Introduction

Bellingham is unique. As one of the few communities focusing on urban residential infill, Bellingham deserves guidelines and standards that make infill practical, efficient, and beautiful. To this end, this document is a set of standards that works to reflect those goals. The intent of this document is to bring forth requirements and incentives that provide owners, developers and the people of Bellingham with the right tools to make design and site planning decisions that produce homes that are functional and beautiful for both the owners and tenants and are an asset to neighborhoods.

Any set of standards is like a photograph that responds to the needs and desires of that time and place. As Bellingham evolves and changes, these standards will need to be updated and refined to best reflect Bellingham as she grows.
General Standards 4

infill types:

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general standards

Alleys (may be public or private)
Under development in collaboration with Public Works and Emergency Services
Minimum twenty feet (20’) in width, concrete or approved pervious paving (per Public Works), must include sixteen feet (16’) of clear travel width and two feet (2’) of buffer on each side that may include landscaping but no structures of any kind
Storm drainage shall be provided with traditional connections to City systems or City-approved bioretention and infiltration.

Lanes (may be public or private)
Under development in collaboration with Public Works and Emergency Services
Lanes that serve more than one parcel or unit may be permitted with the following regulations:

- Lanes and alleys must be constructed and maintained to City Standards
- If a lane is private, a legal entity must be created that is responsible for street maintenance and cleaning. The legal instruments establishing the responsibility for a private street or alley must be submitted to the city planning commission for approval and be approved as to legal form by the city attorney
- Serving 1-2 units - Minimum nine feet (9’) in width
- Serving 3-5 units: minimum 15’ width with 3’ of that width delineated with a change in material, color or pattern, for pedestrian use on one side of the lane
- Serving 6+ units: minimum 22’ with 4’ of that width on either side delineated with a change in material, color, or pattern, for pedestrian use
- No single lane may serve more than 8 units (for infill types a. through j.)
- Materials: no gravel or loose material that may spill onto walkways
general standards

- Encourage pervious paving, grasscrete, silva-cell, to increase pervious surfaces and improve soil conditions
- A future alternative standard will require that the tread-areas be structural, allowing for pervious areas or groundcover to be planted outside of the tread area
- If a lane is between 100’ and 150’ in length it shall be a minimum of 20’ wide, if the lane is longer than 180’, then it must either connect to an improved public ROW or provide a turn-around sufficient for emergency access

Heights
Current heights are 35’ in all single family areas. Heights shall be lowered to 25’ (under height definition 1) or 20’ (under height definition 2) for the following infill types:
a. smaller lot
b. small lot
c. cottage
d. carriage
e. detached ADU
g. duplex/triplex
h. shared court
i. garden court
j. townhouse*

Fences
All front fences must be equal to or less than 42” tall and no more than 60% opaque (chain link or cyclone fencing is not allowed in the front setback).

Streetscape
All infill development must comply with underlying street tree requirements

* note: townhouse types may have greater height limits in certain zones

*Figure 1.2 medium lane plan and section
*Figure 1.3 large lane plan and section
a. smaller lot

Site requirements and setbacks

Parcel size: minimum one thousand eight hundred square feet (1,800sf), maximum less than or equal to three thousand square feet (3,000sf)

Side setbacks: minimum five feet (5’)

Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two foot (22’) minimum backup distance accommodated within the alley ROW

Front setback: minimum ten feet (10’), maximum twenty feet (20’)

All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing

Floor Area Ratio (FAR): 0.4

No floor plate greater than 600sf

Detached garages up to 220sf are exempt from FAR

Attached garages are included in FAR

Open Space

Shall have a minimum of 60% of the site area in pervious materials (may include pervious paving and green roofs)*

*note: exceptions may be made in erosion hazard zones or areas with shallow bedrock as determined by the City

Figure a.0 Typical setbacks in plan

Figure a.1 Setbacks for backup distance with an alley
a. smaller lot

Minimum one stall on site per unit if; street parking is allowed on adjacent street OR a transit stop is located within 1/4 mile of the site

Minimum one stall per bedroom if parking is not allowed on adjacent street OR a transit stop is not located within a 1/4 mile of the site

Tandem parking is allowed (may be exterior or interior)

If an alley exists, parking shall be accessed via the alley unless approved otherwise by the Community Development Director

Adjacent properties may share a lane

Detached garages may share a common wall along a property line if a shared maintenance agreement is in place

Parking accessed from the public ROW shall be limited to one curb cut

Design

Shall have a covered front porch with an area of 75sf or more, with no dimension less than 5’

Units that front the public ROW shall have entrances facing the public ROW

Figure a.2 Annotated graphic of smaller lot
b. small lot

Site requirements and setbacks
Parcel size: minimum: greater than three thousand square feet (3,000sf), maximum: five thousand square feet (5,000sf)
Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two foot (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’), maximum twenty feet (20’)
All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing
Floor Area Ratio (FAR): 0.35
No floor plate greater than 800sf
Detached garages up to 220sf are exempt from FAR
Attached garages are included in FAR

Open Space
Shall have a minimum of 60% of the site area in pervious materials (may include pervious paving and green roofs)*
b. small lot

**Parking**

Minimum one stall on site per unit if; street parking is allowed on adjacent street OR a transit stop is located within 1/4 mile of the site

Minimum one stall per bedroom if parking is not allowed on adjacent street OR a transit stop is not located within 1/4 mile of the site

Tandem parking is allowed (may be exterior or interior)

If an alley exists, parking shall be accessed via the alley unless approved otherwise by the Community Development Director

Adjacent properties may share a lane

Detached garages may share a common wall along a property line if a shared maintenance agreement is in place

Parking accessed from the public ROW shall be limited to one curb cut

*note: exceptions may be made in erosion hazard zones or areas with shallow bedrock as determined by the City

**Design**

Shall have a covered front porch with an area of 75sf or more, with no dimension less than 5’

Units that front the public ROW shall have entrances facing the public ROW

![Figure b.1 Annotated graphic of small lot](image-url)
c. cottage

Site requirements and setbacks

Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’), maximum twenty feet (20’) applies to any units that front a public ROW

Bulk and Massing

Maximum of 8 units in a single development, minimum of 4
No structure larger than 1000sf, no floor plate larger than 600sf
Floor Area Ratio (FAR): 0.4
Basement is exempt from FAR if less than 3 feet is exposed above grade
One common shared structure allowed, limited to same bulk and mass restrictions as housing units (exempt from FAR)
All enclosed garages are included in FAR

Open Space

Private usable open space for each unit of at least 100 sf, with no dimension less than 5’, may include decks
Private open space must be screened from shared spaces or paths and other units; and be directly accessible from the unit
Common open space equivalent to 500 sf per unit, no single dimension less than 20’, exclusive of parking or lanes except for emergency access, all units shall have direct access to shared open space
Shall have a minimum of 60% of site area in pervious materials (may include pervious paving and green roofs)*

*note: exceptions may be made in erosion hazard zones or areas with shallow bedrock as determined by the City
c. cottage

Parking
Parking may not be located between structures or between structures and a public street, parking shall be located to the rear or side only.

If an alley exists, parking shall be accessed via the alley unless approved otherwise by the Community Development Director.

Minimum one stall per unit on site if street parking is available on adjacent streets or transit service within a 1/4 mile.

Minimum one stall per bedroom without street parking or transit service within 1/4 mile.

Parking shall be consolidated.

No more than 4 stalls without a landscape separation of at least 200 sf with no dimension less than 5’ and including at least one tree.

Parking accessed from the public ROW shall be limited to one curb cut.

Parking shall be screened from the public ROW.

Design
Front porch required for each unit, facing the shared open space, with an area of minimum 75’ sf, with no dimension less than 5’ (in addition to private open space requirements).

Units that front a public ROW must face the public ROW and have two front porches.

Figure c.1 Annotated Illustration of cottage
d. carriage

Site requirements and setbacks
Parcel must have alley access or access to more than one public ROW, or the parcel must be greater than 10,000sf
At least one unit must be owner-occupied
Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW

Bulk and Massing
A majority of the unit must be located over a garage
Maximum per unit of 800 sf or 40% of the primary structure, whichever is less
Height must be equal to or less than primary structure, and no higher than 25’
Maximum floor plate of 500sf, excluding garage space
Floor Area Ratio (FAR): 0.5 total including primary structure (may go up to 0.8 depending on zone)
Enclosed garages are exempt from FAR

Open Space
No specific requirement

Figure d.0 Typical setbacks in plan
d. carriage

Parking
One (1) stall per unit, beyond required parking for primary structure
Parking accessed from the public ROW shall be limited to one curb cut

Design
Shall have a separate exterior entrance, not including the garage access
Shall have similar roof pitch, siding and windows as the primary structure, or have other similar features so as to satisfy intent and City administrative approval
Entrance shall have direct access to public right-of-way (may be the alley) via a pedestrian path or lane

Figure d.1 Annotated Illustration of carriage
e. attached ADU

Site requirements and setbacks
At least one of the units must be owner-occupied
Unit shall be attached through enclosed space to a primary structure
Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’)

Bulk and Massing
Unit limited to 800 sf or 40% of the primary structure, whichever is less
Floor Area Ratio (FAR): 0.4 for primary structure and ADU combined

Open Space
No specific requirements

Parking
One (1) stall per ADU, beyond required parking for primary structure
Parking accessed from the public ROW shall be limited to one curb cut

Figure e.0 Typical setbacks in plan
e. attached ADU

Design

Shall have an exterior entrance, separate from the primary structure, not including a garage entrance.

Shall have similar roof pitch, siding and windows as the primary structure, or have other similar features so as to satisfy intent and City administrative approval.

Shall have an entrance with direct access to public right-of-way (may be the alley) via a pedestrian path or lane.

Figure e.1 Annotated Illustration of attached ADU
f. detached ADU

Site requirements and setbacks
At least one of the units must be owner-occupied
Parcel must have alley access or access to more than one public ROW, or the parcel must be greater than 10,000sf
Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’)
Minimum of 5’ separation between all structures
All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing
Unit limited to 800 sf or 40% of the primary structure, whichever is less
Floor plate limit of 500 sf
Floor Area Ratio (FAR): 0.5 for both detached ADU and the primary structure combined
Height must be equal to or less than primary structure, and no higher than 25’ (under height definition 1)

Open Space
No specific requirements

Figure f.0 Typical setbacks in plan
f. detached ADU

Parking
One (1) stall per ADU, beyond required parking for primary structure
If parcel abuts an alley, parking shall be accessed from the alley
Parking accessed from the public ROW shall be limited to one curb cut

Design
Shall have similar roof pitch, siding and windows as the primary structure, or have other similar features so as to satisfy intent and City administrative approval
Shall have an entrance with direct access to public right-of-way (may be the alley) via a pedestrian path or lane

Figure f.1 Annotated Illustration of detached ADU
g. duplex/triplex

Site requirements and setbacks

Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’), maximum twenty feet (20’)
All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing

Floor Area Ratio (FAR): 0.5
1000 sf maximum unit size
One garage for each unit up to 220 sf are exempt from FAR calculations

Open Space

75 sf of private open space for each unit with no dimension less than 5’; may be accommodated with deck or porch
No less than 40% of the site area shall be pervious material (may include pervious paving and green roofs)*

*note: exceptions may be made in erosion hazard zones or areas with shallow bedrock as determined by the City

Figure g.0 Typical setbacks in plan
g. duplex/triplex

Parking
Minimum one stall per unit on site if street parking is available on adjacent streets or transit service within a 1/4 mile
Minimum one stall per bedroom without street parking or transit service within 1/4 mile
If parcel abuts an alley, parking shall be accessed from the alley
Parking accessed from the public ROW shall be limited to one curb cut

Design
At least one entrance must be visible from the public ROW
Units that front the public ROW shall have entrances facing the public ROW

Figure g.1 Annotated Illustration of Duplex/Triplex
h. shared court

Site requirements and setbacks
Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’), maximum twenty feet (20’) applies to units that front a public ROW
All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing
Height limit: 25’
Maximum 6 units, minimum 4 units clustered around a shared court
No unit greater than 2,000sf
No floor plate larger than 1000sf per unit
Floor Area Ratio (FAR): 0.5
Basement is exempt from FAR if less than 3 feet is exposed above grade
One garage for each unit up to 220 sf are exempt from FAR calculations

Open Space
Private open space of at least 150sf for each unit with no dimension less than 5’, some or all of the requirement may be accommodated in a deck
All private open space must be directly accessible from the unit and shall be screened from shared pathways, driveways, and other units
No less than 40% of the site area shall be pervious material (may include pervious paving and green roofs)*

*note: exceptions may be made in erosion hazard zones or areas with shallow bedrock as determined by the City

Figure h.0 Typical setbacks in plan
h. shared court

Parking
Minimum one stall per unit on site if street parking is available on adjacent streets or transit service within a 1/4 mile
Minimum one stall per bedroom without street parking or transit service within 1/4 mile
Parking may be consolidated
No more than 4 surface stalls without a landscape separation of at least 200 sf with no dimension less than 5’ and including at least one tree
Parking accessed from a public ROW shall be limited to one curb cut

Design
In Low Density Zones, no roof pitch less than 2:12 (may be shed type)
Units that front the public ROW shall have entrances facing the public ROW, all other units shall have entrances that face the shared court
Each unit shall have a covered front porch no less than 50 sf with no dimension less than 5’, this is in addition to the private open space requirement
All units shall have a separate ground-related entrance

Figure h.1 Annotated Illustration of Shared Court
i. garden court

Site requirements and setbacks

Side setbacks: minimum five feet (5’)

Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW

Front setback: minimum ten feet (10’), maximum twenty feet (20’) applies to units that front a public ROW

All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing

Maximum 8 units, minimum 4 units clustered around a shared open space

Floor Area Ratio (FAR): Medium Density Zones 0.75

Floor Area Ratio (FAR): Low Density Zones: 0.60

No units greater than 2000sf

No floor plate greater than 1000sf per unit

One garage for each unit up to 220sf are exempt from FAR calculations

Open Space

200sf of shared open space for each unit, shall be consolidated, no dimension less than 20’

100 sf per unit private open space, up to 50 sf may be included as deck space, no dimension less than 5’

Private open space must be screened from; public ROW, shared paths, shared open space, and lanes

Parking

Minimum one stall per unit on site if street parking is available on adjacent streets or transit service within a 1/4 mile

Minimum one stall per bedroom without street parking or transit service within 1/4 mile

Parking may be consolidated

No more than 4 surface stalls without a landscape separation of at least 200 sf with no dimension less than 5’ and including at least one tree

Figure i.0 Typical setbacks in plan
i. garden court

Parking accessed from a public ROW shall be limited to one curb cut

**Design**
Each unit must have a separate, ground-related entrance
Garbage/recycling areas shall be consolidated and screened from public view
In Low Density Zones, no roof pitch less than 2:12 (may be shed type)
Each unit shall have an entrance with direct access to public ROW (may be an alley)
Parking shall be screened from public ROW, adjacent properties, shared or private open space, and units
Units that front the public ROW shall have entrances facing the public ROW, all other units shall have entrances facing the shared open space

Figure i.1 Annotated Illustration of Garden Court
j. townhouse

Site requirements and setbacks
Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’), maximum twenty feet (20’)
All garage structures shall be setback twenty five feet (25’) or more from the front property line

Bulk and Massing
Low Density Zones: Maximum 5 units attached
Medium Density Zones: Maximum 8 units attached, 35’ height limit (in certain areas)
Floor Area Ratio (FAR): 0.75
One garage for each unit up to 220sf are exempt from FAR calculations

Open Space
200 sf of private open space for each unit, up to 100sf may be from a deck or structure, no dimension less than 5’
Private open space must be screened from public ROW, paths, and lanes
Private open space must be directly accessible from the intended unit
Green Factor Required

Parking
Minimum one (1) stall per unit required, plus 0.5 stalls for each bedroom over one
Parking may be consolidated
No more than 4 surface stalls without a landscape separation of at least 200 sf with no dimension less than 5’ and including at least one tree
Parking accessed from a public ROW shall be limited to one curb cut

Figure j.0 Typical setbacks in plan
j. townhouse

Design

Units that front the public ROW shall have entrances facing the public ROW

Entrances shall be separate and ground-related

Each unit shall have direct access to both the public ROW and parking (may utilize lanes)

Each unit must have a main-entry-related covered porch of at least 50 sf with no dimension less than 5’

Garbage/recycling areas shall be consolidated and screened from public view

Low Density Zones: roof pitch no less than 2:12 and a roof form change every 30’

Medium Density Zones: no roof pitch restriction, a roof form change every 50’

Buildings must be modulated along the Public ROW every 60’ or less, modulations must be at least 2’ deep and 6’ long

Figure j.1 Modulation diagram

Figure j.2 Annotated Illustration of Townhouse
k. (up to) 4-story multi family

Site requirements and setbacks

Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW
Front setback: minimum ten feet (10’), maximum fifteen feet (15’)

Bulk and Massing

Low Density Zones: 8,000sf floor plate maximum
Medium Density Zones: 15,000sf floor plate maximum
55’ height limit
Floor Area Ratio (FAR): 1.2 by right
FAR: 1.75 with structured parking
Wall modulations: Low Density Zones: every 30’ in length (2’x6’ min.), Medium Density Zones: every 50’ in length (2’x6’ min.)
Wall modulations must be expressed in a roof form change
Upper level setback; 10’ setback above 25’

Open Space

100sf per unit of private open space, with direct private access from the intended unit, may be a deck, no dimension less than five feet (5’)

Green Factor Required

Parking

Up to 1500 sf of retail allowed, with no additional parking required (only in specific locations)
Number of stalls will be based on location, or 1 stall per unit and 0.75 stalls per unit if parking is structured, 0.25 per unit if senior housing
Parking accessed from a public ROW shall be limited to one curb cut
If an alley exists, parking shall be accessed via the alley unless approved otherwise by the Community Development Director

Figure k.0 Typical setbacks in plan
k. (up to) 4-story multi family

If surface parking: limit of 6 stalls separated by landscaping of 200 sf with no dimension less than 5’ and including at least one tree

Surface parking must be to the rear or side of the primary structure

Structured parking at ground level shall be lined along any ROW frontage with residential or retail uses no less than 30’ in depth

**Design**

Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building

Mechanical equipment located on the roof shall be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building

Surface parking adjacent to a public ROW or a Public Open Space shall be screened by one or a combination of: low walls, raised planters, and landscaping that provides a minimum 90% opaque screen below 3’ within 5 years of planting. All plant material and other physical elements used for parking lot screening shall provide clear views between 3 and 8 feet above the ground surface for surveillance purposes.

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**Figure k.1** Trash and service area screening

**Figure k.2** Annotated Illustration of 4-story multi family
Upper levels of structured parking that are adjacent to public ROW or Public Open Space shall be screened or treated architecturally by: window openings, planting designed to grow on the facade, louvers, expanded metal panels, decorative metal grills, spandrel (opaque) glass, and other devices, as approved, that meets the intent of reducing the visual impact of parking on upper levels.

Blank walls* longer than 30' shall incorporate two or more of the following:

- vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface
- artwork, such as bas-relief sculpture, murals, or trellis structures
- seating area with special paving and seasonal plantings
- architectural detailing, reveals, contrasting materials, or other special interests

*note: blank walls are any walls greater than 4 feet in height, visible from a public ROW or public open space that have no ground level windows or doors for a distance of 30 feet or more.
k. (up to) 4-story multi family

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I. (up to) 6-story multi family

Site requirements and setbacks

Side setbacks: minimum five feet (5’)
Rear setback: minimum ten feet (10’) with no alley OR zero on an alley, with a twenty-two feet (22’) minimum backup distance accommodated within the alley ROW.
Front setback: minimum ten feet (10’), maximum fifteen feet (15’): May be as low as 0’ in some locations

Bulk and Massing

Maximum 20k sf floor plate
75’ height limit
Wall modulation: Low Density Zones: every 30’ in length (2’x6’ minimum) Medium Density Zones: every 50’ in length (2’x6’ min.)
Wall modulations must be expressed in a roof form change
Upper level setback, 5’ setback above 25’ in height
Floor Area Ratio (FAR): 1.5 by right
FAR 4.0 with 90% structured parking and 10% of the parcel sf in a consolidated public open space
Pedestrian oriented retail exempt from FAR in certain locations

Open Space

100 sf per unit of private open space, with direct private access from only the associated unit, may be a deck, no dimension less than 5’
Green Factor Required

Parking

Up to 1500 sf of retail allowed, with no additional parking required (in certain locations)
# of stalls based on location, or 1 stall per unit and 0.75 stalls per unit if structured, 0.25 per unit if senior housing
Parking accessed from a public ROW shall be limited to one curb cut
If an alley exists, parking shall be accessed via the alley unless approved otherwise by the Community Development Director

Figure 1.0 Typical setbacks in plan
I. (up to) 6-story multi family

If surface parking: limit of 6 stalls separated by landscaping of 200 sf with no dimension less than 5’ and including at least one tree

Surface parking must be to the rear or side of the primary structure

Structured parking at ground level shall be lined along any ROW frontage with residential or retail uses no less than 30’ in depth

Design

6-story multi family shall comply with all of the design requirements for 4-story multi family plus:

Weather Protection

5’ minimum depth over 80% of the length of adjacent public sidewalks and pedestrian connections

Weather protection shall be placed between 8’ and 12’ above the sidewalk level

Figure I.1 Weather protection

Figure I.2 Annotated Illustration of 6-story multi family
Ground Floor Details

Facades of mixed-use buildings that are adjacent to the public ROW shall be designed to be pedestrian-friendly through the inclusion of at least four of the following elements:

- kick plates for storefront windows
- projecting window sills
- pedestrian scale signs
- exterior lighting sconces
- containers for seasonal plantings
- ornamental metal or tile work
- window planter boxes

Open Space Design Guidelines

Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection.

Public open spaces shall include seating, landscaping and pedestrian-scaled lighting.

Public open spaces shall include at least 3 of the following pedestrian elements:

- Greater than 10% of the total area with overhead weather protection
- Drinking fountain
- Sculptural art
- Water feature
- Ornamental unit paving
- Moveable chairs and tables
- Retention of trees greater than 6” dbh
- Greater than 30% of total area in landscaping
I. (up to) 6-story multi family
m. (up to) 6-story mixed use

Site requirements and setbacks
No setbacks, except abutting a SF zone, 5’ setback for every 15’ of height
Build-to line at 0’, back of sidewalk
Up to 20’ in setback is allowed for the main entrance, a public open space, or sidewalk improvements as approved by the City
Architectural protrusions like decks and bay windows may extend into the public ROW up to 3’

Bulk and Massing
Upper level setback of 10’ minimum above 35’
Minimum 30’ retail depth
Min. 14’ floor to finished ceiling height for retail spaces

Open Space
100 sf per unit if open space is shared, no dimension less than 10’
OR 50 sf per unit of private open space, with direct private access from only the associated unit, may be a deck, no dimension less than 5’
Green Factor Required

Figure m.0 Typical setbacks in plan
Parking

First 1500 sf of retail has no parking requirements; 3 per 1000sf of retail thereafter (may be modified based on location)

One (1) stall per residential unit, may be in common or reserved spaces

Parking accessed from a public ROW shall be limited to one curb cut

If an alley exists, parking shall be accessed via the alley unless approved otherwise by the Community Development Director

If surface parking: limit of 6 stalls separated by landscaping of 200 sf with no dimension less than 5’ and including at least one tree

Surface parking must be to the rear or side of the primary structure

Structured parking at ground level shall be lined along any ROW frontage with residential or retail uses no less than 30’ in depth

The City encourages proposals for shared parking reductions and public/private partnerships that increase parking efficiency

Figure m.1 Annotated Illustration of 6-story mixed use
m. (up to) 6-story mixed use

Design
6-story mixed use shall comply with all of the design requirements for 4-story multi family and 6-story multi family plus:

Transparency
For mixed-use buildings: buildings shall include windows with clear vision glass on at least 50% of the area between 2’ and 12’ above grade for all ground floor building facades that are visible from an adjacent public ROW.