



## Building Types

### What are Building Types?

- A new way of regulating the general form applicable to development within each zone
- The code establishes seven building types (described on the right) that have different development standards for each zone in which they are allowed

### How do Building Types Work?

#### 1. Zones specify which building types are allowed

**Sec. 4.1.3.3. Building Types Allowed by Zone**  
Building types are allowed by zone as set forth below.

	Detached House	Duplex	Townhouse	Apartment/Condo	Mixed Use Building	General Building	Community Building
<b>Agricultural &amp; Rural Zones</b>							
Agricultural Conservation (AC)	A	—	—	—	—	A	A
Rural Residential (RR)	A	—	—	—	—	A	A
Rural Cluster (RC)	A	—	—	—	—	A	A
Rural Neighborhood Cluster (RNC)	A	MPOU	A	—	—	A	A
<b>Residential Detached Zones</b>							
Residential Estate - 2 (RE-2)	A	MPOU	MPOU	—	—	A	A
Residential Estate - 1 (RE-1)	A	MPOU	MPOU	—	—	A	A
Residential Low Density - 20 (RLD-20)	A	MPOU	MPOU	—	—	A	A
Residential Medium Density - 9 (RMD-9)	A	MPOU CD	MPOU CD	—	—	A	A
Residential Medium Density - 6 (RMD-6)	A	MPOU CD	MPOU CD	—	—	A	A
<b>Residential Townhouse Zones</b>							
Townhouse Low Density (TLD)	A	A	A	—	—	A	A
Townhouse Medium Density (TMD)	A	A	A	—	—	A	A
Townhouse High Density (THD)	A	A	A	—	—	A	A
<b>Residential Multi-Unit Zones</b>							
Residential High Density - 3 (RH-3)	A	A	A	A	—	A	A
Residential High Density - 2 (RH-2)	A	A	A	A	—	A	A
Residential High Density - 1 (RH-1)	A	A	A	A	—	A	A
<b>Commercial/Residential Zones</b>							
CR Neighborhood (CRN)	A	A	A	A	A	A	A
CR Town (CRT)	A	A	A	A	A	A	A
CR (CR)	A	A	A	A	A	A	A
<b>Employment Zones</b>							
Employment General (EG)	—	—	A	A	A	A	A
Employment Life Science (ELS)	A	A	A	A	A	A	A
Employment Office (EOP)	—	—	A	A	A	A	A
<b>Industrial Zones</b>							
Light Industrial (LI)	—	—	—	A	A	A	A
Heavy Industrial (HI)	—	—	—	A	A	A	A

#### 2. Unique development standards are created for building types in each zone

**Sec. 4.3.3.1. Detached House (1 of 2)**

A. Lot Dimensions (min)	RE-2	RE-1	RLD-20	RMD-9	RMD-6
A1 Lot area	87,119 sf	48,859 sf	20,000 sf	9,000 sf	6,000 sf
A2 Lot width at front building line	150'	125'	100'	75'	60'
A3 Lot width at front property line	25'	25'	25'	25'	25'

B. Placement	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>Principal Building Setbacks (min)</b>					
B1 Front setback	50'	50'	40'	30'	25'
B2 Side street setback	30'	30'	15'	15'	15'
B3 Side interior setback	17'	17'	12'	8'	8'
B4 Rear setback	35'	35'	30'	25'	20'
<b>Necessary Structure Setbacks (min)</b>					
B5 Front setback, behind front building line	20'	20'	10'	10'	10'
B6 Side street setback	20'	20'	15'	15'	15'
B7 Side interior setback	15'	15'	12'	5'	5'
B8 Rear setback	10'	10'	7'	5'	5'
B9 Rear setback, alley	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min
<b>Coverage (max)</b>					
B10 Roofed buildings & structures	15%	15%	25%	30%	35%

### How is This Beneficial?

- Moves away from the one-size-fits-all development standards of the current code
- Provides property owners and developers more flexibility with site design
- Promotes development, especially infill, that is compatible with the surrounding area

Proposal based on November 22, 2011 ZAP Review Draft



#### 1 Detached House



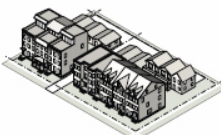
A building typically containing one dwelling unit located on a single lot

#### 2 Duplex



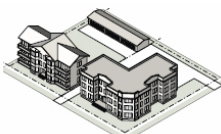
A building containing two dwelling units arranged one above the other, side by side, or back to back

#### 3 Townhouse



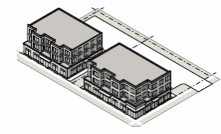
A building containing three or more dwelling units where each dwelling unit is separated vertically by a party wall

#### 4 Apartment / Condo



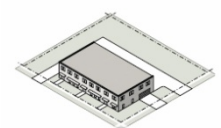
A building containing three or more dwelling units vertically and horizontally integrated

#### 5 Mixed Use Building



A building containing ground floor commercial uses with upper-story residential or office uses

#### 6 General Building



A building intended primarily for non-residential uses

#### 7 Community Building



A building intended primarily for civic, institutional or public uses