

Urban Form Overlay review of:

Address:

Date:

Applicant name:

Applicant email:

Applicant Phone:

Urban Form Overlay Requirements			Proposed	Comments
<i>(1) Setbacks.</i>				
A. Front yard depth; principal street frontage	Single-family, two-family, townhouse: 0 ft. min., 10 ft. max.	All other building types: 0 ft. min., 8 ft. max.		
B. Front yard depth; secondary street frontage	Single-family, two-family, townhouse: 0 ft. min., 6 ft. max.	All other building types: 0 ft. min., 6 ft. max.		
C. Interior side yard depth	0 ft. min.			
D. Rear yard depth	3 ft. min.			
<i>(2) Building Configuration.</i>				
A. Frontage build-out; principal street frontage	80% min. of principal street frontage; 20% of this requirement may be met with a streetscreen Streetscreens shall be masonry and min. 3.5' in height			
B. Frontage build-out, secondary street frontage	100% min. of the urban street space			
C. Active use; first story principal and secondary street frontage	Required on 60% of frontage buildout			
D. Floor area ratio	No max			
E. Entrances	Single-family, two-	Multi-	All other	

	family, townhouse: Each first-story unit fronting a principal or secondary street shall provide a main pedestrian entrance to that principal or secondary street frontage.	family residential: Required: At least one main pedestrian entrance from a principal or secondary street frontage.	building types: Required: Each use fronting a principal or secondary street frontage shall provide a main pedestrian entrance to that frontage. Such entrance shall be recessed to prevent doors swinging over the ROW, including patio space in the ROW, under Section 3109.03 .		
F. Height of finished first floor above grade	First-story residential: 18 in. min., 5.5 ft. max, building lobby may be at 0 ft.	First-story non-residential: 0 ft. min.			
(3) <i>Building Design Features.</i>					
A. First-story glazing, non-residential; principal and secondary street	75% min. of the frontage buildout between 3' and 8' above grade (excluding streetscreens) shall be transparent windows and doors				
B. First-story glazing, residential: principal and secondary street	45% min. of the frontage buildout between 3' and 8' above grade shall be transparent windows and doors				
C. Architectural articulation	Single-family, two-family,	All other building			

required: Balconies, bays, awnings, sunshades, planter boxes, or similar	townhouse: Required on 50% min. of all units facing both the principal and secondary street frontage; balconies, if used, shall be 1 ft. min. depth; balcony railing transparency: 30% min.	types: Not required.		
D. Materials; principal and secondary street frontage	First-story: Glass in any dimension is permitted. All other materials shall be human-scaled, except materials used on building bases (up to 3 ft. above grade) may be larger in size. Above first-story: Materials in any dimension are permitted. Prohibited: plain and split-face concrete masonry units, synthetic stucco, vinyl siding			
<i>(4) Parking, Garages and Valet.</i>				
A. Required parking	Existing Buildings and Additions: Min: 25% of total required by Section 349.04 , Max: 120% of total required by Section 349.04	New Construction: Min: 65% of total required by Section 349.04 , Max: 120% of total required by Section 349.04		
	Garage or structured parking shall have no maximum number of spaces. Sub-market rate housing in an existing building or new construction shall have a Min. 25% of total required by Section 349.04 , Max: 120% of total required by Section 349.04			

<p>B. Parking access, drives and garage access</p> <p>Where a secondary street frontage or alley abuts the property, no access is permitted on a principal street frontage</p>	<p>Single-family, Two-family:</p> <p>10 ft. max. width/lot</p>	<p>Townhouse:</p> <p>Two-way traffic: 18 ft. width max.</p> <p>One-way traffic: 10 ft. width max.; 20 ft. max. aggregate width per frontage</p>	<p>All other building types:</p> <p>20 ft. max. aggregate width per frontage;</p> <p>10 ft. max. opening height for parking entrances;</p> <p>14 ft. max. opening height for service access</p>		
	<p>Prohibited: Garage doors facing a principal or secondary street frontage unless located behind the rear wall of the main building</p> <p>Garage doors perpendicular to secondary street frontage: Permitted; 3.5 ft. tall masonry streetscreen required</p>				
	<p>Alley: Unlimited</p>				
C. Surface parking; location	<p>Primary street frontage: Behind the rear wall of the main building 1</p>				
D. Parking lot aisle width	<p>22 ft. max.</p>				
E. Parking and drive aisles between a front building wall and the public ROW	<p>Prohibited</p>				
F. Valet zones	<p>Shall not reduce existing sidewalk width, or shall maintain 8' min. through pedestrian sidewalk zone</p>				
<p>(5) <i>Transition Strips and Screening.</i></p>					
A. Secondary street frontage	<p>3 ft. min. deep landscape strip and streetscreen required Streetscreens shall be masonry and a min. 3.5' in height</p>				

B. Interior Side	Not required		
C. Rear abutting a less intensive use	6 ft. high screen element, 100% opacity		
D. Screening of structured parking and enclosed parking	<p>Liner building along principal and secondary street frontages required.</p> <p>Height of Liner Building shall be equal to or greater than the height of the parking structure. Frontage build-out of liner building shall be equal to or greater than the width of the structured or enclosed parking it screens, less permitted access openings.</p> <p>Liner building shall meet all the requirements of any Overlay District in which it is located.</p>		