

# Part 4. Building Envelope Standards

## 401. Introduction

- A. The BUILDING ENVELOPE STANDARDS (BES) establish both the limitations and specific requirements for building form and frontages.
- B. The form and function controls work together to create the STREET while allowing the building design greater latitude behind the façades.

## 402. General Standards

The following regulations apply to all BES, unless expressly stated otherwise within an individual BES or on the REGULATING PLAN.

### A. Height

1. The height of all buildings is regulated in STORIES, with an ULTIMATE BUILDING HEIGHT measured in feet. The minimum length and height of the FACADE that is required at the RBL is shown on the appropriate BUILDING ENVELOPE STANDARD.
2. An ATTIC STORY is not included in the ULTIMATE BUILDING HEIGHT measurement or in the maximum STORY limit.
3. Where any part of a parking structure constructed or approved under this Code is located within 30 feet of another building constructed or approved under this Code, that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.
4. GARAGE ENTRIES (excluding those existing prior to December 31, 2002) shall not exceed 16 feet clear height and 24 feet clear width and shall not be sited within 100 feet of the BLOCK CORNER or another GARAGE ENTRY on the same BLOCK. GARAGE ENTRY portals may be set back up to 24 inches behind the surrounding façade.
5. Parking access shall be from an ALLEY where present. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of automobile access to a site unless otherwise approved by the Zoning Administrator with a recommendation from the ADMINISTRATIVE REVIEW TEAM.
6. Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL.
7. For multi-family and mixed-use buildings, vehicle parking areas (except where a STREET WALL exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-street parallel parking.
8. For townhomes, any garage and/or parking areas for vehicles (except where parking is located in an ancillary structure, enclosed in a rear-loading town-house garage, or in a below grade garage) on private property shall not be located within 25 feet from any RBL or shall be screened from the STREET by a STREET WALL. These requirements are not applicable to on-street parallel parking.
9. A MEZZANINE is internally accessible from, and a continuation of, the GROUND STORY use. Any STORY above the GROUND STORY that does not meet the definition of a MEZZANINE shall be considered a second STORY.

10. The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.
11. The GROUND STORY HEIGHT for MAIN STREET and AVENUE buildings is measured from the average elevation of the fronting CLEAR SIDEWALK to the second STORY floor.
12. Occupiable space for building code requirements or associated common area spaces are permitted within a roof penthouse enclosure.

## **B. Siting**

1. Building FACADES shall be built-to the RBLS as prescribed in the BES.
2. Building FACADES shall be built-to the RBLS within 30 feet of a BLOCK CORNER, unless otherwise specified in the BES. (See diagram 402.F.2).
3. The GROUND STORY finished floor elevation requirements for each use shall be met for all points within 30 feet of any RBL.
4. A STREET WALL shall be required along any RBL frontage that is not otherwise occupied by a FACADE. FENESTRATION requirements shall apply to STREET WALLS.
5. The RBL incorporates an offset area (or depth) behind and in front of that line, allowing for jogs, FAÇADE articulation (detail and composition), etc. unless otherwise designated herein. For Main Street and Avenue sites, the offset area is 36", for Local and Neighborhood sites, the offset area is 24". Therefore, where the FACADE is placed within that zone, it is considered to be "built to" the RBL.
6. No part of any building may be located outside of the BUILDABLE AREA except overhanging eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, BALCONIES, CANOPIES, or ramps. STOOPS, steps and ramps shall not be located within the CLEAR SIDEWALK.
7. There is no required setback from ALLEYS except as otherwise indicated in the BES. For locations identified on the REGULATING PLAN for future ALLEY construction, a minimum 13-foot wide area along the width of the rear of the lot shall be preserved for future alley construction and shall be maintained in a clean condition. The developer shall dedicate an easement for purposes of the future shared alley, to serve DEVELOPMENT PROJECTS along either side of the future alley.
8. The PARKING SETBACK LINE is 30 feet behind the RBL and extends, vertically from the first floor level as a plane, unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.
9. CORNER LOTS and through lots shall satisfy the build-to requirements for all RBL frontages, and PRIVATE OPEN AREA requirements for each designated BES, and shall meet the BUILDABLE AREA restrictions for each designated BES. For such lots, garbage bins and pick-up locations and loading docks shall be located behind the PARKING SETBACK LINE.
10. OPEN CONTIGUOUS LOT AREA (OCLA)
  - a. For multi-family and mixed-use Development Projects, OCLA may be located on top of the first Story, but in no case can it be above the top of the second Story. For Development Projects which meet standards in 402.B.11, the following may be permitted:
    - (i) Up to 33% of the minimum required OCLA may be satisfied through the Balconies of individual units.
    - (ii) At least 67% of the minimum required OCLA shall comprise no more than two separate contiguous areas, including occupiable roof space.

- b. For townhouse and detached Development Projects, OCLA shall be at grade (unenclosed decks shall not be constructed to violate this provision).
11. The Zoning Administrator may permit Development Projects to include roof access for amenities (which would not count against the maximum STORY limit or ULTIMATE BUILDING HEIGHT of their BES) or to designate their OCLA within multiple locations as prescribed in each BES if the following is proposed by the applicant:
- a. Minimum setback of eight (8) feet from the RBL (into the buildable area) for all upper stories; or
  - b. Minimum roof area dedicated for either vegetation or solar panels meeting the following criteria:
    - (i) Vegetated roof that meets Virginia DEQ BMP standards and is equal to at least 25% of the roof area (including mechanical area); or
    - (ii) On-site solar generation equal to at least 1.5 watts per square foot of the roof area (including mechanical area); or
    - (iii) Co-locating an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area) and on-site solar generation is equal to at least 0.7 watts per square foot of the roof area (including mechanical area).

### C. Elements

1. No window may face (be at an angle of less than 90 degrees from) a COMMON LOT LINE within 20 feet, or within 10 feet for BES SITES designated as NEIGHBORHOOD, unless:
  - a. The view from that window is screened within the BES SITE, between the window and the COMMON LOT LINE (e.g. by a PRIVACY FENCE or GARDEN WALL), or
  - b. The window sill is at least 6 feet above its finished floor level.
2. Neither BALCONIES nor STOOPS may project to within 5 feet of a COMMON LOT LINE. BALCONIES may encroach within the public right-of-way.
3. Neither BALCONIES nor STOOPS shall be enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a BALCONY above. BALCONIES may be a single floor platform or multiple platforms stacked at the upper STORY levels. In order to be counted towards the required PRIVATE OPEN AREA, a BALCONY shall have a minimum occupiable area of 40 square feet, with no dimension less than 5 feet.
4. ATTIC STORIES are permitted within all BES frontages. On the RBL/FACADE side of the roof-pitch (BLOCK interior elevations are not restricted), windows in ATTIC STORIES may be located only in DORMERS and/or windows in gable-ends.
5. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE. No GROUND STORY FACADE may include a section greater than 60 feet without a functioning entry door, unless otherwise specified in the BES.
6. PRIVACY FENCES may be constructed along all COMMON LOT LINES, except those that are in front of an RBL, and along ALLEYS.
7. BAY WINDOWS shall create an opening of between four and eight feet in the main wall and shall project no more than 42 inches beyond the RBL.
8. DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the REQUIRED BUILDING LINE FAÇADE length. DORMERS do not constitute a STORY when they meet the foregoing standards.

9. GROUND STORY AWNINGS and CANOPIES shall maintain a minimum horizontal clearance of 4 feet from any point where the TREE LAWN meets the CLEAR SIDEWALK and shall maintain a CLEAR HEIGHT of at least 10 feet above the CLEAR SIDEWALK.
10. All FRONT PORCHES shall be completely covered, either by a roof, or by being inset into the main body of the building. FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET. The finished FRONT PORCH floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. FRONT PORCHES shall not extend into the CLEAR SIDEWALK.
11. The finished STOOP floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. STOOPS shall not extend into the CLEAR SIDEWALK.

## D. Building Use

Allowable uses for GROUND STORIES and upper STORIES are identified in all BES. Additional use standards are provided in Part. 3 The Regulating Plans.

## E. Façade Composition

### 1. Intent and Guiding Illustrations

Façade Compositions should create building facades which bring out changes in plane, material texture and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and avoid large areas of undifferentiated or blank building facades. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:

### 2. Requirements and Configurations

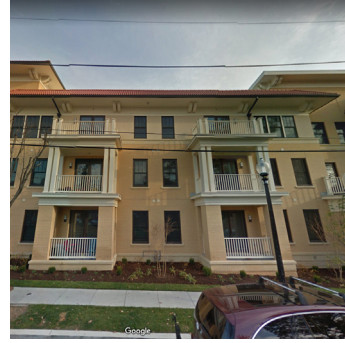
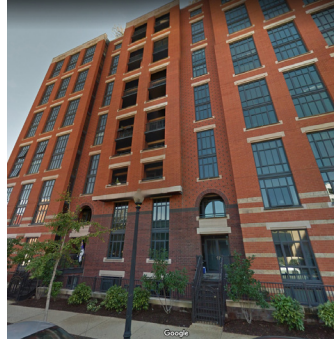
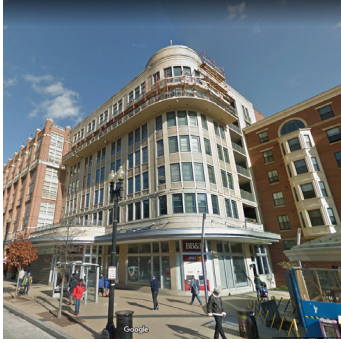
- a. For each BLOCK, buildings along the RBL shall present a COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION that includes a functioning, primary STREET entry.
- b. Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.
- c. The length of the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall have a ratio of no more than 2:1 (AVERAGE BUILDING HEIGHT : FAÇADE COMPOSITION length) and no less than 25 feet for all BES designations. DEVELOPMENT PROJECTS with STREET frontage of less than 150 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.
- d. Each FAÇADE COMPOSITION shall be separated by an interruption in the building wall along the RBL which meets the following standards:
  - (i) Interruptions in FAÇADE COMPOSITIONS shall run the full vertical height of the building from the CLEAR SIDEWALK to the top of the wall plate; and
  - (ii) Interruptions in FAÇADE COMPOSITIONS shall span between 3 feet and 8 feet in width (as measured parallel to the RBL) and shall be at least 5 feet in depth (as measured perpendicular to the RBL)
- e. No single FAÇADE COMPOSITION shall encompass more than one BLOCK CORNER.

### 3. STREET entry doors

- a. The average distance between STREET entry doors shall be no greater than 60 feet for each FACADE.
- b. The County Board may modify the interval between STREET entry doors specified in 402.E.3 above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form



Based Code in the “ACZO and FBC Use Standards” column of the Building Use Table provided in Part 3, and subject to approval of a use permit, as provided in ACZO §15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.

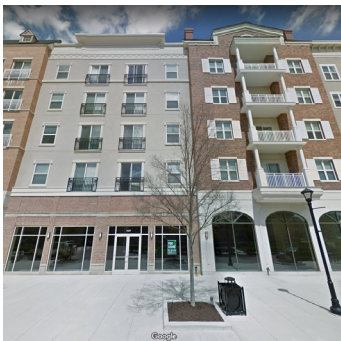


examples of appropriate facade compositions



examples of appropriate building corners

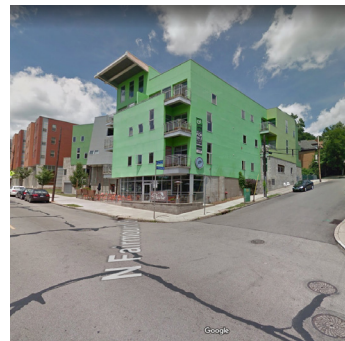
examples of inappropriate facade composition and building corners



facade compositions are too narrow



blank walls; compositions missing



poor window distribution/quantity

*Illustrations and precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted or prohibited. Source: Google Maps*

## F. Green Building Standards

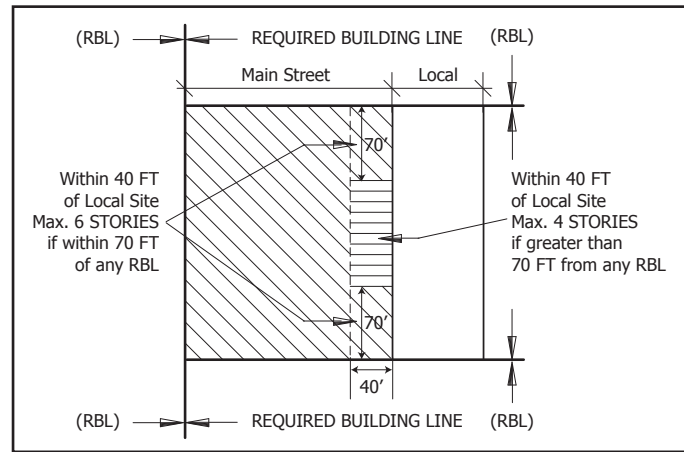
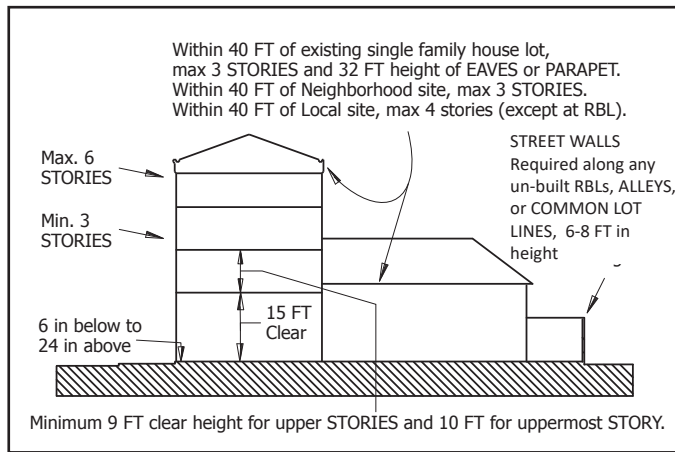
1. All Main Street and Avenue BES SITES shall achieve a minimum of LEED (Leadership in Energy and Environmental Design) Gold Certification, Earthcraft Gold Certification, or an equivalent in stringency green building certification. In addition to achieving one of the above certification levels, DEVELOPMENT PROJECTS shall also achieve ENERGY STAR™ Certification, at least one of the Energy Optimization metrics, and all of the Additional Prerequisites listed in Table 4.1 and further outlined in Attachment 803.
2. All Local and Neighborhood BES SITES shall achieve a minimum of LEED Certification, Earthcraft Certification, or equivalent in stringency green building certification. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification.
3. All proposals that include major\* renovation of existing buildings designated as either HISTORIC STRUCTURES or HISTORIC FACADES, or in other existing buildings proposed to remain, shall achieve a minimum of LEED Certification, Earthcraft Certification, or an equivalent in stringency green building certification. In addition to achieving one of the above certification levels, the DEVELOPMENT PROJECT shall also achieve ENERGY STAR™ Certification. (Note: \*Major renovation as defined by Earthcraft to determine eligibility for certification).

**Table 4.1: Green Building Standards: Energy Optimization and Additional Prerequisites**

<b>Energy Optimization (Choose 1):</b>
At least 14% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance
At least 24% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use
HERS index of 60 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy
Performance Option 3 HERS index rating
HERS index of 60 or lower if pursuing Earthcraft Multifamily certification
<b>Additional Prerequisites (Achieve All):</b>
ENERGY STAR™ Appliances and Fixtures
WaterSense Plumbing Fixtures
Refrigerant Leakage
Equity, Diversity, and Inclusion Program
Energy Benchmarking
Air Sealing of Ventilation Supply and Exhaust
Electric Vehicle Charging Infrastructure
Human Interaction with Nature (Biophilia)
Bird-friendly Materials
Renewable Energy
Light Pollution Reduction

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## 403. Main Street Sites BES



### A. HEIGHT SPECIFICATIONS

#### Building Height

- Each building shall be between 3 and 6 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

#### GROUND STORY Height

- The GROUND STORY floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building.
- The maximum CLEAR HEIGHT for the GROUND STORY is 24 feet.
- The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 15 feet within 15 feet of the RBL.

#### Upper STORIES Height

- The maximum CLEAR HEIGHT for upper STORIES is 14 feet.
- The minimum CLEAR HEIGHT for upper STORIES shall be 8 feet 10 inches.

#### Mezzanines

- Mezzanines greater than 2/3 of the floor area footprint shall be counted as full STORIES.

#### STREET WALL Height

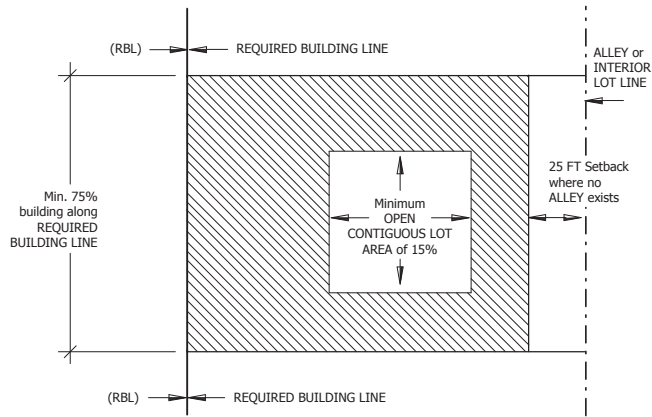
- Any unbuilt ALLEY and/or COMMON LOT LINE frontage shall have a STREET WALL built along it, 6-8 feet in height.
- STREET WALL heights are measured relative to the adjacent sidewalk or to the ground elevation when not fronting on a sidewalk.

#### Other

- Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of a Main street site is within 40 feet of:
  - A Local or LIVE-WORK site (excluding LIVE-WORK\* sites), the maximum height for that portion is no more than 4 STORIES,

- unless that portion is also no more than 70 feet from an RBL, in which case the maximum height is no more than 6 STORIES.
- A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
- An existing single-family lot, the maximum height for that portion is 32 feet to the EAVES or PARAPET, and no more than 3 STORIES.





B. SITING SPECIFICATIONS

STREET Facade

- 1. The GROUND STORY street facade shall be built to not less than 75 percent and no more than 90 percent of the overall RBL. However, the GROUND FLOOR portions of the STREET facade within 10 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
- 2. The UPPER STORIES street facade shall be built to not less than 60 percent and no more than 90 percent of the overall RBL.
- 3. The STREET facade shall be composed as a simple plane (limited jogs less than 36 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

BUILDABLE AREA

- 4. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 15% of the total BUILDABLE AREA of the site.

Side LOT Line

- 5. There are no required side LOT line setbacks unless shared with an existing single family house where an 8-foot setback is required.

Garage and Parking

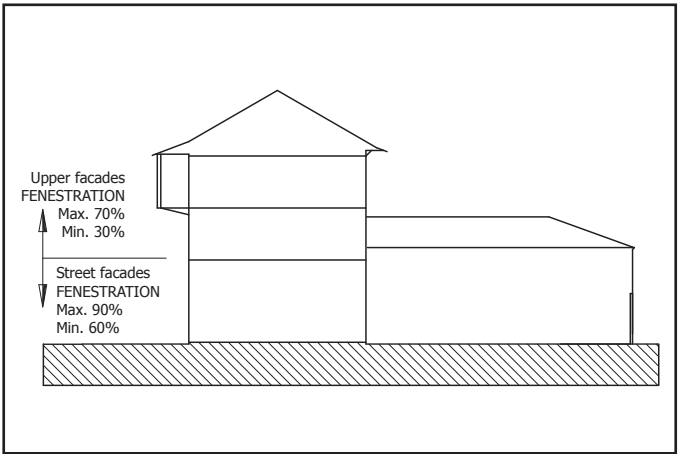
- 6. Garage/parking entrances shall be no closer than 50 feet from any BUILDING CORNER or 100 feet from any BLOCK CORNER (except where otherwise designated on the REGULATING PLAN).

ALLEYS

- 7. On sites with no ALLEY access, there shall be a 25-foot setback from the rear LOT line.

Unbuilt RBL and COMMON LOT LINE Treatment

- 8. Any unbuilt RBL shall have a STREET WALL along it, between 6 feet and 8 feet in height. STREET WALLS may also be constructed along any unbuilt COMMON LOT LINE.



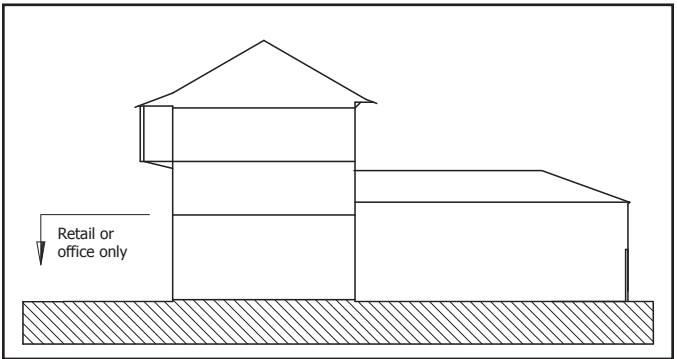
C. ELEMENTS SPECIFICATIONS

GROUND STORY-FENESTRATION

- 1. The GROUND STORY facade shall have between 60 percent and 90 percent FENESTRATION (measured as a percentage of the facade that is between 2 and 10 feet above the fronting sidewalk).

Upper STORIES-FENESTRATION

- 2. Upper STORY facades shall have between 30 percent and 70 percent FENESTRATION (measured for each STORY as a percentage of the facade that is between 3 and 9 feet above the finished floor).



D. USE SPECIFICATIONS

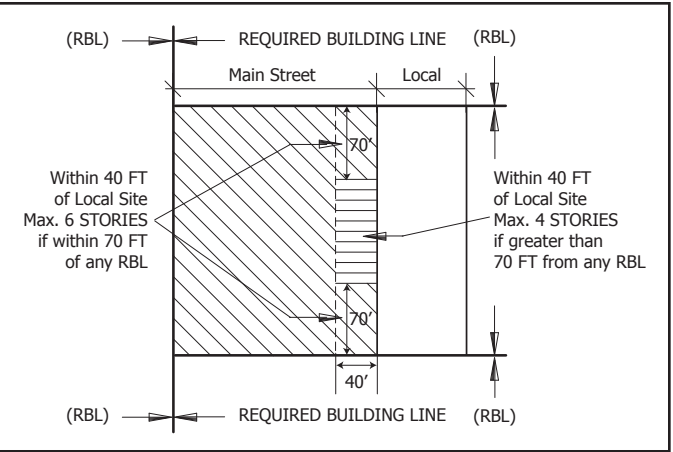
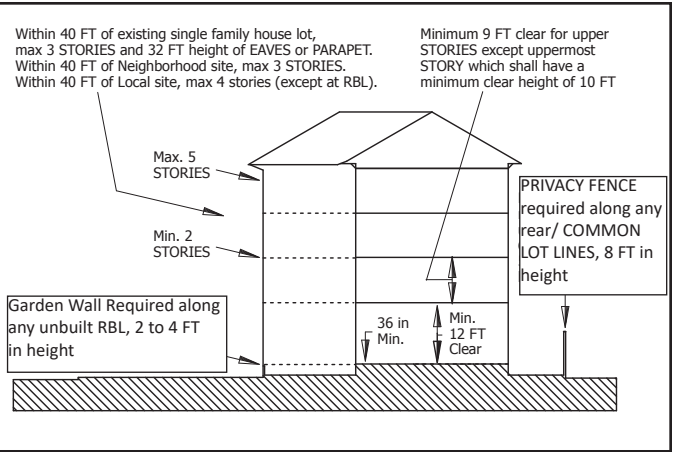
GROUND STORY

- 1. The GROUND STORY shall house uses as provided in Table 3.1 as well as lobby and access for upper STORY uses.
- 2. There shall be functioning entry door(s) along the STREET facade at intervals not greater than 60 feet within any site. Provided, however, the County Board may modify the interval between functioning entry doors for civic uses identified in Table 3.1, subject to approval of a use permit as provided in ACZO 15.4, where it finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.
- 3. Building support functions, such as lobbies, rental offices, and club/ activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

- 4. Uses identified in Table 3.1 are not permitted on the upper STORIES, except those of less than 900 square feet, offices, artisan beverage, artisan workshops, indoor recreation, restaurants of any size, Urban agriculture, animal boarding, and second Stories as continuation of the GROUND STORY use that have direct Columbia Pike frontage. Otherwise, UPPER STORIES shall house residential uses, including elder care uses, or hotel uses, or some combination thereof.

404. Avenue Sites BES



A. HEIGHT SPECIFICATIONS

Building Height

- Buildings shall be between 2 and 5 STORIES in height, except where otherwise noted here or in the REGULATING PLAN.

GROUND STORY Height

- The GROUND STORY finished floor elevation of any residential unit shall be no less than 36 inches above the fronting sidewalk.
- The maximum CLEAR HEIGHT for the GROUND STORY is 24 feet.
- The minimum CLEAR HEIGHT for the GROUND STORY shall be 12 feet in clear height.

Upper STORIES Height

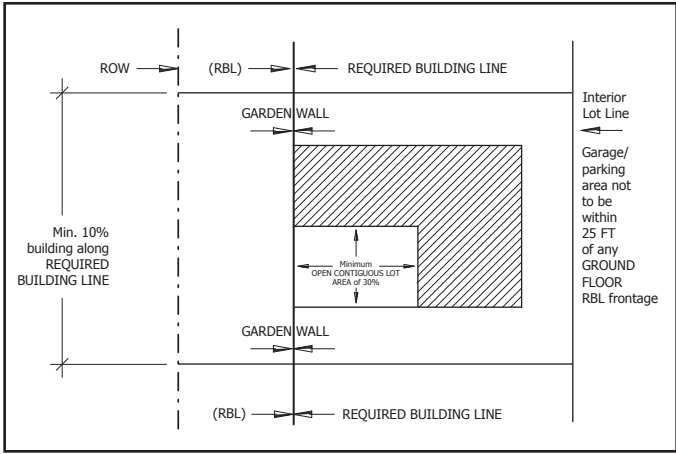
- The maximum CLEAR HEIGHT for UPPER STORIES is 14 feet.
- At least 80 percent of the upper STORIES shall each have at least an 8 foot 10 inch clear (floor to ceiling) height.

Mezzanines

- Mezzanines greater than 1/3 of the floor area footprint shall be counted as full STORY.

Other

- Notwithstanding the provisions in Section III.A.6.1, except where a lower height is required by the Regulating Plan, where any portion of a Main street site is within 40 feet of:
  - A Local or LIVE-WORK site (excluding LIVE-WORK\* sites), the maximum height for that portion is no more than 4 STORIES, unless that portion is also no more than 70 feet from an RBL, in which case the maximum height is no more than 5 STORIES.
  - A Neighborhood site, the maximum height for that portion is no more than 3 STORIES.
  - An existing single-family lot, the maximum height for that portion is 32 feet to the EAVES or PARAPET, and no more than 3 STORIES.



B. SITING SPECIFICATIONS

STREET Facade

- 1. The GROUND and Upper STORY STREET facade shall be built to the RBL not less than 60 percent and no more than 90% of the overall RBL.
- 2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 36 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

BUILDABLE AREA

- 3. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 30 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

- 4. There are no required side LOT line setbacks unless shared with an existing single family house where an 8-foot setback is required.

ALLEYS

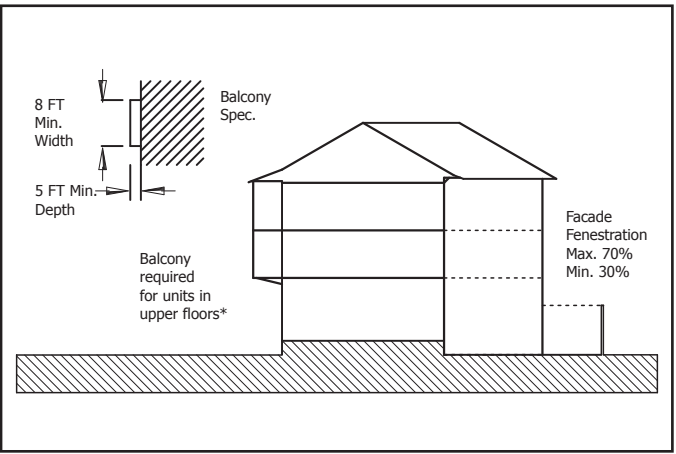
- 5. On sites with no ALLEY access, there shall be a 25-foot setback from the rear LOT line.

Unbuilt RBL and COMMON LOT LINE Treatment

- 6. Any unbuilt RBL shall have a STREET WALL along it, between 2 feet and 4 feet in height.
- 7. Any unbuilt rear or COMMON LOT LINE that is located more than 15 feet behind the RBL may have a PRIVACY FENCE along it that is between 5 and 8 feet in height.

Other

- 8. The BUILDING ENVELOPE STANDARDS for Local Sites may be utilized on AVENUE SITES when townhouses are proposed.



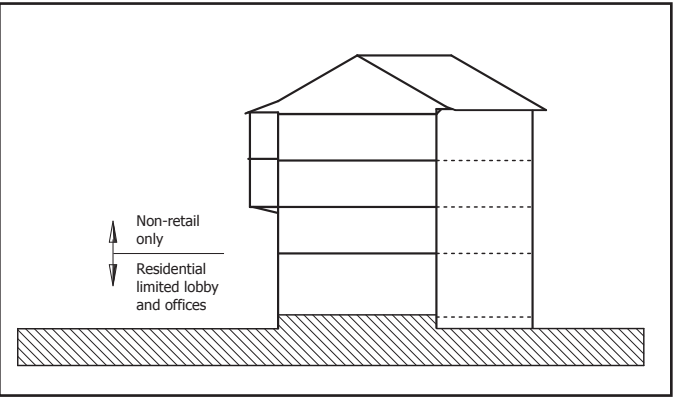
C. ELEMENTS SPECIFICATIONS

GROUND STORY-FENESTRATION

- 1. FENESTRATION shall be between 30 percent and 70 percent of all RBL building facades (when measured as a percentage of the area of each facade and STORY between 3 and 9 feet above the finished floor).
- 2. Blank lengths of wall along any RBL facade of more than 20 linear feet are prohibited.

Balconies

- 3. When provided, BALCONIES are required to be a minimum of 5 feet deep and 8 feet wide (except where the RBL is within 8 feet of a right of way).



D. USE SPECIFICATIONS

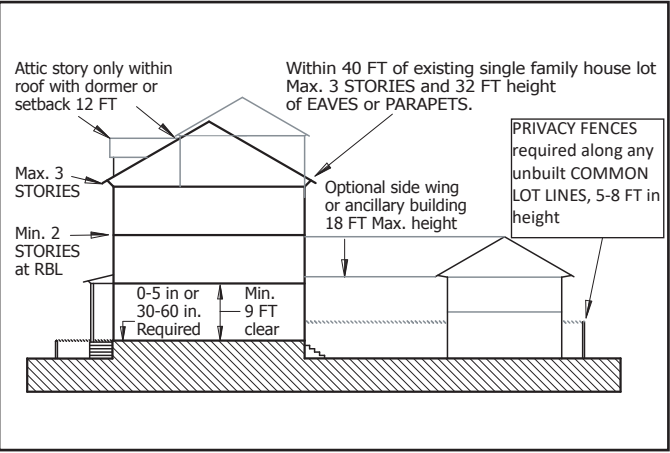
GROUND STORY

- 1. A GROUND STORY may include residential uses, including elder care uses, and have small professional office, building lobby, or building manager's/maintenance offices (each less than 1,000 square feet). Uses identified in Table 3.1 are permitted on a GROUND STORY where the underlying zoning is "C" or "CP-FBC".
- 2. Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

- 3. Retail uses are not permitted on the upper STORIES. However business and professional offices including medical, legal, insurance, philanthropic, real estate, banking and other offices which in the judgement of the Zoning Administrator with a recommendation from the ADMINISTRATIVE REVIEW TEAM are of the same general character as those listed above may be located on the second floor. Upper STORIES may include residential uses, including elder care uses.

405. Local Sites BES



A. HEIGHT SPECIFICATIONS

Building Height

1. Buildings shall be between 2 and 3 STORIES in height. Additionally, an attic STORY may be built.
2. An attic or half STORY is any top STORY which achieves its minimum clear height between 8 and 12 feet behind the RBL.
3. An attic or half-STORY may have DORMER windows which face the street.

GROUND STORY Height

4. The GROUND STORY finished floor elevation of each residential LOCAL STREET BUILDING shall be either between 36 and 60 inches above the fronting sidewalk, or be at grade with a Zero Step Entry/Exit, when the following is provided.
  - a. An entrance from the adjacent CLEAR SIDEWALK to the GROUND STORY shall be provided;
  - b. The GROUND STORY BUILDING WALL MATERIALS shall be differentiated from the upper STORIES;
  - c. The shy zone (the area adjacent to the building face, at least 2 feet in width) shall be distinguished from the clear sidewalk by landscaping and a GARDEN WALL 2-3 feet in height.
5. The finished floor elevation for LIVE-WORK development shall be between 0 and 18 inches above the fronting sidewalk.
6. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR is 14 feet.
7. The GROUND STORY shall have at least 8 foot 10 inch clear height for at least 80 percent of its area.
8. The GROUND STORY of LIVE-WORK development shall have at least 12 feet clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL.

Upper STORIES Height

9. All STORIES shall have at least an 8 foot 10 inch clear height for at least 80 percent of their area.
10. The maximum floor to floor STORY HEIGHT limit for upper STORIES is 12 feet.

Mezzanines

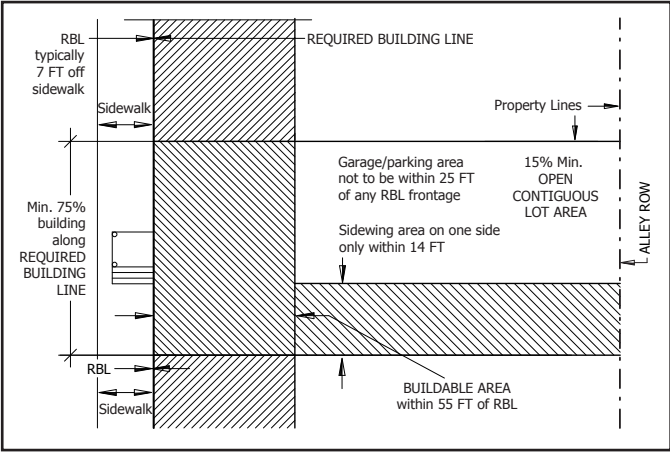
11. Mezzanines greater than 2/3 of the floor area footprint shall be counted as full STORY.

STREET WALL and fence height

12. Any unbuilt RBL shall have a STREET WALL built along it 5 - 8 feet in height.
13. Any unbuilt COMMON LOT LINE shall have a PRIVACY FENCE along it, 5 - 8 feet in height.
14. STREET WALL heights are measured relative to the adjacent sidewalk or ground elevation when not fronting a sidewalk.

Other

15. Notwithstanding the provisions in Section III.A.6.1, where any portion of a Local site is within 40 feet of an existing single-family house lot, the maximum height for that portion is 32 feet and no more than 3 STORIES to the EAVES or PARAPET.



B. SITING SPECIFICATIONS

STREET Facade

1. The STREET facade shall be built-to not less than 75 percent of the overall RBL. However, at the GROUND FLOOR, portions of the STREET facade within 7 feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

BUILDABLE AREA

3. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 15 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

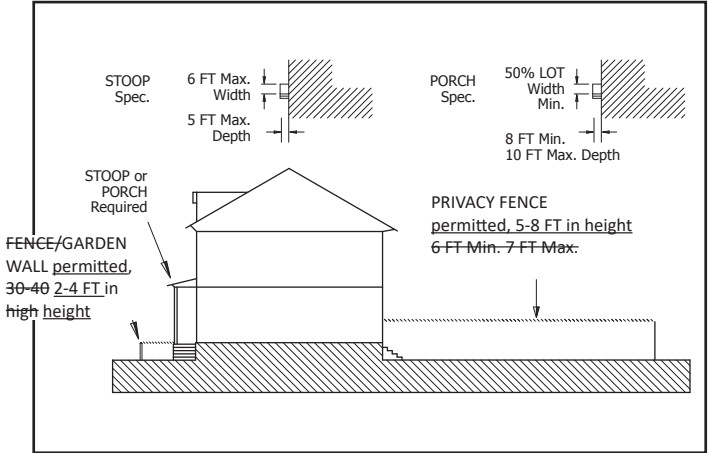
4. There are no required side LOT line setbacks unless shared with an existing single family house where an 8-foot setback is required.

ALLEYS

5. On sites with no ALLEY access, there shall be a 12-foot setback from the rear LOT line.

LOT/Dwelling Unit Width

6. The LOT/dwelling unit width shall be between 16 feet and 32 feet.
7. No more than 1/3 of the LOCAL STREET BUILDINGS within a development proposal shall be less than 18 feet wide.
8. A maximum of 7 LOCAL STREET BUILDINGS or 150 feet (whichever is greater) shall be contiguous as a single attached group of LOCAL STREET BUILDINGS.
9. There shall be a 10 foot gap (gated) between groups of LOCAL STREET BUILDINGS.



C. ELEMENTS SPECIFICATIONS

STOOPS

1. Each LOCAL STREET BUILDING shall include either no more than one STOOP of not more than 5 feet deep and 6 feet wide (plus steps) which is required to be built forward of the (RBL); or no more than one front PORCH, between 8 feet and 10 feet deep with a width not less than 50 percent of the RBL with the building facade placed an additional 2 feet back from the STREET/RBL.
2. Provided, however, that when the finished floor elevation of the GROUND STORY is between 0 to 5 inches above the grade of the fronting sidewalk, a STOOP is not required, and at least 2 feet of the shy zone (the area adjacent to the building face, at least 2 feet in width) shall be distinguished from the sidewalk by a change in material, color, finish or landscaping when a PORCH is not provided.
3. No more than two entries per STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) shall be permitted and the STOOP, PORCH or shy zone treatment as described above in STOOPS (1.) may provide access to a VESTIBULE.
4. In addition, any LOCAL STREET BUILDING may include an entry on the RBL side of the building into an ENGLISH BASEMENT. No entries are permitted below the GROUND STORY on the RBL side of LOCAL STREET BUILDINGS with a GROUND STORY finished floor elevation of 0 to 5 inches above the fronting sidewalk.

Fences/GARDEN WALLS

5. A GARDEN WALL, 2 to 4 feet in height, is permitted along the STREET FRONTAGE and along the COMMON LOT LINES of the front yard.
6. A Privacy Fence, between 5 and 8 feet in height may be placed along any unbuilt rear and COMMON LOT LINES.

Fenestration

7. FENESTRATION shall be between 30 percent and 70 percent of all RBL building facades (when measured as a percentage of the area of each facade and STORY between 3 and 8 feet above the finished floor).
8. Blank lengths of wall along any RBL facade of more than 15 linear feet are prohibited.

D. USE SPECIFICATIONS

GROUND STORY

1. A GROUND FLOOR may have residential and home office uses.
2. Where a site is designated LIVE-WORK, the GROUND FLOOR may additionally have small professional office, building lobby, building manager's office, ancillary retail grocery, and cafe uses (each less than 1,200 sf).
3. Building support functions, such as lobbies, rental offices, and club/ activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.

Upper STORIES

4. Upper STORIES shall be exclusively for residential and home occupations, as defined by the County.
5. Where a site is designated LIVE-WORK on the REGULATING PLAN, the second STORY may include small professional office uses.

LOCAL STREET BUILDINGS

6. A LOCAL STREET BUILDING may include up to two dwelling units and an ENGLISH BASEMENT, provided that no stairway or corridor, except a VESTIBULE, shall serve as common access for multiple dwelling units.

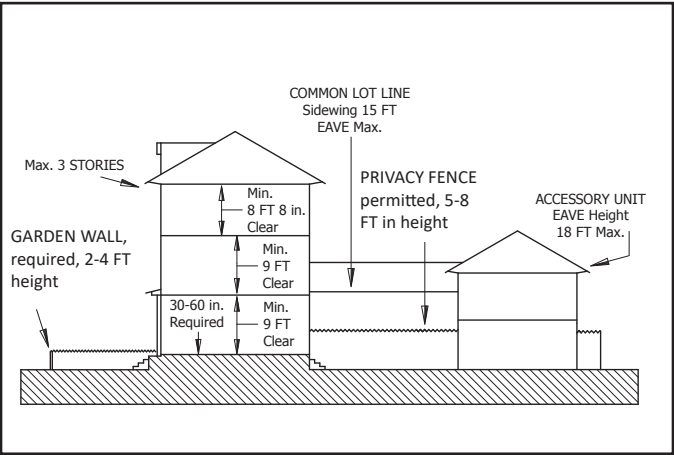
ACCESSORY UNITS

7. Either one ENGLISH BASEMENT or one ACCESSORY UNIT is permitted, except that an ENGLISH BASEMENT is not permitted where the GROUND STORY finished floor elevation is less than 36 inches above the fronting sidewalk.
8. Parking and ACCESSORY UNIT (maximum 650 sf) uses are permitted in the building area at the rear of the LOT.

Garage/Parking

- The following requirements apply only to LIVE-WORK Designated Sites
9. There is no requirement for a Stoop, Porch or shy zone treatment as described above in Stoops (1.).
  10. There is no front yard fence requirement.
  11. The GROUND STORY finished floor elevation shall be between 0 and 18 inches above the adjacent sidewalk elevation and the GROUND STORY shall have a clear height of between 12 and 19 feet.

406. Neighborhood Sites BES



A. HEIGHT SPECIFICATIONS

Building Height

- 1. The building shall be no more than 3 STORIES in height.
- 2. No accessory building shall be more than 18 feet to its EAVES.

GROUND STORY and Second STORY Height

- 3. The GROUND FLOOR finished elevation shall be between 30 and 69 inches above the average RBL elevation.
- 4. The maximum floor-to-floor STORY HEIGHT limit for the GROUND FLOOR STORY is 14 feet.
- 5. The GROUND FLOOR STORY and second STORIES shall have at least an 8 foot 10 inch clear height for at least 80 percent of the area of the particular Story.

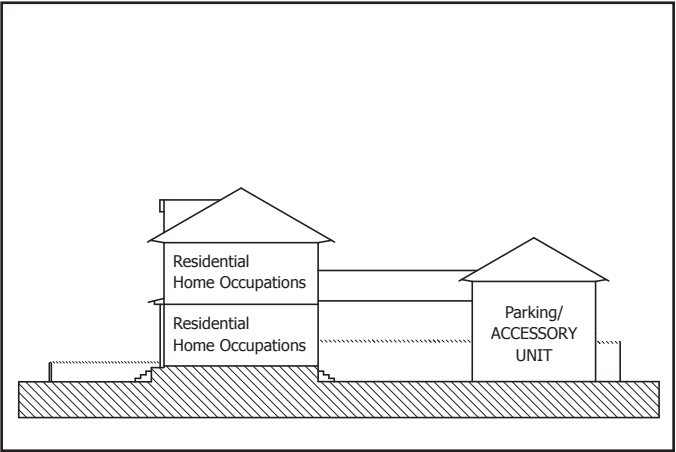
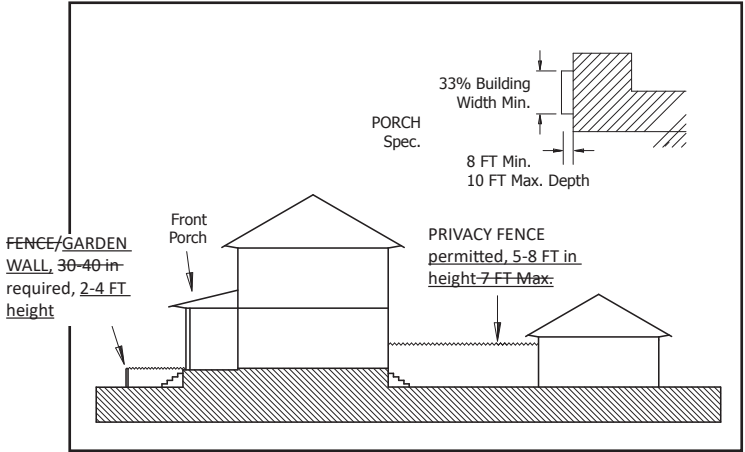
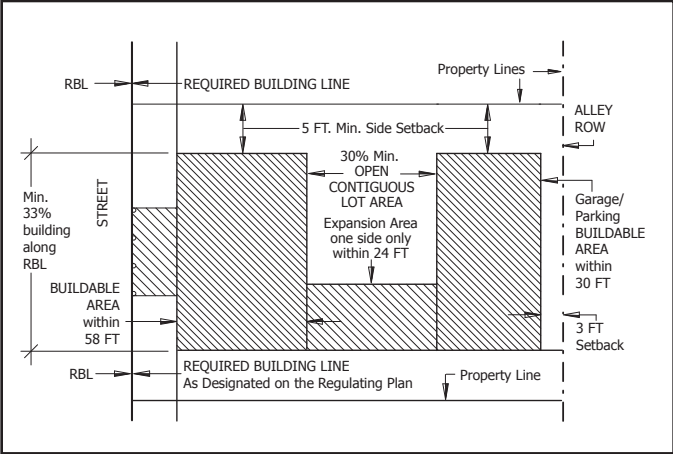
Upper STORIES Height

- 6. The maximum floor-to-floor STORY HEIGHT for upper STORIES is 10 feet.
- 7. Each STORY above the second STORY shall have at least 8 feet 8 inches in clear height for at least 80 percent of its area.

Mezzanines

- 8. Mezzanines greater than 2/3 of the floor area footprint shall be counted as full STORY.





B. SITING SPECIFICATIONS

STREET Facade

1. The STREET facade shall be built-to the RBL not less than 33 percent of the overall RBL.
2. That portion of a facade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by PORCHES, STOOPS, BAY WINDOWS, shop fronts and BALCONIES.

BUILDABLE AREA

3. The minimum OPEN CONTIGUOUS LOT AREA shall comprise at least 30 percent of the total BUILDABLE AREA and can be located anywhere within the BUILDABLE AREA of the site.

Side LOT Line

4. The minimum side setback is 5 feet.

ALLEYS

5. Where there is no ALLEY at the rear LOT line, there shall be a 12-foot setback.

Corner LOTS

6. Corner LOTS shall be treated as having STREET FRONTAGE on both the front and side STREETS (or RBLs).

C. ELEMENTS SPECIFICATIONS

Walls and Fences

1. A GARDEN WALL 2 to 4 feet in height, is required along the STREET frontage and COMMON LOT LINES to at least 10 feet beyond the REQUIRED BUILDING LINE (RBL).
2. A PRIVACY FENCE 5 to 8 feet in height, may run the remainder of the rear and COMMON LOT LINES (except within the front yard area which shall have a GARDEN WALL as designated above).

Front Porch

3. A front porch, between 8 feet and 10 feet deep with a width equal to no less than 33 percent of the total building width, is required along and in front of the RBL. For designated LOTS (see the REGULATING PLAN) the front porch is optional.

D. USE SPECIFICATIONS

1. Within the primary building, permitted uses include: Home occupations as defined in the Zoning Ordinance (by-right with these exceptions: maximum 2 nonresident employees within the primary structure and/or maximum 1 nonresident employee within 1 accessory structure, for each LOT).
2. Either ENGLISH BASEMENT unit or one ACCESSORY UNIT is permitted. Conversion of primary structure single-family units for multiple family uses is prohibited.
3. Parking and ACCESSORY UNIT (maximum 650 square feet) uses are permitted in the building area at the rear of the LOT.

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