

12.1.1 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 and LEED Platinum Certifiable buildings.

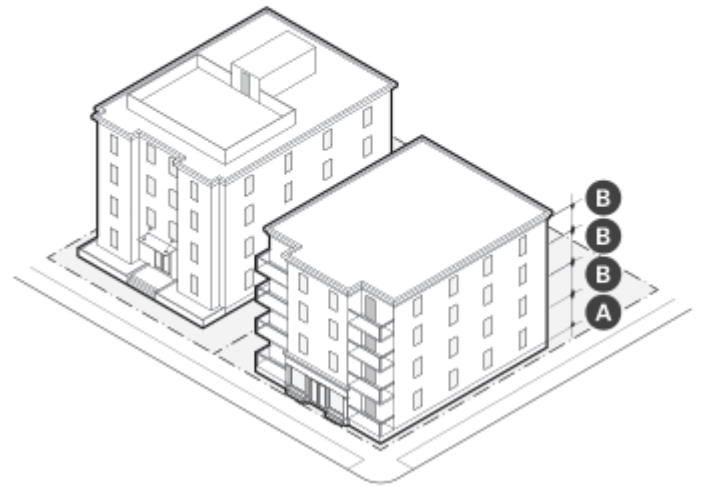
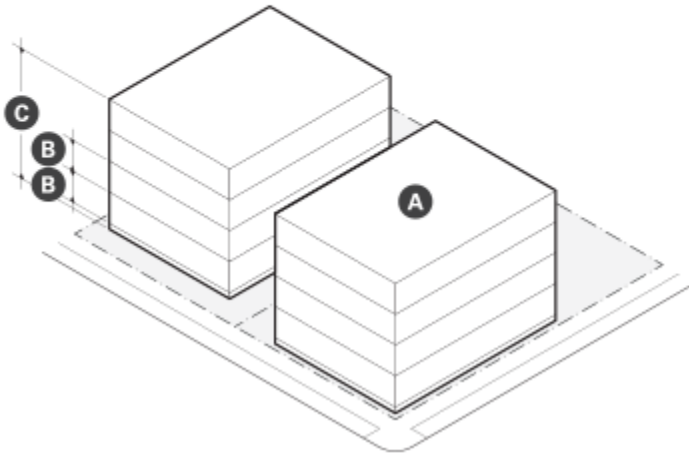
3.2.3 Purpose

- 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~~ both net zero ready **and LEED Platinum Certifiable** buildings.

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% |

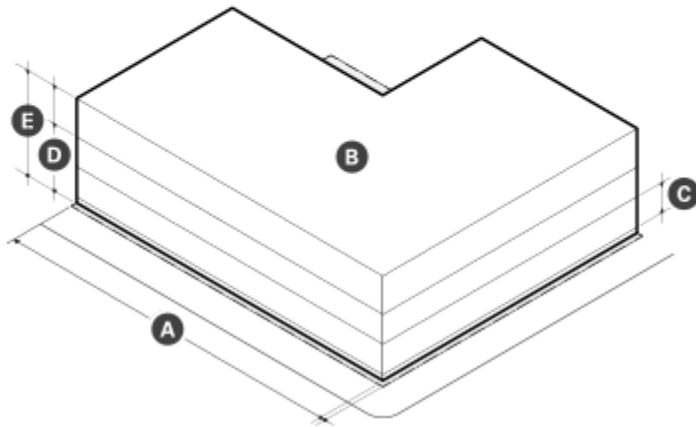
| Use & Occupancy | |
|-------------------------------------------------------|-------|
| Density Factor (min) | – |
| Lot Area < 5,000 sf | 1,500 |
| Lot Area >= 5,000 sf | 1,125 |
| Net Zero Ready and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

4.1.3 Purpose

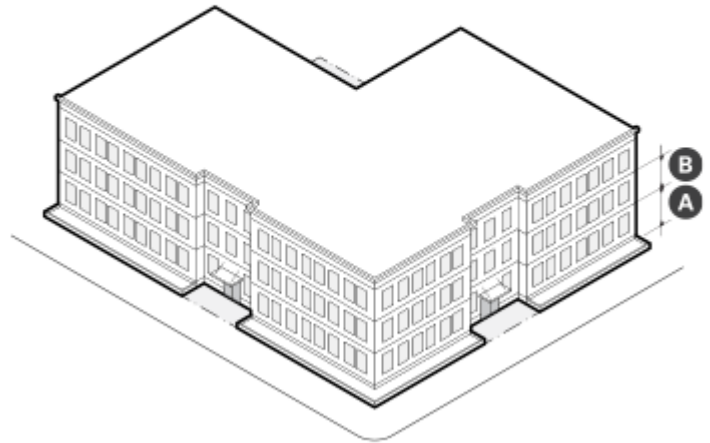
- a. To permit the development of multi-unit and mixed-use buildings that do not exceed three (3) stories in height.
- b. To provide quality commercial spaces and permit small- scale, neighborhood serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger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

4.1.7 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) | 2 3 |
| E Building Height, Feet (max) | 38 ft |
| Roof Type | Flat |

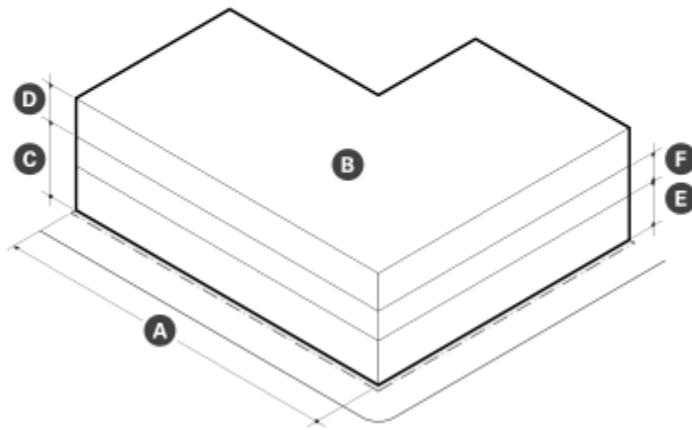
| Facade Composition | | |
|----------------------------------------------|-------|-----|
| A Ground Story Fenestration (min/max) | 15% | 50% |
| B Upper Story Fenestration (min/max) | 15% | 50% |
| Blank Wall (max) | 20 ft | |

| Use & Occupancy | |
|-------------------------------------------------------|-------|
| Density Factor (min) | – |
| Lot Area < 5,000 sf | 1,500 |
| Lot Area >= 5,000 sf | 1,125 |
| Net Zero Ready and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

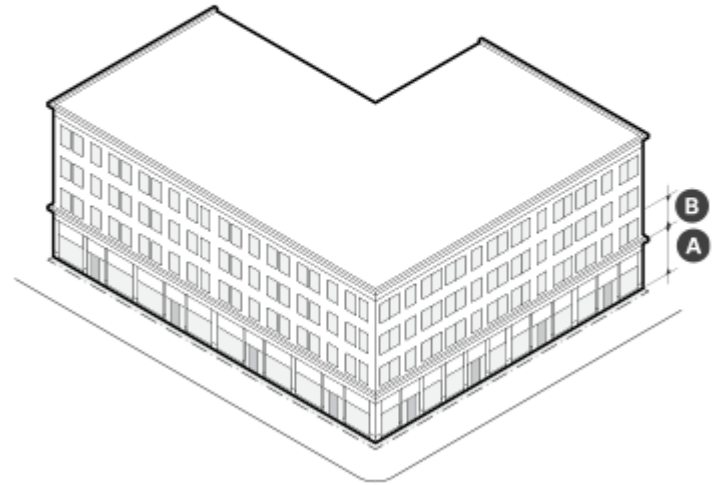
| Roof-mouthed Mechanicals | |
|---------------------------------------------------------|------|
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 t |

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 and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

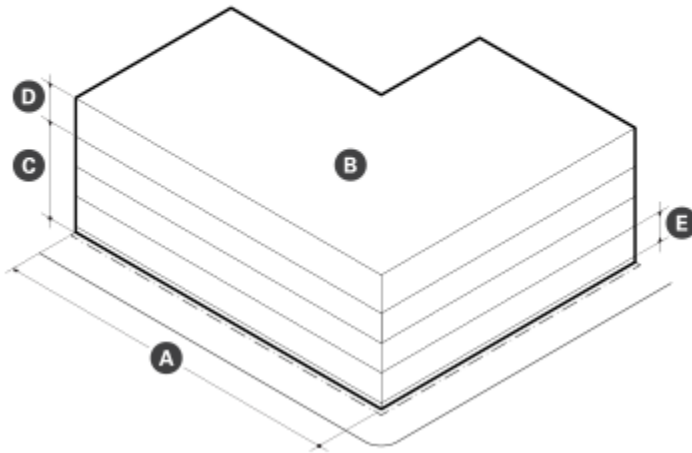
| Roof-mouthed Mechanicals | |
|---------------------------------------------------------|-------|
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 ft |

4.2.3 Purpose

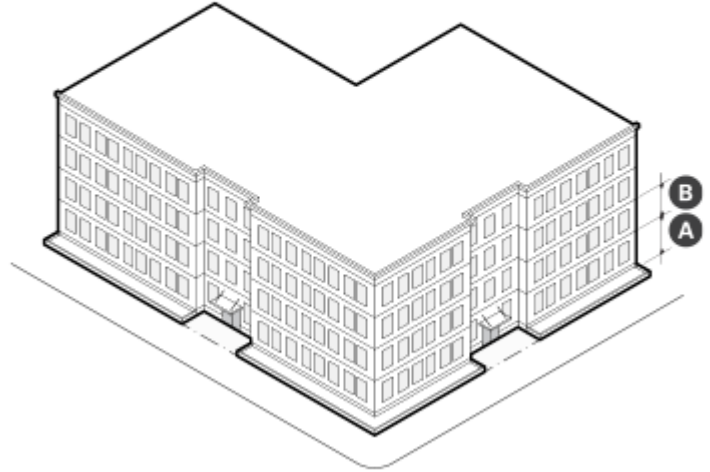
- a. To permit the development of multi-unit and mixed-use buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit small- scale, neighborhood serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal for larger households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

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 | |

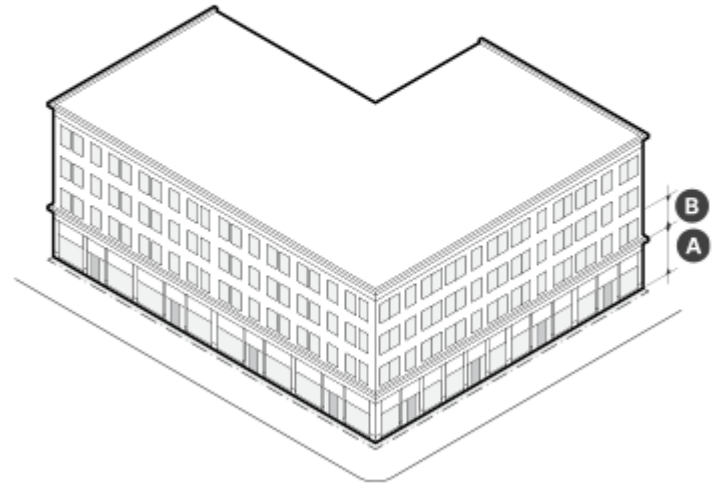
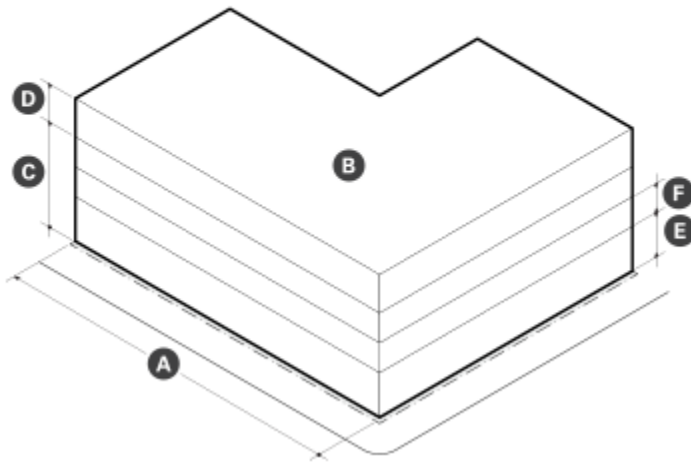
| Use & Occupancy | |
|-------------------------------------------------------|-------|
| Density Factor (min) | – |
| Lot Area < 5,000 sf | 1,500 |
| Lot Area >= 5,000 sf | 1,125 |
| Net Zero Ready and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

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

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 and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

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

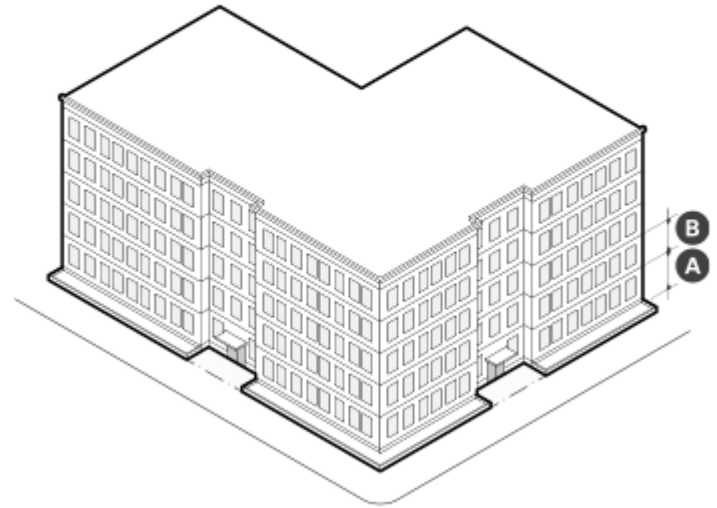
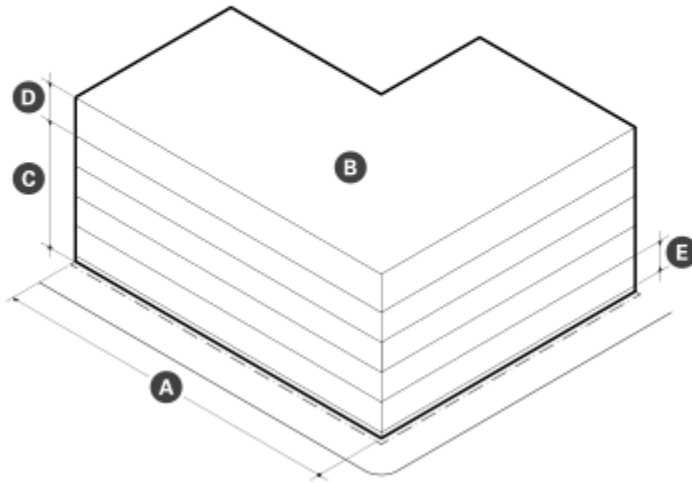
4.3.3 Purpose

- 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 meeting the definition ~~of a~~ both net zero ready and LEED Platinum Certifiable buildings.

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 |

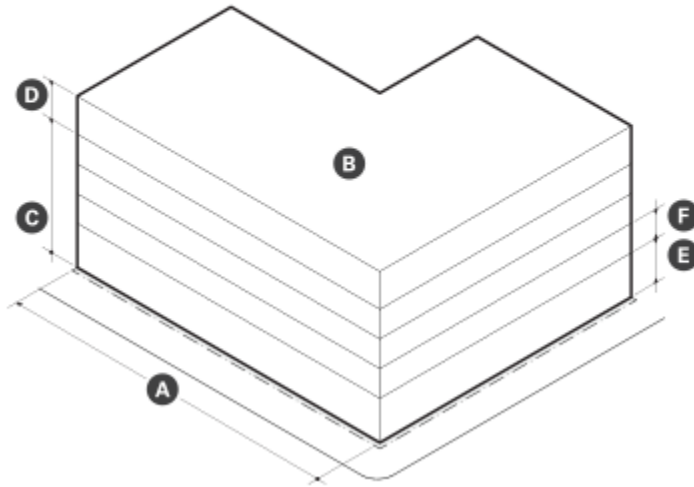
| Facade Composition | | |
|----------------------------------------------|-------|-----|
| A Ground Story Fenestration (min/max) | 15% | 50% |
| B Upper Story Fenestration (min/max) | 15% | 50% |
| Blank Wall (max) | 20 ft | |

| Use & Occupancy | |
|-------------------------------------------------------|-------|
| Density Factor (min) | – |
| Lot Area < 5,000 sf | 1,500 |
| Lot Area >= 5,000 sf | 1,125 |
| Net Zero Ready and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

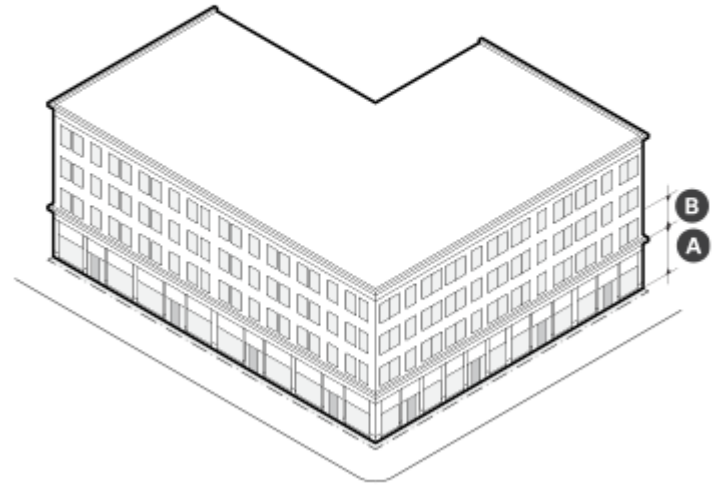
| Roof-mouthed Mechanicals | |
|---------------------------------------------------------|-------|
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 ft |

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 and LEED Platinum Certifiable Building | 875 |
| Outdoor Amenity Space (min) | 1/DU |

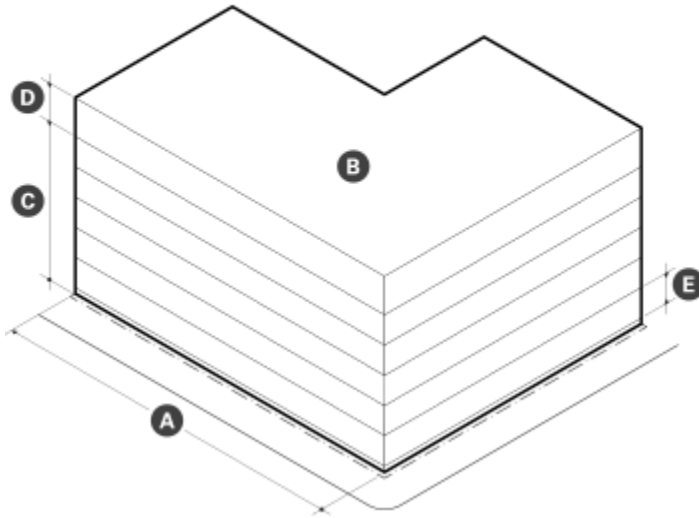
| Roof-mouthed Mechanicals | |
|---------------------------------------------------------|-------|
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 ft |

4.4.3 Purpose

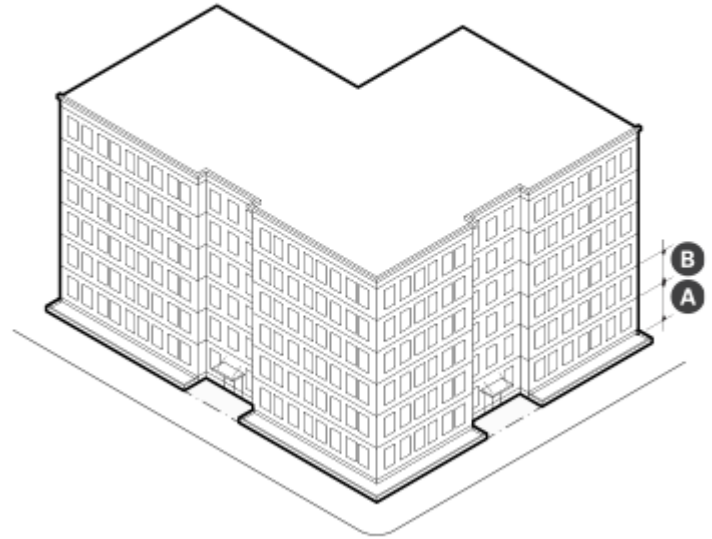
- a. To permit the development of multi-unit, mixed-use, and commercial buildings that do not exceed six (6) stories in height.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- c. To create dwelling unit types, 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 meeting the definition ~~of a~~ both net zero ready and LEED Platinum Certifiable buildings.

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 |

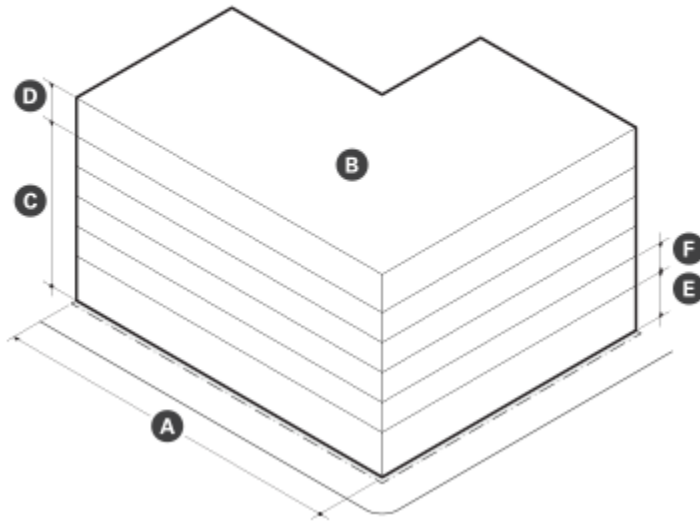
| Facade Composition | | |
|----------------------------------------------|-------|-----|
| A Ground Story Fenestration (min/max) | 15% | 50% |
| B Upper Story Fenestration (min/max) | 15% | 50% |
| Blank Wall (max) | 20 ft | |

| Use & Occupancy | |
|-------------------------------------------------------|-------|
| Density Factor (min) | – |
| Lot Area < 6,500 sf | 1,125 |
| Lot Area >= 6,500 sf | 850 |
| Net Zero Ready and LEED Platinum Certifiable Building | 650 |
| Outdoor Amenity Space (min) | 1/DU |

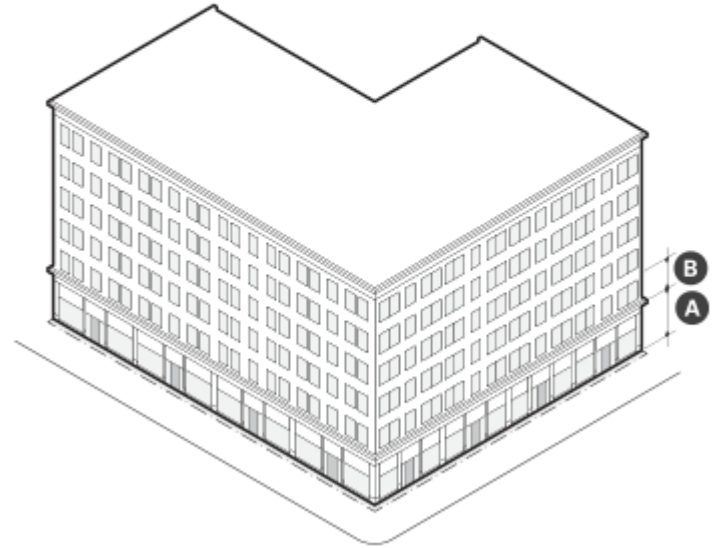
| Roof-mouthed Mechanicals | |
|---------------------------------------------------------|-------|
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 ft |

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 and LEED Platinum Certifiable Building | 650 |
| Outdoor Amenity Space (min) | 1/DU |

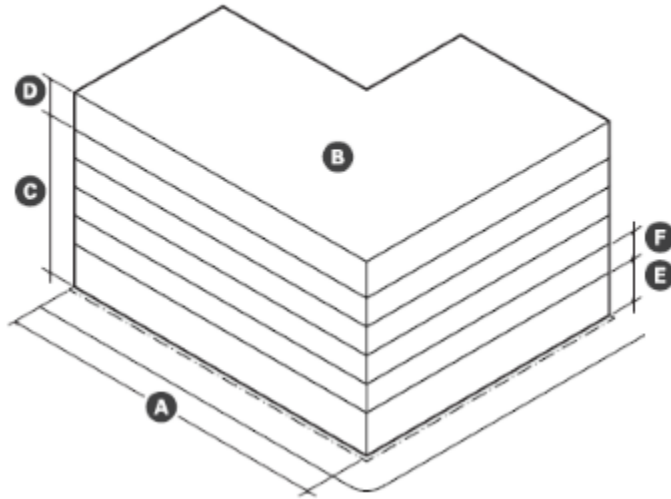
| Roof-mouthed Mechanicals | |
|---------------------------------------------------------|-------|
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 ft |

5.1.3 Purpose

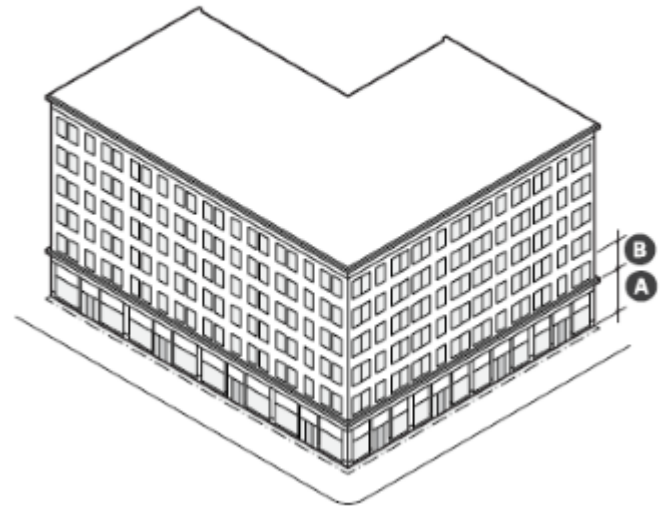
- a. To permit the development of multi-unit, mixed-use, and commercial High-Rise buildings.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- c. To create dwelling unit types, sizes, and bedroom counts ideal 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 meeting the definition ~~of a~~ both net zero ready and LEED Platinum Certifiable buildings.

5.1.7 General Building

c. Massing & Height



d. Uses & Features



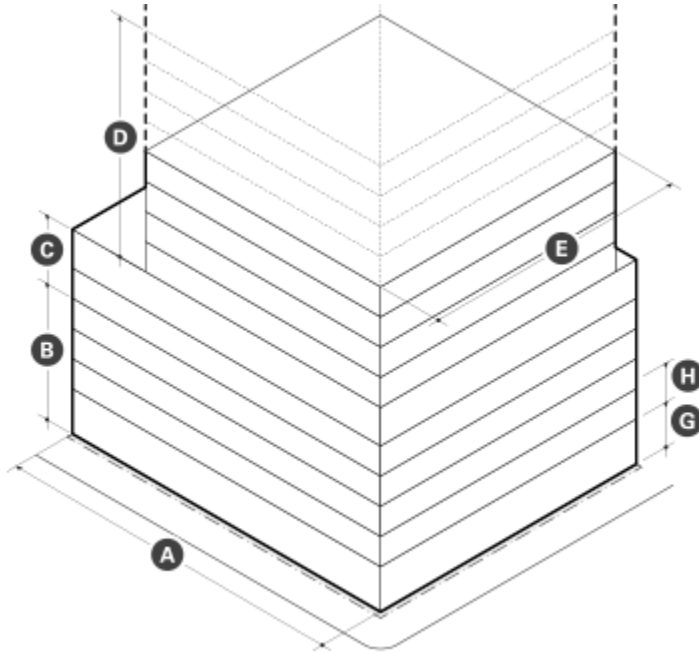
| Main Massing | |
|--------------------------------------|-----------|
| A Building Width (max) | 200 ft |
| Facade Build Out (min) | – |
| Primary Front | 80% |
| Secondary Front | 65% |
| B Floor Plate (max) | 30,000 sf |
| C Ground Story Height (min) | 18 ft |
| D Upper Story Height (min) | 10 ft |
| 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 |

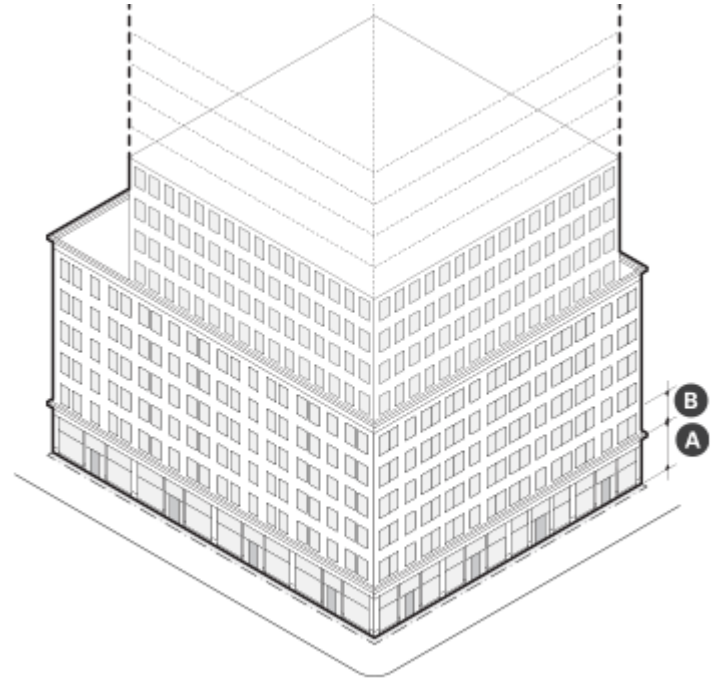
| Use & Occupancy | |
|-------------------------------------------------------|-------|
| Ground Story Entrance Spacing (max) | 30 ft |
| Commercial Space Depth (min) | 30 ft |
| Density Factor (min) | – |
| Lot Area < 7,000 sf | 1,125 |
| Lot Area >= 7,000 sf | 875 |
| Net Zero Ready and LEED Platinum Certifiable 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 and LEED Platinum Certifiable 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 and LEED Platinum Certifiable 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.~~