Chapter 59: Building Type Standards

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11-59-1 Purpose

This Chapter sets forth the standards applicable to the development of each building type. These standards supplement the standards for each zone that the building types are allowed within. These standards are intended to ensure development that reinforces walkability, relationships within built environment, and the highly-valued existing character and scale of Mesa's historic neighborhoods and downtown. Additionally, these standards are intended to allow creation of new developments that create new walkable neighborhoods.

11-59-2 Applicability

A. The standards within this Chapter shall apply to all proposed development within transect zones and shall be considered in combination with the standards for the applicable zone in Chapter 58 (Building Form Standards) and Chapter 60 (Private Frontage Standards).

B. The standards set forth in this Chapter shall be used in non-transect zones with the "U" designator as guidelines and may be used in all other non-transect zones as guidelines.
Building Types Overview

A. This section provides an overview of the allowed building types. The names of the building types are not intended to limit uses within a building type. For example, a single-unit house may have non-residential uses within it, such as a cafe or an office.

B. The Lot Size Standards for each building type designate the range of lot sizes that the given building type is allowed to be built on. If the lot is smaller or larger than the allowed lot size, a different building type must be selected.
### Building Types General

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Transect Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Carriage House</strong></td>
<td>T1 T2 T3 T4 T5 T6</td>
</tr>
<tr>
<td>This Building Type is a secondary structure typically located at the rear of a lot. This structure provides habitable/occupiable space for a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.</td>
<td></td>
</tr>
</tbody>
</table>

| **Single-Unit House, Village** | T1 T2 T3 T4 T5 T6  |
| This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. |

| **Single-Unit House, Cottage** | T1 T2 T3 T4 T5 T6  |
| This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. |

| **Bungalow Court**            | T1 T2 T3 T4 T5 T6  |
| This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. |

| **Duplex**                    | T1 T2 T3 T4 T5 T6  |
| This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. |

### Key

- **T#** allowed
- **T#** not allowed
### Table 11-59-3.A Building Types General (continued)

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Transect Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Townhouse:</strong> This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: Rowhouse</td>
<td>T1 T2 T3 T4 T5 T6 N N N MS NF MS MF MS MS</td>
</tr>
<tr>
<td><strong>Mansion Apartment:</strong> This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized family home and is appropriately scaled to fit in sparsely within primarily single-family neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</td>
<td>T1 T2 T3 T4 T5 T6 N N N MS NF MS MF MS MS</td>
</tr>
<tr>
<td><strong>Apartment House:</strong> This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</td>
<td>T1 T2 T3 T4 T5 T6 N N N MS NF MS MF MS MS</td>
</tr>
<tr>
<td><strong>Courtyard Building:</strong> This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparsely within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</td>
<td>T1 T2 T3 T4 T5 T6 N N N MS NF MS MF MS MS</td>
</tr>
<tr>
<td><strong>Main Street Mixed-Use:</strong> This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.</td>
<td>T1 T2 T3 T4 T5 T6 N N N MS NF MS MF MS MS</td>
</tr>
</tbody>
</table>

**Key**

- **T# allowed**
- **T# not allowed**
Chapter 59: Building Type Standards

Table 11-59-3.A Building Types General (continued)

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Transect Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mid-Rise:</strong> This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.</td>
<td>T1 T2 T3 T4 T5 T6 N N N MS NF MSF MS MS</td>
</tr>
</tbody>
</table>

| **High-Rise:** This Building Type is a large-sized structure, more than 8 stories tall, built on a large lot that incorporates a structured parking. It is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings. | T1 T2 T3 T4 T5 T6 N N N MS NF MSF MS MS |

**Key**

<table>
<thead>
<tr>
<th>T# allowed</th>
<th>T# not allowed</th>
</tr>
</thead>
</table>
A. Description

Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. This structure provides habitable/occupiable space for a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

Key

<table>
<thead>
<tr>
<th>T#</th>
<th>allowed</th>
<th>not allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
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<td>T2</td>
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<tr>
<td>T6</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

General Note: Photos on this page are illustrative, not regulatory.
Key

- ROW / Property Line
- Setback Line
- Building
- Frontage

B. Lot

Allowed on lots when accompanying the following building types: Single-Unit Houses, Duplexes, Townhouses, Mansion Apartments.

The Carriage House Building Type is the only detached accessory dwelling unit (ADU) allowed in transect zones.

C. Number of Units

Units: 1 max.

D. Building Size and Massing

Height

Per Building Form Standards based on transect zone

Main Body

Width: 36' max.
Depth: 30' max.
Separation from Main Building: 10' min.¹

Miscellaneous

Carriage houses shall not be taller or have a larger footprint than the main building on the lot.

¹Carriage house may be connected to the main building by uninhabitable space such as a breezeway

E. Allowed Frontages

Stoop

Carriage houses are not required to have a Frontage Type.

Pedestrian Access

Main Entrance Location: Side Street, Alley, or Side Street, Alley, or internal to the lot

The main entrance may not be through a garage.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front. Parking may be accessed from the front only when there is no adjacent alley or side street.

All parking spaces provided shall be separate from the principal building and may be enclosed, covered or open.

H. Private Open Space

The Private Open Space requirements for the lot shall be determined by the principal building on the lot. No additional Private Open Space is required for a Carriage House.
A. Description

Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-residence residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

Key
- T# allowed
- T# not allowed

General Note: Photos on this page are illustrative, not regulatory.
### Chapter 59: Building Type Standards

#### Key
- ---: ROW / Property Line
- ----: Setback Line
- □: Building
- ---: Frontage
- ◼: Private Open Space

### B. Lot

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>50' min.; 75' max. A</td>
</tr>
<tr>
<td>Depth</td>
<td>75' min.; 150' max. B</td>
</tr>
<tr>
<td>Area¹</td>
<td>5,000 sf min.</td>
</tr>
</tbody>
</table>

### C. Number of Units

| Units | 1 max. |

### D. Building Size and Massing

#### Height

Per Building Form Standards based on transect zone

<table>
<thead>
<tr>
<th>Main Body</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>48' max. C</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Secondary Wing(s)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>30' max. D</td>
</tr>
<tr>
<td>Depth</td>
<td>30' max. E</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Structure(s)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>24' max. F</td>
</tr>
<tr>
<td>Depth</td>
<td>30' max. G</td>
</tr>
</tbody>
</table>

¹Smaller or larger lot size permitted only if building type is already existing on lot at time of code adoption, X/X/2012.

### E. Allowed Frontages

- Porch, Engaged
- Porch, Projecting

### F. Pedestrian Access

Main Entrance Location Front H

### G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front. Parking may be accessed from the front only when there is no adjacent alley or side street.

Parking spaces may be enclosed, covered or open.

### H. Private Open Space

<table>
<thead>
<tr>
<th>Width</th>
<th>Description</th>
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<tbody>
<tr>
<td>20' min.</td>
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<table>
<thead>
<tr>
<th>Depth</th>
<th>Description</th>
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<tbody>
<tr>
<td>20' min.</td>
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</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
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<tbody>
<tr>
<td>500 sf min.</td>
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</tbody>
</table>

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the house.
A. Description

Single-Unit House, Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-residence neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

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<tr>
<th>T1</th>
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<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T6</th>
<th>Key</th>
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<tbody>
<tr>
<td>N</td>
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<td>T# allowed</td>
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<td>MSF</td>
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<td></td>
<td>T# not allowed</td>
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</table>

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Chapter 59: Building Type Standards

### B. Lot

<table>
<thead>
<tr>
<th>Lot Size</th>
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</thead>
<tbody>
<tr>
<td><strong>Width</strong></td>
<td>30’ min.; 50’ max.</td>
</tr>
<tr>
<td><strong>Depth</strong></td>
<td>50’ min.; 150’ max.</td>
</tr>
<tr>
<td><strong>Area</strong>¹</td>
<td>2,500 sf min.</td>
</tr>
</tbody>
</table>

### C. Number of Units

- **Units**: 1 max.

### D. Building Size and Massing

#### Height

- Per Building Form Standards based on transect zone
- **Main Body**
  - **Width**: 36’ max.
- **Secondary Wing(s)**
  - **Width**: 30’ max.
  - **Depth**: 30’ max.
- **Accessory Structure**
  - **Width**: 24’ max.
  - **Depth**: 30’ max.

Only one accessory structure is allowed per lot.

¹ Smaller or larger lot size permitted only if building type is already existing on lot at time of code adoption, X/X/2012.

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### E. Allowed Frontages

- **Porch, Projecting**
- **Stoop**

### F. Pedestrian Access

- **Main Entrance Location**: Front

### G. Vehicle Access and Parking

- Parking spaces may be enclosed, covered or open.

### H. Private Open Space

- **Width**: 15’ min.
- **Depth**: 15’ min.
- **Area**: 300 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation. Required private open space must be located behind the main body of the house.
A. Description

Bungalow Court: This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street and defined on three sides by buildings. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-residence or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

Key

<table>
<thead>
<tr>
<th>T# allowed</th>
<th>T# not allowed</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Key</th>
<th>--- ROW / Property Line</th>
<th>Building</th>
<th>Setback Line</th>
</tr>
</thead>
</table>

**B. Lot**

**Lot Size**
- Width: 75' min.; 150' max. [A]
- Depth: 100' min.; 150' max. [B]

**C. Number of Units**
- Units: 3 min.; 9 max.

**D. Building Size and Massing**

**Height**
- Height: 1 ½ Stories max.

**Main Body**
- Width: 32' max. [C]
- Depth: 24' max. [D]

**Secondary Wing(s)**
- Width: 24' max. [E]
- Depth: 12' max. [F]

**Accessory Structure**
- Width: 24' max.
- Depth: 24' max.

**E. Allowed Frontages**

**Porch, Projecting**

**Stoop**

**F. Pedestrian Access**

**Main Entrance Location**
- Front [G]

**G. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front. Parking may be accessed from the front only when there is no adjacent alley or side street. Parking spaces may be enclosed, covered or open.

**H. Private Open Space**

**Width**
- 20’ min. [H]
- 20’ min. [I]

**Area**
- 400 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.
A. Description

**Duplex:** This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and sharing one common party wall. This Type has the appearance of a medium to large single-residence home and is appropriately scaled to fit within primarily single-residence neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

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<thead>
<tr>
<th>I</th>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T6</th>
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<tbody>
<tr>
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<td>MS</td>
</tr>
</tbody>
</table>

**Key**
- T# allowed
- T# not allowed

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Chapter 59: Building Type Standards

Key

- - - - - ROW / Property Line
- - - - Setback Line
- - - - Shared Property Line

B. Lot

Lot Size

| Width | 50' min.; 75' max. |
| Depth | 100' min.; 150' max. |

C. Number of Units

Units 2 max.

D. Building Size and Massing

Height

Per Building Form Standards based on transect zone

Main Body

Width 48' max.

Secondary Wing(s)

Width 30' max.

Accessory Structure(s)

Width

Individual unit ownership 24' max.

Shared between units 48' max.

Depth 30' max.

E. Allowed Frontages

Porch, Engaged Stoop

Porch, Projecting

F. Pedestrian Access

Main Entrance Location Front

Each unit shall have an individual entry facing the street on or no more than 10' behind the front facade.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.

Parking spaces may be enclosed, covered or open.

H. Private Open Space

| Width | 15' per unit, min. |
| Depth | 15' per unit, min. |
| Area | 300 sf min. |

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the house.

1 Side-by-side duplexes may have a shared Property Line

2 Total width of lot(s) if there is a shared Property Line

3 On corner lots, each unit shall front a different street.
**A. Description**

**Townhouse:** This Building Type is a small to medium-sized attached structure that consists one or three or more dwelling units placed side-by-side. This Type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-residence neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

Syn: **Rowhouse**

<table>
<thead>
<tr>
<th>T1 T2 T3 T4 T5 T6</th>
<th>Key</th>
</tr>
</thead>
<tbody>
<tr>
<td>allowed</td>
<td>T#</td>
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<tr>
<td>not allowed</td>
<td>T#</td>
</tr>
</tbody>
</table>

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Chapter 59: Building Type Standards

Key

- --- ROW / Property Line
- --- Setback Line
- --- Shared Property Line

*Townhouses may have a shared Property Line

<table>
<thead>
<tr>
<th>B. Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
</tr>
<tr>
<td>Width</td>
</tr>
<tr>
<td>Depth</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
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</table>

<table>
<thead>
<tr>
<th>D. Building Size and Massing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td>Per Building Form Standards based on transect zone</td>
</tr>
<tr>
<td><strong>Main Body</strong></td>
</tr>
<tr>
<td>Width</td>
</tr>
<tr>
<td><strong>Secondary Wing(s)</strong></td>
</tr>
<tr>
<td>The footprint area of the Secondary Wing(s) may not exceed the footprint area of the Main Body.</td>
</tr>
<tr>
<td><strong>Accessory Structure(s)</strong></td>
</tr>
<tr>
<td>Width</td>
</tr>
<tr>
<td>Depth</td>
</tr>
</tbody>
</table>

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

<table>
<thead>
<tr>
<th>E. Allowed Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch</td>
</tr>
<tr>
<td>Stoop</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. Pedestrian Access</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Main Entrance Location</strong> Front</td>
</tr>
<tr>
<td>Each unit shall have an individual entry facing a street.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>G. Vehicle Access and Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking may be accessed from the alley, side street or front.</td>
</tr>
<tr>
<td>Parking may be accessed from the front only when there is no adjacent alley or side street.</td>
</tr>
<tr>
<td>When accessed from the front, a single shared drive shall be used.</td>
</tr>
<tr>
<td>Parking spaces may be enclosed, covered or open.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H. Private Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
</tr>
<tr>
<td>Depth</td>
</tr>
<tr>
<td>Area</td>
</tr>
</tbody>
</table>

Required street setbacks and driveways shall not be included in the private open space area calculation.
Required private open space must be located behind the main body of the house.
11-59-10  Mansion Apartment

**A Description**

**Mansion Apartment:** This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized residence home and is appropriately scaled to fit in sparingly within primarily single-residence neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

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<th>T4</th>
<th>T5</th>
<th>T6</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
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<tr>
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</tbody>
</table>

**Key**
- T# allowed
- T# not allowed

*General Note: Photos on this page are illustrative, not regulatory.*
Chapter 59: Building Type Standards

Key

--- ROW / Property Line  ■ Building

----- Setback Line

B. Lot

Lot Size

| Width | 50’ min.; 100’ max. | A |
| Depth | 100’ min.; 150’ max. | B |

C. Number of Units

Units 3 min.; 6 max.

D. Building Size and Massing

Height

Per Building Form Standards based on transect zone

Main Body

| Width | 48’ max. | C |
| Depth | 36’ max. | D |

Secondary Wing(s)

| Width | 30’ max. | E |
| Depth | 30’ max. | F |

Accessory Structure(s)

| Width | 48’ max. | G |
| Depth | 30’ max. | H |

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

E. Allowed Frontages

Porch, Engaged  Stoop

Porch, Projecting  Dooryard

F. Pedestrian Access

Main Entrance Location Front  I

Each unit may have an individual entry.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street.

Parking spaces may be enclosed, covered or open.

H. Private Open Space

| Width | 8’ min. | J |
| Depth | 8’ min. | K |
| Area | 100 sf min. |  |

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the house.
11-59-11  Apartment House

An apartment house with a recessed stoop

An apartment house with individual entries for ground floor units

A newly constructed apartment house.

**A. Description**

**Apartment House:** This Building Type is a medium-to-large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium density neighborhoods or sparingly within large lot predominantly single-residence neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

<table>
<thead>
<tr>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T6</th>
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<tbody>
<tr>
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**Key**

- T# allowed
- T# not allowed

General Note: Photos on this page are illustrative, not regulatory.
**Chapter 59: Building Type Standards**

<table>
<thead>
<tr>
<th>Key</th>
<th>---ROW / Property Line</th>
<th>---Setback Line</th>
<th>Building</th>
<th>---ROW / Property Line</th>
<th>---Setback Line</th>
<th>Private Open Space</th>
</tr>
</thead>
</table>

**B. Lot**

<table>
<thead>
<tr>
<th>Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
</tr>
<tr>
<td>Depth</td>
</tr>
</tbody>
</table>

**C. Number of Units**

<table>
<thead>
<tr>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 min.; 12 max.</td>
</tr>
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</table>

**D. Building Size and Massing**

<table>
<thead>
<tr>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Body</td>
</tr>
<tr>
<td>Width</td>
</tr>
<tr>
<td>Depth</td>
</tr>
<tr>
<td>Secondary Wing(s)</td>
</tr>
<tr>
<td>Width</td>
</tr>
<tr>
<td>Depth</td>
</tr>
</tbody>
</table>

**E. Allowed Frontages**

<table>
<thead>
<tr>
<th>Porch, Projecting</th>
<th>Forecourt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stoop</td>
<td>Dooryard</td>
</tr>
</tbody>
</table>

**F. Pedestrian Access**

<table>
<thead>
<tr>
<th>Main Entrance Location</th>
<th>Front</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units located in the Main Body shall be accessed by a common entry along the front.</td>
<td></td>
</tr>
</tbody>
</table>

On corner lots, units in a secondary wing may front the side street.

**G. Vehicle Access and Parking**

| Parking may be accessed from the alley, side street or front. |
| Parking may be accessed from the front only when there is no adjacent alley or side street. |

Parking spaces may be enclosed, covered or open.

**H. Private Open Space**

No private open space requirement.

---

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.
Chapter 59: Building Type Standards

11-59-12 Courtyard Building

A courtyard building with all units accessed from a central courtyard which provides communal open space.

A courtyard defined by two and three story buildings.

A courtyard with elevated stoops for privacy.

A. Description

Courtyard Building: This Building Type is a grouping of small structures or an individual medium-to-large-sized structure that is oriented around a shared courtyard or series of courtyards. The units consists of multiple side-by-side and/or stacked dwelling units primarily accessed directly from a courtyard. This Type is primarily applicable for medium-density neighborhoods, but is also appropriately scaled to fit in sparingly within primarily single-residence neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

B. Lot

Key

<table>
<thead>
<tr>
<th>T#</th>
<th>allowed</th>
<th>T# not allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>N</td>
<td>N</td>
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<tr>
<td>T2</td>
<td>N</td>
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<tr>
<td>T3</td>
<td>NF</td>
<td>MS</td>
</tr>
<tr>
<td>T4</td>
<td>MS</td>
<td>MS</td>
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</tbody>
</table>

Lot Size

| Width | 75' min.; 200' max. |
| Depth | 100' min. |

C. Number of Units

Units | 4 min.; 24 max.

General Note: Photos on this page are illustrative, not regulatory.
Chapter 59: Building Type Standards

D. Building Size and Massing

Height

Height 2 stories min.; 4 stories max.¹

Main Body/Secondary Wing(s)

Width 100’ max.  
Depth 40’ max.

Accessory Structure(s)

No accessory structures are allowed.

E. Allowed Frontages

Porch, Projecting Shopfront
Stoop Gallery
Forecourt Arcade
Dooryard

F. Pedestrian Access

The main entry of ground floor units is directly off of a courtyard or a street.

Courtyards shall be accessible from the front  
Each unit may have an individual entry.

Stairs accessing upper floors may serve no more than three units

¹Height must also comply with Building Form Standards.

F. Pedestrian Access (Continued)

Pedestrian connections should link all buildings to the public right-of-way, courtyards, and parking areas

Passages through buildings (zagwans) and between buildings should be provided to connect multiple courtyards

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street.

Parking spaces may be structured, tuck-under, or open.

H. Private Open Space

No private open space requirement.

I. Courtyard(s)

Width 20’ min.; 50’ max.  
Width-to-Height Ratio 1:2 min. to 2:1 max.
Depth 20’ min.; 150’ max.  
Depth-to-Height Ratio 1:1 to 3:1

Area (total) 400 sf min.; 50 sf/unit min.

Buildings must define a minimum of two courtyard edges
Courtyard edges not defined by building should be defined by a 6’ stucco or masonry wall.
A. Description

Main Street Mixed-Use: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

Key

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<thead>
<tr>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
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| NF | MSF | MS | MS |

Historic main street mixed-use building with a two-story gallery

Recently constructed main street mixed-use building

Recently constructed main street mixed-use building

General Note: Photos on this page are illustrative, not regulatory.
Chapter 59: Building Type Standards

B. Lot

Lot Size

<table>
<thead>
<tr>
<th>Width</th>
<th>25’ min.; 150’ max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth</td>
<td>100’ min.; 150’ max.</td>
</tr>
</tbody>
</table>

C. Number of Units

Units: 2 min.

D. Building Size and Massing

Height

<table>
<thead>
<tr>
<th>Height</th>
<th>2 stories min.; 4 stories max.</th>
</tr>
</thead>
</table>

Main Body

<table>
<thead>
<tr>
<th>Width</th>
<th>150’ max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth</td>
<td>65’ max.</td>
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</table>

Secondary Wing(s)/Accessory Structure(s)

<table>
<thead>
<tr>
<th>Width</th>
<th>100’ max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth</td>
<td>65’ max.</td>
</tr>
<tr>
<td>Separation from Main Body</td>
<td>10’ min.</td>
</tr>
</tbody>
</table>

A Secondary Wing/Accessory Structure shall have a smaller footprint, a narrower width, and a depth not greater than the Main Body.

1 Height must also comply with Building Form Standards.

E. Allowed Frontages

Forecourt  Dooryard
Shopfront  Gallery
Terrace    Arcade

F. Pedestrian Access

Upper floor units located in the Main Body shall be accessed by a common entry along the front.

Ground floor units may have individual entries along the front or side street.

On corner lots, units in a secondary wing/accessory structure may front the side street.

G. Vehicle Access and Parking

Parking shall be accessed from a side street or alley.

Parking drives and access may be shared on adjacent lots.

On-site parking spaces may be enclosed or open.

Garages may be detached or tuck-under.

H. Private Open Space

No private open space requirement.
A. Description

Mid-Rise: This Building Type is a medium to large-sized structure, 4 to 8 stories tall built on a large lot that incorporates structured parking. This building type can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high density buildings.

B. Lot

Lot Size

<table>
<thead>
<tr>
<th>T#</th>
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<th>not allowed</th>
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<tbody>
<tr>
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<td>M</td>
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<tr>
<td>B</td>
<td>N</td>
<td>M</td>
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<tr>
<th>Key</th>
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<tbody>
<tr>
<td>T#</td>
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</table>

| Width | 100' min.; 200' max. |
| Depth | 100' min.; 150' max. |

General Note: Photos on this page are illustrative, not regulatory.
Chapter 59: Building Type Standards

Key

-··-ROW / Property Line  
-··-Setback Line  

C. Number of Units

Unrestricted

D. Building Size and Massing

Height

Height

Floors 1-2

Width 200' max.

Depth 150' max.

Lot Coverage 100% max.

Floors 3+

Width 150' max.

Depth 65' max.

The floorplate of any floor may not be larger than the floor below.

E. Allowed Frontages

Shopfront  
Dooryard

Gallery  
Terrace

F. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front.

Ground floor units may have individual entries along the front or side street.

G. Vehicle Access and Parking

Parking may be accessed from the front, alley or side street.

Parking may be accessed from the front only when there is no adjacent alley or side street.

On-site parking spaces shall be in a structured garage.

H. Open Space

No private open space requirement.

Podium tops should be used to provide open space.

I. Courtyard(s)

Width 20' min.; 50' max.

Width-to-Height Ratio 1:2 to 2:1

Depth 20’ min.; 150’ max.

Depth-to-Height Ratio 1:1 to 3:1

1 A limited number of surface parking spaces along an alley may be approved by the Director.

1 Height must also comply with Building Form Standards.
A. Description

**High-Rise**: This Building Type is a large-sized structure, more than 8 stories tall built on a large lot that incorporates a structured parking. This building type is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high density buildings.

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<th>T1</th>
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**Key**
- T# allowed
- T# not allowed

General Note: Photos on this page are illustrative, not regulatory.
Chapter 59: Building Type Standards

---

**Key**

- --- ROW / Property Line
- --- Setback Line
- --- Floors 6+

---

**B. Lot**

**Lot Size**

| Width | 100’ min.; 300’ max. |
| Depth | 100’ min.; 300’ max. |

---

**C. Number of Units**

Unrestricted

---

**D. Building Size and Massing**

**Height**

| Height | 8 stories min. |

---

**Footprint**

Floors 1-5

| Width | 300’ max. |
| Depth | 300’ max. |
| Lot Coverage | 100% max. |

Floors 6-8

| Floorplate | 80% of lot max. |

Floors 9+

| Residential Floorplate | 15,000 sf max. |
| Commercial Floorplate | 30,000 sf max. |

---

The floorplate of any floor may not be larger than the floor below.

---

**E. Allowed Frontages**

Shopfront | Dooryard |

Gallery | Terrace |

---

**F. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front.

---

**G. Vehicle Access and Parking**

Parking may be accessed from the front, alley or side street.

Parking may be accessed from the front only when there is no alley or side street.

On-site parking spaces shall be in a structured garage.

---

**H. Private Open Space**

No private open space requirement.

Podium tops should be used to provide open space.

---

A limited number of surface parking spaces along an alley may be approved by the Director.
11-59-16 Additional Standards for Mid-Rise and High-Rise Buildings

--- ROW / Property Line  BUILDING

A. High-Rise/Mid-Rise Buildings in T6MS

Front/Side Street Setback
Floors 9+ 10' min.  

Side/Rear Setback
Abutting T6
Floors 1-8 0' min.  
Floors 9+ 30' min.  

Abutting T5
Floors 1-5 0' min.  
Floors 6-8 10' min.  
Floors 9+ 30' min.  

Abutting T4
Floors 1-5 10' min.  
Floors 6-8 20' min.  
Floors 9+ 30' min.  

B. High-Rise/Mid-Rise Buildings in T5MS

Front/Side Street Setback
Floors 6+ 10' min.  

Side/Rear Setback
Abutting T6/T5
Floors 1-5 0' min.  
Floors 6-8 10' min.  
Floors 9+ 30' min.  

Abutting T4
Floors 1-5 10' min.  
Floors 6-8 20' min.  
Floors 9+ 30' min.  

Abutting T3
Floors 1-2 10' min.  
Floors 3-5 20' min.  
Floors 6+ 30' min.
Chapter 59: Building Type Standards

C. High-Rise/Mid-Rise Buildings in T5MSF/T5N

Front/Side Street Setback

<table>
<thead>
<tr>
<th>Floors</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>6+</td>
<td>10’ min.</td>
</tr>
</tbody>
</table>

Side Setback

- Abutting T6/T5/T4
  - Floors 1-5 0’ min.
  - Floors 6-8 10’ min.
  - Floors 9+ 30’ min.

- Abutting T3
  - Floors 1-5 10’ min.
  - Floors 6-8 20’ min.
  - Floors 9+ 30’ min.

Rear Setback

- Abutting T6/T5/T4
  - Floors 1-5 10’ min.
  - Floors 6-8 20’ min.
  - Floors 9+ 30’ min.

- Abutting T3
  - Floors 1-2 10’ min.
  - Floors 3-5 20’ min.
  - Floors 6+ 30’ min.

D. Mid-Rise Buildings in T4MS

Front/Side Street Setback

<table>
<thead>
<tr>
<th>Floors</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>4+</td>
<td>10’ min.</td>
</tr>
</tbody>
</table>

Side Setback

- Floors 1-3 0’ min.
- Floors 4+ 10’ min.

Rear Setback

- Abutting T6/T5/T4
  - Floors 1-3 10’ min.
  - Floors 4+ 20’ min.

- Abutting T3
  - Floors 1-2 10’ min.
  - Floor 3 20’ min.
  - Floors 4+ 30’ min.