure 10-2-3.2.4
Single-Family Attached / Duplex Building Type
 (see Table 10-2-3.2.3, below)



Building Activation

Building Form and Orientation

Table 10-2-3.2.3
Single-Family Attached / Duplex Building Type Standards
 (see Figure 10-2-3.2.4, above)

Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	20' / 30'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min. ft.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5
E	Rear Setback (min. ft. / min. ft. with alley) ¹	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	60%	60%	N/A	60%
G	Public or Private Open Space and Tree Canopy Coverage (min. %)	30%	30%	N/A	25%
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within BTZ	1	1	N/A	N/A
B	Maximum Height (number of stories/feet)	2.5 / 30'	2.5 / 30'	N/A	2.5 / 30'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	N/A	N/A	N/A
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	N/A	N/A	N/A
B	Blank Wall (max. ft.)	30'	30'	N/A	30'

Table 10-2-3.2.3 Single-Family Attached / Duplex Building Type Standards (see Figure 10-2-3.2.4, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Street Facing Wall Articulation					
C	Maximum façade length before articulation	25'	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	1	1	N/A	1
Mass Variation					
E	Minimum number of varied massing techniques required (refer to Table 10-1-3.1.B for technique options)	N/A	N/A	N/A	N/A
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	N/A	N/A	N/A
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	N/A	N/A	N/A
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip or gable) percentage of topmost floor	50%	50%	N/A	50%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	Directly facing the street	Directly facing the street	N/A	Directly facing the street
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional Single-Family Attached / Duplex Building Type Standards.

- a. **Front Height Limit.** A one-story porch or one-story wing in front is required.
- b. **Roof Form.** The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.3, above.
- c. **Front Porch Width.** Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

L. Multiplex Building Type.

1. **Generally.** This Subsection provides design standards for the Multiplex building type. The illustration of this building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. **Description.** This building type contains up to residential units. This type reflects traditional residential structures in form but is somewhat larger in scale. It is freestanding, and one to two and one half stories in height in different contexts. Details include principal entrances in one or more locations. Each is defined by a porch, stoop, or recessed entry. A Multiplex building

generally includes a pitched roof. Figure 10-2-3.2.5, *Multiplex Building Type*, illustrates the multiplex building type.

Figure 10-2-3.2.5
Multiplex Building Type



A Primary entrance is oriented to the street and may be defined by a porch.

B Pitched roof relates to traditional single-family buildings.

C Walkway leads to the primary entrance from the public way.

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3. *Building Type Dimensional Standards.* Figure 10-2-3.2.6, *Multiplex Building Type*, and Table 10-2-3.2.4, *Multiplex Building Type Standards*, establish the dimensional standards and how they apply to the Multiplex building type.

Figure 10-2-3.2.6
Multiplex Building Type
(see Table 10-2-3.2.4, below)

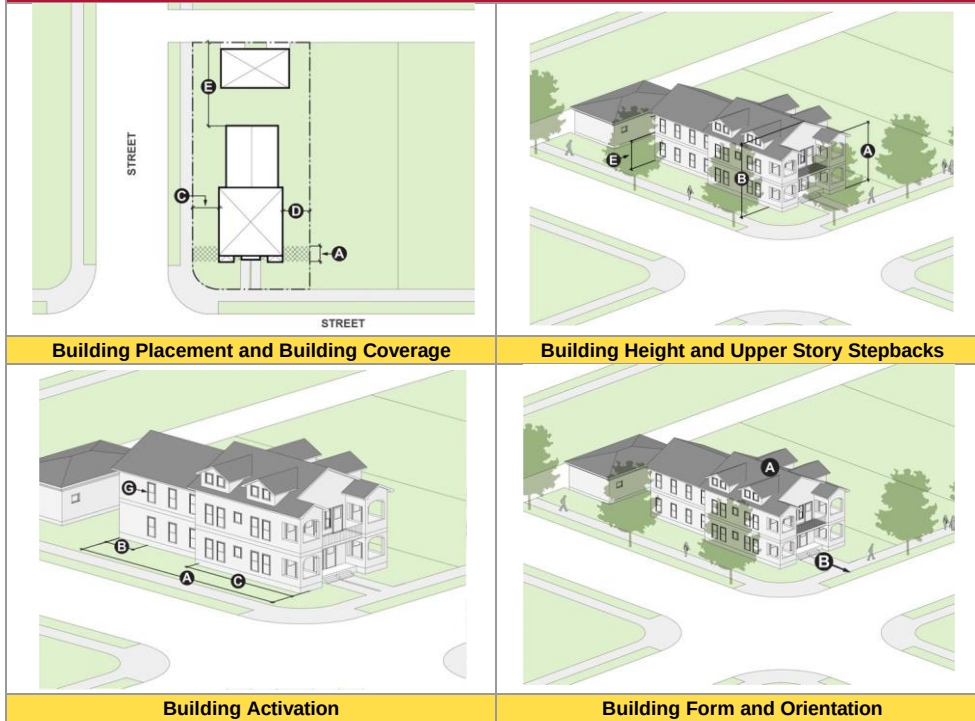


Table 10-2-3.2.4 Multiplex Building Type Standards (see Figure 10-2-3.2.6, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	20' / 30'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min. ft.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	70%	70%	N/A	70%

Table 10-2-3.2.4 Multiplex Building Type Standards (see Figure 10-2-3.2.6, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
G	Public Amenity / Outdoor Space and Tree Canopy Coverage (min. %)	25%	25%	N/A	25%
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within BTZ	1	2	N/A	2
B	Maximum Height (number of stories/feet)	2.5 / 30'	2.5 / 30'	N/A	2.5 / 30'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 20 ft. of a sensitive edge	N/A	2	N/A	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	N/A	N/A	N/A
B	Blank Wall (max. ft.)	15'	15'	N/A	15'
Street Facing Wall Articulation					
C	Maximum wall length before articulation	25'	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	2	1	N/A	2
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	2	1	N/A	2
Transparency					
F	Facade glazed: % ground floor wall area (min.)	30%	30%	N/A	30%
G	Facade glazed: % upper floor(s) wall area (min.)	20%	20%	N/A	20%
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip or gable) as percentage of building in plan view if not an art-deco or contemporary architectural style	50%	50%	N/A	25%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation requirement	Directly facing the street	Directly facing the street	N/A	Directly facing the street

Table 10-2-3.2.4
Multiplex Building Type Standards
 (see Figure 10-2-3.2.6, above)

Symbol	Standard	DNR	DTA	DMS	DMU
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional Multiplex Building Type Standards.

- a. Roof Form.** The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.4 above.
- b. Front Porch Width.** Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

(There are no ordinances associated with this section.)

Effective on: 10/13/2023

M. Townhouse Building Type.

- 1. Generally.** This Subsection provides design standards for the Townhouse building type. The illustration of a Townhouse building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
- 2. Description.** This building type accommodates three to eight single-family units which are attached to one another and are oriented to the street. They are to be compatible in mass and scale with nearby residential structures of a lower scale. A Townhouse is one to three stories in height. The façade is designed to express each individual unit. Each unit has a principal entrance on the ground floor defined by a porch, stoop, or recessed entry. End units have window openings on three sides, while interior units have window openings only in the front and back. Parking is located in the rear. Figure 10-2-3.2.7, *Townhouse Building Type*, illustrates this building type.

**Figure 10-2-3.2.7
Townhouse Building Type**



- A** Walkway leads to the primary entrance from the public way
- B** Articulation techniques provide variety in scale and add visual interest
- C** A primary entrance may be defined by a covered porch, stoop, or covered entry.

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.



3. Building Type Dimensional Standards. Figure 10-2-3.2.8, *Townhouse Building Type*, and Table 10-2-3.2.5, *Townhouse Building Type Standards*, establish the dimensional standards and how they apply to the Townhouse building type.

Figure 10-2-3.2.8
Townhouse Building Type
 (see Table 10-2-3.2.5, below)

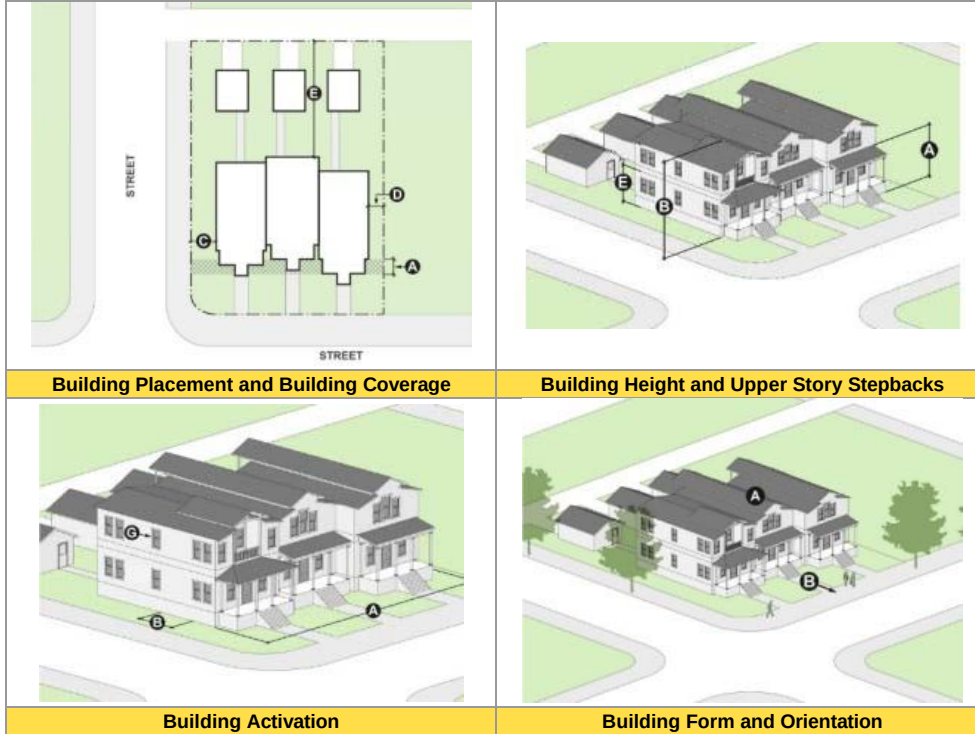


Table 10-2-3.2.5 Townhouse Building Type Standards (see Figure 10-2-3.2.8 above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	20' / 30'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	70%	70%	N/A	70%
G	Public Amenity / Open Space and Tree Canopy Coverage (min. %)	25%	25%	N/A	25%

1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.

Table 10-2-3.2.5 Townhouse Building Type Standards (see Figure 10-2-3.2.8 above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within BTZ	1	2	N/A	2
B	Maximum Height (number of stories/feet)	2.5 / 30'	3 / 45'	N/A	3 / 45'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 20 ft. of a sensitive edge	2	2	N/A	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	125'	125'	N/A	125'
B	Blank Wall (max. ft.)	15'	15'	N/A	15'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	25'	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	1	1	N/A	1
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	1	1	N/A	1
Transparency					
F	Façade glazed: % ground floor wall area (min.)	30%	30%	N/A	30%
G	Façade glazed: % upper floor(s) wall area (min.)	20%	20%	N/A	20%
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip or gable) percentage of topmost floor	25%	25%	N/A	25%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	Directly facing the street	Directly facing the street	N/A	Directly facing the street
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional Townhouse Building Type Standards.

- a. *Roof Form.* The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.5 above.
- b. *Front Porch Width.* Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

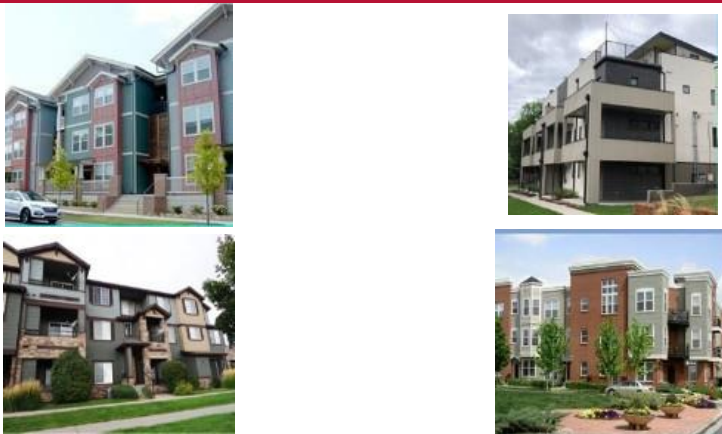
N. Apartment Building Type.

1. *Generally.* This Subsection provides design standards for the Apartment building type. The illustration of an Apartment building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. *Description.* This building type includes multiple floors of residential units. The design is intended to be compatible in mass and scale with the pedestrian orientation of Downtown. Apartment buildings commonly have one entrance on the street which accesses multiple dwelling units internally. A sense of scale is accomplished with variation in height and massing. It has a pedestrian-friendly façade achieved by incorporating high-quality ground floor design elements, such as transparency and clearly defined entrances. Parking is accommodated in structured or tuck-under formats. Figure 10-2-3.2.9, *Apartment Building Type*, illustrates this building type.

Figure 10-2-3.2.9
Apartment Building Type



THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.



3. *Building Type Dimensional Standards.* Figure 10-2-3.2.10, *Apartment Building Type*, and Table 10-2-3.2.6, *Apartment Building Type Standards*, establish the dimensional standards and how they apply to the Apartment building type.

Figure 10-2-3.2.10
Apartment Building Type
(see Table 10-2-3.2.6, below)

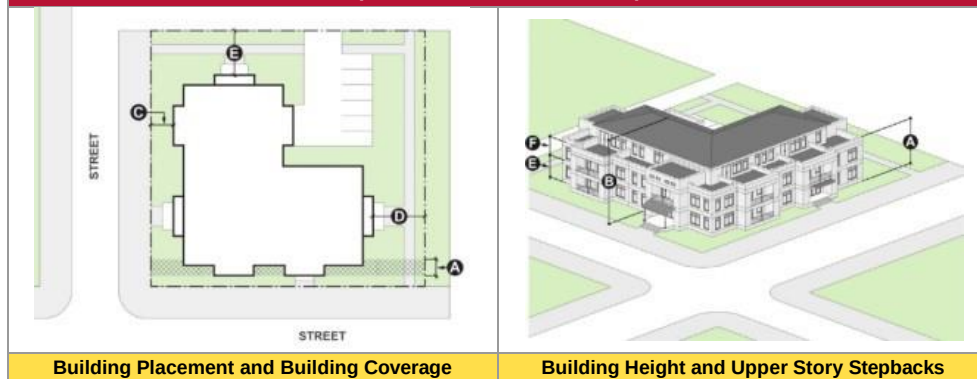


Figure 10-2-3.2.10
Apartment Building Type
 (see Table 10-2-3.2.6, below)

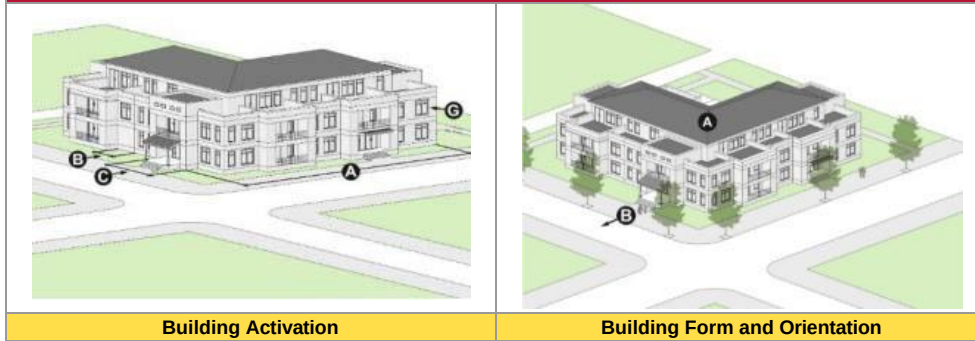


Table 10-2-3.2.6
Apartment Building Type Standards
 (see Figure 10-2-3.2.10, above)

Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	N/A	10' / 30'	N/A	5' / 20'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	N/A	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min.)	N/A	10'	N/A	10'
D	Interior Side Setback (min. ft.)	N/A	5'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	N/A	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	N/A	65%	N/A	75%
G	Public Amenity / Outdoor Space and Tree Canopy Coverage (min. %)	N/A	35%	N/A	25%
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within 20 ft. of front property line (stepback distance of 20 ft.)	N/A	2	N/A	2
B	Maximum Height (number of stories/feet)	N/A	3 / 45'	N/A	4 / 55''*
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	80%
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	2	N/A	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	N/A	14'	N/A	14'
*A maximum of four stories is permitted in the DMU character area that lies between Church Avenue and Alamo Avenue (but not abutting Alamo), and north of Berry Avenue, except in the white hatched area of the Character Map, where the maximum height is three stories / 45'.					
Building Activation					
Street Facing Wall Lengths					

Table 10-2-3.2.6 Apartment Building Type Standards (see Figure 10-2-3.2.10, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
A	Overall (max. ft.)	N/A	125'	N/A	125'
B	Blank Wall (max. ft.)	N/A	20'	N/A	20'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	N/A	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	N/A	2	N/A	3
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	N/A	1	N/A	1
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	40%	N/A	40%
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	30%	N/A	30%
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip or gable) as a percentage of building in plan view	N/A	25%	N/A	N/A
	Roof Slope	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	N/A
Building Entry					
B	Primary entrance orientation	N/A	Directly facing the street	N/A	Directly facing the street
C	Primary entrance spacing (max.)	N/A	50'	N/A	50'

4. Additional Apartment Building Type Standards.

- a. *Roof form:* The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.6 above.

O. Live-Work Building Type.

1. *Generally.* This Subsection provides design standards for the Live-Work building type. The illustration of a Live-Work building type identifies common design features. Next is a description of the building type followed by tables providing design standards.
2. *Description.* This building type combines commercial uses with residential units in one structure. Those uses may be separated vertically or horizontally. Commercial uses include, but are not limited to, art studios, small offices, and technology support services. The design includes varied massing and articulation techniques to maintain human scale and a pedestrian-friendly

façade. Windows facing the street enhance the pedestrian environment. Figure 10-2-3.2.11, *Live-Work Building Type*, illustrates the Live-Work building type.

Figure 10-2-3.2.11
Live-Work Building Type



A An easily identifiable entrance to the building.

B Step back of the upper floor reduces perceived mass.

C Transparency at the ground level engages the public way.

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.





3. *Building Type Dimensional Standards*. Figure 10-2-3.2.12, *Live-Work Building Type*, and Table 10-2-3.2.7, *Live-Work Building Type Standards*, establish the dimensional standards and how they apply to the Live-Work building type.

Figure 10-2-3.2.12
Live-Work Building Type
(see Table 10-2-3.2.7, below)

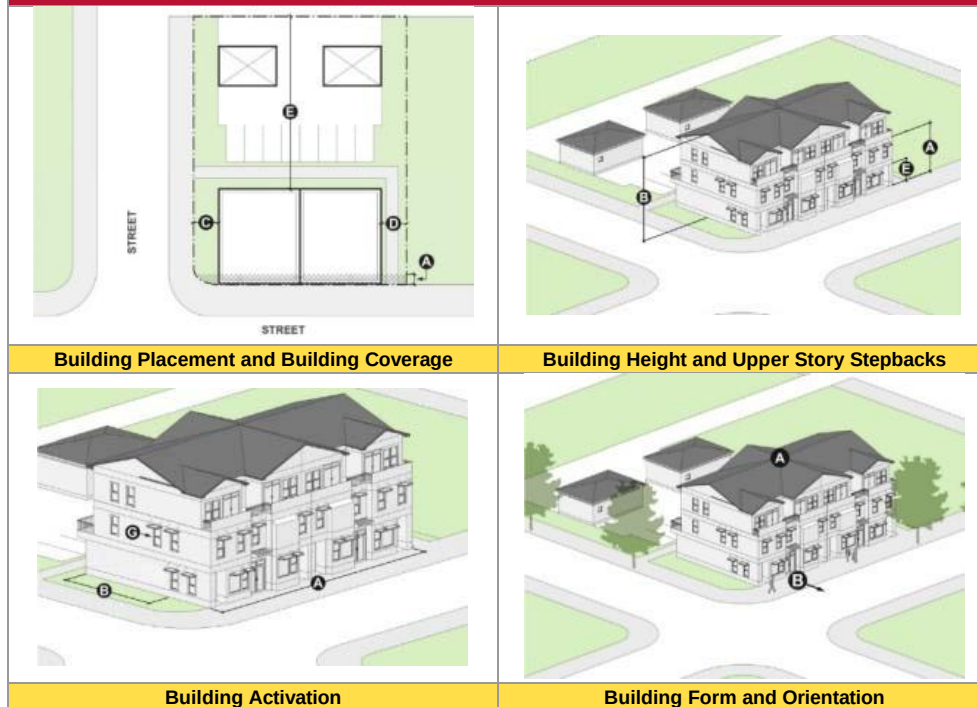


Table 10-2-3.2.7 Live-Work Building Type Standards (see Figure 10-2-3.2.12, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	N/A	5' / 10'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	N/A	70% / 70%	N/A	90% / 90%
C	Corner Lot Side Setback (min. ft.)	N/A	0'	N/A	10'
D	Interior Side Setback (min. ft.)	N/A	0'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	N/A	10' / 20'	N/A	0' / 20'
F	Building Coverage (max. %)	N/A	70%	N/A	80%
G	Public Amenity / Open Space and Tree Canopy Coverage (min. %)	N/A	30%	N/A	20%
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within 20 ft. of front property line (stepback distance of 20 ft.)	N/A	2	N/A	2
B	Maximum Height (number of stories/feet)	N/A	3 / 45'	N/A	3 / 45'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	2	N/A	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	N/A	14'	N/A	14'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	125'	N/A	125'
B	Blank Wall (max. ft.)	N/A	20'	N/A	20'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	N/A	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	N/A	1	N/A	1
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	N/A	1	N/A	1
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	50%	N/A	50%
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	30%	N/A	30%
Building Form and Orientation					

Table 10-2-3.2.7
Live-Work Building Type Standards
 (see Figure 10-2-3.2.12, above)

Symbol	Standard	DNR	DTA	DMS	DMU
Roof Form					
A	Minimum sloping roof form (hip, shed, or gable) as percentage of building in plan view	N/A	50%	N/A	50%
	Roof Slope	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	N/A	Directly facing the street	N/A	Directly facing the street
C	Primary entrance spacing (max.)	N/A	50'	N/A	50'

4. Additional Live-Work Building Type Standards.

- a. *Roof Form*. The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.7 above.
- b. *Paseo Open Space Type*. Live-Work and Mixed-Use buildings are permitted in conjunction with a paseo open space type, as established in Table 10-2-4.1.1, *Public Open Space Standards*.

P. Mixed-Use Building Type.

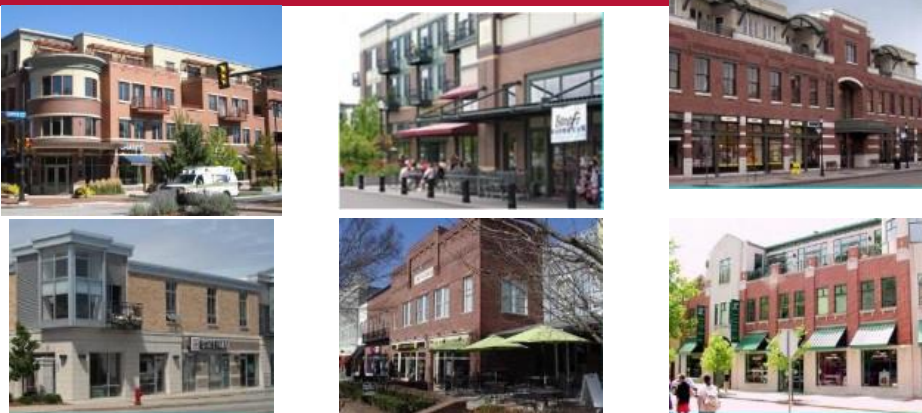
1. *Generally*. This Subsection provides design standards for the Mixed-Use building type. The illustration of a Mixed-Use building type identifies common design features. Next is a description of the building type followed by tables providing design standards.
2. *Description*. The Mixed-Use building type houses retail, office, commercial, and residential uses, and sometimes parking within a single structure. The design is intended to be compatible in mass and scale with the pedestrian orientation of downtown. This is accomplished by varying heights, highly articulated masses, and a pedestrian-friendly façade. This includes a high degree of transparency and clearly defined entrances, which are enhanced with canopies and awnings. High quality and durable materials are features of this building type. Figure 10-2- 3.2.12, *Mixed-Use Building Type*, illustrates the Mixed-Use building type.

Figure 10-2-3.2.12
Mixed-Use Building Type



- A** An easily identifiable entrance to the building.
- B** Step back of the upper floor reduces perceived mass.
- C** Transparency at the ground level engages the public way.

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED



3. *Mixed-Use Building Type Dimensional Standards.* Figure 10-2-3.2.13, *Mixed-Use Building Type*, and Table 10-2-3.2.8, *Mixed-Use Building Type Standards*, establish the dimensional standards and how they apply to the Mixed-Use Building Type.

Figure 10-2-3.2.13
Mixed-Use Building Type
 (see Table 10-2-3.2.8, below)

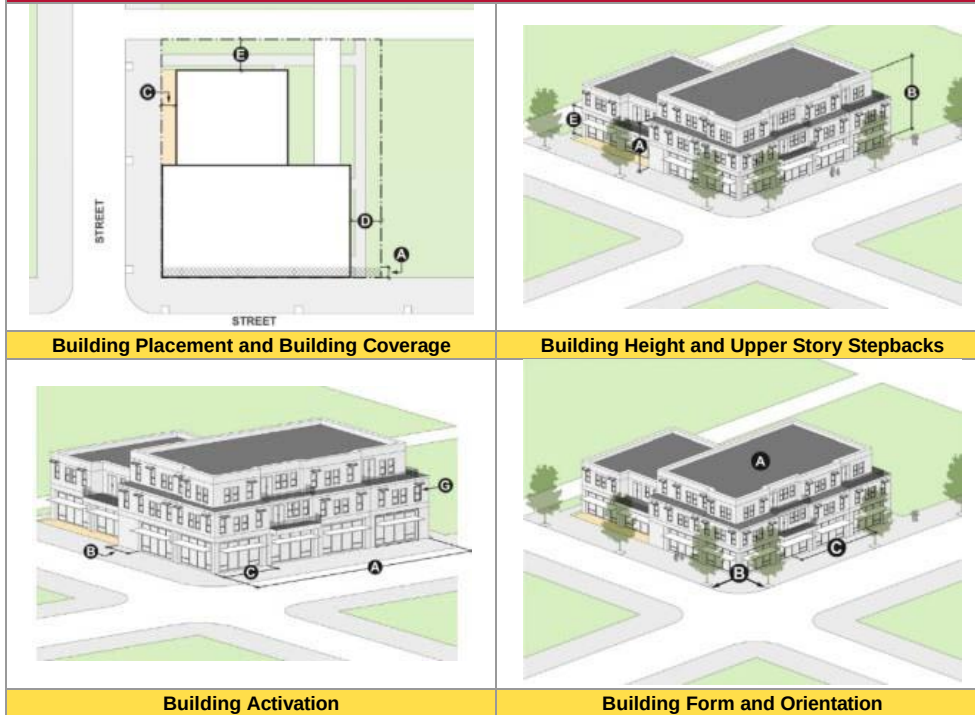


Table 10-2-3.2.8 Mixed-Use Building Type Standards (see Figure 10-2-3.2.13, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	N/A	10' / 20'	0' / 5'	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	N/A	70% / 70%	80% / 80%	80% / 80%
C	Corner Lot Side Setback (min. ft.)	N/A	0'	0'	10'
D	Interior Lot Side Setback (min. ft.)	N/A	0'	0'	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	N/A	10' / 10'	0' / 10'	0' / 10'
F	Building Coverage (max. %)	N/A	75%	90%	90%
G	Public Amenity / Open Space and Tree Canopy Coverage (min. %)	N/A	25%	0%	10%

Table 10-2-3.2.8 Mixed-Use Building Type Standards (see Figure 10-2-3.2.13, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within 20 ft. of front property line (stepback distance of 20 ft.)	N/A	2	2	2
B	Maximum Height (number of stories/feet)	N/A	4' / 55'	3 / 45'	4 / 55'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	65%	N/A	80%
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	2	2	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	N/A	15'	15'	15'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	150'	150'	150'
B	Blank Wall (max. ft.)	N/A	20'	20'	20'
Street Facing Wall Articulation					
C	Maximum façade width before articulation is required (refer to Table 10-1-3.1.A for technique options)	N/A	25'	25'	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.B for technique options)	N/A	1	2	2
Mass Variation					
E	Minimum number of varied massing techniques required	N/A	1	1	1
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	65%	70%	65%
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	25%	20%	25%
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip, shed, or gable) as percentage of building in plan view	N/A	25%	N/A	25%
	Roof Slope	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	N/A	Directly facing the street		
C	Primary entrance spacing (max.)	N/A	50'	50'	50'

4. Additional Mixed-Use Building Type Standards.

- a. *Roof Form.*** The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.8 above.
- b. *Transparency.*** In the DMS district, upper story windows shall be designed to reflect the traditional size and proportions of those seen on contributing buildings in the Historic District.
- c. *Paseo Open Space Type.*** Live-Work and Mixed-Use buildings are permitted in conjunction with a paseo open space type, as established in Table [10-2-4.1.1](#), *Public Open Space Standards*.

Q. Commercial Building Type.

1. *Generally.* This Subsection provides design standards for the Commercial building type. The illustration of a Commercial building type identifies common design features. Next is a description of the building type followed by tables providing design standards.
2. *Description.* This building type houses commercial uses, such as retail, office, institutional, and service-oriented businesses. It occurs in a variety of sizes from a small retail store to a large grocery store. It has a pedestrian-friendly façade, which is achieved by incorporating a high degree of transparency. Entrances are clearly defined with canopies and awnings to enhance the pedestrian environment. Figure 10-2-3.2.14, *Commercial Building Type*, illustrates this building type.

Figure 10-2-3.2.14
Commercial Building Type



- A** Primary entrance identified by raised parapet entry type and small plaza.
- B** Variation in roofline provides interest and reduces perceived scale
- C** Display windows face onto the public way

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.





3. *Commercial Building Type Dimensional Standards*. Figure 10-2-3.2.15, *Commercial Building Type*, and Table 10-2-3.2.9, *Commercial Building Type Standards*, establish the dimensional standards and how they apply to the Commercial building type.

Figure 10-2-3.2.15
Commercial Building Type
(see Table 10-2-3.2.9, below)

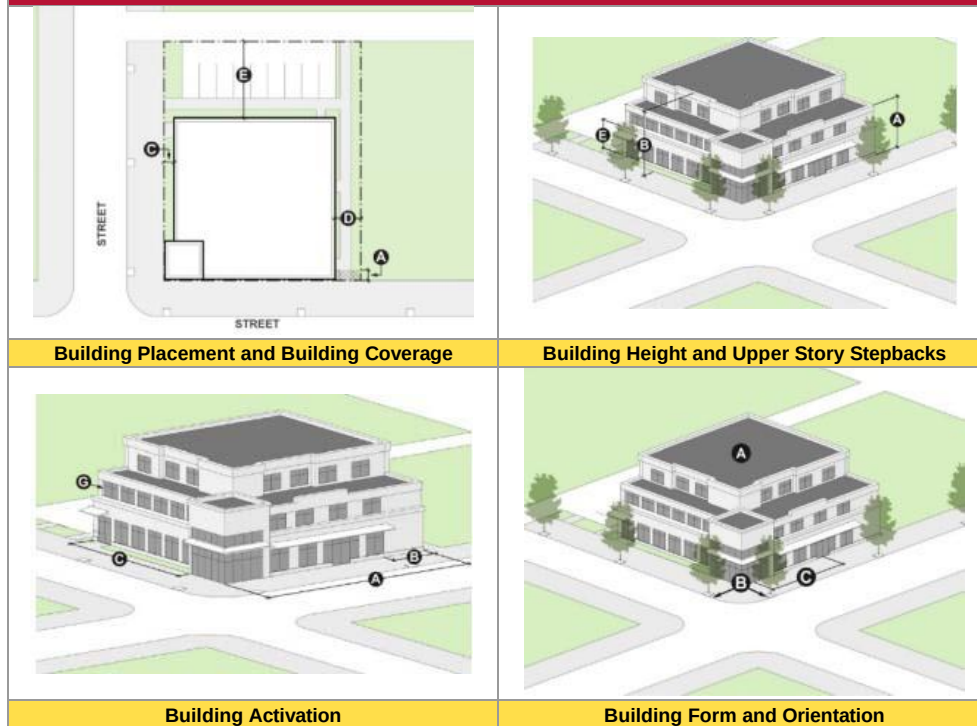


Table 10-2-3.2.9 Commercial Building Type Standards (see Figure 10-2-3.2.15, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	N/A	10' / 20'	0' / 10'	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	N/A	70% / 70%	90% / 90%	70% / 70%
C	Corner Lot Side Setback (min. ft.)	N/A	0'	0'	10'
D	Interior Side Setback (min. ft.)	N/A	0'	0'	5'
E	Rear Setback (min. ft. / min. ft. with alley)	N/A	10' / 10'	0' / 10'	0' / 10'
F	Building Coverage (max. %)	N/A	75%	90%	90%
G	Open Space and Tree Canopy Coverage (min. %)	N/A	25%	0%	10%
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within 20 ft. of front property line (stepback distance of 20 ft.)	N/A	2	2	2
B	Maximum Height (number of stories/feet)	N/A	3 / 45'	3 / 45'	3 / 45
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	80%
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	2	2	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	N/A	15'	15'	15'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	180'	180'	180'
B	Blank Wall (max. ft.)	N/A	15'	15'	15'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	N/A	25'	25'	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	N/A	2	3	3
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	N/A	1	1	1
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	40%	60%	40%
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	20%	20%	20%
Building Form and Orientation					
Roof Form					

Table 10-2-3.2.9 Commercial Building Type Standards (see Figure 10-2-3.2.15, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
A	Minimum sloping roof form (hip or gable) as percentage of building in plan view	N/A	25%	N/A	25%
	Roof Slope	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	N/A	Directly facing the street		
C	Primary entrance spacing (max.)	N/A	75'	75'	75'

4. Additional Commercial Building Type Standards.

a. Roof Form. The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.9 above.

b. Transparency. In the DMS district, upper story windows shall be designed to reflect the traditional size and proportions of those seen on contributing buildings in the Historic District.

R. Office-Institutional Building Type.

1. Generally. This Subsection provides design standards for the Office-Institutional building type. The illustration of an Office-Institutional building type identifies common design features. Next is a description of the building type followed by tables providing design standards.

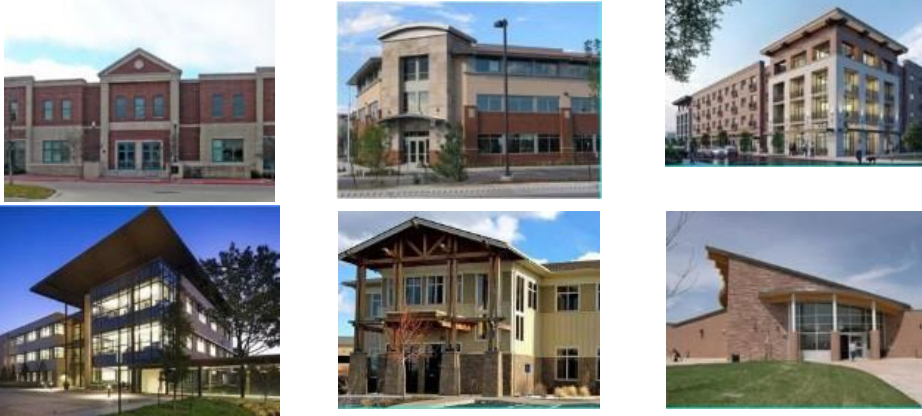
2. Description. The Office-Institutional building type provides space for a variety of businesses, civic uses, and public organizations, including medical facilities, public assembly, and corporate offices. A pedestrian-friendly façade is achieved by incorporating transparency, clearly defined entrances, architectural details, canopies, and awnings to enhance the pedestrian environment. High quality and durable materials sometimes with iconic forms, such as towers, are a strong feature of this building type. Figure 10-2-3.2.16, *Office-Institutional Building Type*, illustrates this building type.

Figure 10-2-3.2.16
Office-Institutional Building Type



- A** Primary entrance connects to a public walkway.
- B** Composition has a base, middle, and a cap with articulated walls and varied massing.
- C** A high degree of transparency activates the street level façade.

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3. Building Type Dimensional Standards. Figure 10-2-3.2.17, *Office-Institutional Building Type*, and Table 10-2-3.2.10, *Office-Institutional Building Type Standards*, establish the dimensional standards and how they apply to the Office-Institutional building type.

Figure 10-2-3.2.17
Office - Institutional Building Type
 (see Table 10-2-3.2.10, below)

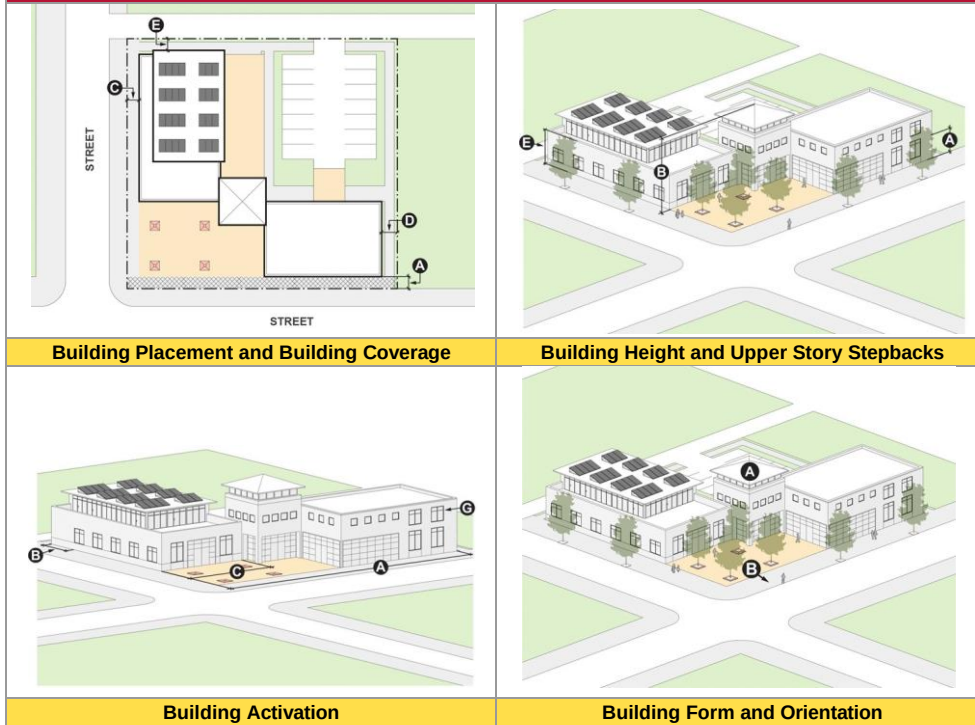


Table 10-2-3.2.10 Office - Institutional Building Type Standards (see Figure 10-2-3.2.17, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	N/A	5' / 20'	0' / 10'	0' / 20'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	N/A	90% / 70%	90% / 90%	90% / 90%
C	Corner Lot Side Setback (min. ft.)	N/A	10'	10'	10'
D	Interior Side Setback (min. ft.)	N/A	0'	0'	5'
E	Rear Setback (min. ft. / min. ft. with alley)	N/A	10' / 10'	0' / 10'	0' / 10'
F	Building Coverage (max. %)	N/A	70%	90%	80%
G	Outdoor Space and Tree Canopy Coverage (min. %)	N/A	30%	0%	20%
Building Height and Upper Story Stepbacks					

Table 10-2-3.2.10 Office - Institutional Building Type Standards (see Figure 10-2-3.2.17, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
A	Maximum number of stories within 20 ft. of front property line (stepback distance of 20 ft.)	N/A	2	2	2
B	Maximum Height (number of stories/feet)	N/A	3 / 45'	3 / 45'	4 / 55*
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	80%
D	Maximum number of stories within 20 ft. of a sensitive edge	N/A	2	2	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	N/A	12'	12'	12'
* A maximum of three stories / 45' stories is permitted in the DMU district.					
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	150'	150'	100'
B	Blank Wall (max. ft.)	N/A	15'	15'	15'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	N/A	25'	25'	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	N/A	2	2	3
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	N/A	1	1	2
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	30%	60%	30%
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	20%	20%	20%
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip, shed, or gable) as percentage of building in plan view	N/A	5%	N/A	N/A
	Roof Slope	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	N/A
Building Entry					
B	Primary entrance orientation	N/A	Directly facing the street		
C	Primary entrance spacing (max.)	N/A	75'	75'	75'

4. Additional Office-Institutional Building Type Standards.

- a. *Roof Form.* The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.10 above.
- b. *Transparency.* In the DMS district, upper story windows shall be designed to reflect the traditional size and proportions of those seen on contributing buildings in the Historic District.
- c. *Design Standards.*
 - 1. *Purpose.* The purpose of this paragraph is to provide standards that assure that an Office-Institutional building makes a positive contribution to the public realm.
 - 2. *Pedestrian Activity.* An Office-Institutional building shall be located such that it encourages pedestrian activity in the area and has the following characteristics:
 - i. The building is located in a manner that is highly visible from the public right-of-way.
 - ii. Primary entrances are oriented to connect to primary pedestrian circulation routes.
 - iii. Outdoor spaces associated with the building are oriented where they will activate the street edge.
 - 3. *Human Scale.* An Office-Institutional building shall be designed to provide a pedestrian-friendly street level and convey a sense of human scale in building massing, materials, and details.
 - 4. *Outdoor Civic Spaces.* To assure that an outdoor civic space, as required in Section 10-2-4.1, *DT Landscaping*, makes a positive contribution to the public realm, such space shall be designed to enhance the network of streets, public spaces, and sidewalks in the downtown.
 - i. The space shall be suitable for active public use.
 - ii. The space shall be designed to include streetscape furnishings such as decorative lighting, benches, and public art.
 - iii. The space shall provide convenient, safe, and aesthetically pleasing pedestrian connections.
 - iv. The space shall maintain significant view corridors.
 - v. The space shall minimize potential visual and safety impacts of automobiles.

S. Parking Structure Building Type.

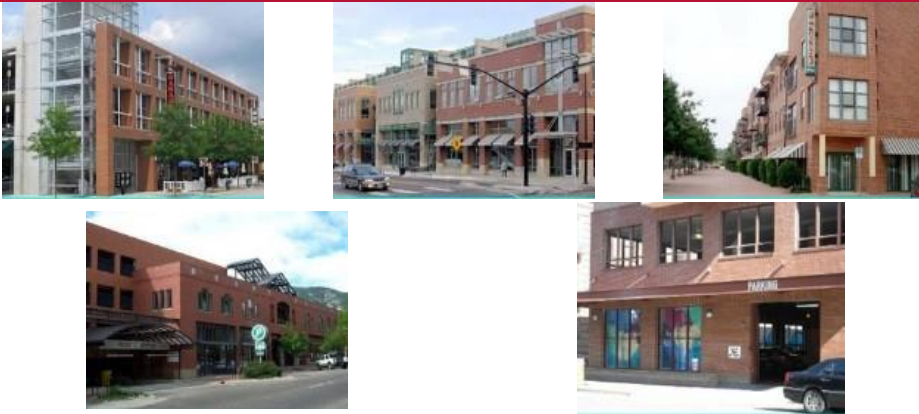
- 1. *Generally.* This Subsection provides design standards for the Parking Structure building type. The illustration of a Parking Structure building type identifies some typical features. Next is a description of the building type followed by tables providing design standards.
- 2. *Description.* A Parking Structure building type accommodates vehicle parking in a form that is designed to be compatible with the character of downtown. Cars are concealed to the greatest extent feasible and auto entries are visually subordinate. This is accomplished by concealing the garage space with other active uses as a “wrap” around parking spaces, or with architectural screens that provide visual interest and a sense of human scale. Figure 10-2- 3.2.18, *Parking Structure Building Type*, illustrates this building type

Figure 10-2-3.2.18
Parking Structure Building Type



- A** Activated street level “wrap”.
- B** Architectural screening of parking levels.
- C** Varied massing and articulation.

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.



3. Building Type Dimensional Standards. Figure 10-2-3.2.19, *Parking Structure Building Type*, and Table 10-2-3.2.11, *Parking Structure Building Type*, establish the dimensional standards and how they apply to the Parking Structure building type, including those related to a “wrap” of other uses.

Figure 10-2-3.2.19
Parking Structure Building Type
 (see Table 10-2-3.2.11, below)

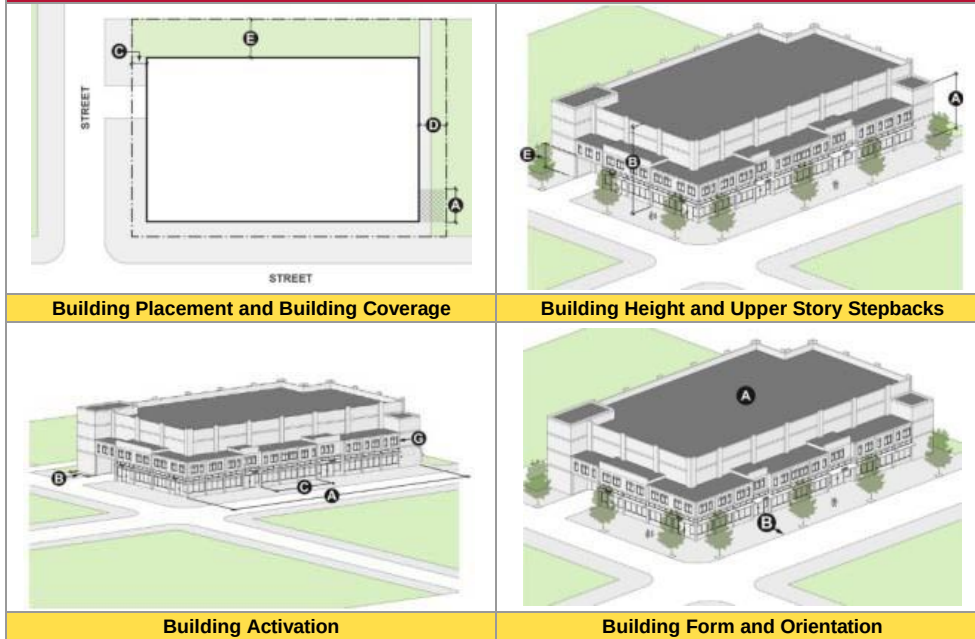


Table 10-2-3.2.11 Parking Structure Building Type Standards (see Figure 10-2-3.2.19, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	N/A	20' / 30'	20' / 30'	20' / 30'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	N/A	90% / 70%	90% / 90%	90% / 90%
C	Corner Lot Side Setback (min. ft.)	N/A	10'	1'	15'
D	Interior Side Setback (min. ft.)	N/A	0'	0'	10'
E	Rear Setback (min. ft. / min. ft. with alley)	N/A	15' / 24'	0' / 24'	10' / 24'
F	Building Coverage (max. %)	N/A	75%	90%	90%
G	Open Space and Tree Canopy Coverage (min. %)	N/A	25%	0%	10%
Building Height and Upper Story Stepbacks (For building wrap)					
A	Maximum number of stories/feet of a "wrap" within 20 ft. of front property line (stepback distance of 20 ft.)	N/A	2 / 30'	2 / 30'	2 / 30'

Table 10-2-3.2.11 Parking Structure Building Type Standards (see Figure 10-2-3.2.19, above)					
Symbol	Standard	DNR	DTA	DMS	DMU
B	Maximum number of stories/feet of a "wrap"	N/A	3 / 45'	3 / 45'	3 / 45'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories/feet of a "wrap" within 10 ft. of a sensitive edge	N/A	2 / 30'	2 / 30'	2 / 30'
E	Ground Floor - Floor-to-Floor Height (max. ft.) of a "wrap"	N/A	16'	16'	16'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	N/A	N/A	N/A
B	Blank Wall (max. ft.)	N/A	50'	50'	50'
Street Facing Wall Articulation					
C	Maximum façade length of "wrap" before articulation	N/A	50'	50'	50'
D	Minimum number of articulation techniques required for "wrap" (refer to Table 10-1-3.1.A for technique options)	N/A	2	2	2
Mass Variation					
E	Minimum number of varied massing techniques for "wrap"	N/A	1	1	1
Transparency					
F	Façade glazed: % ground floor wall area (min.) for "wrap"	N/A	50%	50%	50%
G	Façade glazed: % upper floor(s) wall area (min.) for "wrap"	N/A	30%	30%	30%
Roof Form					
A	Minimum sloping roof form (hip, shed, or gable) as percentage of building in plan view	N/A	N/A	N/A	N/A
Building Entry					
A	Primary entrance orientation for "wrap"	N/A	Directly facing the street		
B	Primary entrance spacing (max.) for "wrap" (not including vehicle entries)	N/A	50'	50'	50'

4. Additional Parking Structure Building Type Standards.

- a. **Purpose.** The purpose of these additional standards is to maintain a pedestrian-oriented environment and provide human scale and visual interest along any parking garage street frontage. This is accomplished by providing usable space on the ground floor, providing architectural treatments that avoid blank wall façades, and ensuring consistency with the architectural character and quality of Downtown.
- b. **Street Level Uses.** A multi-story parking structure (two levels or more) with a façade facing public street rights-of-way shall provide a wrap with active uses at the street level.
 1. The active use shall extend for a minimum of 80 percent of the linear frontage.

2. Active uses permitted are commercial, live-work, residential, and institutional space.
- c. *Openings.* Parking garage openings shall be vertically and horizontally aligned when viewed from a public street. Vehicle entrances shall be on an alley whenever one is present.
- d. *Context.* Each façade oriented to a street or public space shall be designed to fit with the context of the block and convey a human scale and provide visual interest. Methods include:
 1. Articulation of the building structure expressions;
 2. Patterns of window, door, or other openings that provide surface variation;
 3. Changes in wall planes;
 4. Changes in materials that define building modules or patterns;
 5. Art; and
 6. Architectural details and ornamentation
- e. *Concealment.*
 1. Street-oriented façades, including those for sloped parking ramps, shall conceal or effectively reduce the impact of parked cars and light sources from the exterior public view for the full height of the structure.
 2. Openings in parking structure façades that face a street shall be proportioned to appear as separate windows in a wall rather than long horizontal gaps between the structural frame.

T. Additional Design Standards for All Districts.

- 1. Purpose.** The purpose of these standards is to maintain views from the public way to features that give distinct identity to Downtown Littleton. These include views of historic landmarks and to the mountains. Specific view corridors may be defined in other planning documents, such as a Downtown Plan. Note that maintaining a partial view may meet the intent of this standard, as determined by the Council.
- 2. Encroachment Agreement.** As a condition of approval of an encroachment permit for a permanent encroachment of public rights-of-way, including but not limited to, an awning, canopy, cornice, window sill, belt courses, or bay window, and as determined by the Director, the applicant shall execute an encroachment agreement to place all risks and liability for the encroachment on the permittee, at the applicant's expense.
 - a. Terms.** The encroachment agreement shall contain the following general terms, among others as approved by the City Attorney:
 - 1. Assumption of the Risk.** The permittee shall assume all risks of injury and damage relating to the encroachment.
 - 2. Indemnification.** The permittee shall agree to indemnify the city of Littleton, its officers, employees, and agents from all injuries, damages, and costs relating to the encroachment.
 - 3. Maintenance.** The permittee shall assume full responsibility for adequate maintenance of the encroachment.
 - 4. Revocability.** The agreement shall state the right of the city to revoke the permit at any time.
 - b. Recordation.** The encroachment agreement shall be recorded with the office of the Clerk and Recorder against any real property owned by the permittee adjacent to the encroachment area before construction or placement of the encroachment within the right-of-way. Proof of recordation shall be given to the Director prior to issuance of the encroachment permit.
- 3. View Corridor.**
 - a. Key View Corridors.** Where a key view corridor from the public way exists, design a building to frame the view to a key community landmark or natural feature. Examples of key community landmarks and natural features include, but are not limited to:
 - 1.** Geneva Lodge;
 - 2.** Carnegie Library;
 - 3.** Littleton Courthouse;
 - 4.** Columbine Mill; and
 - 5.** The Mountains.
 - b. View Maintenance.** A view shall be maintained by:
 - 1.** Locating a building on its site to permit a view through the site to the landmark.
 - 2.** Stepping the building mass down to permit a partial view through to the landmark, as determined by the Council.
- 4. Providing Focal Points.** A focal point may be a public art installation, special landscape feature, or an iconic building element, such as a corner tower, that gives a distinct identity to individual sites in Downtown Littleton. These should be incorporated into building design and serve as reference points and as means of providing interest in the character of the street. A site at the end of a street, where views terminate, is an example of a location that should be developed with a focal point.
- 5. Human Scale in Buildings.**

a. Human Scale Techniques. A building shall be designed to provide a sense of human scale. These techniques shall be used:

1. Variation in the building form, such as recessed or projecting bays;
2. Expression of architectural or structural modules that reflect traditional building widths in the Downtown;
3. Compositions of windows with similar shapes and patterns;
4. Emphasis of building entries through projecting or recessed forms, detail, color, and materials;
5. Variations of material, material modules, expressed joints and details, surface relief, color, and texture;
6. The repetition of columns or bay spacing which subdivide the building façade into smaller human-scaled elements; and
7. See also Subsection [10-1-3.1.B](#), *Varied Massing*.

b. Façade Composition.

1. A building façade shall have three vertical divisions:
 - i. Base;
 - ii. Middle; and
 - iii. Cap.
2. The 'Base' shall be defined by one or more of these techniques:
 - i. A building foundation line (on lower scale residential buildings);
 - ii. A street level of storefronts;
 - iii. A series of stoops or porches; or
 - iv. Changing materials or their details to distinguish the 'Base' from the 'Middle' sections.
3. The 'Middle' shall be defined by one or more of these techniques:
 - i. A series of one or more floors above the ground level with similar patterns and materials;
 - ii. Window patterns arranged to distinguish these intermediate floors from those below and above; or
 - iii. Changing materials or their details to distinguish them from those below or above.
4. The 'Cap' shall be designed to create a sense of terminating the building façade. This may be achieved by one or more of these techniques:
 - i. Providing a projecting cornice or eave;
 - ii. Varying window patterns to distinguish the top floor from those below;
 - iii. Stepping back upper wall planes; or
 - iv. Changing materials.

c. Depth of Architectural Details. To assure that architectural details are of sufficient dimensions such that they contribute to a sense of human scale and provide visual interest, a façade that faces a public right-of-way shall include details that convey a depth sufficient to create interest and a sense of scale, through the interplay of light and shadow. Examples of techniques that meet this standard include:

1. Recessed windows, at least three inches as permitted by design;
2. Recessed entries and doors;
3. Projecting sills;
4. Projecting pilasters and columns;

5. Balconies;
 6. Overhanging eaves, cornices, and roofs;
 7. Porches;
 8. Bay windows and other projecting bays; and
 9. Dormers.
- d. *Adjacent Buildings.* A building shall be designed to provide human scale, interest, and variety while maintaining consistency with adjacent and nearby buildings. Examples of techniques that meet this standard are:
1. Variation in the building form, such as recessed or projecting bays;
 2. Expression of architectural or structural modules and detail;
 3. Diversity of window size, shape, or patterns;
 4. Accentuation of the building entry through projecting or recessed forms, details, color, or materials;
 5. Variations of materials, expressed joints and details, surface relief, color, and texture to scale; and
 6. Frequent rhythm of column or bay spacing, subdividing the building façade into smaller human-scaled modules.