



Building Types

What are Building Types?

- A new way of regulating the general form applicable to development within each zone
- Each building type has different development standards for each zone in which it is allowed

How is This Beneficial?

- Provides more flexibility with site design
- Promotes development, especially infill, that is compatible with the surrounding area

How do Building Types Work?

1. Zones specify which building types are allowed

Section 4.1.4. Building Types Allowed by Zone in the Agricultural, Rural Residential, and Residential Zones

In the Agricultural, Rural Residential, and Residential zones, building types are allowed by zone as follows:

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use Allowed in the Zone	Duplex	Townhouse	Apartment Building
Agricultural Zones				
Agricultural Reserve (AR)	A	---	---	---
Rural Residential Zones				
Rural (RR)	A	---	---	---
Rural Cluster (RC)	A	---	---	---
Rural Neighbored Cluster (RNC)	A	A	A	---
Residential Detached Zones				
Residential Estate - 2 (RE-2)	A	---	---	---
Residential Estate - 2C (RE-2C)	A	---	---	---
Residential Estate - 3 (RE-3)	A	MPFU	MPFU	---
Residential - 200 (R-200)	A	MPFU, TSB	MPFU, TSB	---
Residential - 30 (R-30)	A	MPFU, CO, TSB	MPFU, CO, TSB	---
Residential - 60 (R-60)	A	MPFU, CO, TSB	MPFU, CO, TSB	---
Residential - 40 (R-40)	A	MPFU	---	---
Residential Townhouse Zones				
Townhouse Low Density (TL1)	A	A	A	---
Townhouse Medium Density (TM2)	A	A	A	---
Townhouse High Density (TH3)	A	A	A	---
Residential Multi-Unit Zones				
Residential Multi-Unit Low Density - 30 (R-30)	A	A	A	A
Residential Multi-Unit Medium Density - 20 (R-20)	A	A	A	A
Residential Multi-Unit High Density - 10 (R-10)	A	A	A	A

KEY: A = Allowed to accommodate permitted, limited, and conditional uses; --- = Not allowed; MPFU = Allowed as part of an optional mixed-use development; TSB = Allowed in a TSB Overlay zone as part of optional mixed-use development under Section 4.3.13.3

Section 4.1.6. Building Types Allowed by Zone in the Commercial/Residential, Employment, and Industrial Zones

In the Commercial/Residential, Employment, and Industrial zones, building types are allowed by zone as follows:

	Detached House	Duplex	Townhouse	Apartment Building	Multi-Use Building	General Building
Commercial/Residential Zones						
CR Neighbored (CRN)	A	A	A	A	A	A
CR Open (CRO)	A	A	A	A	A	A
CR (CR)	A	A	A	A	A	A
Employment Zones						
General Employment (GE)	A	A	A	A	A	A
Neighborhood Retail (NR)	A	A	A	A	A	A
Life Science Center (LSC)	A	A	A	A	A	A
Employment Office (EO)	A	A	A	A	A	A
Industrial Zones						
Light Industrial (LI)	---	---	---	---	A	A
Moderate Industrial (MI)	---	---	---	---	A	A
Heavy Industrial (HI)	---	---	---	---	A	A

KEY: A = Allowed to accommodate permitted, limited, and conditional uses; --- = Not allowed

2. Each building type has unique development standards in each zone

C. CRN, CRT, and CR Zones, Standard Method Development Standards

1. Site	Detached House	Duplex - Side	Duplex - Over	Townhouse	Apartment	Multi Use	General
Open Space (min)							
Open space, site ≤ 10,000 SF	n/a	n/a	n/a	20%	0%	0%	0%
Open space, site > 10,000 SF	n/a	n/a	n/a	20%	10%	10%	10%
Specifications for all Open Space							
a.	In a development with townhouse, apartment, multi use, or general building types, open space is calculated on the area of the site minus any area for detached house and duplex lots.						
b.	Open space for the townhouse building type is common open space (see Section 6.3.5), and for other building types is public open space (see Section 6.3.6).						
2. Lot and Density							
Lot (min)							
Lot area	1,000 SF	1,000 SF	500 SF	800 SF	n/a	n/a	n/a
Lot width at front building line	25'	25'	12.5'	12'	n/a	n/a	n/a
Lot width at front lot line	10'	10'	10'	n/a	n/a	n/a	n/a
Density (max)	mapped						
CRN Density, FAR	The lesser of: mapped FAR or the greater of 10,000 SF or 1.0 FAR						
CRT Density, FAR	The lesser of: mapped FAR or the greater of 10,000 SF or 0.5 FAR						
CR Density, FAR	The lesser of: mapped FAR or the greater of 10,000 SF or 0.5 FAR						
Specification for Density							
An historic resource recommended in the applicable master plan to be preserved and reused, which does not occupy more than a 10% of the gross floor area, is excluded from the FAR calculation.							
Coverage (max)	mapped						
Lot	90%	90%	90%	90%	n/a	n/a	n/a

1 Detached House*



A building containing one dwelling unit that may contain ancillary nonresidential uses

2 Duplex



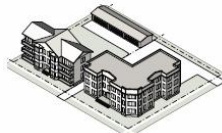
A building containing two principal dwelling units that may contain ancillary nonresidential uses

3 Townhouse



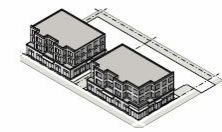
A building containing three or more dwelling units where each dwelling unit is separated vertically by a party wall. A townhouse may contain ancillary nonresidential uses

4 Apartment Building



A building containing three or more dwelling units vertically and horizontally integrated. An apartment may contain up to 10% of the GFA as Retail/Service Establishment uses, otherwise it is a multi use building

5 Multi Use Building



A building with Retail/Service Establishments along the majority of the ground floor facing any street or open space and other nonresidential or residential uses above

6 General Building*



A building typically containing nonresidential uses

*In the Agricultural, Rural Residential, and Residential zones these building types are combined and called a "Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone"

