

Article 6. Rules for All Districts

All existing text to be replaced by proposed text, unless stated otherwise in the formatting instructions
 As adopted by Mayor and City Council, April 17, 2018

Item	Code Section	Current Text (August 2017)	New Text (April 2018)
6-1	6.1.1.B.3.b Rear Lot Line	On irregularly-shaped lots, the rear lot line is determined based on a line perpendicular to the front lot line extending to the point where a rear lot line would be 10 feet in width and parallel to the front lot line. This rear lot line is intended for the purpose of establishing the rear setback and lot depth only.	<i>Formatting: Update graphic below B. Lot Lines</i> On irregularly-shaped lots, the rear lot line is determined as the line connecting two points each measured 10 feet along the side lot lines starting from the intersection of the two side lot lines. This rear lot line is intended for the purpose of establishing the rear setback and lot depth only. When a rear lot line cannot be determined in this manner, the rear lot line will be determined by the Director.
6-1.1	6.1.1.F.2 Lot Frontage	Every lot must have frontage upon a public street, private street designed and built to public standards, or required courtyard for a cottage court, except that rear-loaded townhouses may count alley right-of-way as lot frontage.	Every lot must have frontage upon a public street, private street designed and built to public standards, or required courtyard for a cottage court.
6-2	6.1.1.H Lot Coverage	1. Lot coverage includes: a. The horizontal area of the building footprint measured within the outside of the exterior walls of the ground floor of all principal buildings and any roofed accessory buildings on the lot; and b. Any impervious parking areas, driveways, walkways, steps, terraces, uncovered patios and decks, swimming pools, and any similar features. The Director may establish rules for determining the extent to which partially pervious materials are exempt from lot coverage.	<i>Formatting: Renumber accordingly</i> 1. Lot coverage includes: a. The horizontal area of the building footprint measured within the outside of the exterior walls of the ground floor of all principal buildings and any roofed accessory building on the lot; and b. Any impervious parking areas, driveways, walkways, steps, terraces, uncovered patios and decks, swimming pools, and any similar features. The Director may establish rules for determining the extent to which partially pervious materials are exempt from the lot coverage. 2. In RU- and RT- zoning districts, lot coverage can be assessed at the individual lot level, with each lot meeting lot coverage independently, or at the project level, in which case the pervious areas required to meet the lot coverage for the whole development must be under common ownership and indicated on the recorded plat. 3. 100% area credit will be given for pervious pavers and 50% area credit for pervious concrete. Other materials will be evaluated upon request.

			<p>4. For legal nonconforming lots that are smaller than the minimum lot area required by their respective zoning districts, lot coverage is calculated by accounting for the maximum lot coverage allowed in both the district and the nearest district with a smaller minimum lot area. The total area of the lot is divided in two parts, one as the minimum lot area of the nearest zoning district, and the other as the remainder of the total area. The respective maximum lot coverage is then applied to the two parts. As an example, the lot coverage of a lot in RE-1 that is 34,000 sq.ft. in size is calculated as the sum of 27,000 sq.ft. at 30% and 7,000 sq.ft. at 25%, for a the maximum lot coverage of 9,850 sq.ft.</p> <p>5. In RE- and RD- districts, the base maximum lot coverage may be supplemented by 5% if mitigation measures are implemented. The mitigation consists of providing stormwater infiltration for the additional impervious area beyond the base maximum lot coverage at a rate of 2.4 inches in 24 hours.</p>
6-2.1	6.1.1.1.2.h		<p><i>Formatting: Insert subsection g.</i></p> <p>g. When a path is located in a natural setting (such as a stream buffer) or other greenspace that cannot be used as amenity space in its entirety, the path may count towards the outdoor amenity space area calculation by using a width of 25 feet, multiplied by the length of the path.</p>
6-3	6.1.2.A.2.f. Measurement of Building Setbacks	Where a buffer is required along a lot line for development or redevelopment occurring after the effective date of this Development Code, setbacks will be measured from the interior of the required buffer.	<i>Formatting: Delete text and mark subsection "open"</i>
6-4	6.1.2.B Setback Encroachments	All buildings and structures must be located at or behind the required setbacks except as listed below. No building or structure can extend into a required easement or public right-of-way.	All buildings and structures must be located at or behind the required setbacks except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.
6-5	6.1.2.B.1 Setback Encroachments – Building Features	<p>a. Awnings/canopies, balconies, front porches, raised entries and stoops may extend into a required primary street setback (see Div. 6.2).</p> <p>b. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar</p>	<p>a. All Setbacks</p> <p>1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, if such extension is at least 3 feet from</p>

		<p>architectural features may encroach up to 3 feet into a required setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.</p> <p>c. Chimneys or flues may encroach up to 4 feet, provided that such extension is at least 3 feet from the vertical plane of any lot line.</p> <p>d. Unenclosed patios, decks, balconies, stoops, porches, terraces or fire escapes may encroach into a common side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.</p> <p>e. Handicap ramps may encroach to the extent necessary to perform their proper function.</p> <p>f. Sheds on RE- and RD- properties (see Sec. 7.8.22 [hyperlink]).</p>	<p>the vertical plan of any lot line.</p> <p><i>Formatting: Maintain existing graphic</i></p> <p>2. Chimneys may encroach up to 4 feet into a required setback, if such extension is at least 5 feet from the vertical plan of any lot line.</p> <p>3. Handicap ramps may encroach to the extent necessary to perform their proper function.</p> <p>4. Balconies may encroach no more than 10 feet into a required setback, if such extension is at least 5 feet from the vertical plan of any lot line. Balconies are not required to be setback from lot lines in instances where a 0 foot setback is employed.</p> <p>5. Awnings/canopies may extend into a required setback if such extension is at least 3 feet from the vertical plan of any lot line.</p> <p>b. Primary and Secondary Street Setbacks Porches, raised entries, and stoops may encroach no more than 10 feet into a required setback, including steps, if such extension is at least 5 feet from the vertical plan of any lot line.</p> <p>c. Common Side and Rear Setbacks Unenclosed patios, decks, terraces or fire escapes may encroach into a common side or rear setback, provided that such extension is at least 5 feet from the vertical plan of any common side lot line and 10 feet from any rear lot line.</p>
6-6	6.1.2.B.2. Setback Encroachments – Low Impact Stormwater Features	<p>a. Low impact stormwater management features may encroach up to 3 feet into a primary street setback, including, but not limited to:</p> <p>i. Rain barrels or cisterns, 6 feet or less in height;</p> <p>ii. Planter boxes;</p> <p>iii. Bio-retention areas; and</p> <p>iv. Similar features, as determined by the Director.</p> <p>b. Low impact stormwater management features listed above may encroach into a common side or rear setback, provided such extension is at least 3 feet from the vertical plane of any lot line.</p>	<p>a. Rain gardens, bioretention areas and similar features as determined by the Director may encroach into a required setback, provided such extension is at least 3 feet from the vertical plane of any lot line.</p> <p>b. Rain barrels or cisterns, 6 feet or less in height may encroach up to 3 feet into a required setback, if such extension is at least 3 feet from the vertical plane of any lot line. These features require screening as ground-mounted equipment per 8.2.9.B.4 [hyperlink].</p>
6-7	6.1.2.B.3.	a. In Protected Neighborhoods, mechanical equipment such	a. In Protected Neighborhood districts, mechanical equipment

	Setback Encroachments	<p>as HVAC and generators may not encroach into any required setback.</p> <p>b. On properties that abut a Protected Neighborhood (including but not limited to Urban Neighborhood and Corridor & Node properties), mechanical equipment such as HVAC and generators may not encroach into any required setback.</p> <p>c. For residential buildings in Urban Neighborhoods only, mechanical equipment such as HVAC units may encroach up to 5 feet into a required rear or common side setback, provided that such extension is at least 5 feet from any lot line. Generators may encroach up to 5 feet into a rear setback only, and must not be located within 5 feet of a rear or side lot line.</p> <p>d. Pool equipment encroachments are described in Sec. 7.8.20.</p> <p>e. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into any required setback other than the 25-foot City setback for additional impervious surface area associated with a stream buffer, provided they are located at least 3 feet from the lot line.</p>	<p>such as HVAC units and generators cannot encroach into any required setback.</p> <p>b. In Urban Neighborhood districts, mechanical equipment may encroach up to 5 feet into a required rear setback, if such extensions is at least 5 feet from the lot line. No encroachment is allowed in side building setbacks.</p> <p>c. In any zoning district, mechanical equipment cannot encroach into a setback where the property line abuts a property zoned RE- or RD- and used for residential purposes.</p> <p>d. In any zoning district other than described above, mechanical equipment may encroach into a required setback, if such extension is at least 5 feet from the lot line.</p> <p>e. In all instances, mechanical equipment must be screened (see Sec. 8.2.9 [hyperlink]) and may not be located between the primary building and a primary or secondary street.</p>
6-8	6.1.2.B.4. Other Setback Encroachments	<p>a. Fences and walls under Sec. 8.2.10.</p> <p>b. Buffers under Sec. 8.2.6.</p> <p>c. Retaining walls under Sec. 9.4.3.</p>	<p>a. Buffers under Sec. 8.2.6. [hyperlink]</p> <p>b. Fences and walls under Sec. 8.2.10. [hyperlink]</p> <p>c. Retaining walls under Sec 9.4.3. [hyperlink]</p> <p>d. Accessory Structures under Sec. 7.8.22. [hyperlink]</p> <p>e. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into any building setback, if they are located at least 3 feet from the lot line. These features require screening as utility service areas per 8.2.9.C [hyperlink].</p> <p>f. Underground structures may encroach into a required setback, if they are located at least 3 feet from the vertical plane of any lot line.</p>
6-9	6.1.2.C. Build-to zone	<p>1. The build-to zone is the area on the lot or site where a percentage of the building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.</p>	<p>1. The build-to zone is an area of a lot or site where building facades, in whole or in part, must be located to satisfy the required build-to percentage. The build-to zone is the area between a minimum and maximum primary street setback, measured from the edge of the right-of-way or private street easement.</p>

		<p>2. Where the build-to zone lies within a stream buffer or easement that does not allow construction, the Director may waive the build-to requirement, in whole or in part.</p> <p>3. The required percentage specifies the amount of the building facade that must be located in the build-to zone, measured based on the width of the building or buildings divided by the width of the lot.</p> <p>[graphic]</p> <p>4. The width of a parking entrance into or through a building does not count towards the build-to requirement. However, in no case will access to a site that has no alternative access options be denied due to application of the build-to requirement. In all cases where access is necessary, a driveway of the minimum acceptable width for fire safety purposes is allowed, even where it reduces the building width below the required build-to percentage.</p> <p>5. On a corner lot, a building must be placed within or abutting the area where the build-to zones of 2 intersecting streets overlap. The building must extend within the build-to zone for a minimum of 30 feet in both directions.</p> <p>[graphic]</p> <p>6. The build-to zone applies up to the height designated as the minimum height of a building. Upper stories beyond this point may be set further back or reduced in width.</p> <p>7. A forecourt meeting the requirements of Sec. 6.2.4 is considered part of the building for the purpose of meeting the build-to requirement. A chamfered corner on the ground floor of no more than 20 feet in width that extends outside of the build-to zone is considered part of the building for the purpose of meeting the build-to requirement.</p> <p>[graphic]</p>	<p>2. Where the build-to zone lies within a stream buffer or easement that does not allow construction, or buffers or setbacks as required by zoning conditions, transitional buffers or otherwise, the Director may waive the build-to requirement, in whole or in part.</p> <p>3. The required percentage specifies the amount of the building façade that must be located in the build-to zone. This percentage is calculated as the width of the building façade within the build-to zone divided by the total street frontage of the lot.</p> <p><i>Formatting: Insert updated graphic "Build-To_Range"</i></p> <p>4. The width of a parking entrance into or through a building does not count towards the build-to requirement. However, in no case will access to an irregularly-shaped parcel that has no alternative access options be denied due to application of the build-to requirement. In all cases where access is necessary, a driveway of the minimum acceptable width for fire safety purposes is allowed, even where it reduces the building width below the required build-to percentage.</p> <p>5. On a corner lot, a building must be placed within or abutting the area where the build-to zones of 2 intersecting streets overlap. The building must extend within the build-to zone for a minimum of 30 feet in both directions.</p> <p><i>Formatting: Maintain existing graphic</i></p> <p>6. The build-to zone applies up to the height designated as the minimum height of a building. Upper stories beyond this point may be set further back or reduced in width.</p> <p>7. A forecourt meeting the requirements of Sec. 6.2.4 <i>[hyperlink]</i> is considered part of the building for the purpose of meeting the build-to requirement. A chamfered corner on the ground floor of no more than 20 feet in width that extends outside of the build-to zone is considered part of the building for the purpose of meeting the build-to requirement.</p> <p><i>Formatting: Maintain existing graphic</i></p>
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6-10	6.1.2.F. Parking Location	<p>1. All parking spaces must be located consistent with the parking location requirements.</p> <p>2. Where parking is allowed in a yard, it may be placed in any location between the principal or accessory building and the lot line (except not in a required landscape buffer).</p> <p>3. Where parking is not allowed in a yard, it may not be placed any where between the building and the street, regardless of the location of any required setback.</p>	<p>1. All parking spaces must be located consistent with the parking location requirements.</p> <p>2. Where parking is allowed in a yard, it may be placed between the principal or accessory building and the lot line (but not in a required buffer), in accordance with the parking setback if applicable.</p> <p><i>Formatting: Delete subsection 3</i></p>
6-11	6.1.2.G.4. Parking setbacks	Parking setbacks are measured from the right-of-way.	Parking setbacks are measured from the right-of-way, private street easement or property line.
6-11.1	6.1.2.H.2 Parking Structures	The ground story of a structure parking garage facing any public street (no including an alley) in the SX- District or where the –SH Frontage applies must have active uses (such as, but not limited to, residential, commercial, office or civic space, where permitted) within the parking setback. No active uses are required for portions of the parking structure located interior to the minimum parking setback.	The ground story of a structure parking garage facing any street (no including an alley) in the SX- District or where the –SH Frontage applies must have active uses (such as, but not limited to, residential, commercial, office or civic space, where permitted) within the parking setback. No active uses are required for portions of the parking structure located interior to the minimum parking setback.
6-12	6.1.3.A.4. Building Height	Average grade is determined by calculating the average of the highest and lowest elevation along original grade measured along the front of the building parallel to the primary street setback. Original grade is considered the grade existing prior to any site work or land disturbing activity, unless work under a prior Land Disturbance Permit has been completed.	<p><i>Formatting: All existing graphics to remain</i></p> <p>For all buildings with a build-to-zone requirement and all single-unit detached, the average grade is determined by calculating the average of the highest and lowest elevation of the finished grade measured along the front of the building parallel to the primary street setback.</p> <p>For all other buildings, the average grade is determined by calculating the average of the highest and lowest elevation of the finished grade measured around the entire perimeter of the building. This applies to building in districts that do not have build-to-zones, when a required frontage overrides the build-to-zone requirement, and for buildings where no part of the building is within the build-to-zone.</p>
6-13	6.1.3.C. Height Encroachment	<p>Any height encroachment not specifically listed below is expressly prohibited, except where the Director determines that the encroachment is similar to a permitted encroachment listed below.</p> <p>1. The maximum height limits of the district do not apply to a spire, belfry, cupola, dome, or other similar feature that does not contain conditioned space and is not intended for human occupancy, or public utility facilities which by design or</p>	<p>Any height encroachment not specifically listed below is expressly prohibited, except where the Director determines that the encroachment is similar to a permitted encroachment listed below.</p> <p>1. The maximum height limits of the district do not apply to a spire, belfry, cupola, dome, or other similar feature that does not contain a habitable space, or public utility facilities which by design or function must exceed the established height</p>

		<p>function must exceed the established height limits.</p> <p>2. The following accessory structures may exceed the established height of the district, provided they do not exceed the maximum height by more than 6 feet:</p> <ul style="list-style-type: none"> a. Chimney, flue or vent stack; b. Rooftop deck, patio; c. Flagpole; d. Landscaping; e. Skylights; f. Parapet wall; and g. Solar panels, wind turbines and rainwater collection systems. <p>3. The following accessory structures may exceed the established height, provided they do not exceed the maximum height by more than 12 feet, do not occupy more than 25% of the roof area, are screened consistent with Sec. 8.2.8 and are set back at least 12 feet from the edge of the roof:</p> <ul style="list-style-type: none"> a. Elevator or stairway access to the roof; and b. Mechanical equipment. 	<p>limits.</p> <p>2. The following accessory structures may exceed the established height of the district, provided they do not exceed the maximum height by more than 6 feet:</p> <ul style="list-style-type: none"> a. Chimney, flue or vent stack; b. Rooftop deck, patio; c. Flagpole; d. Landscaping; e. Skylights; f. Parapet wall; and g. Solar panels, wind turbines and rainwater collection systems. <p>3. The following accessory structures may exceed the established height, provided they do not exceed the maximum height by more than 18 feet, do not occupy more than 25% of the roof area, are screened (see Sec. 8.2.9 [hyperlink]) and are set back at least 12 feet from the edge of the roof:</p> <ul style="list-style-type: none"> a. Elevator or stairway access to the roof; and b. Mechanical equipment.
6-14	6.1.3.D.1 Ground Floor Elevation	Ground floor elevation is measured from the top of the adjacent curb, or from the crown of the road where no curb exists, to the top of the finished ground floor.	Ground floor elevation is measured from the top of the adjacent curb, or from the crown of the road where no curb exists, to the top of the finished ground floor at the building main entrance.
6-15	6.1.3.F.1 Building Mass	Street-facing building length is the maximum length of a building or structure.	Street-facing building length is the maximum length of a building or structure facing a public or private street, and located within the build-to zone.
6-16	6.1.4.A.2 Activation - Transparency	Transparency applies to primary and side street facing building facades only.	Transparency applies to primary and side street facing building facades only, and may be reduced or waived by the Director when particular conditions (such as required buffers or other visual obstructions) significantly reduce the visibility of the building from the public realm.
6-17	6.2.1. Building Elements	The following standards are intended to ensure that certain building elements when added to a building frontage are of sufficient size to be both usable and functional and be architecturally compatible with the frontage to which they are attached. These standards do not apply to RE- and RD- zones.	A. The following standards are intended to ensure that certain building elements when added to a building façade are of sufficient size to be both usable and functional and be architecturally compatible with the frontage to which they are attached. These standards do not apply to residential single-

			unit detached.
6-18	6.2.2. Awning/Canopy	<p>A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.</p> <p>A. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet.</p> <p>B. An awning/canopy may extend into a primary or side street setback.</p> <p>C. Subject to the issuance of an Encroachment and Indemnification Agreement, an awning/canopy may encroach over the right-of-way but must be inside the curb line or edge of pavement.</p>	<p>A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.</p> <p>A. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet.</p> <p>B. An awning/canopy may extend into a primary or side street setback (see Sec. 6.1.2.B. <i>[hyperlink]</i>).</p> <p><i>Formatting: Delete subsection C</i></p>
6-19	6.2.3. Balcony	<p>[graphic]</p> <p>A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.</p> <p>A. A balcony must be at least 4 feet deep.</p> <p>B. A balcony must have a clear height above the sidewalk of at least 9 feet.</p> <p>C. A balcony may be covered and screened, but must not be fully enclosed.</p> <p>D. A balcony may extend into a primary or side street setback.</p> <p>E. Subject to the issuance of an Encroachment and Indemnification Agreement, an awning/canopy may encroach over the right-of-way but must be inside the curb line or edge of pavement.</p>	<p><i>Formatting: Maintain existing graphic</i></p> <p>A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.</p> <p>A. A balcony must be at least 4 feet deep.</p> <p>B. A balcony must have a clear height above the sidewalk of at least 9 feet.</p> <p>C. A balcony may be covered and screened, but must not be fully enclosed.</p> <p>D. A balcony may extend into a primary or side street setback (see Sec. 6.1.2.B. <i>[hyperlink]</i>).</p> <p><i>Formatting: Delete subsection E</i></p>
6-20	6.2.5 Gallery	<p>[graphic]</p> <p>A covered passage extending along the outside wall of a building supported by arches or columns that is open on three sides.</p> <p>A. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet, containing an 8-foot wide sidewalk, and a clear height above the sidewalk of at least 9 feet.</p> <p>B. A gallery must extend at least 75% of the facade length of the building.</p> <p>C. A gallery may extend into a primary or side street setback.</p> <p>D. Subject to the issuance of an Encroachment and</p>	<p><i>Formatting: Maintain existing graphic</i></p> <p>A covered passage extending along the outside wall of a building supported by arches or columns that is open on three sides.</p> <p>A. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet, containing an 8-foot wide sidewalk, and a clear height above the sidewalk of at least 9 feet.</p> <p>B. A gallery must extend at least 75% of the facade length of the building.</p> <p>C. A gallery may extend into a primary or side street setback (see Sec. 6.1.2.B. <i>[hyperlink]</i>).</p>

		Indemnification Agreement, an awning/canopy may encroach over the right-of-way but must be inside the curb line or edge of pavement. E. No foundation planting is required along the gallery.	D. No foundation planting is required along the gallery. <i>Formatting: Delete subsection D and renumber subsection E</i>
6-21	6.2.6 Porch	[graphic] A raised structure attached to a building, forming a covered entrance to a doorway. A. A porch must be at least 6 feet deep (not including the steps). B. A porch must be roofed and may be screened, but must not be fully enclosed. C. A porch may extend up to 10 feet, including the steps, into a primary or side street setback, provided that such extension is at least 3 feet from the vertical plane of any lot line. D. The porch and steps may not encroach into the right-of-way.	<i>Formatting: Insert updated graphic</i> A raised structure attached to a building, forming a covered entrance to a doorway. A. A porch must be at least 6 feet deep (not including the steps). B. A porch must be roofed and may be screened, but must not be fully enclosed. C. A porch may extend up to 10 feet, including the steps, into a primary or side street setback (see Sec. 6.1.2.B. <i>[hyperlink]</i>). <i>Formatting: Delete subsection D</i>
6-22	6.2.7. Stoop	[graphic] A small raised platform that serves as an entrance to a building. A. A stoop must be no more than 6 feet deep (not including the steps) and 6 feet wide. B. A stoop may be covered but must not be fully enclosed. C. A stoop may extend up to 6 feet, including the steps, into a primary or side street setback, provided that such extension is at least 3 feet from the vertical plane of any lot line. D. The stoop and steps may not encroach into the right-of-way.	<i>Formatting: Insert updated graphic</i> A small raised platform that serves as an entrance to a building. A. A stoop must be no more than 6 feet deep (not including the steps) and 6 feet wide. B. A stoop may be covered but must not be fully enclosed. C. A stoop may extend up to 10 feet, including the steps, into a primary or side street setback (see Sec. 6.1.2.B. <i>[hyperlink]</i>). <i>Formatting: Delete subsection D</i>
6-23	6.3.1.A Lot Parameters	Site Area 40,000 SF min	Site Area 4,000 SF min
6-23.1	6.3.1.E Lot Parameters		<i>Formatting: Insert lines below Lot Width, above Courtyard header. No update to graphic.</i> Min number of lots 3 Max number of lots 12
6-24	6.3.2 Building Placement	Building Setbacks	Building Setbacks and Unit Size
6-25	6.4.1. Protected Neighborhood	A transition area must consider adjacent land uses, existing and permitted by zoning. The following	The Protected Neighborhood transition standards apply on lots in an Urban Neighborhood district, Corridor & Nodes

	Transitions	neighborhood transition standards apply when a site immediately abuts a Protected Neighborhood. For the purposes of this section, immediately abutting means sharing a property line or separated by an alley or private street. These transitions also apply when the site immediately abuts a PK zoning boundary.	district, or Perimeter Center district that immediately abut an RE- or RD- district. For the purposes of this section, immediately abutting means sharing a property line or separated by an alley. The Director has the discretion to waive required transitions to non-residential uses located in RE- or RD- districts.
6-26	6.4.2. Protected Neighborhood Transitions	Lot Depth Up to 200 Feet	Lot Width or Depth Up to 200 Feet
6-27	6.4.2 Column 1 - Buffer	Intended to buffer and screen with evergreen landscaping and wall or fence. No buildings, structures or parking are allowed.	Intended to buffer and screen with evergreen landscaping and wall. No buildings, structures or parking are allowed.
6-28	6.4.3 Protected Neighborhood Transitions		<i>Formatting: Add 6.4.3 header above graphic</i> Sec. 6.4.3. Lot Width or Depth of 200 Feet and Over 200 Feet
6-29	6.4.3 Column 1 - Buffer	Intended to buffer and screen with evergreen landscaping and wall or fence. No buildings, structures or parking are allowed.	Intended to buffer and screen with evergreen landscaping and wall. No buildings, structures or parking are allowed.
6-30	6.5.1. Residential Parking	Any residential garage constructed in the RD-, RU- or RT-Districts after the effective date of this Code must meet the following standards. In addition to the standards provided below, attached and detached garages must meet all applicable requirements for either principal buildings or accessory structures as specified in this Code.	Any residential garage constructed in the RD-, RU-, or RT-zoning districts and all single-unit attached development after the effective date of this code must meet the following standards. In addition to the standards provided below, attached and detached garages must meet all applicable requirements for either principal buildings or accessory structures as specified in this Code.
6-31	Sec. 6.5.2.A. Front and Side Yard Paving	1. No more than the specified percentage of any front and side yard may be paved or covered with impervious materials other than paving. See the district dimensional tables for the allowed percentage. 2. Only one driveway is allowed for every 65 feet of residential frontage. Only a single driveway is allowed on streets with a functional classification of Collector or Arterial.	<i>Formatting: Delete subsection 1 text</i> 1. Only one driveway is allowed for every 65 feet of residential frontage on a same lot. Only a single driveway is allowed on streets with a functional classification of Collector or Arterial. <i>Formatting: Delete graphic</i>
6-32	Sec. 6.5.2.B. Garage	1. No garage may encroach into a required setback, except where an alley provides access, in which case the garage may encroach into the rear setback. 2. Garage doors must be positioned at least 5 feet behind the wall plane of the house,	1. No garage may encroach into a required setback, except where an alley provides access, in which case the garage may encroach into the rear setback. 2. Garage doors must be positioned at least 5 feet behind the front wall plane of the house, extending no more than 40% of any street-facing width of the house. This requirement does

		<p>extending no more than 40% of any streetfacing width of the house.</p> <p>3. No garage door is allowed less than 20 feet from the lot line, or where a sidewalk is required, from the back of sidewalk.</p>	<p>not apply to side-entry garages. Architectural finish and windows must be provided for any side-entry garage wall facing a primary or side street.</p> <p><i>Formatting: Insert new graphic showing side-entry garage</i></p> <p>3. Garage doors facing a street or alley must be either:</p> <ol style="list-style-type: none"> Less than 6 feet from the back of sidewalk or back of curb if there is no sidewalk; or More than 20 feet from the back of sidewalk or back of curb if there is no sidewalk. <p><i>Formatting: Insert updated graphic</i></p>
6-33	<p>Sec. 6.5.2.C. Driveway Parking Location</p>	<p>Driveway</p> <ol style="list-style-type: none"> No driveway access may exceed 12 feet in width for a distance of 10 feet from the edge of pavement, or where a sidewalk is required, for a distance of 5 feet from back of sidewalk. [Graphic] No parking pad, turnaround area or driveway apron may exceed 1,000 square feet in area (not including any portion of a driveway less than 12 feet in width). [Graphic] 	<p><i>Formatting: Change header for subsection C</i> Parking Location</p> <ol style="list-style-type: none"> No parking pad is allowed in the required front setback. A turnaround extension of no more than 200 square feet is allowed. <p><i>Formatting: Delete both graphics</i></p> <ol style="list-style-type: none"> The visible storage or parking of more than 4 vehicles at a single-family residence is unlawful. Parking or storage of a junk or salvage vehicle constitutes an unlawful use, except that no more than 2 junk or salvage vehicles are permitted if parked or stored in a garage or carport not visible from a street or adjacent residential property.
6-34	<p>Sec. 6.6.2.B.2. Architectural Treatments - Prohibited</p>	<p>a. Prohibited exterior building materials include:</p> <ol style="list-style-type: none"> exterior building materials which are not textured; non-architectural metal panel systems; As-cast smooth concrete or plain concrete slabs; Plain concrete masonry units (CMU); Aluminum; Plywood or press-wood; Vinyl siding; or Corrugated steel (exceptions: mechanical penthouses and rooftop screening). 	<p>a. Prohibited exterior building materials include:</p> <ol style="list-style-type: none"> exterior building materials which are not textured; non-architectural metal panel systems; As-cast smooth concrete or plain concrete slabs; Plain concrete masonry units (CMU); Plywood or press-wood; or Vinyl siding.

		b. Prohibited exterior building components, include: steel gates, burglar bars, chain link fence, and steel roll-down curtains. Interior security measures are not regulated.	b. Prohibited exterior building components, include: steel gates, burglar bars and steel roll-down curtains. Interior security measures are not regulated.
6-35	Sec. 6.6.2.C.2. Articulation in Building Facade	For buildings 100 feet or more in length, at least 2 portions of the street-facing building facade must have a variation in setback of at least 2 feet. The combination of the required variations in setback must total no less than 15% of the length of the building.	For buildings 100 feet or more in length, at least 2 portions of the street-facing building facade must have a variation in setback of at least 2 feet. The combination of the required variations in setback must total no less than 15% of the length of the building.
6-36	6.6.2.D Ground Floor Retail Tenant Size	In the City Springs and Perimeter Center Districts, no ground floor retail tenant may be more than 30,000 square feet. No variances to this standard are allowed; however, the Director may approve renovation of existing tenant spaces so long as the renovation does not increase the gross square footage of an existing tenant space.	In the City Springs and Perimeter Districts, no ground floor retail tenant may occupy more than 30,000 contiguous rentable square feet. No variances to this standard are allowed; however, the Director may approve renovation of existing tenant spaces so long as the renovation does not increase the gross square footage of an existing tenant space.
6-37	Sec. 6.6.4. PCID Design Standards	In addition to the remaining requirements of this Division, all development located within the Perimeter Community Improvement District, regardless of the Sandy Springs zoning district applied, must conform to the Public Space Standards issued by the District, except where they are less stringent than the City's own requirements.	<i>Formatting: Move this section to Sec. 10.4.2.</i>
6-38	6.7.1.C. Height Bonus – RM- Districts – Public Benefit Elements	Public benefits that the City Council may require in trade for bonus height include the following: 1. Use of single-unit detached or attached residential as a transition to adjacent neighborhoods beyond any transition required by this Development Code. 2. Provision of affordable housing in an amount beyond that required by this Development Code. 3. Provision of affordable housing restricted to an income level below that required by this Development Code. 4. Outdoor amenity space available to the general public (not solely available to residents or tenants). 5. Public outdoor amenity space in an amount greater than required by this Development Code. 6. Preservation of trees beyond that required by this Development Code.	Public benefits that the City Council may require in trade for bonus height include the following: 1. Use of single-unit detached or attached residential as a transition to adjacent neighborhoods beyond any transition required by this Development Code. 2. The applicant must provide 10% or more of the total multi-unit gross floor area to households with incomes below 80% of the area median income, for a period of 30 years. Alternatively, the applicant may provide 5% or more of the total multi-unit gross floor area to households with incomes below 50% of the area median income, for a period of 30 years. 3. Provision of 50% of affordable units sized to accommodate families (2 or 3 bedrooms). 4. Outdoor amenity space available to the general public (not solely available to residents or tenants). 5. Public outdoor amenity space in an amount greater than required by this Development Code.

			6. Preservation of trees beyond that required by this Development Code
6-39	6.7.1.F.1. Height Bonus – RM- Districts – Additional Requirements	Single unit housing may be included in a transition area, subject to the requirements in Div. 6.4.	Single unit detached or attached housing may be included in a transition area, subject to the requirements in Div. 6.4.
6-40	6.7.2.D.1.a Height Bonus Perimeter Center – Public Benefit Element	<p>Direct connection from private property to MARTA facility (including underground connections below rights-of-way)</p> <p>Affordable housing beyond the requirement in Div. 6.8. Units equal to 20% of the gross bonus residential floor area must be restricted to be affordable to households with incomes at not more than 80% of the area median income.</p> <p>Affordable housing beyond the requirement in Div. 6.8. Units equal to 10% of the gross bonus residential floor area must be restricted to be affordable to households with incomes at not more than 60% of the area median income.</p> <p>All of required outdoor amenity space located at grade with direct access to the street. Must be available to the general public between the hours of 6 AM and 10 PM. Must be owned and maintained privately.</p> <p>200% of required outdoor amenity space located at grade with direct access to the street. Must be available to the general public between the hours of 6 AM and 10 PM. Must be owned and maintained privately.</p> <p>Publicly-accessible, neighborhood-serving retail (not including restaurants), personal services or day care constitute at least 80% of ground floor area.</p>	<p><i>Formatting: update chart with text on respective lines:</i></p> <p>Direct connection from private property to MARTA facility (including underground connections below rights-of-way)</p> <p>Units equal to 20% of the gross bonus residential floor area must be restricted to be affordable to households with incomes at not more than 80% of the area median income.</p> <p>Units equal to 10% of the gross bonus residential floor area must be restricted to be affordable to households with incomes at not more than 50% of the area median income.</p> <p>All of required outdoor amenity space located at grade with direct access to the street. Must be available to the general public between the hours of 6 AM and 10 PM. Must be owned and maintained privately.</p> <p>200% of required outdoor amenity space located at grade with direct access to the street. Must be available to the general public between the hours of 6 AM and 10 PM. Must be owned and maintained privately.</p> <p>Publicly-accessible, neighborhood-serving retail (not including restaurants), personal services or day care constitute at least 80% of ground floor area.</p>
6-41	6.7.2.D.2.b-c	b. In projects with a residential component, provision of affordable housing in an amount beyond that required in Div. 6.8.	b. Provision for either 10% or more of the total multi-unit floor area affordable to households with incomes below 80% of the area median income. Alternatively, the applicant may

	Height Bonus – Perimeter Center – Public Benefits Element – Discretionary Public Benefits	c. In projects with a residential component, provision of affordable housing restricted to an income level below that required in Div. 6.8.	provide 5% or more of the total multi-unit gross floor area affordable to households with incomes below 50% of the area median income. <i>Formatting: Delete text in subparagraph c. and mark “open”</i>
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