Bringing Urban Zoning Codes into the 21st Century

Leslie Gould
Dyett & Bhatia
Urban and Regional Planners
Portland Downtown Zoning

overlay development regulations
Chicago Downtown Zoning
The Problem with Zoning

17.100.160 Minimum yards and courts.
No yards or courts are generally required except as indicated below. The following minimum yards
and courts shall be provided unobstructed except for the accessory structures or other facilities allowed
therein by Section 17.108.130:
A. Front Yard. A front yard shall be provided, as prescribed in Section 17.108.040, in certain situa-
tions where part of the frontage on the same side of a block is in a residential zone.
B. Side Yard—Street Side or Corner Lot. A side yard shall be provided, as prescribed in Section
17.108.070, on the street side of a corner lot in certain situations where a lot to the rear of the cor-
er is in a residential zone.
C. Side Yard—Interior Lot Line.
1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section
17.108.080, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 17.108.090, along an interior side lot line
lying along a boundary of any of certain other zones.
D. Rear Yard.
1. A rear yard with a minimum depth of ten feet shall be provided for all Residential Facilities, ex-
cept as a lesser depth is allowed by Section 17.108.110.
2. A rear yard shall be provided, as prescribed in Section 17.108.100, along a boundary of any of
certain other zones.
E. Courts. On each lot containing a Residential Facility, courts shall be provided when and as re-
quired by Section 17.108.120. (Ord. 11892 § 4
(part), 1996: prior planning code § 6870)
17.100.170 Minimum usable open space.
Minimum usable open space.
A. Group Usable Open Space for Residential Facilities. On each lot containing Residential Facili-
ties with a total of two or more living units, group usable open space shall be provided for such facili-
ties in the minimum amount of one hundred fifty
(150) square feet per regular dwelling unit plus one
hundred (100) square feet per efficiency dwelling
unit. All required group usable open space shall
conform with the standards set forth in Chapter
17.126, except that group usable open space may
be located anywhere on the lot, and may be located
entirely on the roof of any building on the site.
B. Private Usable Open Space for Residential Facilities. Private usable open space shall be pro-
vided in the minimum amount of thirty (30) square feet
per regular dwelling unit and twenty (20) square feet
per efficiency unit. All required space shall conform
to the standards for required private usable open
space in Section 17.126.040. All private usable open
space may be substituted for group usable open
space with a ratio prescribed in Section 17.126.020
except that actual group open space shall be pro-
vided in the minimum amount of seventy-five (75)
square feet per regular dwelling unit and fifty (50)
square feet per efficiency unit. (Ord. 11892 § 4
(part), 1996: prior planning code § 6871)
17.100.180 Buffering and landscaping.
A. Buffering. All uses shall be subject to the
applicable requirements of the buffering regulations
in Chapter 17.110 with respect to screening or loca-
tion of parking, loading, and storage areas; control
of artificial illumination; and other matters specified
therein.
B. Landscaping. All uses shall be subject to the
applicable requirements of the standards for required
landscaping and screening, Chapter 17.124, with
respect to maintenance, required materials and ca-
pacity, combination materials, and heights; and other
matters specified therein. (Ord. 11892 § 4
(part), 1996: prior planning code § 6872)
17.100.190 Special regulations for mini-lot
developments.
In mini-lot developments, certain of the regula-
tions otherwise applying to individual lots in the S-
15 zone may be waived or modified when and as
prescribed in Section 17.102.320. (Ord. 11892 § 4
(part), 1996: prior planning code § 6873)
Zoning Can Be Positive: A Form-Giving Element
Zoning Can Be Positive: A Form-Giving Element
Zoning Can Be Positive: A Form-Giving Element
Making Zoning Politically Compelling

- It’s not just the code. It’s also: (2) the review process, and (3) the customer service.
- Development and Building Community – Certainty, Finality of Decisions, and Service
- City Council Members – Special Zoning for My District
- Neighborhood Groups – The Character of My Neighborhood
- Stop the Really Bad Things
- Homeowners and Small Businesses – make it easy
- Jobs and Economic Development – Zoning Map that gives it a place to happen; and zoning standards that encourage what you want
What Zoning Can and Can’t Do for You

- Zoning should not be expected to solve the problems of bad planning or lack of planning.
- Zoning should perform – it should do the job of implementing your plans.
- Zoning must respect economic realities; it cannot create markets, although it can affect the location, timing and density/intensity of development.
- Zoning enables a City to say YES to development it wants and NO to incompatible development.
Getting the Development You Want; Saying No to What You Don’t Want

- Ground Floor Transparency vs. Blank Walls
- Sunlight to Parks and Sidewalks vs. Shaded Wind Tunnels
- Ground Floor Active Uses vs. Parking at the Ground Floor
- Articulation vs. Flat Facades
- Parking to Side and Rear vs. the Front
- Sunlight and Privacy for Neighbors vs. Long Tall Flat Side Walls
Ground Floor Active Uses vs. Parking at the Ground Floor
Shopfront Continuity; and Parking to the Side or Rear
Articulation vs. Flat Facades
Blank Walls
Make Zoning Easier to Understand

- Tables
- Drawings
- Format
- Computerized Zoning with Hyperlinks
- Purpose and Rationale Statements
## Tables with Illustrations

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Detached (front loaded)</th>
<th>Detached Zero-Lot Line (front loaded)</th>
<th>Detached (front loaded)</th>
<th>Townhouse (rear loaded)</th>
<th>Townhouse (front loaded)</th>
<th>Residential Over Parking And Commercial Podium</th>
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</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>6,000 sq. ft.</td>
<td>2,500 sq. ft.</td>
<td>2,500 sq. ft.</td>
<td>2,500 sq. ft.</td>
<td>2,000 sq. ft.</td>
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<td>Dwelling Size</td>
<td>1,800 sq. ft.</td>
<td>1,200 sq. ft.</td>
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<td>Number of Floors</td>
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<td>2</td>
<td>2</td>
<td>2</td>
<td>2.5</td>
<td>2-3 over podium</td>
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<td>Density (units/ net acre)</td>
<td>7</td>
<td>17</td>
<td>15</td>
<td>15</td>
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<td>Typical Density Range for Housing Type</td>
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<td>18</td>
<td>16</td>
<td>12-25</td>
<td>15-30</td>
<td>30+</td>
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<td>General Plan Land Use Classification</td>
<td>Low Density</td>
<td>Medium Density</td>
<td>Medium Density</td>
<td>Medium Density</td>
<td>Downtown Medium Density</td>
<td>Downtown High Density</td>
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*Illustrative Housing Types*
# Tables and Diagrams

## SCHEDULE B-1.403-A: DEVELOPMENT STANDARDS—COMMERCIAL AND OFFICE DISTRICTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-O</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-M</th>
<th>Additional Regulations</th>
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<tbody>
<tr>
<td>Lot Standards</td>
<td></td>
<td></td>
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<tr>
<td>Minimum Lot Size (sq ft)</td>
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<td>5,000</td>
<td>5,000</td>
<td>Section B-1.1B04</td>
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<td>Minimum Lot Width (ft)</td>
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<td>Lot Size</td>
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<td>Corner Lot</td>
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<td>Minimum Lot Depth (ft)</td>
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### Building Form and Location

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-O</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-M</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height (ft)</td>
<td>52</td>
<td>52</td>
<td>52</td>
<td>52</td>
<td>52</td>
<td>Section B-1.1B05, (A)</td>
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<tr>
<td>Maximum Number of Stories</td>
<td>4</td>
<td>4</td>
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<td>4</td>
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<tr>
<td>Maximum Floor Area Ratio (FAR)</td>
<td>1.0</td>
<td>0.6</td>
<td>2.0</td>
<td>2.0</td>
<td>1.0</td>
<td></td>
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<tr>
<td>Minimum Yards (ft)</td>
<td>See below.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>20 ft. yard required for buildings with more than 75,000 square feet of floor area.</td>
</tr>
<tr>
<td>Street Side</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Interior Side</td>
<td>15 adjacent to an R District; otherwise none required.</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>15 adjacent to an R District or for a through lot where neighboring uses have front yards; otherwise none required.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### Building and Site Design

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-O</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-M</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Main Entrance Orientation requirement applies</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>(B)</td>
</tr>
<tr>
<td>Building Transparency requirement applies</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>(C)</td>
</tr>
<tr>
<td>Architectural Articulation required for residential uses</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>(D)</td>
<td></td>
</tr>
<tr>
<td>Limitation on Location of Parking</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>(E)</td>
</tr>
<tr>
<td>Landscaped Setback of Front Yard</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>(F)</td>
</tr>
</tbody>
</table>

### Part II—Zoning Districts

#### SCHEDULE B-1.403-A: DEVELOPMENT STANDARDS—COMMERCIAL AND OFFICE DISTRICTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>C-O</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-M</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking requirements apply</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Pedestrian Access required</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>-</td>
<td>(G)</td>
</tr>
<tr>
<td>Public Space and Access required</td>
<td>-</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>-</td>
<td>(H)</td>
</tr>
</tbody>
</table>

#### Other Standards

- Exterior Lighting: Article 20
- Fences, Hedges, and Walls: Section 8-1.1203
- Landscaping: Article 19
- On-Street Parking and Loading: Article 21
- Refuse Storage Areas: Section 8-1.2205
- Signs: Article 22

- Standards for Mechanical and Electrical Equipment Apply: Yes Yes Yes Yes Yes (I)
- Standards for Truck Doors: Loading and Service Areas Apply: Yes Yes Yes Yes Yes (I)

## Additional Development Standards:

### A. Upper-Story Setback Adjacent to an R District

To protect privacy and minimize sunlight blockage, structures shall not intercept a 30-degree daylight plane inclined inward from a height of 12 feet above existing grade at the R District boundary line.

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**FIGURE B-1.403-A: MAXIMUM HEIGHT ADJACENT TO RESIDENTIAL DISTRICT**

![Diagram of maximum height adjacent to residential district](image)
## Downtown Zoning: Development Regulations

### TABLE 1905-A: BULK AND FLOOR AREA RATIO STANDARDS

<table>
<thead>
<tr>
<th>Land Use Districts</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Emphasis (R)</td>
<td>See §103.1905(a) and Figure 1905-A</td>
</tr>
<tr>
<td>Core (C)</td>
<td>See §103.1905(b) and (c) and Figure 1905-B</td>
</tr>
<tr>
<td>Public/Civic (P)</td>
<td>See §103.1905(b) and (c) and Figure 1905-B</td>
</tr>
<tr>
<td>Industrial (I)</td>
<td>See §103.1905(b) and (c) and Figure 1905-B</td>
</tr>
<tr>
<td>Neighborhood Mixed-Use Center (NC)</td>
<td>See §103.1905(o)</td>
</tr>
<tr>
<td>Ballpark Mixed-Use (BP)</td>
<td>See §103.1905(o)</td>
</tr>
<tr>
<td>Flexible Use (F)</td>
<td>See §103.1905(o)</td>
</tr>
<tr>
<td>Neighborhood Mixed-Use Center (NC)</td>
<td>See §103.1905(o)</td>
</tr>
<tr>
<td>Waterfront/Marine (WM)</td>
<td>See §103.1905(o)</td>
</tr>
<tr>
<td>Convention Center/Visitor (CC)</td>
<td>See §103.1905(o)</td>
</tr>
<tr>
<td>Employment/Residential Mixed-Use (ER)</td>
<td>See §103.1905(o)</td>
</tr>
</tbody>
</table>

### Building Intensity

- **Low-Rise** (height less than 240')
- **High-Rise** (height above 240')
- **Core** (C)
- **Public/Civic** (P)
- **Industrial** (I)

#### Building Height (ft from ground level)

- **Mid Zone**
  - Maximum: 180, 125, 180, None, 180
  - Minimum: 85, 85, 85, None, 60

- **Tower Zone and Maximum Height**
  - None, except where building heights have been restricted as per Figure 1905-E.

#### Building Bulk & Volume

- **Maximum Lot Coverage**
  - See §103.1905(a) and Figure 1905-A

- **Maximum Building Floor Area (% of site area)**
  - Base Zone: 100%
  - Mid Zone (above maximum base zone height): 50%, 50%, 50% (for residential uses as per See §103.1905(n))
  - Tower Zone: 40%, 40%, 40% (for residential uses as per See §103.1905(n))

### Floorplate

- **Minimum (sf)** See §103.1905(d)
  - Mid and Tower Zones only
- **Maximum (width:diagonal ratio)** See §103.1905(e)
  - Tower Zone only: 1:2

### Building Orientation

- **Maximum north-south plan dimension (ft)**
  - See §103.1905(a) and Figure 1905-A

- **Maximum west-east plan dimension (ft)**
  - See §103.1905(a) and Figure 1905-A

### Stepbacks

- **Sun Access Criteria Stepback Requirement**
  - Fifty percent of the total street frontage on the west, north, and east block face must step back the amount shown within the area bounded by a sixty (60) degree angle originating from the top of the Base Zone/Street Wall (see Figure 1905-F).

- **View Corridor Stepbacks**
  - Buildings along view corridors must step back from the maximum Base Zone by the amount indicated in Figure 1905-H.

### Tower Guidelines

- **Height**
  - One face of tower must front onto street.
- **Separation**
  - Multiple towers within a block must be separated by a minimum of forty (40) feet.
- **Articulation**
  - Upper towers must achieve a reduction of building mass as shown in Figure 1905-I.
- **Projections**
  - Any projections into the Right-of-Way must follow the 2001 Uniform Building Code, Section 304.
- **Reflectivity**
  - All roof elements must be architecturally integrated into the building design.
- **Open Space**
  - Required for residential uses as per See §103.1905(o)

### Downtown San Diego Planned Development Ordinance

Excerpted from the Downtown San Diego Planned Development Ordinance

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**DYETT & BHATIA**

Urban and Regional Planners
Web-based Zoning Ordinances

The Legislative Reference Bureau of the City Clerk's Office maintains Milwaukee's official Code of Ordinances, which is available online. The City's Zoning Ordinance (CZO) is a copy of the Code's Chapter 29B, formatted by the Department of City Development. The CZO is maintained and updated by the City Clerk. For more information, visit the City's official website.

For additional information, contact the Milwaukee DCD Development Center at (414) 286-4210 or email development@milwaukee.gov.
ZoningPlus Document Software

- Internet-based software
- Makes Development Code available for public viewing
- Browse and search the Code
- Many internal text cross-references
- Integrates with zoning maps, plan documents, PUD listings etc.
- Used internally by staff for code maintenance
Browse the Code
Development Standards can make it easier for everyone – applicants, staff, etc.
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Development Standards can make it easier for everyone – applicants, staff, etc.
Use the Least Regulation Necessary to Do the Job.

- Example – Sliding Scale Density based on slope, lot width, lot size
- Taller Buildings on Wider Streets
- Buffering
Daylight Plane – Lower Density Next to Higher Density Residential

- Lower Density Lot
- R-50 or higher density Lot
- Lot Line and Zone change
- Skyplane @ RX-35 & 40 Zones
- Skyplane @ RH & RD Zones
- Min. Req'd Setback
- 30 FT OR 30 % LOT DEPTH
Setback and Height Tradeoffs

Corresponding Volume Reduction

Allowable area of encroachment

30% buildable lot with

30% buildable lot with

Total buildable lot with

30 FT OR 30 %
LOT DEPTH
Contextual Zoning – Setback Averaging; Height exceptions based on existing buildings

Setback for lot B is the average of the existing setbacks for lots A and C.

Setback for lot E is the average of the existing setback for lot D and the required setback for lot F.

Setback for lot H is the average of the existing setback for lot G and the required setback for lot H along the same street.

- The normally required setback
- The existing setback
- The averaged setback
Understand Your Development Patterns

- Block Patterns
- Lot Patterns and Lot Shapes
- Special setbacks in certain neighborhoods and on certain streets
- Distinguish where large floorplates are OK, vs. where fine grained development should occur.
Block Scale

San Diego  Boston  Chicago  New York

Portland  San Francisco  Seattle  Vancouver
Working with Historic Development Patterns
Working with Historic Development Patterns
Working with Historic Development Patterns
Using Zoning to Achieve Policy Goals

- Small Local Businesses and Parking
- Sustainable Development – Parking, Solar
- Affordable Housing – By Right Process, parking exceptions, density bonus
- Historic Preservation – By right exceptions for nonconforming setbacks or parking
The Typical Things that are Antiquated

- Land Use Classifications
- Amendments upon Amendments
- Too Many Districts
- No Provisions for Mixed Use
- Industrial Land Protection
- Building Relationship to the Street
- Review Processes are cumbersome
- Allow minor exceptions instead of variances
- The informal interpretations that aren’t written down anywhere
- Nonconforming Regulations
Live/Work

- Allow conversion with simple rules
  - Only for existing buildings
  - 2/3 work: 1/3 live (or $\frac{1}{2}$ and $\frac{1}{2}$)
  - Preserve parking and open space
Downtown Plan and Zoning
San Diego
San Diego
Looking at Other Downtowns

San Diego  Boston  Chicago  New York

Portland  San Francisco  Seattle  Vancouver
San Diego

- Downtown Structure
San Diego

- Neighborhoods
San Diego

- Neighborhood Centers & Walkability
San Diego

- Land Use Districts
# Zoning: Use Regulations

## Table 1904-A: Downtown PD Use Regulations

**Legend:** ● = Permitted as-of-right; ○ = Conditional Use Permit Required; -- = Not Permitted

### ZONES

[See Figure 1903-B: Overlay Districts and Figure 1903-C: Active Use Overlay for specific use requirements]

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Care</th>
<th>Neighborhood/Mixed-Use Center</th>
<th>Employment/Mixed-Use</th>
<th>Ballpark/Mixed Use</th>
<th>Waterfront/Marine</th>
<th>Flexible Use</th>
<th>Residential Emphasis</th>
<th>Industrial</th>
<th>Public/Civic</th>
<th>Park/Open Space</th>
<th>Convention Center/Visitor</th>
<th>Additional Regulations</th>
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<td>Fraternities, Sororities and Student Dormitories</td>
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</tbody>
</table>
Street Typologies

- Active frontages
- Street character – Green Streets or Boulevards
- Street function:
  - Pedestrian streets
  - Transit preferential streets
  - Service streets
- Practice tips:
  - Use maps, not generic cross-sections
  - Emphasize connectivity
- Streets as Extension of Open Space
Street Level Active Frontage Requirements
Street Typologies
Development Standards

- **Building height:**
  - *Tower zones*
  - *Mid-zones*
  - *Base zones – street wall*

- **Building bulk and volume**

- **Upper-story setbacks and tower separation**

- **Building reflectivity**

- **Private/common open space**
  - *For residential uses*

- **Parking and loading; curb cut limitations**
# Downtown Zoning: Development Regulations

## Table 1905-A: Bulk and Floor Area Ratio Standards

<table>
<thead>
<tr>
<th>Land Use District</th>
<th>&lt;12 FAR</th>
<th>&gt;12 FAR</th>
<th>Core (C)</th>
<th>Industrial (I)</th>
<th>Public/Civic (P)</th>
<th>Residential Emphasis (A)</th>
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</thead>
<tbody>
<tr>
<td><strong>Building Intensity</strong></td>
<td>Residential/Industrial (RI)</td>
<td>Residential/Industrial (RI)</td>
<td>Residential/Industrial (RI)</td>
<td>Residential/Industrial (RI)</td>
<td>Residenial/Industrial (RI)</td>
<td>Residential/Industrial (RI)</td>
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<td><strong>Floor Area Ratio (FAR)</strong></td>
<td>1.00</td>
<td>1.20</td>
<td>1.50</td>
<td>2.00</td>
<td>2.50</td>
<td>3.00</td>
</tr>
<tr>
<td><strong>Building Height (H, from ground level)</strong></td>
<td>100</td>
<td>150</td>
<td>180</td>
<td>200</td>
<td>250</td>
<td>300</td>
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<tr>
<td><strong>Mid Zone</strong></td>
<td>1.00</td>
<td>1.20</td>
<td>1.50</td>
<td>2.00</td>
<td>2.50</td>
<td>3.00</td>
</tr>
<tr>
<td><strong>Base Zone/Street Wall</strong></td>
<td>6.00</td>
<td>6.00</td>
<td>6.00</td>
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<td><strong>Steps</strong></td>
<td>55</td>
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<td>72</td>
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</tbody>
</table>

## Downtown Zoning: Development Regulations

### Building Intensity

- **Residental/Industrial (RI):**
  - Floor Area Ratio (FAR): 1.00
  - Building Height (H): 100
  - Mid Zone: 1.00
  - Base Zone/Street Wall: 6.00
  - Steps: 55

### Steps

- **Steps:**
  - Buildings along view corridors must step back from the maximum base zone by the amount indicated in Figure 1905-H.
  - One face of tower must front onto street.
  - Multiple towers within a block must be separated by a minimum of forty (40) feet.
  - Upper towers must achieve a reduction of building mass as shown in Figure 1905-I.

### Other Standards

- **Building Elevation:**
  - Building materials must be architecturally integrated into the building design.
  - Any projections into the right-of-way must follow the 2001 Uniform Building Code, Section 1204.
  - See §103.1905(c)

- **Private/Community Open Space:**
  - Required for residential uses as per See §103.1905(c)
  - See §103.1905(c)
Density/Intensity

- Map FAR limits separately from height
  - Whether to include parking

- Determine need for incentive provisions
  - For specific amenities
  - For affordable housing
  - Calculate bonus on value of space added vs. cost of amenity

- Transfer for development rights (TDRs)
  - Historic preservation, parks, Single Room Occupancy (SRO) hotels
Zoning FAR

- Base Minimum and Maximum FAR
Zoning FAR

- Base FAR with Bonus for Specific Amenities
  - Retail along active streets
  - Historical Resources
  - Affordable Housing
  - Specific amenities and improvements
Zoning FAR

- TDR Sending and Receiving Sites and FAR
  - Will help pay for $250 million in new parks
Zoning FAR & TDR

- Maximum FAR with all incentives, bonuses, TDR
Building Height and Sun Access

- Need to map and illustrate standards
- Correlate with view corridors
  - Avoids need for case-by-case review
- Determine whether just to protect sunlight on parks or also to protect sun access along major pedestrian streets.
- Determine what are the critical time periods for sun access.
Urban Design

Animation: Rose Park Shadows
September 21st, 11am-3pm
Zoning

Urban Design Standards

FIGURE 1906-C: RESIDENTIAL SETBACKS AND ENTRANCES

5-10 ft setback on 50% of street wall

50 ft maximum between entrances

Residential entrances should be raised at least 2 feet above the sidewalk for privacy and security.

Section
FIGURE 1905-C: PUBLIC PLAZAS, PARKS AND OPEN SPACE- LOCATION AND SIZE

Spaces that face entirely north are not allowed.

Spaces that face south, east or west are generally acceptable.

4,000 sf minimum

1:3 maximum (width:length) =

FIGURE 1906-B: STOREFRONT FRONTAGE

A single tenant may have a maximum 150 linear feet of street-facing facade.

Sidewalk
Street

DYETT & BHATIA
Urban and Regional Planners
Neighborhood Center Mixed Use
Neighborhood Center Mixed Use
Neighborhood Center Mixed Use

- Typical Standards
  - Build to Requirement of 0-10 ft.
  - Transparency
  - Percentage of Building at Property Line
  - Parking to the Side and Rear
  - Special Standards for Residential Uses
  - Outdoor Seating
Building Frontage

**FIGURE 17.32.040-E: BUILDING SETBACK AND FRONTAGE ON STREETS - MUI DISTRICT**

- Buildings must be located between 5 and 10 feet from front property line for at least 70% of frontage.

- Minimum 5 ft
- Maximum 10 ft

- Minimum 70% of building located on street property line
Ground Floor Transparency and Build-To Line

**FIGURE 17.32.040-G: BUILDING TRANSPARENCY**

Windows, doors or other openings shall occupy at least 50% of the building frontage located between 2.5 and 7 feet above the level of the sidewalk.

**FIGURE 17.32.040-D: FRONT SETBACK IMPROVED WITH PEDESTRIAN AMENITIES - CB DISTRICT**

In the CB zone, buildings are normally required to be located at the front property line. However, a setback up to 5 ft is allowed if it creates a wider sidewalk or includes pedestrian amenities accessible to the public.
Parking Location

FIGURE 17.32.040-I: LIMITATIONS ON LOCATION OF PARKING

Locate parking to the side or rear of buildings, not between building and street.
Parking Location

Minimum 10% of surface parking lot to be landscaped

Parking screened from sidewalk
Façade Dimensions and Articulation

MAINTENANCE OF WIDTH AND PROPORTION IN PEDESTRIAN-ORIENTED COMMERCIAL
Standards for Residential in Mixed Use Commercial Areas

**FIGURE 17.32.040-P: MINIMUM SIDE AND REAR YARDS FOR RESIDENTIAL USES IN COMMERCIAL ZONES**

**SECTION**

- **Living Room Windows**
  - Min. 20 ft.

- **Bedroom and Kitchen Windows**
  - Min. 15 ft.

- **All Other Windows**
  - Min. 10 ft.

**PLAN**

- **Adjacent Property**
  - Min. 20 ft.

- **Living Room Windows**
  - Min. 15 ft.

- **Bedroom and Kitchen Windows**
  - Min. 3 ft. on each side

- **All Other Windows**
  - Min. 10 ft.

Length of the setback must be at least the width of the window plus 3 feet on each side.
The Process of Revising a Zoning Code

▪ Just Clean it Up. Don’t take on too much.
▪ Bite off smaller chunks at a time, if possible, and fly under the radar screen.
▪ Bring everyone along.
▪ Don’t be too logical. Respect community ownership of “battles won.”
▪ Just implementing goals that everybody already accepts is a huge achievement.
Whenever you are sure you’re right, think again

- Requiring Retail on the Ground Floor
- Creating Special Districts
- Streamlining means reducing the number of districts. Sometimes More can Be Less. Residential Bridge Districts needed.
- Height Limits – the Squashed box look
- Parking Requirements for Residential
- Cookie Cutter Subdivisions with no churches or stores – residential zoning vs. neighborhood zoning
Bringing Urban Zoning Codes into the 21st Century

Leslie Gould
Dyett & Bhatia
Urban and Regional Planners