

	B	E
Site Design and Street Pattern:	Minimum Standard for Districts 'A' and 'B': Maintain existing grid street pattern.	
Building Location and Orientation:	Minimum Standards for Districts 'A', 'B' and 'D': i. Orient buildings to the street with clear connections to the sidewalk. ii. The front entry of a building shall not be oriented to a drive aisle, but instead a public or private street or landscaped pedestrian-only courtyard.	
Building Entries:	Minimum Standards for Districts 'A', 'B', 'D' and 'E': i. A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements. ii. Multiple buildings on the same site shall provide a continuous network of pedestrian paths and open spaces that incorporate landscaping to provide a directed view to building entries. iii. Ground floor units shall be directly accessible from the street or an open space such as a courtyard or garden that is accessible from the street. iv. Secondary access (not fronting on a street) shall have weather protection at least four and one-half feet (4-1/2') wide over the entrance or other similar indicator of access. v. Pedestrian access shall be provided to the building from property edges, adjacent lots, abutting street intersections, crosswalks, and transit stops.	
	Guidelines Applicable to Districts 'A', 'B' and 'C': i. Multiple buildings on the same site should provide a continuous network of pedestrian paths and open spaces that incorporate landscaping to provide a directed view to building entries. ii. Ground floor units should be directly accessible from the street or an open space such as a courtyard or garden that is accessible from the street. iii. Secondary access (not fronting on a street) should have weather protection at least four and one-half feet (4-1/2') wide over the entrance	

	<p>or other similar indicator of access.</p> <p>iv. Pedestrian access should be provided to the building from property edges, adjacent lots, abutting street intersections, crosswalks, and transit stops.</p> <p>v. Features such as entries, lobbies, and display windows should be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features such as trellises, artwork, murals, landscaping, or combinations thereof should be incorporated into the street-oriented facade.</p>	
	<p>e. Guideline Applicable to Districts ‘B’ and ‘E’: Front yards should provide transition space between the public street and the private residence such as a porch, landscaped area, terrace, or similar feature.</p>	
<p>Transition to Surrounding Development:</p>	<p>Minimum Standards for Districts ‘B’ and ‘E’: Careful siting and design treatment are necessary to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk, and scale. At least one of the following design elements shall be considered to promote a transition to surrounding uses:</p> <ul style="list-style-type: none"> i. Setbacks at the side or rear of a building may be increased in order to reduce the bulk and scale of larger buildings and so that sunlight reaches adjacent yards; or ii. Building articulation provided to divide a larger architectural element into smaller pieces; or iii. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development. 	
<p>Location of Parking:</p>	<p>Minimum Standard for Districts ‘A’, ‘B’ and ‘D’: No surface parking shall be located between a building and the front property line or the building and side property line on the street side of a corner lot.</p>	<p>Minimum Standards for District ‘E’:</p> <ul style="list-style-type: none"> i. No surface parking shall be located between a building and the front property line or the building and side property line on the street side of a corner lot. ii. Parking shall be located off an alley if an alley is present.
	<p>Guideline Applicable to Districts ‘A’, ‘B’, ‘C’ and ‘D’: In areas of mixed use development, shared parking is recommended.</p>	
<p>Structured Parking</p>	<p>Guidelines Applicable to Districts ‘B’ and ‘E’:</p>	

<p>Garages:</p>	<p>i. Attached personal parking garages at-grade should be individualized and not enclose more than two (2) cars per enclosed space. Such garages should be architecturally integrated into the whole development.</p> <p>ii. Multiple-user parking garages at-grade should be enclosed or screened from view through any combination of walls, decorative grilles, or trellis work with landscaping.</p> <p>iii. Personal parking garages should be individualized whenever possible with separate entries and architectural detailing in character with the lower density district.</p> <p>iv. Large multi-user parking garages are discouraged in this lower density district and, if provided, should be located below grade whenever possible.</p>	
<p>Vehicular Access:</p>	<p>Minimum Standard for Districts 'B' and 'E': Parking lots and garages shall be accessed from alleys when available.</p> <p>Guidelines Applicable to Districts 'B' and 'E':</p> <p>i. Garage entryways and/or driveways accessible only from a street should not impede pedestrian circulation along the sidewalk.</p> <p>ii. Curb cuts should be minimized whenever possible through the use of shared driveways.</p>	
<p>Pedestrian Amenities:</p>		<p>Minimum Standards for District 'E' Only:</p> <p>i. Site furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>ii. Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.</p>
		<p>Guidelines Applicable to Districts 'C', 'D' and 'E':</p> <p>i. Transit shelters, bicycle racks, benches, trash receptacles, and other street furniture should be provided.</p> <p>ii. Street amenities such as outdoor group seating, kiosks, fountains, and public art should be provided.</p> <p>iii. Architectural elements that incorporate plants, such as facade-mounted planting boxes or trellises or ground-related or hanging containers are encouraged, particularly at building entrances, in publicly accessible spaces,</p>

		and at facades along pedestrian-oriented streets (see illustration, subsection G4f of this Section).
Landscaping:	Guidelines Applicable to Districts 'B' and 'E': i. Front yards should be visible from the street and visually contribute to the streetscape. ii. Decorative walls and fencing are encouraged when architecturally integrated into the project.	
Recreation Areas and Common Open Space:	Minimum Standard for Districts 'B' and 'E': Attached housing developments shall provide a minimum area of private usable open space equal to one hundred fifty (150) square feet per unit of which one hundred (100) square feet are contiguous. Such space may include porches, balconies, yards, and decks.	
Building Character and Massing:	Minimum Standard for Districts 'B' and 'E': All building facades shall include modulation or articulation at intervals of no more than twenty feet (20').	
	Guidelines Applicable to Districts 'A', 'B', 'D' and 'E': i. Building facades should be modulated and/or articulated with architectural elements to reduce the apparent size of new buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. ii. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings. iii. A variety of modulations and articulations should be employed to add visual interest and to reduce the bulk and scale of large projects.	
	Guideline Applicable to Districts 'B' and 'E': Building modulations should be a minimum of two feet (2') in depth and four feet (4') in width.	
Ground-Level Details:	Guideline Applicable to Districts 'B' and 'E': Use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged.	
Building Roof Lines:	Guidelines Applicable to Districts 'B' and 'E': i. Buildings containing predominantly residential uses should have pitched roofs with a minimum slope of one to four (1:4). Such roofs should have dormers or intersecting roof forms that break up the massiveness of a continuous, uninterrupted sloping roof. ii. Roof colors should be dark.	
Building Materials:	Guideline Applicable to Districts 'B' and 'E': Use of material variations such as colors, brick or metal banding or patterns, or textural changes is encouraged.	
MODIFICATION OF MINIMUM STANDARDS:	Exceptions for Districts 'A' and 'B': Modifications to the requirements in subsections E2a and E3a of this Section are limited to the following circumstances: a. When the building is oriented to an interior courtyard, and the courtyard has a prominent entry and	

	<p>walkway connecting directly to the public sidewalk; or</p> <p>b. When a building includes an architectural feature that connects the building entry to the public sidewalk; or</p> <p>c. In complexes with several buildings, when the building is oriented to an internal integrated walkway system with prominent connections to the public sidewalk(s). (Ord. 5124, 2-7-2005; Ord. 5286, 5-14-2007)</p>	
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