

# Washington Park Infill Incentive Plan

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## A. Maps.

The maps of the Washington Park Infill Incentive Plan area are attached as Exhibit A.

## B. Statement of Need.

The Washington Park area is an older neighborhood in Mesa. The initial development of this neighborhood occurred in the early 1900's as the place for minority residents. This neighborhood developed outside the City of Mesa and was annexed into the City in 1930 as one of the first expansions of the City's original boundaries. Property owners and residents in this neighborhood have been working very actively over the last several years to preserve and maintain their neighborhood, including developing a "Quality of Life Plan" to guide the work they do. Part of that Plan is to maintain the historic nature of this neighborhood. Because of the number of vacant lots, the number of newer homes that have been built, the modifications to older homes, and some homes that are in a state of disrepair, a typical historic district will not properly address the needs and goals of this neighborhood. Use of the ID District will allow the creation of a district that will specifically meet the needs of this area to maintain its historic fabric while allowing appropriate infill and redevelopment.

This neighborhood meets the following criteria of Section 11-12-2 of the Mesa Zoning Ordinance as necessary to allow the use of this zoning district:

1. The property meets the definition of a by-passed parcel.
2. A high percentage of older structures are present in the neighborhood. Many of the homes were built before 1930 and most of the homes in this area were built by 1950.
3. There are several vacant lots within this neighborhood and many of the lots are narrow and do not meet current zoning standards for development.
4. There are a number of code compliance issues within the area.
5. There has been lack of new development in this neighborhood for many years.
6. There is a high occurrence of crime.

## C. Development Goals

The overarching goal for this area is to preserve the historic character of the neighborhood with its thriving social structure as a place for families living in single-residences. The establishment and use of the ID District in this area will help accomplish this goal by:

1. Bringing stability to the neighborhood by removing multi-residence zoning.
2. Establish development standards for the residential lots that are consistent with the historic buildings and uses in the neighborhood and prohibit the construction of buildings that do not meet the historic designs.
3. Allow flexibility in uses to improve opportunities for home-based business within the neighborhood.
4. Allowing redevelopment and reuse of buildings on the periphery of the area consistent with the needs of the neighborhood.

#### D. Development Regulations

The Washington Park zoning shall be an ID-2. All allowed land uses and specific development standards for the Washington Park area shall be consistent with and follow the regulations as provided in Exhibit B.

There are two properties within the Washington Park area that currently have Historic Landmark (HL) overlay zoning. These overlay zoning designations will be included in this rezoning to maintain the designations on these properties.

#### E. Modifications to General Development Standards.

With the exception of general development standards related to accessory buildings, the general development standards for this area shall be the same as in Chapter 30, General Site Development Standards, of the Mesa Zoning Ordinance. Where regulations apply to specific zoning districts, the portion of Washington Park that receives the T3N designation shall be subject to any standard that applies to areas with an RS zoning designation (e.g. the provisions of Sec. 11-30-4 A regarding fences and walls in the RS district would be applied in this area) and the area receiving the T4NF designation shall be subject to any standard that is applicable to NC zoned property (e.g. the provisions of Table 11-30-7 for open storage within the NC zoning district would be applied in this area).

Standards for detached accessory buildings shall be consistent with the provisions for the applicable T3N or T4NF Building Type and Form Standards, as modified in Exhibit B2 and B3. The standards in Section 11-30-17 for Detached Accessory Buildings shall not be used in this area.

#### F. Design Guidelines.

The neighborhood design guidelines for Washington Park partly include components of a traditional neighborhood design but respect the cultural and historic aspects of the neighborhood. Site planning principles outline below promote a mixture of these historical elements to maintain a uniform design specific to the neighborhood for future development.

Reinforce an element of neighborhood cohesion

- Maintained activity centers and churches
- Maintained historical designated properties
- Fill vacant lots
- Designate more open space and park area

Maintain a framework of streets with infrastructure improvements to encourage a safe environment for pedestrians and bicyclists

- ADA compliant sidewalks and crossings
- Improved street infrastructure

- Properly maintained alleyways
- Provide proper lighting
- Provide shade features

Provide a neighborhood with similar housing types and a common lot size and shape to preserve the historic and cultural aspects of the area

- Maintain lots widths typically between 35 ft. and 55 ft.
- Maintain lot depth typically between 100 ft. and 125 ft.
- Accessory structures allowed

All current homeowners and future developers are encouraged to incorporate the following design elements in the cultural Washington Park neighborhood:

- Single Story houses
- Reduced front setbacks
- Front sloping roofs; or triangle façades extensions that create roof for a front porch; or both design elements
- Porches typically with shade elements
- Low-height fences or gates around the properties, typically higher quality than a chain-link fence
- Single-car carport or single-car garage
- Materials consistent with historic building types.
- A brickwork accent on the façade
- Either xeriscaped landscaping or particularly dense foliage
- A separate pathway from the front door to the streetside sidewalk, a feature that is distinct from the driveway
- Enclosed waste receptacles
- Recessed HVAC units

#### G. Review & Development Procedures

There are no modifications to standard review and development procedures

#### H. Additional Information & Requirements

None

**EXHIBITS:**

**Exhibit A. Washington Park Maps**

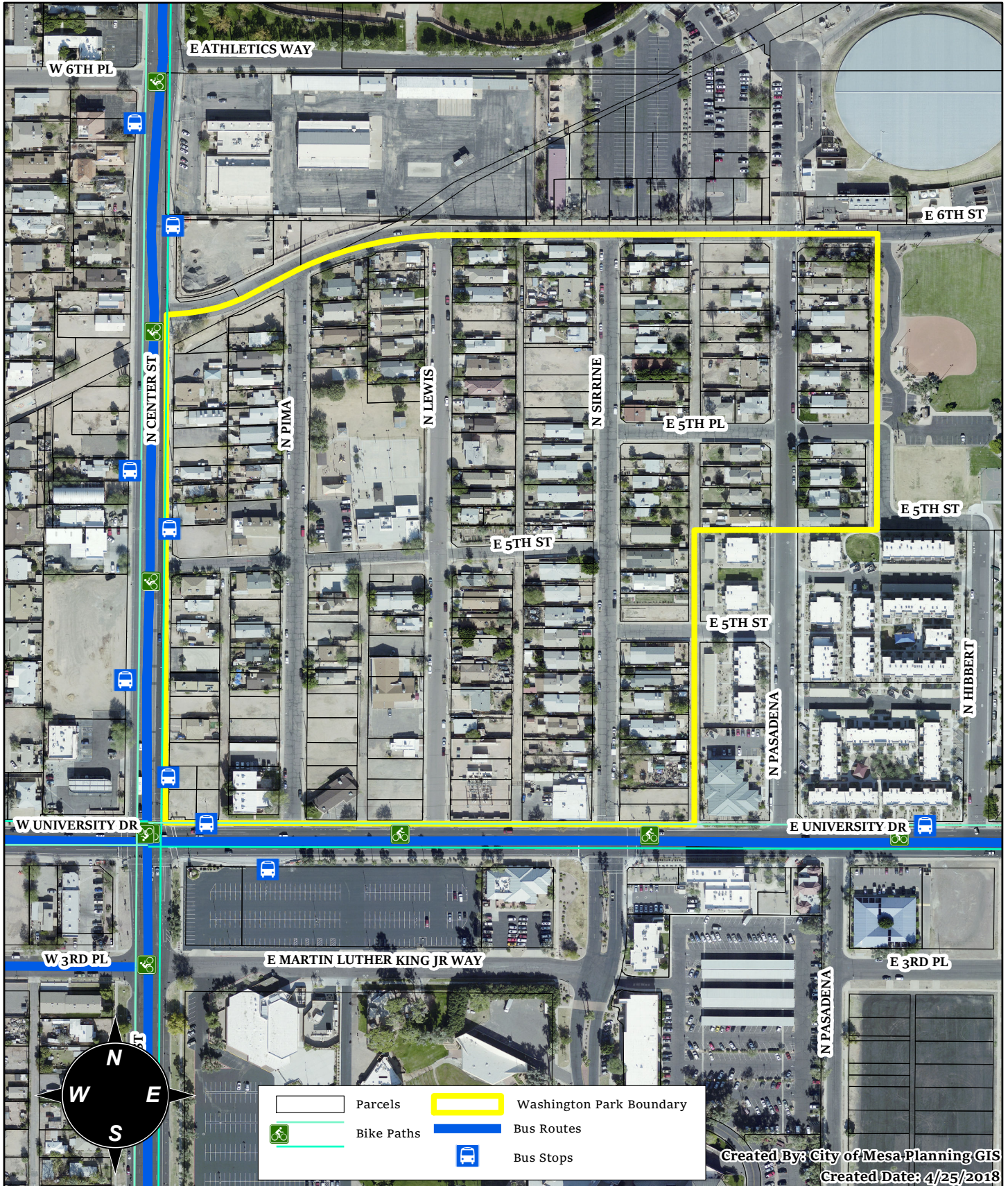
- A1: Washington Park Boundary
- A2: Washington Park Historical Sites
- A3: Washington Park Utilities (5)
- A4: Washington Park Deviations

**Exhibit B. Development Regulations**

- B1: Map of T3N and T4NF Zoning Boundaries
- B2: Washington Park Building Form Standards
- B3: Washington Park Building Type Standards
- B4. Private Frontage Standards

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# A1: Boundary



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# A2: Historical Sites

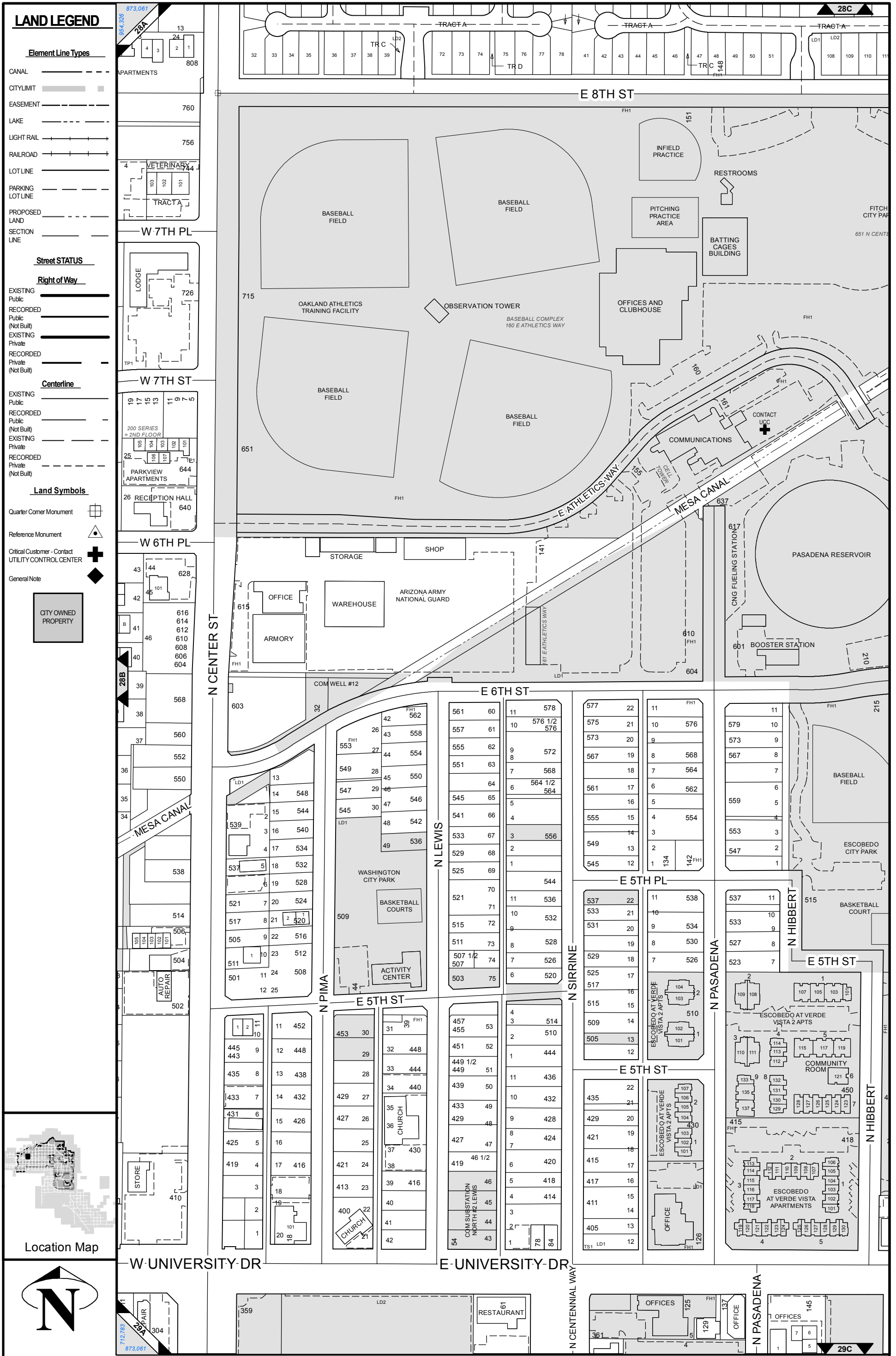


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# A3: Utilities - Land



### LAND LEGEND

**Element Line Types**

- CANAL
- CITY LIMIT
- EASEMENT
- LAKE
- LIGHT RAIL
- RAILROAD
- LOT LINE
- PARKING LOT LINE
- PROPOSED LAND SECTION LINE

**Street STATUS**

**Right of Way**

- EXISTING Public
- RECORDED Public (Not Built)
- EXISTING Private
- RECORDED Private (Not Built)

**Centerline**

- EXISTING Public
- RECORDED Public (Not Built)
- EXISTING Private
- RECORDED Private (Not Built)

**Land Symbols**

- Quarter Corner Monument
- Reference Monument
- Critical Customer - Contact UTILITY CONTROL CENTER
- General Note
- CITY OWNED PROPERTY

**Location Map**

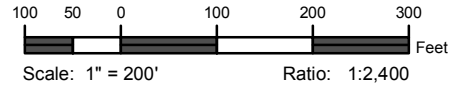
# 28D

# LAND

LEGAL: 1N 5E SE 1/4 Sec 15



LAND REVISION DATE: 2/9/2016  
 PLOT DATE: 11/16/2016  
 PLOTTED BY: ENTERPRISE-GIS





A3: Utilities - Water

### LEGEND

**Water Line Elements**

**Active Existing Lines**

- STANDARD MAIN
- TRANSMISSION & SUPPLY
- FIRE LINE
- RAW WATER LINE (IRRIGATION)
- HYDRANT & SERVICE LATERALS

**InActive Existing Lines**

- STANDARD MAIN
- TRANSMISSION & SUPPLY
- FIRE LINE
- HYDRANT & SERVICE LATERALS

**Active Proposed Lines**

- STANDARD MAIN, FIRE LINE, TRANSMISSION & SUPPLY LINES

**InActive Proposed Lines**

- STANDARD MAIN
- TRANSMISSION & SUPPLY
- FIRE LINE
- RAW WATER LINE (IRRIGATION)
- HYDRANT & SERVICE LATERALS

**Other Water Line Elements**

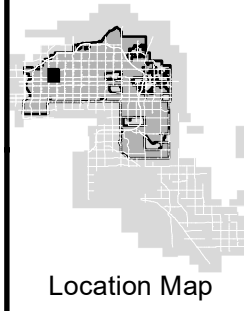
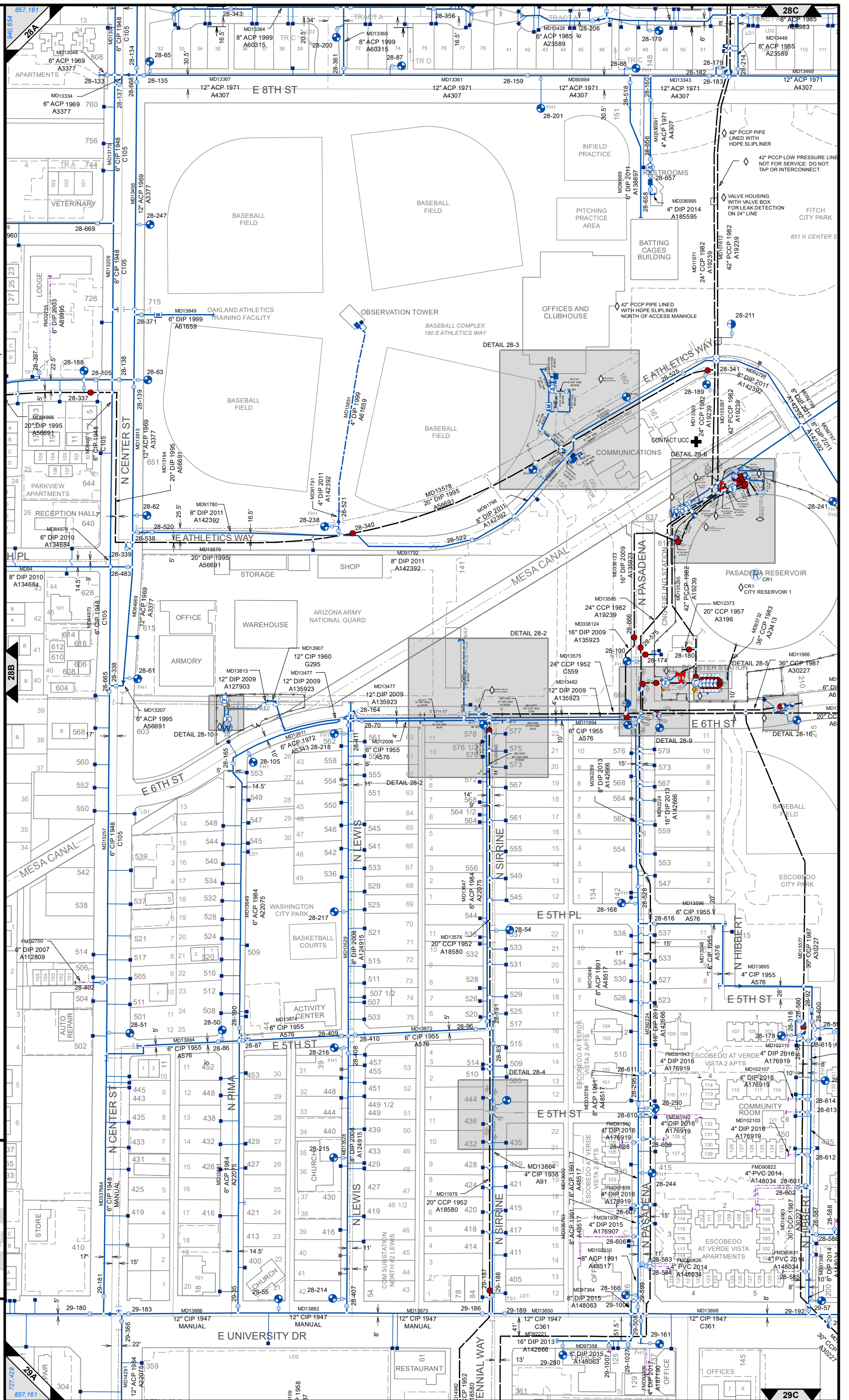
- ABANDONED PIPE
- PRIVATE MAIN
- PRIVATE TRANSMISSION MAIN
- CASING

**Water Equipment**

- PURPLE EQUIPMENT PRIVATELY OWNED
- BACKFLOW PREVENTER
- BLIND FLANGE
- BLOWOFF
- CATHODIC PROTECTION ANODE
- ANODE BED
- TEST POINT
- CP CONNECT
- CONTROL VALVE - CRITICAL
- CROSS ENCLOSURES
- MANHOLE
- VAULT
- HYDRANTS
- AIR RELIEF
- NORMAL
- HYDRANT VALVE
- LARGE METERS
- ABOVE GROUND
- FLOW
- INTER-AGENCY
- WATER METER IN VAULT
- MAIN CAP
- MAIN CHANGE
- MAIN BEND
- REDUCER
- REDUCING END
- SERVICE CAP
- SERVICE CONNECTION
- SERVICE METER
- SITE FENCE
- SYSTEM INTERTIE
- SYSTEM VALVES
- CRITICAL VALVES ARE RED
- BUTTERFLY, GATE, TAP AND SLEEVE
- INTER-AGENCY VALVE
- ZONE VALVE
- WATER PUMP
- TEE
- WATER SOURCES
- RESERVOIR
- TREATMENT PLANT
- WELL

**Mapping Support**

- CROSS OVER/UNDER
- GRAPHIC NOTE
- EASEMENT
- MAINS ARE OFFSET FROM STREET CENTER LINES AS DIMENSIONED



**28D**

**WATER**



LEGAL: 1N 5E SE 1/4 Sec 15

WATER REVISION DATE: 2/6/2018  
 LAND REVISION DATE: 2/9/2016  
 PLOT DATE: 2/7/2018  
 PLOTTED BY: ENTERPRISE-GIS

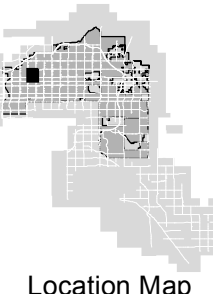
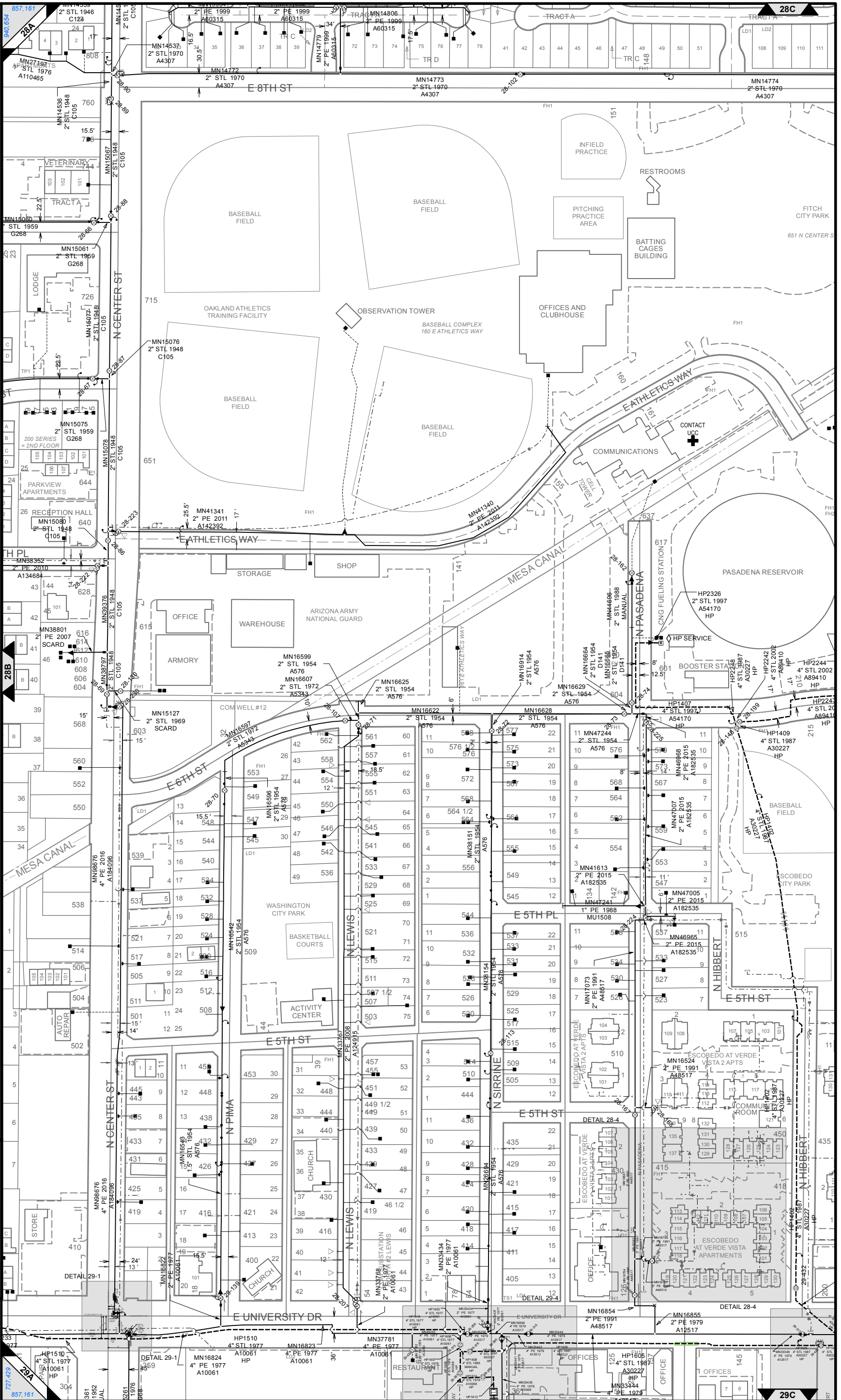
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A3: Utilities - Gas

**LEGEND**

- MAINS**
- HIGH PRESSURE
  - LOW PRESSURE
  - PERMITTED
  - FOREIGN
  - ABANDONED
  - CASING/SLEEVE ON MAIN
- SERVICES**
- 1" OR LARGER
  - LESS THAN 1"
- CATHODIC PROTECTION**
- ANODE 1LB
  - ANODE 32LB
  - ANODE BED
  - CONDUCTIVE WIRE
  - RECTIFIER
  - RECTIFIER BED
  - SINGLE TEST LEAD
  - MULTIPLE TEST LEAD
  - TEST POINT
  - TRACER WIRE
- EQUIPMENT**
- ELECTRONIC MARKER
  - EXCESS FLOW VALVE
  - FITTING - CONNECT
  - FITTING - CROSS
  - FITTING - INSULATOR
  - FITTING - MAIN END CAP
  - FITTING - REDUCER
  - FITTING - TEE
  - FITTING - TRANSITION
  - GAS LAMP
  - GATE STATION
  - LINE STOPPER
  - MAIN CHANGE
  - PRESSURE MONITORING POINT
  - PRESSURE RELIEF VALVE
  - SERVICE END - CAP
  - SERVICE END - IDLE RISER
  - SERVICE END - MASTER METER
  - SERVICE END - SINGLE METER
  - VALVE - ISOLATION
  - VALVE - KEY
  - VALVE - NORMAL
  - VERTICAL BEND
- REGULATORS**
- FIRST STAGE
  - DISTRICT ABOVE GROUND
  - DISTRICT BELOW GROUND WITH MONITOR
  - DISTRICT BELOW GROUND WITH RELIEF
  - SUBGATE
- MAPPING SUPPORT**
- CROSS OVER/UNDER
  - GRAPHIC NOTE
  - EXPOSED PIPE
  - INSPECTION
  - GAS PIPE WELD
  - LEAK REPORT



**28D GAS**

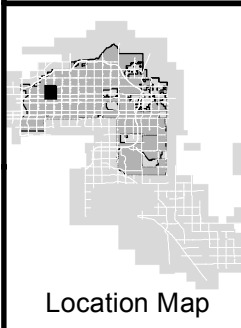
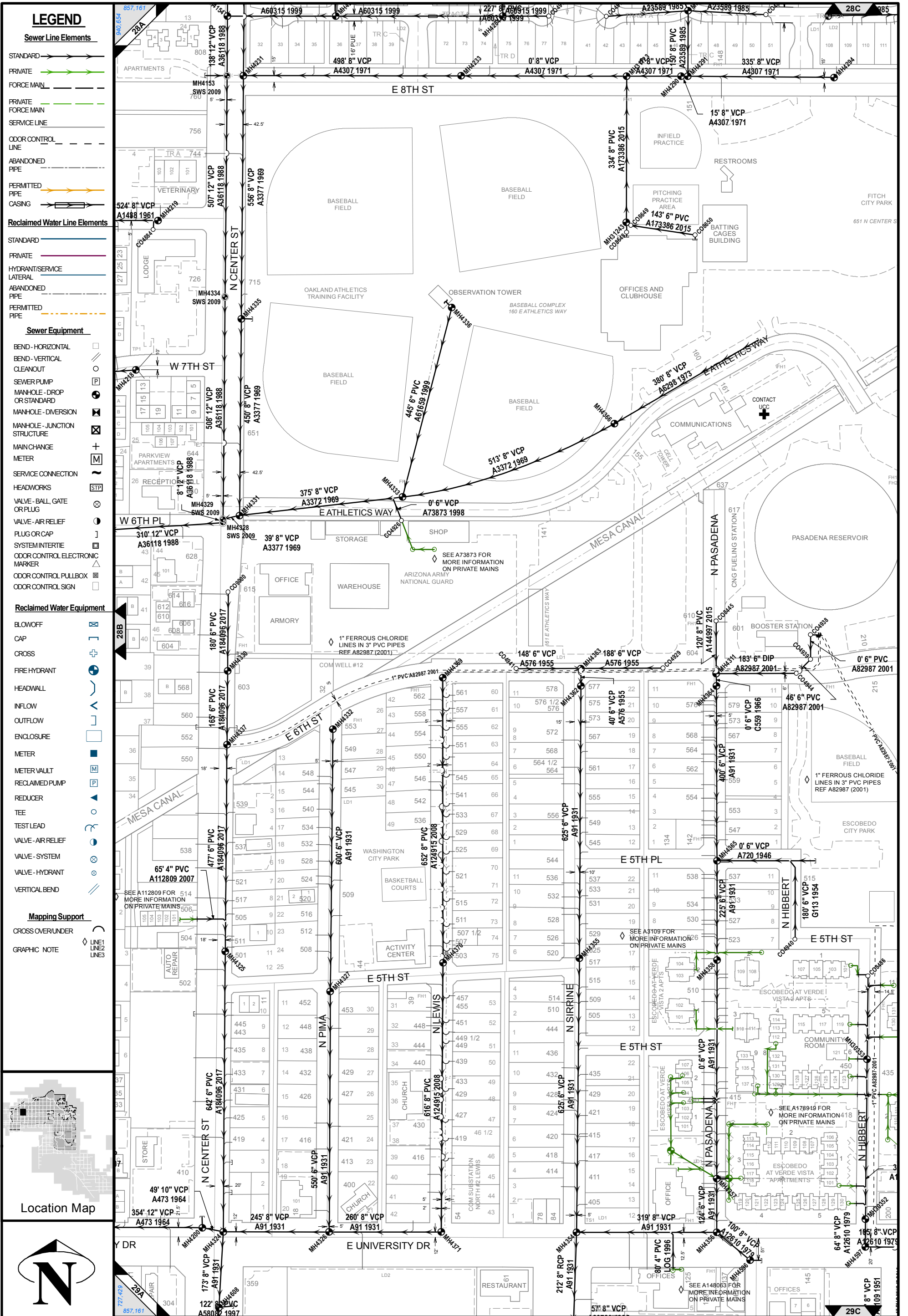
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 LAND REVISION DATE: 2/9/2016  
 PLOT DATE: 2/1/2017  
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A3: Utilities - Sewer

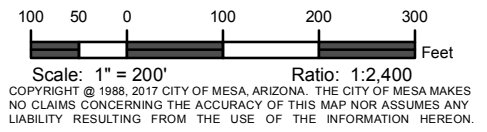


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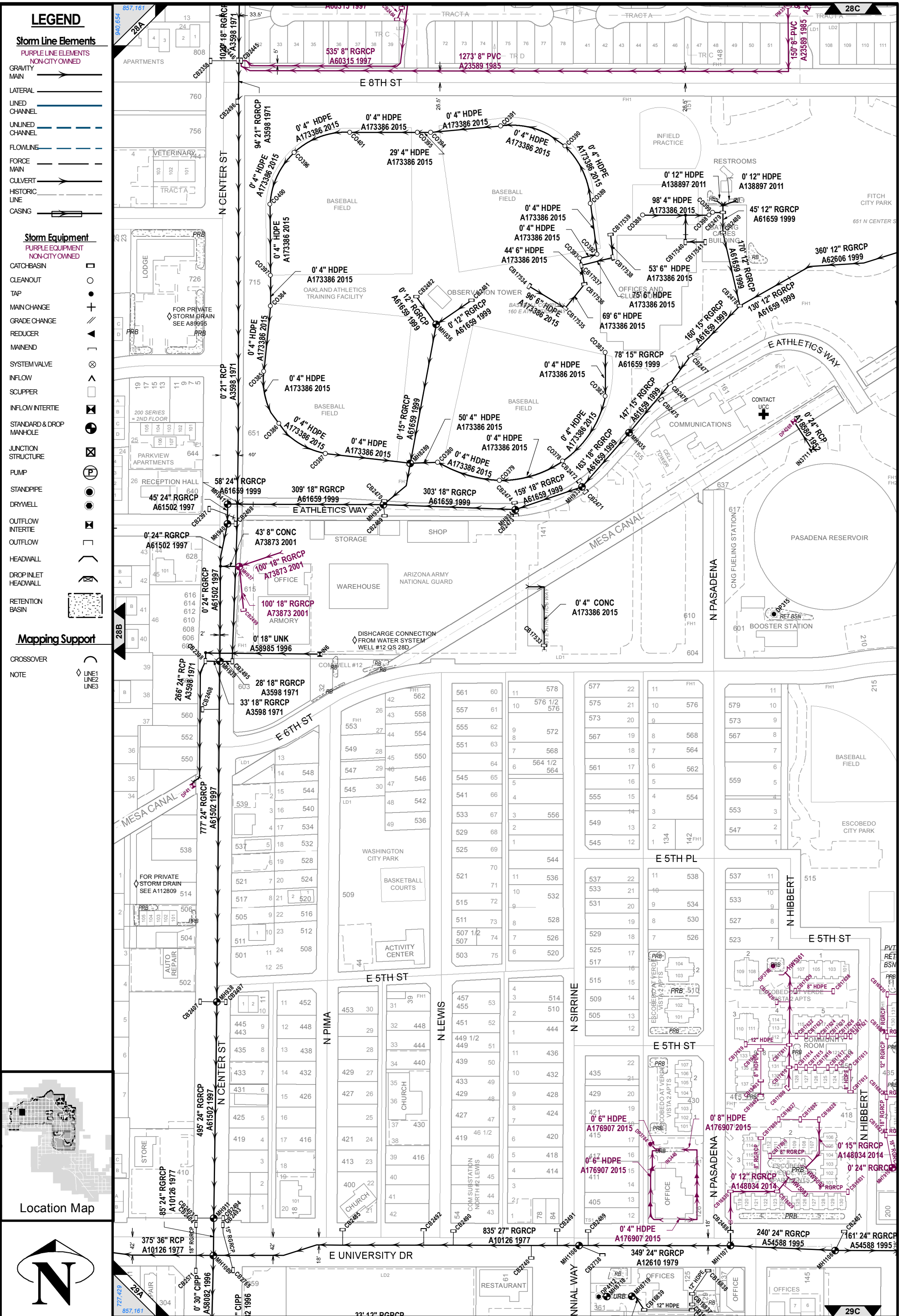
**SEWER**  
LEGAL: 1N 5E SE 1/4 Sec 15



SEWER REVISION DATE: 8/1/2017  
 LAND REVISION DATE: 2/9/2016  
 PLOT DATE: 8/2/2017  
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A3: Utilities - Storm



**LEGEND**

**Storm Line Elements**  
 PURPLE LINE ELEMENTS  
 NON-CITY OWNED

GRAVITY MAIN  
 LATERAL  
 LINED CHANNEL  
 UNLINED CHANNEL  
 FLOWLINE  
 FORCE MAIN  
 CULVERT  
 HISTORIC LINE  
 CASING

**Storm Equipment**  
 PURPLE EQUIPMENT  
 NON-CITY OWNED

CATCH-BASIN  
 CLEANOUT  
 TAP  
 MAIN CHANGE  
 GRADE CHANGE  
 REDUCER  
 MAINEND  
 SYSTEM VALVE  
 INFLOW  
 SCUPPER  
 INFLOW INTERTIE  
 STANDARD & DROP MANHOLE  
 JUNCTION STRUCTURE  
 PUMP  
 STANDPIPE  
 DRYWELL  
 OUTFLOW INTERTIE  
 OUTFLOW  
 HEADWALL  
 DROP INLET  
 HEADWALL  
 RETENTION BASIN

**Mapping Support**

CROSSOVER  
 NOTE

**Location Map**

**28D**

**STORM**

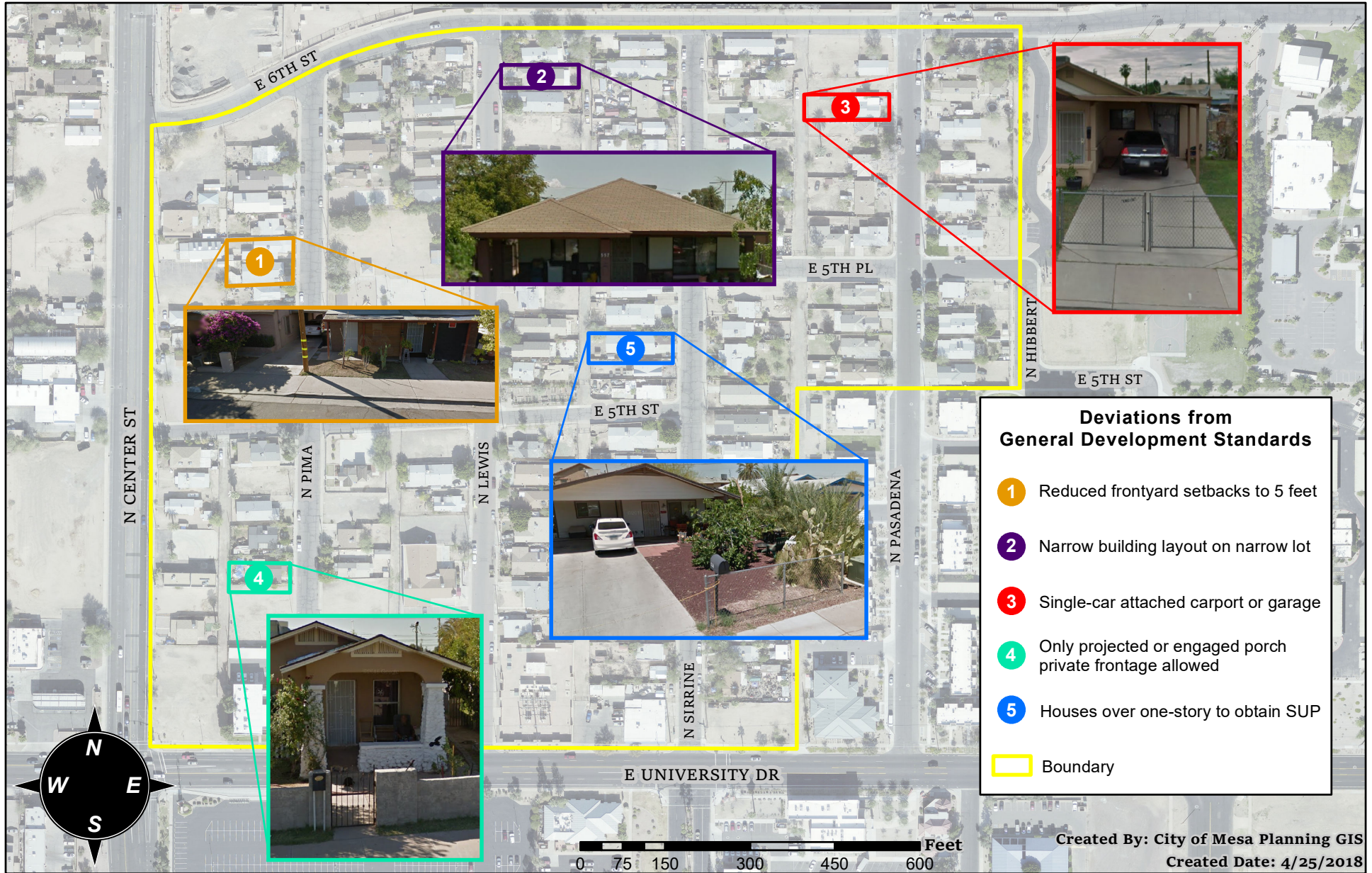
LEGAL: 1N 5E SE 1/4 Sec 15

**mesa.az**

STORM REVISION DATE: 11/1/2016  
 LAND REVISION DATE: 2/9/2016  
 PLOT DATE: 11/2/2016  
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# A4: Deviations



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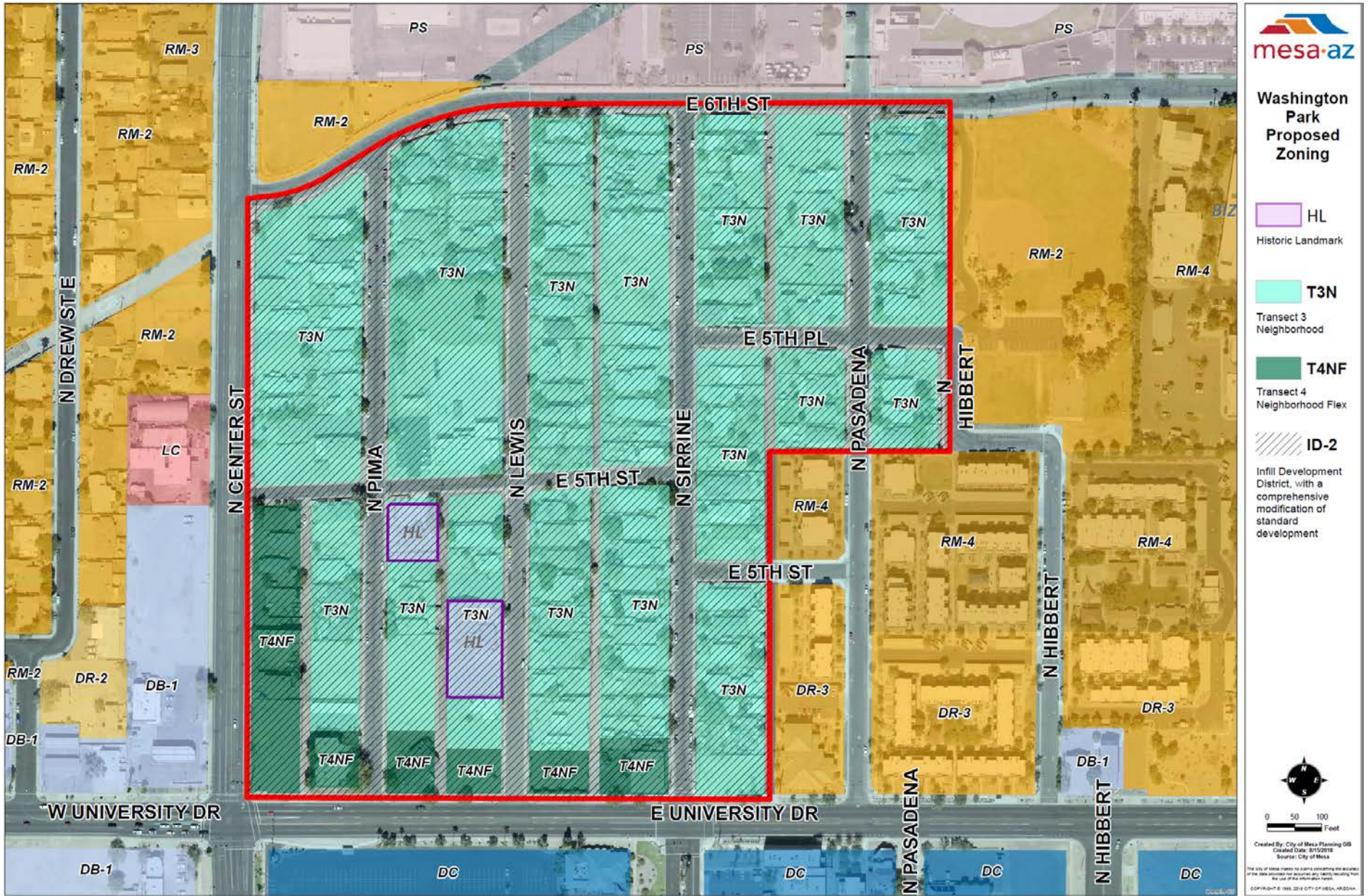
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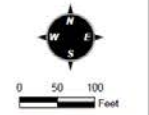
# Exhibit B: Washington Park Development Regulations

## B1: Zoning Area



### Washington Park Proposed Zoning

- HL  
Historic Landmark
- T3N  
Transect 3 Neighborhood
- T4NF  
Transect 4 Neighborhood Flex
- ID-2  
Infill Development District, with a comprehensive modification of standard development



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## B2: Washington Park Building Form Standards

### Washington Park T3 Neighborhood (T3N) Standards



#### A. Zone Intent and Description

To provide a walkable single-residence neighborhood that facilitates development of housing types consistent with the historic character of the neighborhood close to the light rail and commercial activities.

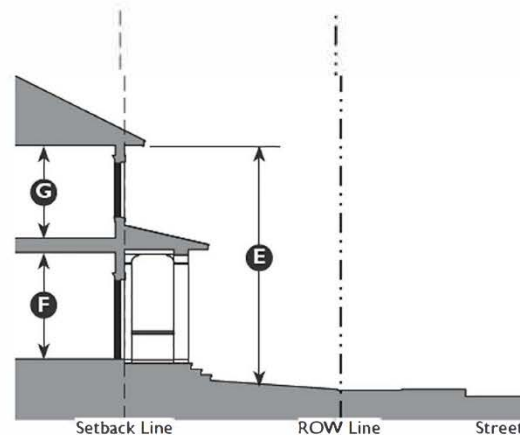
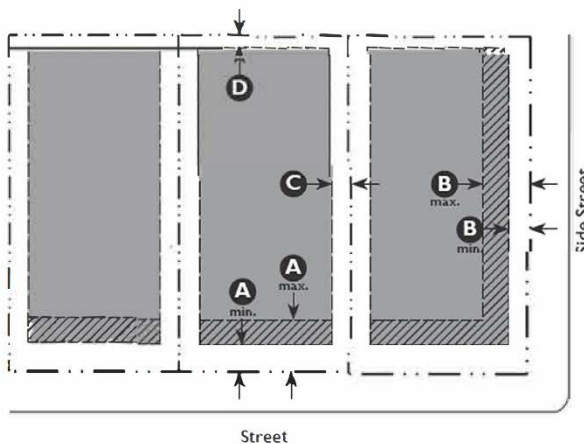
#### B. Zone Intent and Description

Allowed Building Types <sup>1</sup> :	Carriage House
	Single Unit House, Cottage
	Duplex

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<sup>1</sup>See Washington Park Building Type Standards for descriptions and regulations.





**Key**

- ROW/Property Line
- Building Setback Line
- Building Area
- ▨ Façade Zone

**C. Building Placement**

**Setbacks (Distance from Property Line/ROW)**

Front	15' min. <sup>1</sup> , 25' max.	<b>A</b>
Side Street	5' min.; 20' max.	<b>B</b>
Side	5' <sup>2</sup>	<b>C</b>
Rear		<b>D</b>
Main Building	25'	
Accessory Structure	5'	

**Façade within Façade Zone**

Front	50% min.
Side Street	50% min.

**Lot Size**

Per Washington Park Building Type Standards (See B3)

**Miscellaneous**

Only one Main Building and one Accessory Structure may be built on each lot.

<sup>1</sup>Where existing adjacent buildings are in front of the regulated front setback, the building may be set to align with the façade of the frontmost immediately adjacent property.

<sup>2</sup>No side setback required along the common property line between duplex building types.

**D. Building Placement**

**Height**

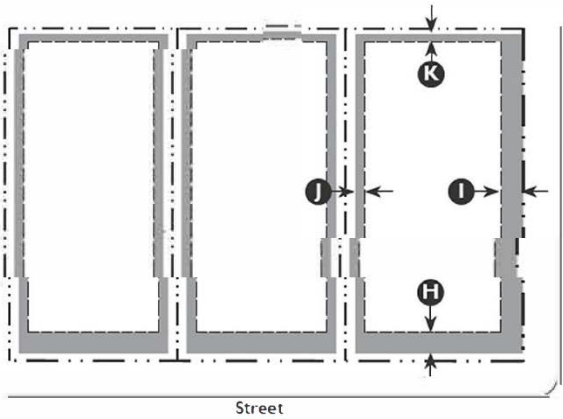
Main Building	2 Stories max. <sup>3</sup>	<b>E</b>
Accessory Structure	1-1/2 Stories max.	
Ground Floor Ceiling	8' min. clear	<b>F</b>
Upper Floor(s) Ceiling	8' min. clear	<b>G</b>

**Footprint**

Per Washington Park Building Type Standards (see B3)

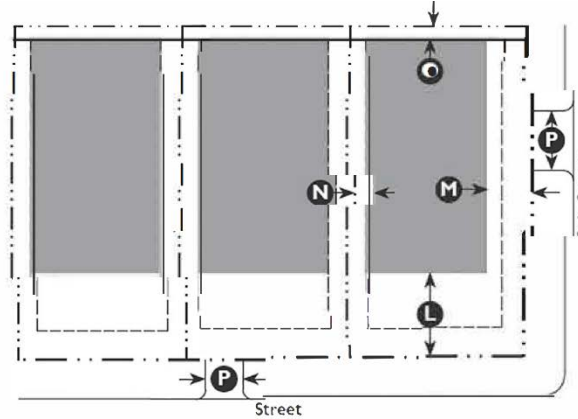
**Miscellaneous**

<sup>3</sup>Building heights over one story are required to obtain a SUP and demonstrate they are consistent with the character of the neighborhood.



**Key**

- ROW/Property Line
- Building Setback Line
- Encroachment Area



**Key**

- ROW/Property Line
- Parking Setback Line
- Parking Area

### E. Encroachment and Frontage Types

#### Allowed Encroachments<sup>4,5</sup>

Front	10' max.	<b>H</b>
Side Street	10' max.	<b>I</b>
Side	2'-6' max.	<b>J</b>
Rear	2'-6' max.	<b>K</b>

#### Allowed Private Frontage Types<sup>6</sup>

Common Yard	Porch, Engaged
Porch, Projecting	Stoop

<sup>4</sup>Maximum allowed encroachments, see B4 Frontage Types for further refinement of the allowed encroachments for frontage elements.

<sup>5</sup>Encroachments are not allowed within a Street or Alley ROW or across a Property Line.

<sup>6</sup>See B4 (Private Frontage Standards) for Private frontage type descriptions and regulations.

### F. Parking

#### Required Spaces

Residential Uses	1 Space per Unit Min.
------------------	-----------------------

#### Location (Distance from Property Line/ROW)

Front Setback	Behind front wall of main building	<b>L</b>
Side Street Setback	20'	<b>M</b>
Side Setback	5' <sup>7</sup>	<b>N</b>
Rear Setback	5'	<b>O</b>

#### Miscellaneous

Parking Access Drive Width		<b>P</b>
Front	12' max.	
Side Street/Alley	20' max.	

<sup>7</sup>No side setback required along the common property line between duplex building types.

<b>G. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T3N</b>
<b>Recreation, Education &amp; Public Assembly</b>		
See Civic Space Standards in the Mesa Zoning Ordinance		P
Library; Museum		
≤5,000 sf		P
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		P
Community Gardens		P
<b>Residential</b>		
Dwelling:		
Accessory/Secondary Unit		P
Single-Unit Residence		P
Duplex		P

**Group Home for the Handicapped**

≤10 Clients	P
>10 Clients	SUP

**Home Occupation<sup>8</sup>**

Main Building, ≤300 sf, ≤2 employees	P
Main Building, >300 sf, >2 employees	SUP
Accessory Structure, ≤600 sf, ≤4 employees	P
Accessory Structure, >600 sf, >4 employees	SUP

<sup>8</sup>Can include small coffee shops, artist studios, or similar small operations that involve the selling of finished products.

<b>Land Use<sup>1</sup> Continued</b>	<b>Specific Use Regulations</b>	<b>T3N</b>
<b>Services</b>		
Day Care, child or adult		
Large Day Care Home		P
Small Day Care Home		SUP
Lodging:		
Bed and Breakfast		P
Office: Professional, administrative		
≤5,000 sf		SUP
<b>Transportation, Communications, and</b>		
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP

Telecommunications Facility

**Key**

P Permitted Use

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AUP Administrative Use Permit Required

---

SUP Special Use Permit Required

---

CUP Council Use Permit Required

---

– Prohibited Use

---

/ Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.

**End Notes**

Uses not listed are specifically prohibited unless the Zoning Administration interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36 of the Mesa Zoning Ordinance

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<sup>1</sup>See Chapter 64 (Definitions of Terms and Uses) for use type definitions in the Mesa Zoning Ordinance

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<sup>2</sup>Not Allowed on the ground floor unless behind an allowed ground-floor use.

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<sup>3</sup>Allowed only within a Level I Historic Structure

## Washington Park T4 Neighborhood Flex (T4NF) Standards



### A. Zone Intent and Description

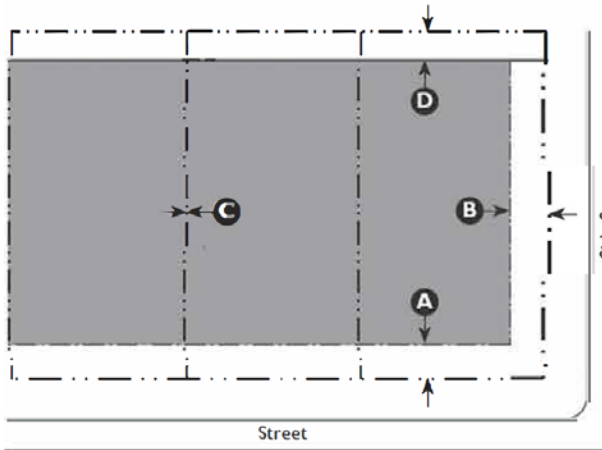
To provide a flexible area that can accommodate smaller, neighborhood serving commercial uses in a main street form that allows for interim uses such as live/work and ground floor residential until the commercial corridor matures.

### B. Building Types

Allowed Building Types<sup>1</sup>:

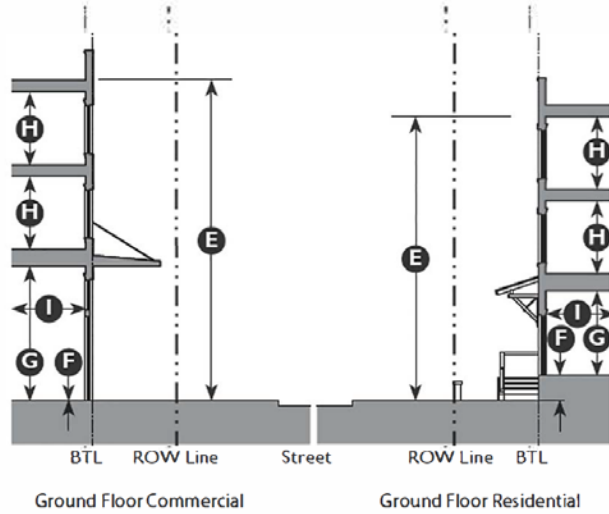
- Carriage House
- Single Unit House, Cottage
- Bungalow Court
- Duplex
- Townhouse
- Mansion Apartment
- Apartment House
- Courtyard Building
- Main Street Mixed Use

<sup>1</sup>See Washington Park Building Type Standards for descriptions and regulations.



**Key**

- ROW/Property Line
- Building Setback Line
- Build-to Line
- Building Area



**C. Building Placement**

**Build-to Lines (Distance from Property Line/ROW)**

Front	0' min.; 15' max. <sup>1,2</sup>	<b>A</b>
Side Street	0' min.; 15' max.	<b>B</b>

BTL Defined by a Building:

Front, Lots < 50' wide	100%
Front, Lots ≥ 50' wide	75% min. <sup>3</sup>
Side Street	50% min. <sup>3</sup>

Building Façade at Front BTL 75% min.

**Setbacks (Distance from Property Line/ROW)**

Side	0'	<b>C</b>
Rear		<b>D</b>
Adjacent to T5N, T4N, T3N, or Washington Park Neighborhood	5'	
Adjacent to All Other Zones	0'	
Adjacent to Alley	0'	

**Lot Size**

See B3 Washington Park Building Type Standards

<sup>1</sup>Where existing adjacent buildings are in front of the regulated BTL, the building may be set to align with the façade of the frontmost immediately adjacent property.

<sup>2</sup>The exact location of the BTL within the range listed above shall be established by the first building along each block frontage to receive planning department approval. All subsequent buildings along that block frontage shall match the first buildings BTL.

<sup>3</sup>On corner lots, the BTL must be defined by a building for the first 30' from the center

**Miscellaneous**

A building form with a chamfered corner is permitted only if a corner entry is provided

Entire ROW shall be defined by a building or a 24" to 42" high hedge, fence or stucco or masonry wall.

**D. Building Form**

**Height**

Main Building	20' min.	<b>E</b>
	2 Stories max. <sup>4</sup>	

**Ground Floor Finish Level** **F**

Residential BTL/Setback < 8' 24" min.	
Residential BTL/Setback ≥ 8' 18" min.	
Commercial	6" max.


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Ground Floor Ceiling 

Residential 10' min. clear

Commercial 14' min. clear

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Upper Floor(s) Ceiling 9' min. clear 

**Footprint**

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See B3 Washington Park Building Type Standards

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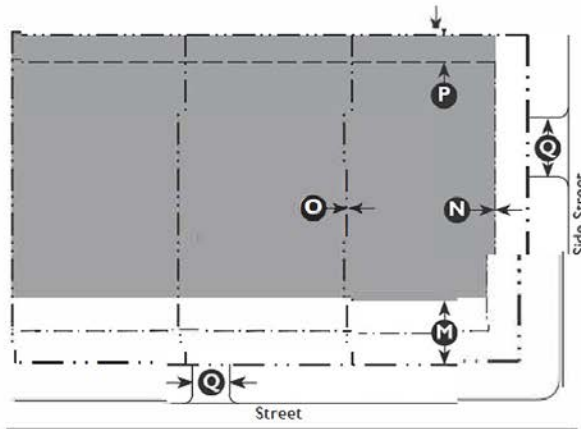
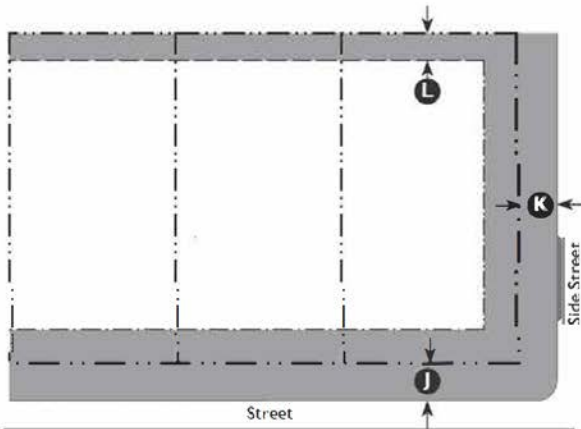
Depth, Ground-Floor Space 

Residential 20' min.

Commercial 30' min

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<sup>4</sup>Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.



**Miscellaneous**

Distance Between Entries

To Ground Floor	50' max.
To Upper Floor(s)	100' max.

Upper Floors shall have a primary entrance along the front.

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Any street façade wider than 75' shall be designed to read as a series of buildings no wider than 50' each.

**E. Encroachments & Frontage Types**

**Allowed Encroachments<sup>5,6</sup>**

Front	14' max.	<b>J</b>
Side Street	14' max.	<b>K</b>
Rear	5' max.	<b>L</b>

**Allowed Frontage Types<sup>7</sup>**

Porch, Projecting	Dooryard
Porch, Engaged	Shopfront
Stoop	Gallery
Forecourt	Arcade

<sup>5</sup>Maximum allowed encroachments, see B4 Frontage Types for further refinement of the allowed encroachments for frontage elements.

<sup>6</sup>Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed within an Alley ROW or across a Property Line.

<sup>7</sup>See B4 (Private Frontage Standards) for descriptions and regulations.

**F. Parking**

**Required Spaces**

Residential Uses	1/1,000sf min. <sup>8</sup>
Retail and Service Uses	2/1,000sf min. <sup>9</sup>

Off-site parking within 1200' may be used to meet parking requirements for non-Residential uses

Shared Parking may be used to meet parking requirements

**Location (Distance from Property Line/ROW)**

Front Setback	30'	<b>M</b>
Side Street Setback	0' (from BTL)	<b>N</b>
Side Setback	0'	<b>O</b>



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Rear Setback		P
Adjacent to T5N, T4N, T3N or Washington Park Neighborhood	5'	
Adjacent to All Other Zones	0'	
Adjacent to Alley	0'	

---

**Miscellaneous**

Parking Access Drive Width		Q
Front	12' max.	
Side Street/Alley	20' max.	

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All garages shall be screened from the Front and the Street by habitable space.

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<sup>8</sup>No parking spaces required for the first 2,000 sf of residential use or for affordable or senior housing units.

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<sup>9</sup>No parking spaces required for lodging uses and ground floor uses less than 5,000sf

**G. Allowed Uses**

Land Use <sup>1</sup>	Specific Use Regulations	T4NF	
<b>Industry, Manufacturing &amp; Processing</b>			Studio, art, dance, martial arts, music, etc.
Recycling, small collection facility	SUP		≤1,500 sf P
<b>Recreation, Education &amp; Public Assembly</b>			≤10,000 sf AUP
Commercial Recreation Facility,			>3,000 sf SUP
Small, Indoor	P		Theater, cinema or performing arts
Medium, Indoor	SUP		≤5,000 sf P
Large, Indoor	CUP		≤10,000 sf AUP
Outdoor	CUP		>10,000 sf SUP
See Civic Space Standards in the Mesa Zoning Ordinance	P		
<b>Health/Fitness Facility</b>			
≤3,000 sf	AUP		
>3,000 sf	SUP		
<b>Library; Museum</b>			
≤5,000 sf	P		
>5,000 sf	CUP		
<b>Meeting Facility, public or private</b>			
≤5,000 sf	P		
≤20,000 sf	SUP		
>20,000 sf	CUP		
<b>Place of Worship</b>			
≤5,000 sf	P		
≤20,000 sf	SUP		
>20,000 sf	CUP		
<b>School, public or private</b>			
K-12	P		
Colleges or Universities,	P		
Public or Private			
Commercial Trade	P		
Land Use <sup>1</sup>	Specific Use Regulations	T4NF	
<b>Residential</b>			
			Boarding House AUP
			Dwelling
			Accessory/Secondary Unit P
			Single-Unit Residence P
			Multi-Unit Residence P
			Group Housing SUP
			Group Home for the Handicapped
			≤10 Clients P
			>10 Clients SUP
			Home Occupation:
			Main Building, ≤300 sf, P
			≤2 employees
			Main Building, >300 sf, AUP
			>2 employees
			Accessory Structure, ≤600 sf, P
			≤4 employees
			Accessory Structure, >600 sf, SUP
			>4 employees

Retail		Services	
General Retail, except with any	P	Personal Services, except with	P
Of the following features:		any of the following features:	
Alcoholic Beverage Sales	AUP	Tenant floor area >2,500 sf	AUP
Series 10 Liquor License		Tenant floor area >5,000 sf	–
Alcoholic Beverage Sales	SUP	Tenant floor area >10,000 sf	
Series 9 Liquor License		Operating between 1am – 5am	–
Tenant floor area >5,000 sf	SUP	Operating between 5am – 7am	AUP
Tenant floor area >10,000 sf	SUP	Operating between 11pm – 1am	–
Tenant floor area >25,000 sf	–	Drive-through services	–
On-site production of items sold	SUP	ATM	P
Operating between 1am – 5am	–	Bank; Financial Services	P
Operating between 5am – 7am	AUP	Business Support Services	AUP
Operating between 11pm – 1am	–	Day Care, child or adult:	
Drive-through services	–	Large Day Care Home	P
Eating or Drinking Establishment,	P	Small Day Care Home	P
Except with any of the following features:		Day Care Center	P
Bars/Clubs/Lounges	CUP	Small Animal Day Care	SUP
Restaurants, Bar and Grill	SUP	Lodging:	
Tenant floor area >5,000 sf	P	Bed and breakfast	P
Tenant floor area >10,000 sf	–	Inn/Lodge	P
Operating between 1am – 5am	–	Kennel	SUP
Operating between 5am – 7am	AUP	Medical Services:	
Operating between 11pm – 1am	–	Extended Care Facility	P
Drive-through services	–	Hospital	CUP
Providing Entertainment	SUP	Medical/Dental Clinic	SUP
With outdoor seating	AUP	Medical/Dental Office	P
		Office: Professional, administrative	
		≤5,000 sf	P
		>5,000 sf	SUP

<b>Services (continued)</b>	
Social Services Facilities	CUP
Veterinary Services	AUP
<b>Transportation, Communications, and</b>	
Public Safety Facility	
≤1,000 sf	P
>1,000 sf	SUP
Stealth Wireless	P
Telecommunications Facility	
Temporary Event Parking	SUP

<b>Key</b>	
P	Permitted Use
AUP	Administrative Use Permit Required
SUP	Special Use Permit Required
CUP	Council Use Permit Required
–	Prohibited Use
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.

Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36 in the Mesa Zoning Ordinance.

<sup>1</sup>See Chapter 64 (Definitions of Terms and Uses) for use type definitions in the Mesa Zoning Ordinance

<sup>2</sup>Not allowed on the ground floor unless behind an allowed ground-floor use.

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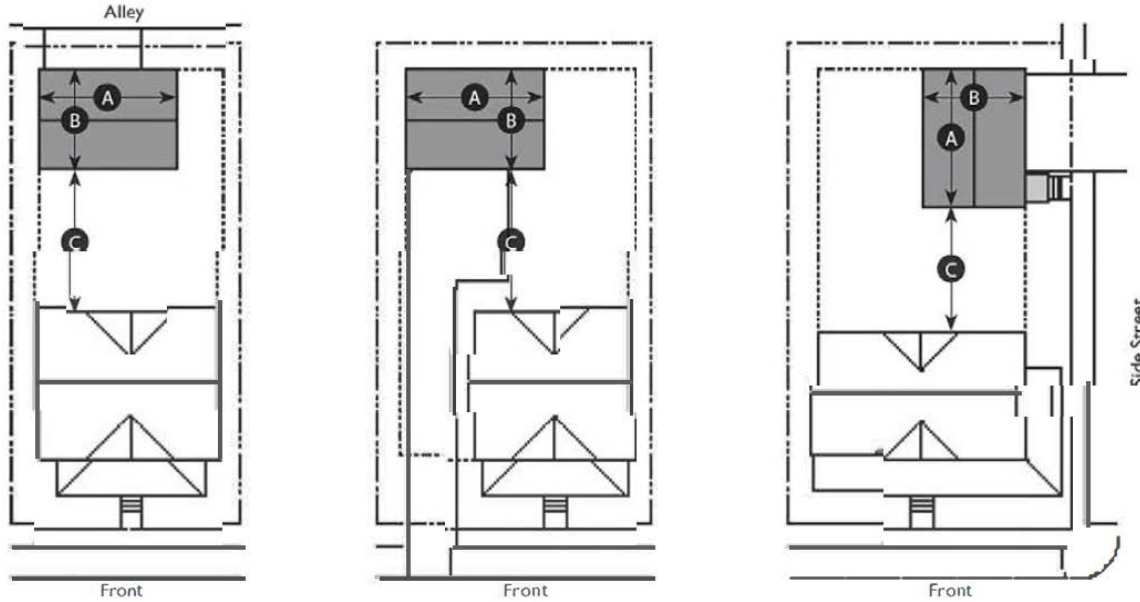
## B3: Washington Park Building Type Standards

### Carriage House



#### A. Description

**Carriage House:** This Building Type is a secondary structure typically located at the rear of a lot. This structure provides habitable/occupiable space for a small residential unit, home office space, other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.



**Key**

- ROW / Property Line
- Setback Line
- Building
- Frontage

**B. Lot**

Allowed on lots when accompanying the following building types: Single-Unit Houses, Duplexes, Townhouses, Mansion Apartments.

The Carriage House Building Type is the only detached accessory dwelling unit (ADU) allowed in transect zones.

**C. Number of Units**

Units 1 max.

**D. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone

**Main Body**

Width 36' max. **A**

Depth 30' max. **B**

Separation from Main Building 10' min.<sup>1</sup> **C**

**Miscellaneous**

Carriage houses shall not be taller or have a larger footprint than the main building on the lot

<sup>1</sup>Carriage house may be connected to the main building by uninhabitable space such as a breezeway

**E. Allowed Frontages**

Stoop

Carriage houses are not required to have a Frontage Type

**F. Pedestrian Access**

Main Entrance Location	Side Street, Alley, or internal to the lot
------------------------	--

The main entrance may not be through a garage

**G. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street

---

All parking spaces provided shall be separate from the principal building and may be enclosed, covered or open.

#### **H. Private Open Space**

The Private Open Space requirements for the lot shall be determined by the principal building on the lot. No additional Private Open Space is required for a Carriage House.



## Single-Unit House, Cottage



### A. Description

**Single-Unit House, Cottage:** This Building Type is a small detached structure on small lot that incorporates one unit. It is typically located within a primarily single-residence neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and it important for providing a broad choice of housing types and promoting walkability.

**B. Lot**

Lot Size		
Width	30' min.; 66' max.	<b>A</b>
Depth	50' min.; 150' max.	<b>B</b>
Area	4,000 sf min.; 8,500 sf. max	

**C. Number of Units**

Units	max.
-------	------

**D. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone.

**Main Body**

Width	36' max.	<b>C</b>
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**Secondary Wing(s)**

Width	30' max.	<b>D</b>
Depth	30' max.	<b>E</b>

**Accessory Structure**

Width	30' max.	<b>F</b>
Depth	30' max.	<b>G</b>

Only one accessory structure is allowed per lot

<sup>1</sup>Smaller or larger lot size permitted only if building type is already existing on lot at time of code adoption, X/X/2018

**E. Allowed Frontages**

Porch, Projecting ; Porch Embedded  
Stoop

**F. Pedestrian Access**

Main Entrance Location	Front	<b>H</b>
------------------------	-------	----------

**G. Vehicle Access and Paring**

Parking shall be accessed from side street, alley, or front street.

Parking spaces may be enclosed, covered or open

**H. Private Open Space**

Width	15' min.	<b>I</b>
Depth	15' min.	<b>J</b>
Area	300 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation

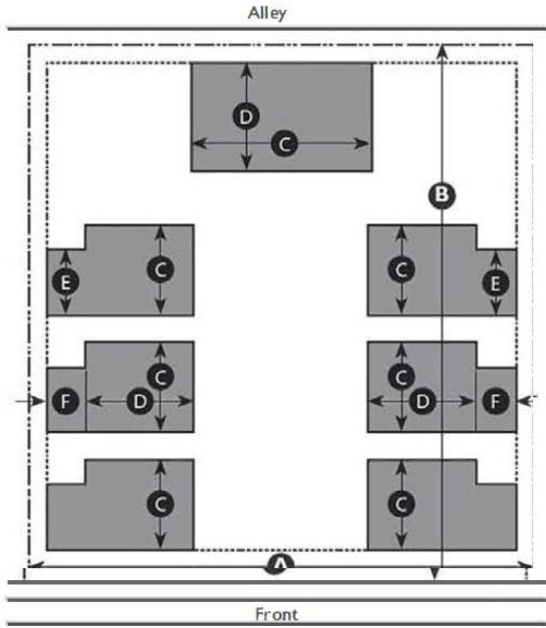
Required private open space must be located behind the main body of the house

## Bungalow Court



### A. Description

**Bungalow Court:** This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street and defined on three sides by buildings. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-residence or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



**Key**

- ROW / Property Line
- Setback Line
- Building

**B. Lot**

**Lot Size**

Width	75' min.; 150' max.	<b>A</b>
Depth	100' min.; 150' max.	<b>B</b>

**C. Number of Units**

Units	3 min. ; 9 max.
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**D. Building Size and Massing**

**Height**

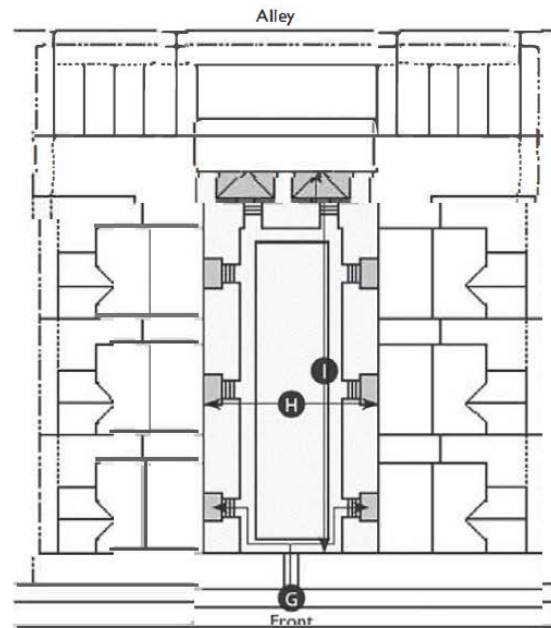
Height	1 ½ Stories max.
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**Main Body**

Width	32' max.	<b>C</b>
Depth	24' max.	<b>D</b>

**Secondary Wing(s)**

Width	24' max.	<b>E</b>
Depth	12' max.	<b>F</b>



**Key**

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

**Accessory Structure**

Width	24' max.
Depth	24' max.

**E. Allowed Frontages**

- Porch, Projecting
- Stoop

**F. Pedestrian Access**

Main Entrance Location	Front	<b>G</b>
------------------------	-------	----------

**G. Vehicle Access and Parking**

- Parking may be accessed from the alley, side street or front
- Parking may be accessed from the front only when there is no adjacent alley or side street
- Parking spaces may be enclosed, covered or open

## H. Private Open Space

Width	20' min.	H
Depth	20' min.	I
Area	400 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

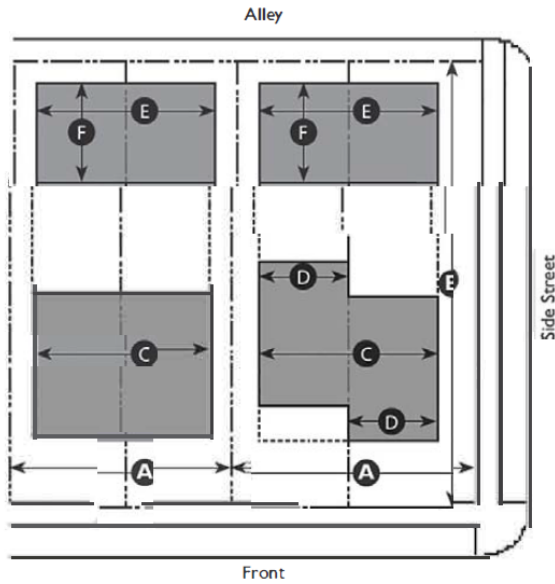
## Duplex



### A. Description

**Duplex:** This Building Type is a small to medium sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and sharing one common party wall. This Type has the appearance of a medium to large single-residence home and is appropriately scaled to fit within primarily single-residence neighborhoods or medium density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

**Note:** Due to the existing building forms, standard duplexes may be over height and out of scale with the surrounding neighborhood. A SUP is required for any 2-story structure in the Washington Park area.



**Key**

- ROW / Property Line
- Shared Property Line<sup>1</sup>
- Setback Line
- Building

**B. Lot**

**Lot Size**

Width <sup>2</sup>	50' min.; 75' max.	<b>A</b>
Depth	100' min.; 150' max.	<b>B</b>
Area <sup>3</sup>	6,000 sf min.; 9,750 sf max.	

**C. Number of Units**

Units	2 max.
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**D. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone

**Main Body**

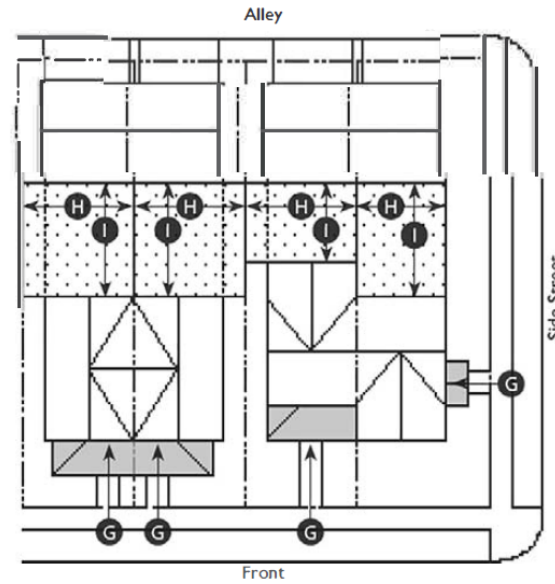
Width	48' max.	<b>C</b>
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**Secondary Wing(s)**

Width	30' max.	<b>D</b>
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**Accessory Structure(s)**

Width		<b>E</b>
Individual unit ownership	24' max.	



**Key**

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

Shared between units	48' max.
Depth	30' max. <b>F</b>

<sup>1</sup>Side-by-side duplexes may have a shared Property Line

<sup>2</sup>Total width of lot(s) if there is a shared Property Line

<sup>3</sup>Total Same as Single Unit, Cottage

**E. Allowed Frontages**

Porch, Engaged	Stoop
Porch, Projecting	

**F. Pedestrian Access**

Main Entrance Location	Front <sup>3</sup>	<b>G</b>
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Each unit shall have an individual entry facing the street on or no more than 10' behind the front façade.

**G. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front

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In the T4NF area Parking may be accessed from the front only when there is no adjacent

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Parking spaces may be enclosed, covered or open

#### H. Private Open Space

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Width	15' per unit, min.	
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Depth	15' per unit, min.	
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Area	300 sf min.
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Required street setbacks and driveways shall not be included in the private open space area calculation.

---

Required private open space must be located behind the main body of the house

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<sup>3</sup>On corner lots, each unit shall front a different street.

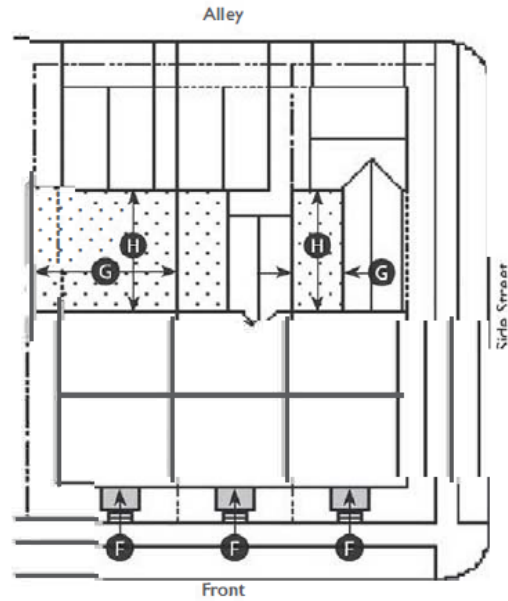
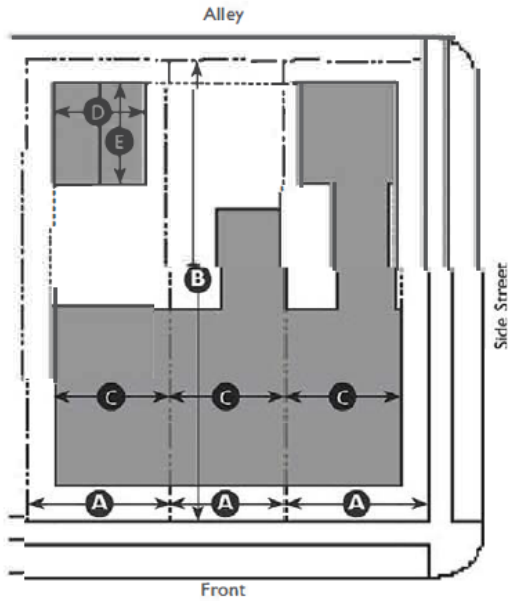


## Townhouse



### A. Description

**Townhouse:** This Building Type is a small to medium sized attached structure that consists of one or three or more dwelling units placed side-by-side. This Type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-residence neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: **Rowhouse**



**Key**

- ROW / Property Line
  - Shared Property Line<sup>1</sup>
  - Setback Line
  - Building
- <sup>1</sup>Townhouses may have a shared Property Line

**B. Lot**

**Lot Size**

Width	18' per unit, min.	<b>A</b>
Depth	80' per unit, min.	<b>B</b>

**C. Number of Units**

Units	3 min.; 8 max.
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**D. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone

**Main Body**

Width	18' min; 36; max.	<b>C</b>
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**Secondary Wing(s)**

The footprint area of the Secondary Wing(s) may not exceed the footprint area of the Main Body

**Key**

- ROW / Property Line
- Setback Line
- Frontage
- ▨ Private Open Space

**Accessory Structures(s)**

Width	24' max.	<b>D</b>
Depth	30' max.	<b>E</b>

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body

**E. Allowed Frontages**

Porch	Dooryard
Stoop	

**F. Pedestrian Access**

Main Entrance Location	Front	<b>F</b>
------------------------	-------	----------

Each unit shall have an individual entry facing a street

**G. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street

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When accessed from the front, a single shared drive shall be used

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Parking spaces may be enclosed, covered or open

#### **H. Private Open Space**

Width	8' min.	<b>G</b>
Depth	8' min.	<b>H</b>
Area	100 sf min.	

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Required street setbacks and driveways shall not be included in the private open space area calculation.

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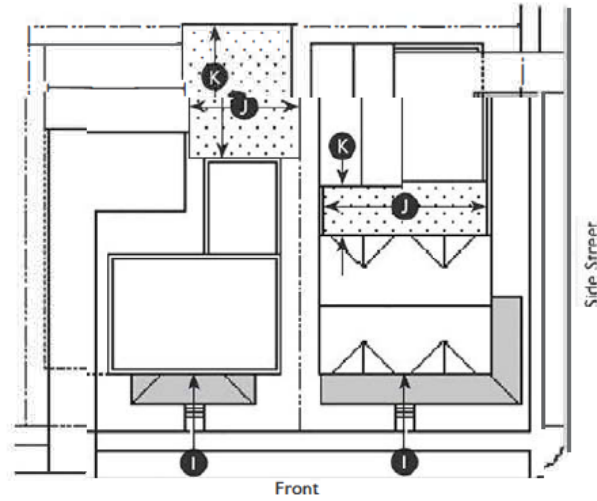
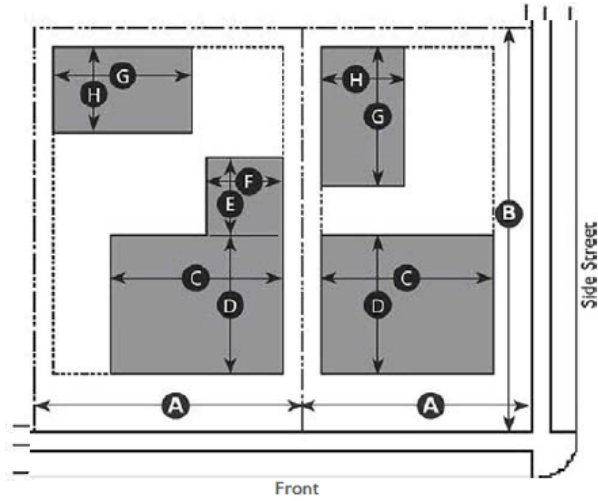
Required private open space must be located behind the main body of the house.

## Mansion Apartment



### A. Description

**Mansion Apartment:** This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized residence home and is appropriately scaled to fit in sparingly within primarily single-residence neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



**Key**

- ROW / Property Line
- Setback Line
- Building

**B. Lot**

**Lot Size**

Width	50' min.; 100' max.	<b>A</b>
Depth	100' min.; 150' max.	<b>B</b>

**C. Number of Units**

Units	3 min.; 6 max.
-------	----------------

**D. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone

**Main Body**

Width	48' max.	<b>C</b>
Depth	36' max.	<b>D</b>

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body

**Key**

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

**Secondary Wing(s)**

Width	30' max.	<b>E</b>
Depth	30' max.	<b>F</b>

**Accessory Structure(s)**

Width	48' max.	<b>G</b>
Depth	30' max.	<b>H</b>

**E. Allowed Frontages**

Porch	Dooryard
Stoop	

**F. Pedestrian Access**

Main Entrance Location	Front	<b>I</b>
Each unit may have an individual entry.		

**G. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street

---

Parking spaces may be enclosed, covered or open

#### H. Private Open Space

Width	8' min.	J
Depth	8' min.	K
Area	100 sf min.	

---

Required street setbacks and driveways shall not be included in the private open space area calculation.

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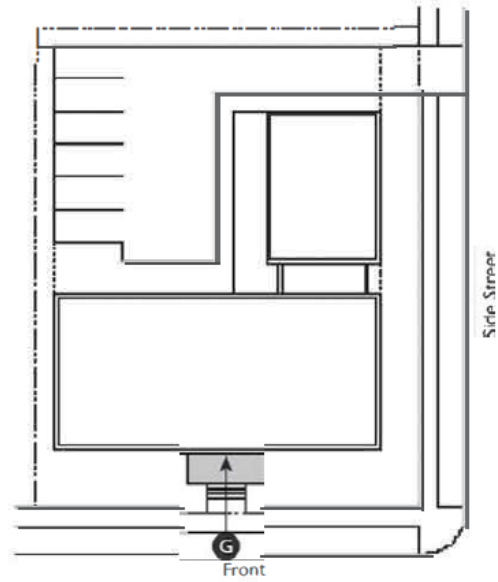
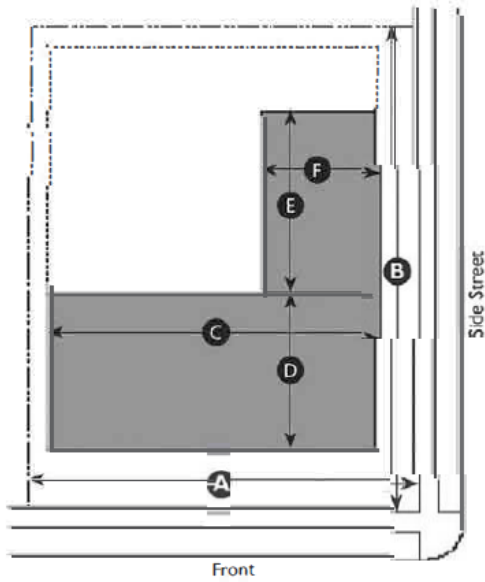
Required private open space must be located behind the main body of the house.

## Apartment House



### A. Description

**Apartment House:** This Building Type is a medium-to-large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium density neighborhoods or sparingly within large lot predominantly single-residence neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



**Key**

- ROW / Property Line
- Setback Line
- Building

**B. Lot**

**Lot Size**

Width	75' min.; 150' max.	<b>A</b>
Depth	100' min.; 150' max.	<b>B</b>

**C. Number of Units**

Units	7 min.; 12 max.
-------	-----------------

**D. Building Size and Massing**

**Height**

Per Building Form Standards based on transect zone

**Main Body**

Width	60' max.	<b>C</b>
Depth	50' max.	<b>D</b>

**Secondary Wing(s)**

Width	48' max.	<b>E</b>
Depth	30' max.	<b>F</b>

**Key**

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

**Accessory Structure(s)**

Width	48' max.
Depth	30' max.

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

**E. Allowed Frontages**

Porch, Projecting	Forecourt
Stoop	Dooryard

**F. Pedestrian Access**

Main Entrance Location	Front	<b>G</b>
------------------------	-------	----------

Units located in the Main Body shall be accessed by a common entry along the front.

On corner lots, units in a secondary wing may front the side street.



### **G. Vehicle Access and Parking**

Parking may be accessed from the alley, side street or front.

---

Parking may be accessed from the front only when there is no adjacent alley or side street

---

Parking spaces may be enclosed, covered or open

### **H. Private Open Space**

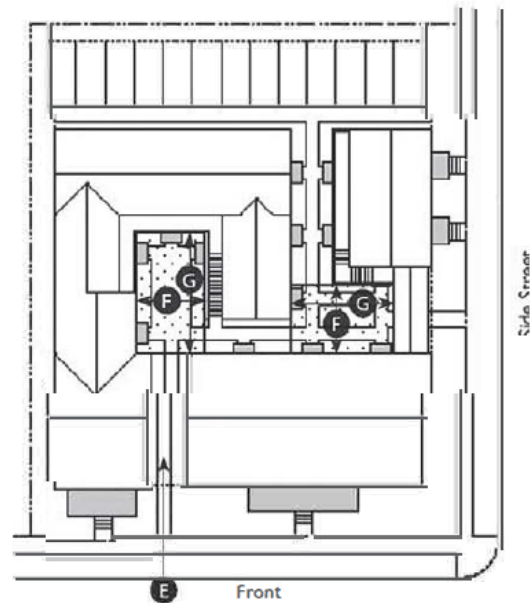
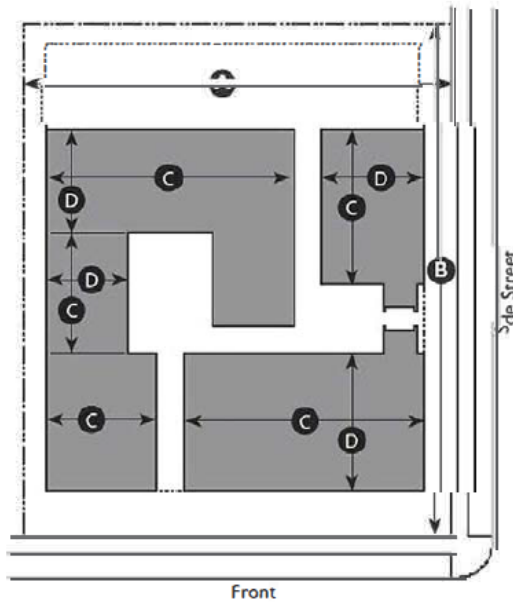
No private open space requirements

## Courtyard Building



### A. Description

**Courtyard Building:** This Building Type is a grouping of small structures or an individual medium-to-large-sized structure that is oriented around a shared courtyard or series of courtyards. The units consists of multiple side-by-side and/or stacked dwelling units primarily accessed directly from a courtyard. This Type is primarily applicable for medium-density neighborhoods, but is also appropriately scaled to fit in sparingly within primarily single-residence neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



**Key**

- ROW / Property Line
- Setback Line
- Building

**Key**

- ROW / Property Line
- Setback Line
- Frontage
- Open Space

**B. Lot**

**Lot Size**

Width	75' min.; 200' max.	<b>A</b>
Depth	100' min.	<b>B</b>

**C. Number of Units**

Units	1 min.; 24 max.
-------	-----------------

**D. Building Size and Massing**

**Height**

Height	1 Story min.; 2 Stories max. <sup>1</sup>
--------	--

**Main Body/Secondary Wing(s)**

Width	100' max.	<b>C</b>
Depth	40' max.	<b>D</b>

**Accessory Structure(s)**

No accessory structures are allowed

**E. Allowed Frontages**

Porch, Projecting	Shopfront
Stoop	Gallery
Forecourt	Arcade
Dooryard	

**F. Pedestrian Access**

The main entry of ground floor units is directly off of a courtyard or a street.

Courtyards shall be accessible from the front. **E**

Each unit may have an individual entry.

Stairs accessing upper floors may serve no more than three units

<sup>1</sup>Height must also comply with Washington Park Building Form Standards.

### G. Pedestrian Access (continued)

Pedestrian connections should link all buildings to the public right-of-way, courtyards, and parking areas

Passages through buildings (zagwans) and between buildings should be provided to connect multiple courtyards.

### H. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front

Parking may be accessed from the front only when there is no adjacent alley or side street.

Parking spaces may be structures, truck-under, or open.

### I. Private Open Space

No private open space requirement.

### J. Courtyard(s)

Width 20' min. ; 50' max. **F**

Width-to-Height-Ratio 1:2 min. to 2:1 max.

Depth 20' min. ; 150' max. **G**

Depth-to-Height-Ratio 1:1 to 3:1

Area (total) 400 sf min.;  
50 sf/unit min.

Buildings must define a minimum of two courtyard edges.

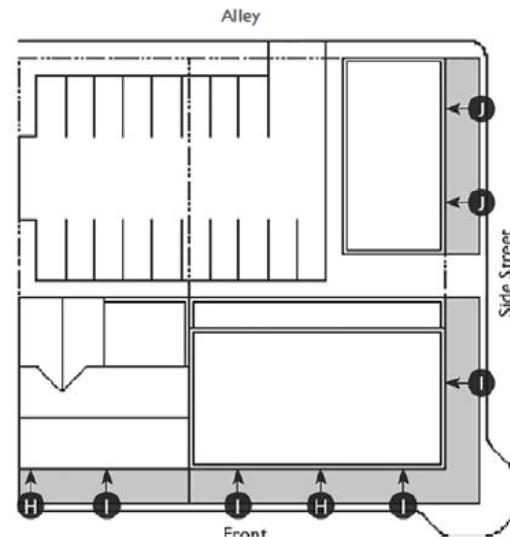
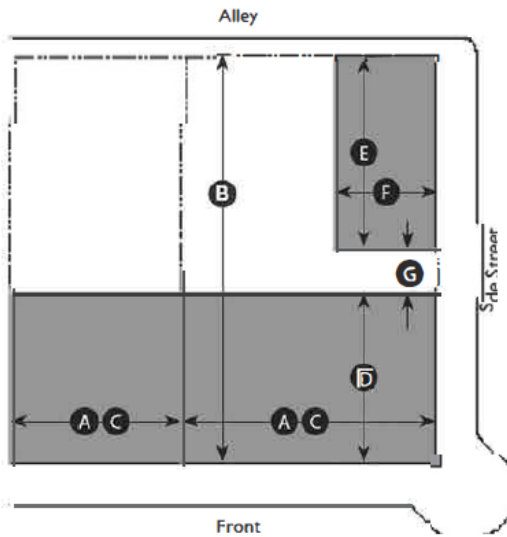
Courtyard edges not defined by building should be defined by a 6' stucco or masonry wall

## Main Street Mixed-Use



### A. Description

**Main Street Mixed-Use:** This Building Type is a small-to-medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.



**Key**

- ROW / Property Line
- Setback Line
- Building

**B. Lot**

**Lot Size**

Width	25' min. ; 150' max.	<b>A</b>
Depth	100' min. ; 150' max.	<b>B</b>

**C. Number of Units**

Units	2 min.
-------	--------

**D. Building Size and Massing**

**Height**

Height	1 Story min. ; 2 Stories max. <sup>1</sup>
--------	---

**Main Body**

Width	150' max.	<b>C</b>
Depth	65' max.	<b>D</b>

**Secondary Wing(s)**

Width	100' max.	<b>E</b>
Depth	65' max.	<b>F</b>

**Key**

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

Separation from Main Body 10' min. **G**

A Secondary Wing/Accessory Structure shall have a smaller footprint, a narrower width, and a depth not greater than the Main Body.

<sup>1</sup>Height must also comply with Building Form Standards

**E. Allowed Frontages**

Forecourt	Dooryard
Shopfront	Gallery
Terrace	Arcade

**F. Pedestrian Access**

Upper floor units located in the Main Body shall be accessed by a common entry along the front. **H**

Ground floor units may have individual entries along the front or side street. **I**

On corner lots, units in a secondary wing/accessory structure may front the side street. **J**

**G. Vehicle Access and Parking**

Parking shall be accessed from a side street or alley.

---

Parking drives and access may be shared on adjacent lots.

---

On-site parking spaces may be enclosed or open

---

Garages may be detached or truck-under.

**H. Private Open Space**

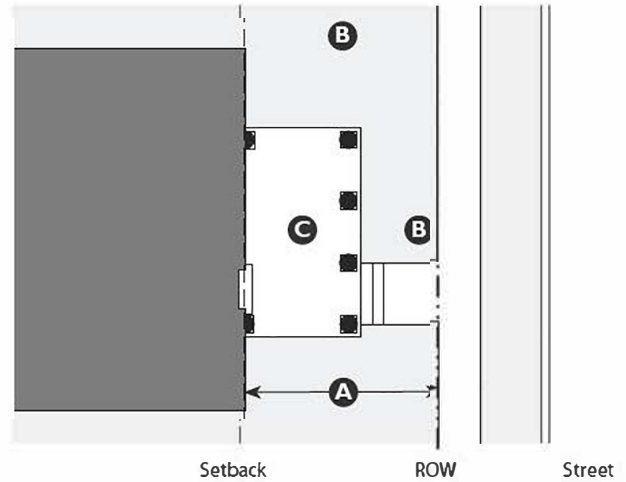
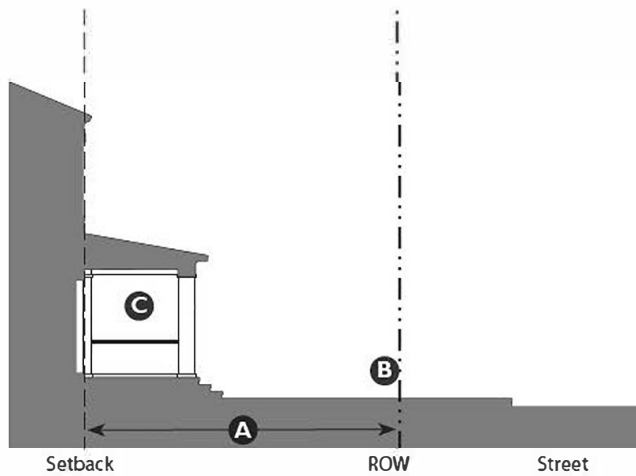
No private open space requirements

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## B4: Private Frontage Standards

### Common Yard



#### Key

--- ROW / Property Line      - - - - - Setback Line

#### A. Description

**Common Yard:** The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

#### B. Size

Depth 20' min. **(A)**

#### C. Miscellaneous

Fences between front yards or between the sidewalk and front yard are not allowed. **(B)**

Common Yard Frontages may only be used in conjunction with another allowed private frontage type, such as porch. **(C)**

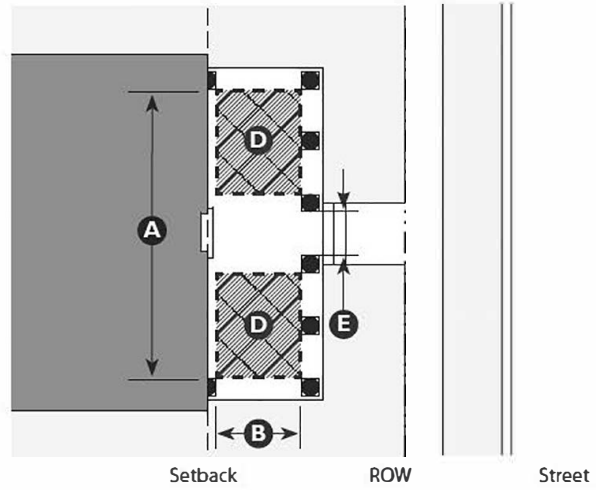
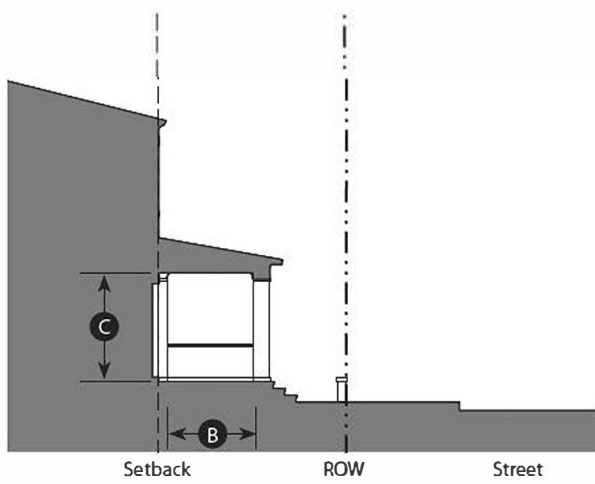


*The front yards of these houses form a continuous common yard.*



*An example of a common yard*

## Porch: Projecting



### Key

--- ROW / Property Line    - - - - Setback Line

### A. Description

**Porch, projecting:** The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

### B. Size

Width, clear	10' min.	<b>A</b>
Depth, clear	8' min.	<b>B</b>
Height, clear	8' min.	<b>C</b>
Height	2 Stories max.	
Furniture area, clear	4' x 6' min.	<b>D</b>
Path of travel	3' wide min.	<b>E</b>

### C. Miscellaneous

Projecting porches are open on three sides and must have a roof.

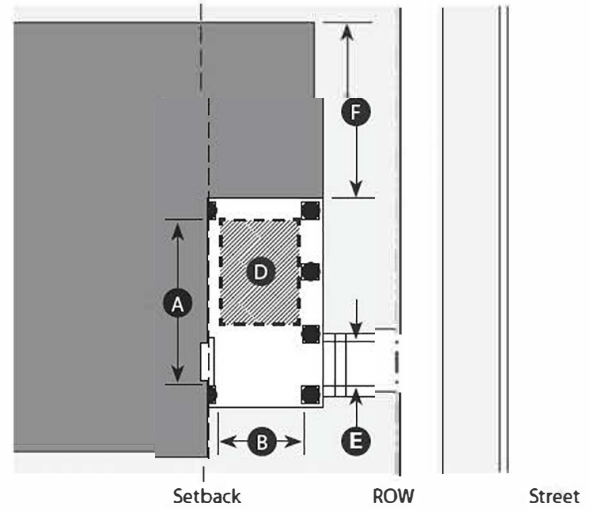
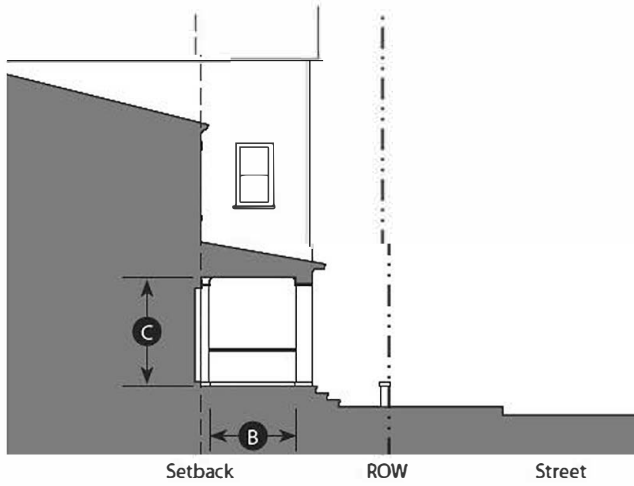


*A wrap-around projecting porch*



*Projecting porch integrated into the overall massing*

## Porch: Engaged



### Key

---- ROW / Property Line      - - - - - Setback Line

### A. Description

**Porch, engaged:** The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

### B. Size

Width, clear	10' min.	<b>A</b>
Depth, clear	8' min.	<b>B</b>
Height, clear	8' min.	<b>C</b>
Height	2 Stories max.	
Furniture area, clear	4' x 6' min.	<b>D</b>
Path of travel	3' wide min.	<b>E</b>

### C. Miscellaneous

Up to 2/5 of the building facade may project beyond the setback line into the encroachment area for this frontage type. **F**

Engaged porches must be open on two sides and have a roof.

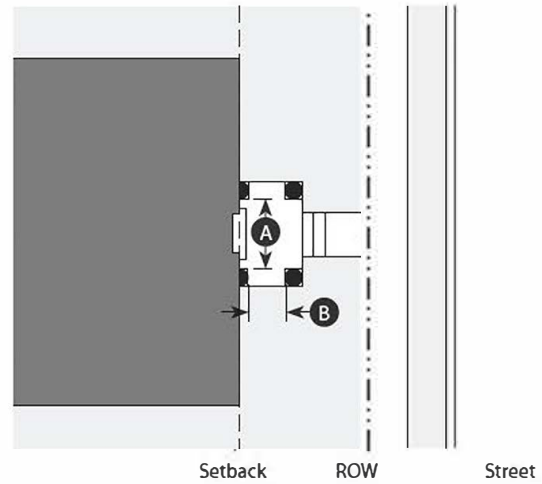
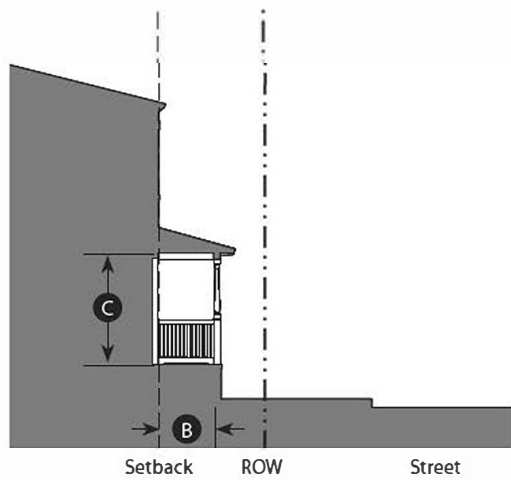


Engaged porch as an attached element.



An example of an engaged porch

## Stoop



### Key

--- ROW / Property Line      - - - - - Setback Line

### A. Description

**Stoop:** The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

### B. Size

Width, clear	5' min.; 8' max.	<b>A</b>
Depth, clear	5' min.; 8' max.	<b>B</b>
Height, clear	8' min.	<b>C</b>
Height	1 Story max.	
Depth of recessed entries	6' max.	

### C. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps shall be parallel to facade or along the side of the building.

The entry door shall be covered or recessed to provide shelter from the elements.

All doors must face the street.

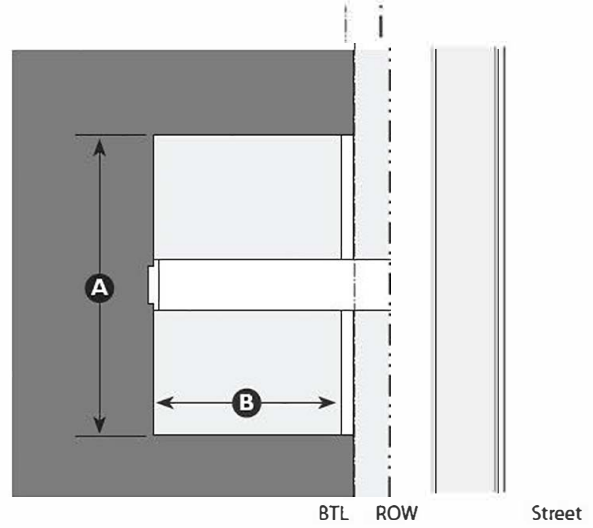
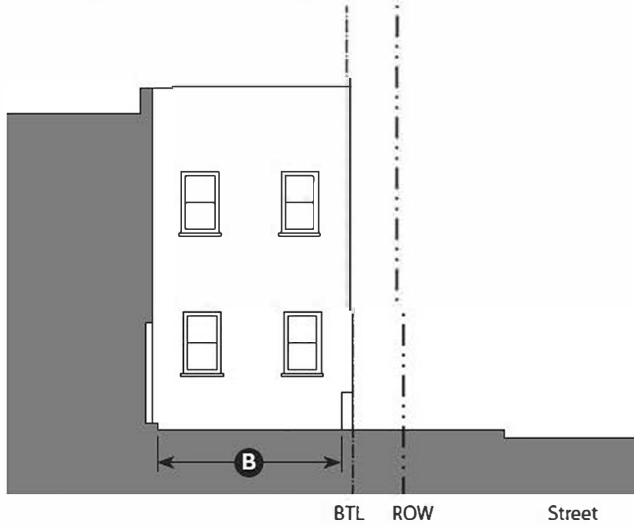


*This stoop on single-family dwelling with a medium setback engages the street.*



*These stoops on townhouses with slightly recessed entries and a minimum setback allow the steps to engage the street.*

# Forecourt



## Key

--- ROW / Property Line      - - - - - Setback Line

### A. Description

**Forecourt:** The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.

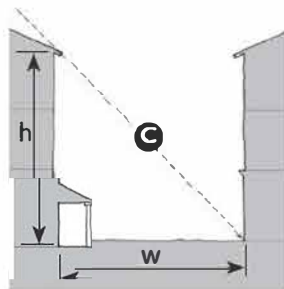
### B. Size

Width, clear	12' min.	<b>A</b>
Depth, clear	12' min.	<b>B</b>
Ratio, Height to Width	2:1 max.	<b>C</b>

### C. Miscellaneous

In order to ensure that the edge of the public realm is properly defined, within Neighborhood and Flex zones, this frontage type cannot be used on parcels with more than one adjacent parcel using the same frontage type; within Main Street zones, this frontage type cannot be used on adjacent parcels.

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

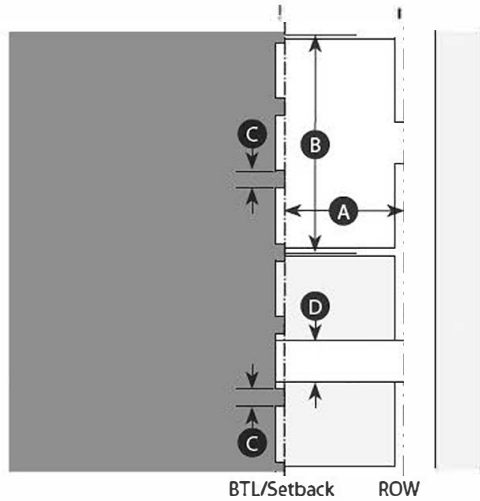
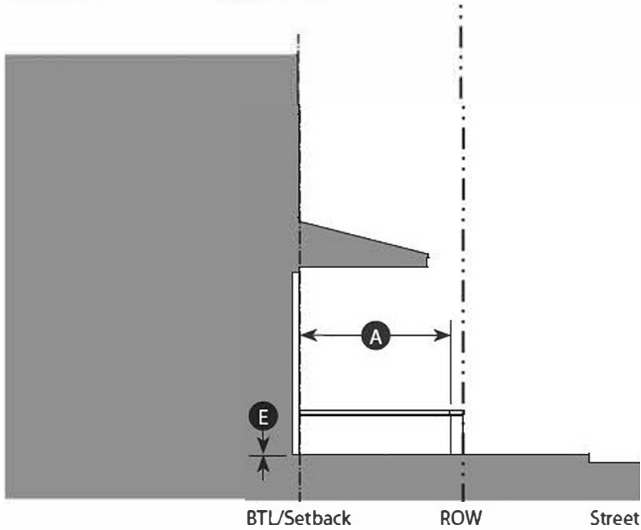


*This residential forecourt provides prominent entry yard and breaks down the overall massing along the street.*



*This commercial forecourt provides an outdoor dining area along a vibrant commercial street. The ROW is defined by a low wall as required by this code.*

# Dooryard



## Key

---- ROW / Property Line    - - - - - Setback Line

### A. Description

**Dooryard:** The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in flex zones, live/work, and small commercial uses ≤2,500sf.

### B. Size

Depth, clear	8' min.	A
Length	50' max.	B
Distance between glazing	4' max.	C
Ground floor transparency	50% min. <sup>1</sup>	
Depth of recessed entries	5' max.	
Path of travel	3' wide min.	D
Finish level above sidewalk	3'-6" max.	E
Finish level below sidewalk	6' max.	

### C. Miscellaneous

For Live/Work and Commercial Uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard standards shall prevail.

Low walls (12"-36") used as seating are encouraged.

Shall not be used for circulation for more than one ground floor entry

<sup>1</sup>For Live/Work and Commercial Uses only

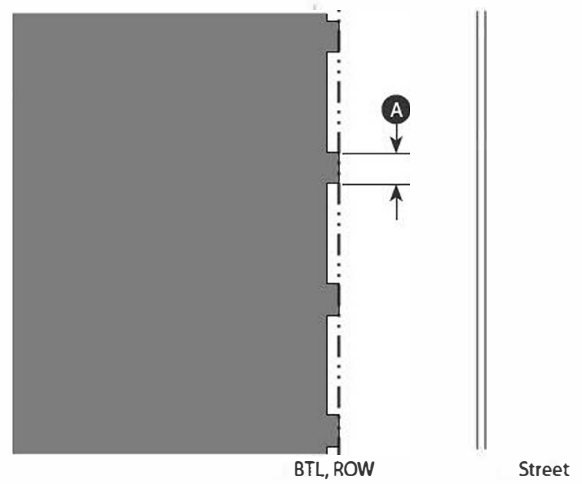
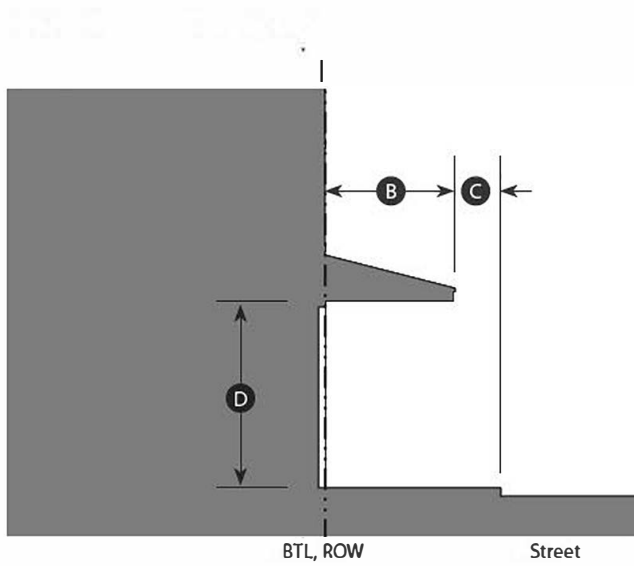


An example of a series of small commercial dooryards



An example of a series of residential dooryards. Each dooryard has its own steps with railings providing separation between the dooryards of adjacent units.

# Shopfront



## Key

---- ROW / Property Line      - - - - - Setback Line

### A. Description

**Shopfront:** The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

### B. Size

Distance between glazing	2' max.	<b>A</b>
Ground floor transparency	75% min.	
Depth of recessed entries	5' max.	

### C. Awning

Depth	4' min.	<b>B</b>
Setback from curb	2' min.	<b>C</b>
Height, clear	8' min.	<b>D</b>

### D. Miscellaneous

Residential windows shall not be used.

Doors may be recessed as long as main facade is at **BTL**.

Operable awnings are encouraged.

Open-ended awnings encouraged.

Rounded and hooped awnings are discouraged.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

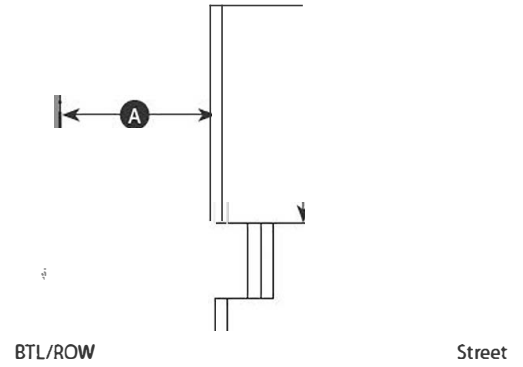
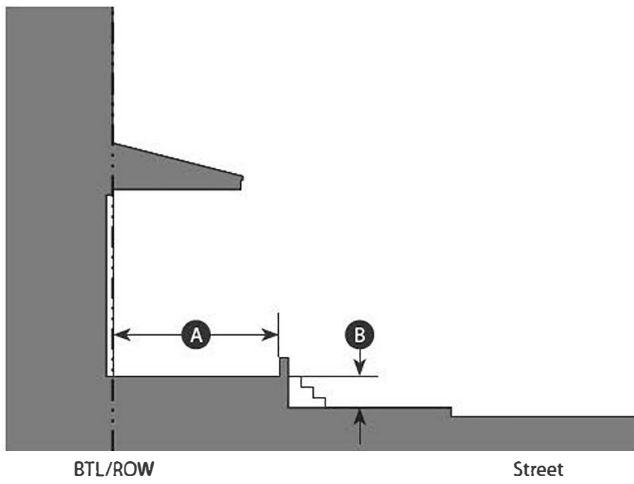


An example of a shopfront with a chamfered corner entry



An example of a shopfront with a recessed doorway

# Terrace



## Key

---- ROW / Property Line      - - - - - Setback Line

### A. Description

**Terrace:** The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.

### B. Size

Depth, clear	8' min.
Finish level above sidewalk	3'6" max.
Length of terrace	150' max.
Distance between stairs	50' max.



### C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Terrace standards shall prevail.

Low walls used as seating are encouraged.

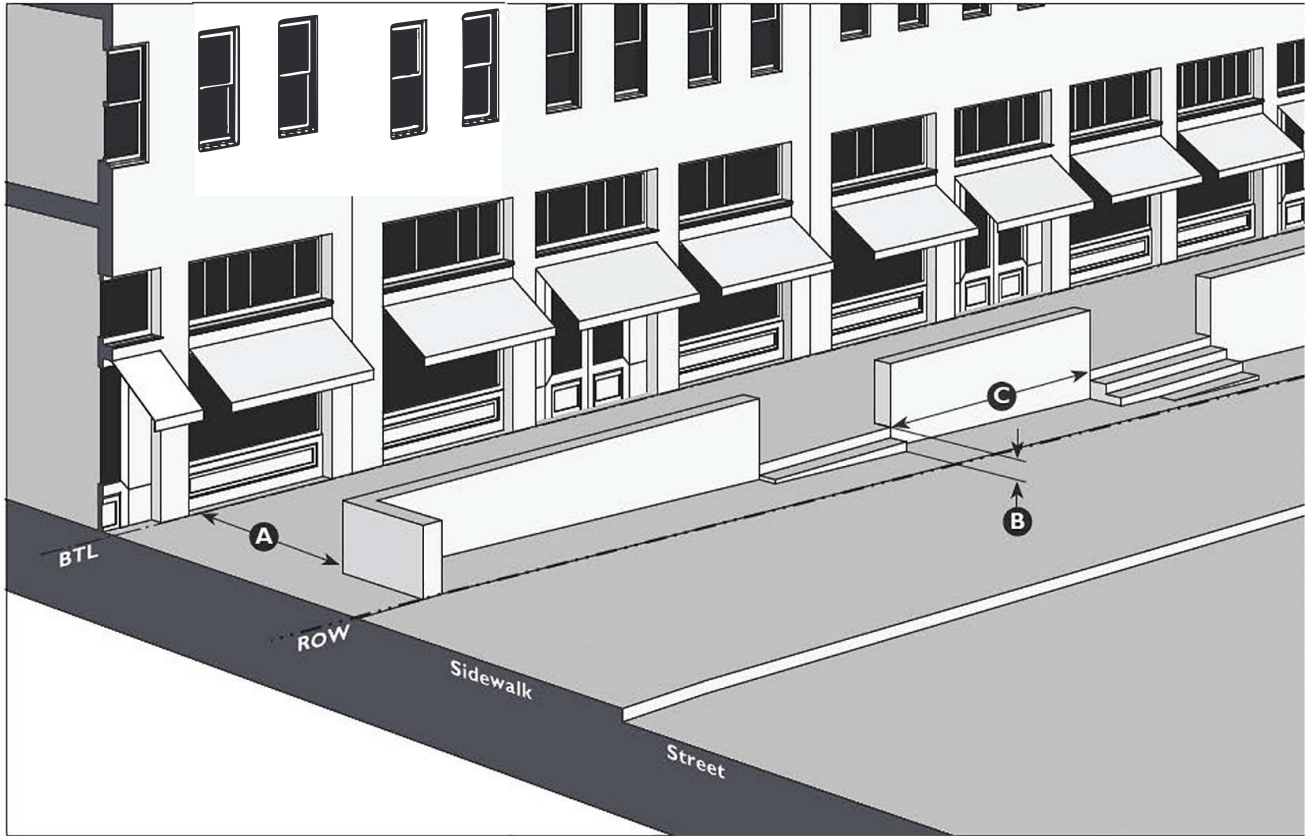


An example of a terrace in a historic industrial district



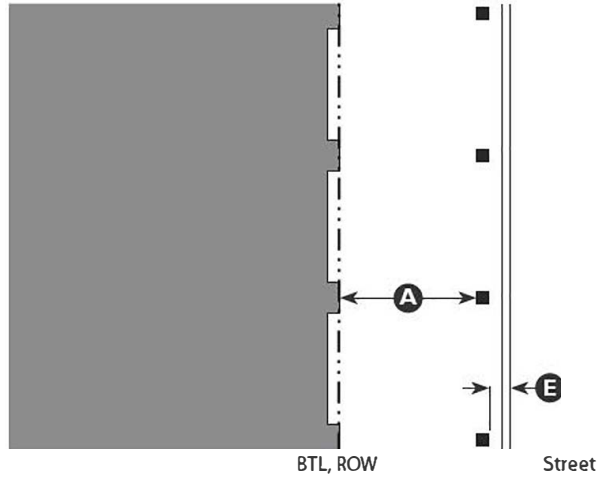
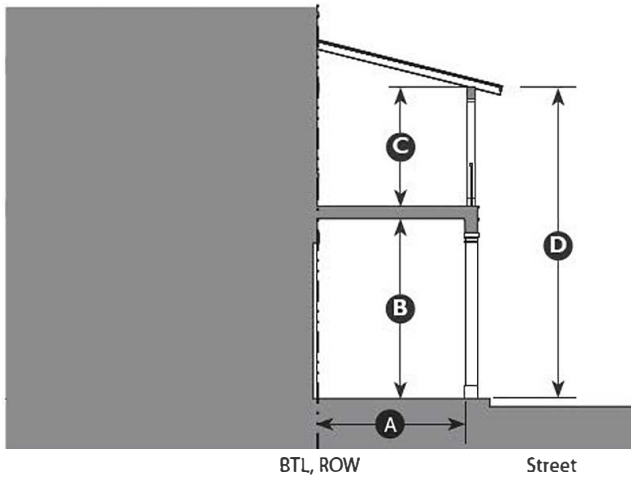
An example of a terrace used to accommodate a change in grade. The low walls are used to provide seating.





*A terrace accommodating a grade change along a series of shopfronts*

# Gallery



## Key

---- ROW / Property Line      - - - - Setback Line

### A. Description

**Gallery:** The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.

### B. Size

Depth, clear	8' min.	<b>A</b>
Ground floor height, clear	11' min.	<b>B</b>
Upper floor height, clear	9' min.	<b>C</b>
Height	2 Stories max.	<b>D</b>
Setback from curb	2' min.	<b>E</b>

### C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Gallery standards shall prevail.

Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Galleries must have a consistent depth along a frontage.

Gallery must project over a sidewalk.

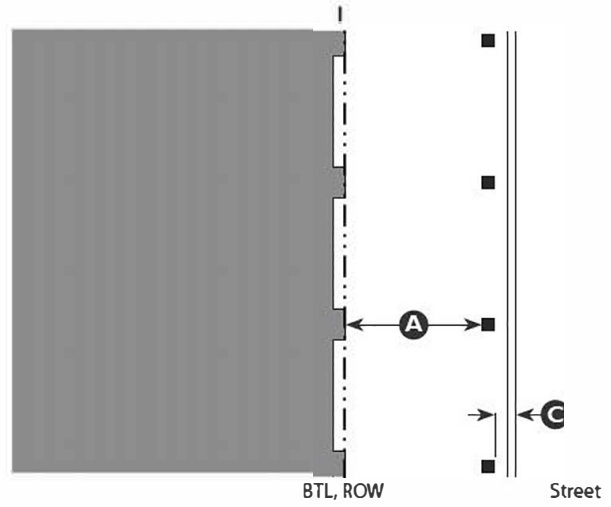
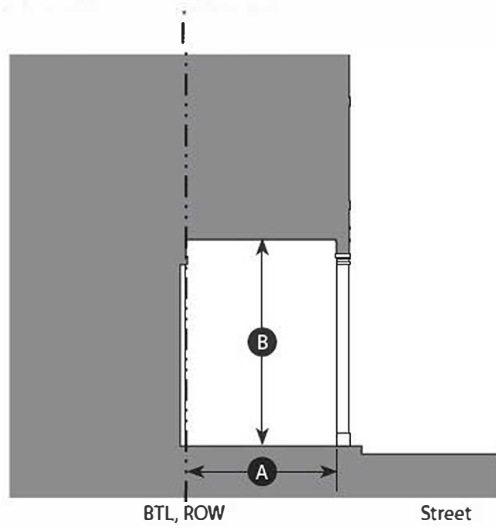


A one-story gallery with second floor access



A two-story gallery

## Arcade



### Key

---- ROW / Property Line      - - - - - Setback Line

### A. Description

**Arcade:** A covered walkway with habitable space above often encroaching into the ROW. The arcade should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground floor commercial uses and is common along public courtyards and paseos.

### B. Size

Depth, clear	12' min.	<b>A</b>
Ground floor height, clear	14' min. clear	<b>B</b>
Setback from edge of curb	2' min.	<b>C</b>

### C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Arcade standards shall prevail.

Arcades must have a consistent depth along a frontage.

Arcades with more than 2 floors of habitable space above the colonnade may not encroach onto a Public ROW, and must be located so that it abuts a public ROW.



An example of an arcade located at the back of a sidewalk, abutting the public ROW



An example of an arcade encroaching the public ROW. The arcade provides the only means of circulation along the ROW.