



City of Lincoln Downtown Objective Design and Development Standards

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Prepared For
City of Lincoln
Prepared By:



City of Lincoln Downtown Objective Design and Development Standards

Adopted [Date]

Amendments to the Downtown Objective Design and Development Standards

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Chapter 1 Introduction

Sections

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1.04	Relationship to Lincoln General Plan
1.05	Relationship to Lincoln Municipal Code
1.06	Relationship to General Development Plans
1.07	Applicability
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1.01 Purpose

The purpose of the City of Lincoln Downtown Objective Design and Development Standards (ODDS) is to provide clear, objective, and measurable standards for future development in Downtown Lincoln and implement the Lincoln Downtown Master Plan. The ODDS are offered as an alternative path for planning entitlements to replace subjective standards and guidelines with predictable and objective standards.

1.02 Overview

The ODDS regulate the physical form and character of new development to support compatibility with existing community character and promote walkability and a human-scaled environment. The ODDS address building form, the relationship between buildings and the public realm, the scale and mass of buildings in relation to one another, and the development of new street networks on larger sites. The ODDS promote desirable development patterns by regulating building and parking placement, building and entry type, and architectural design.

1.03 Goals

- The creation of these ODDS has been guided by the following goals:
- A. Increase predictability and transparency in the development process with consistent expectations for intended results.
 - B. Promote a livable downtown by supporting diverse housing types that engage the streetscape to create vibrant and walkable environments.
 - C. Respect the context of Downtown Lincoln's existing built and natural environment through development that is sensitive to and complements adjacent land uses and development.
 - D. Align with State legislation for streamlined reviews of housing projects.

1.04 Relationship to Lincoln General Plan

The ODDS implement the Lincoln Downtown Master Plan by carrying forward its vision as a vibrant, welcoming destination at the heart of a growing neighborhood, where residents and visitors can safely and enjoyably walk between community amenities and a variety of thriving local businesses. It also implements the City's General Plan 2050 to preserve community character and promote high-quality development consistent with the Land Use and Housing Elements.

The ODDS have been prepared to conform with the General Plan's land use designations. Applicants are responsible for demonstrating that proposed projects meet the applicable General Plan density requirements, through choice of unit sizes, building footprint/massing, and building types.

Table 1.04.A: General Plan Land Use Designations Correlated to ODDS Zones

General Plan			ODDS Zones			
Land Use	Density	FAR	T3N	T4N	T4M	T4MS
Rural Residential	1 DU/ 2-5 acres	n/a	-	-	-	-
Country Estates	1-2.9	n/a	-	-	-	-
Low Density Residential	3-5.9	0.75	●	●	-	-
Medium Density Residential	6-12.9	0.80	-	●	-	-
High Density Residential	13-30	1.00	-	●	-	-
Planned Development	4-30	2	-	-	-	-
Village	varies (see Village Policies)	varies (see Village Policies)	-	-	-	-
Neighborhood Commercial	n/a	0.35	-	-	-	-
Community Commercial	67.4	3.50	-	-	-	●
Mixed Use	13-30	4	-	-	-	-
Regional Commercial	n/a	0.35	-	-	-	-
Special Use District	varies (see SUD policies)	varies (see SUD policies)	-	-	-	-
Business and Professional	20	1.00	-	●	-	●
Light Industrial	40.5	2.50	-	-	●	-
Industrial	n/a	0.50	-	-	-	-
Industrial Planned Development	n/a	0.50	-	-	-	-
Parks and recreation	n/a	0.25	-	-	-	-
Open Space	n/a	0.10	-	-	-	-
Agricultural	n/a	0.05	-	-	-	-
Public Facilities	n/a	0.40	-	-	-	-

1.05 Relationship to Lincoln Municipal Code

The ODDS work in conjunction with the Lincoln Municipal Code (LMC) to implement State law that requires "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards for qualifying projects" per the Housing Crisis Act of 2019 (Senate Bill 330).

The ODDS are part of the LMC by reference and supplement the development standards in LMC Title 18 (Zoning). Where the ODDS are silent, the LMC prevails. Where a conflict exists between the ODDS and LMC Title 18, the ODDS prevail.

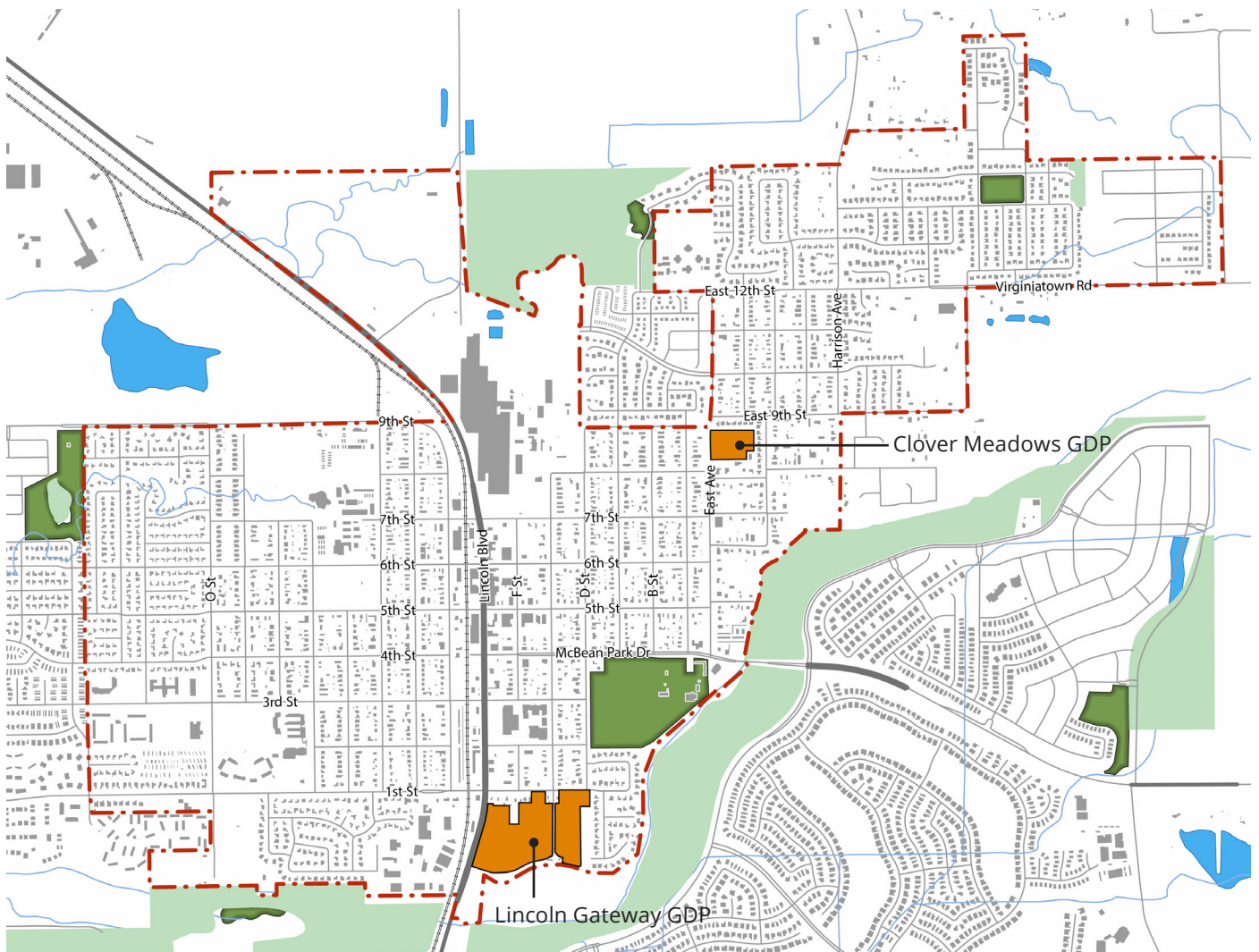
Table 1.05.A: Base Zones Correlated to ODDS Zones

LMC Title 18		ODDS Zones			
Zoning Districts	T3N	T4N	T4M	T4MS	
R-1 Single-family Residential	●	●	-	-	
R-2 Duplex Residential	-	●	-	-	
R-3 Multiple Residential	-	●	-	-	
R-E Residential Estate	-	-	-	-	
B-P Business Professional	-	●	-	●	
C Commercial	-	-	-	●	
H-C Highway Commercial	-	-	-	-	
L-I Light Industrial	-	-	●	-	
I Industrial	-	-	-	-	
A-D Agricultural	-	-	-	-	
O-S Open Space	-	-	-	-	
PUB Planned Unit Development	-	-	-	-	
P Parks	-	-	-	-	

1.06 Relationship to General Development Plans

A General Development Plan (GDP) is an implementation tool that takes the elements detailed in an adopted Specific Plan and provides more detailed information about land use, circulation, facilities, and design standards to guide cohesive, high-quality city development consistent with City's General Plan. Two GDPs are within the Downtown Lincoln Master Plan Area: Lincoln Gateway GDP and Clover Meadows GDP. Within the boundaries of these two GDPs, applicants may opt out of using the ODDS for a project and instead comply with the respective GDP.

Figure 1.06.1: General Development Plans within the Downtown Lincoln Master Plan Area



1.07 Applicability

The ODDS apply to all new development within the Lincoln Downtown Master Plan Area, as shown in the Lincoln Downtown Master Plan.

- A. Applicants may opt out of using the ODDS for a project. However, the project shall then proceed under the City's discretionary review process as outlined in LMC Division VII (Design Review) and Section 18.88.010 (Procedures).
- B. Development standard waivers, concessions, or incentives granted pursuant to State Density Bonus Law (Government Code § 65915) are allowed. Minor adjustments in compliance with Chapter 8 (Procedures & Adjustments) are allowed. No other exception to the ODDS through a variance, modification, exception, waiver, or other discretionary approval is allowed.

1.08 Severability

The provisions of the ODDS are severable; if a court of competent jurisdiction holds a provision or part of a provision unconstitutional, that decision will not automatically invalidate the remainder of a provision or any other provisions or part thereof.

1.09 Quick Code Guide

This section provides a summary guide to using the ODDS in four steps as presented below and further detailed on the following pages. Refer to LMC Title 18 (Zoning) permit procedures and application standards and ODDS forms and applications for complete guidance.



1

Confirm Applicability

Confirm ODDS
Applicability

a. Determine if your project meets the definition of “qualifying project” under State Law

Government Code §65589.5(h)(2))

b. Determine if you will opt out of using ODDS for your project. If so, your project will then proceed under the City’s discretionary review process

LMC Chapter 18.68 (Administrative Design Review)

Identify Base Zoning
District and applicable
development Standards

c. Determine the Base Zoning District for your project.

LMC Title 18 (Zoning)

d. Identify and apply development standards for your project, as applicable.

2

Design your Site

Identify applicability of site
standards for qualifying
projects under State Law

a. Determine whether your project qualifies for an SB 9 two-unit subdivision and apply lot split standards, as applicable.

Government Code §65589.5(h)(2))

b. Determine whether your project qualifies for an SB 684/1123 subdivision and apply small subdivision standards, as applicable.

Government Code §65589.5(h)(2))

c. Determine whether your project is over three acres and apply large site standards, as applicable.

Chapter 7 (Large Sites)

Determine building
placement

d. Apply development standards for building setback and height.

Chapter 2 (Zones)

Apply required site
features

e. Apply site design and screening standards, as applicable.

Chapter 3 (Site Design)

Apply required landscape
features

f. Apply standards for landscaping, lighting and surfaces, as applicable.

Chapter 3 (Site Design)

3

Design your Building

Identify the allowed building types	a. Determine the building type(s) for your project.	Chapter 4 (Building Types)
Apply building type standards	b. Apply the standards of the building type(s) for your project, as applicable.	Chapter 4 (Building Types)
Refine building form	c. Determine the building entry types for your building.	Chapter 5 (Building Entry Types)
	d. Apply standards for building entry types, as applicable.	
	e. Apply the standards of the massing type for your building, as applicable.	Chapter 6 (Building Articulation)
Refine building design	f. Determine applicability of façade design requirements for your building.	Chapter 6 (Building Articulation)
	g. Apply standards for façade design, as applicable.	Chapter 6 (Building Articulation)
	h. Determine the roof form for your building and apply standards for the building's roof form, as applicable.	Chapter 6 (Building Articulation)

4

Prepare Application for Approval

Identify applicable administrative relief or waivers and concessions	a. Determine eligible adjustments to the standards applicable to your project.	Chapter 8 (Procedures & Adjustments)
	b. Determine eligible waivers or concessions pursuant to State Density Bonus Law.	
Proceed with review and approval process	c. Submit application to the Planning Department for review and approval.	LMC Chapter 18.54 (Procedures)

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Chapter 2 Zones

Sections

2.01	Purpose
2.02	Regulating Plan
2.03	Establishment of Zones
2.04	Overview of Zones
2.05	General Zone Requirements
2.06	Projects with Multiple Buildings
2.07	T3 Neighborhood (T3N)
2.08	T4 Neighborhood (T4N)
2.09	T4 Maker (T4M)
2.10	T4 Main Street (T4MS)

2.01 Purpose

This Chapter establishes the palette of Zones to generate and support the variety of intended physical character and built form envisioned in the City of Lincoln Downtown Master Plan (DMP) and implemented through the Downtown Objective Design and Development Standards (ODDS).

2.02 Regulating Plan

The DMP area is divided into ODDS Zones (Zones) as shown on the Regulating Plan, which is adopted by reference as part of these ODDS, as amended.

2.03 Establishment of Zones

The Zones are established for the DMP area as listed in Table 2.03.A (Overview of Transect Zones). These Zones focus on multi-unit residential and mixed-use environments and range in function and intensity from primarily residential areas (T3 Neighborhood and T4 Neighborhood) to moderate-intensity mixed-use centers (T4 Maker and T4 Main Street). The terminology reflects the intended physical form and hierarchy of different places. These Zones are for the purpose of generating and supporting a variety of housing types and the physical character of existing and new walkable environments.

- A. **Open Sub-Zones.** The Open Sub-Zone (-O) is a slight variation of the base Zone that is parcel specific and mapped on the Regulating Plan. It allows a wider set of uses within the same form and character of the base Zone standards and is intended to give additional flexibility to property that is often located at or near intersections that functions or can function as a neighborhood node of nonresidential uses. The Open Sub-Zone also provides flexibility for parcels away from an important intersection or area that might not yet attract the long-term intended uses.

Table 2.03.A: Overview of Transect Zones

T3 Neighborhood (T3N)



Sub-Zone(s) N/A

Intended Form

House-Scale Buildings

Detached Buildings

Up to 2.5 Stories

Medium-to-Large Front Setbacks

Small-to-Large Building Footprints

Porch, Dooryard, Stoop, and Forecourt Building Entry Types

T4 Neighborhood (T4N)



Sub-Zone(s) T4N-O

Intended Form

House-Scale Buildings (Block-Scale Buildings in Sub-Zone only)

Detached Buildings (Attached Buildings in Sub-Zone only)

Up to 3 Stories

Medium Front Setbacks

Small-to-Large Building Footprints

Porch, Dooryard, Stoop, and Forecourt Building Entry Types
(Shopfront, Terrace and Gallery in Sub-Zone only)

T4 Maker (T4M)



Sub-Zone(s) N/A

Intended Form

Primarily Block-Scale Buildings

Detached and Attached Buildings

Up to 4 Stories

Small Front Setbacks

Large Building Footprints

Dooryard, Stoop, Common Entry, Forecourt, Maker Shopfront, and Terrace Building Entry Types

T4 Main Street (T4MS)



Sub-Zone(s) T4MS-O

Intended Form

Primarily Block-Scale Buildings

Detached and Attached Buildings

Up to 4 Stories

Small Front Setbacks

Large Building Footprints

Dooryard, Common Entry, Forecourt, Shopfront, Terrace, Gallery, and Arcade Building Entry Types

2.04 Overview of Zones

The ODDS use a palette of four Zones to regulate and generate the intended physical character. Each Zone addresses the following topics:

- A. Intent: the intended physical character;
- B. Sub-Zone: whether or not the Open Sub-Zone applies, allowing a broader list of building types and/or building entry types in specific geographic areas;
- C. Building Placement: the minimum building setbacks and requirements for façade zone buildout;
- D. Parking Placement: the minimum parking setbacks and requirements for parking and vehicle access;
- E. Open Space: the required area and type of on-site open space;
- F. Building Form: the maximum overall building height, minimum ground floor height, and minimum ground floor habitable space;
- G. Building Type: the menu of allowed building types;
- H. Building Entry: the menu of allowed building entry types required on building façades along streets and open spaces.

2.05 General Zone Requirements

- A. **Main Building.** Development standards in this Chapter apply to main buildings, unless stated otherwise.
- B. **Density.** The total number of units per lot shall not exceed the maximum allowed by the General Plan land use designation for the site, expressed as a range of dwelling units per acre (du/ac). The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the Zone standards.
- C. **Building Uses.** Allowed uses are regulated by the base Zone district pursuant to LMC Title 18 (Zoning).
- D. **Building Type.** Individual building types have specific standards in Chapter 4 (Building Types) in addition to the Zone standards to further calibrate each building type for its context.
- E. **Building Footprint.** All buildings shall not exceed the maximum buildable area identified in Item C (Building Placement) of the Zone and as further required in Item C (Building Size and Massing) of the Building Type.
- F. **Façade Zone**
 - 1. Each building is required to be placed on the design site in compliance with the requirements for façade zone buildout in Item C (Building Placement) of the Zone.
 - a. Façade zone buildout is the minimum required percentage of the building façade in the façade zone area.
 - b. The façade zone area is between the minimum and maximum setback lines along the front of a site and, where applicable along the side street of a design site.
 - 2. Façades are allowed to be in any configuration if in compliance with the façade zone requirements.
 - 3. In the Cottage Court building type, only the frontmost building(s) are subject to the façade zone requirements.
 - 4. In the Courtyard Small and Courtyard Large building type, only the frontmost portions of the building are subject to the façade zone requirements.

- G. **Building Entry.** All buildings, except accessory buildings, shall include a building entry type, as required in Item G (Building Entry Types) of the Zone and designed in compliance with Chapter 5 (Building Entry Types).
- H. **Encroachment.** Encroachments are not allowed within the right-of-way, utility easement areas, or across a property line.

Table 2.05.A: Allowed Encroachments

Encroachment Type	Front	Side St.	Side	Rear
Building Entry Types	A	A	--	--
Architectural Features	5' max.	5' max.	3' max.	5' max.
Fences, Freestanding Walls, Shrubs	3' max.	3' max.	A	A
Unenclosed Balconies	5' max.	5' max.	3' max.	5' max.
Unenclosed Stairs	5' max.	5' max.	3' max.	5' max.
Satellite Antennas	--	--	A	A
Key A = Allowed -- = Not Allowed				

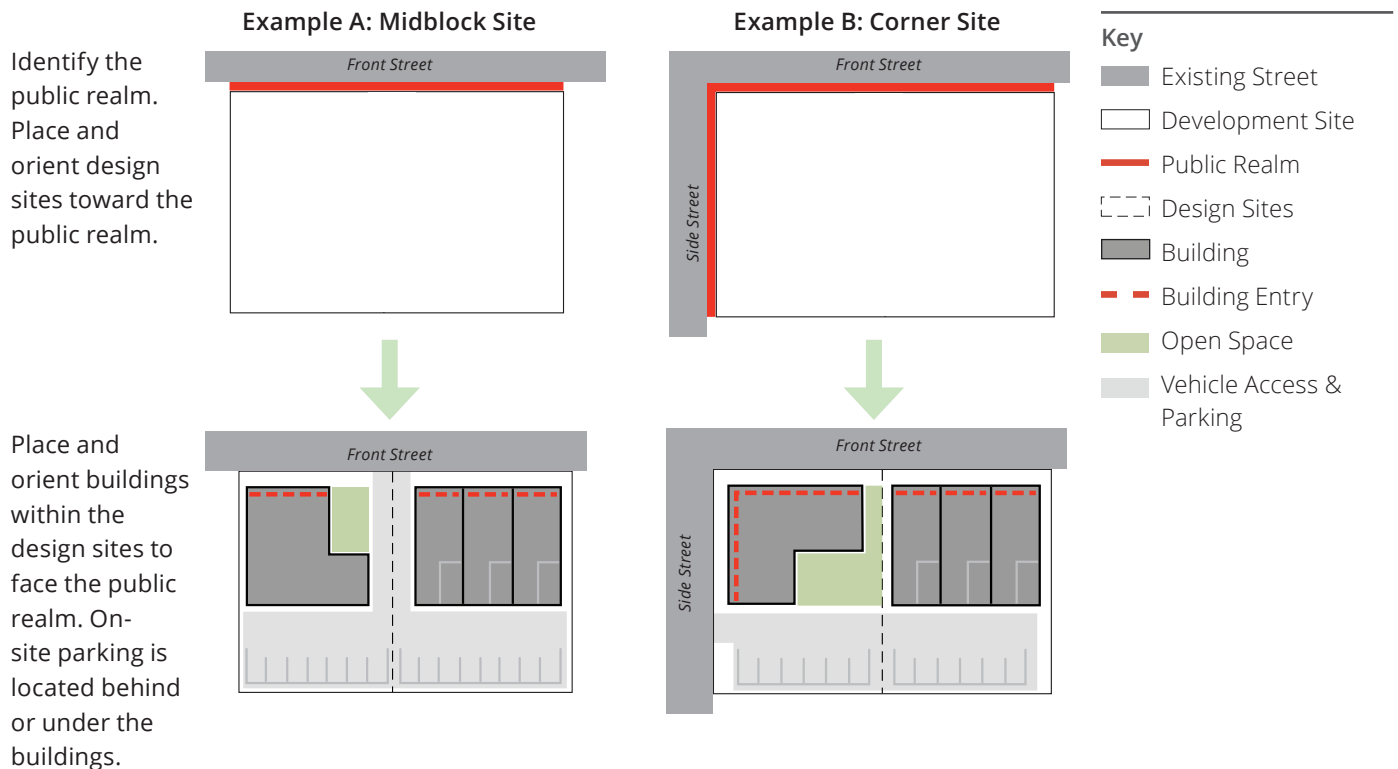
- I. **Commercial Tenant Spaces.** Commercial tenant spaces are allowed only in the T4N-O, T4M, T4MS, and T4MS-O Zones and shall comply with the following:
1. Occupy at least 25 percent of the building's gross floor area;
 2. Have a Shopfront building entry type;
 3. Store all trash within the building interior; or in external trash enclosure.
 4. Limit hours of operation, including deliveries, to between 7 am and 11 pm.
- J. **On-Site Parking and Access**
1. Parking spaces are not required to be located on design sites. Parking spaces may be grouped with those serving other design sites within the same block.
 2. Parking within buildings and structured parking shall comply with the building setback or parking setback, whichever is greater, of the applicable Zone.
 3. Semi- and fully subterranean parking setbacks shall be the same as the main building setbacks. Semi-subterranean parking may be exposed up to four feet above the adjacent sidewalk grade.
 4. Driveways may be shared between adjacent design sites. Driveway width shall not exceed 12 feet for one-way traffic and 24 feet for two-way traffic. In the T4 Maker (T4M) Zone, driveways serving industrial uses may exceed these maximum widths to accommodate larger vehicles, provided the driveway does not exceed 30 feet.
 5. The parking area landscape shall be in compliance with Subsection 3.06.E, Item 5 (Landscaping of Parking Areas) and LMC Section 18.41.150 (Landscaping). Where in conflict, the ODDS shall prevail.
 6. Bicycle parking may be located anywhere on a design site/lot or common area. Bicycle parking facilities shall comply with LMC Chapter 10.76 (Bicycles).
- K. **On-Site Open Space**
1. Each design site shall provide the required open space for the associated building type in compliance with Item G (Open Space) of the Building Type.
 2. Required setbacks and driveways shall not be included in the required open space area calculation.
 3. Open space shall be measured in compliance with Section 10.05 (Open Space Measurements).
 4. Required open space may consist of landscaped areas, hardscaped areas or a combination of both.

2.06 Projects with Multiple Buildings

Projects with multiple, detached buildings on a development site shall use design sites to control the arrangement of the buildings without requiring legal subdivision. A design site is a portion of land within the development site, delineated from other design sites, that accommodates no more than one main building. The purpose of a design site is to control the arrangement of multiple detached buildings on a parcel while not requiring legal subdivisions. Design sites are synonymous with lots and shall be treated like lots for the purpose of applying development standards.

- A. A design site shall have only one main building, except for the Cottage Court building type.
- B. Zone standards apply to individual design sites and to the main building within each design site.
- C. Each design site shall abut and be oriented to the public realm:
 1. The front of each design site shall abut the public realm;
 2. The front of the building shall be oriented to the front of the design site;
 3. The side of the design site shall abut the public realm, the side or rear of another design site, or a driveway; and
 4. The rear of the design site shall abut the side or rear of another design site or a driveway.
- D. Common areas, including parking, vehicular access, shared open space, trash and other utilities, may be placed across design sites or outside design sites.
- E. Where design sites are proposed within a development site without an existing public realm to abut, the public realm shall be extended into the site in the form of a new street(s) and/or common open space(s).

Figure 2.06.1: Example of Design Sites on a Development Site

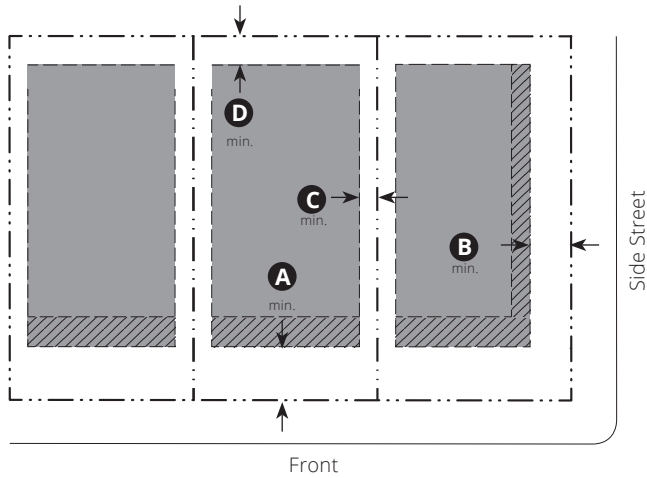


2.07 T3 Neighborhood (T3N)



General note: The illustration above is intended to provide a graphic representation of the zone and is descriptive in nature.

A. Intent		B. Sub-Zone(s)
A predominantly single-family neighborhood environment with driveways accessed from the street, integrating compatible housing types such as houses, cottage courts and duplexes.	House-Scale Buildings	None
	Detached Buildings	
	Up to 2.5 Stories	
	Medium-to-Large Front Setbacks	
	Small-to-Large Building Footprints	
	Porch, Dooryard, Stoop, and Forecourt Building Entry Types	

**Key**

- Design Site/Lot Line
- Setback Line
- Buildable Area
- Façade Zone

C. Building Placement**Building Setback****Main Building**

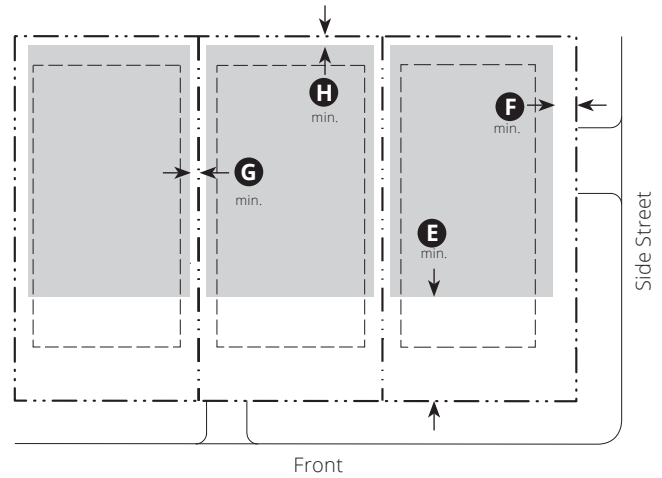
Front (Façade Zone)	20' min.; 30' max.	A
Side Street (Façade Zone)	15' min.; 20' max.	B
Side	5' min.	C
Rear	10' min.	D

Accessory Building

Front	15' min. behind main building front façade
Side Street	20' min.
Side	4' min.
Rear	4' min.

Façade Zone Buildout

Front	40% min.
Side Street	25% min.

**Key**

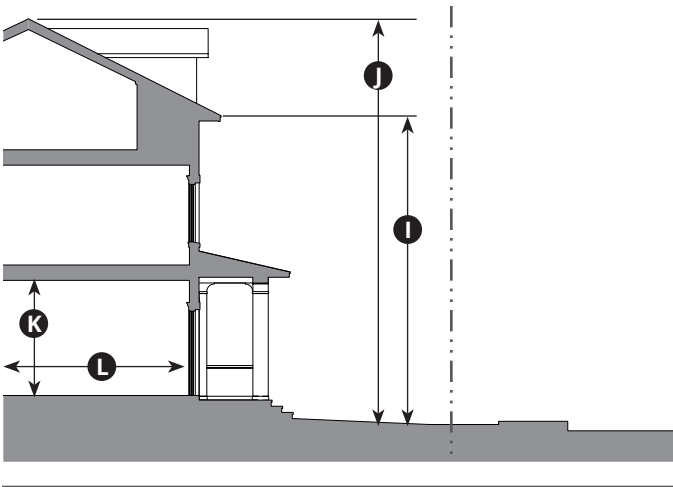
- Design Site/Lot Line
- Building Setback Line
- Parking Area

D. Parking Placement**Parking Setback**

Front	45' min.	E
Side Street	8' min.	F
Side	2' min.	G
Rear	2' min.	H

Required Spaces**Residential Uses (Vehicular)**

Studio or 1 Bedroom	1 min. per unit
2 or more Bedrooms	3 max. per unit



Key

---- Design Site/Lot Line

E. Building Form			
Building Height			
Main Building			
Stories	2.5 stories max.		
To Eave/Top Plate	25' max.		I
Overall	35' max.		J
Accessory Building			
Stories	2 stories max.		
To Eave/Top Plate	25' max.		
Overall	35' max.		
Ground Floor			
Floor-to-Floor Height			
Residential	10' min.		K
Habitable Space (Depth from Front Façade)			
Residential	25' min.		L

F. Building Types	
Allowed Building Types	Standards
House	Section 4.04
Duplex	Section 4.05
Cottage Court	Section 4.06
Accessory Dwelling Unit (ADU)	Section 4.14

G. Building Entry Types	
Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06
Forecourt	Section 5.07

2.08 T4 Neighborhood (T4N)



General note: The illustration above is intended to provide a graphic representation of the Zone and is descriptive in nature.

A. Intent

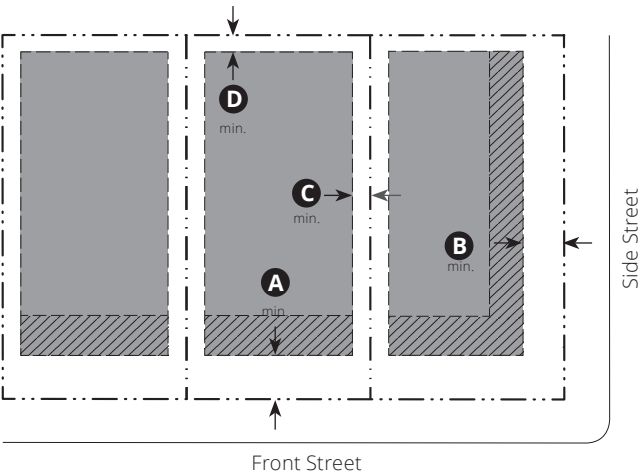
A predominantly residential neighborhood environment integrating single-family residences with appropriate multi-family housing types such as duplexes, fourplexes, and townhouses within walking distance of Downtown and neighborhood-serving commercial areas.

The Open Sub-Zone features similar built form, but allows additional building and building entry types appropriate for home occupations, business and professional offices.

House-Scale Buildings
 Block-Scale Buildings (Sub-Zone)
 Detached Buildings
 Attached Buildings (Sub-Zone)
 Up to 3 Stories
 Medium Front Setbacks
 Small-to-Large Building Footprints
 Porch, Dooryard, Stoop, and Forecourt
 Building Entry Types (and Shopfront, Terrace and Gallery in Open Sub-Zone only)

B. Sub-Zone(s)

T4N-Open



- Key**
- Design Site/Lot Line
 - Setback Line
 - Buildable Area
 - Façade Zone

C. Building Placement

Building Setback

Main Building

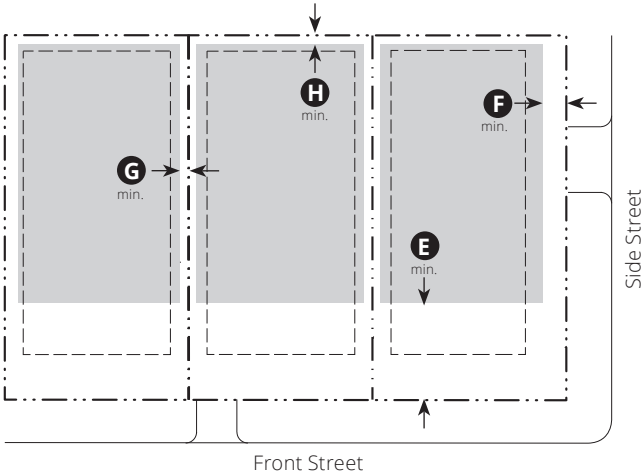
Front (Façade Zone)	15' min.; 30' max.	A
Side Street (Façade Zone)	15' min.; 25' max.	B
Side	5' min.	C
Rear	5' min.	D

Accessory Building

Front	15' min. behind main building front façade
Side Street	10' min.
Side	4' min.
Rear	4' min.

Façade Zone Buildout

Front	50% min.
Side Street	25% min.



- Key**
- Design Site/Lot Line
 - Building Setback Line
 - Parking Area

D. Parking Placement

Parking Setback

Front	40' min.	E
Side Street	8' min.	F
Side	2' min.	G
Rear	2' min.	H

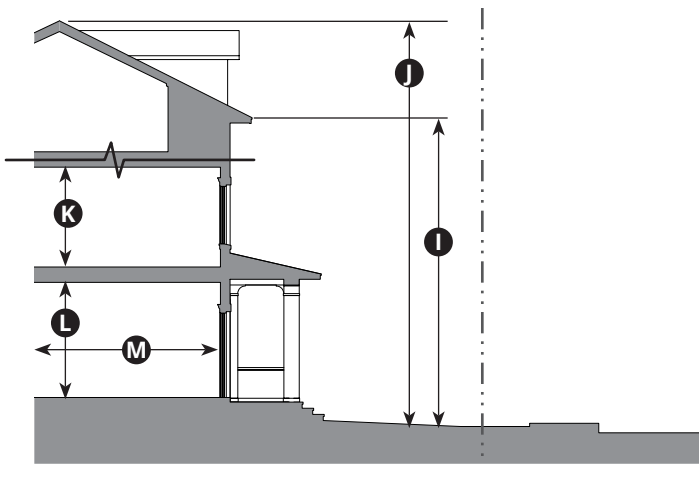
Required Spaces

Residential Uses (Vehicular)

Studio or 1 Bedroom	0.5 min. per unit
2 or more Bedrooms	2 max. per unit

Non-residential Uses (Vehicular)

≤ 5,000 sf	2 min.
> 5,000 sf	3.5 max. per 1,000 sf

**Key**

--- Design Site/Lot Line

—|— Building Break

E. Building Form**Height****Main Building**

Stories	3 stories max.	
To Eave/Top Plate	35' max.	I
Overall	50' max.	J

Accessory Building

Stories	2 stories max.	
To Eave/Top Plate	25' max.	
Overall	35' max.	

Ground Floor**Floor to Floor Height**

Residential	10' min.	K
Non-residential	12' min.	L

Habitable Space (Depth from Front Façade) M

Residential	25' min.	
Non-residential	25' min.	

F. Building Type

Allowed Building Types	Standards
House	Section 4.04
Duplex	Section 4.05
Cottage Court	Section 4.06
Multiplex Small	Section 4.07
Townhouse Small	Section 4.09
Courtyard Building Small	Section 4.11
Main Street Building ¹	Section 4.13
Accessory Dwelling Unit	Section 4.14

¹ Building type allowed in Open Sub-Zone only.**G. Building Entry Types**

Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06
Forecourt	Section 5.07
Shopfront ²	Section 5.10
Terrace ²	Section 5.11
Gallery ²	Section 5.12

² Building entry type allowed in Open Sub-Zone only.

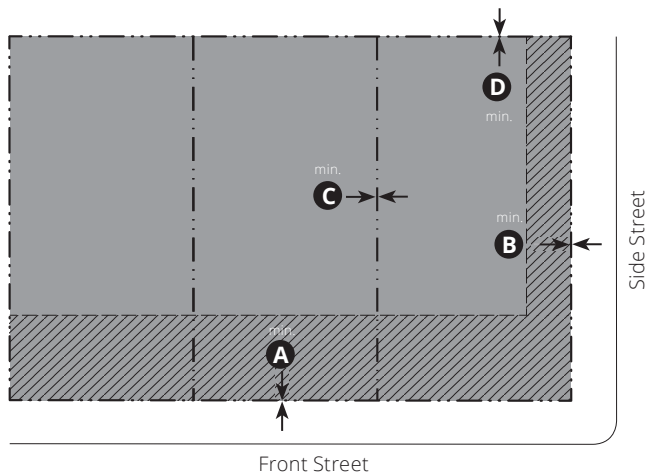
2.09 T4 Maker (T4M)



General note: The illustration above is intended to provide a graphic representation of the Zone and is descriptive in nature.

A. Intent	
Neighborhood environment that integrates residential development with space for manufacturing and industrial uses exhibiting no or very low nuisance characteristics, such as small-scale manufacturing, fabrication, packaging, storage, and equipment repair.	Primarily Block-Scale Buildings
	Detached and Attached Buildings
	Up to 4 Stories
	Small Front Setbacks
	Large Building Footprints
	Dooryard, Stoop, Common Entry, Forecourt, Maker Shopfront, and Terrace Building Entry Types

B. Sub-Zone(s)
None

**Key**

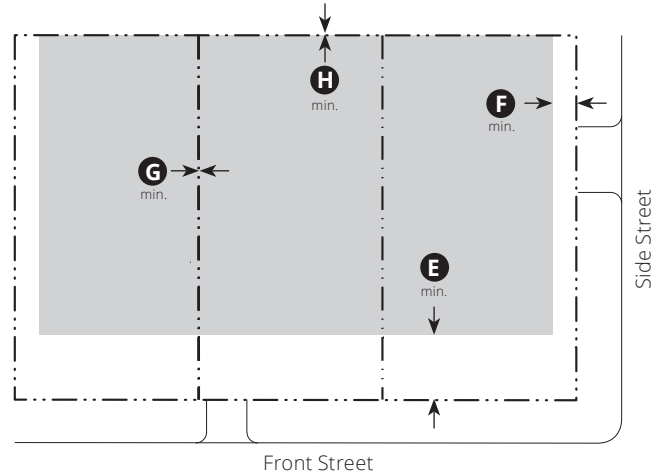
- Design Site/ Lot Line
- Building Setback Line
- Buildable Area
- Façade Zone

C. Building Placement**Building Setback****Main Building**

Front (Façade Zone)	0' min. ¹ ; 50' max.	A
Side Street (Façade Zone)	0' min. ¹ ; 20' max.	B
Side	0' min. ¹	C
Rear	0' min. ¹	D

Façade Zone Buildout

Front	40% min.
Side Street	40% min.

¹ 10' min. where adjacent to T3N or T4N.**Key**

- Design Site/Lot Line
- Building Setback Line
- Parking Area

D. Parking Placement**Parking Setback**

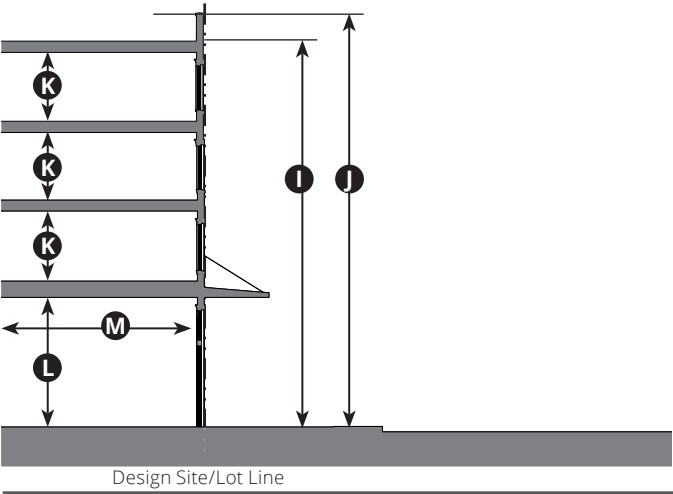
Front	30' min.	E
Side Street	8' min.	F
Side	0' min.	G
Rear	0' min.	H

Required Spaces**Residential Uses (Vehicular)**

Studio or 1 Bedroom	1 min. per unit
2 or more Bedrooms	2 max. per unit

Non-residential Uses (Vehicular)

≤ 5,000 sf	2 min.
> 5,000 sf	5 max./1,000 sf



Key

--- Design Site/Lot Line

E. Building Form		
Building Height		
Main Building		
Stories	4 stories max.	
To Eave/Top Plate	45' max.	I
Overall	55' max.	J
Ground Floor		
Floor- to-Floor Height		
Residential	10' min.	K
Non-residential	12' min.	L
Habitable Space (Depth from Front Façade)		
Residential	20' min.	M
Non-residential	30' min.	

F. Building Type	
Allowed Building Types	Standards
Multiplex Small	Section 4.07
Multiplex Large	Section 4.08
Townhouse Large	Section 4.10
Courtyard Building Large	Section 4.12
Main Street Building	Section 4.13

G. Building Entry Type	
Allowed Building Entry Types	Standards
Dooryard	Section 5.05
Stoop	Section 5.06
Forecourt	Section 5.07
Common Entry	Section 5.08
Maker Shopfront	Section 5.09
Terrace	Section 5.11

2.10 T4 Main Street (T4MS)



General note: The illustration above is intended to provide a graphic representation of the Zone and is descriptive in nature.

A. Intent

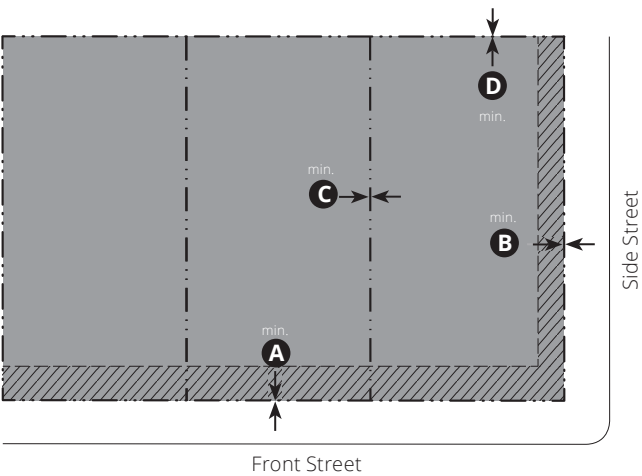
A vibrant, walkable urban downtown blocks providing locally and regionally serving commercial, retail, and entertainment uses, civic and public uses, as well as a variety of urban housing choices and offices on upper stories and side streets.

The Open Sub-Zone features similar built form, but allows more flexibility in building types, setbacks, spacing, and off-street parking due to its location further from the downtown core.

Primarily Block-Scale Buildings
 Detached and Attached Buildings
 Up to 4 Stories
 Small Front Setbacks
 Large Building Footprints
 Dooryard, Common Entry, Forecourt, Shopfront, Terrace, Gallery, and Arcade Building Entry Types

B. Sub-Zone(s)

T4MS-O



Key

- - - Design Site/ Lot Line
- - - Building Setback Line
- Buildable Area
- Façade Zone

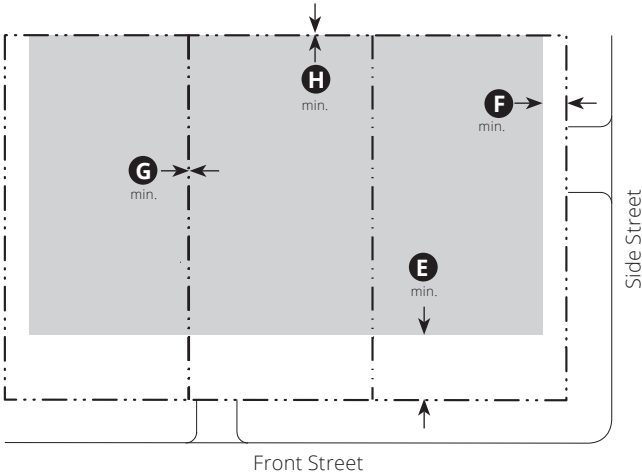
C. Building Placement		
Building Setback		
Main Building		
Front (Façade Zone)	0' min. ¹ ; 15' max.	A
Side Street (Façade Zone)	0' min. ¹ ; 10' max.	B
Side	0' min. ¹	C
Rear	0' min. ¹	D
Façade Zone Buildout		
Front	90% min. ³	
Side Street	60% min. ⁴	

¹ 10' min. when adjacent to T3N or T4N.

² 20' max. in Open Sub-Zone only.

³ 50% in Open Sub-Zone only.

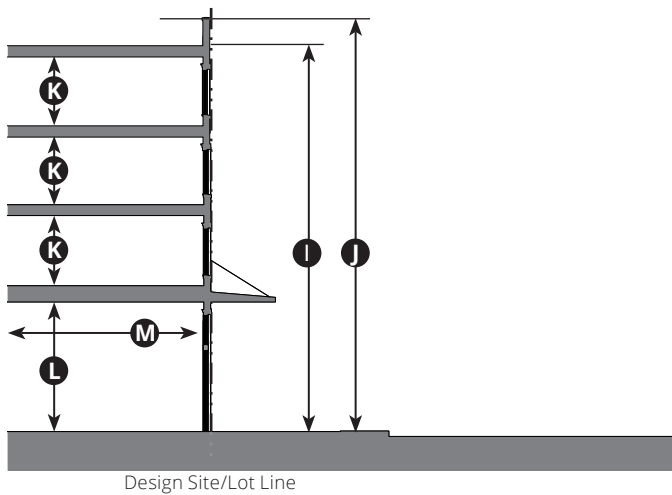
⁴ 40% in Open Sub-Zone only.



Key

- - - Design Site/Lot Line
- - - Building Setback Line
- Parking Area

D. Parking Placement		
Parking Setback		
Front	30' min.	E
Side Street	8' min.	F
Side	0' min.	G
Rear	0' min.	H
Required Spaces		
Residential Uses (Vehicular)		
Studio or 1 Bedroom	0.5 min. per unit	
2 or more Bedrooms	2 max. per unit	
Residential Uses (Bicycle)		
All Units	0.5 min. per unit; 4 max.;	
	2 min. in Open Sub-Zone	
Non-residential Uses (Vehicular)		
≤ 5,000 sf	0 min.; (2 min. in Open Sub-Zone)	
≥ 5,000 sf	1 max./1000sf; 4 max./1000 sf in Open Sub-Zone	



Key

--- Design Site/Lot Line

E. Building Form

Building Height

Main Building

Stories	4 stories max.	
To Eave/Top Plate	50' max. ⁵	I
Overall	55' max. ⁶	J

Accessory Building

Stories	2 stories max.	
To Eave/Top Plate	25' max.	
Overall	35' max.	

Ground Floor

Floor-to-Floor Height

Residential	11' min.	K
Non-residential	12' min.	L

Habitable Space (Depth from Front Façade) M

Residential	20' min.	
Non-residential	30' min.	

⁵ 75' max. for civic buildings.

⁶ 85' max. for civic buildings.

F. Building Type

Allowed Building Types	Standards
Multiplex Large	Section 4.08
Courtyard Building Large	Section 4.12
Main Street Building	Section 4.13
Accessory Dwelling Unit	Section 4.14

G. Building Entry Type

Allowed Building Entry Types	Standards
Dooryard	Section 5.06
Forecourt	Section 5.08
Common Entry	Section 5.09
Shopfront	Section 5.11
Terrace	Section 5.12
Gallery	Section 5.13
Arcade	Section 5.14

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Chapter 3 Site Design

Sections

3.01	Purpose
3.02	Landscaping
3.03	Exterior Lighting
3.04	Screening and Walls
3.05	Ground Surfaces and Paving
3.06	Parking and Vehicle Access

3.01 Purpose

This Chapter sets forth site design standards for new development to make a positive contribution to the development patterns of the area, and to not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the livability of properties adjacent to new development.

3.02 Landscaping

- A. **Landscape Plan.** A Landscape Plan, including an irrigation plan, shall be submitted with a Site Plan application for all new development in the Objective Design and Development Standards (ODDS) Zones.
 - 1. Landscape Plans, consistent with Lincoln Municipal Code (LMC) Section 15.28.060 (Landscape Plan-Required-Submittal), shall be prepared by a licensed landscape architect or licenced landscape contractor and submitted for review and approval in accordance with LMC Chapter 18.68 (Administrative Design Review)
 - 2. Landscape Plans shall demonstrate compliance with applicable standards in the ODDS, LMC Section 15.28.060 (Landscape and Irrigation Development Standards), and the California's Model Water Efficient Landscape Ordinance (MWELI).
- B. **Required Landscape Area.** Minimum five percent of the design site.
 - 1. Required landscape areas shall be provided on the ground level and be open, unenclosed, and unobstructed by structures.
 - 2. Required on-site open space shall count towards the minimum required landscape area.
 - 3. Each development site shall provide and maintain landscaping from the public sidewalk to the edge of the building along the front and side street, except where used for exit, entry, and building entries. Landscaped setback area(s) shall count toward the minimum required landscape area.
 - 4. Any landscape area measuring less than two feet in any direction shall not count towards the minimum required landscape area.

5. On-site drainage basins shall count towards the minimum required landscape area if landscaped.
 6. Landscaping for parking lots shall be in compliance with LMC Section 15.28.160 (Parking Lot Landscaping) and Section 3.06 (Parking and Vehicle Access).
- C. **Landscape Materials**
1. Landscapes may consist of any combination of living groundcovers, shrubs, vines, and trees. The use of indoor/outdoor carpeting, synthetic turf, or artificial shrubs, flowers, trees, or vines instead of living plants is prohibited.
 2. Plant materials shall be selected from low or very low water-use categories as defined by the Water Efficient Landscape Ordinance (WELO), California Department of Water Resources.
 3. Plant size and spacing shall be based on the species selected and shall be installed to achieve the intended coverage of the landscaped area within three years.
 4. Landscapes may include benches and sculptures placed within the landscaped setting.
 5. Landscape areas may include hardscape, which, if composed of pervious paver stones, gravel, sand, wood, and decomposed granite, can satisfy up to 50 percent of the required landscape area.
- D. **Existing Vegetation.** Mature on-site trees shall be preserved in compliance with LMC Section 15.28.100 (Tree Preservation and Removal).
- E. **Storm Water Management.** Landscape areas may be used for storm water Best Management Practices (BMPs) using biofiltration and retention and detention areas consistent with standards in the West Placer Stormwater Quality Design Manual.
- F. **Landscape Maintenance.** The landscaping required by this Section shall be installed and maintained as part of the development or improvement requiring the landscaping.

3.03 Exterior Lighting

- A. All exterior lighting shall be designed, located, and lamped with downward light.
1. Exterior building light fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp.
 2. Uplighting of the building façade, internally illuminated fascia, wall, roof, awning or other building parts is prohibited.
 3. Spotlighting and broadcast lighting are prohibited.
 4. All parking lot lights shall be full cutoff luminaires with the light source directed downward and away from adjacent residences.
 5. Bollard lighting is allowed to light sidewalks and other landscape features if the light is cast downward.
- B. All exterior lighting shall use lower color temperature light sources of no more than 3000 Kelvin to minimize blue light emissions.
- C. Lighting for parking lots shall be in compliance with LMC Section 18.44.330 (Lighting).

3.04 Screening and Walls

- A. **Height.** All fences, walls, and landscaping shall be in compliance with the maximum height limits in Table 3.04.A (Screening and Wall Height). Screening within any building setback area shall not exceed a height that blocks the line of sight between any point at the front entrance measured five feet above the finished floor and any point measured five feet above the sidewalk.

Table 3.04.A: Screening and Wall Height

Screening Type	Front	Side Street	Side	Rear
Fence	3.5' max.	3.5' max.	6' max.	6' max.
Free Standing Wall, including retaining walls	3.5' max.	3.5' max.	6' max.	6' max.
Landscaping, excluding trees	3.5' max.	3.5' max.	No max.	No max.

- C. **Temporary Fencing.** Temporary fencing may be used to provide security for construction sites, or vacant structures and land, which cannot otherwise be secured. All temporary fencing shall comply with the following standards:
1. Must be green mesh, wood, or chain link with vine planting;
 2. Must not exceed six feet in height;
 3. Must not include signage, banners, or graffiti; and/or
 4. Must be removed when use is no longer required.
- D. **Fire Safety.** All new construction and site development, including access roads and driveways are subject to the following State requirements:
1. California Code of Regulations (CCR) Title 14 Minimum Fire Safe Regulations.
 2. California Fire Code (CFC) Chapter 49 Defensible Space.
 3. California Fire Code (CBC) Chapter 7A Building materials, systems and assemblies.
- E. **Retaining Walls**
1. Retaining walls, including any open fences on top of the retaining wall, shall be in compliance with the height limits in Table 3.04.A (Screening and Wall Height).
 2. Retaining walls greater than three feet in height within a building setback area shall include a planter on the cut side that is at least two feet in depth, as measured perpendicular to the retaining wall.
 3. Retaining walls over 50 feet in length shall include buttress or pilasters spaced at least six feet apart, for the full length of the wall.
 4. Multiple terraced retaining walls shall have a minimum horizontal distance between them that is at least equal to the average height of the vertical walls and shall include landscape in the entire horizontal area between retaining walls in compliance with Section 3.02 (Landscaping).
- F. **Screen and Wall Materials**
1. **Allowed Materials.** Solid metal, wrought iron, wood fence, stucco wall with same finish as the building wall, and sandstone.
 2. **Prohibited Materials.** Chain-link, vinyl, barbed wire, razor wire, unfinished concrete block, hollow tubular steel, plastic, railroad ties, faux materials, such as manufactured stone, and electric fences.
- G. **Landscape Screening.** Landscaping used for screening shall be installed in compliance with Section 3.02 (Landscaping).

- H. **Screening Mechanical Equipment.** Screening shall be provided for all new or relocated ground- or roof-mounted equipment that is visible from the public realm.
 - 1. **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
 - a. New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new roof-mounted equipment to be located on the roof of the building; or
 - b. For existing buildings with no parapet, or a parapet that is less than two feet in height, rooftop-mounted equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment.
 - 2. **Wall- and Ground-Mounted Equipment**
 - a. Equipment and screening shall be located in compliance with Table 2.05.A (Allowed Encroachments).
 - b. All screen devices shall be as high as the highest point of the equipment being screened.
 - 3. **Exempt from Screening.** The following mechanical equipment is exempt from screening:
 - a. Free-standing or roof-mounted solar energy systems; and
 - b. EV charging equipment.
- I. **Trash Enclosures**
 - 1. Trash enclosures shall not be located in any of the following:
 - a. Required setback;
 - b. Between the building and the street;
 - c. In any open yard;
 - d. Within any Building Entry Type; or
 - e. In any parking space.
 - 2. Trash enclosures shall be located at least five feet from combustible walls, openings or roof eaves unless the enclosure(s) is protected by an approved automatic fire sprinkler system.
 - 3. Trash enclosures shall be located within:
 - a. 250 feet of the commercial building(s) being served; and
 - b. 150 feet of the residential building(s) being served.
 - 4. The floor of the trash enclosure shall be a flat, level concrete surface.
 - 5. Trash enclosure walls shall be at least seven feet tall for dumpsters, and at least five feet tall for carts.
 - 6. Gates are required to provide access and screening of trash enclosure areas.
 - a. Two gates are required for dumpster enclosures. One for the building occupants to use, and a large, industrial gate for the haulers to bring out the containers. The large gate must span the entire width of the enclosure.
 - b. Enclosures for carts shall only have one gate. Gate posts are required between containers.
 - c. If a gate is on or near the line of any street, the gate must swing inward from any street to not obstruct the street, or sidewalk. The gate shall include a spring, or equivalent, to make such gate self-closing.
 - d. An accessible latch on the gate is required. If there is no gate, the opening must not be visible from a street, or parking lot. The pedestrian gate must be 36 inches wide, with a 32 inch clearance of all hardware.

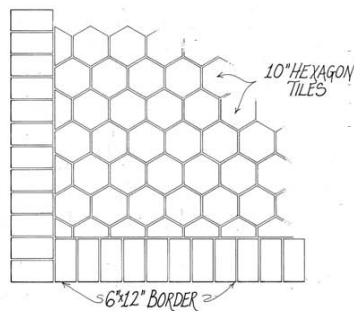
7. Components of city trash enclosures:
 - a. Twenty-foot enclosures shall hold three bins each six-feet in length.
 - b. An organics toter is required if food waste is part of the trash enclosure. Each toter shall hold at least 35 gallons.
 - c. Where tallow bins are needed for the storage of grease, the trash enclosure shall provide a five-foot area for the tallow bin.

3.05 Ground Surfaces and Paving

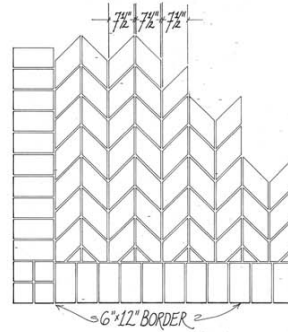
- A. All hardscaped surfaces used for non-vehicular access and circulation, including forecourts and pedestrian pathways, shall be articulated with pavers arranged in geometric patterns set forth in Table 3.05.A (Allowed Brick and Tile Floor Patterns).
- B. Pavers shall be made of brick, stone, colored and textured concrete, terra-cotta tile, or buff colored permeable pavers.
- C. Public improvements shall comply with the City's Public Facilities Improvement Standards.

Table 3.05.A: Allowed Brick and Tile Floor Patterns

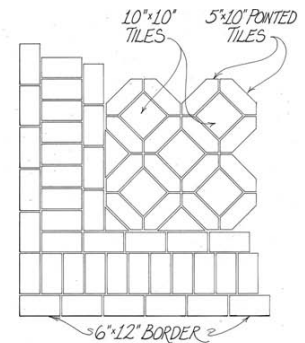
Pattern 1



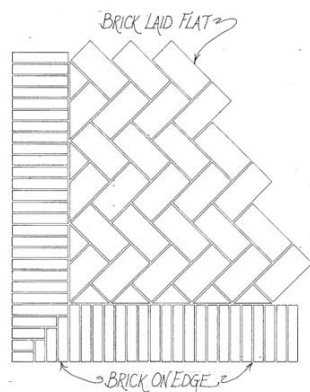
Pattern 2



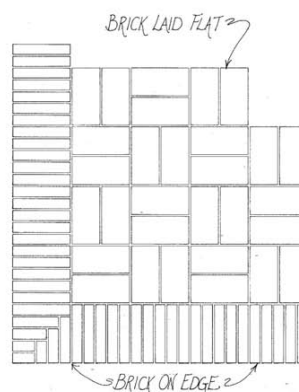
Pattern 3



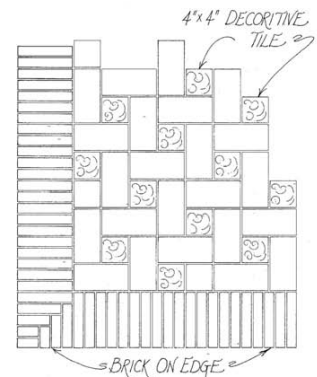
Pattern 4



Pattern 5



Pattern 6



3.06 Parking and Vehicle Access

- A. **Number of Vehicle Parking Spaces Required.** The number of required on-site parking in all Zones shall be in compliance with Item D (Parking Placement) of the Zone and the following
 1. **Handicapped parking spaces.** Handicapped parking spaces shall be provided in compliance with LMC Section 18.44.250 (Handicapped Spaces).
 2. **Required Number of Parking Spaces.** When calculating the required number of parking spaces, numbers shall be rounded to the closest whole number.
 3. **Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures.** If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.
- B. **Parking Location.** The location of required on-site parking in all Zones shall be in compliance with Item D (Parking Placement) of the Zone and the following:
 1. Parking lots with 20 or fewer spaces shall have all on-site parking areas separated at least five feet from buildings in order to provide a pedestrian pathway between the building and parking area;
 2. Parking lots with more than 20 spaces shall have all on-site parking areas separated at least 10 feet from buildings in order to provide a pedestrian pathway and landscaping between the building and the parking area; and
 3. This separation may be eliminated at the rear of buildings in areas designated for unloading and loading of materials.
- C. **Vehicle Access**
 1. **Parking Access**
 - a. All on-site parking facilities shall be designed with direct vehicular access to a street.
 - b. Parking spaces in any parking lot or parking structure shall not be designed or located so as to allow a vehicle to enter or exit a parking space directly from a public street.
 - c. Ingress to and egress from parking spaces shall be from an on-site aisle or driveway.
 2. **Driveways**
 - a. **Driveway Access**
 - (1) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and
 - (2) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.
 - b. Driveways shall extend to and include the area between the lot line and the edge of the street pavement.
- D. **Size of Parking Lot.** Parking lots larger than one-quarter of an acre in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.
- E. **Parking Design**
 1. The design and layout of parking spaces shall be in compliance with LMC Section 18.44.240 (Dimensions and Layout of Spaces).
 2. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

3. Materials

- a. All on-site parking areas and driveways shall be maintained in compliance with the LMC Article II (Development and Maintenance of Parking, Loading and Similar Outdoor Areas).
- b. The use of pervious or semi-pervious parking area surfacing materials, include, but are not limited to "grasscrete," or recycled materials including, but not limited to glass, rubber, used asphalt, brick, block and concrete, is allowed. Where possible, such materials should be used in areas in proximity to and in combination with on-site stormwater control devices.

4. Screening of Parking Areas

- a. Parking and loading areas shall be screened from adjacent residential zones by a wall, fence, or evergreen, in compliance Section 3.04 (Screening and Walls).

5. Landscaping of Parking Areas. The landscaping of surface parking areas shall be in compliance with Table 3.06.A (Parking Lot Landscaping) and LMC Section 15.28.160 (Parking Lot Landscaping).

- a. For the portion of a parking area over which photo-voltaic solar collectors are installed where they also function as shade structures, the minimum standard for trees shall be waived, and shrubs and ground covers shall be planted for every eight parking spaces.

Table 3.06.A: Parking Lot Landscaping

Parking Spaces	Required Landscaping
6 or fewer	5' min. wide planter between every 5 spaces, property line, building(s).
7 to 15	4%; 5' min. wide planter between every 5 spaces, property line, building(s).
13 to 30	8%; 5' min. wide planter between every 5 spaces, property line, building(s).
Required Shade Trees	
Amount	1 tree per 2,700 sf of gross lot area, minus building coverage (footprint).
Can Size	15 gallon
Box Size	20% shall at least be 24" minimum.
Caliper	1" min.
Height at Installation	6-8" min.
Characteristics	High branching, broad headed, shading form.
Location	Shall be evenly spaced throughout parking lot to provide uniform shade.
Required Border	6" high curb or equivalent.
Border and Stormwater	Curb shall include breaks every 4" to provide drainage to retention and filtration areas.
Tree Well Size ¹	5' min. in any direction.
Car Overhangs	Shall be prevented by stops.

¹Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

F. Shared Parking

1. **Shared On-Site Parking.** Sharing of parking between different land uses and developments is allowed.
2. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:
 - a. Monday through Friday, 8 AM to 5 PM; or
 - b. Monday through Friday, 5 PM to 11 PM and all day on Saturdays and Sunday.

3. Owners and operators of these shared parking spaces may charge a fee for use of these spaces.
4. Development sites with rear vehicular access shall maintain that access.
5. Corner site access shall be from the side street.

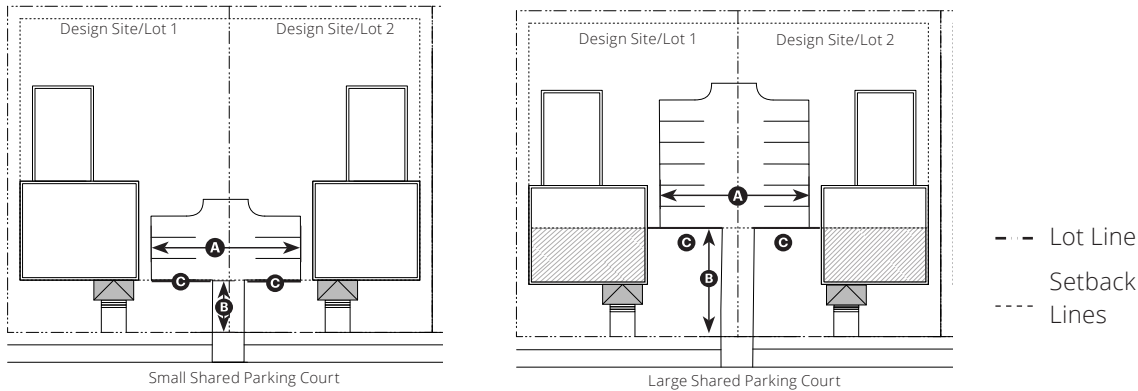
G. **Larger Vehicle Parking and Storage**

1. **Large Vehicles.** Trucks, tractors or tractor-trailers having a capacity of more than a one-and-one-half-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural or transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored in any Zone for purposes other than unloading, loading or delivery services.
2. **Exemptions.** Automobiles, small trucks, vans, vehicle trailers allowed in conjunction with an approved home occupation (one per home occupation), and recreational vehicles, utilized for personal or business use, are excluded from the provisions of this Subsection.
3. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses, but without current plates or inoperable, shall be only parked within completely enclosed buildings as per LMC Section 18.45.070 (Facilitation of Use).
4. **Cargo or Freight Container.** Portable cargo or freight storage containers in any Zone for purposes of loading or unloading, may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.
5. **Commercial Auto Repairs.** New businesses offering commercial repair service and/or restoration of vehicles are not allowed.

H. **Parking Techniques.** The parking techniques included in this Section may be applied individually or in combination in compliance with Item D (Parking Placement) of the Zone.

1. **Surface Parking.** Surface parking, covered or uncovered, is prohibited between the main building and front, side street, or common open space, with the exception of a shared parking court in compliance with Item 5 (Shared Parking Court) below.
2. **Garages, including Tuck-Under Parking.** The opening to garages, including tuck-under parking, shall not be publicly visible along the front, side street, or common open space.
3. **Structured Parking**
 - a. Any portion of a parking facility exceeding eight feet in length that is within 15 feet of the building façade along the front, side street, or common open space, including individual garages and carports, shall be designed with the allowed materials of the main building in compliance with Section 6.08 (Exterior Finishes and Materials).
 - b. Openings for ventilation shall be designed in compliance with Section 6.05 (Façade Composition).
 - c. Stacked and tandem parking is allowed in within podium and subterranean parking structures.
4. **Tandem Parking.** Tandem parking is allowed in all Zones for all uses.
5. **Shared Parking Court.** Shared parking courts are allowed across lots between main buildings and accessed from the front or side street.

Figure 3.06.1: Shared Parking Court



Required Ground Floor Habitable Space. See Subsection F (Building Form) of the Zone

A	Maximum Width of the Shared Parking Court, measured parallel to the adjacent street/ROW: 65'	
B	Minimum Shared Parking Court Setback:	
	Small Shared Parking Court (6 or fewer spaces)	10' min.
	Large Shared Parking Court (7 spaces or more)	Behind required ground floor habitable space
C	A landscaped buffer with a minimum inside width of 5 feet and a fence or hedge 42 inches in height shall be provided along the front property line for the length of the shared parking court not closer than the required minimum building setback	

I. Traffic-Minimizing Parking Techniques

1. Carshare Parking Spaces

- a. Parking spaces for carshare, including rideshare, shall be provided in the amounts specified in Table 3.060.B (Required Carshare Parking Spaces) .

Table 3.06.B: Required Carshare Parking Spaces

Use	Carshare Parking Spaces Required
Residential	
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Non-Residential	
≤ 10,000 sf	None
> 10,000 sf	1/10,000 sf

- b. The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:
- (a) On the lot; or
- (b) On another off-street site within 800 feet of the lot.
- c. Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

- d. Prior to City approval of the first Building or Site Permit for a building subject to the carshare standard, the property owner shall record a Notice of Special Restriction identifying the minimum number and location of the required carshare parking spaces. The Notice shall describe the obligations of this Subsection and shall be in a form approved by the City.
 - e. Carshare spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.
2. **Carpool Spaces.** Carpool parking spaces shall be provided in the amounts specified in Table 3.06.C (Required Carpool Parking Spaces).

Table 3.06.C: Required Carpool Parking Spaces	
Use	Carpool Parking Spaces Required
Office/Research & Development	
≤ 10 parking spaces	None
> 10 parking spaces	10% of the total number of spaces
All other uses	None

3. **Parking Costs Unbundled from the Cost of Other Goods and Services**
- a. **Residential Uses in ODDS Zones.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.
 - b. **Exception.** Developments which include financing for affordable housing with requirements that costs for parking and housing be bundled together are exempt from this standard.
 - c. **Non-Residential Uses.** All off-street parking spaces accessory to non-residential uses shall be leased or sold separately from the rental or purchase fees for non-residential building space for the life of the building, such that potential renters or buyers have the option of renting or buying building space at a lower price.
 - d. **Exception.** Off-street parking spaces accessory to retail uses are not required to be leased or sold separately from retail space and may be offered to shoppers and other visitors free of charge for stays of up to two hours.
- J. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with the City's standards.

Chapter 4 Building Types

Sections

4.01	Purpose and Applicability
4.02	Building Types Overview
4.03	General Building Type Requirements
4.04	House
4.05	Duplex
4.06	Cottage Court
4.07	Multiplex Small
4.08	Multiplex Large
4.09	Townhouse Small
4.10	Townhouse Large
4.11	Courtyard Building Small
4.12	Courtyard Building Large
4.13	Main Street Building
4.14	Accessory Dwelling Unit (ADU)

4.01 Purpose and Applicability

This Chapter sets forth standards for the development of individual building types to achieve the intended physical character of each Zone, housing choices, affordable housing opportunities, and incubating small businesses as amenities within walkable neighborhoods.

4.02 Building Types Overview

- A. Building types are categorized into two groups: House-Scale buildings and Block-Scale buildings. House-Scale buildings are those that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet overall. Block-Scale buildings are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
- B. Each lot or design site shall have only one primary building type, except as follows:
 - 1. The Cottage Court (Section 4.06) may consist of up to nine individual cottages;
 - 2. The Courtyard Building, Small and Large, (Section 4.11 and 4.12) may consist of up to two buildings; and
 - 3. More than one building type is allowed on a parcel that identifies proposed multiple lot lines that meet the standards of this Section. See Figure 2.06.1 (Example of Design Sites on a Development Site).

4.03 General Building Type Requirements

The names of the building types are not intended to limit uses within a building type. For example, a House may have non-residential uses within it, including, but not limited to a restaurant or office, as allowed by the Zone.

4.04 House



Two-story House with a gable roof and projecting porch.



Two-story House with engaged porch.



Example of House with front stoop.

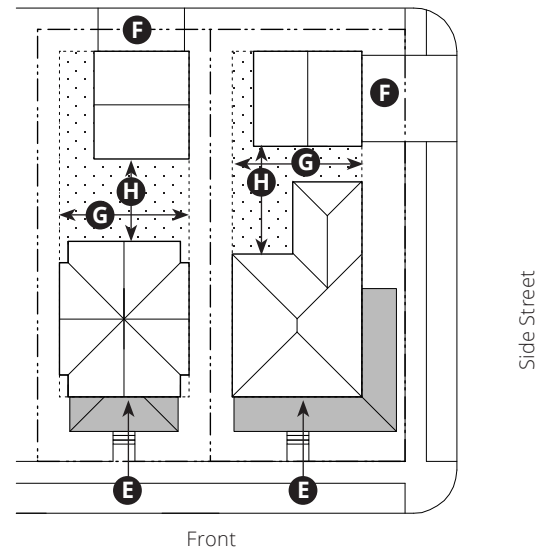
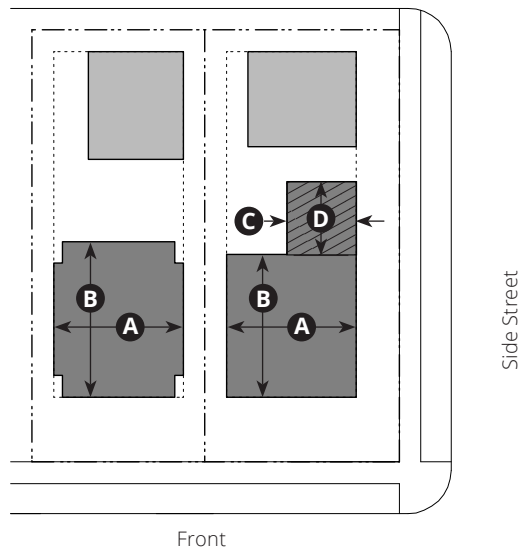
A. Description

A small-to-medium-sized detached building with one unit, small-to-medium setbacks, a rear yard, and located within a low-intensity walkable neighborhood.

B. Number of Units

Units per Building	1 max.
Buildings per Lot	1 max.

General Note: Photos on this page are illustrative, not regulatory.

**Key**

---- Design Site/Lot Line	■ Accessory Unit
----- Setback Line	▨ Wing(s)
■ Building	

C. Building Size and Massing

Height	T3N	T4N
Max. Number of Stories	2.5	3
Main Body		
Width	35' max.	(A)
Depth	35' max.	(B)
Secondary Wing(s)¹		
Width	15' max.	(C)
Depth	20' max.	(D)

¹ Limited to 10' less height to the Mid-Point of Roof of the main body.

Façades on a street or private open space shall be designed in compliance with Chapter 6 (Building Articulation).

Rooftop Room allowed on uppermost roof in compliance with Section 6.10 (Roof Form).

Key

---- Design Site/Lot Line	■ Building Entry
----- Setback Line	▨ Private Open Space

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04

E. Pedestrian Access

Main Entrance Location	Front street	(E)
------------------------	--------------	-----

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone.	(F)
--	-----

G. Private Open Space

Width	15' min.	(G)
Depth	15' min.	(H)

Required private open space shall be located behind the main body of the building.

4.05 Duplex



A distinct gable roof gives variety to this Duplex.



Two-story Duplex with a projecting porch.



Example of Duplex with a projecting porch.

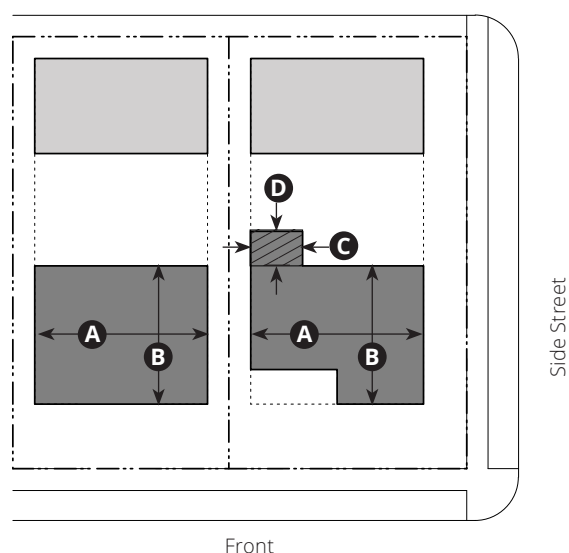
A. Description

A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two units, side by side or stacked, both facing the street and within a single-building form. This type has the appearance of a medium-to-large single-family home and is scaled to fit within lower-intensity neighborhoods.

B. Number of Units

Units per Building	2 max.
Buildings per Lot	1 max.

General Note: Photos on this page are illustrative, not regulatory.

**Key**

---- Design Site/Lot Line	■ Accessory Unit
..... Setback Line	▨ Wing(s)
■ Building	

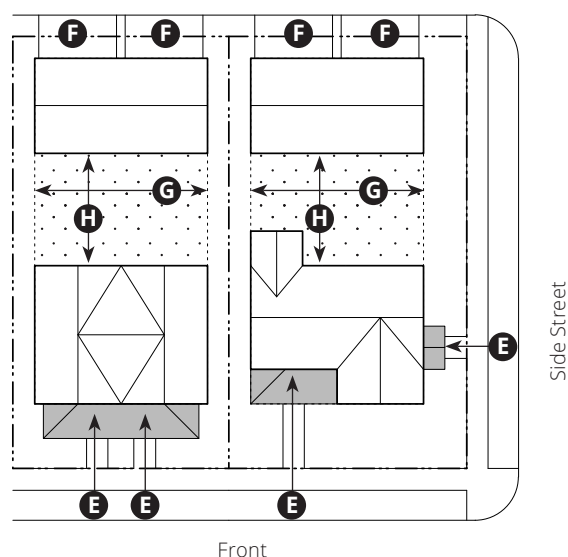
C. Building Size and Massing

Height	T3N	T4N
Max. Number of Stories	2.5	3
Main Body		
Width	48' max.	A
Depth	40' max.	B
Secondary Wing(s)¹		
Width	15' max.	C
Depth	20' max.	D

¹ Limited to 10' less height to the Mid-Point of Roof of the main body.

Façades on a street or private open space shall be designed in compliance with Chapter 6 (Building Articulation).

Half-story with dormers is allowed on uppermost roof in compliance with Section 6.10 (Roof Form).

**Key**

---- Design Site/Lot Line	■ Building Entry
..... Setback Line	▨ Private Open Space

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06

E. Pedestrian Access

Main Entrance Location	Front Street ²	E
------------------------	---------------------------	----------

² On corner lots, one unit may front the side street.

Each unit shall have an individual entry facing the street on, or within 10' of the front façade.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone.	F
--	----------

G. Private Open Space

Width	15' min.	G
Depth	15' min.	H

Required private open space shall be located behind the main body of the building.

4.06 Cottage Court



Small one-story Cottages are arranged around a well-landscaped shared open space (court), creating an intimate space.



Entries are arranged around a shared open space (court).



One-story Cottage Court with small porches along the shared open space (court).

A. Description

A group of small, detached buildings arranged to define a court that is typically perpendicular to the street. The court is shared open space and takes the place of a private rear yard, thus becoming an important community-enhancing element. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

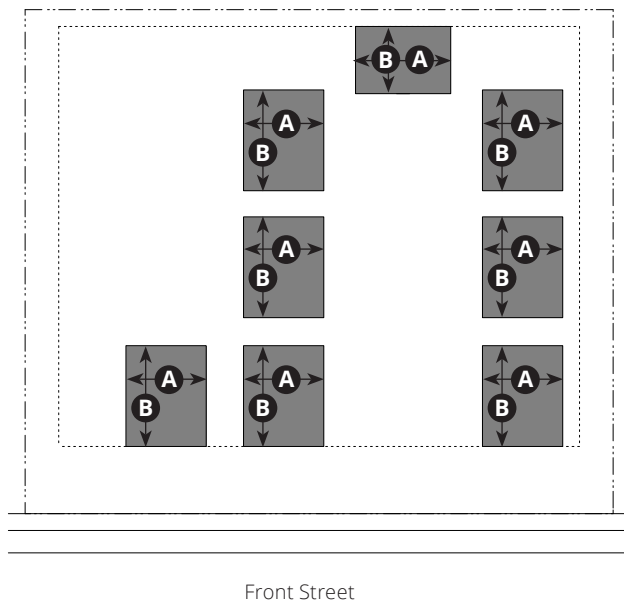
B. Number of Units

Units per Building	1 max.
Buildings per Lot	3 min.; 9 max.

Synonym: Bungalow Court

The rearmost cottage may be a Duplex.

General Note: Photos on this page are illustrative, not regulatory.

**Key**

- Design Site/Lot Line ■ Building
 Setback Line

C. Building Size and Massing

Height	T3N	T4N
Max. Number of Stories	2.5	3
Main Body		
Width	32' max.	A
Depth	24' max.	B

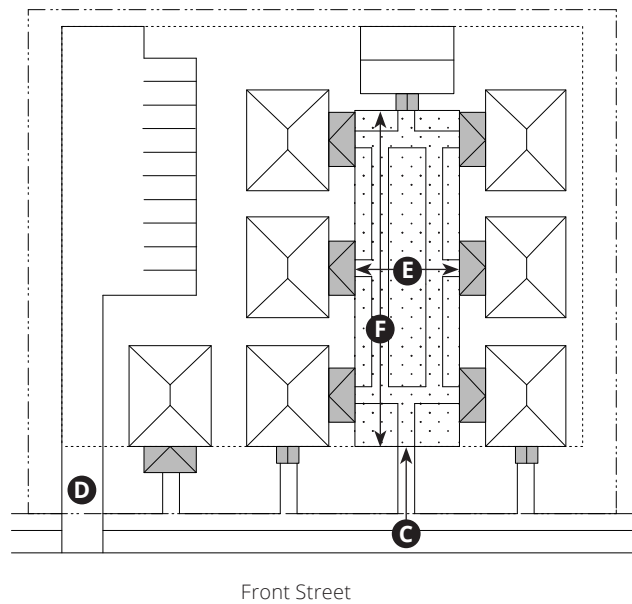
Secondary Wing(s)

Not allowed

Façades on a street or shared open space shall be designed in compliance with Chapter 6 (Building Articulation).

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Dooryard	Section 5.05
Stoop	Section 5.06

**Key**

- Design Site/Lot Line ■ Building Entry
 Setback Line □ Shared Open Space

E. Pedestrian Access

Shared open space shall be accessible from front street. **C**

Main entrance location to units from shared open space.

Units on a corner may enter from the side street.

Pedestrian connections shall link all buildings to the public ROW, shared open space, and parking areas.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone. **D**

Spaces may be individually accessible by the units and/or a common parking area located at the rear side of lot.

G. Shared Open Space (Court)

Width	20' min.	E
Depth	75' min. (3-4 units)	F
	90' min. (5-9 units)	

Shared open space may be used for stormwater management if designed as integral site element (rain garden or bioswale) and does not visually detract from the building entry of each cottage facing the shared open space.

4.07 Multiplex Small



This Multiplex Small shares a single entry off of a forecourt, allowing maximum natural light and ventilation to the four units.



Multiplex Small with a raised porch entry.



Multiplex Small with stoop entry and balcony above.

A. Description

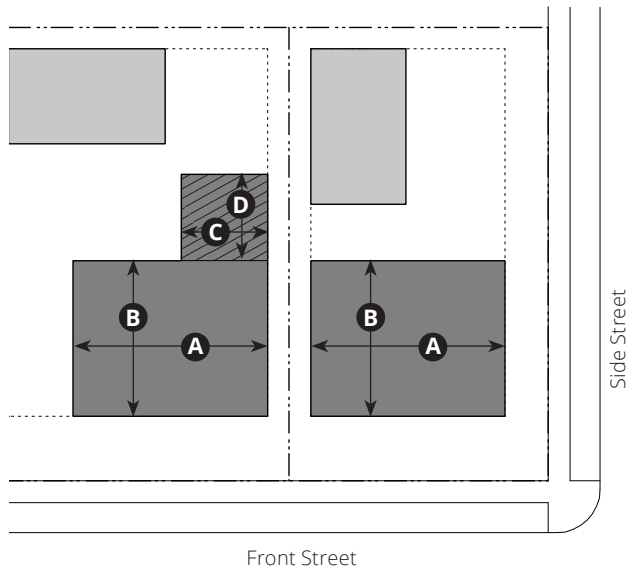
A medium-sized detached building that consists of side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized single-family house and is scaled to fit as a small portion of low- to moderate-intensity neighborhoods.

B. Number of Units

Units per Building	3 min.; 6 max.
Buildings per Lot	1 max.

Synonym: Triplex to Sixplex

General Note: Photos on this page are illustrative, not regulatory.

**Key**

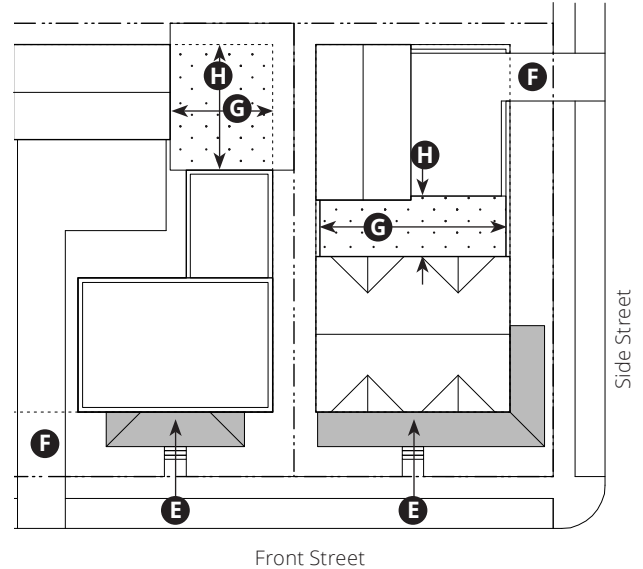
---- Design Site/Lot Line	■ Accessory Unit
----- Setback Line	▨ Wing(s)
■ Building	

C. Building Size and Massing

Height	T4N	T4M
Max. Number of Stories	3	4
Main Body		
Width	45' max.	A
Depth	45' max.	B
Secondary Wing(s)¹		
Width	20' max.	C
Depth	30' max.	D

¹ Limited to 10' less height to the Mid-Point of Roof of the main body.

Façades on a street or shared open space shall be designed in compliance with Chapter 6 (Building Articulation).

**Key**

---- Design Site/Lot Line	■ Building Entry
----- Setback Line	▨ Shared Open Space

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06

E. Pedestrian Access

Main Entrance Location	Front street	E
------------------------	--------------	----------

Each unit may have an individual entry.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone.	F
--	----------

G. Shared Open Space

Width	25' min.	G
Depth	12' min.	H

Required shared open space shall be located behind the main body of the building.

4.08 Multiplex Large



This Multiplex Large is made to read as a house, while using the corner to provide two separate entries.



Multiplex Large with a recessed stoop entry.



Multiplex Large with a projecting porch and balconies above.

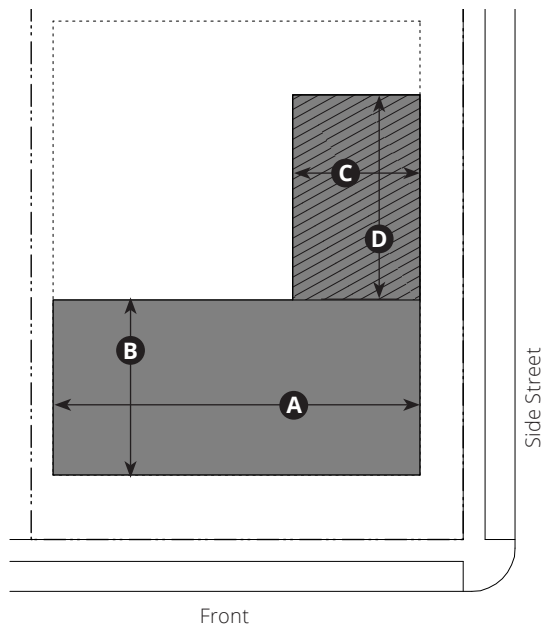
A. Description

A medium-to-large-sized detached building that consists of side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit in within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.

B. Number of Units

Units per Building	7 min.; 12 max.
Buildings per Lot	1 max.

General Note: Photos on this page are illustrative, not regulatory.

**Key**

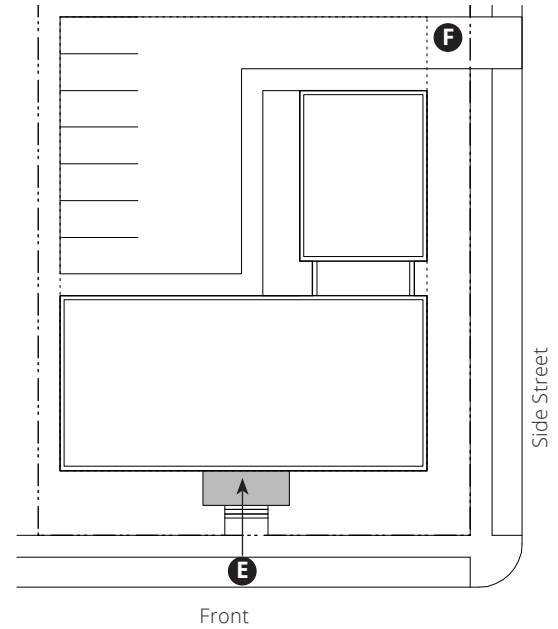
---- Design Site/Lot Line	■ Building
----- Setback Line	▨ Wing(s)

C. Building Size and Massing

Height	T4M	T4MS
Max. Number of Stories	4	4
Main Body		
Width	60' max.	A
Depth	60' max.	B
Secondary Wing(s)¹		
Width	24' max.	C
Depth	40' max.	D

¹Limited to 10' less height to the Mid-Point of Roof of the main body.

Façades on a street or shared open space shall be designed in compliance with Chapter 6 (Building Articulation).

**Key**

---- Design Site/Lot Line	■ Building Entry
----- Setback Line	

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Stoop	Section 5.06
Terrace	Section 5.11

E. Pedestrian Access

Main Entrance Location	Front street	E
------------------------	--------------	----------

Units located in the main body shall be accessed by a common entry along the front street.

On corner lots, units in a secondary wing may enter from the side street.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone. **F**

G. Shared Open Space

Shared open space is not required.

4.09 Townhouse Small



The massing of this Townhouse Small (run of five units) helps to visually break-up the façade.



Townhouse Small with four units joined under one hip roof.



Townhouse Small with minimal separation between units.

A. Description

A small-to-medium-sized building with a rear yard that consists of side-by-side units. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood main street.

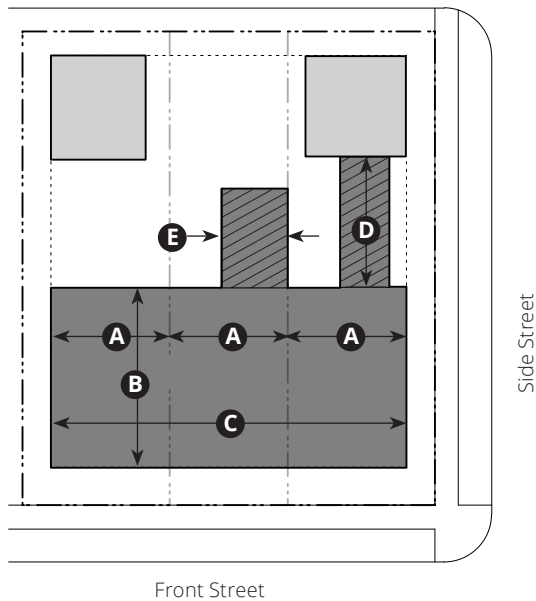
B. Number of Units

Units per Building 6 max.

Buildings per Lot 1 max.

Synonym: Rowhouse

General Note: Photos on this page are illustrative, not regulatory.

**Key**

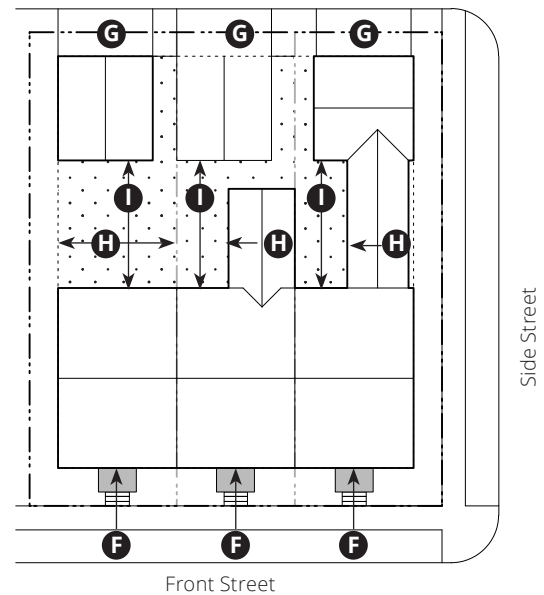
--- Design Site/Lot Line	■ Accessory Unit
----- Setback Line	▨ Wing(s)
■ Building	

C. Building Size and Massing

Height	T4N	
Max. Number of Stories	3	
Main Body		
Width per Unit	18' min.; 30' max.	A
Depth	50' max.	B
Width per Building	120' max.	C
Secondary Wing(s)¹		
Width	14' max.	D
Depth	25' max.	E

¹ Limited to 10' less height to the Mid-Point of Roof of the main body.

Façades on a street or private open space shall be designed in compliance with Chapter 6 (Building Articulation).

**Key**

--- Design Site/Lot Line	■ Building Entry
----- Setback Line	▨ Private Open Space

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06
Terrace	Section 5.11

E. Pedestrian Access

Main Entrance Location	Front Street	F
------------------------	--------------	----------

Each unit shall have an individual entry facing a street.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone.	G
--	----------

G. Private Open Space

Width	8' min.	H
Depth	8' min.	I

Required private open space shall be located behind the main body of the building.

4.10 Townhouse Large



Example of Townhouse Large with stoops.



Three-story Townhouse Large with work activity on the ground floor.



Three-story Townhouse Large.

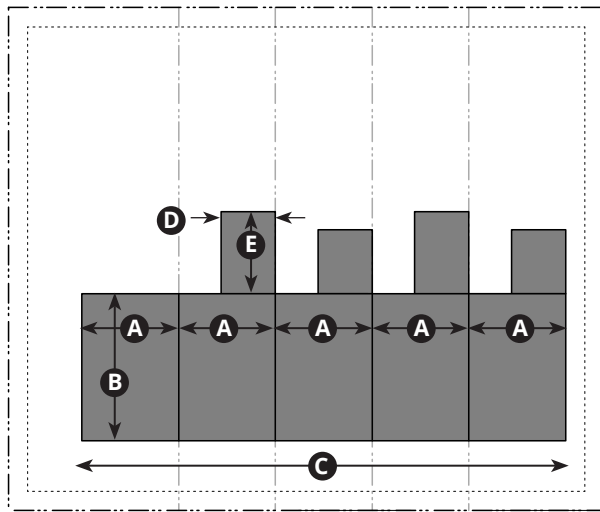
A. Description

A large-sized attached building with a rear setback. Each unit can accommodate live/work units for joint residential occupancy and work activity.

B. Number of Units

Units per Building	7 min.
Buildings per Lot	1 max.

General Note: Photos on this page are illustrative, not regulatory.



Front Street

Key

- Design Site/Lot Line
- Building Setback Line
- Building
- ▨ Wing(s)

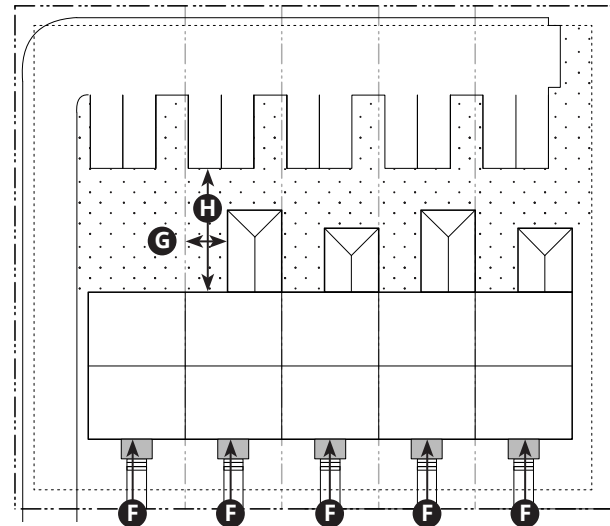
C. Building Size and Massing

Main Body	T4M	
Width per Unit	16' min.	A
Depth per Unit	65' max.	B
Width per Building	200' max.	C
Secondary Wing(s) ¹		
Width	14' max.	D
Length	25' max.	E

¹ Limited to 10' less height to the Mid-Point of Roof of the main body.

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06
Terrace	Section 5.11



Front Street

Key

- Design Site/Lot Line
- Building Setback Line
- Building Entry Type
- ▨ Private Open Space

E. Pedestrian Access

Main Entrance Location Front Street **F**

Each unit shall have an individual entry facing a street or be perpendicular to a street within an alcove facing a street.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone.

Parking may be covered, uncovered, or in a garage.

G. Private Open Space

Width	8' min.	G
Depth	8' min.	H

4.11 Courtyard Building Small



Three-story Courtyard has unique entries on ground floor and second floor; shared open space is well landscaped.



Single-story Courtyard Building.



Courtyard leads to a second courtyard with additional units, at left. General Note: Photos on this page are illustrative, not regulatory.

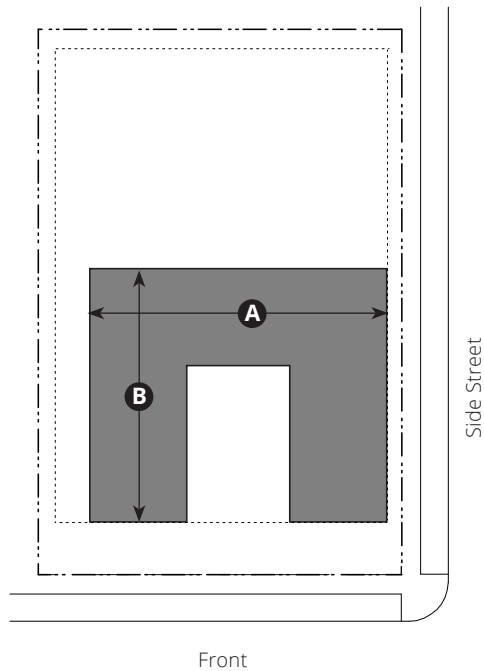
A. Description

A building comprised of multiple attached and/or stacked units, accessed from one or more shared courtyards. The shared courtyard takes the place of a rear yard. This type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-to-high intensity neighborhoods and can be applied in non-residential contexts.

B. Number of Units

Units per Building	16 max.
Buildings per Lot	2 max.

Synonym: Courtyard Apartment Small

**Key**

- Design Site/Lot Line ■ Building
 Building Setback Line

C. Building Size and Massing

Height	T4N	
Max. Number of Stories	3	
Main Body		
Width	100' max.	A
Depth	100' max.	B
Secondary Wing(s)		
Not Allowed		

Façades on a street or shared open space shall be designed in compliance with Chapter 6 (Building Articulation).

Half-story dormer is allowed on uppermost roof in compliance with Section 6.10 (Roof Form).

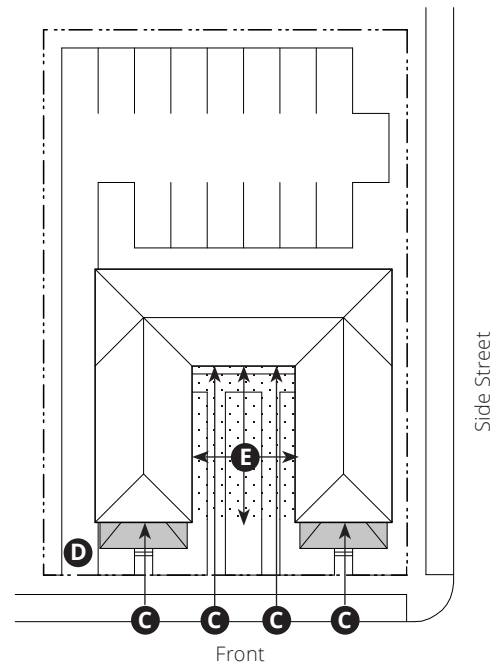
D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Stoop	Section 5.06
Terrace	Section 5.11

E. Pedestrian Access

Main Entrance Location Courtyard or Street **C**

The main entry of ground floor units shall be directly off of a shared open space or street, whichever is closer.

**Key**

- Design Site/Lot Line ■ Building Entry Type
 Building Setback Line □ Shared Open Space

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone. **D**

G. Shared Open Space (Courtyard)

Main Body Height ¹	Size (min./max.)	E
1-2.5 Stories	20'-40' by 20'-85'	
3 Stories	25'-50' by 30'-105'	

¹ Height measured at the highest story along the shared open space.

Shared open space shall be accessible from the front street.

Multiple shared open spaces are required to be connected via a passage through or between buildings.

Building shall define at least two walls of a shared open space.

Shared open space may be used for stormwater management if designed as integral site element (rain garden or bioswale) and does not visually detract from the building entry of each building facing the shared open space.

Side(s) of the shared open space not defined by building shall be defined by 2'-6" to 6' tall wall with entry gate/door.

4.12 Courtyard Building Large



Example of a Courtyard Building Large organized around a shared open space.



Three-story Courtyard Building Large.



Four-story Courtyard Building Large.

A. Description

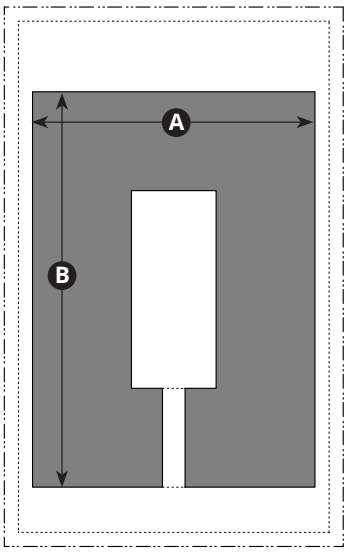
A detached or attached building that consists of stacked units, accessed from one or more shared courtyards. The type is typically integrated into moderate-to-high-intensity neighborhoods and on streets with a nonresidential ground floor.

B. Number of Units

Units per Lot	50 max.
Buildings per Lot	2 max.

Synonym: Courtyard Apartment Large

General Note: Photos on this page are illustrative, not regulatory.



Primary Front

Key

- - - Design Site/Lot Line
- - - - Building Setback Line
- Building

C. Building Size and Massing

Height	T4M	T4MS
Max. Number of Stories	4	4
Main Body		
Width	200' max. ¹	A
Depth	200' max. ¹	B

Secondary Wing(s)

Not Allowed

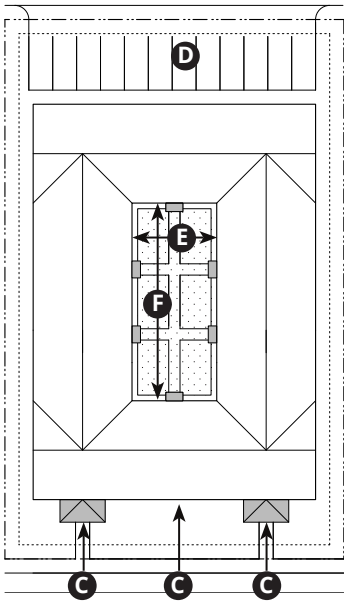
¹ May be designed as two adjacent buildings, at least 15' but not more than 30' apart, in compliance with the standards of this Section.

Building may be designed in an L-, U-, or O-shape.

Façades along a primary or secondary front or along a shared open space may be designed as multiple façades not exceeding 75'.

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Stoop	Section 5.06
Terrace	Section 5.11



Primary Front

Key

- - - Design Site/Lot Line
- - - - Building Setback Line
- Building Entry Type
- Shared Open Space

E. Pedestrian Access

Main Entrance Location	Shared Open Space or Street C
Distance between Unit Entries	30' max.

Ground floor units shall be entered directly off of a shared open space or street, whichever is closer. Unit entries can be shared.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone. **D**

Parking may be surface, garage/carport, tuck-under, podium, or subterranean.

G. Shared Open Space (Courtyard)

Width	40' min.	E
Depth	65' min.	F

Shared open space shall be accessible from the primary front.

4.13 Main Street Building



Multiple Main Street Buildings join to form a block, with retail below and residential uses above encouraging walkability.



Awnings articulate ground floor retail, with offices above.



Upper units have a pronounced, separate entry.

A. Description

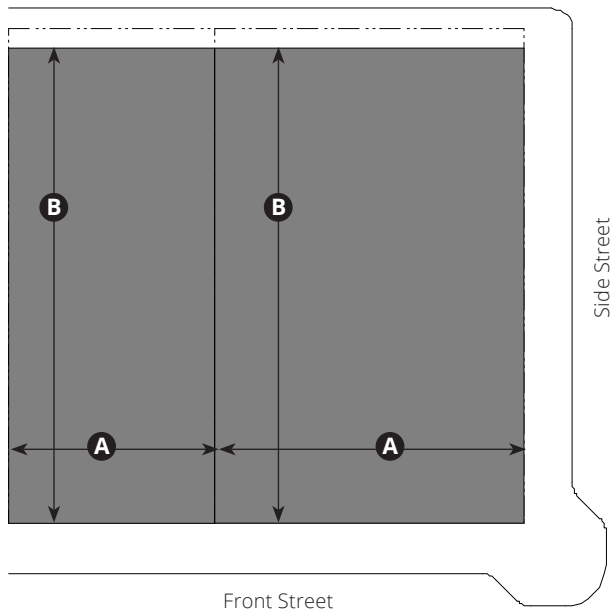
A small-to-large-sized building, typically attached, but may be detached, intended to provide a vertical mix of uses with ground-floor retail, office or service uses and upper-floor service or residential uses. This type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

B. Number of Units

Units per Building	Unrestricted ¹
Buildings per Lot	1 max.

¹ Number of units restricted by Uniform Building Code (UBC) and Unified Facilities Criteria (UFC) standards.

General Note: Photos on this page are illustrative, not regulatory.

**Key**

- Design Site/Lot Line ■ Building
 ----- Building Setback Line

C. Building Size and Massing

Height	T4N-O	T4M	T4MS	T4MS-O
Max. Number of Stories	3	4	4	4

Main Body

Width	200' max.	A
Depth	120' max.	B

Secondary Wing(s)

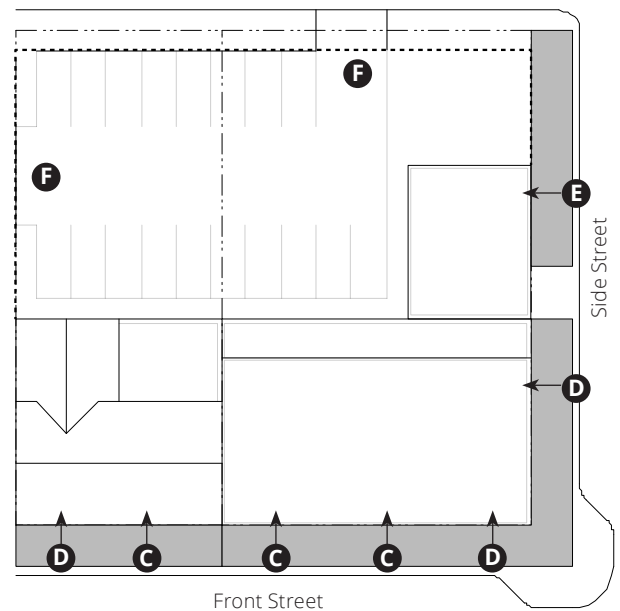
Not allowed

Façades on a street or shared open space shall be designed in compliance with Chapter 6 (Building Articulation).

D. Building Entry Types**Allowed Building Entry Types Standards**

Dooryard ¹	Section 5.05
Forecourt	Section 5.07
Maker Shopfront ¹	Section 5.09
Shopfront	Section 5.10
Terrace	Section 5.11
Gallery	Section 5.12
Arcade	Section 5.13

¹ Only on side streets.

**Key**

- Design Site/Lot Line ■ Building Entry
 ----- Building Setback Line □ Outline of Building above

E. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street. **C**

Ground floor units may have individual entries along the front street, or side street. **D**

On corner lots, units may enter from the side street. **E**

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone. **F**

G. Shared Open Space

Shared open space is not required.

4.14 Accessory Dwelling Unit (ADU)



Example of an attached Accessory Dwelling Unit (ADU).



Example of a detached Accessory Dwelling Unit (ADU).



Example of an attached Accessory Dwelling Unit (ADU).

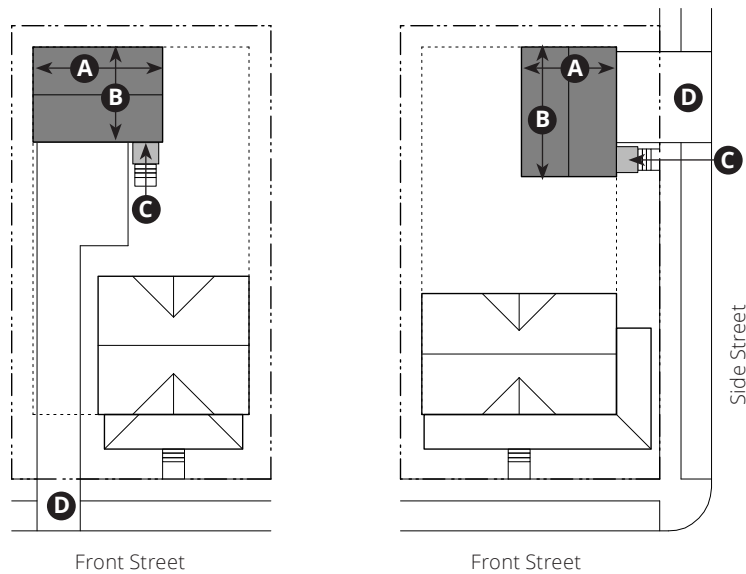
A. Description

A detached or attached building with one unit that is accessory to the main building and has a separate and independent means of ingress and egress. An ADU can also be in a Carriage House.

B. Number of Units

Units per Building	1 max.
ADU per Lot	1 max.

General Note: Photos on this page are illustrative, not regulatory.



Key

---- Design Site/Lot Line	■ Building
..... Building Setback Line	■ Building Entry

C. Building Size and Massing

Height ¹	T3N	T4N
Max. Number of Stories	----1 max.----	
Main Body		
Width	---- 30' max.----	A
Depth	---- 36' max.----	B
Secondary Wing(s)		
Not Allowed		

¹ A Carriage House ADU is allowed to be up to 2 stories in height.

ADU shall not be taller or have a larger footprint than the primary building on the lot.

D. Building Entry Types

Allowed Building Entry Types	Standards
Porch Projecting	Section 5.03
Porch Engaged	Section 5.04
Dooryard	Section 5.05
Stoop	Section 5.06

E. Pedestrian Access

Main Entrance Location Front, Side Street **C**

Entries to ADUs abutting on-site open space shall be located along the open space.

The main entrance shall not be through a garage.

F. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item D (Parking Placement) of the Zone. **D**

G. Shared Open Space

None required in addition to the required private open space of the main building.

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Chapter 5 Building Entry Types

Sections

5.01	Purpose
5.02	General Building Entry Requirements
5.03	Porch Projecting
5.04	Porch Engaged
5.05	Dooryard
5.06	Stoop
5.07	Forecourt
5.08	Common Entry
5.09	Maker Shopfront
5.10	Shopfront
5.11	Terrace
5.12	Gallery
5.13	Arcade

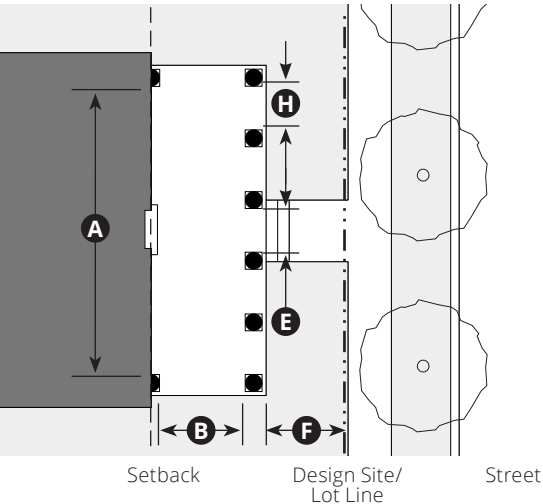
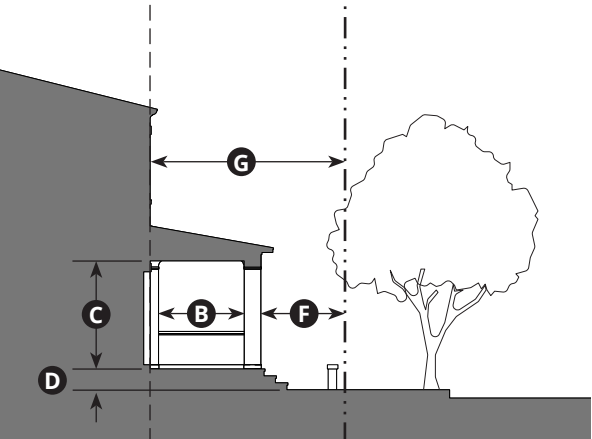
5.01 Purpose

This Chapter sets forth design standards for building entries to create pedestrian-oriented environments that are attractive, functional, safe, and accessible to all people.

5.02 General Building Entry Requirements

- A. **Location.** Each building shall include at least one building entry type to provide access to the ground floor occupiable space along the front of the building. Buildings with entries along a side street or on-site open space shall include at least one entry type on those façades.
- B. **Multiple and Combined Building Entries.** Buildings are allowed to include more than one entry type in compliance with the allowed building entry types in the next pages and may assemble them together, such as a Forecourt with a Common Entry.
- C. **Coverings.** An awning or recessed entry may be required or allowed in accordance with the applicable building entry type standards. Where awnings are incorporated as part of the building entry type design, the encroachment standards for the building entry type shall apply consistent with Section 2.05.A (Encroachments).
- D. **Accessibility.** All Americans with Disabilities Act (ADA) requirements shall be met.
- E. **Ramps.** Ramps connecting a Building Entry Type and right-of-way shall be designed in compliance with the following.
 - 1. Ramp shall be located along the side of the building or parallel to the front façade and not exceed 18 inches in rise
 - 2. Ramp shall include a wall up to 36 inches tall that includes a landscape planter at least two feet wide or a bench. The wall shall be designed using any of the wall materials on the main building.

5.03 Porch Projecting



A. Description

The main façade of the building has a small-to-medium setback from the front lot line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

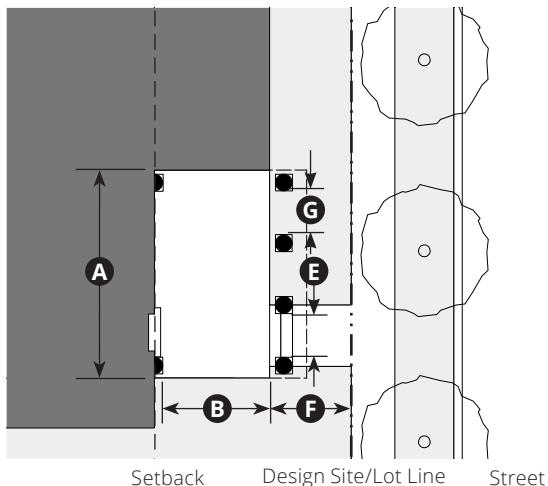
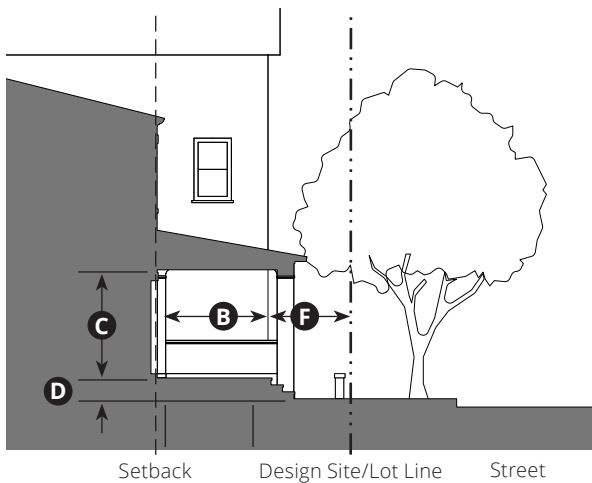
B. Required Elements

Width, Clear	12' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Depth	12' min.	G
Distance between Porch Columns	8' min.	H

C. Additional Requirements

Porch shall be open on three sides and have a roof. Clear glass maybe installed between the porch columns if the minimum size of individual panes is 12".

5.04 Porch Engaged



A. Description

The main façade of the building has a small-to-medium setback from the front lot line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

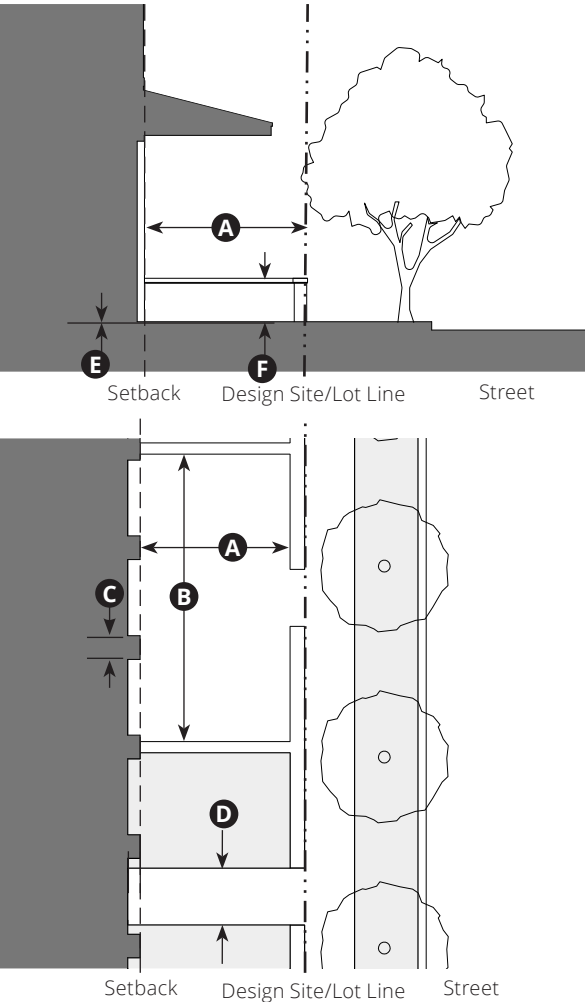
B. Required Elements

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Porch Columns	8' min.	G

C. Additional Requirements

Porch shall be open on two sides and have a roof. Clear glass maybe installed between the porch columns if the minimum size of individual panes is 12".

5.05 Dooryard



A. Description

The main façade of the building is set back a small distance and the front lot line is defined by a low wall or hedge, creating a small dooryard. The Dooryard does not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

B. Required Elements

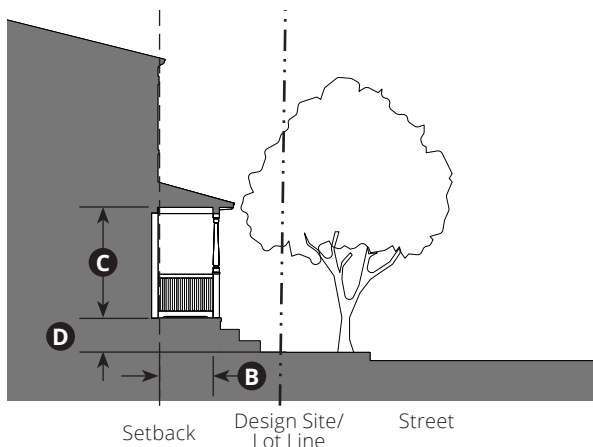
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Pedestrian Access	3' wide min.	D
Finish Level above Sidewalk	12" min.	E
Height of Dooryard Fence/Wall above Finish Level	36" max.	F

C. Additional Requirements

For live/work, retail, service, and restaurant uses, the Shopfront building entry shall be combined with the Dooryard.

Each Dooryard shall provide access to only one ground floor entry.

5.06 Stoop



A. Description

The stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-accessed.

B. Required Elements

Width, Clear	5' min.	A
Depth, Clear	5' min.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min.	D

C. Additional Requirements

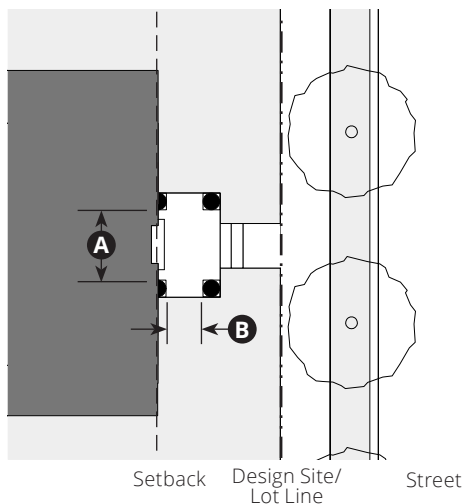
Stairs may be perpendicular or parallel to the building façade.

Ramps, where provided, shall be parallel to façade or along the side of the building.

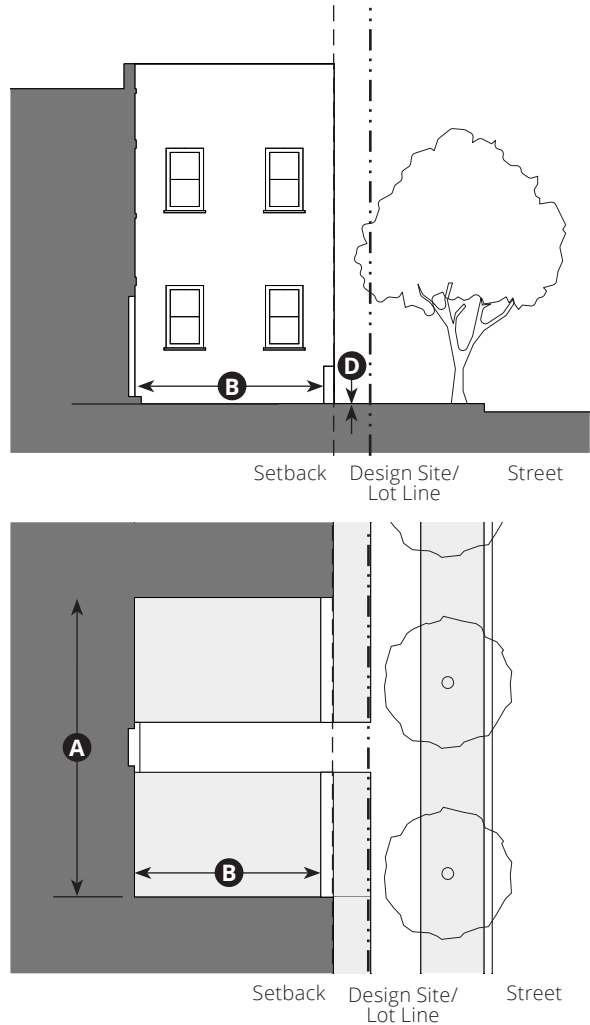
Entry doors are covered or recessed to provide shelter from the elements.

Gates are not allowed.

All doors shall face the street or a vestibule that faces the street.



5.07 Forecourt



A. Description

The main façade of the building is at or near the front lot line and a small portion is set back, creating a small shared open space (court). The space can be used as an entry court or shared open space, or as an additional shopping or restaurant seating area within retail and service areas.

B. Required Elements

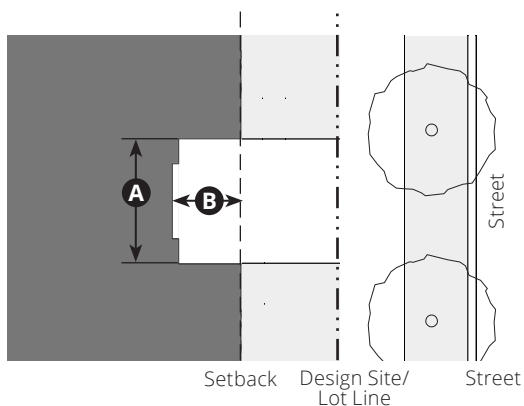
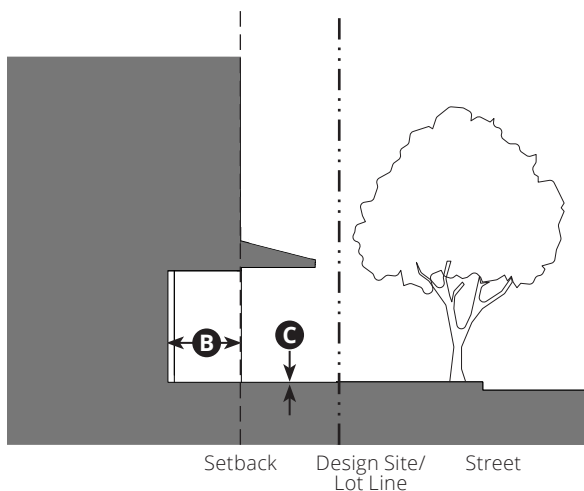
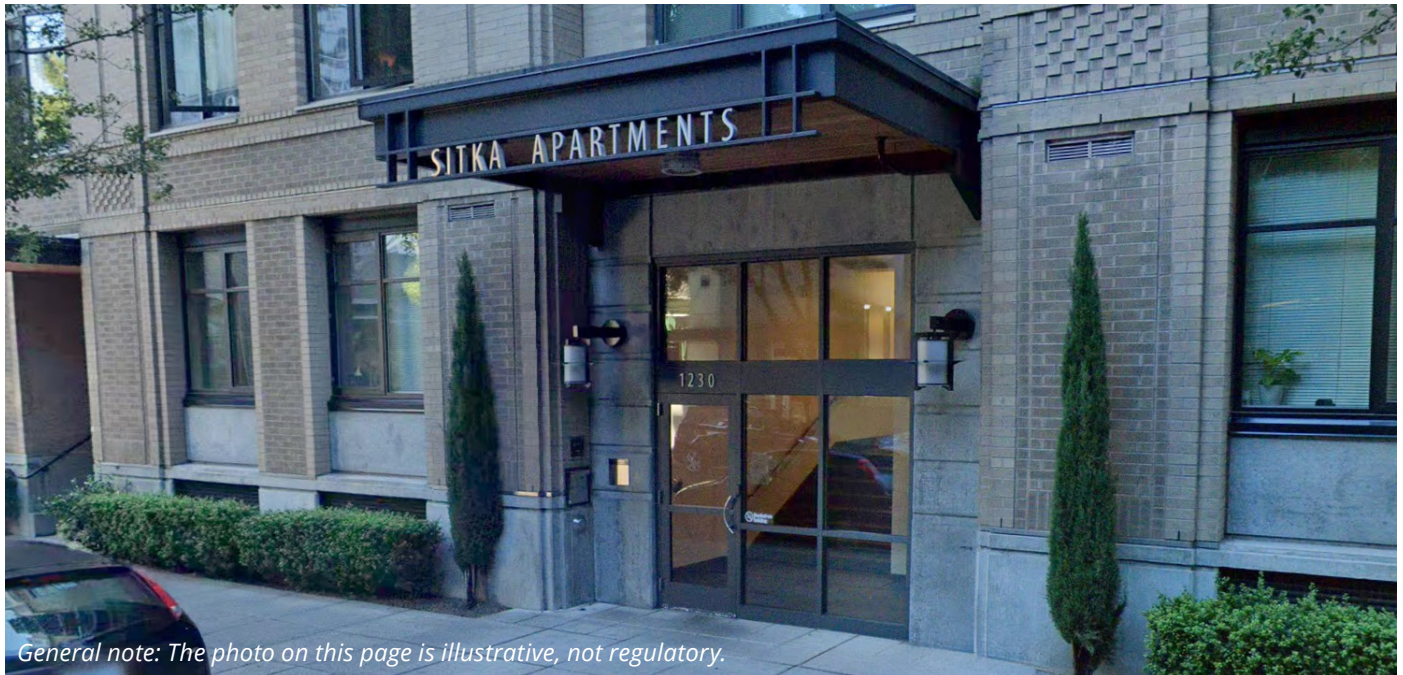
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Height from Sidewalk	12" max. above sidewalk	D

C. Additional Requirements

May be utilized to group several entries at a common elevation in compliance with the ground floor finish level standards of the Zone.

The proportions and orientation of these spaces shall comply with Section 10.05.B (Courtyard Measurements).

5.08 Common Entry



A. Description

The main façade of the building is near the lot line, with a covered entryway within the façade providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides access to interior unit entrances.

B. Required Elements

Width, Clear	6' min.	A
Recess or Projection from Façade	2' min.	B
Finish Level above Sidewalk	30" max.	C

C. Additional Requirements

Gates are not allowed.

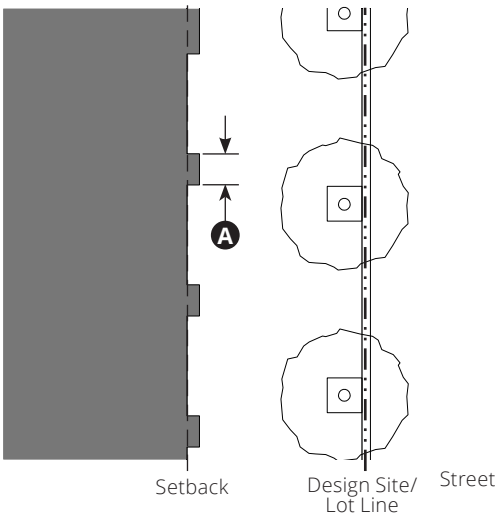
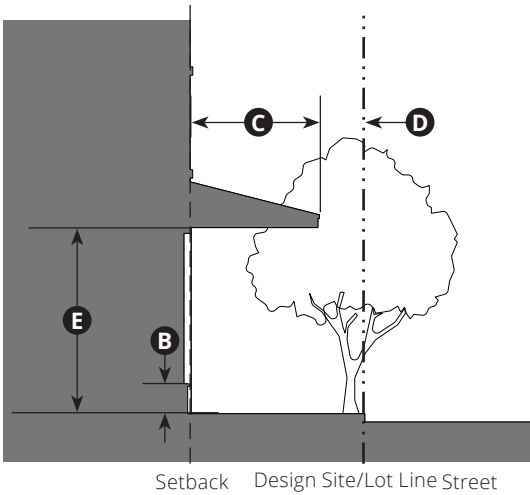
Entry doors shall face the street.

Clerestory or transom windows shall be included above the door to match the width of the doorway.

5.09 Maker Shopfront



General note: The photo on this page is illustrative, not regulatory



A. Description

The main façade of the building is at or near the front lot line with an at-grade or elevated entrance from the sidewalk. The type is only allowed for nonresidential or live-work uses and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront is allowed to include a decorative roll-down or sliding door, including glazing and an awning.

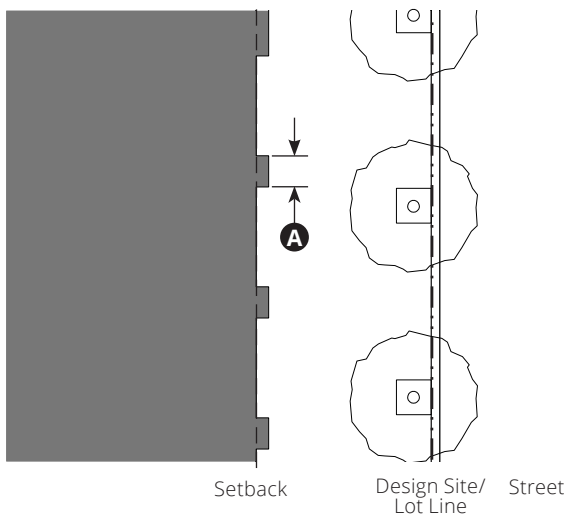
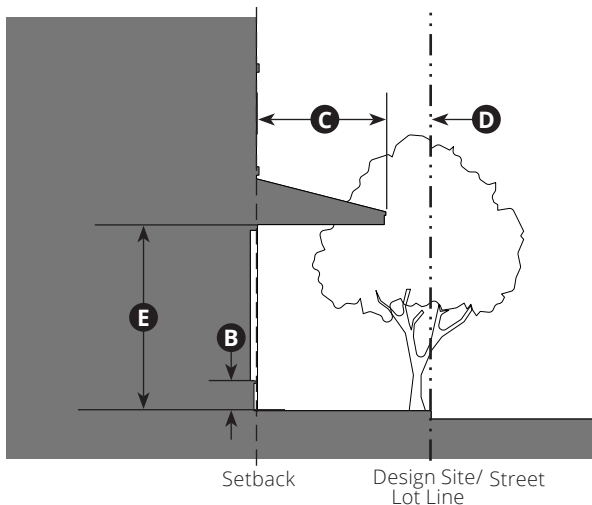
B. Required Elements

Distance between Glazing	8' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Shopfront Base (if used)	48" max.	B
Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

C. Miscellaneous

Rounded and hooped awning are not allowed.

5.10 Shopfront



A. Description

The main façade of the building is at or near the front lot line with at-grade entrance from the sidewalk. This type is intended for retail use, has substantial glazing between the bulkhead and the ground floor ceiling, and may include an awning that overlaps the sidewalk. This type may be used in conjunction with other Building Entry Types as allowed in the Zone.

B. Required Elements

Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

C. Miscellaneous

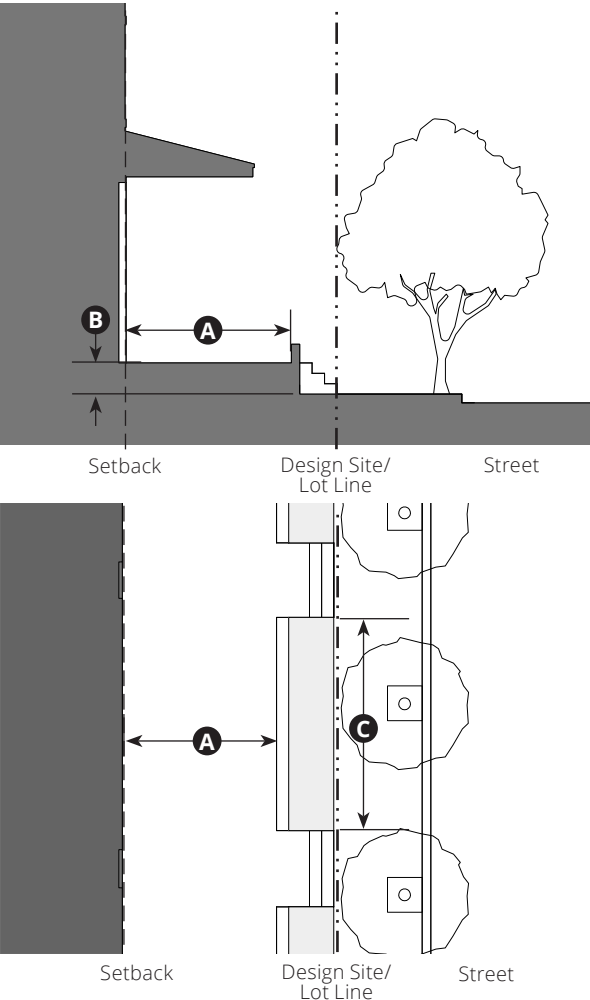
Residential types of windows are not allowed.

Rounded and hooped awning are not allowed.

5.11 Terrace



General note: The photo on this page is illustrative, not regulatory.



A. Description

The main façade is at or near the front lot line with an elevated terrace providing public circulation along the façade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

B. Required Elements

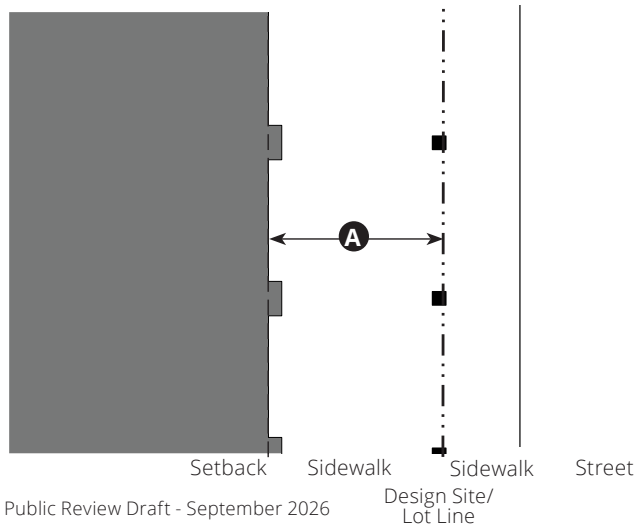
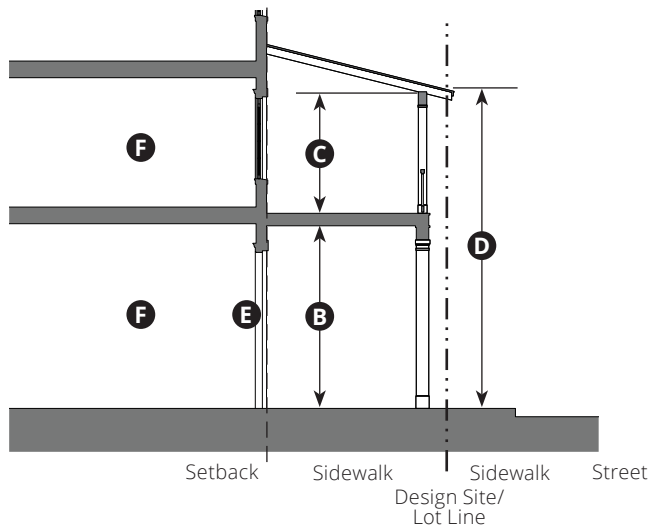
Depth of Terrace	8' min. residential 12' min. non-residential	A
Finish Level above Sidewalk	24" max.	B
Length of Terrace	100' max.	
Distance between Stairs	25' max.	C

C. Additional Requirements

- The terrace may be combined with the Shopfront where the Zone requires the Shopfront building entry type.
- Where the building entry type requires the ground floor to be flush with the sidewalk, the terrace shall be considered to be the sidewalk.
- Low walls used as seating are allowed.

5.12

Gallery



A. Description

The main façade of the building is at or near the front lot line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the overlap of the lot line, an easement is usually required. Alternatively the lot line may be aligned with the edge of the gallery and curb, and a sidewalk may be established within an easement under the gallery.

B. Required Elements

Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D

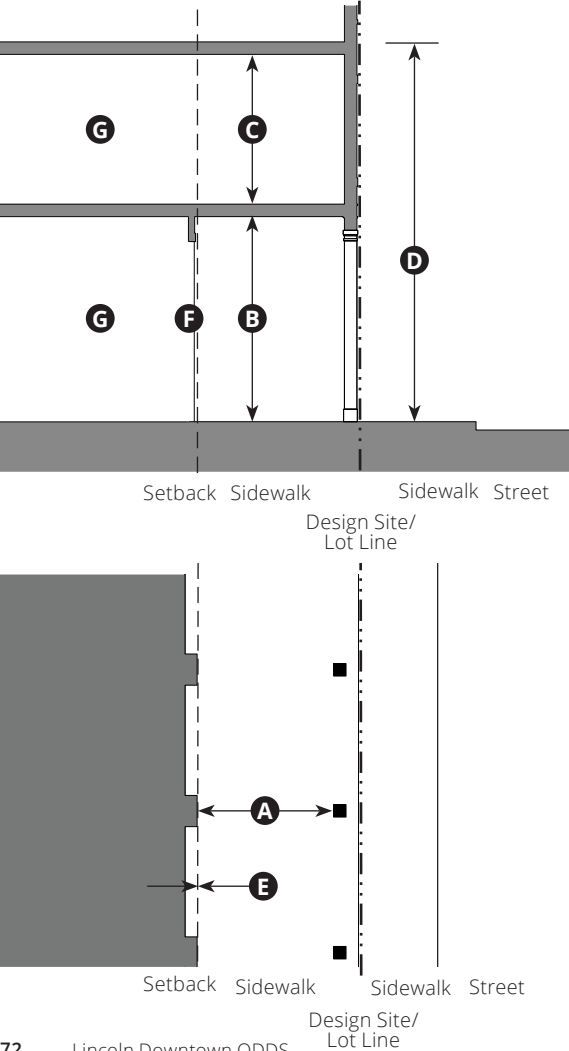
C. Additional Requirements

Galleries shall include the standards for the Shopfront building entry type.	E
Habitable space	F
Galleries shall have a consistent depth.	

5.13 Arcade



General note: The photo on this page is illustrative, not regulatory.



A. Description

The ground floor façade of the building is set back to form a covered passageway, with the surrounding structure supporting habitable space up to the frontage line on the upper floors.

B. Required Elements

Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Design Site/Lot Line	No min.	E

C. Additional Requirements

Arcades shall include the standards for the Shopfront Building Entry Type. F

Habitable space G

Arcades shall have a consistent depth.

Arcades are not allowed to project over the sidewalk in the Design Site/Lot Line.

Chapter 6 Building Articulation

Sections:

- 6.01 Purpose
- 6.02 Applicability
- 6.03 Base, Middle, and Top Design
- 6.04 Massing Features
- 6.05 Façade Composition
- 6.06 Fenestration
- 6.07 Balconies and Decks
- 6.08 Exterior Finishes and Materials
- 6.09 Blank Wall Treatment
- 6.10 Roof Form

6.01 Purpose

This Chapter sets forth standards for building articulation to further refine the intended building form and positively contribute to the physical character of new development in Downtown Lincoln.

6.02 Applicability

The standards of this Chapter apply to all new development and to modifications where 70 percent or more of the surface area of a street-facing façade is modified. Modifications include changes to the exterior of a building, including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, façade renovations, or exterior renovations. Refer to Table 6.02.A (Building Articulation Standards Applicability) for applicability of specific sections to specific conditions. Where a development meets multiple conditions (e.g., a building exceeds three stories in height and 80 feet in length), all applicable standards shall be applied cumulatively.

Table 6.02.A: Building Articulation Standards Applicability			
Applicable Section	Building Height is		Building Elevation is
	< 3 stories	≥ 3 stories	≥ 80' in length
6.03 Top, Middle, and Top Design	--	●	--
6.04 Massing Features	--	--	●
6.05 Façade Composition	●	●	●
6.06 Fenestration	●	●	●
6.07 Exterior Finishes and Materials	●	●	●
6.08 Balconies and Decks	Wherever occurs		
6.09 Blank Wall Treatment	Wherever occurs		

Key: ● Standards apply -- Standards do not apply

6.03 Base, Middle, and Top Design

A. General Standards

1. Building façades shall be designed to visually display three distinct sections: a base, a middle, and a top in compliance with Table 6.03.A (Base, Middle, and Top Design Standards).
2. Boundaries between the base, middle, and top shall be articulated by a cornice, projecting profile/string course, or other horizontal element.
3. Elements defining the base, middle, and top shall be consistent across the length of the building, except for where massing features are incorporated into the façade.

Table 6.03.A: Base, Middle, and Top Design Standards

Standards for Base

1. The base shall comprise the lowest story/stories of the building and be defined by a horizontal expression line.

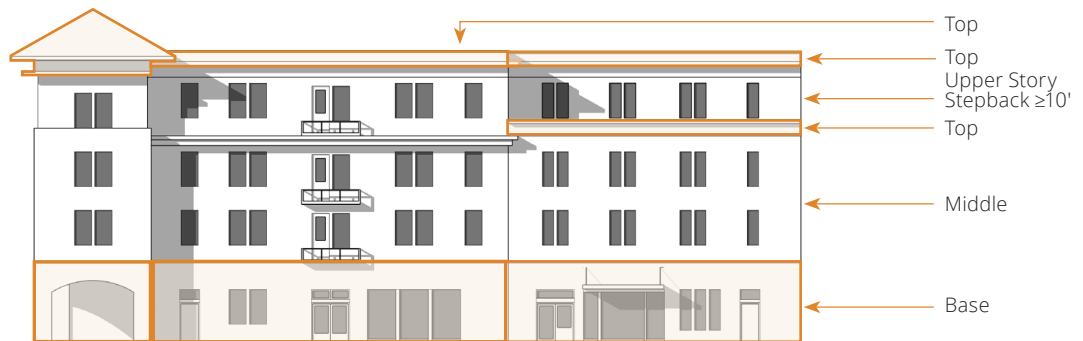
Standards for Middle

1. The middle shall incorporate the building's primary wall color and finish, or material.
2. If the building is more than three stories, the middle shall comprise at least half of the building's stories, not counting any half story or basement.

Standards for Top

1. The top shall include at least one of the following:
 - (a) A parapet with a cap that projects at least two inches;
 - (b) Pitched roof with projecting eave or rake; or
 - (c) Cornice (may be used in combination with a parapet or pitched roof).
2. The top may include the uppermost story, provided that a cornice or projecting profile/string course, and change of material or color are expressed on the façade at the floor level of the uppermost story.
3. The height of the top, not including the height of any pitched roof above the eave, shall not exceed the height of the base.
4. Upper stories that are stepped back 10 feet or more from the primary façade do not constitute the top; both the stepback and the portion of the façade that is not stepped back shall include their own top in compliance with this Section.

Figure 6.03.1: Base, Middle, and Top Design



6.04 Massing Features

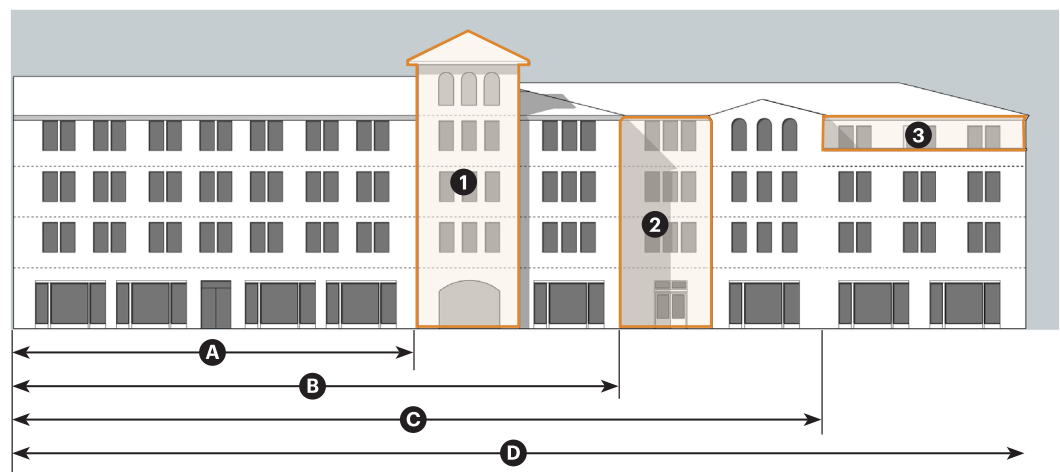
A. General Standards

- Massing features shall be integrated into the building design along the front and side street elevation in compliance with the applicable standards of this Section and as specified in Table 6.04.A (Required Number of Massing Features).

Table 6.04.A: Required Number of Massing Features

Building Elevation Length	Features Required	Allowed Features
A ≤ 80'	None	
B > 80' to 120' or less	1 min.	• Tower Elements
C > 120' to 160' or less	2 min.	• Projecting/Recessed Volumes
D > 160'	3 min.	• Upper Story Stepbacks

Figure 6.04.1: Example of Massing Features Required

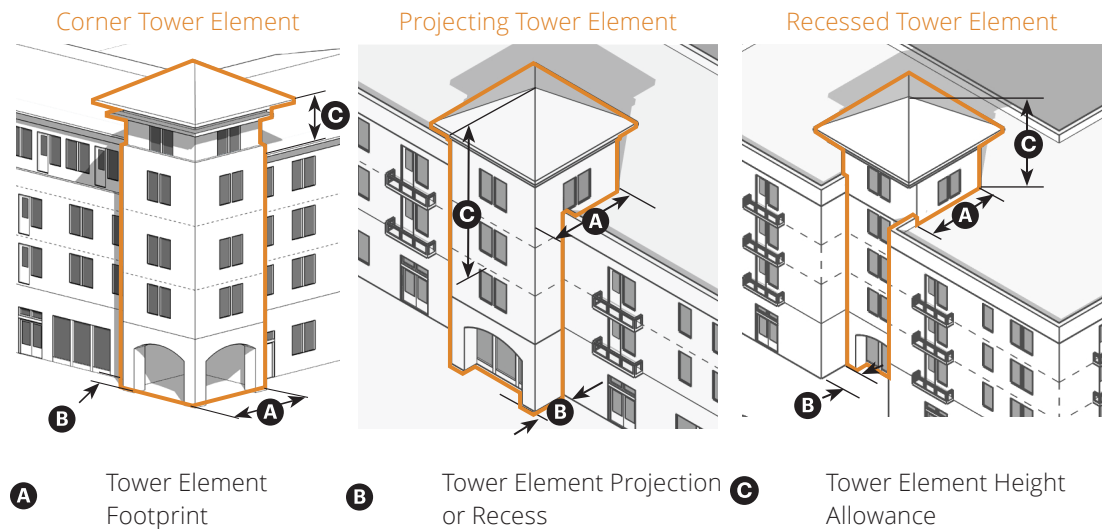


① Example: Tower Element ② Example: Recessed Volume ③ Example: Upper Story Stepback

- The same massing feature may be used more than once on the same façade. For the purpose of satisfying the required number of massing features, each location shall be counted toward the required minimum.
 - Massing features shall be separated by at least three bays along the façade.
 - At building corners, the same massing feature may be incorporated where the two elevations meet and shall be counted as one instance toward the required minimum number for each elevation provided it meets the applicable standards of this Section for each elevation.
- B. Tower Elements.** A tower element extends a portion of the building to add interest to the roofline and further shape the public realm.
- The footprint of a tower element shall be between two by two bays and five by five bays.
 - Tower elements shall not include blank walls.
 - Where a tower element is identified, adjacent façade(s) shall not be counted as a projecting/recessed volume.

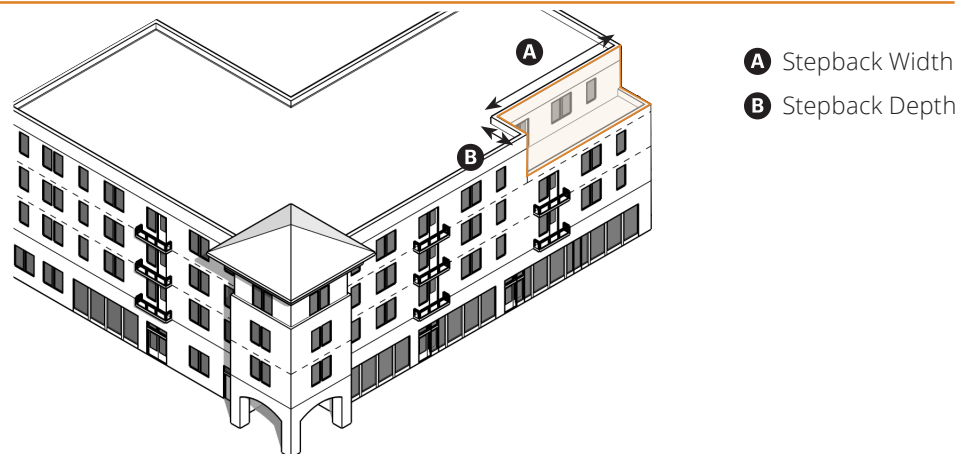
4. Tower elements may exceed the height of the top plate of the building by 10 feet, not including the height of the pitched roof of the building.
5. Tower elements shall project or recess from adjacent façade by three to four feet, not including eaves.
6. Tower elements may be located at corners or mid-elevation and may be projecting or recessed.

Figure 6.04.2: Examples of Tower Elements



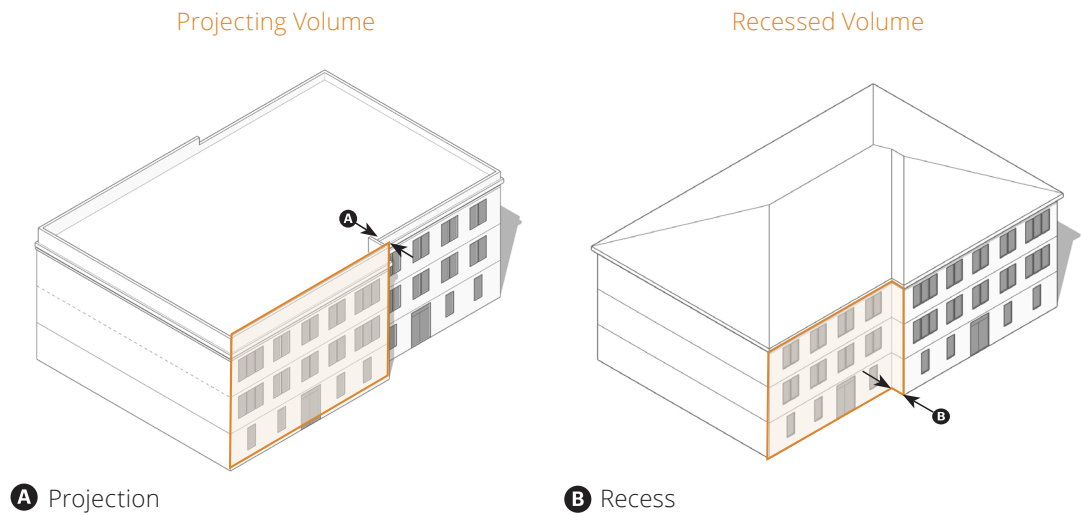
- C. **Upper-Story Stepbacks.** An upper-story stepback recedes a portion of the uppermost story or stories to create depth and variation to the upper stories of a building.
 - A. Upper-story stepbacks shall recede at least 10 feet from the primary façade.
 - B. Upper-story stepbacks shall be at least 30 feet wide and no longer than 80 feet.
 - C. Upper-story stepbacks shall be applied to the building's uppermost story and may also be applied to the second-highest story. Where the upper-story stepbacks are applied to two stories, they may be terraced.
 - D. Upper-story stepback areas may be used as a deck compliant with Section 6.07 (Balconies and Decks).

Figure 6.04.3: Example of Upper Story Stepback



- D. **Projecting/Recessed Volumes.** A projecting volume extends outward and a recessed volume recedes from the façade of the building to create a visual focal point on the buildings elevation.
1. Projecting/recessed volumes shall project/recess at least three feet from the adjacent façade.
 2. Projecting/recessed volumes shall be at least three bays in length. See Section 6.05 (Façade Composition).
 3. Projecting/recessed volumes shall extend vertically throughout the building's middle and may also extend through the top and/or base.
 4. The roof form of a projecting/recessed volume shall correspond to the volume it projects and shall maintain the same eave height. Gable or hipped roof forms shall break at the projecting/recessed volume and maintain the same eave height on all sides of the projecting/recessed volume where eaves occur.
 5. Adjacent façade(s) shall not be counted as a projecting/recessed volume. For instance, the façade adjacent to a projecting volume shall not be counted as a recessed volume and vice versa.

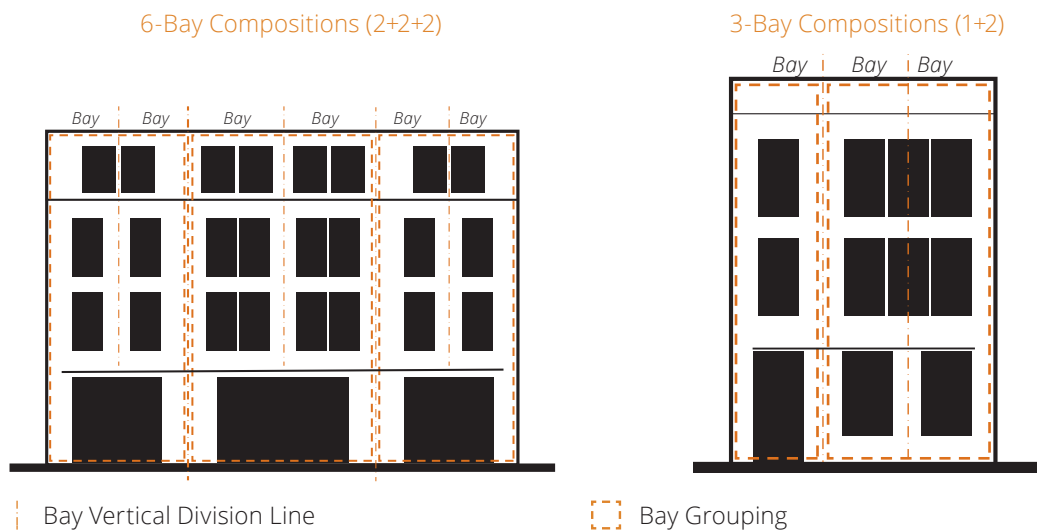
Figure 6.04.4: Example of Projecting/Recessed Volumes



6.05 Façade Composition

- A. Each façade facing the public realm shall be arranged according to a pattern of bays that extend from top to bottom indicating the alignment of façade openings, such as windows and doors.
- B. Bays shall align throughout the base, middle, and top, but the number of bays may differ between the base, middle, and top.
- C. Each bay shall be at least 4 feet wide and no wider than 30 feet wide; bays are not required to be equal in width.
- D. On façades that exceed 80 feet in length, bays shall be grouped into segments of 40 feet or less in width.
- E. Tower elements are allowed to use a different bay composition from that of adjacent façades.

Figure 6.05.1: Examples of Façade Composition



6.06

Fenestration

A. General Standards

1. When placed within punched openings, all windows or window groupings shall include a sill.
2. Permanent or retractable security gates, grill or bars are prohibited.

B. Window Openings

1. At least 75 percent of individual windows on each façade shall be oriented vertically (height greater than width). Where used, horizontally oriented windows shall be ganged with vertically-oriented windows or doors to form a grouping.
2. Ganged windows shall be separated by visible mullions or jambs; continuous ("ribbon") windows are not allowed.

3. Bay Windows

- (a) Bay windows shall not exceed the height of the façade to which they are attached.
- (b) Bay windows shall be in compliance with Table 6.06.A (Bay Window Standards)

Table 6.06.A: Bay Window Standards

Round Bay Windows

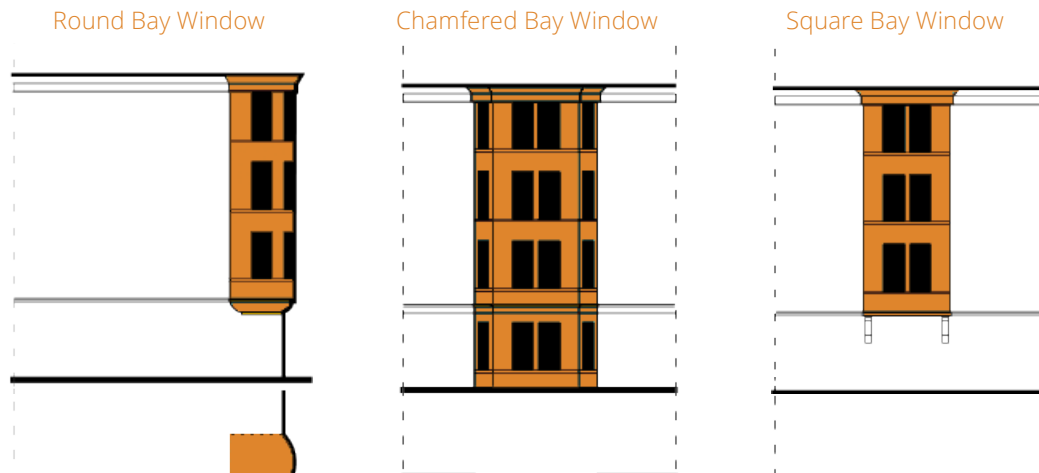
1. Depth: 1' min.; 3' max.
2. Width: 6' min.; 10' max.
3. Must be vertically proportioned.
4. Ganged windows are not allowed.

Specific to Chamfered Bay Windows

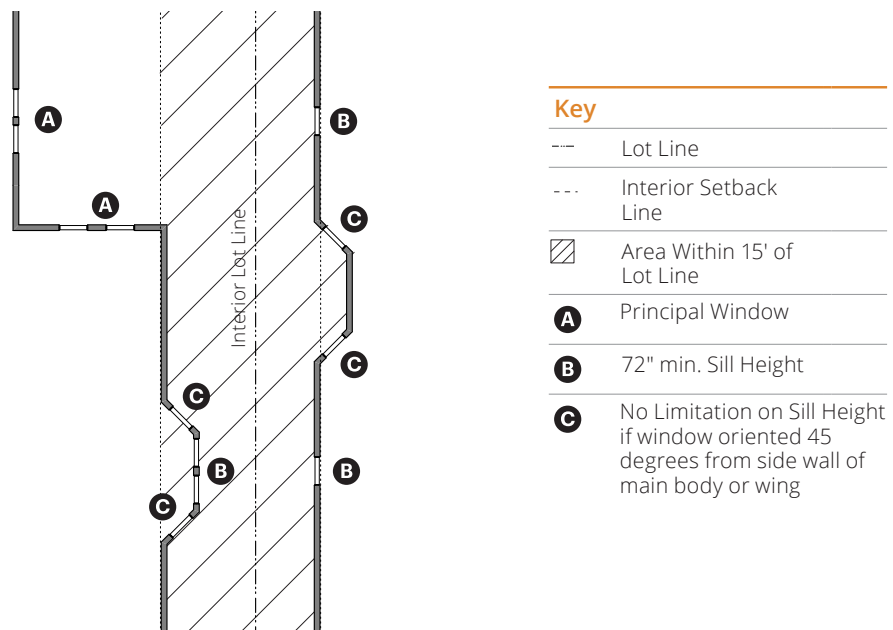
1. Depth: 1' min.; 3' max.
2. Width: 6' min.; 10' max.
3. Interior angle: 135° or 150°
4. Number of faces: 3 to 5
5. Ganged windows are allowed on faces that are parallel to the façade.
6. Ganged windows are not allowed on corner bay windows.

Specific to Square Bay Windows

1. Depth: 1' min.; 3' max.
2. Width: 6' min.; 9' max.
3. All windows shall be taller than they are wide.
4. Widest face shall accommodate window grouping.

Figure 6.06.1: Bay Windows**C. Privacy Standards for Windows**

1. Residential structures adjoining an interior setback shall orient upper story windows toward the front and rear of the building so that they do not face or overlook the adjoining property; or
2. Upper story windows within 15 feet of, and oriented to face or overlook an interior lot line, shall have a minimum sill height of 72 inches unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line.

Figure 6.06.2: Window Height Standards for Privacy**D. Ventilation Openings**

1. All ventilation openings (such as for a parking garage) shall be screened.
2. Ventilation openings shall be center-aligned with window openings on the same façade.

6.07

Balconies and Decks

- A. **Balconies.** All balconies shall be designed in compliance with Table 6.07.A (Balcony Standards).

Table 6.07.A: Balcony Standards

Juliet Balconies

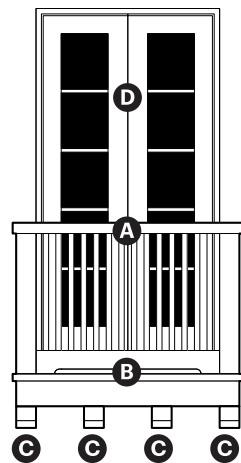
1. Shall be placed in front of inward-swinging door(s) with full glazing.
2. Shall include a base. Base shall project at least four inches from the wall finish surface and shall be a height at least three inches.
3. Shall include a guard/railing in compliance with building code requirements.
4. At least two brackets are required if balcony projects at least six inches from the wall finish surface and is not part of a porch or gallery.

Occupiable Balconies

1. Occupiable area shall be at least 4 feet deep and 48 square feet in area.
2. Occupiable area may be recessed into building façade.
3. Shall include a guard/railing in compliance with building code requirements.
4. At least two brackets are required if balcony projects at least six inches from the wall finish surface and is not part of a porch or gallery.

Figure 6.07.1: Balconies

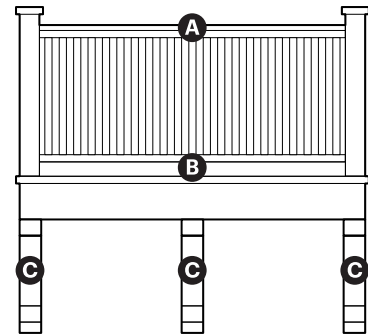
Juliet Balcony



A Guard/Railing

B Base

Occupiable Balcony



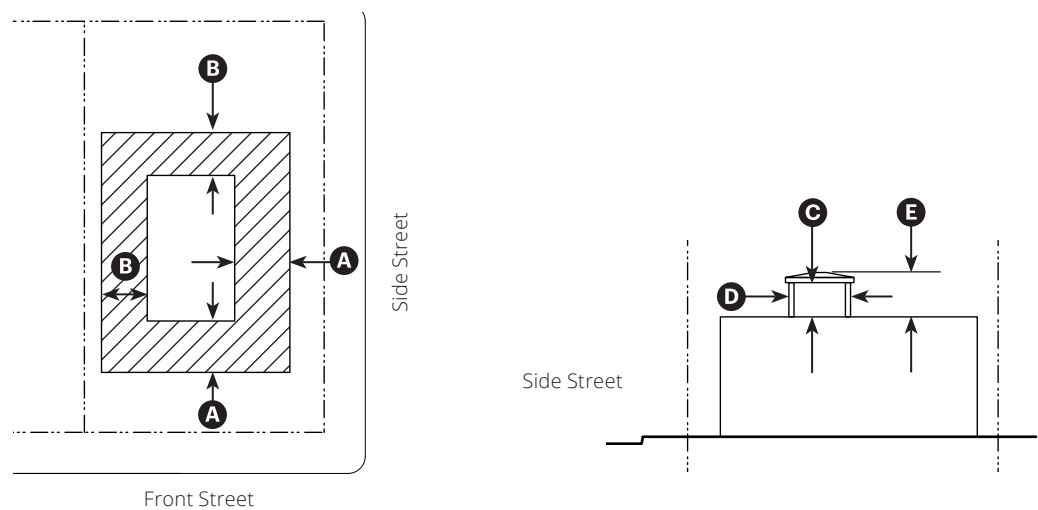
C Brackets

D Doors

B. Rooftop Decks

- 1. Rooftop decks shall not be enclosed or covered, except by a trellis.
- 2. Materials for walls, trellis, pergola, and lighting shall match those used for the main building.
- 3. Exterior access is allowed in compliance with LMC Section 15.04.170 (California Fire Code).
- 4. Rooftop deck(s) shall be located on roof of main building, not including cupolas or towers in compliance with Figure 6.07.2 (Rooftop Deck Placement and Elements).

Figure 6.07.2: Rooftop Deck Placement and Elements



Key

 Deck  Roof

Deck Placement and Size for All Zones

- A** 15' min. from building edge on primary and secondary fronts
- B** 10' min. interior setback from building edge
- C** 12' max. height, measured from floor-to-ceiling
- D** Roofdeck footprint shall be max. 25% of total roof area at level of rooftop deck
- E** 12" max. deck height above roof surface

Allowed Elements

Pergola, trellis, permanent shade device, and/or swimming pool are allowed.
Temporary fabric awnings and shade devices are not allowed.

5. **Stair Penthouse(s), including Roof Hatches**

- (a) Stair penthouses shall follow the rooftop deck setbacks from the building edge(s).
- (b) Overall height of stair penthouses shall be no greater than ten feet. Stair penthouses are exempt from building height limitations.
- (c) In the T3N, T4N and T4N-O Zones, stair penthouses shall be limited to a single penthouse (roof deck occupancy limit for a single means of egress) and shall be limited to the minimum dimensions (width, headroom height) required by the Building Code. In the T4M, T4MS, and T4MS-O Zones, the number and dimensions of stair penthouses are not limited.
- (d) The penthouse must be attached to the delineated area for the rooftop deck.
- (e) The penthouse(s) shall be designed in the same style, materials, and finishes as the main building. See Chapter 6 (Architectural Design).

6. **Windscreen(s)**

- (a) Windscreens shall be transparent or designed in the same style, materials, and finishes as the main building.
- (b) Windscreens shall be located only within or along the edges of the maximum allowed area for the rooftop deck.

7. **Furniture.** Furnishings (e.g., chairs, tables, stoves, barbecues, swimming pools, hot tubs) are allowed only within the delineated area for the rooftop deck.

C. **Privacy Standards for Balconies and Decks**

- 1. Balconies and upper-story decks exceeding 20 square feet that face or overlook an adjoining property shall be set back at least 15 feet from interior lot lines.
- 2. Balconies and upper-story decks that face or overlook an adjoining property due to orientation or topography, may be located at the minimum interior setback line if it is screened with an architectural screening element such as enclosing walls, trellises, awnings, or perimeter planters with a five-foot minimum height.

6.08 Exterior Finishes and Materials

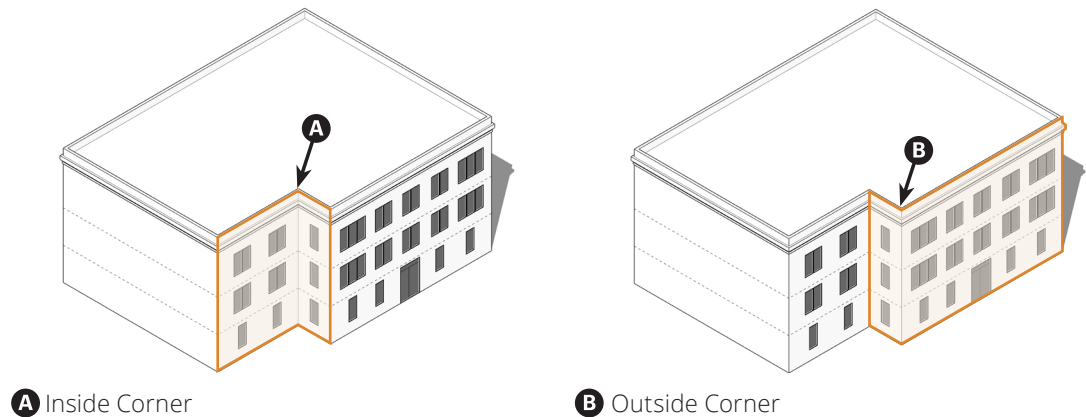
- A. All buildings shall comprise only the allowed exterior finishes and materials in compliance with Table 6.08.A (Exterior Finishes and Materials Standards).
- B. Color and/or material change on a façade shall occur only at the following locations:
1. At inside corners rather than outside corners.
 2. At a horizontal articulation (e.g., string course).
 3. At the boundaries between bays/bay groupings. See Section 6.05 (Façade Composition).

Table 6.08.A: Exterior Finishes and Materials Standards

Element	Allowed Materials
1. Exterior Wall Cladding	Wood, fiber cement, brick, clay
2. Base or Foundation	Brick, cast stone, wood, fiber cement, treated concrete
3. Roofs	
(a) Roofing, mansard	Slate shingles, stamped metal shingles
(b) Roofing, sloped	Asphalt, slate shingles, stamped metal, standing seam metal, composition shingles, clay or concrete tiles, fiber cement
4. Windows, Bay Windows, and Entry Doors	
(a) Trim or Surround	Cast Iron, composite wood, wood, fiber cement
(b) Entry Door	Wood, fiberglass, composite wood, wood-clad aluminum
(c) Window Frames	Wood, fiberglass, vinyl, powder-coated aluminum
(d) Window Sill	Wood, composite wood, fiber cement, cast stone
(e) Glazing	Clear glass; shall not be tinted, mirrored, or colored
5. Balconies	
(a) Guard/Railing	Metal, glass
(b) Fascia	Metal, wood, composite wood
6. Porches and Galleries	
(a) Columns	Wood, composite wood, fiberglass, cast stone
(b) Guard/Railing	Metal, wood, composite wood, metal, glass
7. Storefronts	
(a) Storefront	Brick, wood, composite wood, metal
(b) Columns	Wood, composite wood, fiberglass, metal
(c) Storefront Base/ Bulkhead	Wood panels, brick, stone, cast stone, tile, fiber cement, stucco

Figure 6.08.1: Change in Façade Color and/or Material

Not Allowed: Color/material change at inside corner Allowed: Color/material change at outside corner



6.09 Blank Wall Treatment

- A. Where façades facing the public realm (i.e., a street, open space or public right-of-way) include blank wall areas exceeding eight feet in length and five feet in height, at least 50 percent of such areas shall be covered by one or more of the following:
 1. Mural and/or other art installation;
 2. Protruding/recessed brickwork and tile; and/or
 3. Living plant material, including, but not limited to, green/living wall, and/or plants of sufficient height to screen the blank wall that are rooted in the ground or in planters.
- B. The following treatments may be used in combination with any of the above treatments:
 1. Benches or other outdoor seating may be freestanding or integrated into the articulation of the façade.
 2. Bicycle racks may be freestanding or integrated into the articulation of the façade.

Figure 6.09.1: Blank Wall Treatment Area

6.10 Roof Form

- A. **Roof Type.** Roof types in compliance with Table 6.10.A (Roof Types) shall be applied to building forms as follows:
 - 1. A single roof type shall be applied to the main body.
 - 2. A single roof type shall be applied to the wing(s).
 - 3. Multiple roof types are allowed on a building in compliance with Items A and B of this Section.
- B. **Roof Materials and Colors**
 - 1. Roofs shall be clad in compliance with Table 6.08.A (Exterior Finishes and Materials Standards).
 - 2. Composition shingles, if used, shall be fire-rated class A, and thick enough to cast a shadow line.

Table 6.10.A: Roof Types		
Flat Roofs		
Parapet Height (Flat or Sloped)	At least 30"	A
Eave Height	At least 6"	B
Eave Projection	At least 12"	C
Parapets without a cornice shall include a string course to define eave and distinguish building top from middle.		
Sloped Roofs		
Eave Height	At least 0" to 6"	A
Eave Projection	At least 0" to 8"	B
Ends of gable and shed roofs shall be finished to match nearest wall finish and materials or can be left open to expose the structure.		
Sloped roofs shall not use a 45 degrees pitch.		
Hipped roofs shall utilize same slope throughout roof volume and lower ridge height as necessary.		

Figure 6.10.1: Flat Roof Details

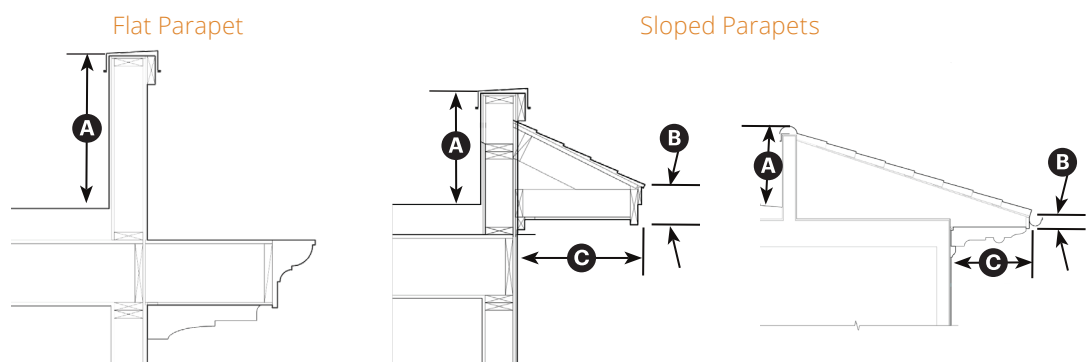
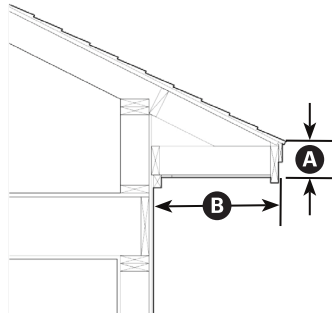
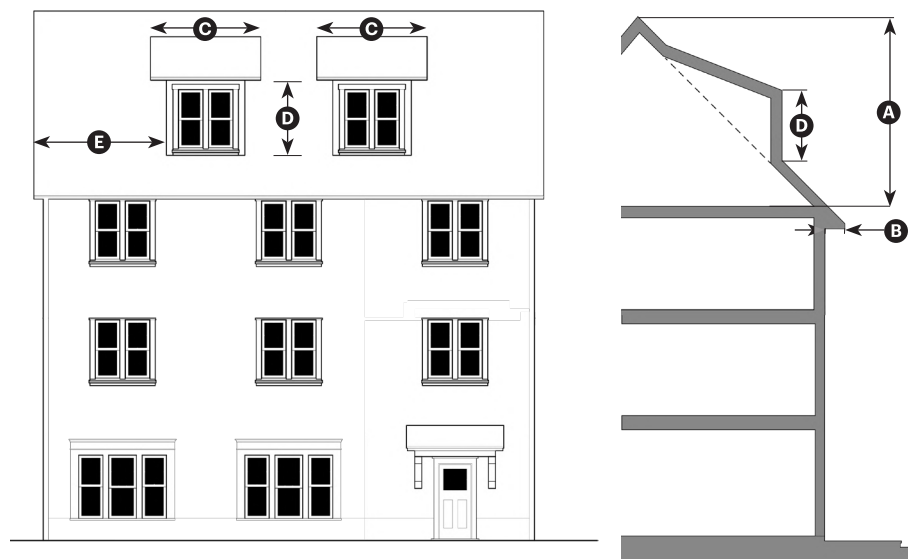


Figure 6.10.2: Sloped Roof Detail

- C. **Dormers.** Dormers are allowed on sloped roofs over a half-story in compliance with the Table 6.10.B (Dormers).
1. Dormers shall be setback 12" min. from building façade.
 2. Dormers shall be setback 12" min. from building façade. Distance between dormers shall be wider than dormers.
 3. Width of dormer windows shall not exceed the width of windows on lower floors.

Table 6.10.B Dormer Standards

Dormer Window(s) Length (Total Width)	50% max. of associated roof length	C
Dormer Window Height	6' max.	D
Dormer Window Separation from Edge of Roof	2' min.	E

Figure 6.10.2: Dormers

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Chapter 7 Large Sites

Sections:

7.01	Purpose
7.02	Applicability
7.03	Walkable Neighborhood Plan
7.04	Blocks
7.05	Street Network
7.06	Common Open Space

7.01 Purpose

This Chapter sets forth standards for sites larger than three acres to create new, walkable neighborhoods.

7.02 Applicability

Projects on sites of three or more acres using the Downtown Objective Design and Development Standards (ODDS) shall be in compliance with the requirements of this Chapter. These standards are to be used in conjunction with Lincoln Municipal Code (LMC) Title 18 (Zoning) and all other applicable sections of the ODDS.

7.03 Walkable Neighborhood Plan

- A. **Walkable Neighborhood Plan Content Requirements.** Each Walkable Neighborhood Plan shall show the proposed physical character of the development, in plan view:
1. Boundaries of the proposed development;
 2. Existing and proposed blocks and streets within a 1,500 foot radius of the development boundaries, in compliance with Sections 7.04 (Blocks) and 7.05 (Street Network);
 3. Existing trees and other natural features;
 4. Proposed trees and landscape along streets and in common open spaces; and
 5. New or modified common open space, in compliance with Section 7.06 (Common Open Space).

Figure 7.03.1: Walkable Neighborhood Plan Development Process for Sites of Three or More Acres

1

Identify the Site

Delineate the overall development site through a survey and identify existing streets, pedestrian passages, and parks.



2

Introduce Streets

Introduce new streets as needed to provide internal circulation and access.



3

Identify Open Space

Locate and identify the required common open space area and type in compliance with Section 7.06 (Common Open Space).

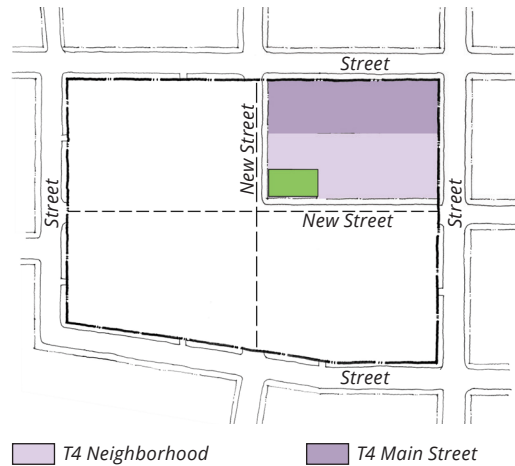
Where provided, show the pedestrian network, including trails.



4

Apply Zone Standards

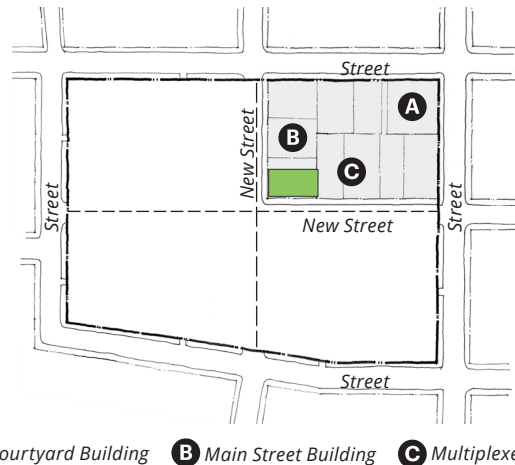
Apply applicable Zone standards in compliance with Chapter 2 (Zones).



5

Delineate Design Sites/Lots

Delineate the design sites/lots within each block.



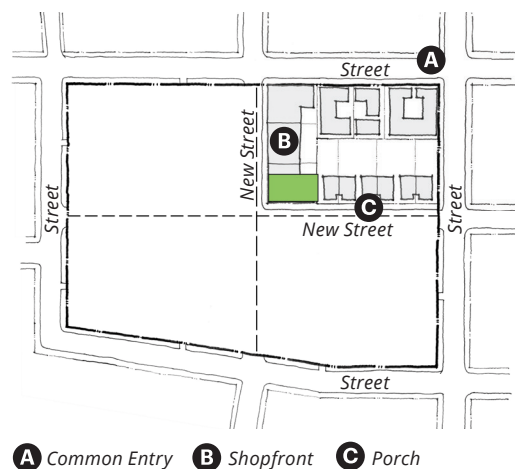
A Courtyard Building **B** Main Street Building **C** Multiplexes

6

Identify Building Types

Identify the building type on each design site/lot in compliance with Item F (Building Types) of the Zone and the selected building entry type for each building in compliance with Item G (Building Entry Types) of the Zone.

Where provided, show parking areas in compliance with Item D (Parking Placement) of the Zone.



A Common Entry **B** Shopfront **C** Porch

7.04 Blocks

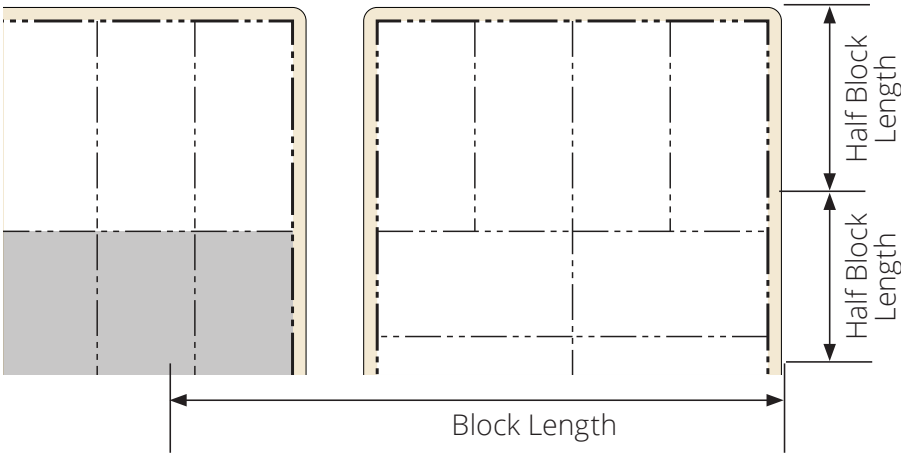
A. Development sites shall create a series of blocks in compliance with Table 7.04.A (Block Size Standards) to organize the development site.

Table 7.04.A: Block Size Standards		
Block Length	Block Perimeter	Depth of Attached Half-Block(s) ¹
500' max.	1,800' max.	250' max.
700' max. ²	2,100' max. ²	300' max. ²

¹ Distance from street or Design Site/Lot Line to shared property line.

² Where a pedestrian passage is included.

Figure 7.04.1: Block Size



Key
— Block Perimeter - - - Design Site/Lot Line

- B. Blocks may be uniquely shaped provided the standards in Table 7.04.A (Block Size Standards) are met.
- C. New blocks shall be bound by streets, public or private, with public sidewalks for pedestrians.
1. Half blocks may be formed by a combination of streets as allowed by the Zone, pedestrian pathways in compliance with Table 7.05.A (Allowed Street Types), open space in compliance with Section 7.06.A (Required Common Open Space), and/or natural features, such as rivers, streams, and wooded preserves.

7.05 Street Network

- A. **Internal Street Network.** The development site shall consist of an interconnected network of streets designed to create walkable blocks with multiple routes for vehicular, bicycle and pedestrian circulation.
 1. The new street network within a development site shall connect to the existing street network and public pedestrian network.
 - a. New streets shall align with and continue existing or proposed streets by extending to public streets at or along adjoining property boundaries.
 - b. New streets shall provide connecting pedestrian and, where applicable, bicycle routes.
 2. The street network shall comprise only the street types identified in Table 7.05.A (Allowed Street Types) and in compliance with the applicable standards for the street type.
 - a. Dead-end streets and cul-de-sacs are not allowed.
 - b. Driveways shall not be considered streets or components of the public realm for the purpose of these standards and shall only be used along the rear or side of design sites. Where a driveway intersects the public realm, the pavement of the public realm shall prevail.
 3. Streets that traverse more than one ODDS Zone shall comply with the public frontage standards applicable to each Zone along their respective frontages. For example, a street located in a higher-intensity Zone (e.g., T4 Main Street) with wide sidewalks and street trees in grates may transition, upon entering a lower-intensity Zone (e.g., T4 Neighborhood), to a street with narrower sidewalks and a planting strip.
 4. The street network within the development site may be privately owned but shall be accessible by the general public. Private thoroughfares shall not be gated.
- B. **Pedestrian Network.** Existing and proposed streets (both public and private), common open spaces, pedestrian pathways, and trails, where provided, shall form a contiguous and integrated pedestrian network throughout the development site and along adjacent public rights-of-way.
 1. **Access to Transit.** The pedestrian network shall be designed to provide direct and convenient connections to existing and planned transit facilities.
 2. **Trail Systems.** All proposed trails shall be integrated into the pedestrian network.

Table 7.05.A: Allowed Street Types

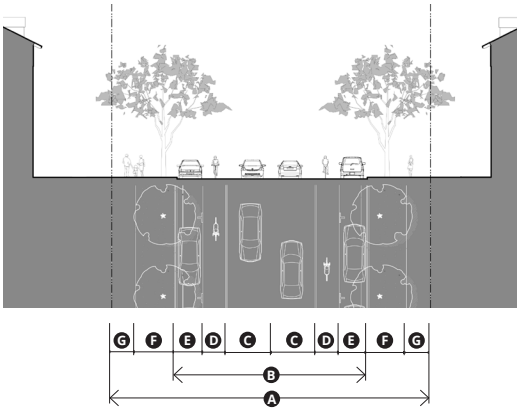
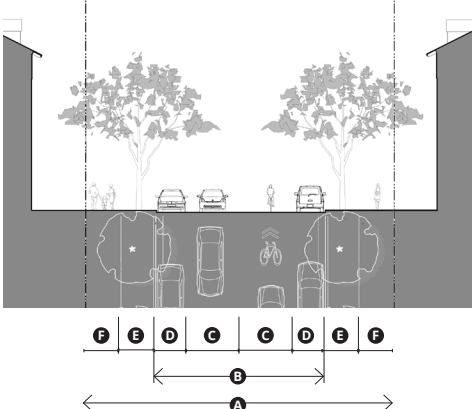
Street Type	Neighborhood Street A	Neighborhood Street B
		
Description	Two 10' travel lanes, 6' bike lanes with buffers, 8' on-street parking lanes, and minimum 7' sidewalks with 10' planting strips.	Two 10' travel lanes, sharrows, 8' on-street parking lanes, and minimum 6' sidewalks with 6' planting strips.
Design Speed	25 mph max.	25 mph max.
Street Widths		
ROW Width	A 82'	60'
Pavement Width	B 48'	36'
Lane Assembly		
Traffic Lanes	C 2 @ 11'	2 @ 10'
Bicycle Lanes	D 2 @ 6'	Sharrow
Parking Lanes	E 2 @ 8', marked	2 @ 8', marked
Median/Turn Pocket	None	None
Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	Curb and gutter
Planter Type	F 10' min. continuous planter	6' min. continuous planter
Landscape Type	Trees at 30' o.c. avg.	Trees at 30' o.c.
Walkway Type	G 7' min. sidewalk	6' min. sidewalk
Curb Type	Raised	Raised

Table 7.05.A: Allowed Street Types (cont'd)

Street Type	Drive
The diagram shows a cross-section of a street. On the left is a raised curb. To its right is a 7' sidewalk (labeled G). Next is a 10' planter strip (labeled F) containing trees. This is followed by a 6' bike lane with a buffer (labeled C). Then is an 8' parking lane (labeled D) with cars. Next is a 10' travel lane (labeled E) with cars. This is followed by another 10' travel lane (labeled C) with cars. Then is another 8' parking lane (labeled D) with cars. Next is a 6' bike lane with a buffer (labeled E). This is followed by another 10' planter strip (labeled F) with trees. Finally, on the right, is another 7' sidewalk (labeled G). Below the diagram, dimension A spans the entire width from the first sidewalk to the last. Dimension B spans the width of the two travel lanes and the two parking lanes between them.	
Description	Two 10' travel lanes, 6' bike lanes with buffers, 8' on-street parking lanes, and minimum 7' sidewalks with 10' planting strips.
Design Speed	25 mph max.
Street Widths	
ROW Width	A 82'
Pavement Width	B 48'
	Snow storage is accommodated on the non-building side.
Lane Assembly	
Traffic Lanes	2 @ 10'
Bicycle Lanes	C 2 @ 6'
Parking Lanes	D 2 @ 8', marked
Median/Turn Pocket	E None
Public Frontage Assembly	
Drainage Collection Type	Curb and gutter
Planter Type	F 10' min. continuous planter
Landscape Type	Trees at 30' o.c. avg.
Walkway Type	G 7' min. sidewalk
Curb Type	Raised

7.06 Common Open Space

A. Required Common Open Space

- 1. Development sites shall provide common open space in compliance with Table 7.06.A (Required Common Open Space) and include one or more of the open space types listed in Table 7.06.B (Allowed Common Open Space Types).

Table 7.06.A: Required Common Open Space		
	Development Site Size	
	≤ 4 acres	> 4 acres
Common Open Space Area	1,500 sf	5% of gross development site area

- 2. The following shall not count toward the minimum common open space area requirement:
 - a. Required setback areas;
 - b. Open space required by the building type;
 - c. Regulated floodway, stream corridor protection zones, and stormwater features, including, but not limited to, ponds and swales;
 - d. Patios, yards, and other areas meant for the benefit of a specific unit or building rather than the broader development site; and
 - e. Dog parks, swimming pools, and volleyball sand pits.
- B. **Location of Common Open Space.** Common Open space shall be located, and may be distributed throughout the development site, to be accessible to most buildings within the development site and clearly visible from dwelling units or commercial spaces on site.
- C. **Building Entries Adjacent to a Common Open Space.** The façades on building abutting or across a street from a common open space shall be designed as to front onto the common open space, in compliance with Item C (Building Placement) and Item G (Building Entry Types) of the Zone.

Figure 7.06.1: Building Frontage Adjacent to a Common Open Space

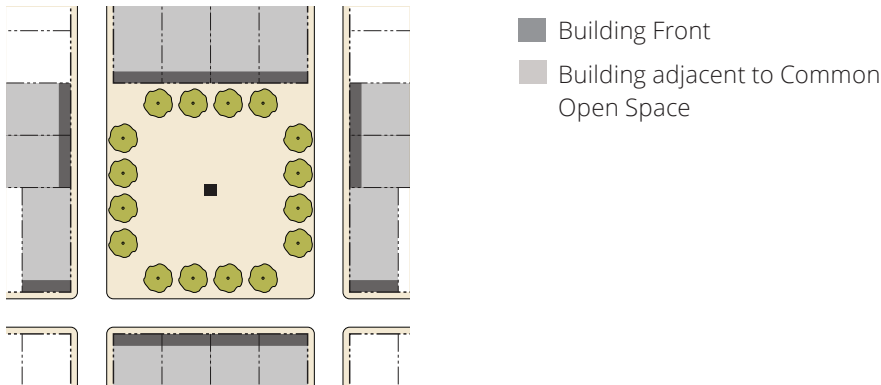


Table 7.06.B: Allowed Common Open Space Types

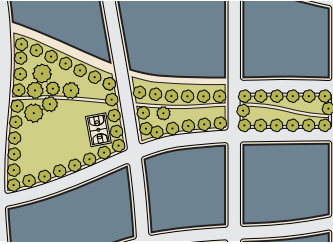
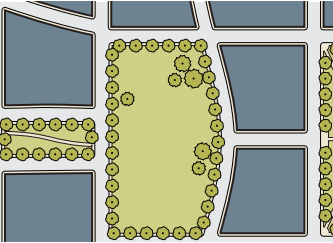
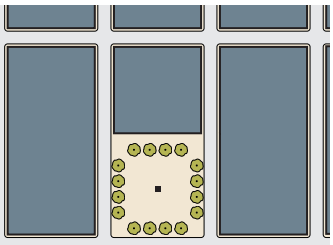
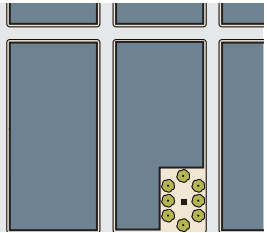
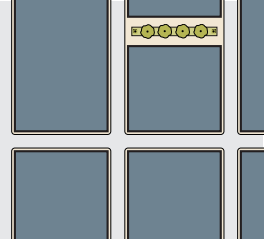
Greenway	General Character	Size and Location	Typical Uses
A multiple-block long linear open space for community gathering and strolling, spatially defined by tree-lined streets along its edge and adjacent buildings.	Formal or informal dominated by landscaping and trees with integral stormwater management capacity Hardscape path	Length: Min. 4' continuous blocks Width: 200' min. Shall front at least one street.	Passive recreation Walking/running Formal or informal seating
			
Green	General Character	Size and Location	Typical Uses
A large space available for unstructured and limited amounts of structured recreation.	Primarily planted areas with paths to and between recreation areas and civic buildings. Spatially defined by tree-lined streets and adjacent buildings.	Size: 300' x 300' min. Streets required on at least two sides of the Green. Façades on lots attached to or across a street must "front" onto the Green.	Unstructured passive and active recreation Civic uses Temporary commercial uses
			
Plaza	General Character	Size and Location	Typical Uses
A community-wide focal point primarily for civic purposes and commercial activities. Commercial activities are subordinate to civic activity.	Formal, urban Hardscaped and planted areas in formal patterns. Spatially defined by buildings and tree-lined streets.	Size: 100' x 100' min. Streets required on two of the Plaza's sides. Façades on lots attached to or across a street must "front" on to the Plaza.	Civic uses Commercial uses in support of civic uses Passive recreation
			

Table 7.06.B: Allowed Common Open Space Types (cont'd)

Pocket Park/Plaza	General Character	Size and Location	Typical Uses
A small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes, intended as intimate spaces for seating or dining.	Informal or Formal, urban Combination of planted areas and hardscape Spatially defined by building entries and adjacent street trees.	Size: 40' x 100' min.	Civic activity Passive recreation, outdoor seating Commercial uses in support of civic activity
			
Passage	General Character	Size and Location	Typical Uses
A pedestrian pathway that extends from the public sidewalk into a common open space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the Zone.	Formal, urban No accessory structure(s) Primarily hardscape with landscape accents Spatially defined by building entries Trees and shrubs in containers and/or planters	Size: 15' min. clear width between or through buildings Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.	Civic activity Casual seating and/or outdoor dining Commercial uses in support of civic activity Ground floor residential
			

Chapter 8 Procedures & Adjustments

Sections:

8.01	Purpose
8.02	Review Authority
8.03	Procedures
8.04	Adjustments

8.01 Purpose

This Chapter sets forth procedures for processing project applications under the Lincoln Downtown Objective Development and Design Standards (ODDS). It also outlines procedures for minor deviations from certain standards in specific situations, recognizing the prescriptive nature of these standards, as allowed by State law.

8.02 Review Authority

The Review Authority for all projects processed under the ODDS shall be the Community Development Director, or its designee. The Review Authority shall review and make decisions on each application required by the ODDS.

8.03 Procedures

- A. The application for development consists of a Specific Development Plan (SDP) which implements the approved General Development Plan (GDP) for a specific phase of development within the Planned Development District as required by LMC 18.32 (Planned Development District).
- B. The Review Authority shall determine consistency with the requirements of these standards as part of the applicable development review process.
- C. The procedures should be consistent with State law, and the following:
 - 1. Administrative Relief. Requests for administrative relief from certain standards in the ODDS are to be processed in compliance with the required findings in Section 8.04 (Adjustments).
 - 2. Affordable Housing Streamlined Approval (Senate Bill 35). Streamlined affordable housing development as defined in *Government Code § 65913.4* must include a completed SB 35 checklist to determine eligibility at the time of initial application submittal.

3. **Housing Development Projects (Senate Bill 330).** Housing development projects as defined in *Government Code § 65589.5(h)(2)* must include a Preliminary Application (SB 330) at the time of initial application submittal. After submitting a Preliminary Application, a full application with the Planning Application Form must be submitted within 180 days or the Preliminary Application will expire.
- D. **Exempt from Public Hearing Requirements.** Projects in compliance with the development standards in Title 18 (Zoning) and the ODDS are exempt from hearing requirements in LMC Chapter 17.41 (Notice, Hearing, Decision).
- E. **Amendments.** All proposals to change the text of the ODDS or the Regulating Plan shall be made pursuant to a Zoning Amendment as described in LMC Chapter 17.48 (Amendments to Zoning Map and Regulations).

8.04 Adjustments

A. Application Requirements

1. Adjustment requests shall include a written request by the applicant explaining the need for the adjustment and identifying all existing site conditions or features that prevent compliance with the specific standard.
2. Granting of an adjustment does not eliminate other standards not specified in Table 8.04.A (Adjustments to Standards).

B. Findings

1. For the Review Authority to grant an adjustment, findings for the adjustment in Table 8.04.A (Adjustments to Standards) are required.
2. If the development for which an adjustment is requested meets the required findings, the allowed adjustment shall be granted. The adjustment shall be processed concurrently with the main application per the Jurisdiction's application process requirements.

C. Existing Site Condition. An existing site condition is a legally permitted building or structure constructed on the site with a final inspection or certificate of occupancy, or a natural feature that exists as of the date of initial application submittal.

1. For purposes of this Chapter, existing site conditions that prevent compliance with a standard include, but are not limited to, the following:
 - (1) Existing utility infrastructure located on or across the site, including public utility easements, drainage easements, or facilities that are not required to be relocated under the Lincoln Municipal Code (LMC) 17.28.180 (Easements) and Public Works Improvement Standards.
 - (2) Protected trees pursuant to LMC Chapter 18.69 (Oak Tree Preservation), including native oaks and other protected species, when not approved for removal through the City's tree permit process pursuant to LMC Section 18.76.010 (Permit-Required for changes in use, structures or trees).
 - (3) Creeks, drainage channels, and natural waterways such as Auburn Ravine, or other jurisdictional waters regulated under the City's Watercourse Protection requirements or regional environmental permits pursuant to LMC Chapter 18.89 (Placer County Conservation Program).
 - (4) Topographic constraints including steep slopes, existing retaining walls, or engineered slopes required for site stability pursuant to LMC Section 15.04.200 (California Building Code, Appendix J amended - Excavation and Grading).

- (5) Existing buildings or structures that were legally constructed and have a final inspection or certificate of occupancy, including nonconforming structures that are permitted to remain pursuant to LMC Section 18.76.010 (Permit-Required for changes in use, structures or trees).
2. The existing site condition used as a basis for requesting an exception shall not be removed or altered.

Table 8.04.A: Adjustments to Standards

Allowed Adjustments	Required Findings	Amount of Adjustment	Reference
Lot			
Lot Dimensions (depth or width) Decrease in the minimum required or maximum allowed.	(1) Existing site condition prevents compliance with the standard. (2) An existing or new lot can be developed following the intent of the Zone, meeting all other applicable standards for the Zone.	Up to 10% of the standard	Chapter 2 (Zones)
Building Setbacks			
Front, Side Street, Side or Rear Increase or decrease of the minimum to maximum required setback areas for main structures.	(1) Existing site condition prevents compliance with the standard. (2) The proposed development is visually compatible with the adjacent development and intent of the Zone.	Up to 5' or 25%, whichever is greater	Chapter 2 (Zones)
Façade Zone Buildout Decrease in the minimum amount of façade required within the façade zone.	(1) Existing site condition prevents compliance with the standard. (2) The proposed development is visually compatible with the adjacent development and intent of the Zone.	Up to 25% of the standard	Chapter 2 (Zones)
Building Footprint			
Size of Main Body or Wing(s) Increase in the allowed width or length.	(1) Existing site condition prevents compliance with the standard. (2) The wing(s) is one-story less in height than the main body. (3) The building complies with the setbacks of the Zone. (4) The proposed development is visually compatible with the adjacent development and intent of the Zone.	Up to 20% of the standard	Section 10.03 (Building Measurements)
Parking Location			
Front setback Decrease in the required parking setback.	(1) Existing site condition prevents compliance with the standard. (2) If accessed from the street, the driveway complies with the Zone standards. (3) The ground floor space shall remain habitable in compliance with the Zone standards.	Up to 10'	Section 3.06 (Parking and Vehicle Access)

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Chapter 9 Rules of Language & Definitions

Sections:

9.01	Purpose
9.02	Rules of Language
9.03	Definitions

9.01 Purpose

This Chapter provides definitions for specialized terms and phrases used in the Downtown Objective Design and Development Standards (ODDS). All other applicable definitions in the Lincoln Municipal Code (LMC) apply. In the event of a conflict between the ODDS and LMC definitions, that the ODDS definitions shall apply to projects subject to these standards.

9.02 Rules of Language

1. Illustrations, diagrams, and flowcharts are included in the ODDS to illustrate the intent and requirements of the text. In the case of a conflict between the text and any illustration, diagram, or flowchart, the text controls.
2. Except as otherwise noted, any fraction greater than or equal to 0.5 will be rounded up to the nearest whole number. Any fraction less than 0.5 will be rounded down to the nearest whole number.
3. Where used in the ODDS, the following rules for words and language shall apply:
 - A. The words "shall," "must," "will," "is to," and "are to" are always mandatory.
 - B. The present tense includes the past and future tenses; and the future tense includes the present.
 - C. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise.
 - D. When used to describe the applicability of two or more requirements of the ODDS, the word "or" shall mean that compliance with any of the series is sufficient, and the words "and," and "and/or" shall mean that compliance with all of the series is required.
 - E. The words "used" or "occupied" include the words "intended," "designed," "constructed," "altered," or "arranged" to be used or occupied.

- F. The terms “standards,” “regulations,” and “requirements” are used to mandate a specific course of action or built outcome.
- 4. **Time Limits.** Whenever a number of days is specified in the ODDS, or in any permit, condition of approval, or notice provided in compliance with the ODDS, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 5 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.
- 5. **Private Agreements.** The ODDS applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement.

9.03 Definitions

A. Definitions

Alcove. Small recessed section of a room or wall that is partly enclosed and set back from the main space.

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

B. Definitions

Bay Window. A window that projects from the building façade or elevation that begins on the ground floor and can extend to upper floors.

Block Face. The aggregate of all the building façades on one side of a block. The block face provides the context for establishing architectural harmony.

Building, Block-Scale. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous façade as long as most or all of a block.

Building, House-Scale. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including secondary wings.¹

Block Length. The horizontal distance measured from one end of the block to the other end along the same street.

Block Perimeter. The aggregate of all sides of a block measured along the adjacent streets.

Buildable Area. The area in which a building is permitted to be constructed.

Building Façade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building Entry Type. Physical element(s) configured to connect the building façade to the back of the sidewalk abutting a street or public open space.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The length of the lot line of any one premises parallel to and along each street and/or open space which it borders.

Building Height. The ".5" in the number of stories, for instance 2.5 stories, refers to an occupiable attic.

Building, Main. A building in which is conducted the principal use of the lot on which it is situated.

Building Type. A structure defined by its combination of configuration, disposition and function.

C. Definitions

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential suites.

Clerestory. Small windows below the roof that admits light to the central parts of the building.

Cupola. Is a small dome-like structure that sits atop a building as a decorative feature.

D. Definitions

Depth, Ground-Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the surrounding buildings.

Development Site. One or more adjacent lots under common ownership.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F. Definitions

Façade. See Building Façade.

Façade Zone. The façade zone is the area between the minimum and maximum setback lines along the front of a site and, where applicable along the side street of a design site.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Regulations for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in buildings.

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See Lot Line, Front.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Glazing. Openings in a building in which glass is installed.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ganged. Grouped together

H. Definitions

Height. The vertical distance between average finished along the adjacent sidewalk or public space and the Mid-Point of Roof.

I. Definitions

Improvement. The product of any modification to a site structure or building.

J. Definitions

Jamb. A side post or surface of a doorway, window, or fireplace.

K. Definitions

No specialized terms beginning with the letter K are defined at this time

L. Definitions

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Live/Work. A unit that combines and accommodate both residential and the place of business for the resident(s) of the unit. Typically characterized with having the “work” function at the ground level and the “live” function on upper levels.

Loading Dock(s). A platform where cargo from vehicles can be loaded or unloaded.

Lot Line. The perimeter and geometry of a parcel of property demarcating one lot from another.

M. Definitions

Body. The primary massing of a main building.

Main Façade. The front façade of a building.

Major. Having a greater size, scope, effect, characteristic or quality relative to the other corresponding sizes, scopes, effects, characteristics or qualities; or being the greater of two or more.

Minor. Having a lesser size, scope, effect, characteristic or quality relative to the average size, scope, effect, characteristic or qualities; or being the lesser of two or more.

Mullion. A vertical bar between the panes of glass in a window.

N. Definitions

No specialized terms beginning with the letter N are defined at this time.

O. Definitions

No specialized terms beginning with the letter O are defined at this time

P. Definitions

Parapet. A wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Facility. A designated area or structure where vehicles can be parked temporarily or for extended periods.

Planting Strips. A landscaped or grassy area located between a street and a sidewalk.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Projection. Any portion of a structure that extends beyond the primary building façade or footprint. This can include elements such as balconies, bay windows, overhangs, canopies, architectural features, or other components of that project into required yards, or the public right-of-way.

Public Use. A use undertaken by a political subdivision.

Public Realm. The public realm consists of publicly accessible streets and common open spaces.

Punched Opening. Refers to window or door opening that are cut into the building's wall assembly as if the wall were a sheet being perforated.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Rear Loaded (Rear Access). Lots that provide vehicular access from the rear of the lot.

Regulating Plan. A map that identifies the zoning and standards to be applied to specific locations.

S. Definitions

Setback, Parking. The mandatory clear distance between a lot line and parking.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront Base. A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and lot frontages.

Story, Half (Syn. Attic Story). A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.

Street, Front. Street located along the front lot line.

Street, Side. Street located along a lot line that is not the front lot line.

Street Frontage. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree of any species or size planted in open spaces, parkways, sidewalk areas, easements, and streets.

Structure, Accessory. A subordinate structure, the use of which is incidental and secondary to that of the main structure on the same lot.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Transom. A horizontal structural beam or crosspiece that separates a door from the window above it, often supporting a transom light or fanlight.

U. Definitions

Unit. See Dwelling Unit.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

V. Definitions

Vestibule. An antechamber, hall, or lobby next to the outer door of a building.

W. Definitions

Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Wing. Structural element that extends laterally from the main body of a building, creating additional space while maintaining a connection to the primary structure.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

No specialized terms beginning with the letter Z are defined at this time.

Chapter 10 Measurement Methods

Sections

10.01	Purpose
10.02	Design Site Measurements
10.03	Identifying Lot Types
10.04	Building Measurements
10.05	Open Space Measurements
10.06	Façade Bays

10.01 Purpose

This Chapter describes the measurement methods and calculations of site and building elements to ensure compliance with the Downtown Objective Design and Development Standards (ODDS).

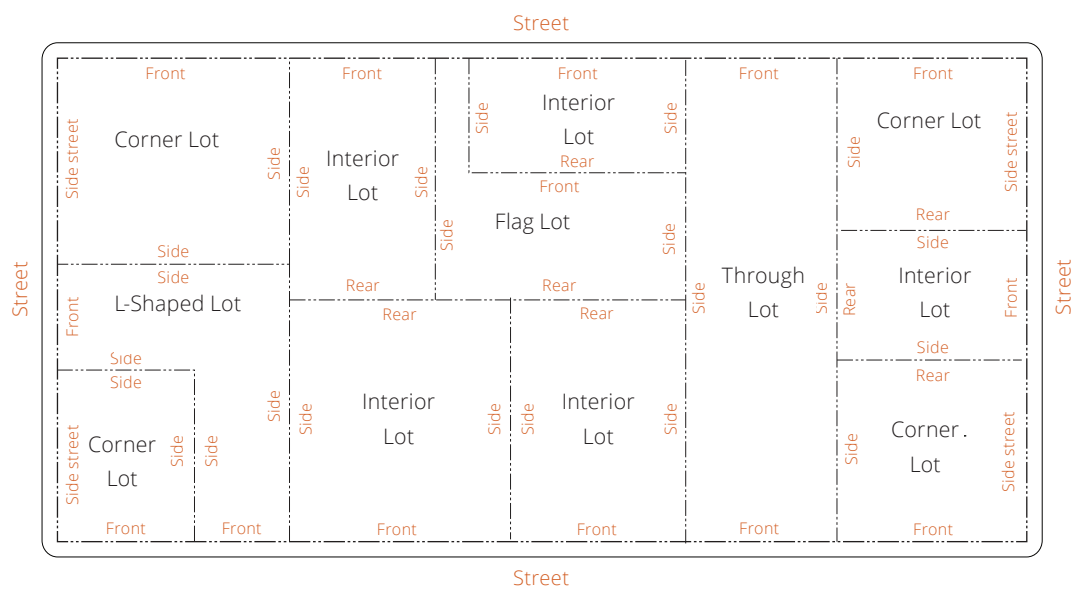
10.02 Design Site Measurements

- A. **Design Site Depth and Width.** Design site depth shall be measured at the midpoint of the front design site line. Design site width shall be measured by a line connecting two points on opposite interior design site lines that will result in a line parallel to the front design site line.
- B. **Determining the Primary and Secondary Front.** For the purpose of designating setbacks, façade zone, and frontage, design sites shall have a designated front as follows:
 - 1. **Design Site abutting only one right-of-way.** Design sites shall have a primary front. The primary front is the portion of the design site that fronts onto the adjacent right-of-way. Design sites facing a right-of-way shall be parallel to the right-of-way and contiguous with the right-of-way line.
 - 2. **Design Site abutting two or more rights-of-way.** Design sites shall have a primary and secondary front. The primary front is the narrowest portion of the parcel and the secondary front is the widest portion of the parcel that fronts onto either right-of-way. If the portions of the design site fronting onto either right-of-way are equal, the primary front is where the building entry type will be placed.
 - 3. **Design Site not abutting a right-of-way.** Design sites shall have a primary front. The primary front is the portion of the design site that fronts onto a pedestrian pathway, courtyard, or Common Open Space where the building entry type will be placed.

10.03 Identifying Lot Types

- A. **Applicability.** As lots, or design sites, are applied pursuant to the Zone standards, the front, rear, side, and side street boundaries are identified to apply building and parking setbacks, facade zones, and setbacks.
- B. **Methodology.** The following lot types listed below and illustrated in Figure 10.03.1 (Identifying Lot Types) must be used to determine lot line designations (front, side, rear, side street).
1. **Corner Lot.** A parcel situated at the intersection of two streets. If both streets have the same designations, the primary street must be identified in the site plan review process.
 2. **Interior Lot.** A parcel situated at the interior of the block face with two side parcel lines and one primary street frontage.
 3. **Through Lot.** A parcel situated at the interior of the block face with two side parcel lines and two primary street frontages on parallel streets.
 4. **Flag Lot.** An irregularly shaped lot, with the main portion of the lot area that does not have direct street frontage, other than by a narrow portion of land, referred to as the pole, fronting onto a street for access purposes.
 5. **L-Shaped Lot.** An irregularly shaped lot, that is not a corner parcel, with two primary street frontages along intersecting streets.

Figure 10.03.1: Identifying Lot Types



Key

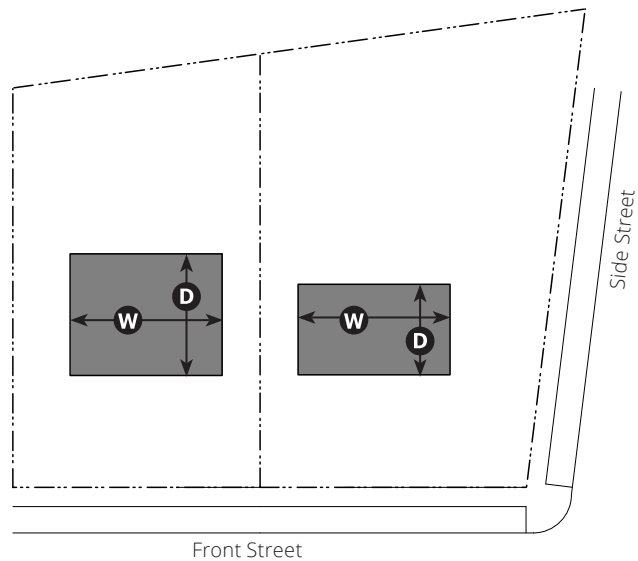
- Design Site/ Lot
Line

10.04 Building Measurements

- A. **Main Body Width and Depth.** The width and depth of the main body of a building shall be measured as follows:
1. The width shall be parallel to the front.
 2. The depth shall be perpendicular to the front.

Figure 10.04.1: Main Body Width and Depth

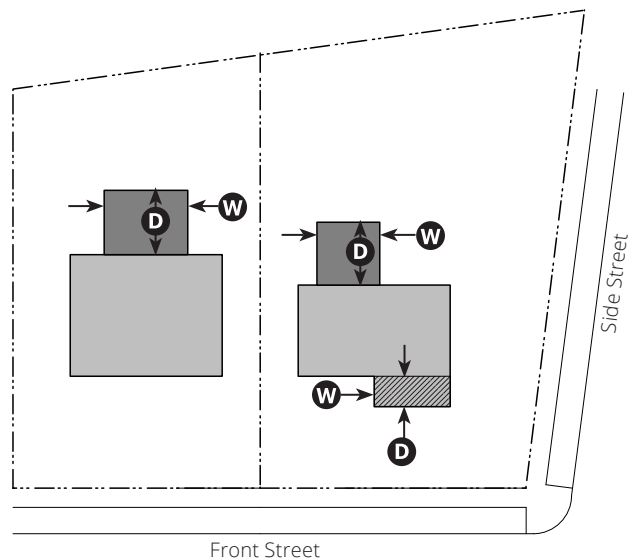
- W** Width
D Depth



- B. **Secondary wing(s) Width and Depth.** The width and depth of wings, shall be measured as follows:
1. The width shall be the greater of the two dimensions of the footprint.
 2. The depth shall be the lesser of the two dimensions of the footprint.

Figure 10.04.2: Secondary Wing(s) Width and Depth

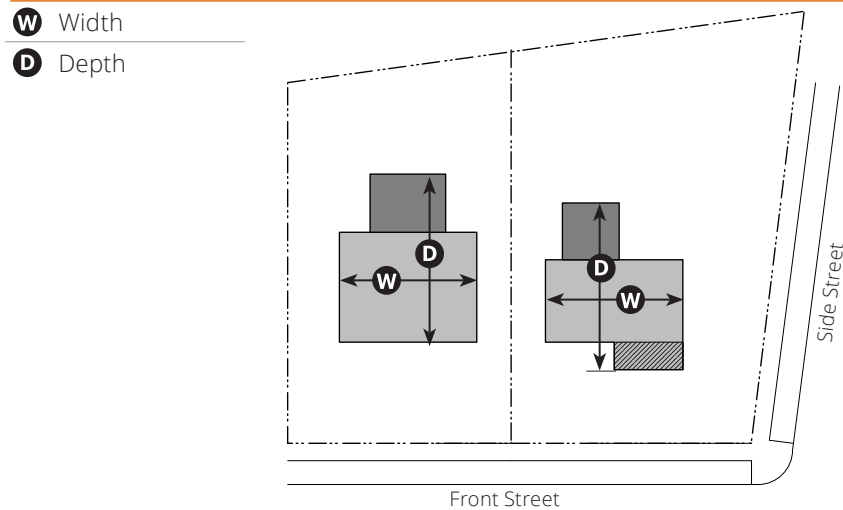
- W** Width
D Depth



- C. **Overall Width and Depth.** The overall width and depth combination of main body and wings shall be measured as follows:

1. The width shall be parallel to the front of the lot
2. The depth shall be generally perpendicular to the front of the lot.

Figure 10.04.3: Overall Width and Depth



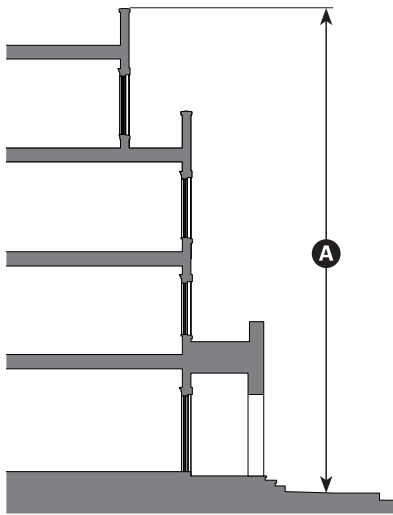
- D. **Building Height**

1. **Height, Top of Flat Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where the grade is higher than the curb, to the highest point of the roof beams. See Figure 10.04.4 (Flat Roof Measurements).
2. **Height, Midpoint of Sloping Roof.** The vertical distance measured in a straight line from the curb level, or from the finished grade line of the parcel where the grade is higher than the curb, to the mean between the point of the gable and the eaves. See Figure 10.04.5 (Pitch Roof Measurements) and Figure 10.04.6 (Measurements from Finish Grade).
3. All height measurements must be taken from the finished grade measured at the centerline of the façade.
4. Where a building is on a corner parcel and there is more than one grade level, the measurements must be taken through the center of the façade on the street having the lowest elevation.
5. Structures and rooftop equipment that do not provide additional floor space are allowed to exceed the overall height limit pursuant to Item E (Building Form) of the Zone.

Front Street

Front Street

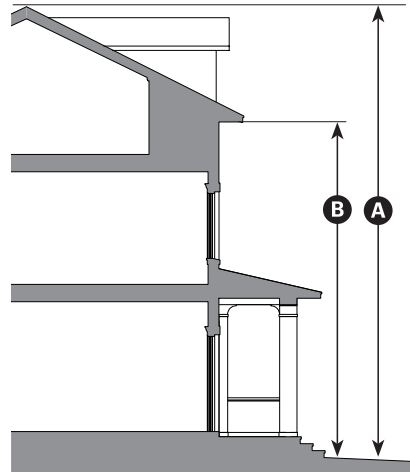
Figure 10.04.4: Flat Roof Measurements



Key

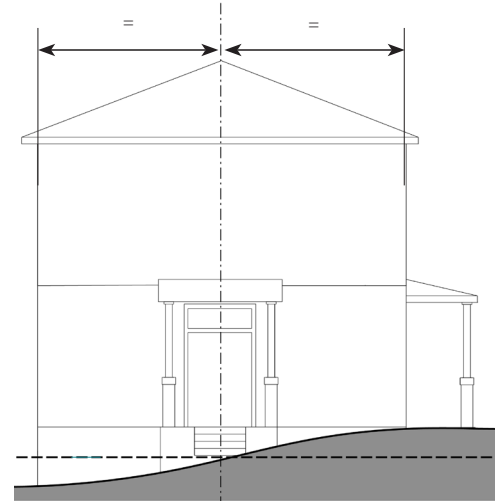
- A** Overall
- B** Eave

Figure 10.04.5: Pitch Roof Measurements



- Centerline of Façade
- Finished Grade at Center of Façade

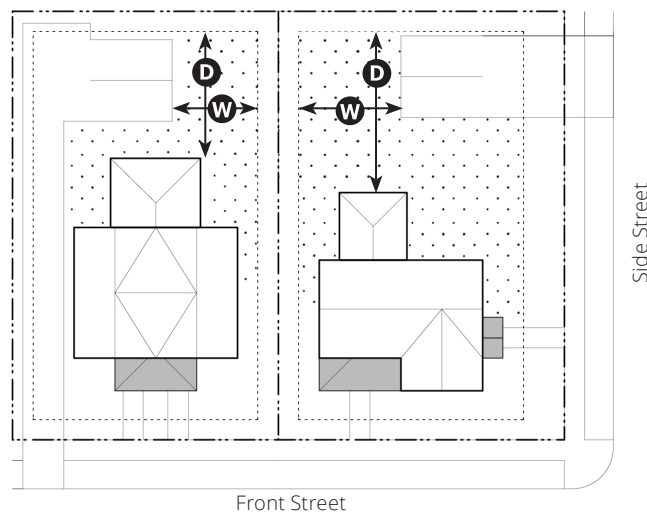
Figure 10.04.6: Measurements from Finish Grade



10.05 Open Space Measurements

- A. **Measuring On-Site Open Space(s).** The width and depth of open spaces must be measured as follows:
1. The width must be generally parallel to the front.
 2. The depth must be perpendicular to the front.

Figure 10.05.1: On-Site Open Space(s)



Key

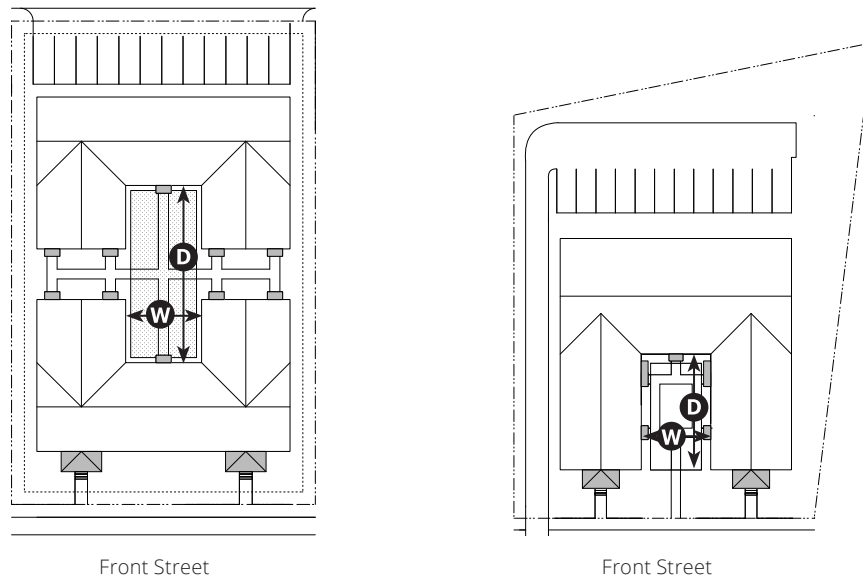
- Lot Line
- Building Setback Line
- Open Space
- Building Entry Type
- W** Width
- D** Depth

- B. **Courtyard(s) Width and Depth.** The width and depth of courtyards shall be measured as follows:
1. The width shall be parallel to the front measured from building façade to building façade or extension of the building façade.
 2. If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.
 3. The depth shall be perpendicular to the width measured from building façade to building façade or extension of the building façade.

Figure 10.05.2: Courtyard Examples

W Width

D Depth



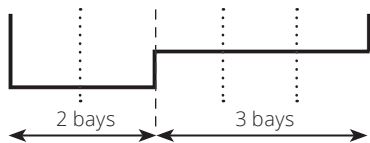
10.06 Façade Bays

- A. Bay width shall be measured horizontally from one boundary between bays to the next.
- B. The boundary between bays is measured at the midpoint between successive openings except at the following:
 1. Marked by a projecting expression of vertical structure on the façade (e.g., a column or pilaster), in which case the boundary is at the midpoint of the projecting element;
 2. The edge of a projecting/recessed volume or stepback, in which case the boundary shall extend vertically from the lower boundary of the base, middle, or top to the upper boundary of the same division; or
 3. The building edge.
- C. Boundaries of each bay shall extend vertically from the lower boundary of the base, middle, or top to the upper boundary of the same division and shall not intersect any opening.

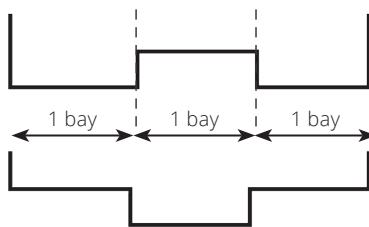
Figure 10.06.1: Example of Façade Bays and Massing Composition

A. Examples of Number or Range of Façade Bays

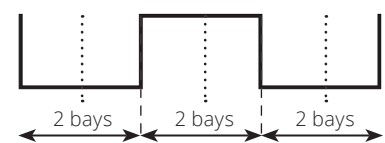
5-Bay Composition



3-Bay Composition

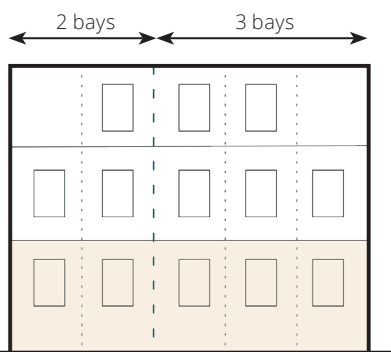


6-Bay Composition

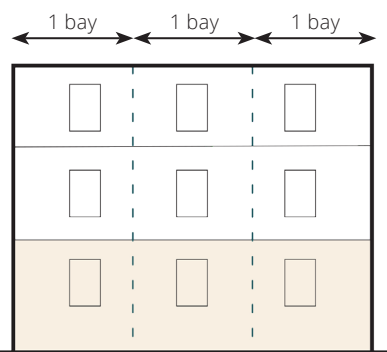


B. Examples of Façade Bay Compositions with Massing Proportions

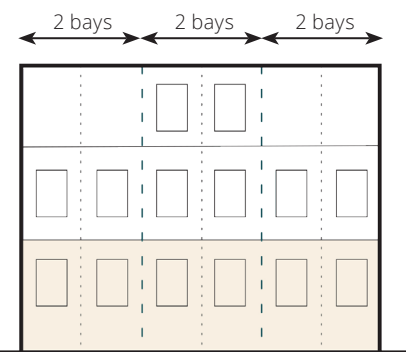
5-Bay Composition



3-Bay Composition



6-Bay Composition



Key

 Ground Floor

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