

# A. NEIGHBORHOOD (N)

# Table 4.2-2. N Zone Standards

## 1. OVERVIEW

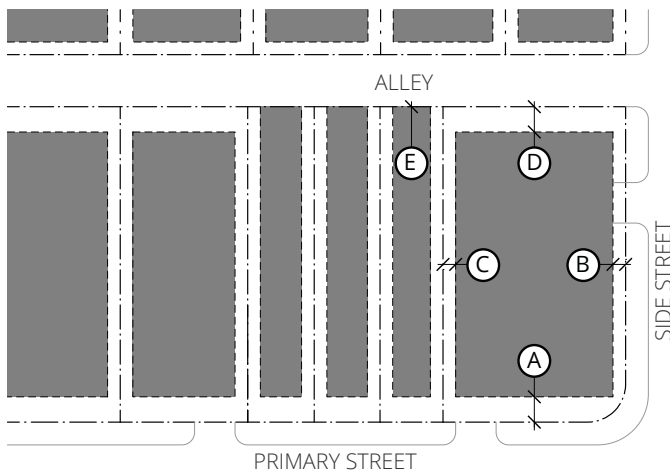
The N Zone is applied to areas appropriate for a mixture of residential and low-intensity non-residential land uses, with Building Types that are compatible with the form of houses, or that provide opportunities for higher residential density near the Metrolink Station and Arts & Entertainment Zone. Limited commercial uses are permitted; however, non-residential uses should be located in areas where businesses already exist and should be discouraged in areas that are primarily or exclusively residential.

## 2. ALLOWED BUILDING TYPES

- House
- Duplex, Triplex, Quadplex
- Rowhouse
- Stacked Dwellings
- Live/Work

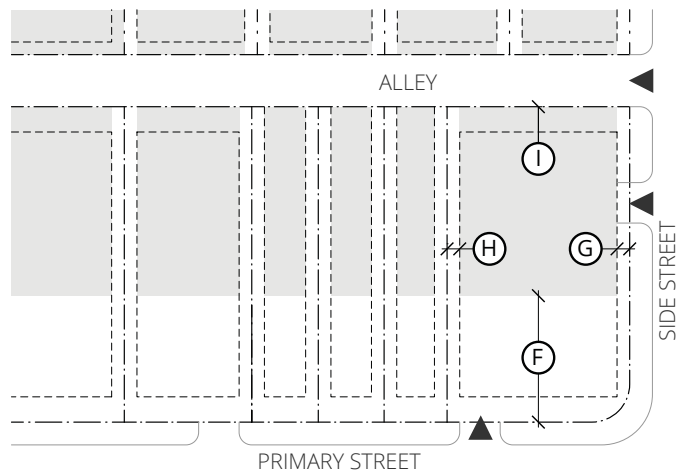
Other types of housing allowed per Section 4.2.02.A3

## 3. BUILDING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Building Footprint

## 4. PARKING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Parking Footprint
- ▲ Vehicular Access

### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 10' minimum
- (B) **Side Street:** 5' minimum
- (C) **Side Yard:** 5' minimum
- (D) **Rear:** 5' minimum
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

### 3B. BUILDING HEIGHT

- **Maximum:** 3 stories, not to exceed 35'
- **Rooftop elements:** Additional height for unique design aspects may be approved via CUP.
- **If full block redevelopment:** Not applicable
- **Height exceedance allowed:** Yes, via CUP

### 3C. ENCROACHMENTS

- As allowed by UDC.

### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 50' minimum
  - (G) **Side Street:** 5' minimum
  - (H) **Side Yard:** 5' minimum
  - (I) **Rear:** Not required
- \* Garage parking is permitted immediately behind a residence, when accessed from alley or side street, regardless of the front setback. A garage may be attached or unattached.

### 4B. PARKING ACCESS

- Vehicular access is permitted from any street or alley.
- Parking areas / garages should be located at the rear of parcel, be screened from public view, and be located behind the primary unit where possible.

### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements.
- Parking Incentive may be applied.
- Parking In-Lieu Fee Program may be applied for non-residential spaces for some qualifying properties. See UDC 17.51.010.G.

## B. CORRIDOR (COR)

Table 4.2-3. COR Zone Standards

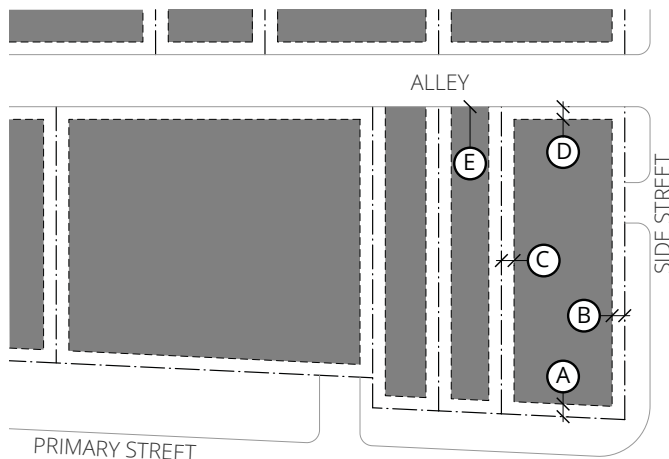
### 1. OVERVIEW

The COR Zone is applied to portions of the Newhall, Railroad, and Lyons Avenue corridors appropriate for development types tolerant of the vehicular activity typical of arterial streets. The Building Types allowed in the COR Zone accommodate a mix of land uses, inclusive of some housing. Streetscapes in the COR Zone are of urban character and are landscaped to enhance the pedestrian experience given the vehicular activity on these streets, and to provide a gateway experience into Old Town Newhall.

### 2. ALLOWED BUILDING TYPES

- Stacked Dwellings
  - Live/Work
  - Commercial Building
  - Flex Building
- Other types of housing allowed per Section 4.2.02.A3

### 3. BUILDING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Building Footprint

#### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 5' minimum
- (B) **Side Street:** 5' minimum
- (C) **Side Yard:** 5' minimum
- (D) **Rear:** 10' minimum
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

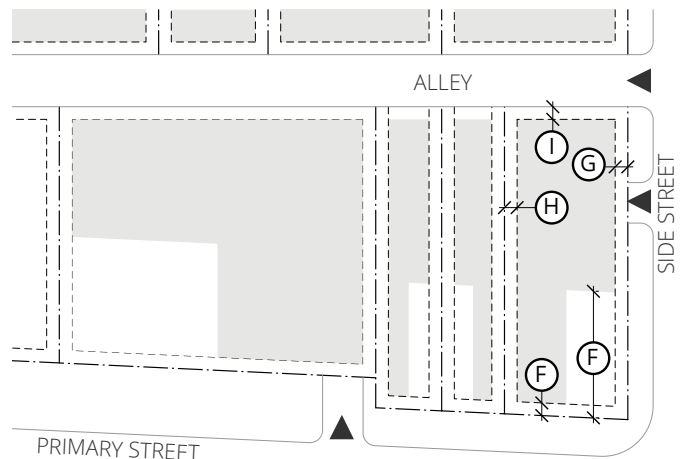
#### 3B. BUILDING HEIGHT

- **Maximum:** 3 stories, not to exceed 35'
- **Rooftop elements:** Additional height of 12' allowed.
- **If full block redevelopment:** Not applicable
- **Height exceedance allowed?:** Yes, via CUP

#### 3C. ENCROACHMENTS

- As allowed by UDC.

### 4. PARKING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Parking Footprint
- ▲ Vehicular Access

#### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 5' minimum for 50% of lot frontage; 50' minimum for 50% of lot frontage
  - (G) **Side Street\*:** 5' minimum
  - (H) **Side Yard\*:** 5' minimum
  - (I) **Rear\*:** 5' minimum
- \*Subterranean parking structures may extend to the property line along all sides subject to the issuance of an Adjustment.

#### 4B. PARKING ACCESS

- Vehicular access permitted from any street or alley.

#### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements.
- Parking Incentive may be applied.
- Parking In-Lieu Fee Program may be applied for non-residential spaces for some qualifying properties. See UDC 17.51.010.G.

## C. ARTS & ENTERTAINMENT (AE)

## Table 4.2-4. AE Zone Standards

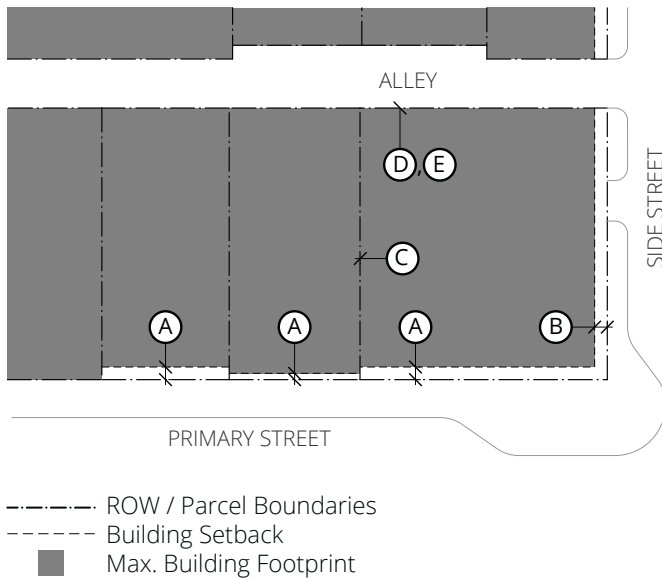
### 1. OVERVIEW

The AE Zone is applied to the central portions of Old Town Newhall generally aligned with Main Street. This Zone is appropriate for a range of land uses related to Arts & Entertainment. Ground floor uses accommodate art galleries, theaters, performance venues, specialty retail and restaurants, and upper floors accommodate offices or housing. Street frontages are pedestrian-oriented. Off-street parking is provided in public facilities or located behind buildings at the rear of parcels, or located on side streets with appropriate screening from the street. Additional building height is permitted in instances where a full block is being developed.

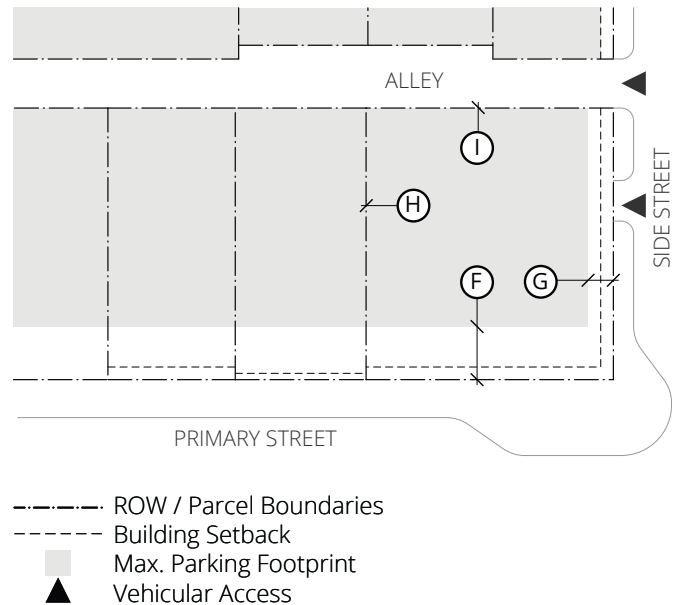
### 2. ALLOWED BUILDING TYPES

- Stacked Dwellings
  - Live/Work
  - Commercial Building
  - Flex Building
- Other types of housing allowed per Section 4.2.02.A3

### 3. BUILDING STANDARDS



### 4. PARKING STANDARDS



#### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 0' minimum to 5' maximum; variations in setback encouraged.
- (B) **Side Street:** 0' minimum to 5' maximum; variations in setback encouraged.
- (C) **Side Yard:** Not required
- (D) **Rear:** Not required
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

#### 3B. BUILDING HEIGHT

- **Maximum height:** 3 stories, not to exceed 35'
- **Rooftop elements:** Additional height of 12' allowed
- **If full block redevelopment:** Not to exceed 55', not inclusive of architectural features
- **Height exceedance allowed?:** Yes, via CUP

#### 3C. ENCROACHMENTS

- As allowed by the UDC; awnings, gallery frontages, balconies, bay windows, signs, outdoor dining allowed by approval of the Director of Community Development.

#### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 20% lot depth
  - (G) **Side Street\*:** 10' minimum
  - (H) **Side Yard\*:** Not required
  - (I) **Rear\*:** Not required
- \* Public parking facilities (surface lots, structures, etc.) may be located at the property line. Subterranean parking structures may extend to the property line along all sides subject to the issuance of an Adjustment.

#### 4B. PARKING ACCESS

- Vehicular access permitted only from alley or side streets.
- No additional driveways shall be permitted on Main Street.

#### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements. Non-residential/commercial shall be calculated at 1:350. Parking Incentive may be applied.
- Parking In-Lieu Fee Program may be applied for non-residential spaces. See UDC 17.51.010.G.

## D. CREATIVE/BUSINESS (CB)

## Table 4.2-5. CB Zone Standards

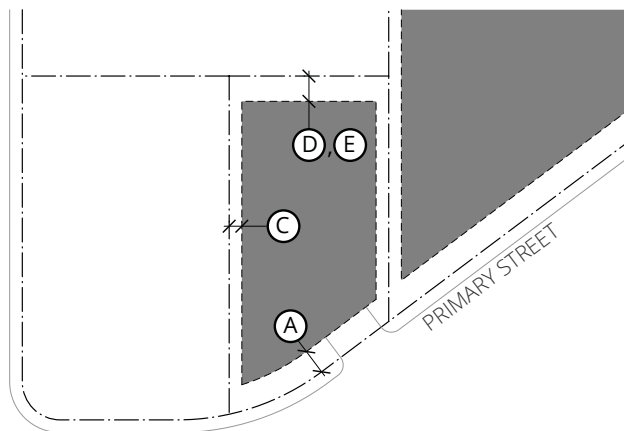
### 1. OVERVIEW

The CB Zone is applied to parcels along Pine Street, south of Newhall Avenue, that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. Streetscapes are landscaped primarily to soften the appearance of industrial structures, activities, and traffic. The entire CB Zone is located within the Jobs Creation Overlay Zone (JCOZ) (UDC 17.38.015).

### 2. ALLOWED BUILDING TYPES

No required Building Types due to the unique disposition and application of this Zone.

### 3. BUILDING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Building Footprint

#### 3A. BUILDING FOOTPRINT SETBACKS

- (A) **Front:** 10' minimum
- (B) **Side Street:** 10' minimum
- (C) **Side Yard:** 5' minimum
- (D) **Rear:** 10' minimum
- (E) **Rear along alley or creek:** 0', subject to alley dedication.

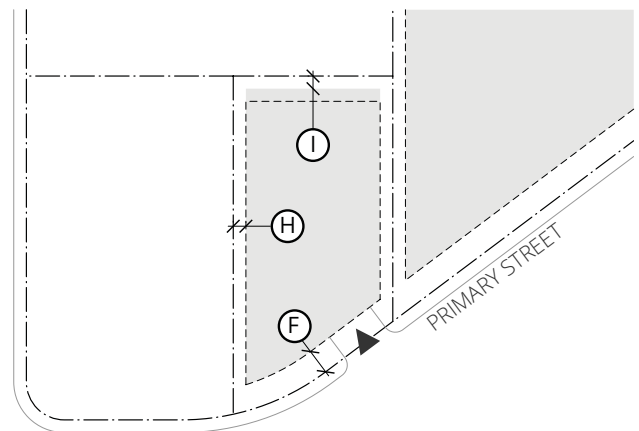
#### 3B. BUILDING HEIGHT

- **Maximum height:** 35'
- **Rooftop elements:** Additional height of 12' allowed.
- **If full block redevelopment:** Not to exceed 55', not inclusive of rooftop elements
- **Height exceedance allowed?:** Yes, via CUP
- **Qualifying JCOZ projects:** See UDC 17.38.015

#### 3C. ENCROACHMENTS

- As allowed by the UDC.

### 4. PARKING STANDARDS



- ROW / Parcel Boundaries
- - - Building Setback
- Max. Parking Footprint
- ▲ Vehicular Access

#### 4A. PARKING FOOTPRINT SETBACKS

- (F) **Front\*:** 10' minimum
  - (G) **Side Street\*:** 10' minimum
  - (H) **Side Yard\*:** 5' minimum
  - (I) **Rear\*:** 5' minimum
- \*Subterranean parking structures may extend to the property line along all sides subject to the issuance of an Adjustment.*

#### 4B. PARKING ACCESS

- Subject to the approval of the Director of Community Development.

#### 4C. PARKING REQUIREMENT

- Refer to Section 4.3 Building Types for parking requirements.
- Parking Incentive may be applied.
- For qualifying JCOZ projects, see UDC 17.038.015.

# 4.3 BUILDING TYPE STANDARDS AND ARCHITECTURAL STYLE GUIDELINES

## 4.3.01. BUILDING TYPES

### A. OVERVIEW

#### 1. PURPOSE

This Section identifies the Building Types allowed in the OTNSP area and provides design standards for each type to ensure that proposed development is consistent with the City’s goals for building form and character.

#### 2. APPLICABILITY

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type. Each proposed structure shall be designed as one of the types allowed by Table 4.3-1 for the Zone applicable to the site.

### B. STANDARDS BY BUILDING TYPE

The following development standards apply to the Building Types allowed per Zone within the OTNSP area.

Table 4.3-1. Building Types Allowed by Zone

#	BUILDING TYPE	ZONE			
		N	AE	COR	CB
1	House	Y	X	X	Y <sup>1</sup>
2	Duplex, Triplex, Quadplex	Y	X	X	X
3	Rowhouse	Y	X	X	X
4	Stacked Dwellings	Y <sup>3</sup>	Y <sup>2</sup>	Y <sup>2</sup>	X
5	Live/Work	Y	Y	Y	Y
6	Commercial Building	X	Y	Y	Y
7	Flex Building	X	Y	Y	Y

Legend:

- Y = Building Type allowed
- X = Building Type NOT allowed

**Footnotes:**

<sup>1</sup>Single-Family Dwellings require a Conditional Use Permit.

<sup>2</sup>Allowed only as part of a vertical mixed-use project, with upper floor residential in a Commercial Building.

<sup>3</sup>Stacked dwellings require a Minor Use Permit in the Neighborhood Zone.

## 1. HOUSE

Table 4.3-2. House Type Standards

### A. OVERVIEW

A detached structure typically occupied by one primary residence with private open space on a single lot. For standards related to Accessory Dwelling Units (ADU), refer to UDC 17.57.040.

### B. LOT

- **Lot Width:** 50' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 1- to 2-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Attic space may be occupied and not counted as a story when applying the height limits of the applicable Zone.

### D. PEDESTRIAN ACCESS

- **Main entrance:** Accessed directly from and facing the primary street.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- When alley is not present, parking and services shall be accessed by a driveway of 10 feet maximum width.
- For corner lots without access to an alley, vehicular access from side street by a driveway of 16 feet maximum width.
- **Parking Requirements:**
  - **Residential:** 2 enclosed spaces per unit (plus ½ space guest parking per unit for multifamily developments).

### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not applicable

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Side yard:** Not required
- **Rear yard:** 15% of lot area
- **Front yard:** Defined by setback per applicable Zone.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not applicable



## 2. DUPLEX, TRIPLEX, QUADPLEX

## Table 4.3-3. Duplex, Triplex, Quadplex Type Standards

### A. OVERVIEW

Duplexes, triplexes, and quadplexes are multiple-dwelling structures that appear as large houses that are appropriately scaled in relation to adjacent residential buildings. Dwellings can be organized side-by-side or stacked, and accommodate 2, 3, or 4 residential units respectively. For standards related to Accessory Dwelling Units (ADU), refer to UDC 17.57.040.

### B. LOT

- **Lot Width:** 50' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 2-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Structures shall be massed as large houses, composed principally of 2-story volumes, each designed to a house-like scale.
- Structures on corner lots shall have frontages that face and address each street.
- Attic space may be occupied and not counted as a story when applying the height limits of the applicable Zone.

### D. PEDESTRIAN ACCESS

- **Main entrance for all units:** Accessed directly from and facing the primary street. For corner lots, entrances from both frontages are encouraged.
- **Upper-level units:** Accessed by enclosed or open stairs accessible from street or shared central space, e.g., courtyard, lobby, etc.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- When alley is not present, parking and services shall be accessed by a driveway of 10 feet maximum width.
- For corner lots without access to an alley, vehicular access from side street by a driveway of 16 feet maximum width.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not required

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Ground floor unit:** Private yard of at least 150 square feet per unit.
- **Upper floor units:** Balconies subject to approval of Director of Community Development.
- **Front yard:** Defined by setback per applicable Zone.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not required

### 3. ROWHOUSE

### Table 4.3-4. Rowhouse Type Standards

#### A. OVERVIEW

An attached structure occupied by multiple dwelling units, each occupied by one primary residence, arrayed side-by-side, or a group of detached structures with minimal separations between structures. Each unit has private open space. Parking may be accommodated at the ground level within each unit/structure (also known as “tuck-under parking”) or can be located a separate structure. This type is also synonymous with “Townhouse.”

#### B. LOT

- **Lot Width:** 25' minimum

#### C. BUILDING HEIGHT AND MASSING

##### C1. BUILDING HEIGHT

- 2- to 3-story volumes per height limits of the applicable Zone per Section 4.2.

##### C2. BUILDING MASSING

- Structures on corner lots shall have frontages that face and address each street.
- In a 3-story configuration, a 2-story unit may be stacked over a single-story ground floor unit or “flat.” The flat shall be accessed by its own front door, and the upper-story unit shall be accessed by a separate front door and stair.

#### D. PEDESTRIAN ACCESS

- **Main entrance for all units:** Accessed directly from and facing the primary street.

#### E. VEHICULAR ACCESS AND PARKING

- Garages and services shall be accessed from an alley. This Building Type is not allowed on a lot without an alley.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).



#### F. OPEN SPACE

##### F1. COMMON OPEN SPACE

- Not required

##### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Front yard:** Defined by setback per applicable Zone.
- **Side yard:** Not applicable.
- **Rear yard:** 15% of each unit's lot area.
- **Upper floor units:** Balconies subject to approval of Director of Community Development.

##### F3. SHARED RESIDENTIAL AMENITIES

- Not required



## 4. STACKED DWELLINGS

Table 4.3-5. Stacked Dwellings Type Standards

### A. OVERVIEW

A vertically-stacked structure of single-floor dwelling units of similar configuration, typically with one shared public entry, e.g., lobby. Stacked dwellings may contain structured parking, either as a podium or multiple-level subterranean structure, or as an above-grade structure that is screened behind active uses. A stacked dwellings structure may accommodate housing either on the ground and/or on upper floors, depending on the Zone. In the AE Zone, housing should be located above commercial uses. In the N Zone, housing could be located on both the ground and upper floors, subject to the issuance of an MUP. In the N Zone, Live/Work units and limited non-residential uses may also be located on the ground level, subject to the issuance of an MUP.

### B. LOT

- **Lot Width:** 125' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- Per Zone requirements in Section 4.2.

#### C2. BUILDING MASSING

- **First floor:** Footprint per Section 4.2
- **Second floor:** Up to 85% of first-floor footprint; 100% via CUP
- **Third floor:** Up to 75% of first-floor footprint; 100% via CUP
- **Additional floors:** Up to 75% of first-floor footprint; 80% via CUP

The total square-footage should not exceed 200% of the structure's first-floor footprint, unless allowed via a CUP.

### D. PEDESTRIAN ACCESS

- **Main entrance:** Accessed directly from and facing the primary street. For corner lots, entrances from both frontages are encouraged.
- **Ground floor units:** Accessed directly from and facing a street.
- **Upper floor units:** Accessed via elevator or corridor.

### E. VEHICULAR ACCESS AND PARKING

- Where an alley is present, parking may be accessed through the alley.
- For corner lots without access to an alley, parking is accessed from the side street through the building.
- Where an alley is not present, parking is accessed from the street through the building.
- Required parking can be accommodated in a subterranean structure, above-grade parking structure, covered surface lot, or a combination.
- Tandem parking may be permitted subject to the issuance of an MUP.



### E. VEHICULAR ACCESS AND PARKING (CONTINUED)

- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements in excess of 1,500 square feet of new development. Parking shall be calculated for the entire property.

### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Each stacked dwelling building shall have at least one common courtyard, forecourt, paseo, patio, roof-top garden, or some other form of open space at ground, podium, or upper levels.

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

Each residential unit shall have a private balcony, yard, or other private space, per the following:

- **Studio:** 50 square feet
- **One-bedroom:** 75 square feet
- **Two- or more bedrooms:** 100 square feet

#### F3. SHARED RESIDENTIAL AMENITIES

Each stacked dwelling building shall have shared recreational facility areas and other shared amenities (e.g., park, children's play area, fitness facility, swimming pool, patio, etc.) per each residential unit per the following:

- **Studio:** 100 square feet
- **One-bedroom:** 150 square feet
- **Two- or more bedrooms:** 200 square feet

## 5. LIVE/WORK

## Table 4.3-6. Live/Work Type Standards

### A. OVERVIEW

An attached structure consisting of multiple live/work units arrayed side-by-side. One live/work unit consists of one dwelling unit above and/or behind flexible ground floor space that can be used for commercial uses, such as office, retail, or other type of workspace, as allowed by the zone. Each unit has private open space.

### B. LOT

- **Lot Width:** 25' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 2- to 3-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Structures on corner lots shall have frontages that face and address each street.
- Refer to UDC 17.66.080 (Joint Living and Working Quarters).

### D. PEDESTRIAN ACCESS

- **Main entrance for flexible ground-floor space:** Accessed directly from and facing the primary street.
- **Entrance for living space:** Accessed through flexible ground-floor space when living space is located behind or above the flexible space. When living space is located above, the upper dwelling unit may be accessed by a separate entrance or stair.

### E. VEHICULAR ACCESS AND PARKING

- Garages and services shall be accessed from an alley. This Building Type is not allowed on a lot without an alley.
- Required parking shall be in a garage, which may be attached to or detached from the dwelling.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Live/Work:** 2 spaces (1 of which shall be enclosed) per unit (plus required non-residential parking).
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements in excess of 1,500 square feet of new development. Parking shall be calculated for the entire property.



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not required

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- **Front yard:** Defined by setback per applicable Zone.
- **Side yard:** Not applicable.
- **Rear yard:** 15% of each unit's lot area.
- **Upper floor units:** Balconies subject to approval of Director of Community Development.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not required

## 6. COMMERCIAL BUILDING

## Table 4.3-7. Commercial Building Type Standards

### A. OVERVIEW

A structure designed for occupancy by commercial uses on either the ground floor or upper floors. Residential uses may also occupy the upper floors. Along Main Street in the AE Zone, only retail, restaurant, entertainment, arts, and/or similar uses allowed by Section 4.2 are permitted at the ground level fronting the street subject to the Director of Community Development. Office, service, residential, and other similar uses shall be located either on upper floors or at the ground level behind the primary use. Ground level office and service uses are permitted in the COR Zone.

### B. LOT

- **Lot Width:** 25' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 1- to 2-story volumes per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- **First floor:** Footprint per Section 4.2
- **Second floor:** Up to 85% of first-floor footprint; 100% via CUP.

The total square-footage should not exceed 200% of the structure's first-floor footprint, unless allowed via a CUP. An MUP can allow up to 300% of the first-floor footprint. Modifications in excess of 300% of the first-floor footprint may be allowed subject to the issuance of a CUP.

### D. PEDESTRIAN ACCESS

- **Main entrance for all commercial units:** Accessed directly from and facing the primary street. For corner lots, entrances from both frontages are encouraged.
- **Main entrance for upper-level residential units:** Accessed through lobby directly from and facing a street.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- For corner lots without access to an alley, parking is accessed from the side street through the building.
- Tandem parking may be permitted subject to the issuance of an MUP.
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments).
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements
  - in excess of 1,500 square feet of new development. In the AE zone, non-residential/commercial shall be
  - calculated at 1:350. Parking shall be calculated for the entire property.



As part of Stacked Dwellings



Stand-alone Commercial Building

### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Each commercial building shall have at least one common courtyard, forecourt, paseo, patio, roof-top garden, or some other form of open space at ground, podium, or upper levels.

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

For commercial buildings with housing, each residential unit shall have a private balcony, yard, or other private space, per the following:

- **Studio:** 50 square feet
- **One-bedroom:** 75 square feet
- **Two- or more bedrooms:** 100 square feet

#### F3. SHARED RESIDENTIAL AMENITIES

For commercial buildings with housing, shall have shared recreational facility areas and other shared amenities (e.g., park, children's play area, fitness facility, swimming pool, patio, etc.) per each residential unit per the following:

- **Studio:** 100 square feet
- **One-bedroom:** 150 square feet
- **Two- or more bedrooms:** 200 square feet

## 7. FLEX BUILDING

Table 4.3-8. Flex Building Type Standards

### A. OVERVIEW

A detached or attached structure (either new or adaptively reused) intended for artisanal industrial activity and sale of products made on-site. Residential use is limited to no more than one dwelling unit for the business owner/operator or an on-site caretaker. The residential unit has private open space. This Building Type provides an interior that is open-plan and supportive of a wide variety of fabrication and assembly activities, and often includes a mezzanine for supporting office area.

### B. LOT

- **Lot Width:** 25' minimum

### C. BUILDING HEIGHT AND MASSING

#### C1. BUILDING HEIGHT

- 1-story volume per height limits of the applicable Zone per Section 4.2.

#### C2. BUILDING MASSING

- Designed as large, single-volume space which may contain a mezzanine space.

### D. PEDESTRIAN ACCESS

- **Main entrance for flexible ground-floor space:** Accessed from any street or yard.
- **Entrance for living space:** Accessed through flexible ground-floor space when living space is located behind or above the flexible space. When living space is located above, the upper dwelling unit may be accessed by a separate entrance or stair.

### E. VEHICULAR ACCESS AND PARKING

- Access via primary street or alley (if present).
- **Parking Requirements:**
  - **Residential:** 2 covered spaces per unit (plus ½ space guest parking per unit for multifamily developments)..
  - **Non-Residential:** 1 space for first 1,500 square feet of new development. See UDC for parking requirements in excess of 1,500 square feet of new development. In the AE zone, non-residential/commercial shall be calculated at 1:350. Parking shall be calculated for the entire property.



### F. OPEN SPACE

#### F1. COMMON OPEN SPACE

- Not required

#### F2. PRIVATE RESIDENTIAL OPEN-SPACE

- Minimum 50 square feet at ground or upper level.

#### F3. SHARED RESIDENTIAL AMENITIES

- Not required