

CHAPTER 3.

RULES FOR ZONING DISTRICTS

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DIVISION 3.1. GENERAL PROVISIONS

Sec. 3.1.1. Applicability

- A. Rules for Zoning District standards apply based on the types of project activities proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an expansion of an existing use may include both an addition and a facade modification).

ZONING DISTRICT STANDARDS		PROJECT ACTIVITY						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Lot Size	<i>Div. XX.</i>	○	○	○	○	○	○	○
Density	<i>Div. XX.</i>	●	●	○	○	●	●	○
Coverage								
Building coverage	<i>Sec. XX.</i>	●	●	●	○	○	○	○
Lot coverage	<i>Sec. XX.</i>	●	●	●	○	○	○	○
Outdoor amenity space	<i>Sec. XX.</i>	●	○	○	○	○	○	○
Streetscapes	<i>Div. XX.</i>	●	●	●	○	○	○	○
Building Setbacks	<i>Div. XX.</i>	●	●	○	○	○	○	○
Build-To	<i>Div. XX.</i>	●	●	○	○	○	○	○
Transition	<i>Div. XX.</i>	●	●	●	○	●	○	○
Parking Location	<i>Div. XX.</i>	●	●	●	○	○	●	○
Massing	<i>Div. XX.</i>	●	●	○	○	○	○	○
Activation	<i>Div. XX.</i>	●	●	○	○	○	●	○
Ground Story	<i>Div. XX.</i>	●	●	○	○	○	○	○
Windows and Doors	<i>Div. XX.</i>	●	●	○	●	○	○	○
Fences and Walls	<i>Div. XX.</i>	●	●	●	○	●	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

- B. Where a standard is listed as applying, and the zoning district includes standards for that requirement, all applicable standards must be met. The applicable standards may be further modified by the applicability provisions for each standard in this Chapter. For existing buildings and uses, applicability may also be modified by *Chapter 9. Nonconformities*.

GENERAL PROVISIONS

- C. Projects involving buildings listed on or eligible for the National Register of Historic Places, or qualifying for historic rehabilitation tax credits, may receive administrative relief (see *Sec. XX. Administrative Relief*) from applicable zoning district standards where strict compliance would compromise the structure's historic character or integrity.
- D. Project activity is defined in *Chapter 10. General Standards and Definitions*.

DIVISION 3.2. **LOT SIZE**

Sec. 3.2.1. **Lot Area**

The total square footage within the boundaries of a lot.

A. Intent

To ensure newly established lots are generally consistent with the desired development patterns in the surrounding area and other lots in the same zoning district.

B. Applicability

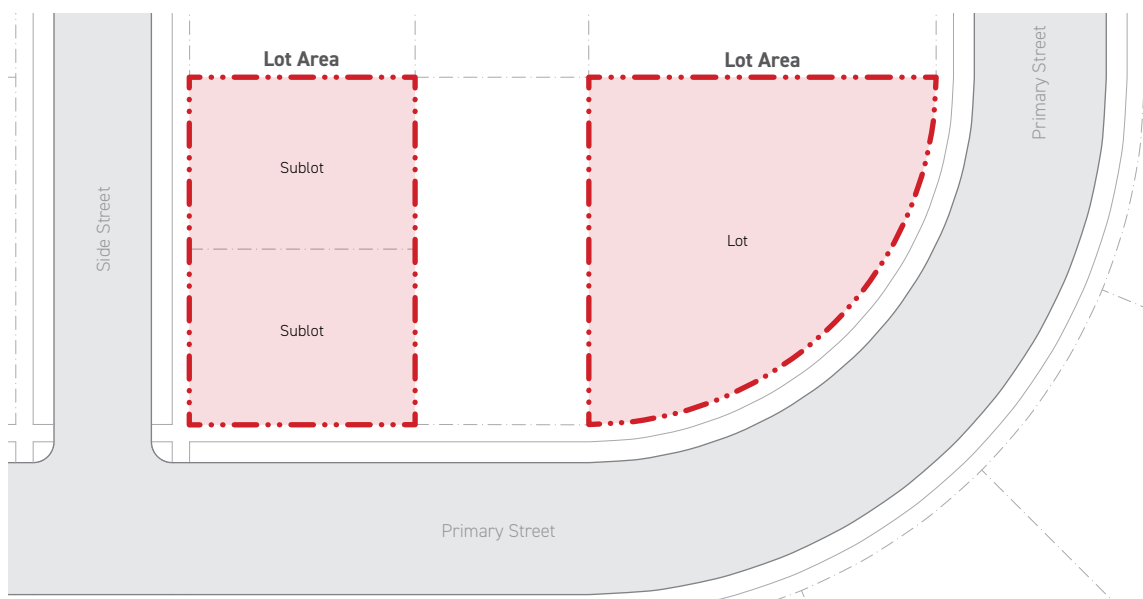
1. Lot area standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, lot area is calculated for each lot, not individual sublots.
3. Lot area only applies to lots approved and recorded on or after the effective date of the Zoning Ordinance. Existing lots of record that do not meet current minimum lot size standards are permitted and may be developed, provided, that all other standards of the Zoning Ordinance are met.

C. Standards

All lots created and recorded after the effective date of the Zoning Ordinance must have an area no less than the minimum lot area specified by the zoning district.

D. Measurement

1. Lot area is equivalent to net lot area (NLA).
2. Lot area is measured horizontally as the total land area within the boundaries of a lot.



LOT SIZE

3. Lot area includes any portion of a lot allocated for required easements.
4. Lot area does not include any portion of a lot dedicated to and accepted for public use by a government agency.
5. Lot area does not include legacy alleys adjacent to, but not part of, the site.

E. Relief

A reduction to the lot area standards is not permitted.

Sec. 3.2.2. Lot Width

The length of primary street lot lines bounding a lot.

A. Intent

1. To ensure newly established lots are generally consistent with the desired development patterns of the surrounding area and other lots in the same zoning district.
2. To ensure safe and adequate vehicular access to and from a lot, when provided.

B. Applicability

1. Lot width standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, lot width is calculated for each lot, not individual sublots.
3. Lot width only applies to lots approved and recorded on or after the effective date of the Zoning Ordinance. Existing lots of record that do not meet current minimum lot size standards are permitted and may be developed, provided, that all other standards of the Zoning Ordinance are met.

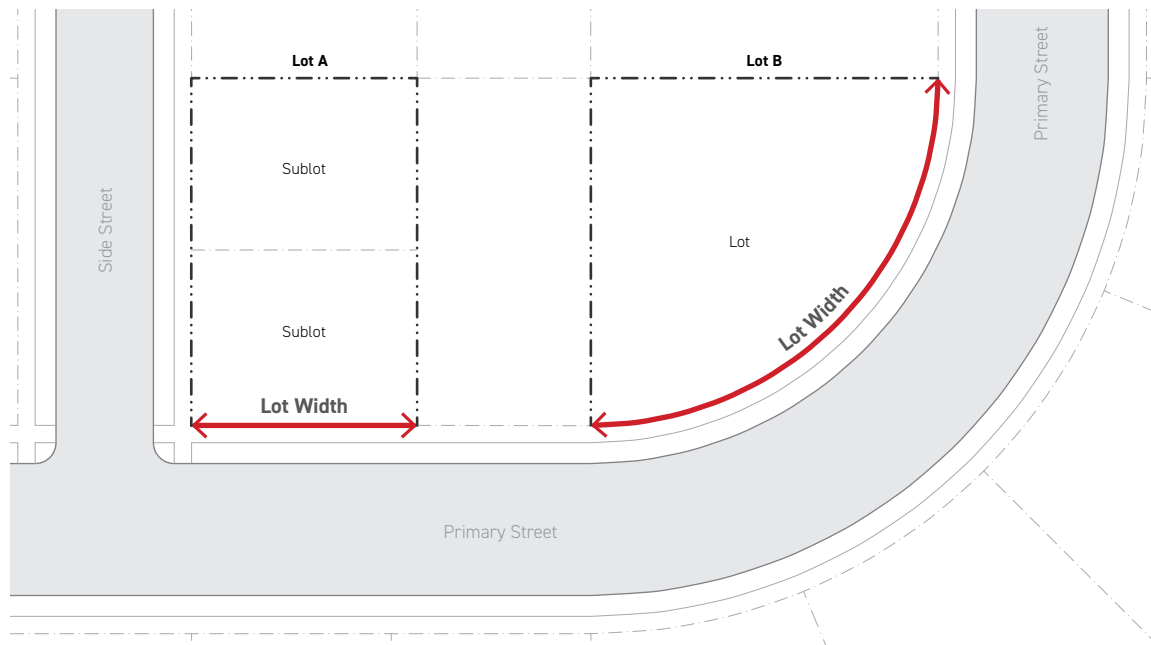
C. Standards

1. All lots created and recorded after the effective date of the Zoning Ordinance must have a width no less than the minimum lot width specified by the zoning district.
2. In some zoning districts, the required minimum lot width varies based on where vehicular access is provided on the lot. In these zoning districts, the following standards apply:
 - a. Lots providing vehicular access from a primary street must meet the minimum width requirement designated as "front access" by the zoning district.
 - b. Lots providing vehicular access from any other street than a primary street, or with no vehicular access to any street, must meet the minimum width requirement designated as "side or rear access" by the zoning district.

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.

2. Where a lot has 2 or more primary street lot lines facing different streets, all primary street lot lines must meet the minimum width standard.



E. Relief

1. A reduction of up to 10% from the lot width standards may be granted in accordance with **Sec. XX. Administrative Modification**.
2. A reduction beyond 10% may be granted in accordance with **Sec. 9.6. Variance**.

DENSITY

DIVISION 3.3. DENSITY

Sec. 3.3.1. Dwelling Units Per Lot

The maximum number of dwelling units allowed on a lot.

A. Intent

To ensure the number of dwelling units permitted on a lot is aligned with the zoning district intentions and is physically compatible with the lot itself.

B. Applicability

1. Dwelling units per lot standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, dwelling units per lot standards are calculated for each lot, not individual sublots.
3. In House-Scale (H-) and Neighborhood-Scale (N-) Form Districts, where a building was constructed and contained multiple dwelling units before 1946, the number of dwelling units existing before 1946 will be considered conforming, even when the number of dwelling units exceeds what is allowed by the zoning district. See *Sec. XX. Residential (R-) Use Districts* for additional criteria and standards.

C. Standards

1. A lot may not exceed the maximum number of dwelling units allowed by the zoning district.
2. Dwelling units per lot determines the number of principal dwelling units allowed on each lot. The number of accessory dwelling units allowed on each lot, if any, is determined by the Use District (*Div. XX. Use District Permissions*). Accessory dwelling units do not count toward the maximum number of dwelling units allowed per lot.
3. Where more than one dwelling unit is allowed per lot, dwelling units may be attached or detached.

D. Relief

An increase to the dwelling units per lot standards is not permitted. .

Sec. 3.3.2. Floor Area Ratio (FAR)

Floor area ratio (FAR) is the total floor area of all buildings on a lot in relation to the area of the lot.

A. Intent

To regulate the bulk and massing of buildings on a lot.

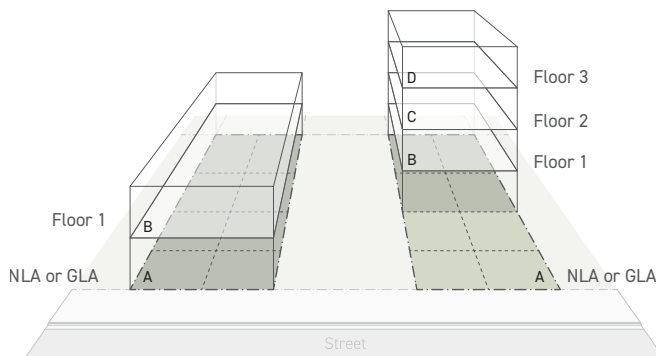
B. Applicability

1. FAR standards apply based on the requirements of the applicable zoning district and the proposed project activity.

2. FAR standards apply to all lots in zoning districts that specify an FAR standard.
3. Where sublots are permitted, FAR standards are calculated for each lot, not individual sublots.
4. Where a lot is part of a Unified Development Plan (UDP), FAR may be calculated for each individual lot or across all lots in the UDP within the same zoning district.

C. Standards

1. The total floor area built on a lot is not permitted to exceed the maximum FAR specified by the zoning district.
2. In zoning districts with a base and bonus FAR allowance, the following standards apply:
 - a. A lot may not exceed the maximum base FAR unless the project meets the requirements of a program outlined in *Sec. XX. Development Bonuses* or *Sec. XX. Transfer of Development Rights*.
 - b. If a project is determined by the Director to meet the requirements of a bonus program outlined in *Sec. XX. Development Bonuses*, the lot may exceed the base FAR up to the maximum bonus FAR.
 - c. If a project is determined by the Director to meet the requirements of the Transfer of Development Rights program outlined in *Sec. XX. Transfer of Development Rights*, the lot may exceed the base FAR.



SINGLE-STORY

$$\frac{\text{Floor Area } [B]}{\text{NLA or GLA } [A]} = \text{Floor Area Ratio}$$

MULTI-STORY

$$\frac{\text{Floor Area } [B+C+D]}{\text{NLA or GLA } [A]} = \text{Floor Area Ratio}$$

D. Measurement

1. FAR is calculated by dividing the total floor area on a lot by the lot area. See *Sec. XX. Floor Area* for calculating total floor area.
2. For the purposes of calculating FAR, lot area is calculated using either net lot area (NLA) or gross lot area (GLA), as determined by the zoning district. See *Sec. XX. Net and Gross Lot Area* for calculating net and gross lot area.

E. Relief

An increase to the FAR standards is not permitted.

COVERAGE**DIVISION 3.4. COVERAGE****Sec. 3.4.1. Building Coverage**

The percentage of lot area that is covered by buildings or permanent covered structures.

A. Intent

To preserve the open area and reduce the bulk of buildings on a lot by limiting the amount of buildings or permanent structures on the lot.

B. Applicability

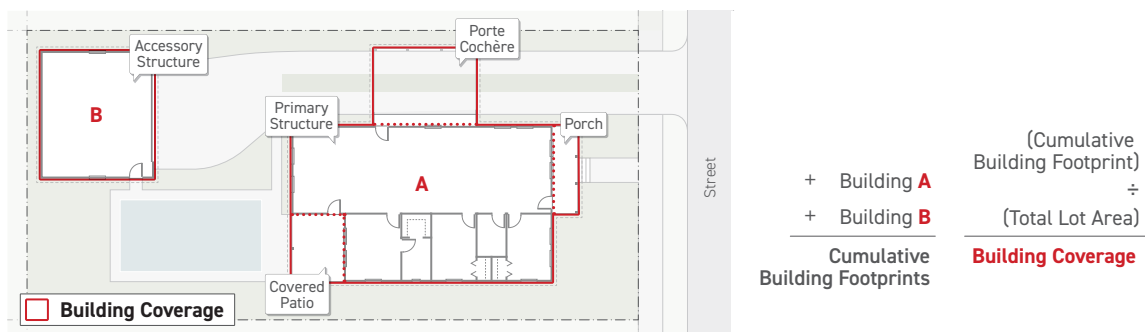
1. Building coverage standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, building coverage standards are calculated for each lot, not individual sublots.
3. Where a lot is part of a Unified Development Plan (UDP), building coverage may be calculated for each individual lot or across all lots in the UDP.

C. Standards

Buildings or covered structures on a lot are not permitted to have a cumulative area in excess of the maximum building coverage allowed by the zoning district.

D. Measurement

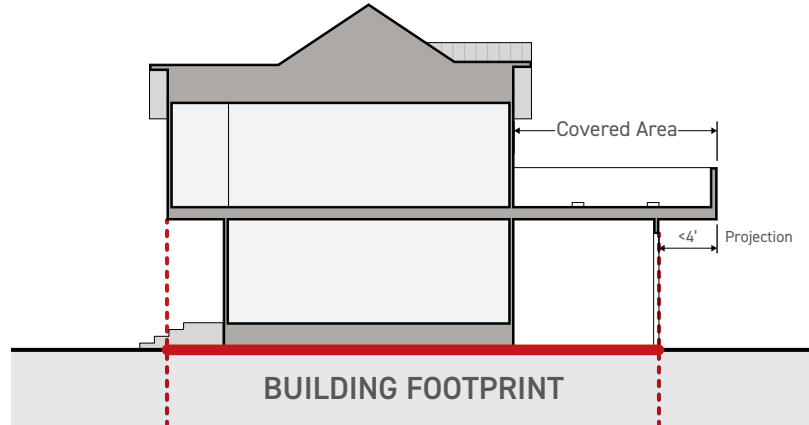
1. Building coverage is measured cumulatively for the lot.
2. Building coverage is measured by adding together the cumulative footprints of all buildings and permanent covered structures on a lot, then dividing by the total lot area.



3. See *Sec. XX. Lot Area* for the calculation of lot area.

E. Exceptions

1. Architectural details and roof projections, such as roof overhangs and balconies, that are less than 4 feet from the nearest wall, column, spanning beam, or other structural element carrying gravity loads, are not included in the calculation of building footprint.



2. Structures or portions of a structure 4 or less feet in height, measured from adjacent finished grade, and flatwork are not included in the calculation of building footprint.
3. Below-grade improvements, including basements, underground parking, and other fully subterranean structures, will not be counted toward building coverage.

F. Relief

1. An increase of up to 10% from the building coverage standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. An increase beyond 10% may be granted in accordance with *Sec. 9.6. Variance*.

Sec. 3.4.2. Lot Coverage

The percentage of lot area that is covered by buildings, structures, and impervious area.

A. Intent

To ensure the amount of development, including all paved surfaces, on a lot is limited to manage stormwater runoff, mitigate the impact of extreme flooding events and improve the overall environmental health of residents.

B. Applicability

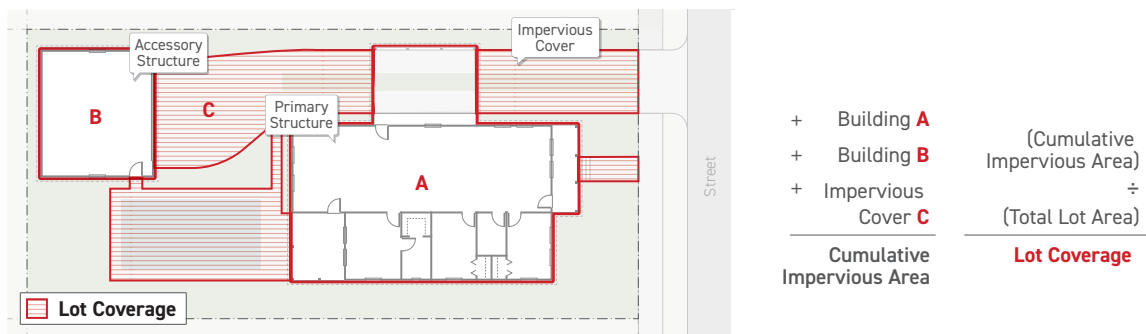
1. Lot coverage standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, lot coverage standards are calculated for each lot, not individual sublots.
3. Where a lot is part of a Unified Development Plan (UDP), lot coverage may be calculated for each individual lot or across all lots in the UDP.

COVERAGE**C. Standards**

A lot must have no more than the maximum lot coverage specified by the zoning district.

D. Measurement

1. Lot coverage is calculated by adding together the cumulative impervious area on a lot and dividing by the lot area.
2. For the purpose of calculating the cumulative impervious area, any portion of the lot covered by anything other than planted ground cover will be considered impervious. This includes, but is not limited to, the following:
 - a. All buildings and structures;
 - b. Artificial turf;
 - c. Driveways roads and all parking areas;
 - d. Flatwork, including any kind of paver;
 - e. Gravel;
 - f. Mechanical equipment;
 - g. Pools; and
 - h. Impermeable materials covering natural land surfaces.



3. See *Sec. XX. Lot Area* for the calculation of lot area.

E. Relief

1. An increase of up to 10% from the lot coverage standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. An increase beyond 10% may be granted in accordance with *Sec. 9.6. Variance*.

Sec. 3.4.3. **Outdoor Amenity Space**

An area on a lot designated to be used for active or passive recreation and open space, calculated as a percentage of a total lot area.

A. Intent

1. To ensure adequate recreation and open space areas for occupants or the public, and to ensure such spaces are accessible, usable and safe.
2. To encourage projects to preserve trees and provide high-quality, pedestrian-oriented, and publicly accessible gathering spaces along streetscapes.

B. Applicability

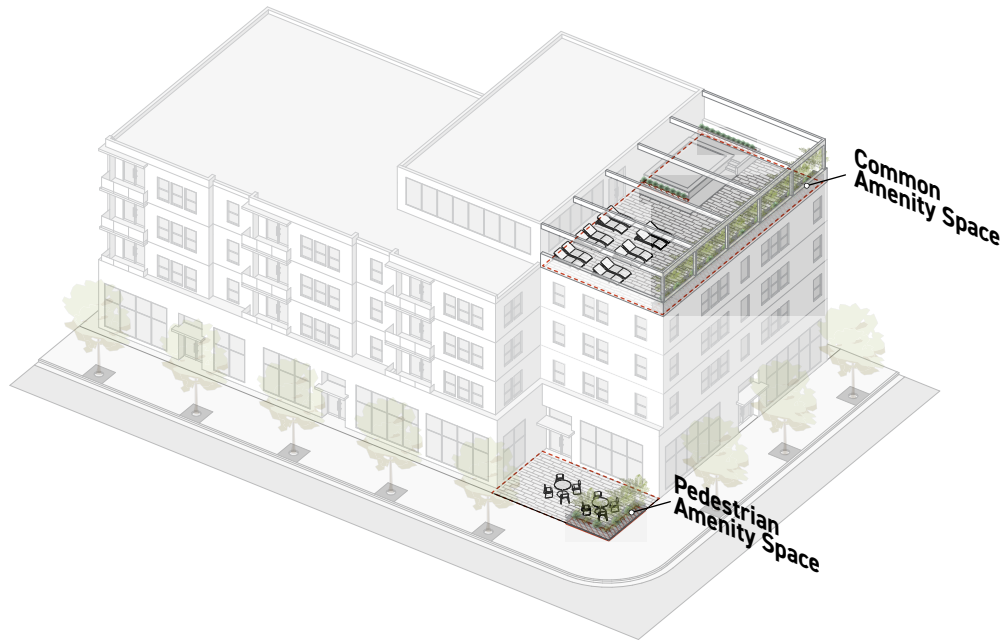
1. Outdoor amenity space standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, outdoor amenity space standards are calculated for each lot, not individual sublots.
3. Where a lot is part of a Unified Development Plan (UDP), outdoor amenity space may be calculated for each individual lot or across all lots in the UDP.
4. No outdoor amenity space is required for the site if the outdoor amenity space calculation requires less than 300 square feet.

C. Standards

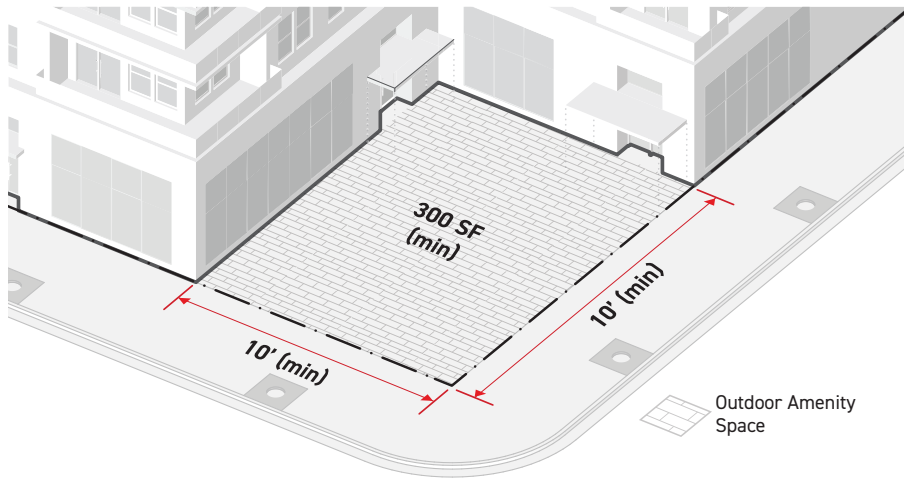
1. General

- a. A lot must provide outdoor amenity space with a cumulative area of no less than the minimum percentage of outdoor amenity space specified by the zoning district.
- b. Some zoning districts provide different requirements based on the size of the site. In these zoning districts, the size of the entire site, not individual lots, determines which standard must be met.
- c. The outdoor amenity space requirement can be met through any of the following types of outdoor amenity spaces:
 - i. Common Amenity Space;
 - ii. Pedestrian Amenity Space;
 - iii. Tree Preservation Amenity Space; or
 - iv. Green Roof Amenity Space.
- d. The outdoor amenity spaces must meet all general standards and the specific standards according to the type.

COVERAGE

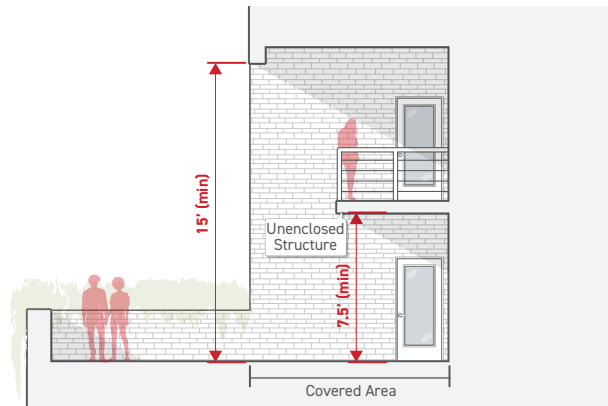


- e. Each outdoor amenity space must have a minimum area of 300 square feet, and no horizontal dimension of less than 10 feet, measured perpendicular to any boundary of the space.

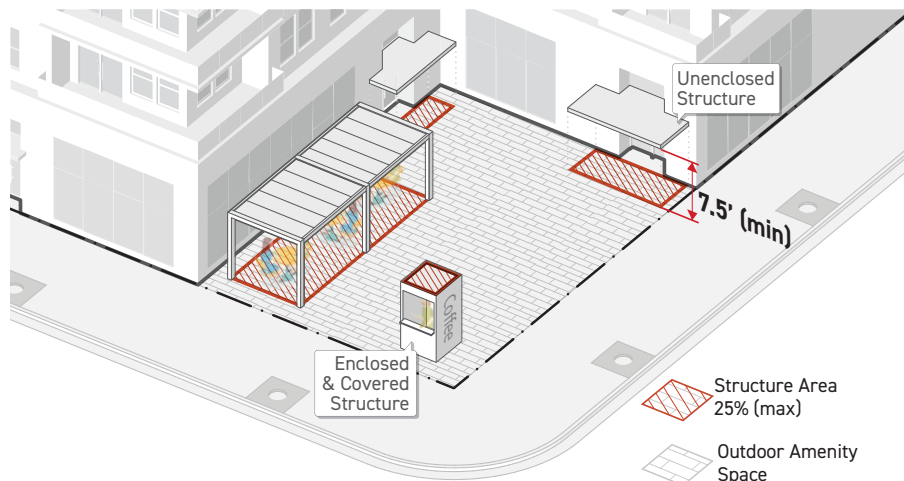


- f. No portion of an outdoor amenity space can have a clear height of less than 7.5 feet.

- g. An outdoor amenity space that is fully covered must have a minimum clear height of 15 feet.



- h. Fully enclosed or covered accessory structures are permitted within an outdoor amenity space provided they cover a cumulative area no greater than 25% of the outdoor amenity space in which they are located.



- i. Any area with above grade mechanical and utility equipment may not be counted towards outdoor amenity space.
- j. Pools, ponds, amenitized stormwater facilities, and other water features, in whole or in part, may count toward the outdoor amenity space requirement, however, these features may only be used to satisfy a maximum of 20% of the total outdoor amenity space required.

2. Common Amenity Space

Type of Outdoor Amenity Space generally reserved for use by building occupants and may not be accessible to the public. Examples include roof decks, pool amenity areas, pet walks, and private courtyards.

In addition to the general standards for outdoor amenity space, common amenity spaces must meet the following requirements:

- a. Each square foot of common amenity space provided counts as 1 square foot of required outdoor amenity space.

COVERAGE

- b. Common amenity space must be made available to all occupants of a building, at no additional cost, during the hours of operation of the building. The space may not be permanently reserved or in any way exclude any tenant or their guests during normal operating hours for the building.
- c. Building facades that directly abut a common amenity space must provide a minimum of 15% glazing on each abutting story.
- d. Common amenity space may not be located in a required transition setback based on the requirements of *Sec. XX. Transitions*.
- e. A minimum of 20% of the total area of an at-grade common amenity space must be planted with trees, shrubs, or other approved plant materials meeting the requirements of *Sec. XX. Plants and Plant Material*.
- f. Vegetation must be properly maintained in accordance with *Sec. XX. Plants and Plant Materials*, including irrigation and replacement of dead or dying plants as needed.

3. Pedestrian Amenity Space

Type of Outdoor Amenity Space that is publicly accessible and located in close proximity to the sidewalk. Examples include patios and plazas.

In addition to the general standards for outdoor amenity space, pedestrian amenity spaces must meet the following requirements:

- a. Each square foot of pedestrian amenity space provided counts as 2 square feet of required outdoor amenity space.
- b. Pedestrian amenity space must abut and be directly accessible from the sidewalk along the street. Pedestrian amenity space may not be separated from the sidewalk by any structure for more than 50% of the width of the pedestrian amenity space, with the exception of a wall or fence 42 inches in height or the maximum height specified by the zoning district, whichever is less. The allowed wall or fence must provide openings for pedestrian access at least once every 35 feet.
- c. A minimum of 25% of the total area of a pedestrian amenity space must be planted with trees, shrubs, or other approved plant materials meeting the requirements of *Sec. XX. Plants and Plant Material*.
- d. Vegetation must be properly maintained in accordance with *Sec. XX. Plants and Plant Materials*, including irrigation and replacement of dead or dying plants as needed.
- e. The finished floor or ground surface of a pedestrian amenity space must be located either at the same grade as the pedestrian zone (see *Sec. XX. Streetscape*), or within the ground story elevation minimums and maximums specified by the zoning district (see *Sec. XX. Ground Story Elevation*).
- f. Where a pedestrian amenity space is connected to a primary or side street, all building facades facing the pedestrian amenity space must meet the windows and doors (*Sec. XX. Windows and Doors*) standards required by the zoning district for primary streets.

- g. Where a pedestrian amenity space is connected to a storefront street, all building facades facing the pedestrian amenity space must meet the windows and doors (*Sec. XX. Windows and Doors*) standards required by the zoning district for storefront streets.

4. Tree Preservation Amenity Space

Type of Outdoor Amenity Space for the preservation of healthy, significant trees and is publicly accessible.

In addition to the general standards for outdoor amenity space, tree preservation amenity spaces must meet the following requirements:

- a. Each square foot of tree preservation amenity space provided counts as 2.5 square feet of required outdoor amenity space.
- b. To qualify for tree preservation amenity space, a significant tree in fair or better condition at least 20 inches DBH in size, as determined by the Arborist, and the existing soils must be preserved.
- c. A pedestrian walkway between the sidewalk and the tree preservation amenity space must be provided.
- d. A pedestrian walkway between the tree preservation amenity space and a building entry must be provided.
- e. Building facades abutting tree preservation amenity space must have a minimum transparency of 15% for each story.

5. Green Roof Amenity Space

Type of Outdoor Amenity Space located on the roof of a building, where the roof is partially or entirely covered with vegetation.

In addition to the general standards for outdoor amenity spaces, green roof amenity spaces must comply with the following requirements:

- a. The green roof must be accessible to building occupants at no additional cost during the building's hours of operation.
- b. The space may not be permanently reserved, restricted, or otherwise made unavailable to building occupants or their guests during the required access period.
- c. A minimum of 50% of the total roof area designated as green roof amenity space must be planted with trees, shrubs, or other approved plant materials.
- d. Vegetation must be properly maintained in accordance with *Sec. XX. Plants and Plant Materials*, including irrigation and replacement of dead or dying plants as needed.
- e. The green roof must include functional amenities such as seating, shade structures, or pedestrian paths to encourage regular use.

COVERAGE

D. Measurement

1. The minimum required outdoor amenity space is calculated by multiplying the total lot area by the minimum outdoor amenity space percentage specified by the zoning district.
2. See *Sec. XX. Lot Area* for the calculation of lot area.

E. Relief

1. A reduction of up to 10% from the outdoor amenity space standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. A reduction of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation*.
3. A reduction beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

DIVISION 3.5. **STREETSCAPE**

Sec. 3.5.1. **Amenity Zone and Pedestrian Zone**

Portion of the public realm that includes sidewalks, street furniture, and street trees.

A. Intent

To improve the safety of all transportation users, and to create a connective network that promotes an active public realm and the use of various modes of transportation by creating safe and convenient facilities.

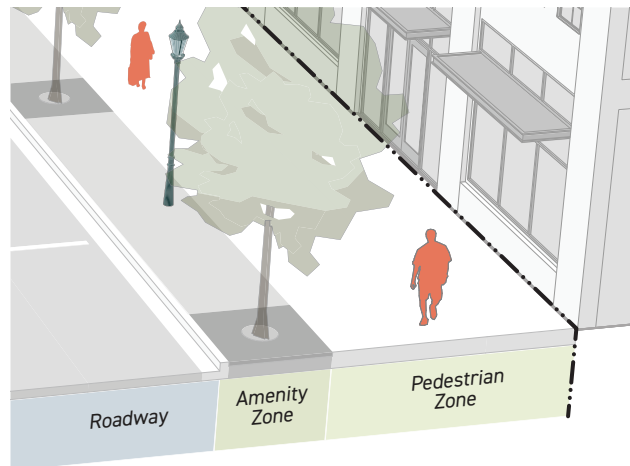
B. Applicability

1. Amenity and pedestrian zone standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. For additions, amenity and pedestrian zone standards apply only when more than 50% of the existing floor area is added or when the addition exceeds 5,000 square feet.
3. For site modifications, amenity and pedestrian zone standards apply only when the project adds or alters the streetscape.

C. Standards

1. General

- a. Streetscapes consist of an amenity zone and pedestrian zone.



- b. Continuous streetscapes must be provided along all existing and future streets abutting the lot.
- c. The minimum streetscape requirement is determined by the street type according to the Street Type Map (*Appendix X*), in accordance with the following table. For streets classified as Major or Local, the minimum requirement is varies based on the zoning district of the abutting lot. For streets classified as any Special street, the minimum requirement is the same regardless of the zoning district.

STREETSCAPE

Street Type	Width (min)		
	Amenity Zone	Pedestrian Zone	Total
Major			
House-Scale (H-) districts	None	None	None
Neighborhood-Scale (N-) districts, except N6A and N6B	3'	5'	8'
All other districts	5'	10'	15'
Local			
House-Scale (H-) districts	None	None	None
Neighborhood-Scale (N-) districts, except N6A and N6B	3'	5'	8'
All other districts	5'	6'	11'
Special			
Special A	3'	5'	8'
Special B	5'	6'	11'
Special C	5'	10'	15'
Special D	7'	10'	17'
Special E	7'	13'	20'
Special F	5'	15'	20'
Special G	Match existing	Match existing	Match existing

- d. Where an official City project uses an alternative streetscape design, the streetscape must conform to the design found in the official City project instead of the standards of this Section, subject to the approval of the Atlanta Department of Transportation. Any standards in this Section that do not conflict with the official City project will apply.
- e. Where the existing right-of-way is wider than the width needed to accommodate the roadway and required streetscape, the Director may determine a wider amenity zone or pedestrian zone is required.
- f. Where the existing right-of-way is too narrow to accommodate the roadway and required streetscape, the Director may determine that additional right-of-way must be dedicated or put into an easement to facilitate the required streetscape improvements.
- g. Streetscapes must comply with applicable engineering and construction details in the *Streets Atlanta: A Design Manual for Multimodal Streets*, *City of Atlanta Public Right-of-Way Manual*, and *Article II - Tree Protection*.

2. Amenity Zone

The area between the street curb and the pedestrian zone that generally includes street trees, landscaping, street furniture, and utilities.

In addition to the general standards for streetscapes, amenity zones must meet the following requirements:

- a. A continuous amenity zone must be provided along all existing and future streets.
- b. The amenity zone must be located between the back of curb and the pedestrian zone.

- c. The width of the amenity zone must, at a minimum, meet the width specified by the street classification on the Street Type Map.
- d. Street trees are required in the amenity zone and must meet the following standards:
 - i. Street trees must be canopy trees. When street trees conflict with overhead utility lines, the Director may determine understory trees are permitted.
 - ii. When buried utility vaults, viaduct streets, or similar site conditions make street tree planting impractical or unreasonable, the Director may modify the requirement.
 - iii. Street trees must be planted in the amenity zone every 30 feet on center, on average. Tree spacing may vary to accommodate driveways, utilities, and other potential conflicts, provided no street tree is planted closer than 15 feet from another street tree.
 - iv. All required street trees and their planting areas must comply with *Sec. XX. Plants and Plant Material* and *City of Atlanta Code of Ordinances, Article II - Tree Protection*, including allowed species and minimum planting size.
 - v. All street trees along a block face must be of the same genus, though different species or varieties are allowed.
 - vi. Street tree planting areas must have a minimum length of 8 feet and a minimum soil depth of 3 feet. Soils may not be compacted and the surface area must be pervious.
- e. Pedestrian and street lights, where installed, must be placed a maximum of 60 feet on center and spaced equal distance between required trees along all streets.
- f. For sites 1 acre or greater in area, a bus shelter must be provided in the amenity zone or front yard for any existing bus stop adjacent to the site. The design and location of the bus shelter must be approved by the Director.
- g. A reasonable effort must be made to place utilities underground or to the rear of structures where they are least visible from streets and pedestrian zones.
- h. The following encroachments are permitted in the amenity zone subject to City approval:
 - i. Bus shelters, benches, trash receptacles, bicycle racks, newspaper boxes, and residential mailboxes.
 - ii. Utility boxes, meters, manhole covers, regulatory signs, and fire suppression equipment.
 - iii. Pedestrian lighting.
 - iv. Landscaping, sidewalks, trees, and planters.
 - v. Outdoor dining, in accordance with *Sec. XX. Existing Streetscapes*.

STREETSCAPE**3. Pedestrian Zone**

The area between the amenity zone and front or side street yard that generally includes sidewalks.

In addition to the general standards for streetscapes, pedestrian zones must meet the following requirements:

- a. A clear, direct, continuous, and paved pedestrian zone consisting of a sidewalk must be provided along all existing and future streets.
- b. Pedestrian zones must be separated from automobile travel lanes and street parking by an amenity zone.
- c. The width of the pedestrian zone must, at a minimum, meet the width specified by the street classification on the Street Type Map.
- d. The pedestrian zone must be continuous across any alley or driveway providing vehicle access to a lot.
- e. The pedestrian zone must remain clear of obstacles for the minimum specified width at all times and must be constructed to comply with all City and ADA specifications.
- f. Utility poles, street lights, and above-ground utilities may not be located in a pedestrian zone unless an alternative location is not feasible, as determined by the Director.

D. Existing Streetscapes**1. All Zoning Districts**

Where existing streetscapes are determined to be in good condition by the Director, they may be used to comply with amenity zone and pedestrian zone requirements provided they comply with the streetscape standards of this Section.

2. House-Scale (H-) and Neighborhood-Scale (N-) Form Districts

- a. Where the predominant patterns of existing streetscapes conflict with the requirements of this Section, the Director may allow for streetscapes to be constructed to match existing amenity zone and pedestrian zones configurations found on adjacent lots, provided the existing streetscape patterns meet or exceed the intent of the specified design standards.
- b. Where the lot abuts an existing street and the adjacent lots on either side of the project does not have an existing streetscape, the Director may allow the project developer to contribute to a streetscape fund, maintained and administered by the City, in an amount equivalent to the cost of construction of the streetscape.

3. Urban Core (UC-) Form Districts and Legacy Districts

In Urban Core (UC) Form Districts and where allowed in Legacy Districts, the Director may authorize outdoor dining areas to encroach into the pedestrian zone, provided a minimum clear pedestrian pathway of 6 feet is maintained at all times, in accordance with the fencing and public right-of-way requirements in *Chapter 138, Article VIII*.

E. Measurement

1. Amenity Zone

The required amenity zone width is measured parallel from the back of curb toward the street lot line.

2. Pedestrian Zone

The required amenity zone width is measured parallel from the amenity space toward the street lot line.

F. Relief

1. A reduction of up to 10% from streetscape standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. A reduction of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation*.
3. A reduction beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

Sec. 3.5.2. Front and Side Street Yard Landscaping

Landscaping in the area between a street-facing facade and the pedestrian zone for certain development types.

A. Intent

To provide open areas on a lot and help reduce the impact of certain uses along pedestrian zones.

B. Applicability

1. Front and side yard street landscaping standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where the zoning district regulates front and side street yard landscaping differently based on use, the following standards apply:
 - a. For residential uses, except residential uses abutting storefront streets, the residential standards apply.
 - b. For nonresidential uses or any use abutting storefront streets, the nonresidential / storefront standards apply.

C. Standards

1. Where required by the zoning district, the front yard or side street yard must be landscaped with plantings meeting the requirements of *Sec. XX. Plants and Plant Material*.
2. Where landscaping is required, street-facing entries (*Sec. XX. Street-Facing Entry*), pedestrian walkways (*Sec. XX. Pedestrian Access*), and small patios are allowed in front and side street yards.

D. Relief

1. Relief for existing conditions along the same block face, may be granted in accordance with *Sec. 9.5. Administrative Variation*.

DIVISION 3.6. **BUILDING SETBACKS**

Sec. 3.6.1. **Setbacks**

The area on a lot not intended for buildings and other permanent structures.

A. Intent

To provide open areas on a lot and help reduce the impact of buildings or permanent structures on abutting sidewalks and neighboring development and to reflect the character of the prevailing setback pattern.

B. Applicability

1. The building setback standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, setback standards are apply to the perimeter of each lot, not individual sublots.
3. Where a lot is part of a Unified Development Plan (UDP), building setbacks may be calculated for each individual lot or across all lots in the UDP.
4. Where a building setback is required according to *Sec. XX. Transitions*, the most stringent building setback applies.
5. In House-Scale (H-) and Neighborhood-Scale (N-) districts, for through lots, the Director may determine which setback applies to each street lot line. The Director will consider the following criteria to decide whether the requirement applies:
 - a. The proposed number and arrangement of buildings on the lot to determine if meeting the build-to width requirement is practical for all street lot lines; and
 - b. The prevailing pattern of development on the surrounding parcels to determine where the requirement does not apply.

C. Standards

1. General

- a. Building setbacks include the following types:
 - i. Primary street setback;
 - ii. Storefront street setback;
 - iii. Side street setback;
 - iv. Side setback; and
 - v. Rear setback.
- b. All buildings and permanent structures on a lot must be located at or behind the minimum building setbacks specified by the zoning district, unless listed as an exception below.

BUILDING SETBACKS

- c. Some zoning districts have maximum street setbacks in addition to minimum setbacks. In these districts, for a certain portion of the lot, buildings must be located in the area between the required minimum and maximum setbacks, also known as the build-to zone. For requirements related to build-to zones, see *Sec. XX. Build-To Width*.
- d. Where both individual and cumulative side setback requirements apply, each side yard must comply with the minimum individual setback, and the sum of both side yards must equal or exceed the required cumulative side setback.

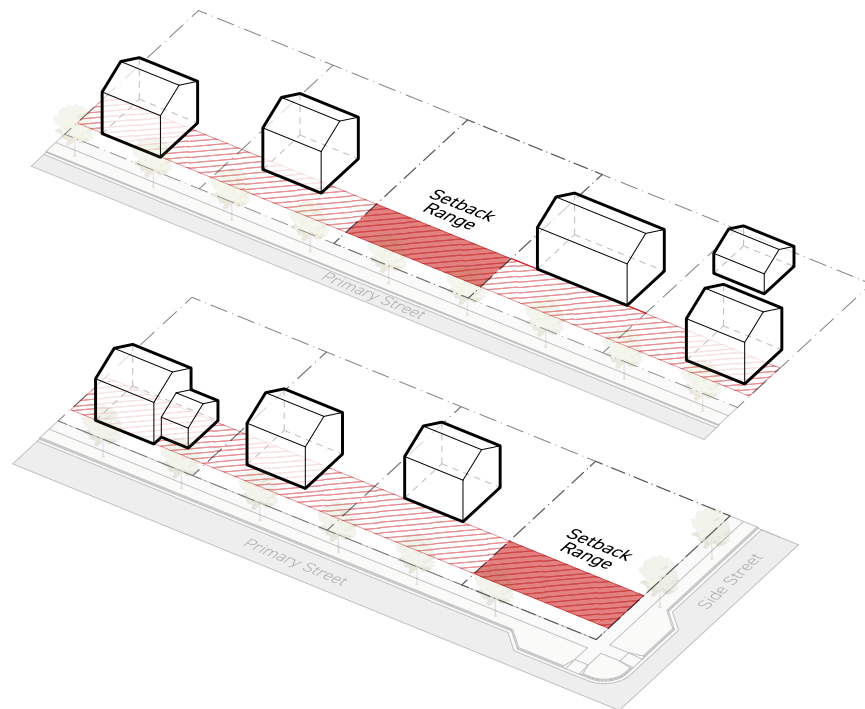
Example. If a district requires a minimum side setback of 3 feet and a minimum cumulative side setback of 10 feet, one side yard may be 3 feet and the other 7 feet, as long as the total equals at least 10 feet.

2. Established Setback Range

a. Required Setback Range

When the zoning district specifies a street setback as “Existing Range,” the minimum and maximum primary street setbacks must be modified as follows:

- i. The required primary street setback must be met within the range of existing primary street setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range.
- ii. On an interior lot, the setback range is determined by the 2 closest existing lots in either direction along the block face.
- iii. On a corner lot, the setback range is determined by the 3 closest existing lots along the block face.



- iv. If any lot included in the setback range calculation is vacant or does not contain a dwelling unit on the front half of the lot, that lot can be excluded from the calculation, and the next adjacent lot with an existing building may be used to determine the setback range.
- v. If the Director determines the existing setback range cannot be adequately determined, the setbacks specified for the zoning district must be met.

b. Urban General Form Districts

In Urban General Form Districts, if a lot is on a street with an established setback range that results in a deeper front setback, the applicant may choose to conform to that range rather than the minimum and maximum building setbacks specified for the zoning district.

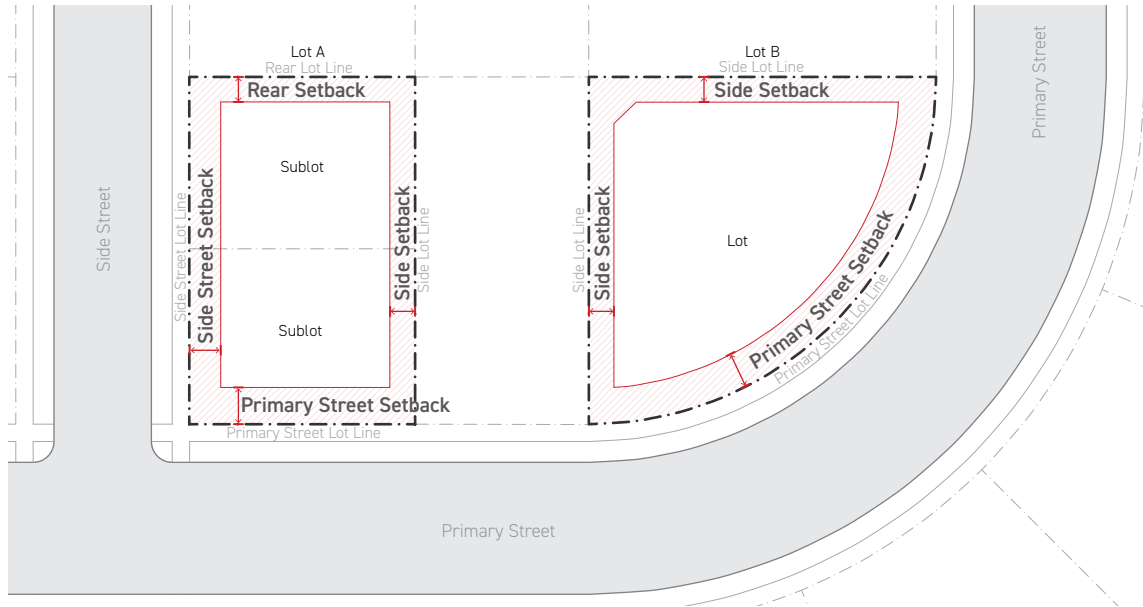
3. Tree Preservation

- a. In House-Scale (H-) and Neighborhood-Scale (N-) Form Districts, minimum and maximum setbacks may be increased or decreased by up to 50% with the approval of the Director where the City Arborist determines the adjustment is necessary to preserve trees in fair or better condition and their existing soils.
- b. The Director may apply conditions to this adjustment to ensure the continued health of the trees, including mandatory replacement requirements if the tree health were to fail.
- c. If a required tree is removed, it must be replaced within 9 months in the same location or within 10 feet of the original location, using a tree of the same or larger species and size.

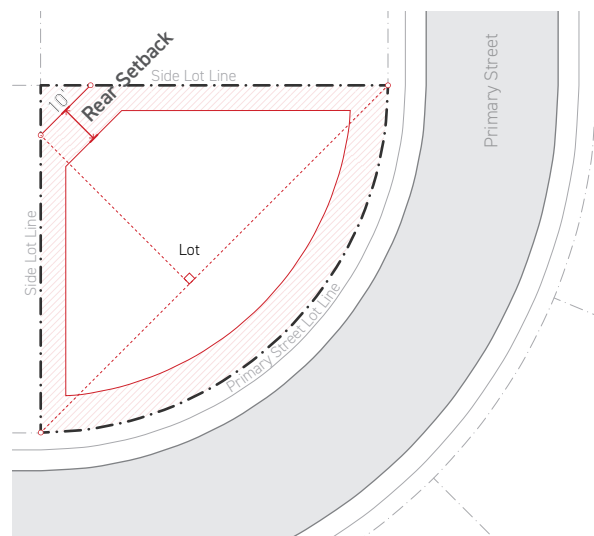
D. Measurement

- 1. All building setbacks are measured perpendicular to the applicable lot line. Where a street lot line abuts an access easement, such as a streetscape, the setback may be measured from the interior edge of the access easement rather than the lot line.
- 2. All building setbacks are measured perpendicular to the applicable lot line. For street setbacks, the Director may determine whether the setback is measured from the lot line or from the interior edge of an access easement, such as a streetscape, when such an easement abuts the street lot line.

BUILDING SETBACKS



3. Primary street setback is measured inward from the primary street lot line.
4. Storefront street setback is measured inward from any primary street lot line where the street is designated as a storefront street.
5. Side street setback is measured inward from the side street lot line.
6. Side setback is measured inward from the side lot line. When a legacy alley abuts the side of a lot, the side setback is measured from the centerline of the legacy alley.
7. Rear setback is measured inward from the rear lot line. When a legacy alley abuts the rear of a lot, the rear setback is measured from the centerline of the legacy alley.
 - a. For determining the rear setback for a triangular or gore-shaped lot, the rear lot line is measured from a 10-foot wide line, parallel to the primary street lot line that intersects two side lots lines at its endpoints.



- b. For instances where the primary street lot line is not straight, the rear setback line must be parallel to a line connecting the end points of the primary street lot line.

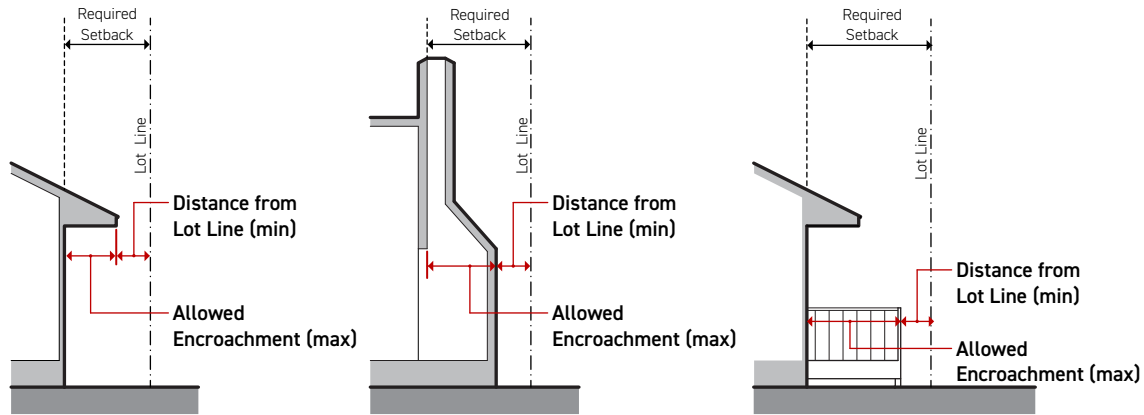
E. Exceptions

1. Limited Encroachments

- a. The following may encroach into a required setback to a limited extent. The encroachment limits only apply when the setbacks specified by the zoning district are equal to or larger than the encroachments allowed below.

	Primary, Storefront, or Side Street Setback	Side or Rear Setback
Architectural Details (see Sec. 10.1.5)		
Allowed encroachment (max)	2'	2'
Distance from lot line (min)	0'	2'
Roof Projections (see Sec. 10.1.5)		
Allowed encroachment (max)	3'	2'
Distance from lot line (min)	0'	2'
Unenclosed Structures, Ground Story (see Sec. 10.1.5)		
Allowed encroachment (max)	10'	2'
Distance from lot line (min)	0'	3'
Unenclosed Structures, Upper Story (see Sec. 10.1.5)		
Allowed encroachment (max)	5'	2'
Distance from lot line (min)	0'	3'
Enclosed Structures (see Sec. 10.1.5)		
Allowed encroachment (max)	2'	2'
Distance from lot line (min)	0'	3'
Mechanical Equipment (see Sec. 10.1.5)		
Allowed encroachment (max)	not allowed	Unlimited
Distance from lot line (min)	same as zoning district	0'
Waste Receptacle Enclosure	see Sec. 8.4.4. Site Element Screens	
Signs	see Div. 8.6. Signs	

- b. In side setbacks, enclosed structures, may encroach into the required setback, provided the encroachment does not exceed 25% of the length of the adjoining building wall. Enclosed structures must not include any additional projections from the building facade.
- c. In street setbacks, up to 4 gas meters are allowed.
- d. Allowed encroachment is measured outward from the required setback.
- e. Distance from lot line is measured inward from the applicable lot line.

BUILDING SETBACKS**2. Unlimited Encroachments**

The following are allowed to encroach into a required setback to the extent necessary to perform their proper function:

- a. Accessibility ramps and lifts, and fire escapes;
- b. Covered structures located entirely below grade. Examples include basements, cellars, cisterns, and footings;
- c. Equipment related to public or utility operating systems, including related wires, conduits, and pipes. Examples include hydrants, transformers, utility cabinets, water utility devices, cable television, or phone boxes;
- d. Fences and walls, in accordance with *Sec. XX. Fences and Walls*;
- e. Outdoor amenity features. Examples include gardens and ponds, but not including pools;
- f. Permanent or movable furniture. Examples include benches, tables, and bike and scooter parking racks;
- g. Plants. Examples include trees, shrubs, flowers, herbs, vegetables, grasses, ferns, mosses, and associated planters and raised planting beds, if applicable;
- h. Sidewalks, multi-use paths, pedestrian walkways, stairs, ramps, driveways, patios, and decks 2.5 feet in height or less, measured from finished grade; and
- i. Stormwater devices including underground detention and low impact development (LID) stormwater devices approved by the Director.

F. Relief

1. A change of up to 10% from the building setback standards may be granted in accordance with *Sec. 9.5. Administrative Modification*, provided the resulting minimum setback is at least 1.5 feet.
2. A change beyond 10% may be granted in accordance with *Sec. 9.6. Variance*.

DIVISION 3.7. **TRANSITION**

Additional landscape buffer, setback, and height requirements for buildings on lots in higher-intensity zoning districts that abut lower-intensity zoning districts. For requirements, see Div. XX. Transitions and Screening.

DIVISION 3.8. **BUILD-TO**

Sec. 3.8.1. **Build-To Width**

The cumulative building width that occupies the build-to zone relative to the width of the site or lot at the street lot line.

A. Intent

To regulate the placement of buildings along the public realm so that buildings frame the public realm with a consistent pattern of development.

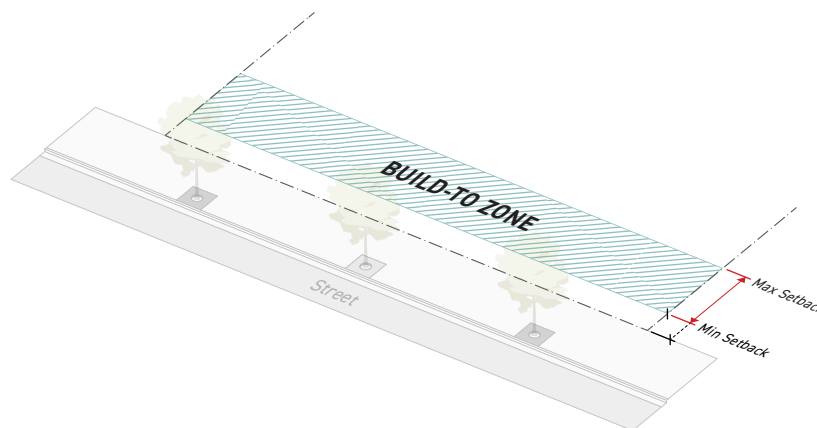
B. Applicability

1. The build-to width standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where sublots are permitted, build-to width standards are calculated for each lot, not individual sublots.
3. The build-to width requirement applies to the first 2 stories or 30 feet, whichever is less, of primary and storefront streets.
4. The build-to width requirement only applies to the ground story on side streets.

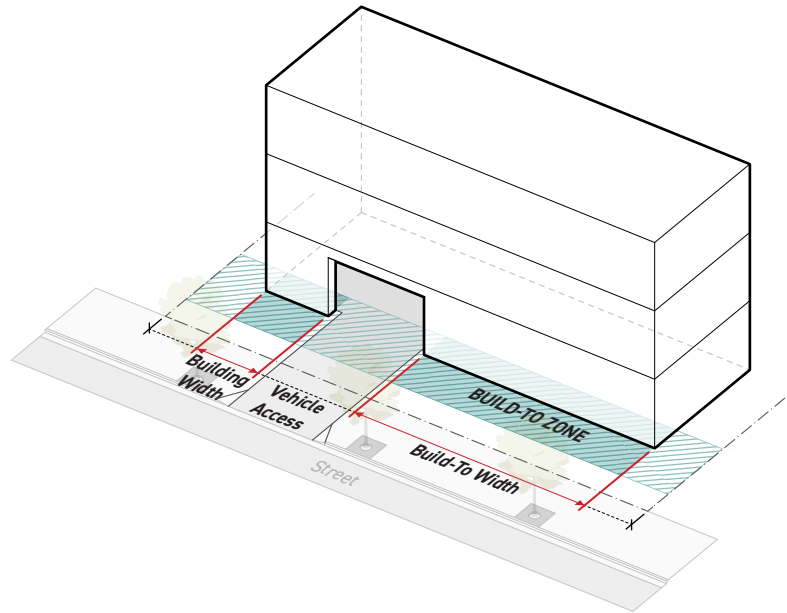
C. Standards

1. General

- a. No building or portion of a building may be located outside of the build-to zone until the build-to width requirement, as specified by the zoning district, has been met for all street lot lines.
- b. The build-to zone is the area on the lot between the minimum and maximum building setbacks, for the full width of the site.



- c. Portions of a building providing vehicle access to a vehicle use area through the ground story of a building, such as an entrance into a parking structure or loading areas, do not qualify as building width and are not permitted to count toward the required build-to width.

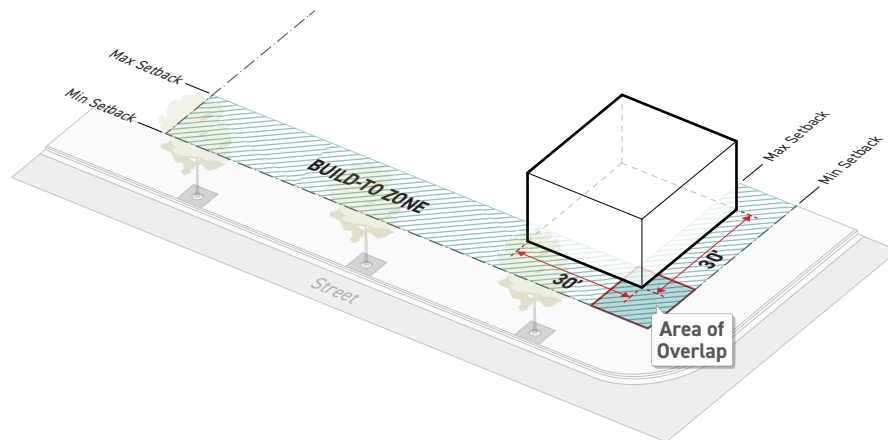


- d. Buildings and structures may occupy the area behind the maximum building setback once the minimum build-to width requirement has been satisfied.
- e. To meet the build-to width requirement on lots with existing buildings, see requirements in *Div. 5.3. Nonconformities*.

2. Corner Lots

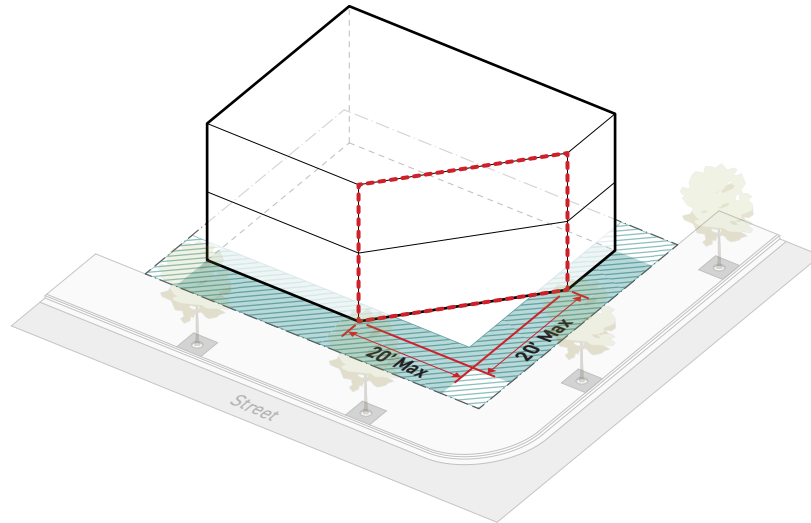
In addition to the general standards for build-to width, corner lots where both streets have a build-to width requirement must meet the following requirements:

- a. A building must occupy the portion of the area where the two intersecting build-to zones overlap. The building must occupy the build-to zones for both streets lot lines for a minimum of 30 feet from the corner. The minimum requirement is measured starting at the edge of the building occupying the area of overlap and moving away from the corner, parallel to the street lot line. This building width counts toward the required build-to width for both street lot lines.



BUILD-TO

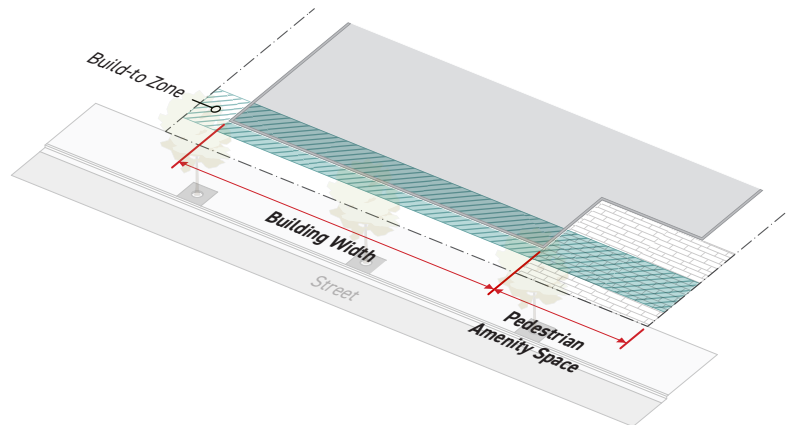
- b. Pedestrian amenity space meeting the requirements of Pedestrian Amenity Space Allowance qualifies as building width in the area of overlap on corner lots.
- c. A chamfered corner no more than 20 feet in width along both street lot lines qualifies as a building width in the build-to zone even where it extends outside of the build-to zone. Chamfered corner width is measured parallel to the street lot line.



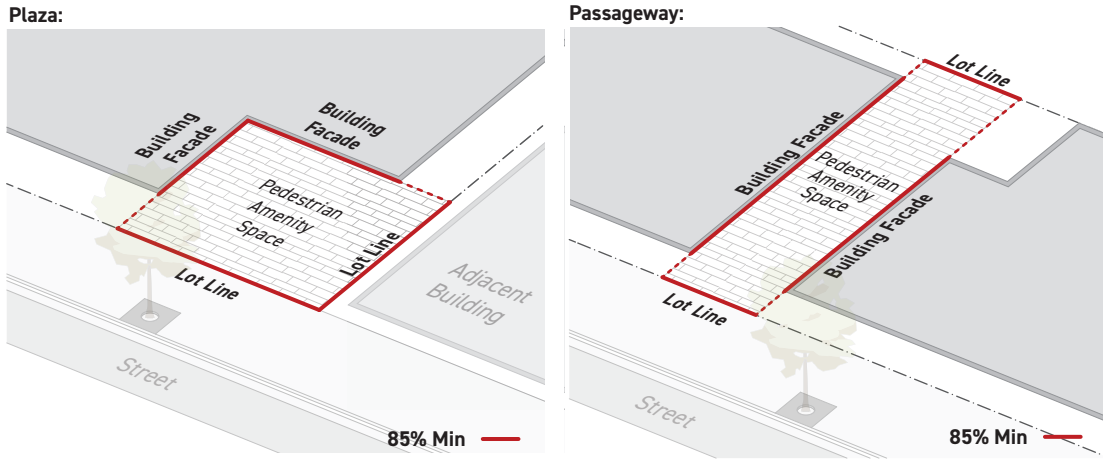
- d. Corner lot standards do not apply if a pedestrian outdoor amenity space occupies the same portion of the area of overlap and is being used to count toward the build-to requirement.

3. Pedestrian Amenity Space Allowance

Open space meeting the requirements for pedestrian amenity space (*Sec. XX. Outdoor Amenity Space*) may be provided as a substitute for building width, provided the following standards are met:



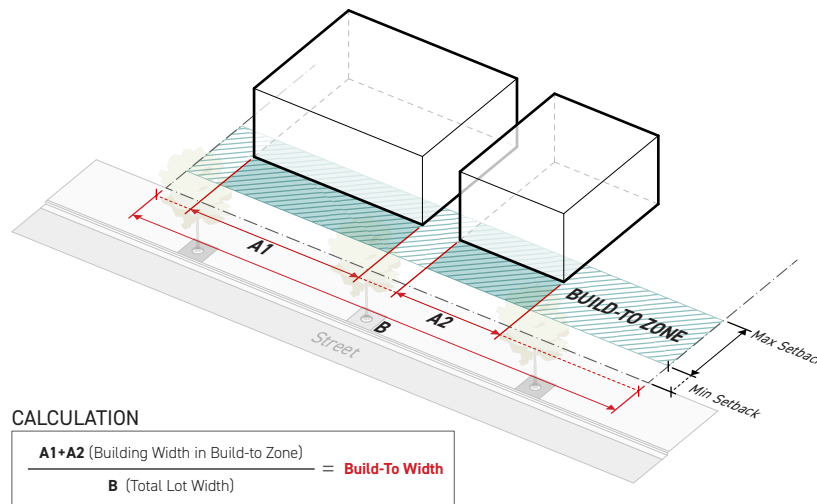
- a. A minimum of 75% of the pedestrian outdoor amenity space perimeter must abut either a lot line or a building facade meeting the standards for a street-facing facade on a primary street, as specified by the zoning district.



- b. Where pedestrian amenity space abuts multiple street lot lines, the standards specified for the street lot line that abuts the pedestrian amenity space for the greatest length applies.

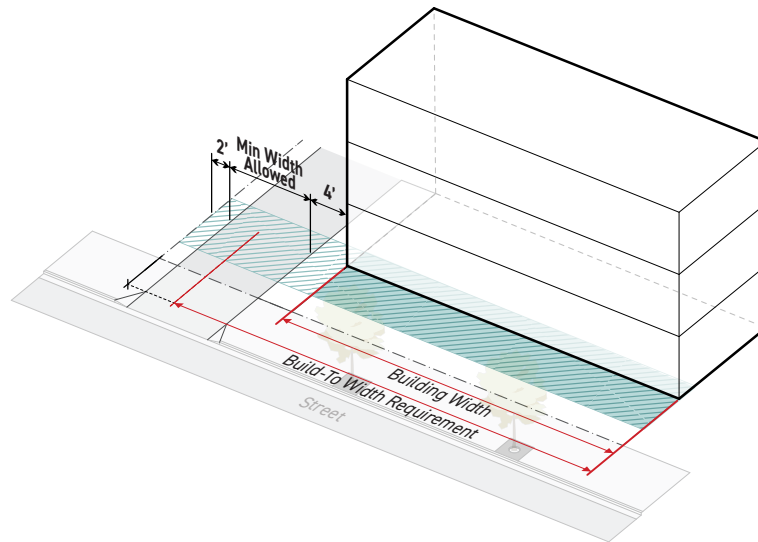
D. Measurement

1. Build-to width is calculated separately along each street lot line where a build-to width is required.
2. Build-to width is a percentage measured as the sum of all building widths occupying the build-to zone, divided by the total lot width.



E. Exceptions

1. Where vehicle access or loading areas prevent a building from meeting the build-to width requirement, a reduced build-to width may be allowed by the Director, provided the vehicle access is no wider than the minimum required driveway width plus an additional 6 feet of width, including 4 feet for a pedestrian zone and 2 feet for clearance. *See Sec. XX. Vehicle Access.*

BUILD-TO

2. Where the preservation of a significant tree in fair or better condition at least 20 inches DBH in size, as determined by the Arborist, prevents a building from meeting the build-to width requirement, a reduced build-to width may be allowed by the Director. The build-to width can be reduced to the extent necessary to preserve the tree and existing soils and prevent damage from construction, according to the standards in *City of Atlanta Code of Ordinances, Article II - Tree Protection*.

F. Relief

1. A reduction of up to 10% from the build-to width standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. A reduction of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation*.
3. A reduction beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

DIVISION 3.9. **PARKING LOCATION**

Sec. 3.9.1. **Parking In Required Setbacks**

A. Intent

To minimize the visual impact of parked motor vehicles from the public realm in lower-intensity zoning districts.

B. Applicability

1. Parking in required setback standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Parking in required setbacks standards apply to all lots providing on-site parking where the zoning district limits parking locations based on the required setbacks.

C. Standards

1. When provided, on-site parking is only allowed in a setback as specified by the zoning district.
2. Where a lot abuts an alley, vehicle access to any on-site parking must be provided from the alley. Vehicle access may be provided in another location if the alley is determined to be inaccessible by the Director.
3. When parking is allowed in a primary street, side street, or storefront street setback, the following standard apply:
 - a. Parking is only permitted on a driveway that is 10 feet wide or less. The driveway must meet the requirements of *Sec. XX. Vehicle Access*.
 - b. No portion of a designated on-site parking space is allowed within 6 feet of any street lot line or pedestrian zone (*Sec. XX. Streetscape*).
4. In the side setback, a driveway is only allowed in one side setback and the continuation of that setback into the primary street setback or rear setback.
5. Paved areas, including driveways and parking areas, are not permitted to exceed 30% of any required primary, storefront, or side street setback.

D. Measurement

For the determination of setbacks, see *Sec. XX. Setbacks*.

Sec. 3.9.2. **Parking In Required Yards**

A. Intent

To minimize the visual impact of parked motor vehicles from the public realm.

PARKING LOCATION**B. Applicability**

1. Parking in required yards standards apply in accordance with the standards of the applicable zoning district and the proposed project activity.
2. Parking in required yards standards apply to all lots providing on-site parking where the zoning district limits parking locations based on the required yards.

C. Standards

1. When provided, on-site parking is only allowed in a yard as specified by the zoning district.
2. Where a lot abuts an alley, vehicle access to any on-site parking must be provided from the alley. Vehicle access may be provided in another location if the alley is determined to be inaccessible by the Director.
3. When parking is allowed in a primary street, side street, or storefront street yard, the following standard apply:
 - a. Parking is only permitted on a driveway that is 10 feet wide or less. The driveway must meet the requirements of *Sec. XX. Vehicle Access*.
4. In the side setback, a driveway is only allowed in one side yard and the continuation of that yard into the front yard or rear yard.
5. Paved areas, including driveways and parking areas, are not permitted to exceed 30% of any required front or side street yard.

D. Measurement

For the determination of yards, see *Sec. XX. Yard*.

Sec. 3.9.3. Between the Building and Street**A. Intent**

To minimize the impact of parked motor vehicles on the public realm and to promote a comfortable, safe, engaging, and attractive streetscape with active spaces and landscaping along the public realm.

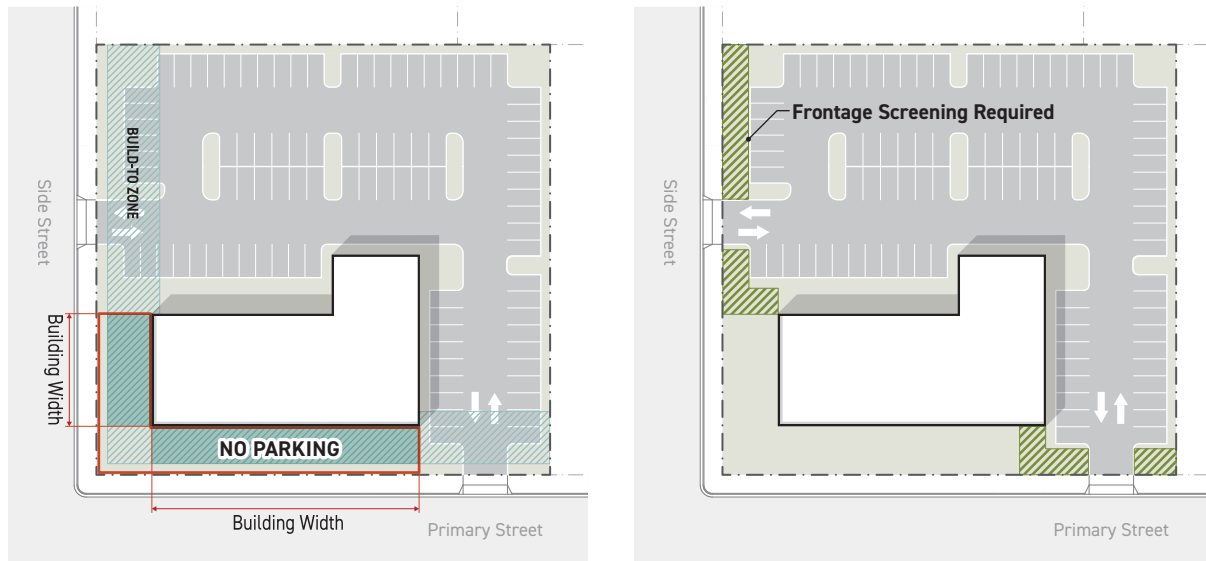
B. Applicability

1. Parking between the building and street standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Parking between the building and street standards apply to all lots providing on-site parking where the zoning district limits parking between buildings and the street.

C. Standards

1. No parking or area for use by a motor vehicle may be located between the portion of a building used to meet the build-to width requirement and the street.

- Where a lot abuts an alley, vehicle access to any on-site parking must be provided from the alley. Vehicle access may be provided in another location if the alley is determined to be infeasible by the Director.
- All parking lots and other vehicle areas that abut a street lot line must be screened in accordance with *Sec. XX. Frontage Screens*.



- See *Div. XX. Vehicle Access and Parking* for additional driveway and parking area requirements.

D. Measurement

For the determination of build-to width, see *Sec. XX. Build-To Width*.

Sec. 3.9.4. Garage Design

A. Intent

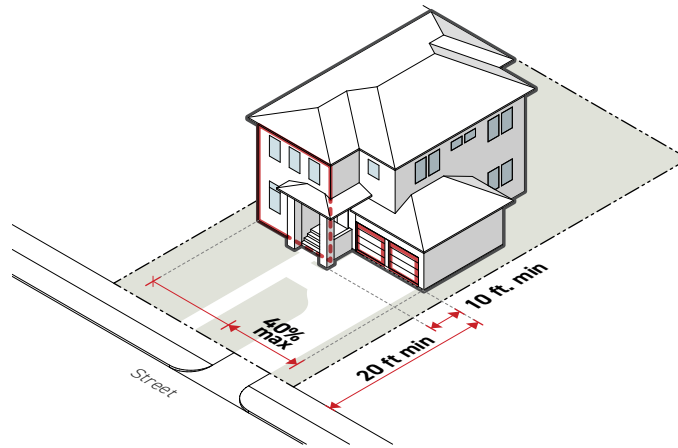
To minimize the impact of motor vehicle areas on the public realm and to promote a comfortable, safe, engaging, and attractive streetscape with active spaces and landscaping along the public realm.

B. Applicability

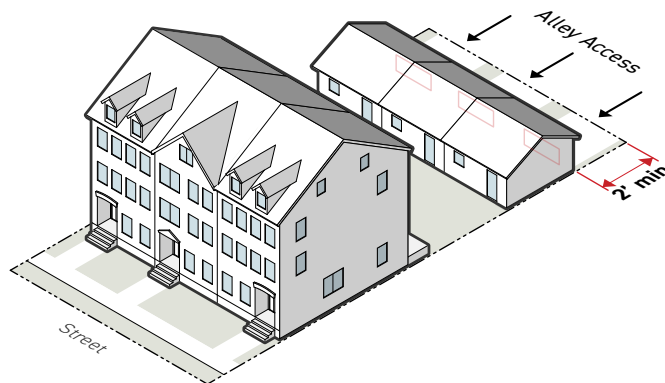
- Garage design standards apply based on the requirements of the applicable zoning district and the proposed project activity.
- Garage design standards do not apply to lots in House-Scale (H-) districts.
- Garage design standards apply to all lots providing on-site parking in a covered structure, including garages and carports.
- Garage design standards do not apply to lots with parking structures. Parking structures must follow the standards in *Sec. XX. Parking Design*.

PARKING LOCATION**C. Standards****1. General**

- a. Garages may be attached to or detached from the primary structure.
- b. For lots providing vehicle access from a primary or side street lot line, the following standards apply:
 - i. Garages must be positioned at least 10 feet behind the primary street-facing facade, unless the Director determines that topographic constraints make this requirement impractical.
 - ii. Garages are limited in width to no more than 40% of any street-facing facade.
 - iii. Garage doors must be at least 20 feet from the edge of a sidewalk.



- c. For lots providing vehicle access from an alley or rear lot line, the following standards apply:
 - i. Garages must be placed entirely to the rear of the primary building and must be rear- or side-accessed.
 - ii. Garage doors may not face the primary or side street lot line.
 - iii. The garage door must be at least 2 feet from the edge of the alley.



DIVISION 3.10. **MASSING**

Sec. 3.10.1. **Building Height**

The vertical dimension of a building or structure measured in feet and stories.

A. Intent

To provide adequate light, air, safety, and to protect the character of an area.

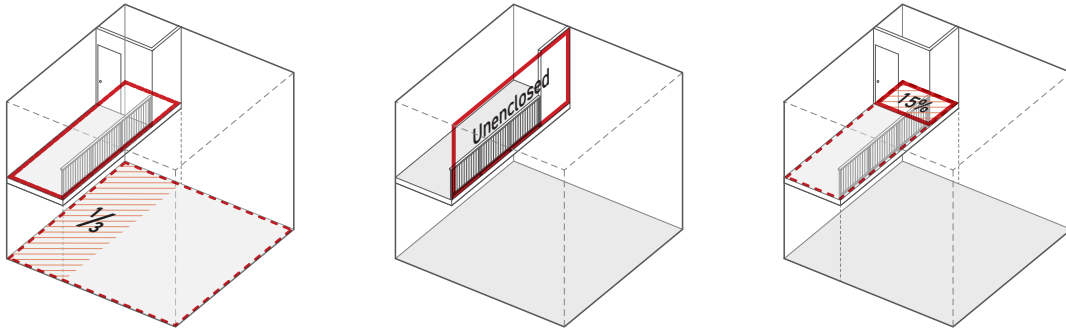
B. Applicability

Building height standards apply based on the requirements of the applicable zoning district and the proposed project activity.

C. Standards

1. No building, portion of a building, or structure may exceed the maximum number of feet or stories allowed in the zoning district, unless:
 - a. The building, portion of a building, or structure is listed as an allowed encroachment below;
or
 - b. The development site meets the criteria for the height bonus in accordance with *Div. XX Development Bonuses*.
2. Where the zoning district specifies a minimum building height, all primary buildings must meet the minimum building height in feet and stories.
3. Basements are not included in the calculation of maximum height in stories.
4. Mezzanines are not included in the calculation of maximum height in stories, provided they meet the following standards:
 - a. The mezzanine floor area is not more than 1/3 of the floor area of the room or enclosed space it is within.
 - b. The perimeter of the mezzanine is unenclosed, with the following exceptions:
 - i. The portions of the mezzanine perimeter that are formed by the walls enclosing the larger room or space the mezzanine is located within;
 - ii. Required safety barriers along the perimeter of the mezzanine; or
 - iii. Mezzanines are not permitted on street-facing building facades.
 - c. A maximum of 15% of the floor area in the mezzanine may be enclosed.

MASSING

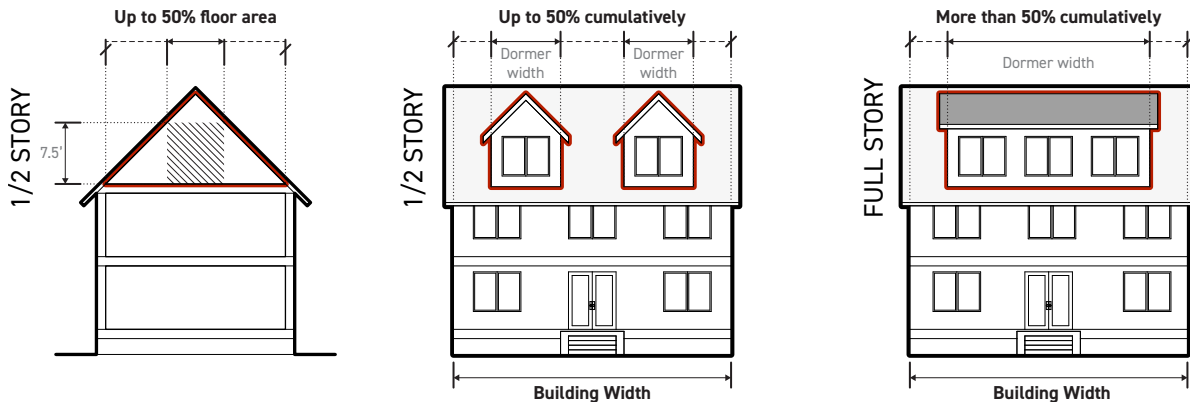


- 5. Rooftop patios are not permitted within Architectural Design Overlay Districts, as specified in **Sec. XX. Architectural Design Overlay Districts**.

D. Measurement

1. Height in Stories

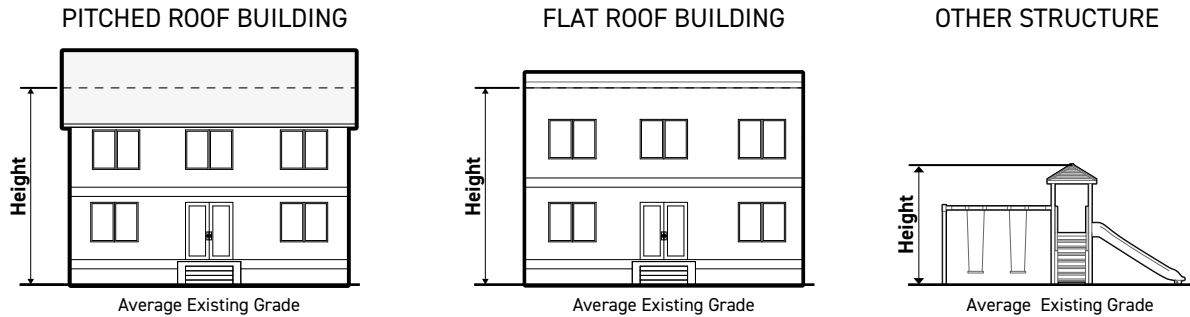
- a. Height in stories is measured along street-facing facades as the number of stories above finished grade. The ground story and all upper stories are included in the calculation of maximum height in stories. See **Sec. XX. Story** for determining the ground story of a building.
- b. Height in stories may be measured for a full building or for each building module. See **Sec. XX. Story** for determining building modules and **Sec. XX. Average Grade** for measuring average grade.
- c. The topmost story of a building is not counted as a full story and is counted as a half story when the following standards are met:
 - i. It is completely within the roof form of the building and less than 50% of the floor area has a clear height of more than 7.5 feet, measured from the finished floor to the finish ceiling; and
 - ii. Dormers may not exceed more than 50% of any front, rear, or side building width.



2. Height in Feet

- a. Height in feet is measured for the perimeter of the building as the distance from average existing grade to one of the following:

- i. The mid-point of the roof, for a building with a roof having a pitch greater than 4:12;
- ii. The top of the roof deck, for a building with a roof having a pitch of 4:12 or less; and
- iii. The topmost point of the structure, for all other structures.



- b. Height in feet may be measured for a full building or for each building module. See [Sec. XX. Story](#) for determining building modules and [Sec. XX. Average Grade](#) for measuring average grade.

E. Exceptions

The following encroachments are allowed to extend beyond the maximum height limit to the extent necessary to perform their proper function:

1. Architectural details including chimneys, cupolas, flagpoles, spires, and lighting;
2. Safety barriers including fences, walls, parapets, and railings;
3. Vertical circulation including elevators and stairway access to the roof;
4. Unenclosed structures including shade structures, and sports courts;
5. Mechanical equipment including HVAC equipment, cisterns, wind turbines, solar panels, vent stacks, and satellite dishes;
6. Flatwork including decks, walkways, and patios; and
7. Vegetation including plants and trees.

F. Relief

1. A change from the building height standards may be granted in accordance with [Sec. 9.6. Variance](#).

Sec. 3.10.2. Side Wall Height

The vertical dimension of the wall of a building or structure, supporting the roof structure.

A. Intent

To protect the scale and character of development in lower-intensity zoning districts.

B. Applicability

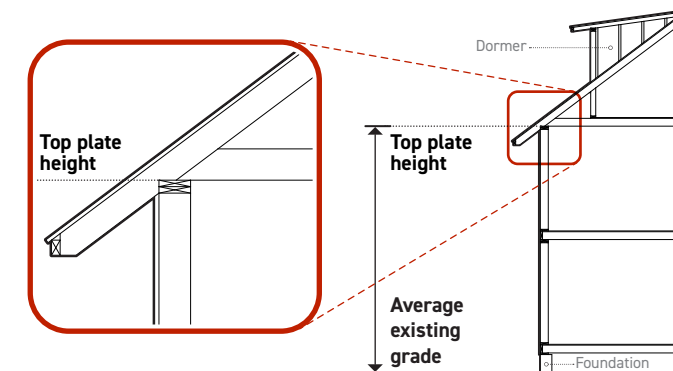
1. Side wall height standards apply based on the requirements of the applicable zoning district and the proposed project activity.

C. Standards

Side wall height may not exceed the maximum height specified by the zoning district.

D. Measurement

Side wall height is measured from average existing grade to the top plate of the building.



When dormers occupy no more than 50% of the front, rear, or side building width, see Sec. 3.10.1D.1. Height in Stories, they are excluded from the side wall height measurement.

E. Relief

1. An increase of up to 10% from the side wall height standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. An increase of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation*.
3. An increase beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

Sec. 3.10.3. Building Width

The horizontal width of a building on a lot, parallel to the street lot line.

A. Intent

1. To promote fine-grained patterns of development and prevent larger buildings that are significantly out of context with traditional patterns by breaking wider buildings into multiple, clearly distinguished building widths.
2. To encourage larger buildings to provide open space for pedestrians and recreation.

B. Applicability

1. Building width standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Below-grade improvements, including basements, underground parking, and other fully subterranean structures, will not be counted toward building width.
3. Building width standards along side streets only apply to lots with two or more dwelling units.

C. Standards

1. General

- a. No building may be wider than the maximum building width allowed by the zoning district.
- b. Two buildings may abut one another provided that they have no shared components and are structurally independent from one another. Examples of structurally independent buildings include detached buildings and structures, as well as townhouses.

2. Facade Design Allowance

A continuous structure may use facade design to achieve the appearance of separate buildings for the purpose of meeting the maximum building width requirement, provided the following standards are met:

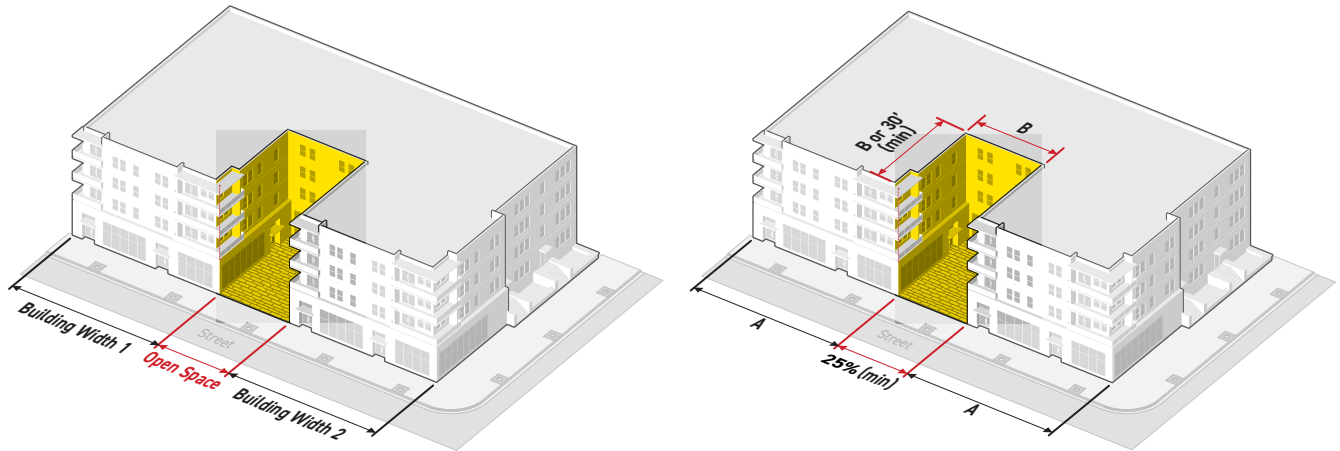
- a. The facade design allowance may only be used 2 times for each street-facing building facade.
- b. The abutting facade designs must reflect unique and distinct architectural designs for the full height of the building to achieve the appearance of separate buildings. The design of all the following architectural details must vary for abutting facades:
 - i. Material;
 - ii. Window and door pattern;
 - iii. Roof or parapet height; and
 - iv. Color.

3. Pedestrian Amenity Space Allowance

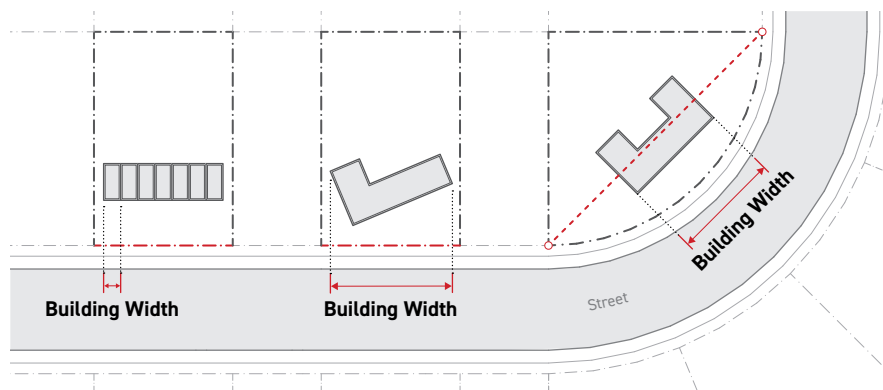
A continuous structure may provide an open space meeting the requirements for pedestrian amenity space (*Sec. XX. Outdoor Amenity Space*) to achieve the appearance of separate buildings for the purpose of meeting the maximum building width requirement, provided the following standards are met:

MASSING

- Pedestrian amenity space allowance may only be used 1 time for each street-facing facade.
- The width of a building break must be at least 25% of the width of the widest adjacent building.
- The depth of the building break must be at least equal to the width of the building break or 30 feet, whichever is less.

**D. Measurement**

Building width is measured horizontally and parallel to the street lot line, from one end of the building to the opposite end.

**E. Relief**

- An increase of up to 10% from the building width standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
- An increase of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation*.
- An increase beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

DIVISION 3.11. **ACTIVATION**

Sec. 3.11.1. **Active Depth**

The horizontal depth of a building that must contain habitable spaces.

A. Intent

To help minimize the impact of inactive spaces on the public realm and to promote a safe, comfortable, engaging, and attractive build environment.

B. Applicability

1. Active depth standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Active depth standards apply to all portions of a building used to meet the minimum build-to width requirement. See *Sec. XX. Build-To Width*.
3. Active depth standards apply to all stories on primary and storefront streets.
4. Active depth standards only apply to the ground story on side streets.
5. Active depth standards do not apply to the following:
 - a. Lots with 1 primary dwelling unit.
 - b. Along the side streets for a townhouse or lots with 2 primary dwelling units.

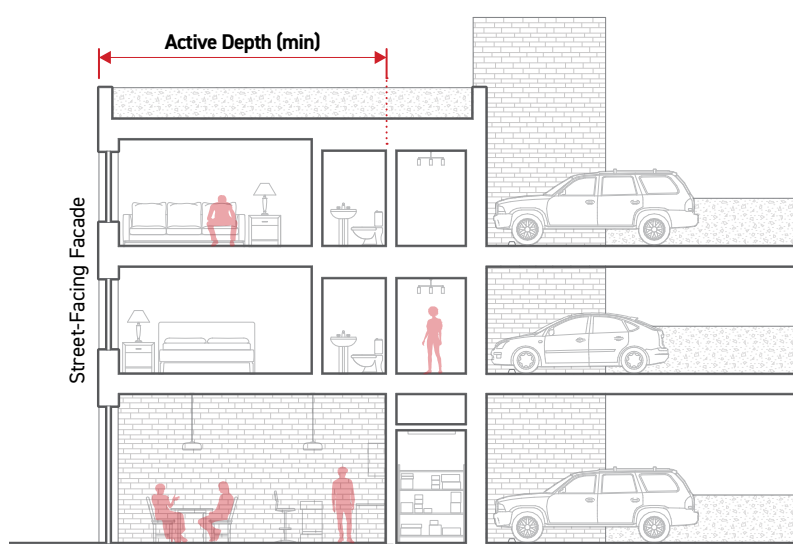
C. Standards

1. Applicable portions of a building must provide the minimum active depth required by the zoning district.
2. No more than 10% of the floor area of the required active depth can be used for inactive uses such as storage, hallways, stairwells, elevators, utility rooms, and equipment rooms. This restriction does not apply to areas designated for bicycle parking.
3. Vehicle parking spaces and motor vehicle use areas are not allowed in any portion of the required active depth.

D. Measurement

Active depth is measured from the street-facing facade inward to the interior of the building.

ACTIVATION



E. Relief

1. A reduction of up to 10% from the active depth standards may be granted in accordance with **Sec. 9.5. Administrative Modification.**
2. A reduction of up to 30% may be granted in accordance with **Sec. 9.5. Administrative Variation.**
3. A reduction beyond 30% may be granted in accordance with **Sec. 9.6. Variance.**

DIVISION 3.12. **GROUND STORY**

Sec. 3.12.1. **Ground Story Height**

The floor-to-floor height of the ground story of a building.

A. Intent

To promote high-quality ground-story spaces that are adaptable and appropriate to their intended use and surrounding context.

B. Applicability

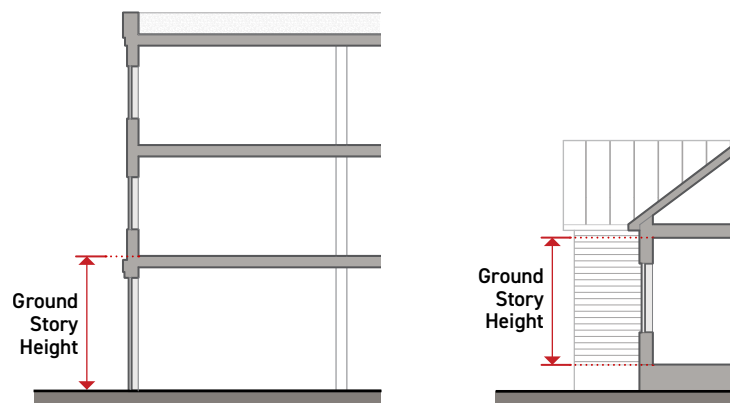
1. Ground story height standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Ground story height standards apply to all buildings that contain active depth on the ground story.
3. Where the zoning district regulates ground story height differently based on use, the following standards apply:
 - a. For residential uses, except residential uses abutting storefront streets, the residential standards apply.
 - b. For nonresidential uses or any use abutting storefront streets, the nonresidential standards apply.

C. Standards

The ground story height can be no lower than the minimum ground story height required by the zoning district.

D. Measurement

1. Ground story height is measured from the top of the finished floor of the ground story to the top of the finished floor of the story above.
2. When there is no story above, ground story height is measured from the top of the finished floor of the ground story to the bottom of the roof structure above.



GROUND STORY**E. Relief**

1. A reduction of up to 10% from the ground story height standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. A reduction of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation*.
3. A reduction beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

Sec. 3.12.2. Ground Story Elevation

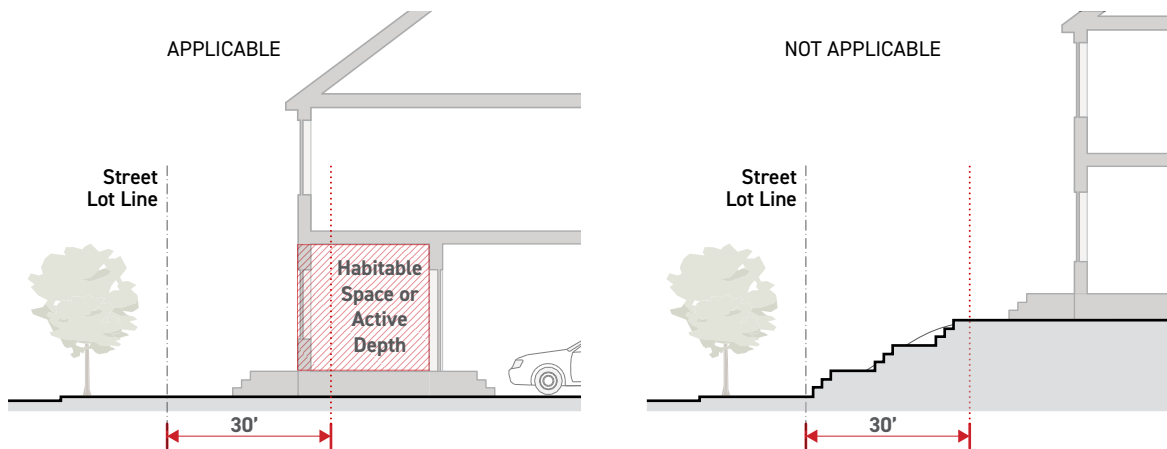
The height of the finished floor associated with the ground story of a building.

A. Intent

To promote “eyes on the street”, increase the perception of safety, and encourage visual connections between the public realm and the exterior of the building.

B. Applicability

1. Ground story elevation standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Where the zoning district regulates active depth, the ground story elevation standards only apply to the required active depth on the ground story.
3. Where the zoning district does not regulate active depth, ground story elevation standards apply to primary buildings if any portion of the building is located within 30 feet of a primary street or side street lot line and the ground story contains habitable space.



4. Ground story elevation standards do not apply to accessory structures.
5. Where the zoning district regulates ground story elevation differently based on use, the following standards apply:
 - a. For residential uses, except residential uses abutting storefront streets, the residential standards apply.

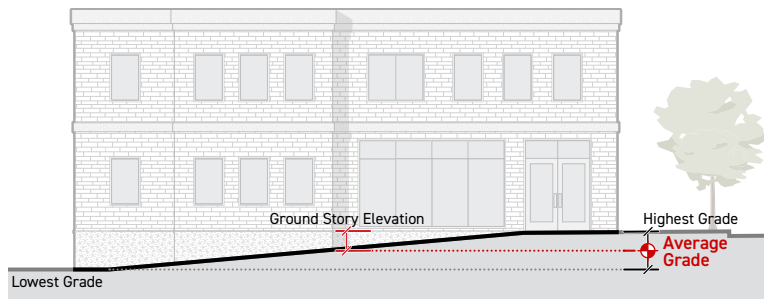
- b. For nonresidential uses or any use abutting storefront streets, the nonresidential standards apply.

C. Standards

1. All applicable ground stories must have a finished floor surface meeting the following standards:
 - a. An elevation no lower than the minimum ground story elevation required by the zoning district.
 - b. An elevation no higher than the maximum ground story elevation required by the zoning district.

D. Measurement

1. Ground story elevation is measured from the average finished grade to the top of the finished floor of the ground story.



2. On corner lots, for the purpose of determining ground story elevation, average finished grade must be established independently for each street-facing facade.
3. The finished floor elevation of an entry feature must be within one foot of the ground-story finished floor elevation, as defined in *Sec. 3.12.2. Ground Story Elevation*.

E. Exception

1. If a property is located within a designated flood zone, the ground floor elevation may be measured from the base flood elevation instead of the average finished grade. The determination to use base flood elevation as a form of measurement is subject to approval by the Director.
2. For properties located within a designated flood zone, the ground floor elevation may be measured from 1 foot above the base flood elevation (BFE + 1 ft) rather than from the average finished grade, provided the design complies with applicable ADA and FHA accessibility requirements. The use of base flood elevation as the point of measurement is subject to approval by the Director.

F. Relief

1. A change of up to 30% from the ground story elevation standards, including adjustments necessary to accommodate existing topography, may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. A change beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

DIVISION 3.13. **WINDOWS AND DOORS**

Sec. 3.13.1. **Glazing**

The amount of transparent area on a building facade.

A. Intent

To provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of a building.

B. Applicability

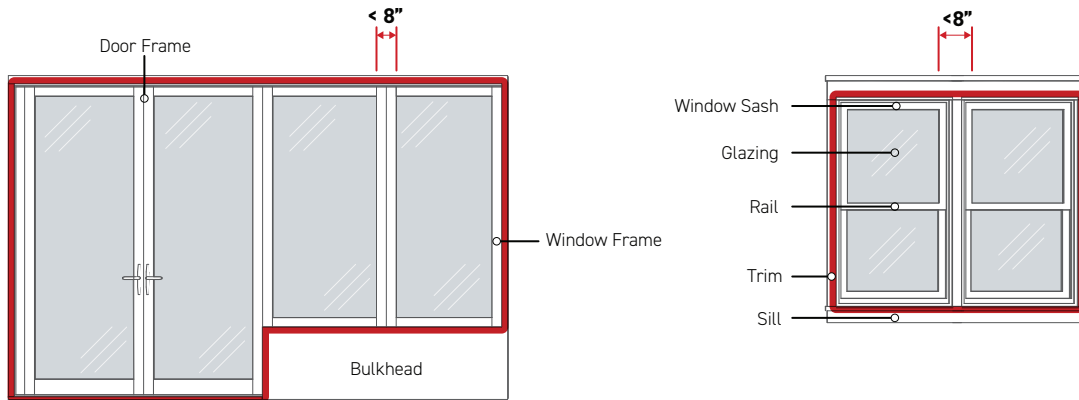
1. Glazing standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Glazing standards apply to all street-facing facades, and specifically:
 - a. Ground story glazing standards apply to the ground story; and
 - b. Upper story glazing standards apply to all stories above the ground story.
3. Where the zoning district regulates glazing differently based on use, the following standards apply:
 - a. For residential uses, the residential standards apply.
 - b. For industrial uses in Workplace Flex (WX-), the industrial standards apply.
 - c. For all other uses in Workplace Flex (WX-), the other standards apply.
 - d. For industrial and all other uses in any other zoning district, the nonresidential standards apply.
4. Upper story glazing standards do not apply to half-stories or unoccupiable spaces such as towers or cupolas.

C. Standards

1. Applicable ground and upper story building facades must provide transparent area meeting the minimum glazing requirements of the zoning district.
2. To be considered a transparent area, window and door glazing must meet the following requirements:

	Glazing Specifications	
	Visible Light Transmittance	External Reflectance
Ground Story	More than 60%	Less than 20%
Upper Story	More than 30%	Less than 40%

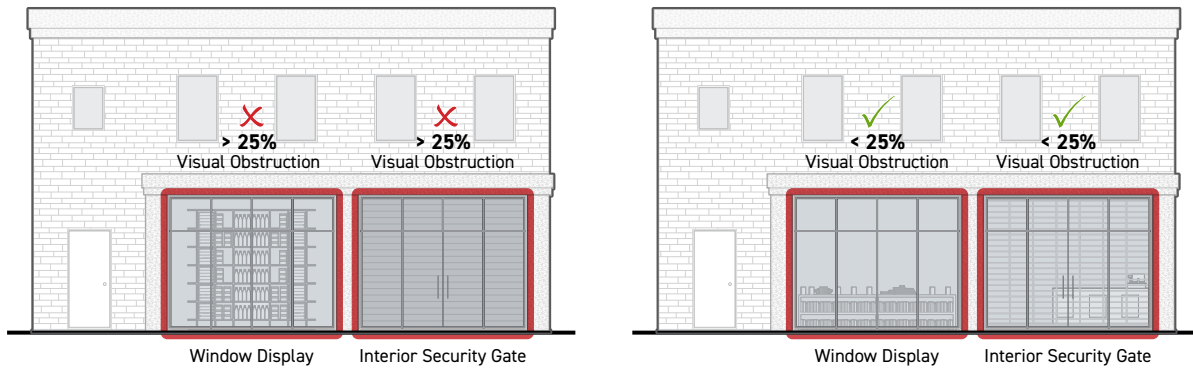
3. Muntins, mullions, window sashes, window and door frames, or window and door trim that are integral to window and door assemblies that are less than 8 inches wide may be considered transparent when calculating required percentages.



4. Windows and doors used to meet the glazing requirements may be temporarily covered by operable window treatments, such as curtains or blinds.
 - a. Windows and doors obscured by fixed exterior facade screens may count toward the transparent area, provided the screen obscures no more than 25% of the transparent area.
 - b. Interior walls and other permanent interior visual obstructions may not be located within 5 feet of the window or door opening used to meet the glazing requirement.



- c. Burglar bars, steel gates, and steel roll-down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street.
- d. However, ground-story windows and doors that are obscured by interior security gates or by window displays located less than 5 feet from the window opening may count toward the required transparent area, provided the grate or display obscures no more than 25% of the transparent area.



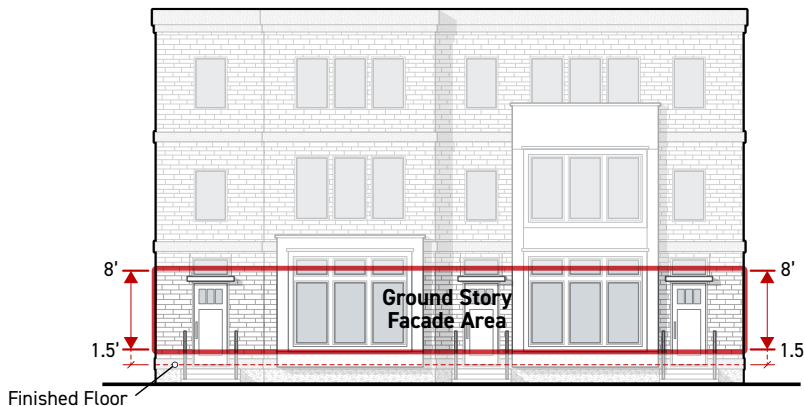
D. Measurement

1. General

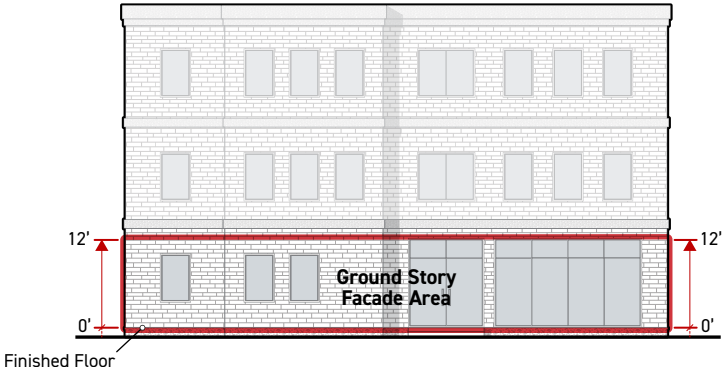
- a. Ground story and upper story glazing is measured as a percentage calculated as the sum of all transparent area, divided by the total applicable facade area.
- b. Glazing is measured separately for each story of a street-facing building facade.

2. Ground Story Facade Area

- a. For residential and industrial uses, ground story facade area is measured between 1.5 and 8 feet from the finished floor of the ground story.

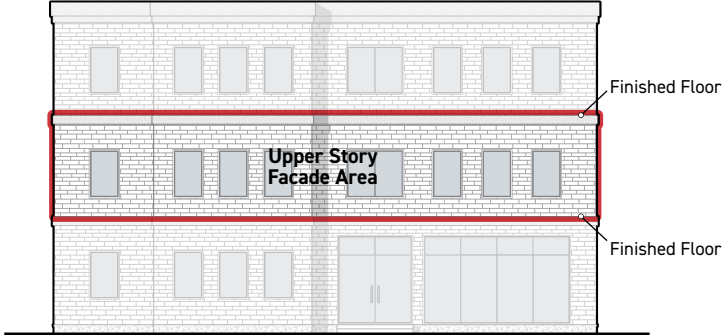


- b. For all other uses, ground story facade area is measured between 0 and 12 feet from the finished floor of the ground story. If the ground story height is less than 12 feet, ground story facade area is measured between the top of the finished floor of the ground story and the top of the finished floor of the story above. When there is no story above, it is measured to the top of the wall plate.

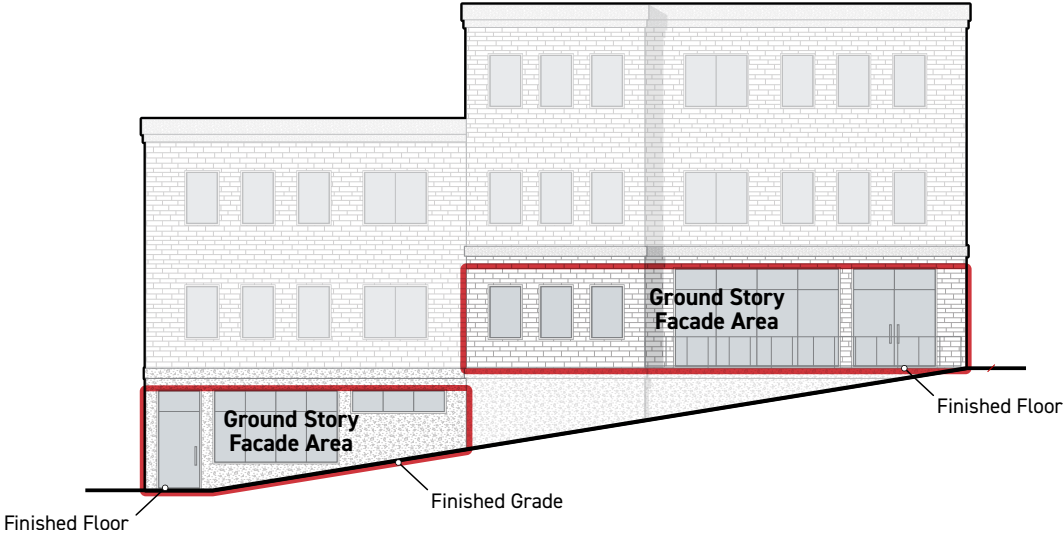


3. Upper Story Facade Area

- a. Upper story facade area is measured as the portion of the facade area between the top of the finished floor for that story and the top of the finished floor above. When there is no story above, it is measured to the top of the wall plate.



- b. No portion of a ground story located below existing grade is included in ground story facade area.



WINDOWS AND DOORS**E. Relief**

1. A reduction of up to 10% from the glazing standards may be granted in accordance with **Sec. 9.5. Administrative Modification**.
2. A reduction of up to 30% may be granted in accordance with **Sec. 9.5. Administrative Variation**.
3. A reduction beyond 30% may be granted in accordance with **Sec. 9.6. Variance**.

Sec. 3.13.2. Blank Wall Width

The width of ground story facades and foundation walls without window or door openings.

A. Intent

To provide visual interest and activation along the public realm by limiting the area without visual or physical connections between the public realm and the interior of a building.

B. Applicability

1. Blank wall width standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Blank wall width standards only apply to the foundation wall and ground story of street-facing facades.
3. Where the zoning district regulates blank wall width differently based on use, the following standards apply:
 - a. For residential uses, the residential standards apply.
 - b. For industrial uses in Workplace Flex (WX-), the industrial standards apply.
 - c. For all other uses in Workplace Flex (WX-), the other standards apply.
 - d. For industrial and all other uses in any other zoning district, the nonresidential standards apply.

C. Standards**1. General**

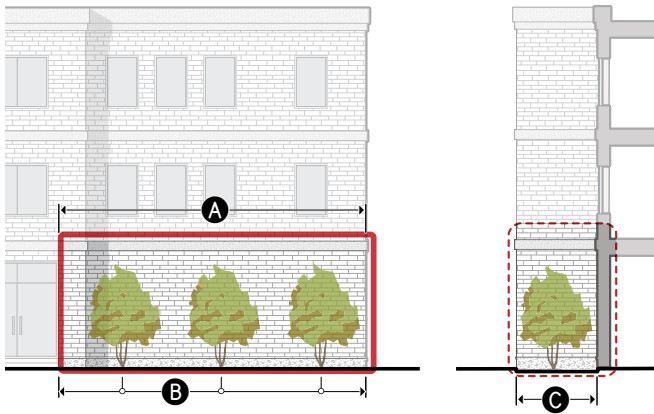
Windows and doors meeting the standards of **Sec. XX. Glazing** on applicable ground story facades or foundation walls can be separated by a distance no greater than the maximum blank wall width specified by the zoning district.

2. Blank Wall Treatments for Ground Story Facades

On side streets, ground story facades that exceed the maximum allowed blank wall width may apply one or more of the following blank wall treatments and increase the allowed blank wall width by 100%.

UNDERSTORY TREES

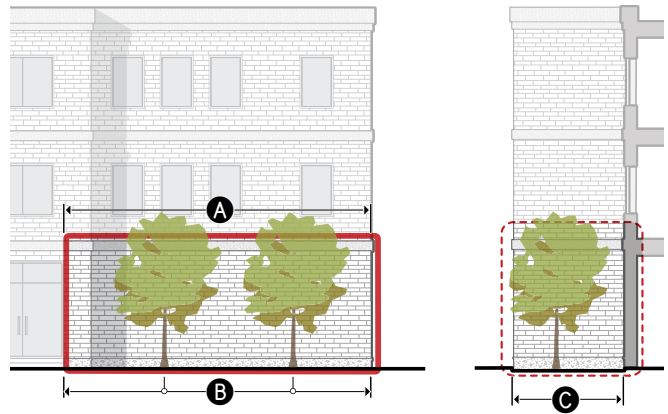
Understory trees planted between a blank wall on a ground story facade and the sidewalk.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Understory
B Planting frequency (min avg.)	5 per 100'
C Planting area width (min)	7'

CANOPY TREES

Canopy trees planted between a blank wall on a ground story facade and the sidewalk.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Canopy
B Planting frequency (min avg.)	3 per 100'
C Planting area width (min)	15'

LIVING WALL

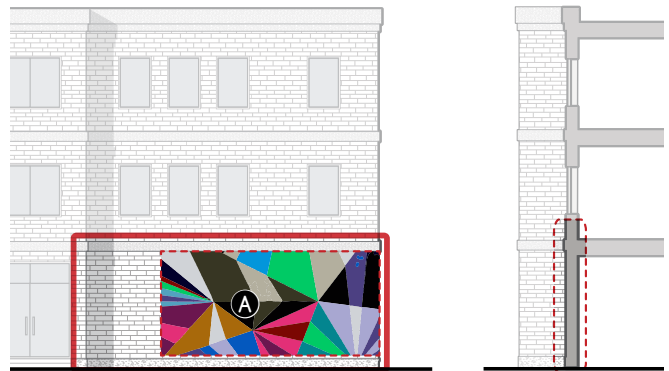
A structure permanently attached to a blank wall on a ground story that supports plants, their growing medium, and irrigation.



DIMENSIONAL STANDARDS	
A	Treatment width (min % of blank wall width) 75%
B	Planting area width (min) 1.5'

PUBLIC ART

A noncommercial image attached to a blank wall on the ground story that is deemed by the Director to be sufficiently different from the building facade.



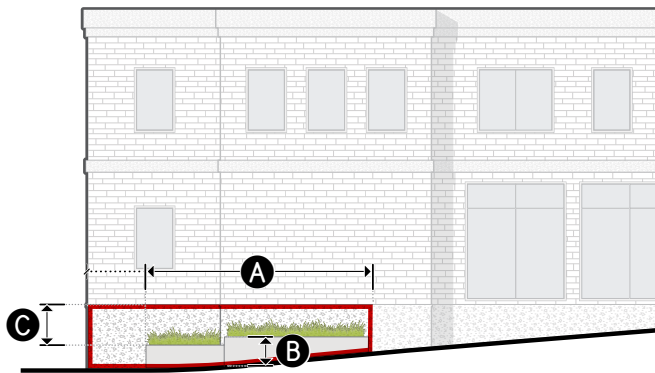
DIMENSIONAL STANDARDS	
A	Treatment width (min % of blank wall width) 75%

3. Blank Wall Treatments for Foundation Walls

Foundation walls that exceed the maximum allowed blank wall width may apply one or more of the following blank foundation wall treatments and increase the allowed blank wall width by 100%.

PLANTER

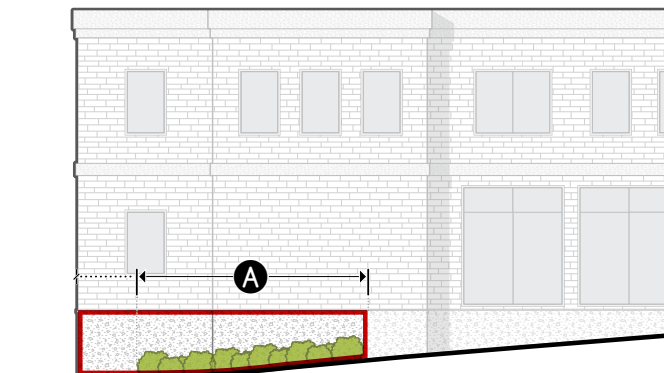
Screening plants located between a blank foundation wall and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
Plant area width (min)	2.5'
B Height above sidewalk (max)	4'
C Foundation wall reveal (max)	2'

FOUNDATION PLANTING

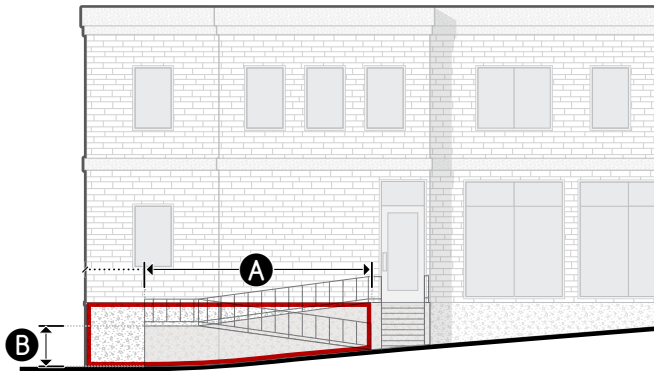
Screening plants located between a blank foundation wall and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
Plant type	Screening
Planting frequency (min avg.)	3 per 10'
Planting area width (min)	3'

PEDESTRIAN ACCESS

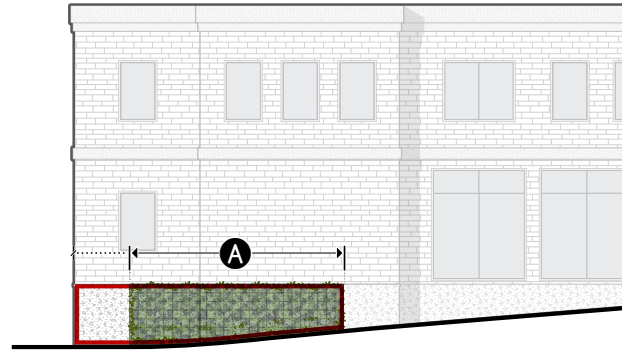
Stairs or ramps providing pedestrian access to a street-facing entry located between a blank foundation wall and the public realm.



DIMENSIONAL STANDARDS	
A	Treatment width (min % of blank wall width) 75%
B	Height above sidewalk (max) 4'

LIVING WALL

A structure permanently attached to a blank foundation wall that supports plants, their growing medium, and irrigation.

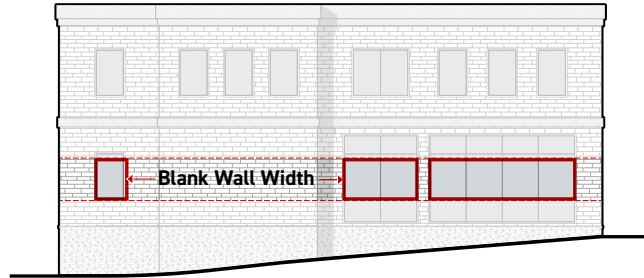


DIMENSIONAL STANDARDS	
A	Treatment width (min % of blank wall width) 75%
	Planting area width (min) 1.5'

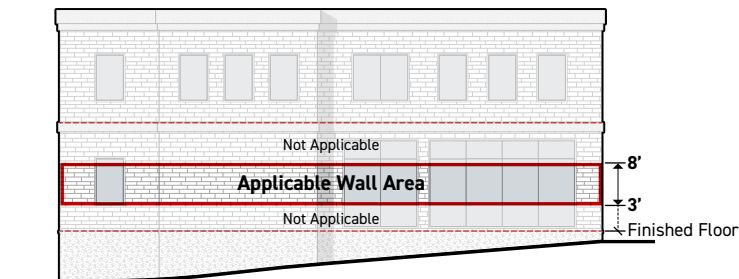
D. Measurement

1. General

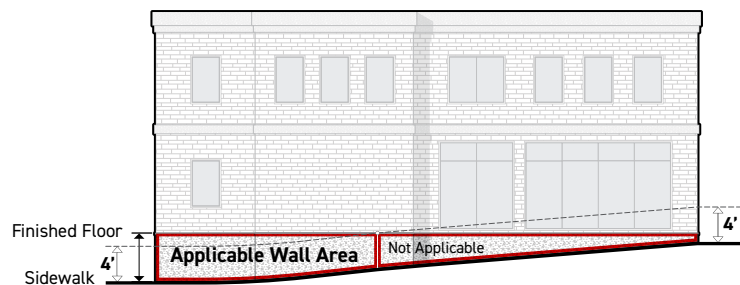
- a. Blank wall width is measured horizontally and parallel to the street boundary line from the edge of a window or door to the edge of an adjacent window or door, or to the edge of the ground story facade.



- b. For ground story street-facing facades, blank wall width is only measured on wall areas between 3 and 8 feet from the finished floor of the ground story.



- c. For street-facing foundation walls, blank wall width is only measured for wall areas that are exposed 4 feet in height or more above existing grade.



WINDOWS AND DOORS**2. Blank Wall Treatments****a. Treatment Width**

Minimum treatment width is measured as a percentage, calculated as the cumulative width of blank wall treatments divided by the total width of blank wall.

b. Treatment Area

Minimum treatment area is measured as a percentage, calculated as the cumulative area of blank wall treatments divided by the total applicable facade area within the blank wall.

c. Tree Type

See *Sec. XX. Plants and Plant Material.* for understory and canopy tree planting requirements.

d. Plant Type

See *Sec. XX. Plants and Plant Material.* for screening plant planting requirements.

e. Planting Frequency

Planting frequency is measured as a ratio of the minimum number of plants required along the total width of the blank wall. A minimum of one plant of the required plant type must be provided regardless of the width of blank wall treatment.

f. Planting Area Width

Minimum planting area width is measured as the horizontal dimension of planting area, measured from the blank wall outward to the street lot line. The planting area must be uncovered.

g. Height Above Sidewalk

- i. Height above sidewalk is measured vertically from adjacent sidewalk grade to the topmost point of the blank wall treatment.
- ii. For foundation walls located more than 10 feet from the sidewalk, maximum height above sidewalk is measured from the lowest elevation of existing grade to within 5 feet of the foundation wall, to the topmost point of the blank wall treatment.

h. Foundation Wall Reveal

Foundation wall reveal is measured vertically from the top of the blank wall treatment to the ground story finished floor elevation along the entire blank wall treatment.

E. Relief

1. A change of up to 10% from the blank wall width standards may be granted in accordance with *Sec. 9.5. Administrative Modification.*
2. A change of up to 30% may be granted in accordance with *Sec. 9.5. Administrative Variation.*
3. A change beyond 30% may be granted in accordance with *Sec. 9.6. Variance.*

Sec. 3.13.3. **Street-Facing Entry**

A minimum number of street-facing building entrances providing access from the public realm to the interior of a building.

A. Intent

To provide visual interest along the public realm, orient buildings to the public realm, and promote greater use and activation of the public sidewalk by limiting distance without physical connections between the public realm and the interior of a building.

B. Applicability

1. Street-facing entry standards apply based on the requirements of the applicable zoning district and the proposed project activity.
2. Street-facing entry standards apply to all ground story street-facing facades.
3. Accessory structures are not required to provide a street-facing entry.
4. Where the zoning district regulates street-facing entry differently based on use, the following standards apply:
 - a. For residential uses, the residential standards apply.
 - b. For industrial uses in Workplace Flex (WX-), the industrial standards apply.
 - c. For all other uses in Workplace Flex (WX-), the other standards apply.
 - d. For industrial and all other uses in any other zoning district, the nonresidential standards apply.
5. For facade modifications to existing buildings, the requirements for a recessed entrance and entrance overhang do not apply when there is insufficient space to install the required covered entry without encroaching into the public right-of-way. The Director determines whether adequate right-of-way exists.

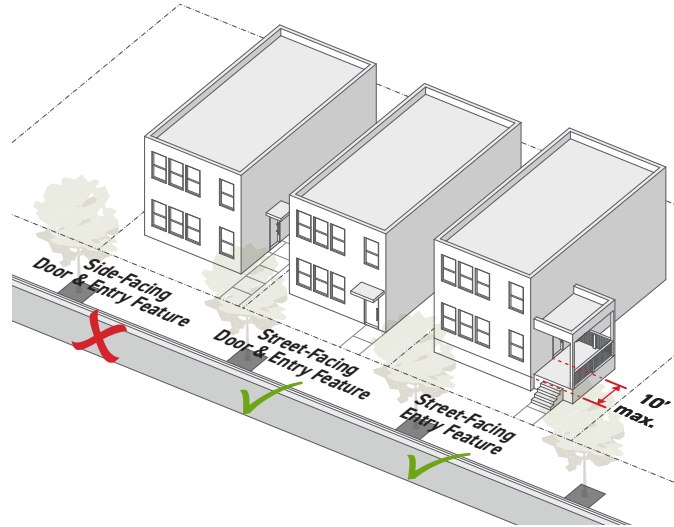
C. Standards

1. General

- a. A street-facing entry must be provided when required by the zoning district.
- b. To qualify as a street-facing entry, building entries must meet the following standards:
 - i. Located at the ground story;
 - ii. Provide direct pedestrian access to the ground story from a street or multi-use trail;
 - iii. Remain operable at all times. Access may be controlled and limited to building occupants and during business hours;
 - iv. Access an occupiable space. Street facing entries may not provide access directly to internal vehicle areas (such as garages), utility areas, or storage areas;

WINDOWS AND DOORS

- v. Include a door and an entry feature meeting the standards of one of the entry feature options; and
- vi. The entry feature must be street-facing. The door may be on a side-facing facade if it is located 10 feet or less behind a street-facing facade.



2. House-Scale (H-) and Neighborhood-Scale (N-) Form Districts

In addition to the general standards, House-Scale (H-) and Neighborhood-Scale (N-) Form Districts with a street-facing entry requirement must meet the following standards:

- a. At least 1 street-facing entry must be provided for each primary building.
- b. Where dwelling units or uses face multiple street lot lines, required street-facing entries must be provided along primary street lot lines.
- c. Where there is more than 1 dwelling unit on a lot, each dwelling unit along a street must be accessed through a street-facing entry. Each dwelling unit may have its own street-facing entry or multiple dwelling units with a shared lobby or corridor may share a single street-facing entry.
- d. Where 50% or more of the existing buildings on the block face have a raised entry or porch entry feature, all required street-facing entries must provide a raised entry or porch as the entry feature. However, a zero-step entrance may be provided at the front of the building without the need for a ramp, provided the design maintains the intent and overall appearance of a raised entry in accordance with the relevant ADA accessibility standards.

3. All Other Zoning Districts

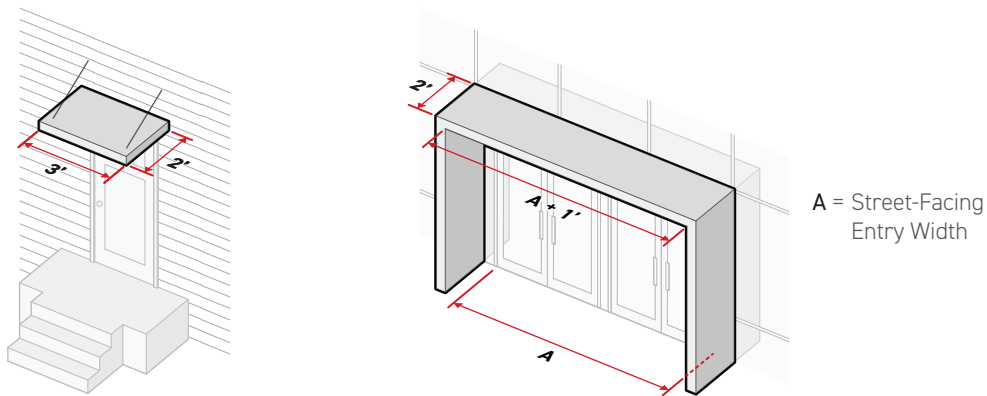
In addition to the general standards, all other zoning districts with a street-facing entry requirement must meet the following standards:

- a. For nonresidential uses, at least 1 street-facing entry must be provided for each principal use.
- b. For residential uses, the following standards apply:

- i. Where up to 4 dwelling units along a street are located on the ground story, at least 1 street-facing entry must be provided for each primary building; and
 - ii. Where more than 4 dwelling units along a street are located on the ground story, each dwelling unit on the ground story must provide a street-facing entry.
- c. Where dwelling units or principal uses face multiple street lot lines, required street-facing entries must be provided along primary street lot lines.
- d. Forecourt entry features are only permitted when a fence or wall is allowed in the front yard according to the applicable Form District and, when permitted, must comply with *Sec. 8.4.5, Fences and Walls*.

4. Covered Entry

- a. When required as a part of an entry feature, a canopy, roof, or other sheltering structure must cover the exterior area immediately abutting the associated street-facing entry.
- b. The minimum depth of the covered area must be 2 feet.
- c. The minimum width of the covered area must be 3 feet or the width of the street-facing entry plus 1 foot, whichever is greater.

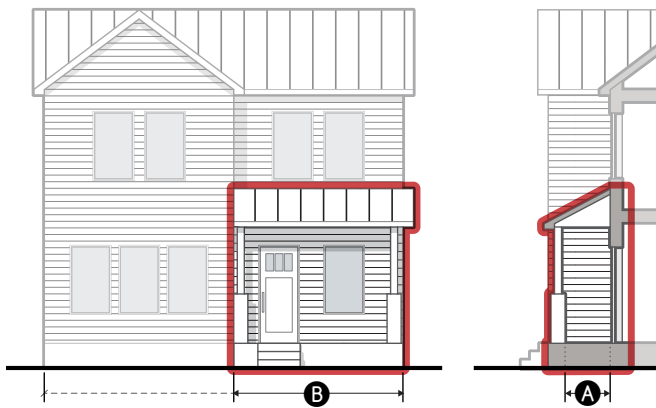


5. Entry Feature Options

A required entry feature must meet the standards of one of the following entry feature options:

PORCH

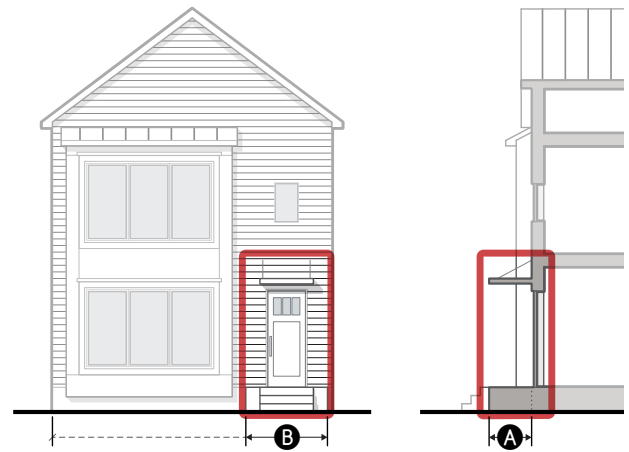
A wide, raised platform projecting in front of a street-facing entry that is entirely covered and not enclosed.



DIMENSIONAL STANDARDS	
A Depth (min)	8'
B Width (min % of building width)	30%
Covered area (min)	100%
Enclosure (max)	50%

RAISED ENTRY

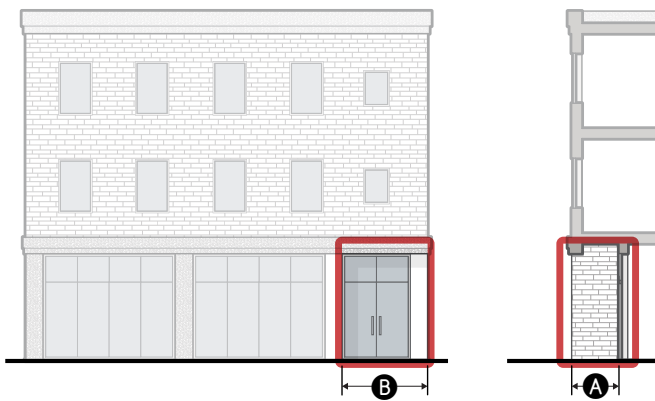
A raised platform projecting in front of a street-facing entry that is partially covered and not enclosed.



DIMENSIONAL STANDARDS	
A Depth (min)	3'
B Width (min)	3'
Covered entry	Required
Enclosure (max)	50%

RECESSED ENTRY

A space set behind the primary facade plane providing sheltered access to a street-facing entry.



DIMENSIONAL STANDARDS	
A Depth (min/max)	2' / 15'
B Width (min)	3'
Covered area (min)	100%
Enclosure (max)	75%

OVERHANG

A space that provides sheltered access to an at-grade street-facing entry with an overhead projecting structure.



DIMENSIONAL STANDARDS	
A Depth (min)	None
B Width (min)	None
Covered entry	Required
Enclosure (max)	50%

FORECOURT

A yard screened with a short wall, fence, or hedge that provides privacy for occupants located at the ground story, near sidewalk grade.

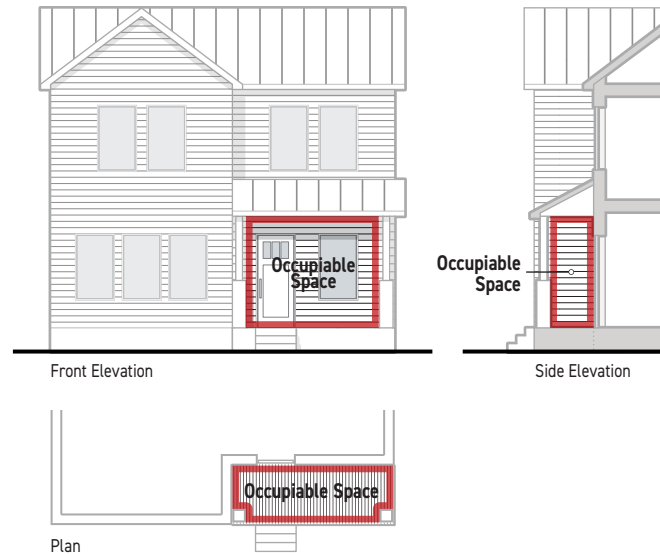


DIMENSIONAL STANDARDS	
A Depth (min)	6'
B Width (min)	10'
Covered entry	Required
Fence height (min/max)	1.5' / 3.5'

D. Measurement

1. General

Entry feature standards apply only to the occupiable portion of an entry feature. Stairs and ramps used to access the entry feature are not considered occupiable area for the purpose of meeting entry feature standards.



2. Depth

Minimum depth is measured as the horizontal dimension at the narrowest point of an entry feature, perpendicular to the applicable street lot line.

3. Width

- a. When specified in feet, width is measured as the total width of an entry feature, measured parallel to the applicable street lot line.
- b. When specified as a percentage, width is measured as the total width of the entry feature divided by the total width of the building or dwelling unit that the entry provides access to, measured parallel to the applicable street lot line.
- c. When the calculation for an entry feature width percentage results in a fraction, the result is rounded up to the nearest whole number.

4. Covered Area

Covered area is measured as the portion of an entry feature area that is covered by a canopy, roof, or other sheltering structure, divided by the total entry feature area.

5. Enclosure

See *Sec. XX. Enclosure* for the calculation of enclosure.

6. Fence or Wall Height

See *Sec. XX. Fences and Walls* for the measurement of fence or wall height.

WINDOWS AND DOORS

E. Relief

1. A change of up to 10% from the street-facing entry standards may be granted in accordance with *Sec. 9.5. Administrative Modification*.
2. A request to change a design provision or a change of up to 30% from the street-facing entry standards may be granted in accordance with *Sec. 9.5. Administrative Variation*.
3. A request to eliminate a street-facing entry or a change beyond 30% may be granted in accordance with *Sec. 9.6. Variance*.

DIVISION 3.14. **FENCES AND WALLS**

Vertical structures separating the public realm from private property.

For requirements, see *Div. XX. Fences and Walls*.