

2.1.1 General

Net Zero Ready Building

~~Any building that 1) has no on-site combustion for HVAC system operation and cooking equipment (all electric systems), excluding floor area Eating & Drinking Establishment principal uses, and is certifiable as Zero Carbon or higher from the International Living Future Institute, or PHIUS+ from the Passive House Institute US or Passive House Institute.~~

2.4.5.b.vii.a.i). (Uses and Features, Density Factor)

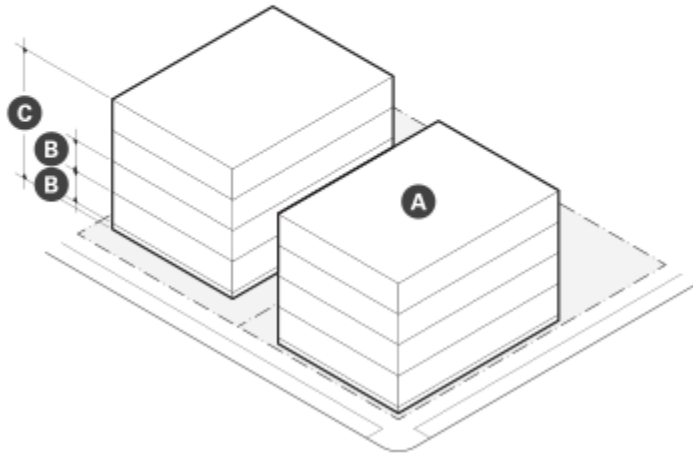
The density factor permitted for each building type is different for buildings on different sized lots, ~~net zero-ready~~ buildings.

3.2.3 Purpose

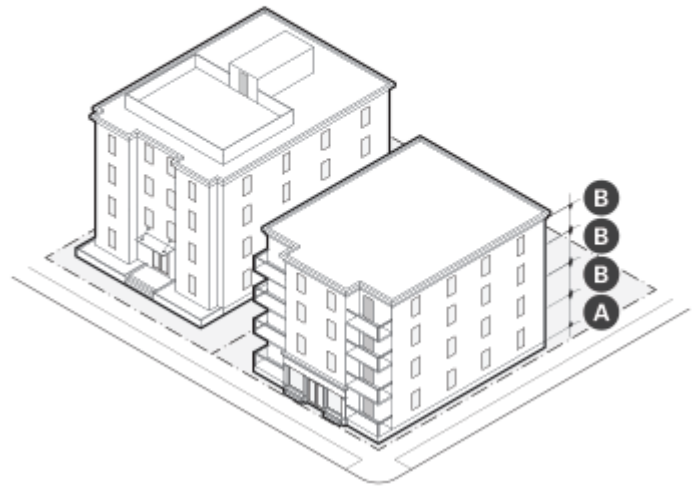
- a. To permit the development of multi-unit detached and semi-detached residential buildings on individual lots.
- b. To permit contextual modifications to existing detached and semi-detached residential buildings.
- c. To permit the adaptive reuse of certain existing nonconforming buildings for arts & creative enterprise and retail uses compatible with residential areas.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for both large and small households in permitted building types.
- e. ~~To permit increased residential density for apartment buildings meeting the definition of a net zero ready building.~~

3.2.10 Apartment Building

c. Massing & Height



d. Uses & Features



Main Mass	
Facade Build Out (min)	80%
Facade Build Out Abutting NR (min)	70%
A Floor Plate (max)	—
With Forecourt	16,000 sf
Without a Forecourt	7,000 sf
Ground Story Elevation (min)	2 ft
B Story Height (min/max)	10 ft 20 ft
C Number of Stories (max)	2 4
Roof Type	Gable, Hip, Mansard

Facade Composition		
A Ground Story Fenestration (min/max)	15%	50%
B Upper Story Fenestration (min/max)	15%	50%

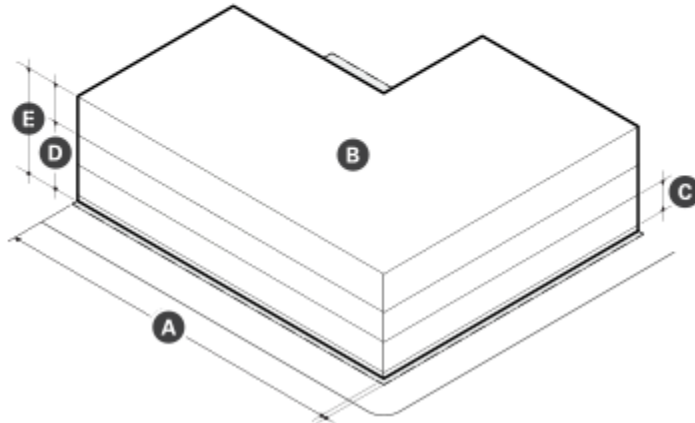
Use & Occupancy	
Density Factor (min)	—
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net Zero Ready Building	875
Outdoor Amenity Space (min)	1/DU

4.1.3 Purpose

- a. To permit the development of multi-unit and mixed-use buildings that do not exceed three (3) stories in height.
- b. To provide quality commercial spaces and permit small- scale, neighborhood serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger households in apartment buildings.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for smaller households in general buildings.
- e. ~~To permit increased residential density for buildings that meet the definition of a net zero ready building.~~

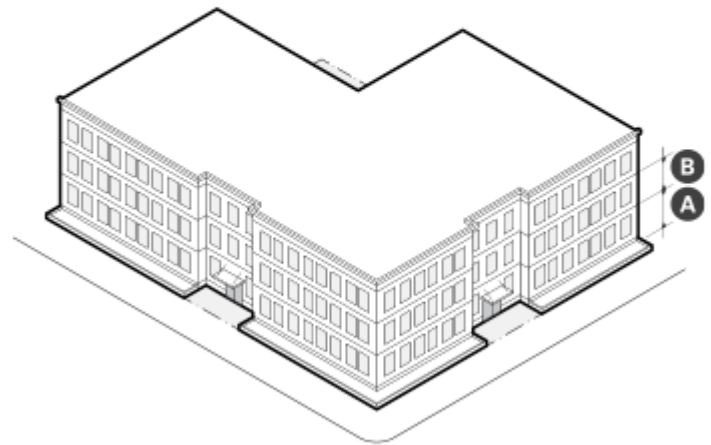
4.1.7 Apartment Building

c. Massing & Height



Main Massing		
A	Building Width (max)	200 ft
	Facade Build Out (min)	–
	Primary Front	80%
	Secondary Front	65%
B	Floor Plate (max)	15,000 sf
	Ground Story Elevation (min)	2 ft
C	Story Height (min)	10 ft
D	Number of Stories (min/max)	2 3
E	Building Height, Feet (max)	38 ft
	Roof Type	Flat

d. Uses & Features



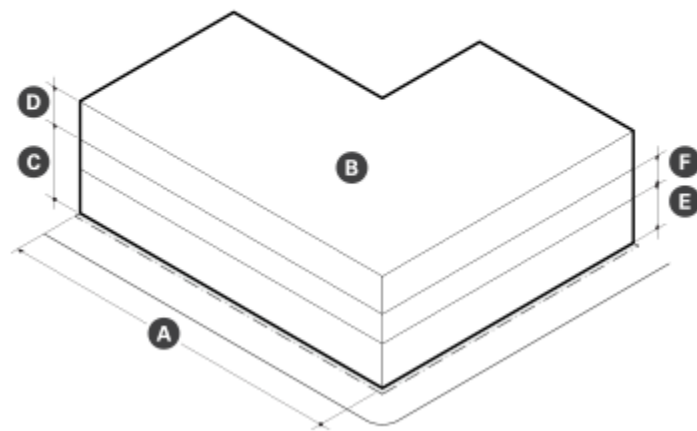
Facade Composition			
A	Ground Story Fenestration (min/max)	15%	50%
B	Upper Story Fenestration (min/max)	15%	50%
	Blank Wall (max)	20 ft	

Use & Occupancy	
Density Factor (min)	–
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net Zero Ready Building	850
Outdoor Amenity Space (min)	1/DU

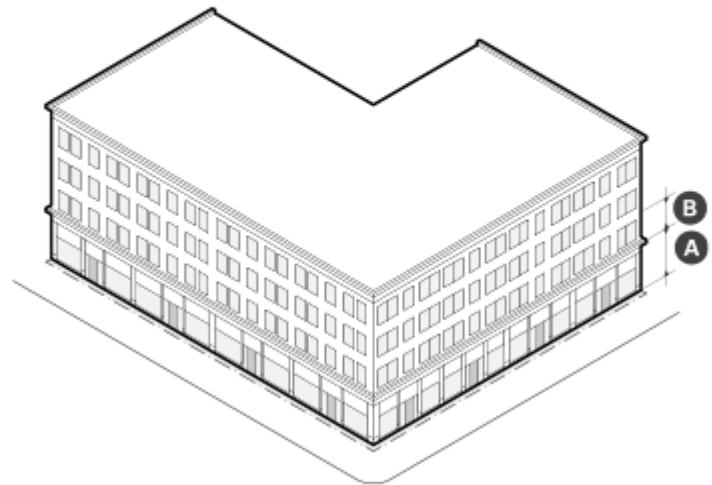
Roof-mouthed Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	10 t

4.1.8 General Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	15,000 sf
Ground Story Elevation (min)	14 ft
C Story Height (min)	10 ft
D Number of Stories (min/max)	2 3
E Building Height, Feet (max)	40 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net-Zero-Ready Building	850
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

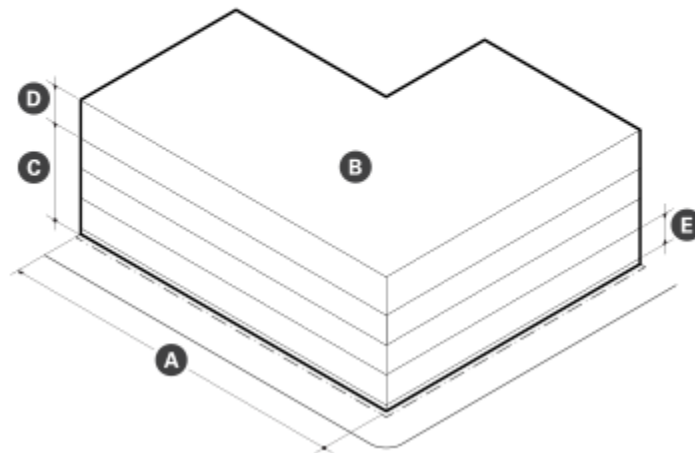
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft
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4.2.3 Purpose

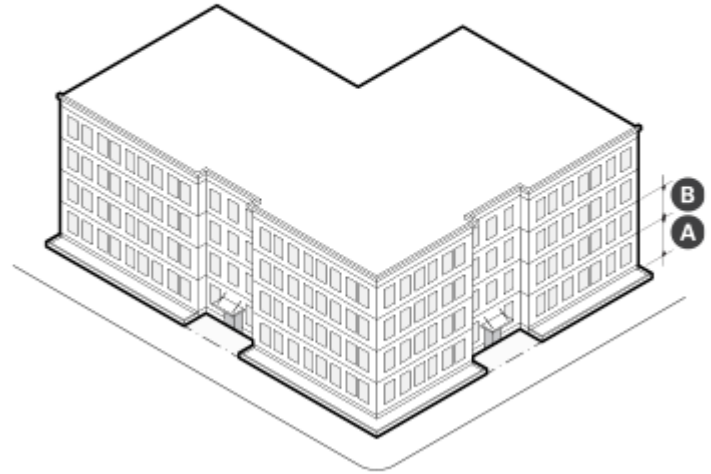
- a. To permit the development of multi-unit and mixed-use buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit small- scale, neighborhood serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger households in apartment buildings.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for smaller households in general buildings.
- e. ~~To permit increased residential density for buildings that meet the definition of a net Zero Ready building.~~

4.2.7 Apartment Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	15,000 sf
Ground Story Elevation (min)	2 ft
C Story Height (min)	10 ft
D Number of Stories (min/max)	3 4
E Building Height, Feet (max)	50 ft
Roof Type	Flat

Facade Composition

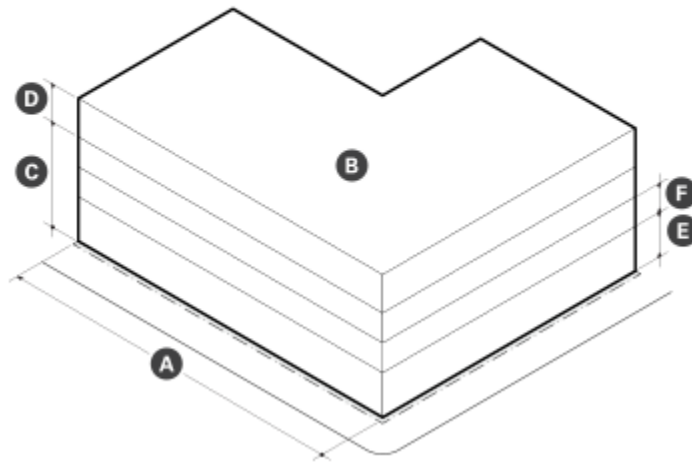
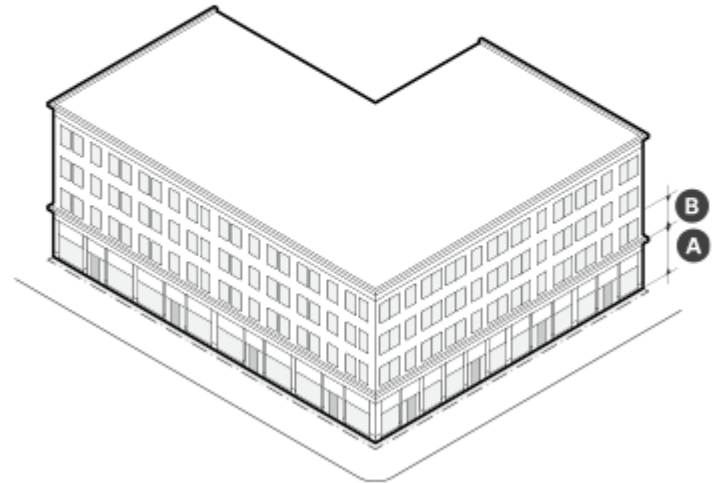
A Ground Story Fenestration (min/max)	15% 50%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

Density Factor (min)	–
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net-Zero-Ready-Building	850
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

Mechanical Equipment, Screening, Penthouse Height (max)	10 t
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4.2.8 General Building**c. Massing & Height****d. Uses & Features****Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	15,000 sf
C Ground Story Height (min)	14 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 4
F Building Height, Feet (max)	52 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration (min/max)	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (max)	30 ft
Density Factor (min)	–
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net Zero Ready Building	850
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

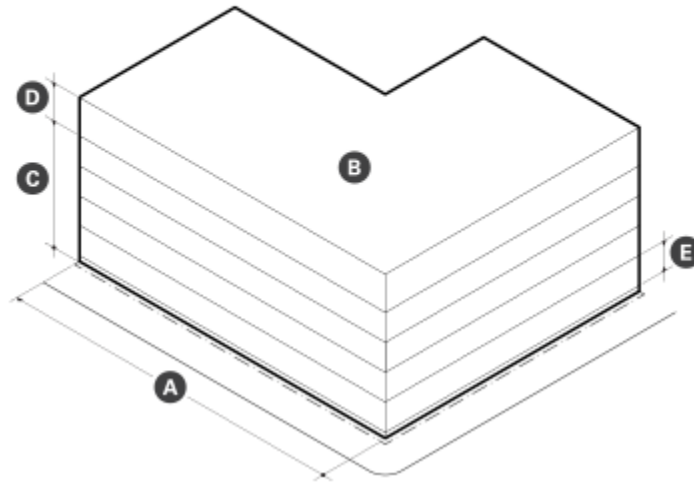
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft
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4.3.3 Purpose

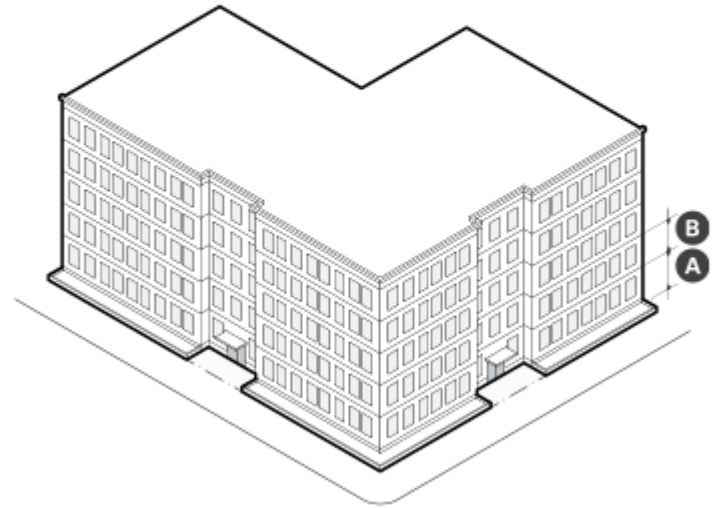
- a. To permit the development of multi-unit and mixed-use buildings that do not exceed five (5) stories in height.
- b. To provide quality commercial spaces and permit small and medium scale, neighborhood- and community-serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger households in apartment buildings.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for smaller households in general buildings.
- e. ~~To permit increased residential density for buildings that meet the definition of a net zero ready building.~~

4.3.7 Apartment Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	20,000 sf
Ground Story Elevation (min)	2 ft
C Story Height (min)	10 ft
D Number of Stories (min/max)	3 5
E Step-Back, 5 th Story (min)	10 ft
F Building Height, Feet (max)	62 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration (min/max)	15% 50%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

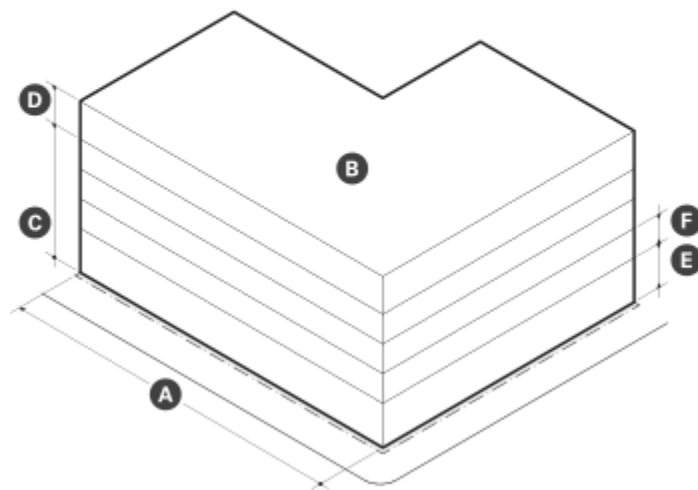
Density Factor (min)	–
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net Zero Ready Building	850
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

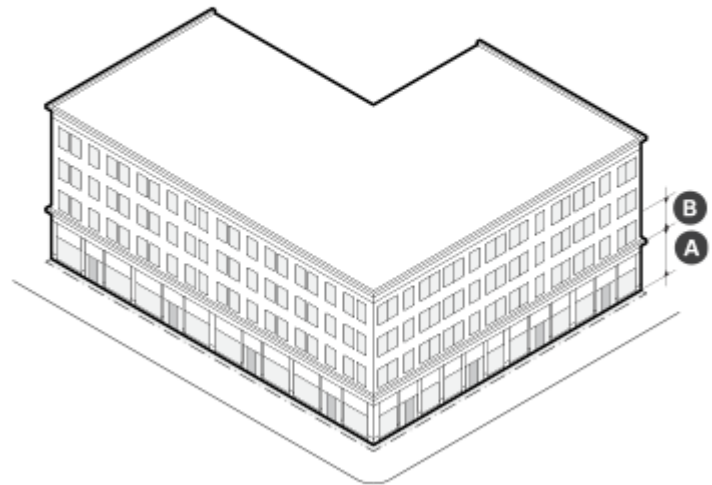
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft
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4.3.8 General Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	20,000 sf
C Ground Story Height (min)	14 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 5
F Step-Back, 5 th Story (min)	10 ft
G Building Height, Feet (max)	66 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
Lot Area < 5,000 sf	1,500
Lot Area >= 5,000 sf	1,125
Net Zero Ready Building	850
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

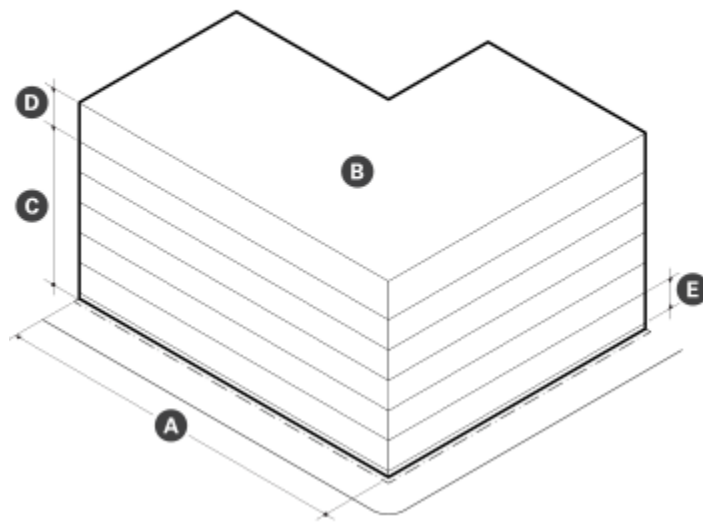
Mechanical Equipment, Screening, Penthouse Height (max)	10 t
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4.4.3 Purpose

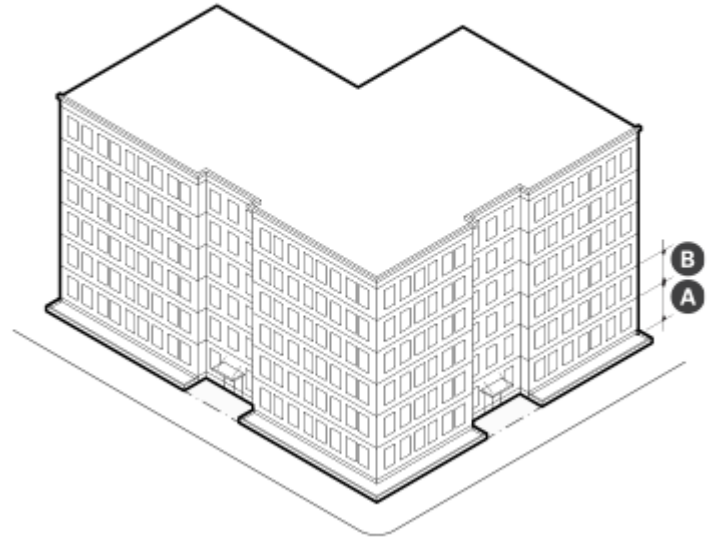
- a. To permit the development of multi-unit, mixed-use, and commercial buildings that do not exceed six (6) stories in height.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger households in apartment buildings.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for smaller households in general buildings.
- e. ~~To permit increased residential density for buildings that meet the definition of a Net Zero Ready building.~~

4.4.7 Apartment Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	25,000 sf
Ground Story Elevation (min)	2 ft
C Story Height (min)	10 ft
D Number of Stories (min/max)	3 6
E Step-Back, 5 th - 6 th Story (min)	10 ft
F Building Height, Feet	74 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration (min/max)	15% 50%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

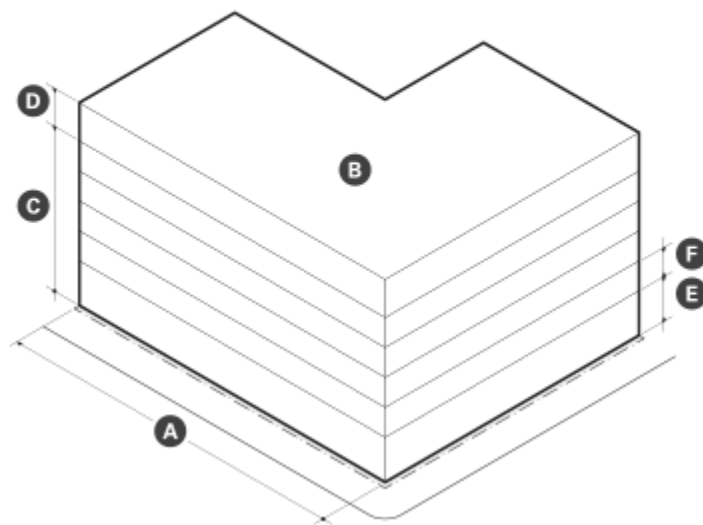
Density Factor (min)	–
Lot Area < 6,500 sf	1,125
Lot Area >= 6,500 sf	850
Net Zero Ready Building	650
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

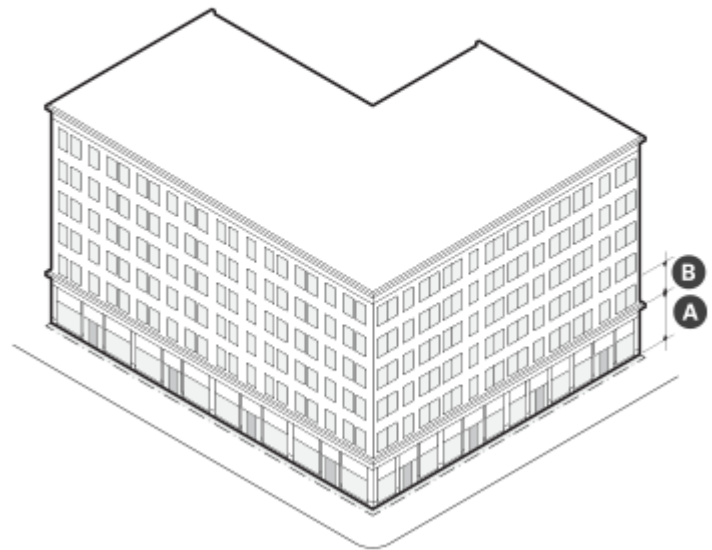
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft
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4.4.8 General Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	30,000 sf
C Ground Story Height (min)	18 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 6
F Step-Back, 5 th – 6 th Story (min)	10 ft
G Building Height, Feet (max)	80 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
Lot Area < 6,500 sf	1,125
Lot Area >= 6,500 sf	850
Net Zero Ready Building	650
Outdoor Amenity Space (min)	1/DU

Roof-mouthed Mechanicals

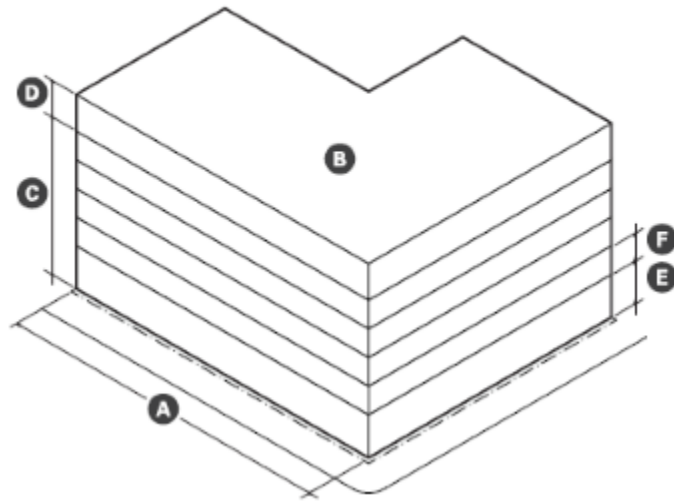
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft
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5.1.3 Purpose

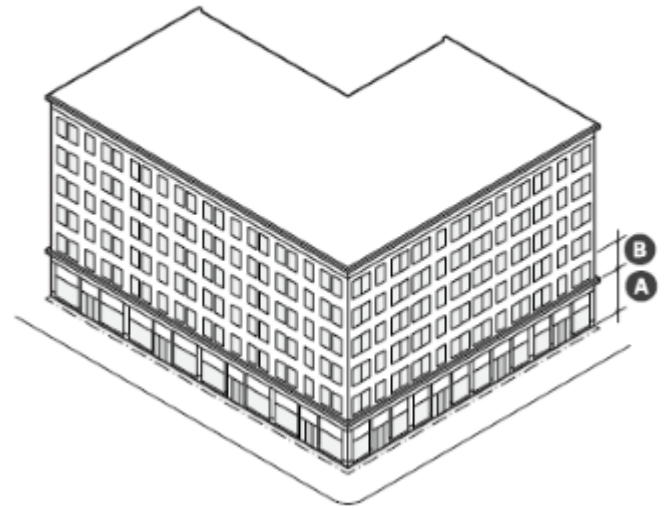
- a. To permit the development of multi-unit, mixed-use, and commercial High-Rise buildings.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger households in apartment buildings.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for smaller households in general buildings.
- e. ~~To permit increased residential density for buildings that meet the definition of a Net Zero Ready building.~~

5.1.7 General Building

c. Massing & Height



d. Uses & Features

**Main Massing**

A Building Width (max)	200 ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B Floor Plate (max)	30,000 sf
C Ground Story Height (min)	18 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 6
F Building Height, Feet (max)	80 ft
Roof Type	Flat

Facade Composition

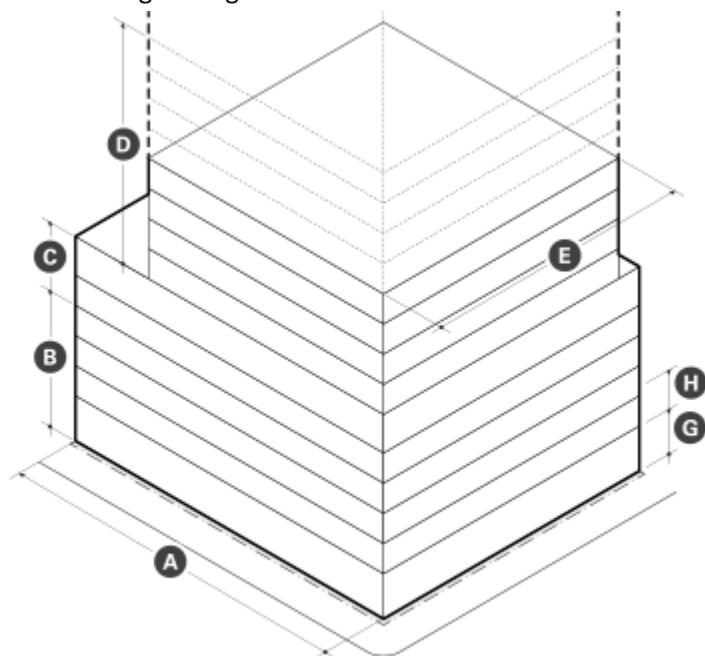
A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

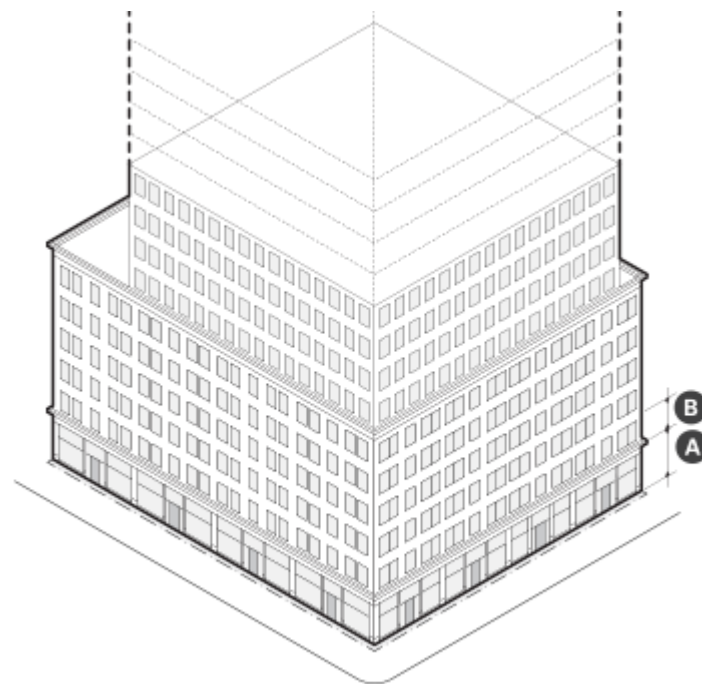
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
Lot Area < 7,000 sf	1,125
Lot Area >= 7,000 sf	875
Net Zero Ready Building	650
Outdoor Amenity Space (min)	1/DU

5.1.10 Mid-Rise Podium Tower

c. Massing & Height



d. Uses & Features

**Main Massing**

A Width (max)	250 ft
Facade Build Out (min)	80%
Floor Plate (max)	–
Podium	35,000 sf
Point Tower	10,000 sf
B Ground Story Height (min)	18 ft
C Upper Story Height (min)	10 ft
D Number of Stories (min)	4
Number of Stories (max)	–
E Podium	6
F Point Tower	18
Point Tower Dimensions (max)	–
G Width & Depth	100 ft
Diagonal	145 ft
Building Height, Feet (max)	–
Podium	80 ft
Point Tower	260 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 50%
Blank Wall (max)	20 ft

Use & Occupancy

Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
Lot Area < 7,000 sf	1,125
Lot Area >= 7,000 sf	875
Net Zero Ready Building	650
Outdoor Amenity Space (min)	1/DU

5.1.11 Block Building

c. Massing & Height

d. Uses & Features

**Main Massing**

A	Building Width (max)	500 ft
	Facade Build Out (min)	–
	Primary Front	100%
	Secondary Front	100%
	Floor Plate (max)	–
	Podium	n/a
	Tower(s)	30,000 sf
B	Ground Story Height (min)	18 ft
C	Upper Story Height (min)	10 ft
D	Number of Stories (min)	3 stories
	Number of Stories (max)	–
E	Podium	6 stories
F	Tower(s)	10 stories
G	Building Height (min)	–
	Podium	80 ft
	Tower(s)	15 ft
	Roof Type	Flat

Facade Composition

A	Ground Story Fenestration	–
	Primary Facade (min)	70%
	Secondary Facade (min/max)	15% 70%
B	Upper Story Fenestration (min/max)	15% 70%
	Residential	15% 50%
	Commercial	15% 70%
	Blank Wall (max)	20 ft

Use & Occupancy

	Ground Story Entrance Spacing (max)	30 ft
	Commercial Space Depth (min)	30 ft
	Density Factor (min)	–
	Lot Area < 7,000 sf	1,125
	Lot Area >= 7,000 sf	850
	Net Zero Ready Building	650
	Outdoor Amenity Space (min)	1/DU

8.4.8 Development Standards

a. Sustainable Development

~~Reserved.~~

- ~~i. Lab Buildings must be LEED Platinum certifiable.~~
- ~~ii. All other building types must meet the following:~~
 - ~~a). No on-site combustion for HVAC system operation;~~
 - ~~b). No on-site combustion for cooking equipment, excluding Eating & Drinking Establishment principal uses; and~~
 - ~~c). Be certifiable as:~~
 - ~~i). Zero Carbon or higher from the International Living Future Institute; or~~
 - ~~ii). PHIUS+ from the Passive House Institute US or Passive House Institute.~~
- ~~iii. All new principal building types must include a green roof, photovoltaic (PV) devices, or both for 100% of the roof area not occupied by building systems equipment or required outdoor amenity spaces.~~

10.10.1 Green Buildings

Reserved.

- ~~a. New construction or modification of any principal building type greater than twenty-five thousand (25,000) square feet in gross floor area must be LEED Gold certifiable.~~
- ~~b. New construction or modification of any principal building type greater than fifty thousand (50,000) square feet in gross floor area must be LEED Platinum certifiable.~~
- ~~c. Development subject to the provisions of this Section must meet the standards of the most current LEED building rating system. During the twelve (12) month time period after the adoption of a new version of LEED, permit applications may be submitted demonstrating compliance to either the immediately previous or newly adopted version of the LEED building rating system.~~
- ~~d. Development review applications for development subject to the provisions of this Section must include:
 - ~~i. A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.~~
 - ~~ii. A narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction.~~
 - ~~iii. An affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.~~~~
- ~~e. Prior to the issuance of the first building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative description outlining compliance with the certification level required by this Section must be updated to identify any design changes made subsequent to Site Plan Approval and submitted to the building official accompanied by an affidavit by a LEED-AP Project Manager or appropriate consultants stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.~~