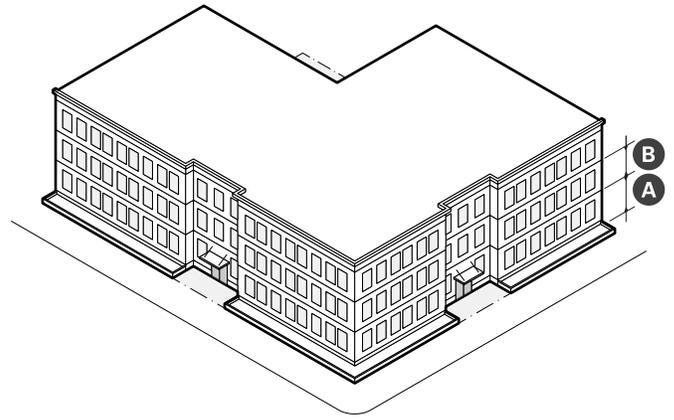
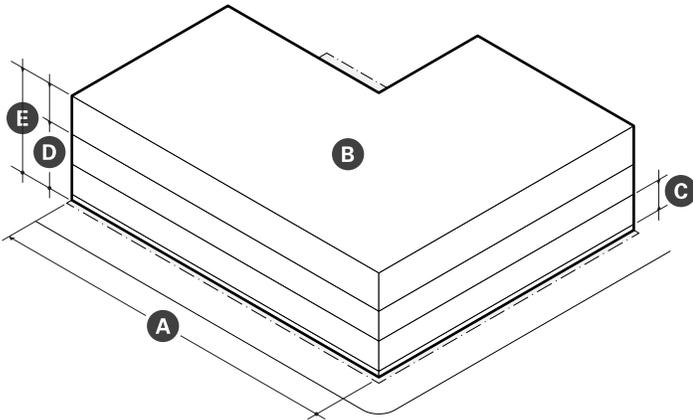


**4.1.7. Apartment Building (continued)**

c. Massing & Height

d. Uses & Features



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min)	10 ft
<b>D</b> Number of Stories (min/max)	2   3
<b>E</b> BUILDING Height, Feet (max)	38 ft
Roof Type	Flat

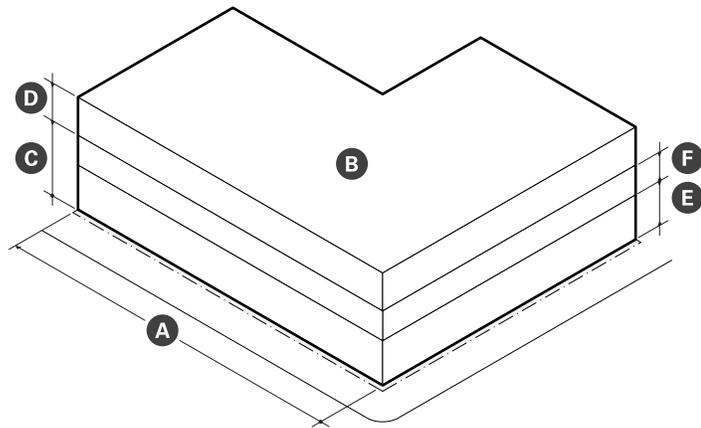
Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%   50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

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

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

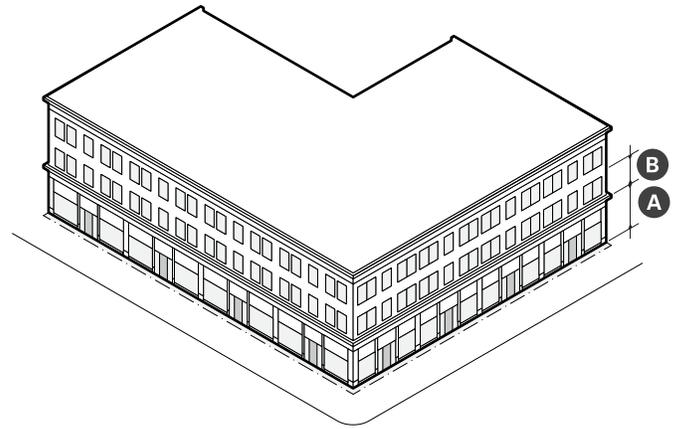
## 4.1.8. General Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> UPPER STORY Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	2   3
<b>F</b> BUILDING Height, Feet (max)	40 ft
Roof Type	Flat

### d. Uses & Features



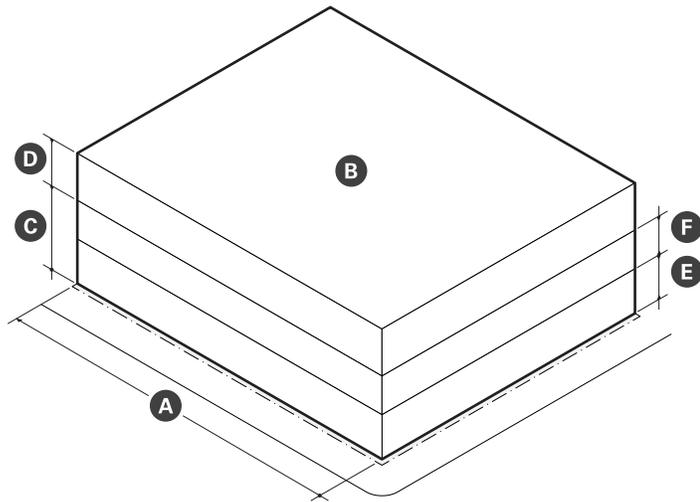
Facade Composition	
<b>A</b> GROUND STORY Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

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

Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft

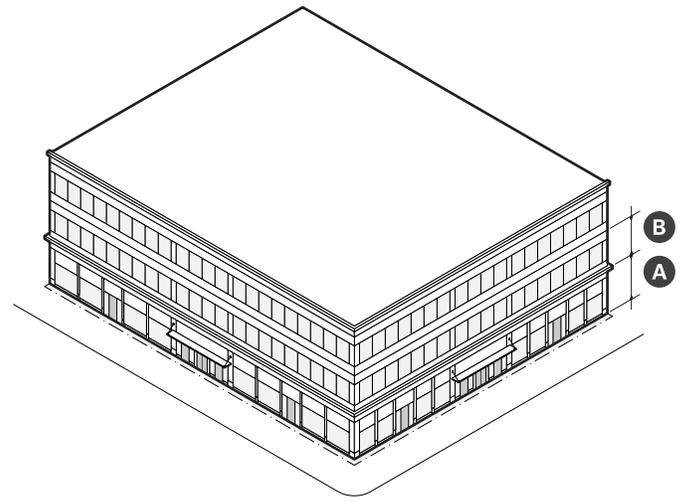
## 4.1.9 Commercial Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out, (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> UPPER STORY Height (min)	10 ft
<b>E</b> NUMBER OF STORIES (min/max)	2   3
<b>F</b> BUILDING Height, Feet (max)	42 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

**Table 4.1.13 Permitted Uses (continued)**

Use Category Specific Use	MR3
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
<b>Vehicle Parking, Accessory (except as follows)</b>	P
Home Business Vehicle Parking	N

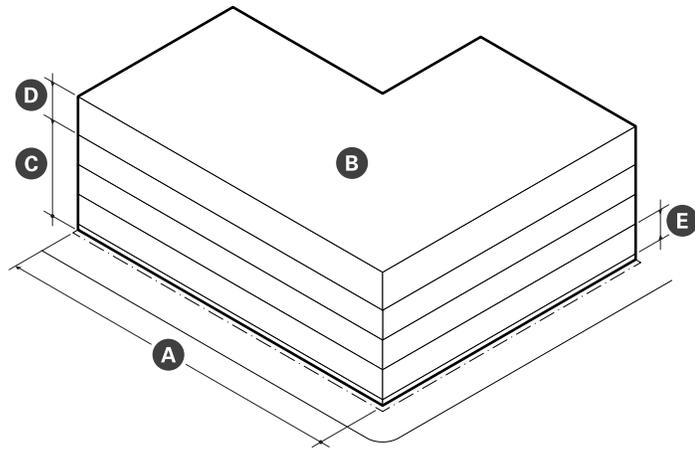
P - Permitted SP - Special Permit Required N - Not Permitted  
(P or SP) - Permitted as specified per §4.1.13.b

## 14. Development Standards

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the building faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Roof-Mounted Mechanicals
  - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
    - a). Roof-mounted photovoltaic (PV) devices are exempt.
  - ii. Mechanical equipment, screening, and rooftop mechanical penthouses may exceed the maximum height permitted for each building type by Special Permit.
    - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing mechanical equipment, screening, or rooftop mechanical penthouse to exceed the maximum height permitted for each building type:
      - i). Reserved

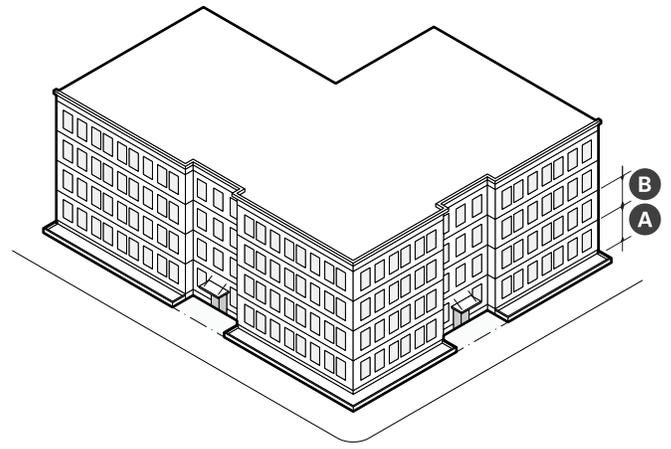
## 4.2.7. Apartment Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min)	10 ft
<b>D</b> Number of Stories (min/max)	3   4
<b>E</b> BUILDING Height, Feet (max)	50 ft
Roof Type	Flat

### d. Uses & Features



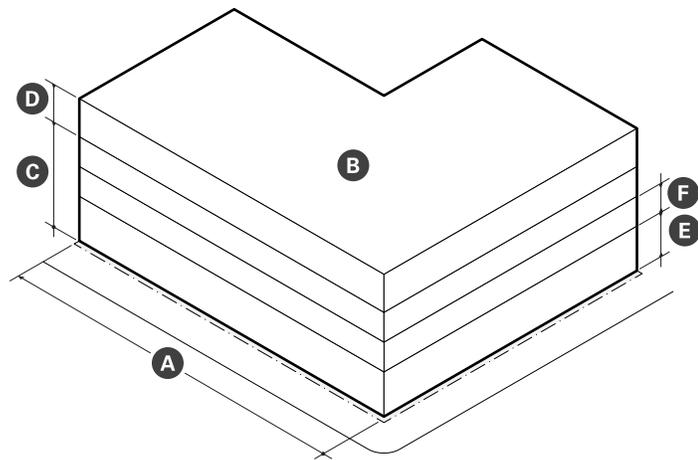
Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%   50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

Use & Occupancy	
Density Factor (min)	--
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

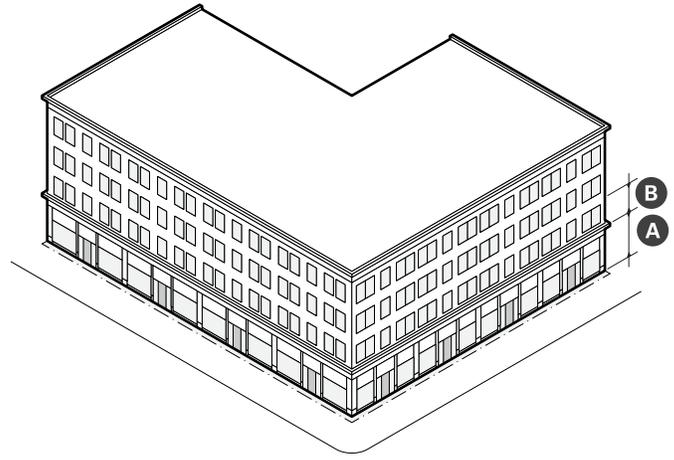
## 4.2.8. General Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> UPPER STORY Height (min)	10 ft
<b>E</b> Number of Stories (min)	3   4
<b>F</b> BUILDING Height, Feet (max)	52 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> GROUND STORY Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

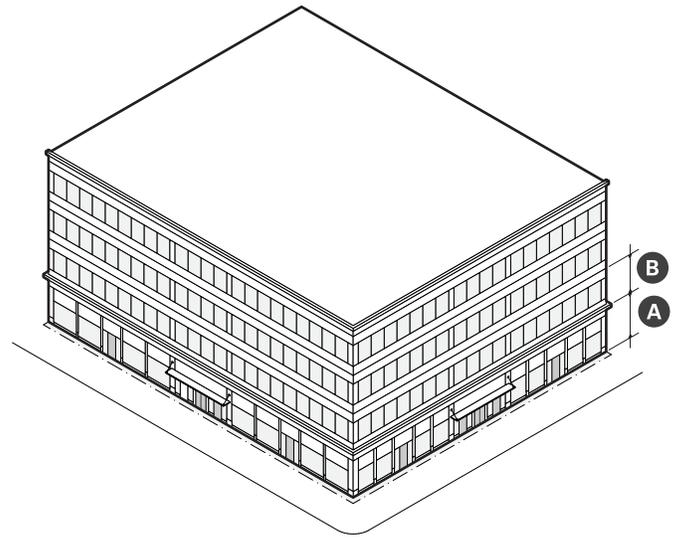
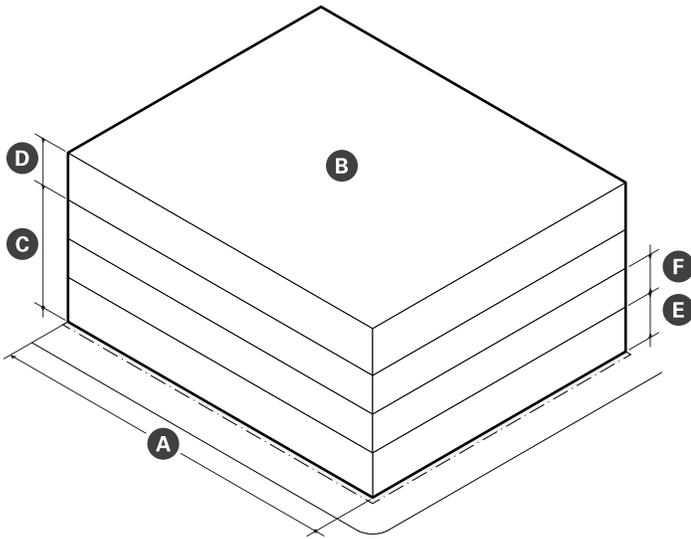
Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

## 4.2.9. Commercial Building (continued)

### c. Massing & Height

### d. Uses & Features



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> Upper Story Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   4
<b>F</b> Building Height, Feet (max)	55 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   70%
BLANK WALL (max)	20 ft

Use & Occupancy	
PRINCIPAL ENTRANCE Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

**Table 4.2.13 Permitted Uses (continued)**

Use Category Specific Use	MR4
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
<b>Vehicle Parking, Accessory (except as follows)</b>	P
Home Business Vehicle Parking	N

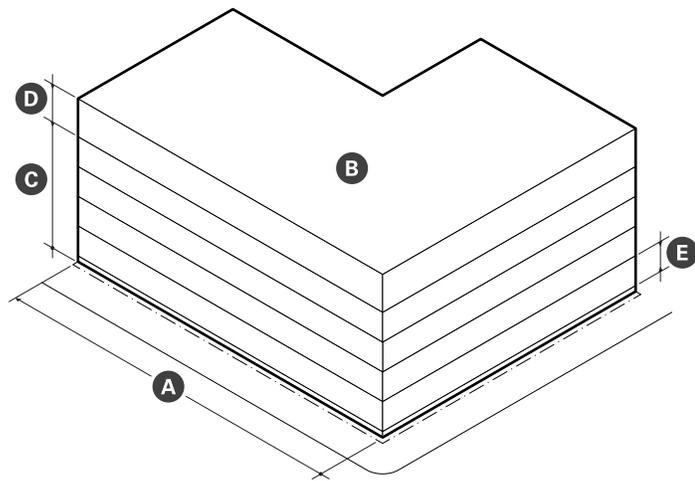
P - Permitted    SP - Special Permit Required    N - Not Permitted  
(P or SP) - Permitted as specified per §4.2.13.b

## 14. Development Standards

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Roof-Mounted Mechanicals
  - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
    - a). Roof-mounted photovoltaic (PV) devices are exempt.
  - ii. Mechanical equipment, screening, and rooftop mechanical penthouses may exceed the maximum height permitted for each building type by Special Permit.
    - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing mechanical equipment, screening, or rooftop mechanical penthouse to exceed the maximum height permitted for each building type:
      - i). Reserved

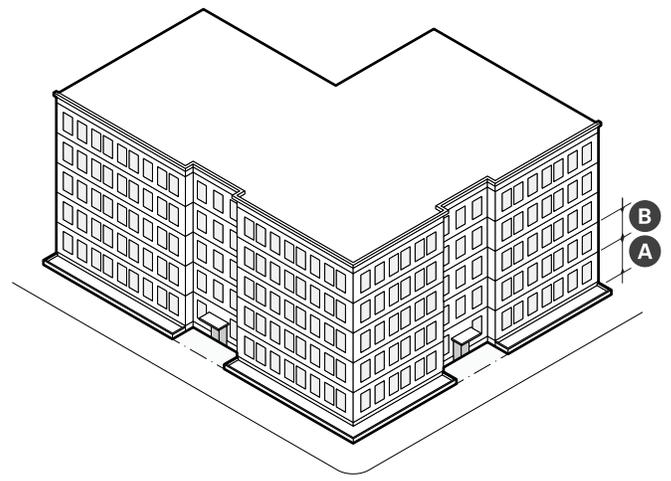
## 4.3.7. Apartment Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	20,000 sf
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY HEIGHT (min)	10 ft
<b>D</b> Number of Stories (min/max)	3   5
<b>E</b> Step-Back, 5th Story (min)	10 ft
<b>F</b> Building Height, Feet (max)	62 ft
Roof Type	Flat

### d. Uses & Features



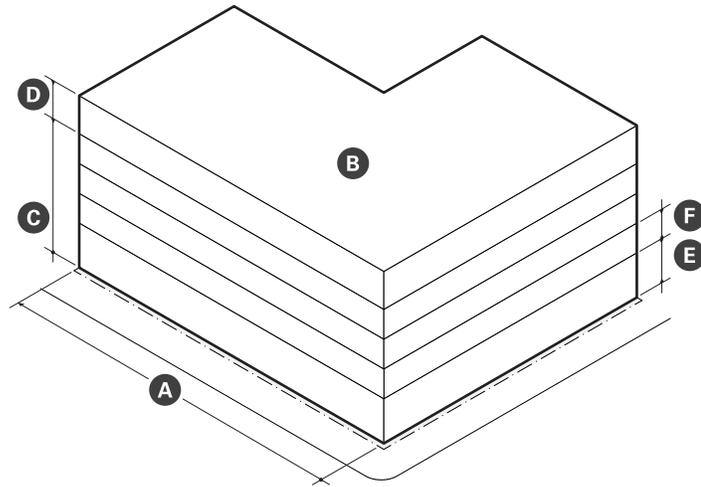
Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%   50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

Use & Occupancy	
Density Factor (min)	--
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

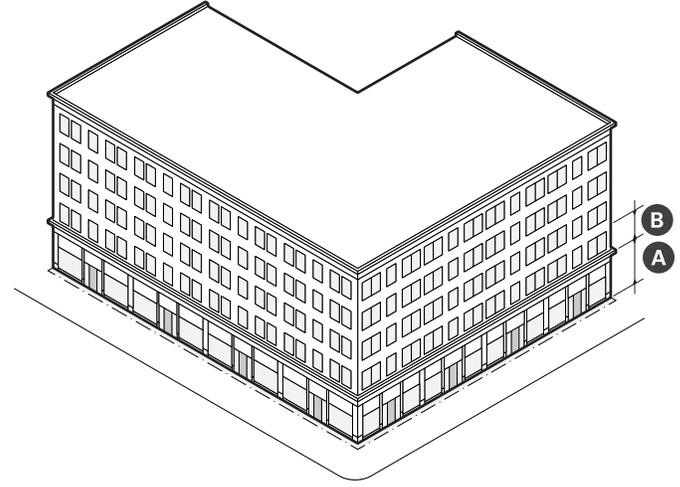
Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

## 4.3.8. General Building (continued)

### c. Massing & Height



### d. Uses & Features



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	20,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> UPPER STORY Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   5
<b>F</b> Step-Back, 5th Story (min)	10 ft
<b>G</b> Building Height, Feet (max)	66 ft
Roof Type	Flat

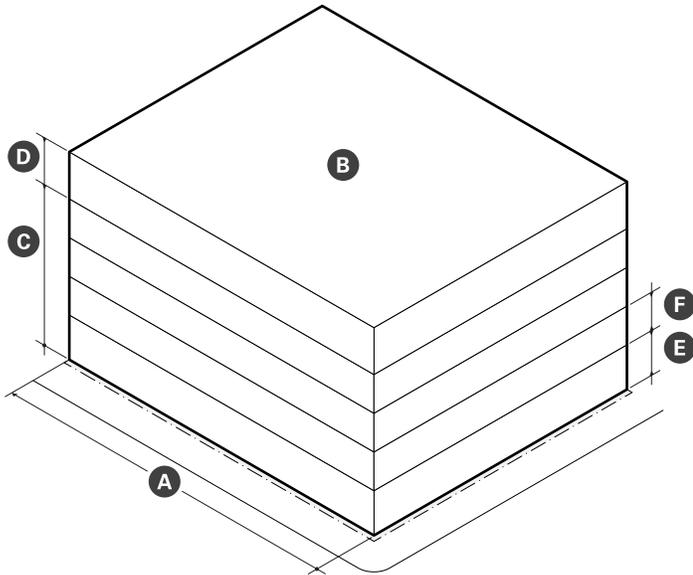
Facade Composition	
<b>A</b> GROUND STORY Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

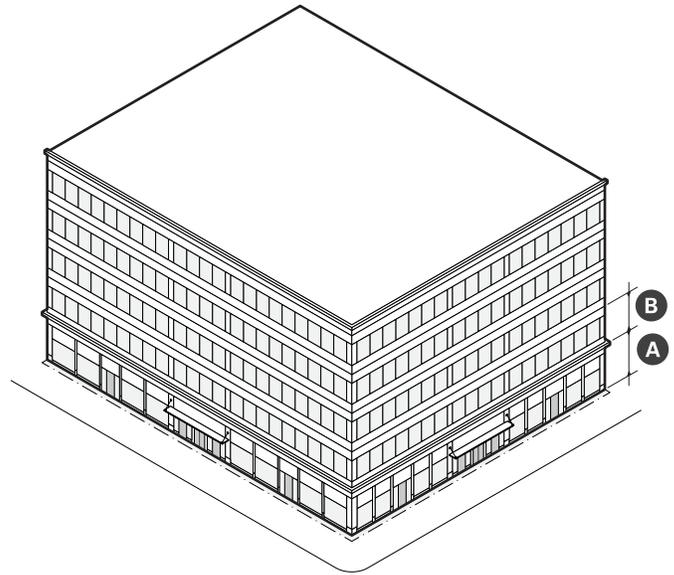
Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

## 4.3.9. Commercial Building (continued)

### c. Massing & Height



### d. Uses & Features



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	20,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> UPPER STORY Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   5
<b>F</b> Step-Back, 5th Story (min)	10 ft
<b>G</b> Building Height, Feet (max)	70 ft
Roof Type	Flat

Facade Composition	
<b>A</b> GROUND STORY Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

**Table 4.3.13 Permitted Uses (continued)**

Use Category Specific Use	MR5
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
<b>Vehicle Parking, Accessory (except as follows)</b>	P
Home Business Vehicle Parking	N

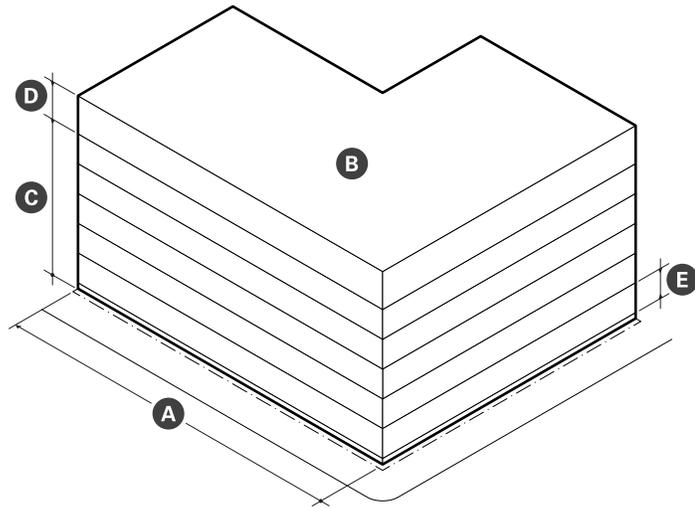
P - Permitted SP - Special Permit Required N - Not Permitted  
(P or SP) - Permitted as specified per §4.3.13.b

## 14. Development Standards

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Roof-Mounted Mechanicals
  - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
    - a). Roof-mounted photovoltaic (PV) devices are exempt.
  - ii. Mechanical equipment, screening, and rooftop mechanical penthouses may exceed the maximum height permitted for each building type by Special Permit.
    - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing mechanical equipment, screening, or rooftop mechanical penthouse to exceed the maximum height permitted for each building type:
      - i). Reserved

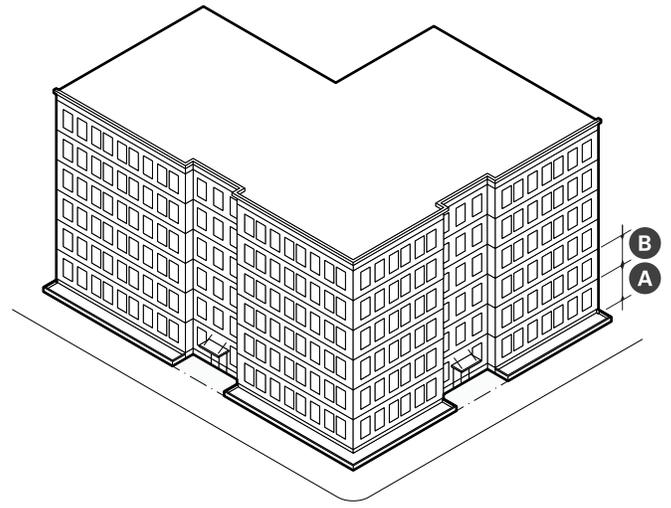
## 4.4.7. Apartment Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	25,000 sf
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min)	10 ft
<b>D</b> Number of Stories (min/max)	3   6
<b>E</b> Step-Back, 5th - 6th Story (min)	10 ft
<b>F</b> Building Height, Feet	74 ft
Roof Type	Flat

### d. Uses & Features



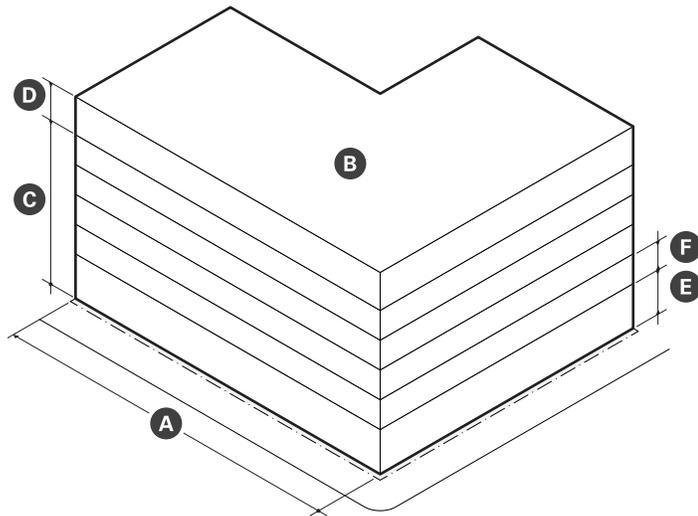
Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%   50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

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

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

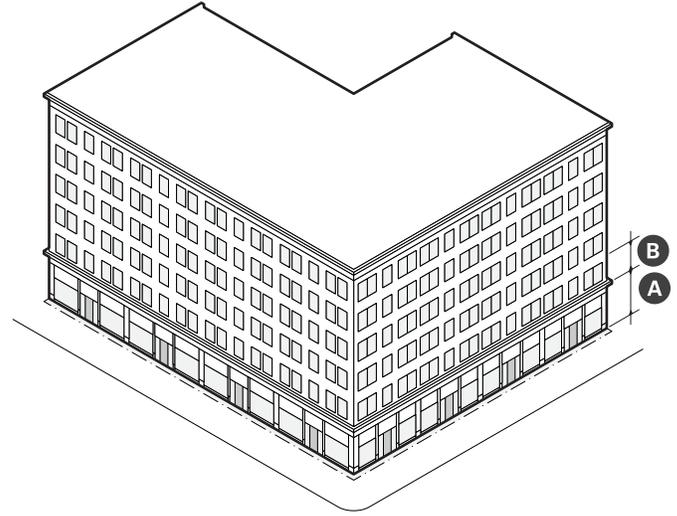
## 4.4.8. General Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	30,000 sf
<b>C</b> Ground Story Height (min)	18 ft
<b>D</b> Upper Story Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   6
<b>F</b> Step-Back, 5th - 6th Story (min)	10 ft
<b>G</b> Building Height, Feet (max)	80 ft
Roof Type	Flat

### d. Uses & Features



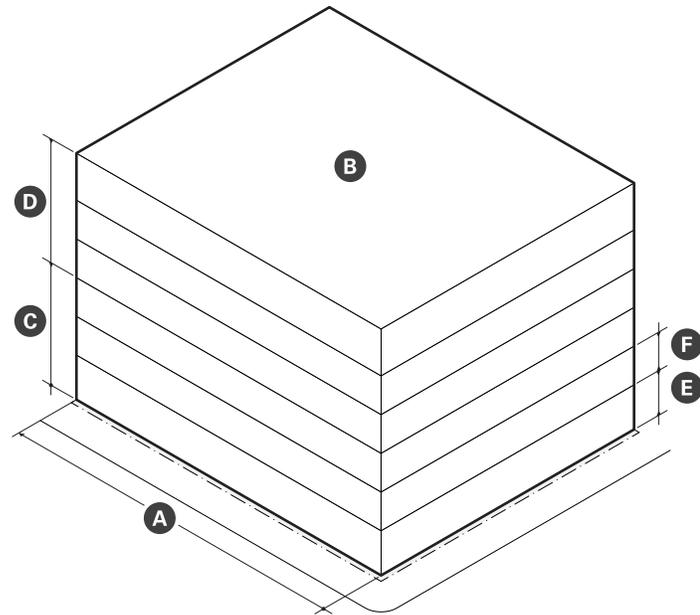
Facade Composition	
<b>A</b> GROUND STORY FENESTRATION	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

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

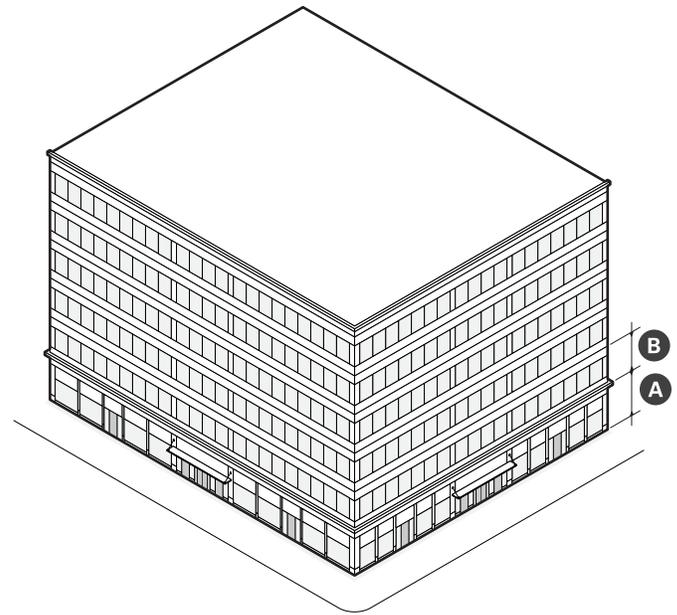
Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	15 ft

## 4.4.9. Commercial Building (continued)

### c. Massing & Height



### d. Uses & Features



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	30,000 sf
<b>C</b> Ground Story Height (min)	18 ft
<b>D</b> Upper Story Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   6
<b>F</b> Step-Back, 5th - 6th Story (min)	10 ft
<b>G</b> Building Height, Feet (max)	85 ft
Roof Type	Flat

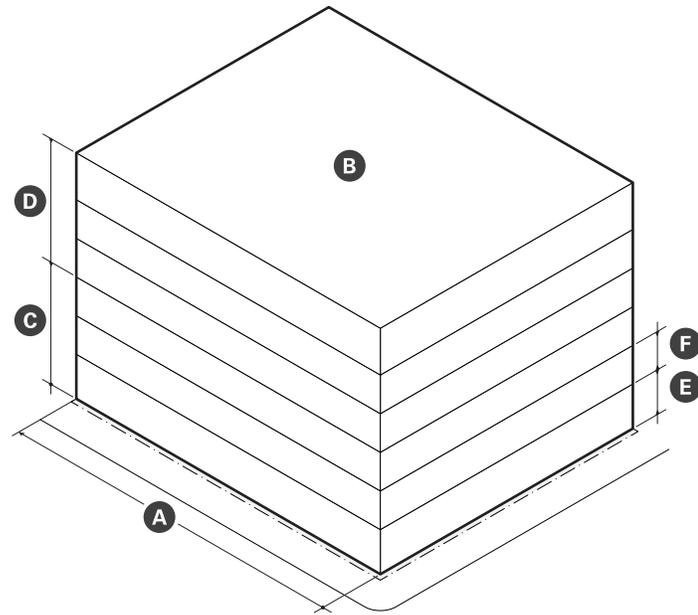
Facade Composition	
<b>A</b> Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

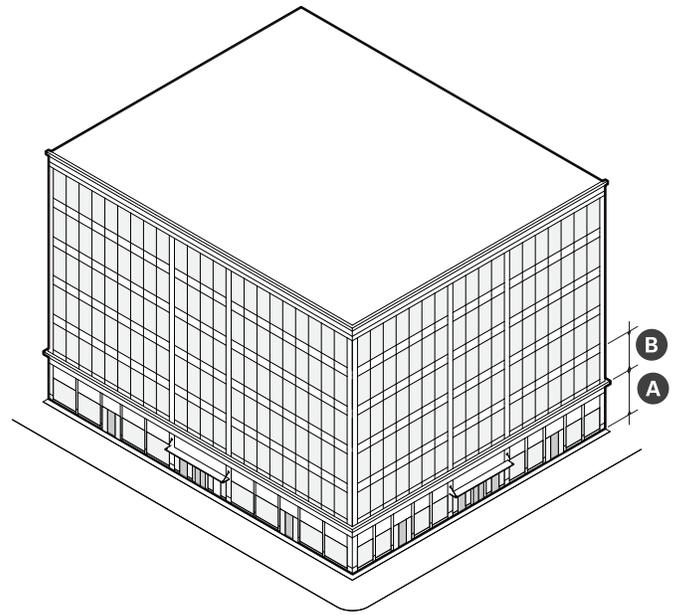
Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

## 4.4.10 Lab Building (continued)

### c. Massing & Height



### d. Uses & Features



Main Massing	
<b>A</b> Width (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	30,000 sf
<b>C</b> Ground Story Height (min)	18 ft
<b>D</b> Upper Story Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   6
<b>F</b> Step-Back, 5th - 6th Story (min)	10 ft
<b>G</b> BUILDING Height, Feet (max)	95 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   70%
BLANK WALL (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

**Table 4.4.14 Permitted Uses (continued)**

Use Category Specific Use	MR6
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
Home Office	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P

P - Permitted SP - Special Permit Required N - Not Permitted  
 (P or SP) - Permitted as specified per §4.4.14.b

## 15. Development Standards

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Roof-Mounted Mechanicals
  - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
    - a). Roof-mounted photovoltaic (PV) devices are exempt.
  - ii. Mechanical equipment, screening, and rooftop mechanical penthouses may exceed the maximum height permitted for each building type by Special Permit.
    - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing mechanical equipment, screening, or rooftop mechanical penthouse to exceed the maximum height permitted for each building type:
      - i). Reserved

- f. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- g. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- h. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- i. RIBBON WINDOWS should be avoided.
- j. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- k. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- l. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- m. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- n. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- o. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- p. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- q. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- r. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- s. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- t. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- u. Rooftop mechanical penthouses and screening should be integrated into the overall building massing and architectural design of the building, appearing as an extension of the stories below or differentiated as the top of the horizontal tripartite division.
- v. Rooftop mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- w. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

**Table 5.1.15 Permitted Uses (continued)**

Use Category Specific Use	HR
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Home Office	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P

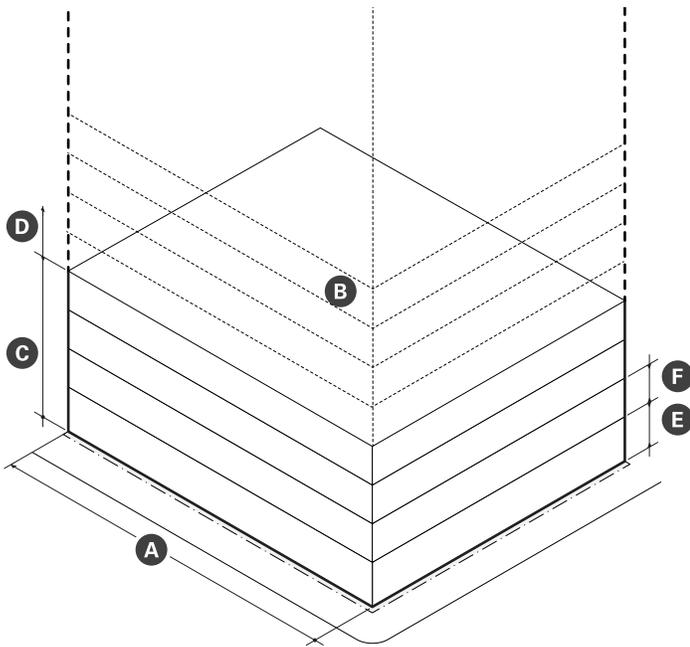
P - Permitted SP - Special Permit Required N - Not Permitted  
(P or SP) - Permitted as specified per §5.1.15.b

## 16. Development Standards

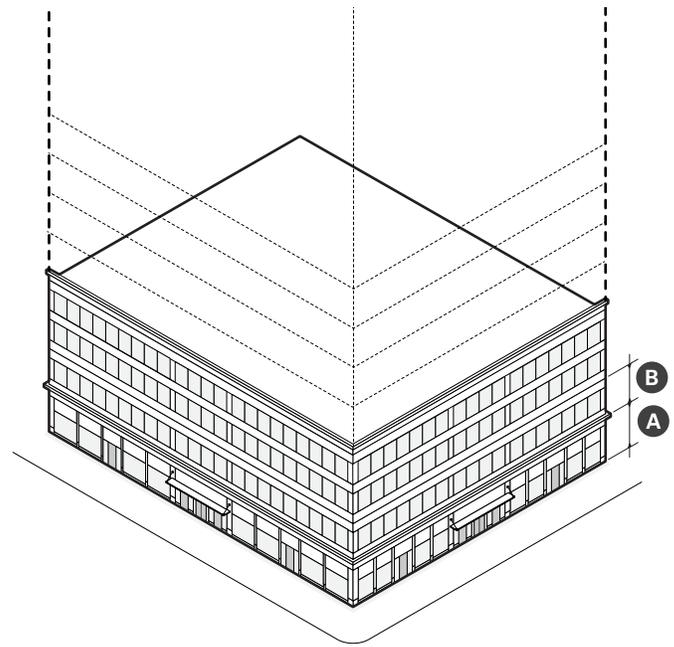
- a. General
  - i. DEVELOPMENT is subject to Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Roof-Mounted Mechanicals
  - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
    - a). Roof-mounted photovoltaic (PV) devices are exempt.

## 6.2.7. Commercial Building (continued)

### c. Height & Massing



### d. Uses & Features



Main Mass	
<b>A</b> Width (max)	200 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE (max)	30,000 sf
<b>B</b> GROUND STORY Height (min)	18 ft
<b>C</b> UPPER STORY Height (min)	10 ft
<b>D</b> Number of Stories (min)	3 stories
<b>E</b> Number of Stories (max)	Varies by Map Designation
<b>F</b> BUILDING Height, Feet (max)	--
3 STORY	50 ft
4 STORY	55 ft
5 STORY	70 ft
7 STORY	100 ft
10 STORY	150 ft
Roof Type	Flat

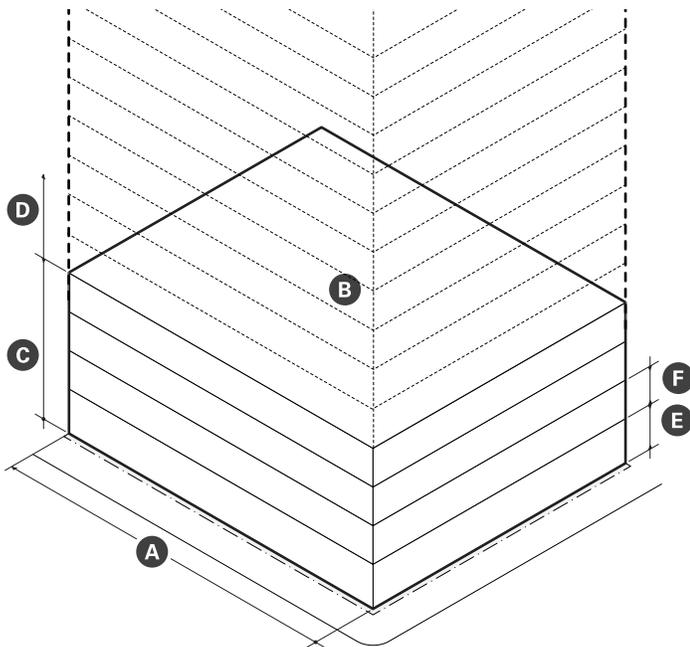
Facade Composition	
<b>A</b> GROUND STORY FENESTRATION	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   70%
BLANK WALL (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

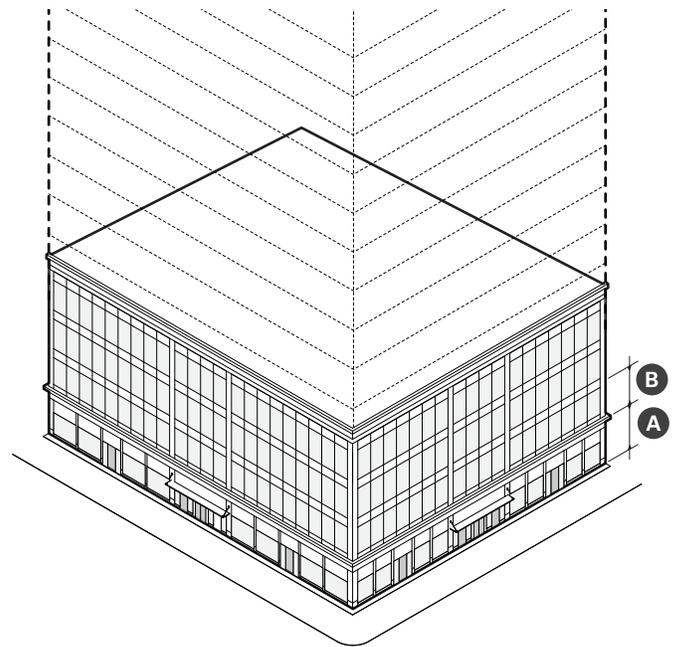
Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	--
<u>3 - 4 Story</u>	<u>10 ft</u>
<u>5 - 10 Story</u>	<u>15 ft</u>

## 6.2.8. Lab Building (continued)

### c. Height & Massing



### d. Uses & Features



Main Mass	
<b>A</b> Width (max)	240 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE	35,000 sf
<b>B</b> GROUND STORY Height (min)	18 ft
<b>C</b> UPPER STORY Height (min)	10 ft
<b>D</b> Number of Stories (min)	3 stories
<b>E</b> Number of Stories (max)	Varies by Map Designation
<b>F</b> BUILDING Height, Feet (max)	--
3 STORY	50 ft
4 STORY	65 ft
5 STORY	80 ft
7 STORY	110 ft
10 STORY	155 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15%   70%
<b>B</b> Upper Story Fenestration (min/max)	15%   70%
BLANK WALL (max)	20 ft

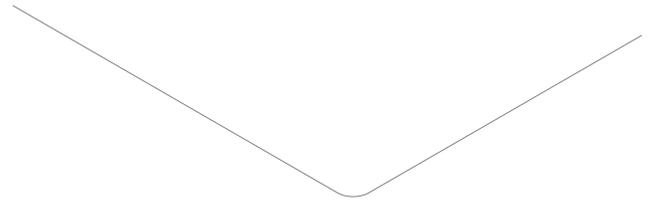
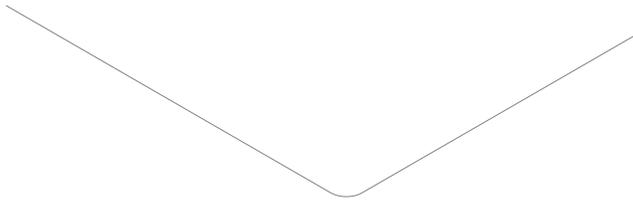
Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	--
<u>3 - 4 Story</u>	<u>10 ft</u>
<u>5 - 10 Story</u>	<u>15 ft</u>

## 6.2.9. Commercial Block Building (continued)

### c. Massing & Height

### d. Uses & Features



Main Mass	
<b>A</b> 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>B</b> GROUND STORY Height (min)	18 ft
<b>C</b> UPPER STORY Height (min)	10 ft
<b>D</b> Number of Stories (min)	3 stories
Number of Stories (max)	--
<b>E</b> PODIUM	6 stories
<b>F</b> TOWER(S)	10 stories
<b>G</b> Building Height (min)	--
PODIUM	80 ft
TOWER	140 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	=
<u>3 - 4 Story</u>	<u>10 ft</u>
<u>5 - 10 Story</u>	<u>15 ft</u>

## 14. Development Standards

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 10 SITE DEVELOPMENT of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.
- c. Roof-Mounted Mechanicals
  - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
    - a). Roof-mounted photovoltaic (PV) devices are exempt.
  - ii. Mechanical equipment, screening, and rooftop mechanical penthouses may exceed the maximum height permitted for each building type by Special Permit.
    - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing mechanical equipment, screening, or rooftop mechanical penthouse to exceed the maximum height permitted for each building type:
      - i). Reserved

## 15. Parking & Mobility

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
  - ii. Vehicular parking must be provided as specified on Table 6.2.15, except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 6.2.15.
    - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 6.2.15.
  - iii. There are no parking requirements for ACCESSORY USES.
  - iv. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- b. Type
  - i. MOTOR VEHICLE PARKING may be provided as above ground STRUCTURED PARKING or underground STRUCTURED PARKING. SURFACE PARKING is prohibited.
- c. Driveways
  - i. New driveways require a permit from the City Engineer.
  - ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.
  - iii. Driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.
  - iv. Driveways may be no wider than twenty four (24) feet in the FRONTAGE AREA of a LOT.
  - v. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- e. Parking Location
  - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous LOT under the same ownership as the LOT that the parking will serve as follows:
    - a). Pedestrian ACCESS to off-SITE vehicular parking must be via a paved sidewalk or walkway.
    - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long

# 10. DEVELOPMENT STANDARDS

## Screening

### 10.8 SCREENING

#### 1. Applicability

- a. Real property within the Commercial Industry district is exempt from the provision of this Section.

#### 2. Loading Facilities

- a. Outdoor loading facilities, including all docks and areas used for the storage and staging of materials must be screened from view by a wall or fully closed fence between six (6) and twelve (12) feet in height, as necessary to sufficiently screen delivery vehicles, and constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- b. Exterior entrances and ACCESS to loading facilities that are fully enclosed within a BUILDING must have an opaque, self closing door constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- c. Loading facility doors are only permitted to be opened during loading and unloading activities.

#### 3. Service Areas

- a. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a BUILDING or located to the side or rear of the buildings.
- b. Exterior entrances and ACCESS to service areas that are fully enclosed within a BUILDING must have an opaque, self closing door constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- c. Outdoor service areas that are visible from a public THOROUGHFARE (excluding an ALLEY), CIVIC SPACE, OR ABUTTING properties in the NR zoning district must be fully screened by a wall or fully closed fence at least six (6) feet in height with self-closing ACCESS doors and constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.

#### 4. Mechanical Equipment

- a. ~~Roof-Mounted~~
  - i. ~~Mechanical equipment, except roof-mounted sustainable energy systems, and elevator/stairwell penthouses must be set back at least ten (10) feet from the edge of the exterior wall of a building.~~
  - ii. ~~New buildings must provide a parapet wall or other architectural element constructed of materials that are compatible with the principal building in terms of texture, quality, and color that screens the visibility of roof-mounted mechanical equipment from any a public thoroughfare (excluding an alley) or civic space.~~
- b. Wall-Mounted
  - i. Mechanical equipment is not permitted on any FACADE.
  - ii. Mechanical equipment on any surface that is visible from a public THOROUGHFARE (excluding an ALLEY) OR CIVIC SPACE must be screened by landscaping or an opaque screen constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
- c. Ground-Mounted
  - i. Mechanical equipment that is visible from a public THOROUGHFARE (excluding an ALLEY) OR CIVIC SPACE must be screened by landscaping, a fence, or a wall constructed of materials that are compatible with the PRINCIPAL BUILDING in terms of texture, quality, and color.
  - ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.