

	UNDERLYING ZONING	UNDERLYING ZONING ANALYSIS						PROPOSED PUD TO MEET THE SPIRIT OF THE
		BLDG A	BLDG B	BLDG C	BLDG D	TWNHMS	RETAIL/ENTERT.	
	Project Names	Chorus Apts	Artessa Coop	Crescendo Apts	Duet Apts	Ron Clark -no name yet	Food Hall?	
REGULATIONS	RX-TOD							
Allowed Principal Use Classifications	<ul style="list-style-type: none"> ▪ Household Living, 1+ units to 5+ units ▪ Group Living, Small ▪ Lodging ▪ Office ▪ Retail & Entertainment (<25% of footprint) ▪ Parks & Open Space ▪ Liquor Sales, Off-Sale (limited) ▪ Tobacco Sales Establishment (limited) ▪ Manufacturing, Artisan (limited) ▪ College ▪ Community Assembly ▪ Cultural Facility 	Household Living, 5+ units	Not Permitted by RX-TOD	All Underlying Uses Plus: <ul style="list-style-type: none"> ▪ Retail & Entertainment Up to 25,000 sf main floor footprint ▪ Brewpub (not limited) 				

Allowed Building Types	General Building; Row Building	General Building	General Building	General Building	General Building	Row Building	General Building	As allowed by RX-TOD
Front Streetwall (% with build-to line, excluding side setbacks)	GB: 80% min. RB: 80% min	Complies	Complies	Not complied	Not complied	Complies		Alternative design review
Front Street Setback	7.5 ft min.; 15 ft max		10 ft. min; 25 ft. max (35 ft max for courtyard facades)	Not complied (37'-119')	Not complied (67'-175')	Variance to 5 ft min		GB: 10 ft min.; 175 ft max RB: 6 ft min; 15 ft. max
Non-Front Street Setback	5 ft. min.; 15 ft max		N/A	Not complied	Complies (12')	5 ft. min, except for 4 units not near rear line		5 ft. min.
Side Setback	GB: 5 ft min. RB: 12 ft min.; 12 ft between buildings		Complies	Complies (26')	Complies (14')	Complies		As allowed by RX-TOD
Rear Setback	GB: 0 at min.; 20 ft. alley or rail r.o.w.; 20 ft. min. RB: 20 ft.		Complies - 11.5 ft	Complies (16')	Not complied (14'-24')	0 ft min to Alley Outlot		GB: 0 at min.; 10 ft. alley or rail r.o.w.;
Impervious Site Coverage	GB: 80% max. RB: 70% max		90%	Complies (82%)	Complies (80%)			90% max
Additional Semi-pervious Coverage	+15%		+10%	+10%	+10%	What qualifies?		As allowed by RX-TOD
Parking & Driveway Access	GB: Off alley or non-front street; if no alley or non-front street exists or is planned, off front street is allowed Max. 22 ft.		Complies	Complies	Complies	Complies – off Alley – but our alley has 2 access points		Up to 2 access points off alley or non-front street.

	width at sidewalk without median Max. 1 access per development per street RB: Off alley or non-front street; if no alley or non-front street exists or is planned, off front street is allowed; Max. 12 ft. width at sidewalk without median; Max. 1 access per development per street							
Attached (Podium) Parking Location	GB: 20 ft. min. behind front facade in rear of building RB: Rear of building, min. 15 ft. behind front facade		15 ft	Complies	Complies	N/A		10 ft min. with façade screening consistent in composition with other non-screening facades
Garage Door Location	GB: Rear, interior side, and side facades RB: Rear; not visible from a front street and screened from non-front streets		Complies – interior side(s)	Complies -side facade	Complies -side facade	Complies - rear facade		As allowed by RX-TOD
Surface Parking Location	Rear Yard		Complies	Not complied	Not complied (on side yard)	No surface parking except on public Street		Rear & Side Yard
Street Setback	No closer to lot line than principal building		Complies	Complies	Complies	Complies		As allowed by RX-TOD

Non-Street Setback	3 ft. min.		Complies	Complies	Complies			As allowed by RX-TOD
Building Height	GB: 2 stories min; 10 stories max RB: 2 stories min., 3 stories max. CB: 1 stories min.; 24 ft. min		Complies - 5 stories	Not Complied - 15 stories	Complies – 8 stories	Complies – 3 stories		GB: 2 stories min; 15 stories max
Ground Story Height	9 ft. min.; 14 ft. max		9 – 14 ft ceilings	21'-4" ceilings	9' ceilings	9' ceiling		GB: 9 ft. min.; 22 ft. max RB: 9 ft. min.; 14 ft. max
Upper Story Height	9 ft. min.; 14 ft. max		9 ft. ceilings	9 ft. ceilings	9 ft. ceilings	9 ft ceilings		As allowed by RX-TOD
Roof Types	GB: Flat, Parapet, Pitched		Flat	Flat	Flat	Flat		As allowed by RX-TOD
Tower Feature	GB: Allowed RB: 1 per unit; max width 12 ft.		N/A	Complies	N/A	N/A		As allowed by RX-TOD
Transparency: Front Façade – Ground Story	20% min		Complies - 42.2%	Complies (80%)	Complies (21%)	Not sure?		As allowed by RX-TOD
Blank Façade Segments	GB: No bays or 15 ft. wide sections of any story may be without transparency. RB: No bays or 10 ft. wide sections of any story may be without transparency.		Complies	Complies	Not complied	Not sure?		Alternative design review.
Transparency: Front Façade – Upper Story	20% min		Complies	Complies	Complies (33%)	Not sure?		As allowed by RX-TOD

Transparency: Non-Front Facades	GB: 18% min		Complies	Complies	Complies	Not sure?		12%
Building Entrance Location	GB: One per every 120 ft. on front façade RB: One per unit on front facade except 1 per every 3 units may be located off a courtyard.		Complies	Complies	Not complied	Complies – one per unit		One per every 240'
Entrance Transition Type	GB: Stoop RB: Porch or Stoop		Complies	Not complied	Complies	Complies – porch or stoop		Porch or awning
Ground Story Elevation	Between 18 in. and 30 in. above grade or between 30 in. and 4 ft. with a visible basement, except in floodplain locations.		GB: 3 – 5 ft without visible basement	Not complied	Not complied	2 ft to 5 ft		GB: 6" – 5 ft without visible basement
Horizontal Divisions with Shadow Lines	GB: One within 3 ft. of the top of any story between the basement and 3 rd RB: One between any basement, ground story, and the top of the ground story		One within 3 ft of the top main floor, only on one Front Streetwall elevation	Complies	Complies	TBD		One within 3 ft of the top of main floor only on one Front Streetwall elevation
Vertical Divisions with Shadow Lines	One per every 120 ft. of street facade		Complies	Complies	Complies	Complies		As allowed by RX-TOD
Front Streetwall Exceptions: Courtyards	One courtyard may count towards Front Streetwall when abutting the setback zone. Courtyard facades		Covered garage access doesn't meet definition	N/A	N/A	N/A		Structures covering vehicular circulation that separate a courtyard from the front streetwall are considered to be the

	must be treated as front frontage per facade regulations for the building type and any design regulations in Article 7.		of courtyard facade					“courtyard façade” provided they are of consistent style and material present on other areas of the building
Vehicular Parking	1.2 (enclosed) per dwelling units. May not provide parking in excess of 125% the min. moto vehicle parking ratio.		Complies	Complies	Complies	Complies – 2/unit enclosed - rest on Street or in shared ramp		GB: Min. 1.2 (enclosed) per dwelling unit. May not provide parking in excess of 1.7 (enclosed) per dwelling unit. RB: min. 1 (enclosed) per dwelling unit. May not provide parking in excess of 2.0 (enclosed) per dwelling unit.
Bicycle Parking (Long term)	1.1 per unit. Min. 90% Long-term. Be located with direct access by the bicycle rider, with no more than 50% of the required spaces requiring the use of stairs or elevators		Not Complied	Not complied	Not complied	Garage will have space for 1-2 Long-term bikes to be stored		0.5 per unit, Min. 75% Long-term. Be located at the same spot of assigned vehicular parking
Bicycle Parking (short term)	Short-term bicycle parking spaces must be located within 50’ of a building entrance.		Complies	Complies	Complies	Complies - space at their front entrance		As allowed by RX-TOD
Building Design								

A shadow line must be located within 2' of the top of the uppermost story			Not Complied	Not complied	Not complied	TBD		Alternative design review
Flat roof-eaves must have a depth of at least 14", and min. 6" thick.			Not Complied	Not complied	Not complied	TBD		Alternative design review
<p>Façade Materials-</p> <p>1. Allowed major façade materials must be applied to a min. of 65% of all street or other front facades. Other front facades include those facing civic space.</p> <p>2. A single major façade material must be used for each building façade segment, 60' or larger.</p> <p>3. A max. of 35% of each street or other front façade surface may be composed of minor façade materials. Other front facades include those facing civic space.</p> <p>4. Interior side and rear (none-street) facades along any rail line and along any trail must be</p>			Not Complied	Not complied	Not complied	TBD		<p>Allowed major façade materials must be applied to a min. of 65% of front street or other front facades. "Front facades" to include those facing a public/common space.</p> <p>Major materials include Metal panel and Specialty Wood-tone Siding.</p>

faced in a major
façade material, a
minor façade
material, or
materials allowed in
table 7-3

