

Contents

1	Introduction	1
1.1	Authority and Purpose	1
1.2	Applicability and the Relationship to Title 40	2
1.3	Development Review	5
1.4	How Code is Applied	5
1.5	How to use this Code	6
1.6	Incentives	7
1.67	Development Example	8
1.78	Historic and Cultural Resources	9
1.89	Planned Action	9
2	Regulating Plans	11
2.0	Introduction	11
2.1	Activity Center Index	16
2.2	Transitional Overlay Index	23
2.3	Residential Overlay Index	29
2.4	78 th Street Property Master Plan Area	33
3	Frontage Type Standards	34
3.0	Introduction	34
3.1	How To Use this Chapter	40
3.2	Permitted Frontage Types	41
3.3	Storefront Standards	42
3.4	Forecourt Standards	43
3.5	Stoop Standards	44
3.6	Lightcourt Standards	45
3.7	Terraced Yard Standards	46
3.8	Fenced Yard Standards	47
3.9	Common Yard Standards	49
4	Overlay Standards	50
4.0	Introduction	50
4.1	How To Use this Chapter	53
4.2	Activity Center Overlay	54
4.3	Transitional Overlay	56

4.4 Multifamily Overlay	58
4.5 Mixed Residential Overlay	60
4.6 Single Family Overlay	62
4.7 Standards for the 78 th Street Master Plan	64

5 Site Design Toolbox 66

5.0 Introduction	66
5.1 Side and Rear Yard Design Options	67
5.2 Internal Open Space Requirements	71
5.3 Internal Pedestrian Access	76
5.4 Internal Vehicular Access	79
5.5 Parking Standards	82
Parking to the side	82
Parking to the side	82
Parking in rear	82
Parking in front	82

6 Building Design Toolbox 87

6.0 Introduction	87
6.1 Building Articulation and Massing	88
6.2 Building Details	95
6.3 Building Materials	99
6.4 Blank Wall Treatment	101
6.5 High Visibility Street Corner	102

7 Housing Type Standards 104

7.0 Introduction	104
7.1 Mid-Rise Apartment	107
7.2 Low-Rise Apartment	108
7.3 Walk-Up Apartments	109
7.4 Garden Apartment	110
7.5 Townhouses	112
7.6 Cottage Housing	115
7.7 Duplexes	118
7.8 Single Family Housing	120
7.9 Accessory Dwelling Units (ADU)	125

8 General Provisions 126

8.0 Introduction	126
8.1 Service Area and Mechanical Equipment	127
8.2 Lighting Standards	129
8.3 Landscaping Standards	131
8.4 Signage Standards	144

9	Streets and Trails	157	
9.0	Introduction		157
9.1	Streetscape Standards and Guidelines		158
9.2	Streetscape Amenity Standards		161
9.3	Trails Plan		164
10	Definitions	170	