

# Chapter 2: Establishment of Zones

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## Sections:

- 02.010 Purpose
- 02.020 Zones Established

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### 02.010 Purpose

This Chapter establishes the palette of form-based zones ("zones") to implement the Marin Countywide Plan, and its transect as described in the Preamble of this FBC. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

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### 02.020 Zones Established

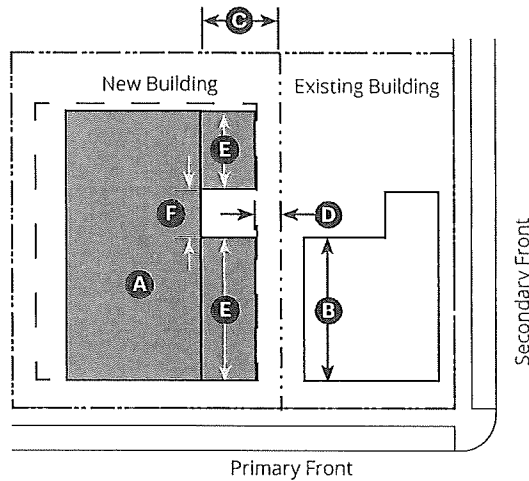
1. This Section identifies the zones, based on the intended physical form and character of the environments described in the Preamble of this FBC. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of lower intensity building types (T3 Edge Neighborhood and T3 Suburban Neighborhood), to moderate intensity neighborhoods (T4 Suburban Neighborhood.Small), moderate-intensity centers (T4 Suburban Main Street.Small and T4 Core Main Street), to higher intensity neighborhoods (T4 Core Neighborhood.Medium and T5 Core Neighborhood) and higher intensity centers (T5 Core Main Street).
2. The Main Street zones (T4 Suburban Main Street.Small, T4 Core Main Street, and T5 Core Main Street) shall be applicable only when the underlying zoning is commercial.

**03.110 Additional Height and Massing Requirements**

These standards apply to buildings over three stories tall in T4CN.M, T4CMS, T5CN, and T5CMS:

**1. Specific to Parcels Less than 200 feet Deep or Wide: Transition to Adjacent Building Size.**

- A. Within 30 feet of the side or rear property line, the new building massing shall not exceed 25 feet in height overall and a maximum footprint length of the largest adjacent building. This massing allows for multiple volumes of this or smaller size. Behind the 25 foot height/massing, the building is allowed up to the maximum height allowed by the zone. See Figure 1 (Transition to Adjacent Building Size).

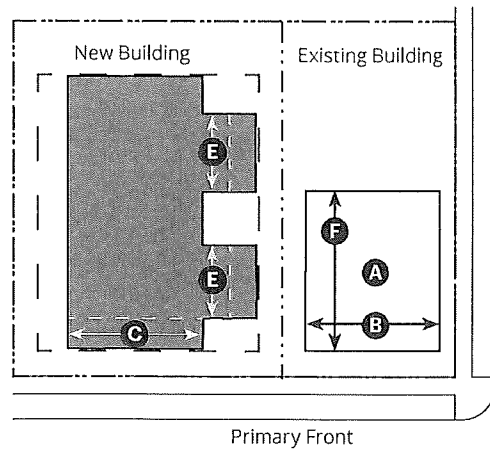


**Figure 03.110.1:  
Transition to Adjacent Building Size**

<b>A</b>	New Building (Max. Height Allowed by Zone) (e.g., 4 stories)
<b>B</b>	Longest Dimension along Adjacent Side or Rear Property Line
<b>C</b>	Required Transition Area: 30' min.
<b>D</b>	Required Min. Setback
<b>E</b>	New Building Transition to Existing Building's Height and Length (e.g., 2 stories)
<b>F</b>	15' min. Separation

**2. Specific to Parcels Adjacent to Existing Building not Built to Maximum Allowed Height.**

- A. Upper story stepback of 10 feet required on new building above top story of adjacent building. Where the adjacent building is single-story, the stepback is required on the 3rd story.
- B. New building to match horizontal length of massing of adjacent building within 10 percent measured along front of the building. See Figure 2 (Adjacent to Building Not Built to Maximum Allowed Height).



**Figure 03.110.2:  
Adjacent to Building Not Built to Maximum Allowed Height**

<b>A</b>	Existing Building
	Upper Story Stepback: 10' Min.
<b>B</b>	Existing Massing Length Measured along Adjacent Street
<b>C</b>	New Facade(s) Allowed up to within 10% of Adjacent Facade
<b>D</b>	15' min. separation
<b>E</b>	Total Combined Length Shall not Exceed Length of <b>F</b>

**Table 04.020.A: Maximum Screening Height**

Zone	Item	Maximum Height Allowed			
		Front	Side St.	Side <sup>2</sup>	Rear
T3EN, T3SN	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Landscaping <sup>1</sup>	4' max.	4' max.	No max.	No max.
T4SN.S, T4CN.M, T5CN	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Landscaping <sup>1</sup>	4' max.	4' max.	No max.	No max.
T4SMS.S, T4CMS, T5CMS	Fences	X	X	6' max.	6' max.
	Free Standing Walls	X	X	6' max.	6' max.
	Landscaping <sup>1</sup>	3' max.	3' max.	No max.	No max.

<sup>1</sup>Excludes trees

<sup>2</sup>Within front setback, maximum height of 3'

**Key** X = Not Allowed

**3. Courtyard Screening**

- A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.
- B. Landscaping installed in compliance with Section 04.030 (Landscaping and Lighting).

**4. Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

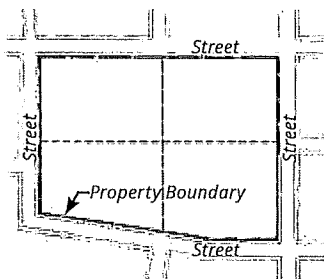
**5. Mechanical Equipment Screening**

- A. The following mechanical equipment is exempt from screening:
  - (1) Free-standing or roof-mounted solar equipment.
- B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.
  - (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
    - (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and
    - (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.
    - (c) Plumbing and mechanical roof vents shall be grouped and located to not be visible from the opposite side of the front and/or side street, or abutting civic space.

Figure 08.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (3 to 20 Acres)

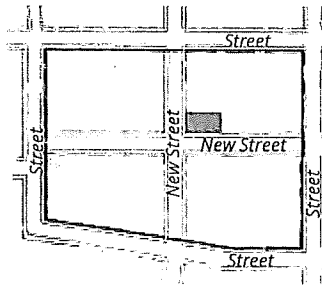
**1 Blocks**

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).



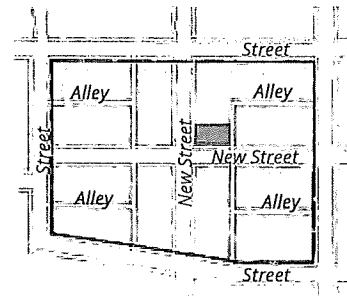
**2 Streets/Civic Space**

A. Introduce new streets from the Improvement Standards in Chapter 24.04.I - Roads.  
 B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.



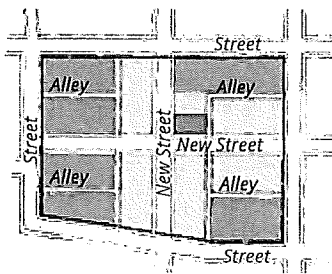
**3 Alleys**

If rear vehicular access is preferred, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.



**4 Zones**

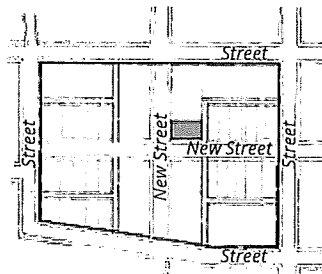
Apply zones to implement the intended physical character in compliance with Subsection 08.020.8.



- T3 Edge Neighborhood
- T4 Suburban Neighborhood.Small
- T4 Core Main Street

**5 Design Sites**

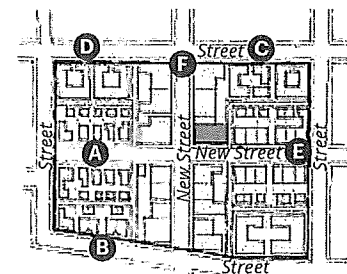
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce design sites<sup>1</sup> within each block based on the required design site width and depth.



<sup>1</sup>Design site lines may be permanently recorded by the applicant.

**6 Buildings**

Show the different building types in each block, and identify the selected frontage types for each design site. See Subsection 8 of each zone and check Section 08.030 (Walkable Neighborhood Plan) for all standards.

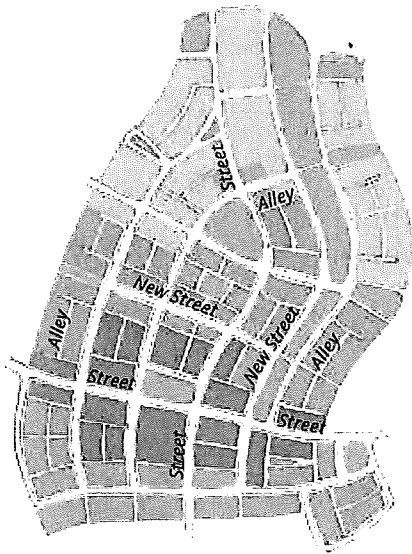


- A** House
- B** Duplex
- C** Multiplex
- D** Neighborhood Courtyard
- E** Neighborhood Townhouse
- F** Main Street Building

Figure 08.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres) (Continued)

**4 Zones**

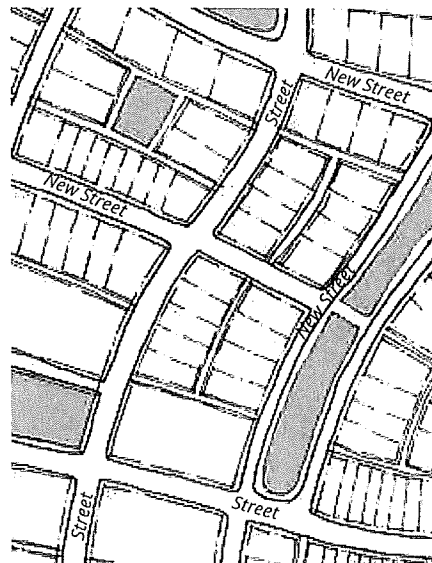
Apply zones to implement the intended physical character, in compliance with Subsection 08.020.8.



- T3 Edge Neighborhood
- T4 Suburban Neighborhood.Small
- T4 Core Neighborhood.Medium

**5 Design Sites**

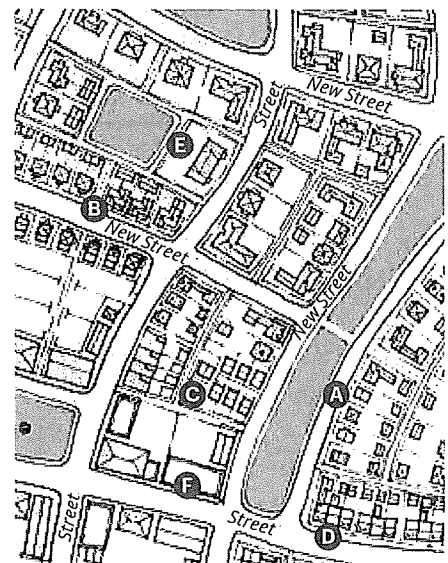
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce design sites<sup>1</sup> within each block based on the required design site width and depth.



<sup>1</sup>Design site lines may be permanently recorded by the applicant.

**6 Buildings**

Show the different building types in each block, and identify the selected frontage types for each design site. See Subsection 8 of each zone and check Section 08.030 (Walkable Neighborhood Plan) for all standards.



- A** House
- B** Duplex
- C** Cottage Court
- D** Neighborhood Townhouse
- E** Multiplex
- F** Main Street Building

## B. Definitions

**Base Flood Elevation.** As designated by Federal Emergency Management Agency (FEMA), the elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

**Basement.** A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a "cellar," which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

**Bathroom.** A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

**Bay.** A division of a building as defined by solid vertical elements at its boundaries, especially the portion included between two consecutive supports. Openings such as windows and doors may appear within each facade bay. See Subsection 10.030.4 for measurement method.

**Bay Window.** An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

**Block.** An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

**Block Face.** The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

**Block Length.** The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

**Block Perimeter.** The aggregate of all sides of a block bounded by the abutting rights-of-way.

**Block-Scale, Building.** A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

**Building.** A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks.

**Buildable Area.** The horizontal area in which a building is allowed to be constructed.

**Building Elevation.** The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

**Building Entrance.** A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

**Building, Existing.** See "Structure, Existing."

**Design Site Line.** The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
  - a. The frontage line in the case of a design site having a single frontage line;
  - b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
  - c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
  - d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
  - e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
  - f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

**Design Site Width.** The horizontal distance between the design site lines measured perpendicular to the front design site line.

**Detached.** Separate or unconnected.

**Development Site.** The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

**Diligently Pursued.** Continued with constant or appropriate effort.

**Director.** Director of the Marin County Community Development Agency, an appointed representative.

**Display.** An item or arrangement of items indoors that is not attached to a window, door or wall.

**Disposition, Formal.** Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

**Disposition, Informal.** Composed in an informal character with a mix of formal and natural characteristics.

**Disposition, Natural.** A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

**Distance Between Entries.** The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

**Dormer.** A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof. A dormer window (also called dormer) is a form of roof window.

**Form-Based Zone (syn. Transect Zone).** One of several zones in this FBC and its associated design and development standards.

**Fourplex.** See Section 05.090 (Fourplex).

**Freestanding Wall.** A wall that is separate from a building and supported by independent means.

**Front.** See "Design Site Line, Front."

**Front Loaded. (Front Access).** Design sites that provide vehicular access from the front of the design site.

**Frontage, Private.** The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

**Frontage, Public.** The area between the on-street parking and the back of the sidewalk.

1. **Avenue/Boulevard.** Any street defined in Marin County Code Title 24 (Development Standards) as an arterial, collector, or industrial commercial road.
2. **Main Street.** A street developed for at least a block on either side with a mix of commercial and residential uses or exclusively with businesses.
3. **Street.** Any road, as defined in Marin County Code Title 24 (Development Standards).

**Frontage Line.** The design site line(s) of a design site fronting a street (public or private) or a civic space.

**Frontage Type.** A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

**Fuel Station, Private.** A private motor fuel dispensing facility exclusively serving the business occupying the subject property and not involving either wholesale or retail sales of motor vehicle fuels to other individuals or businesses.

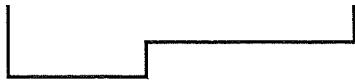
**Funeral Home.** A room or chapel from which funeral services may be conducted.

**Furniture Area.** An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

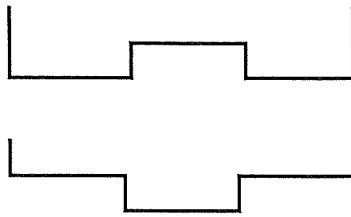


**B. Identify the Required Number or Range of Bays**

Gable L: 3-6 Bays



Twin Gable: 3-6 Bays

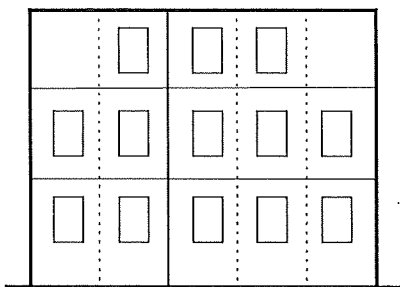


Gabled Courtyard: 3-6 Bays

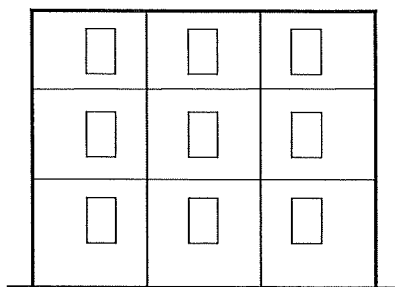


**C. Examples of Bay Compositions in Compliance with Required Massing Proportions**

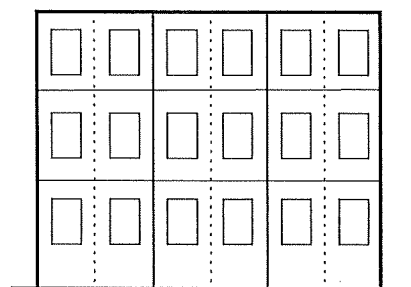
5-Bay Composition



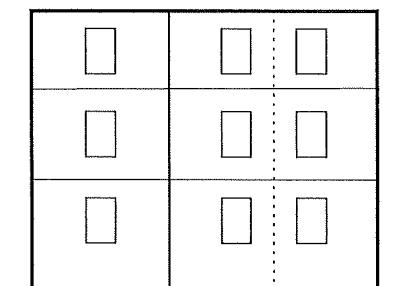
3-Bay Composition



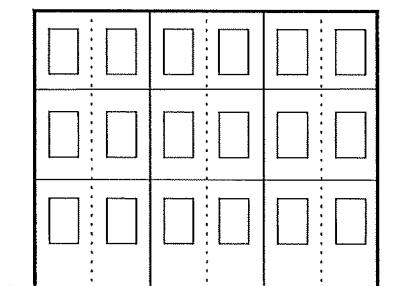
6-Bay Composition



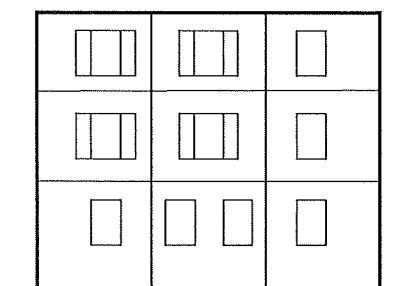
3-Bay Composition



6-Bay Composition



3-Bay Composition



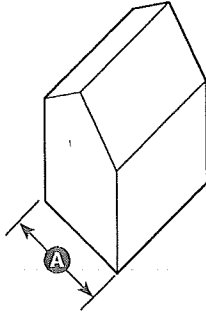
**Key**

Ground Floor

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Front Gable**



This massing type is a simple rectilinear form that is square or deeper than it is long. The roof is sloped and may be either hipped or gabled.

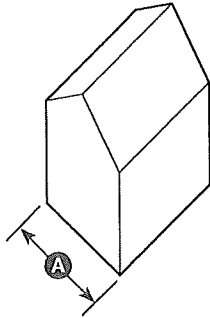
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Length	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
<b>Wing(s)</b>		
Number of Bays	Not Required	

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Front Gable**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

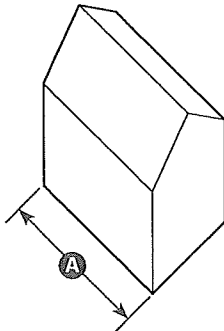
**Main Body**

Number of Bays	3-5 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

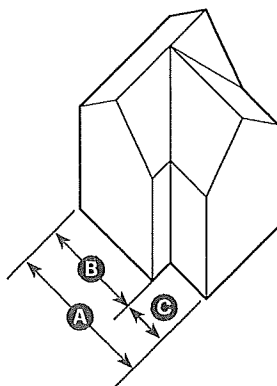
**Main Body**

Number of Bays	3-5 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
----------------	--------------

**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

**Main Body**

Number of Bays	3 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	

**Wing(s)**

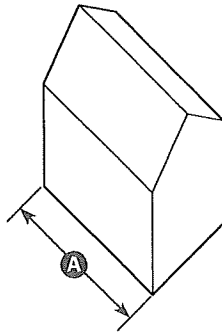
Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

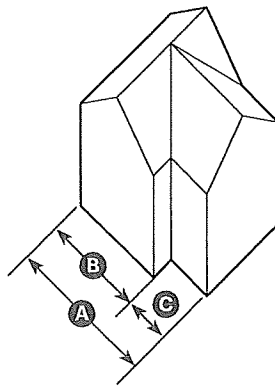
**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
----------------	--------------

**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

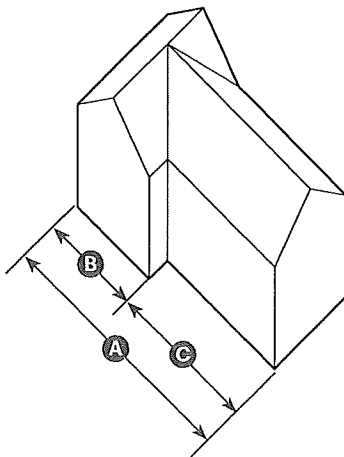
**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Gable L (2/5 + 3/5)**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

**Main Body**

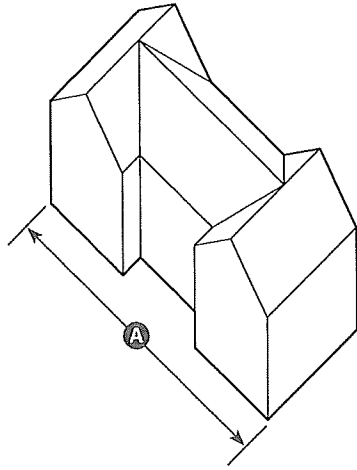
Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	(B)
	3/5	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**7. Main Body Massing Composition (Continued)**

**Twin Gable**



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays 3-6 bays<sup>1</sup> Ⓐ

Main Body Width Max. allowed by Subsection 3 of this building type

Wall Length 40' max.

**Wing(s)**

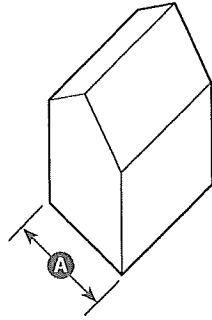
Number of Bays Not Required

<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Front Gable**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

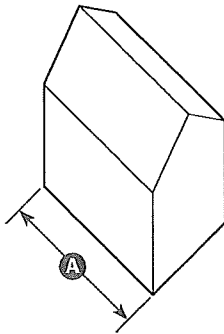
**Main Body**

Number of Bays	2-3 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
----------------	--------------

**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

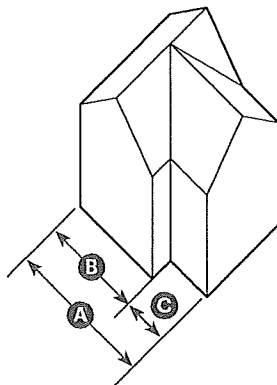
**Main Body**

Number of Bays	3-5 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
----------------	--------------

**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

**Main Body**

Number of Bays	2-3 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Massing Proportions	2/3	(B)
	1/3	(C)

Wall Length	40' max.
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**Wing(s)**

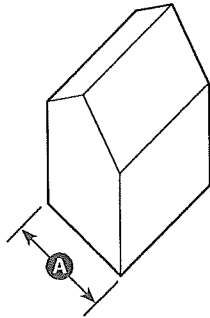
Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Front Gable**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

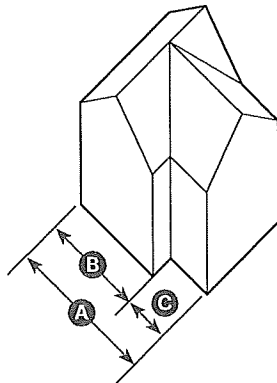
**Main Body**

Number of Bays	2-3 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays Not Required

**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

**Main Body**

Number of Bays	2-3 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	

**Wing(s)**

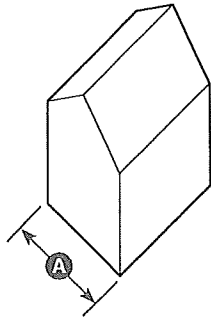
Number of Bays Not Required

<sup>1</sup> Required on facades along a street, open space, or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

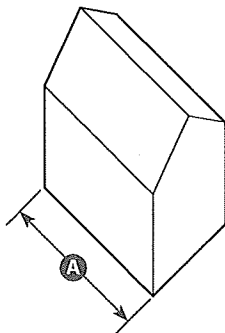
**Front Gable**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

<b>Main Body</b>		
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
<b>Wing(s)</b>		
Number of Bays	Not Required	

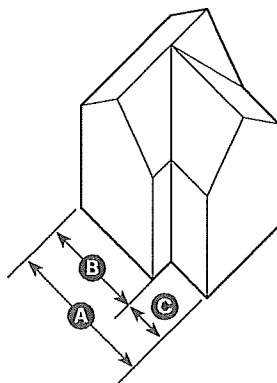
**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

<b>Main Body</b>		
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
<b>Wing(s)</b>		
Number of Bays	Not Required	

**Gable L (2/3 + 1/3)**



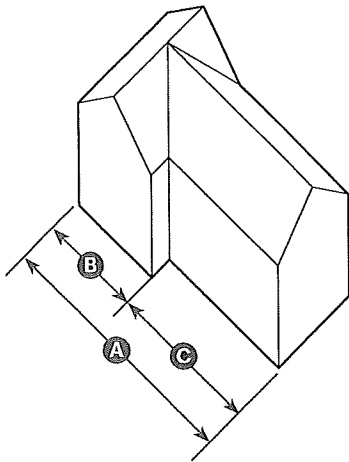
This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

<b>Main Body</b>		
Number of Bays	3 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	
<b>Wing(s)</b>		
Number of Bays	Not Required	



**7. Main Body Massing Composition (Continued)**

**Gable L (2/5 + 3/5)**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

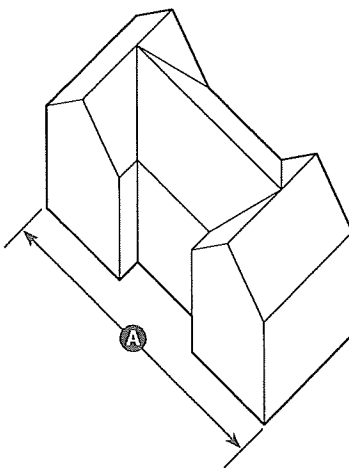
**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	(B)
	3/5	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays Not Required

**Twin Gable**



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

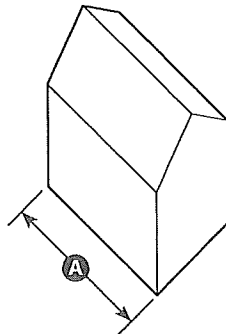
Number of Bays Not Required

<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

**Main Body**

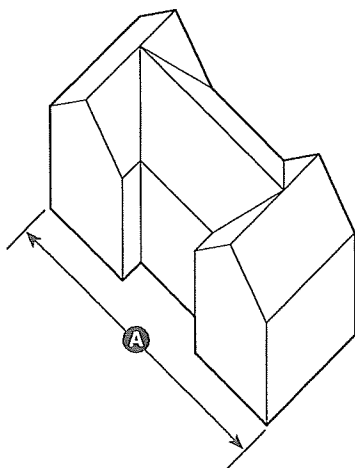
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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**Twin Gable**



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

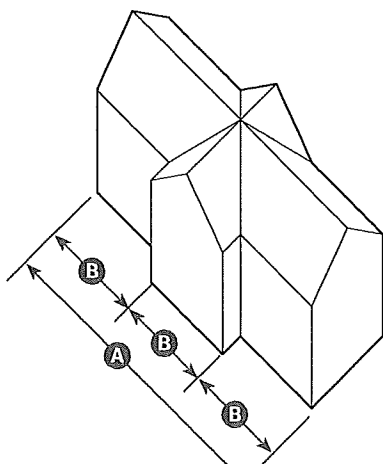
Number of Bays	3-4 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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**Center Gable (1/3 + 1/3 + 1/3)**



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Massing Proportions	1/3 each	(B)
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Wall Length	40' max.
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**Wing(s)**

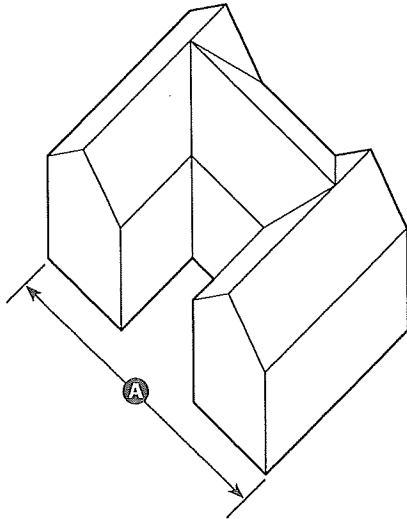
Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Gabled Courtyard**

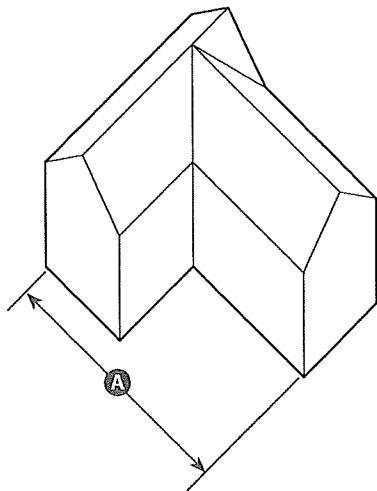


This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
<b>Wing(s)</b>		
Number of Bays	Not Required	

**Gabled L Courtyard**



This massing type divides the facade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

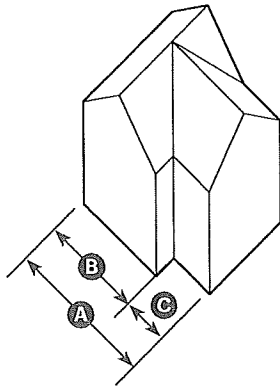
Number of Bays	4-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
<b>Wing(s)</b>		
Number of Bays	Not Required	

<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with the following standards.

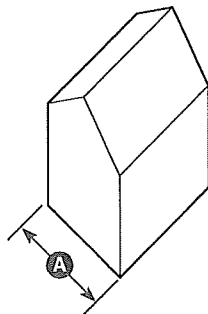
**1-2 Units per Building**



**Gable L (2/3 + 1/3)**

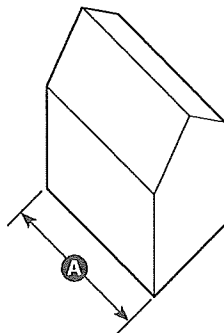
Main Body Number of Bays	3 bays <sup>1</sup>
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

**1-4 Units per Building**



**Front Gable**

Main Body Number of Bays	2-3 bays <sup>1</sup>
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

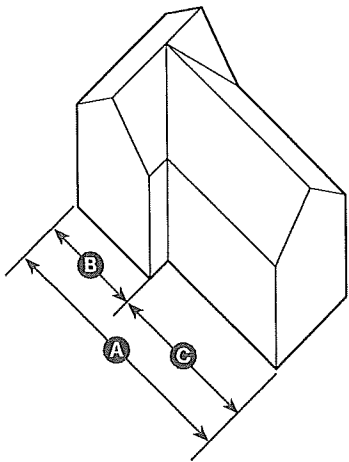


**Side Gable**

Main Body Number of Bays	3-5 bays <sup>1</sup>
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

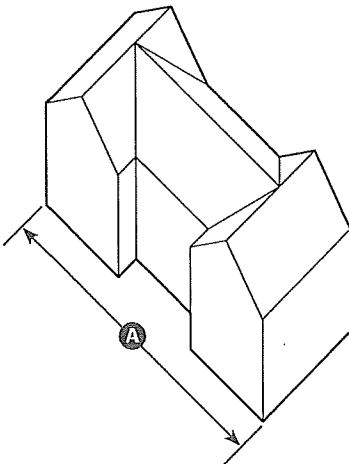
**7. Main Body Massing Composition (Continued)**

**2-4 Units per Building**



**Gable L (2/5 + 3/5)**

Main Body Number of Bays	3-6 bays <sup>1</sup>
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.



**Twin Gable**

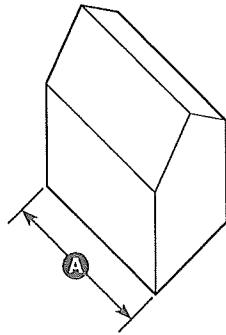
Main Body Number of Bays	3-6 bays <sup>1</sup>
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

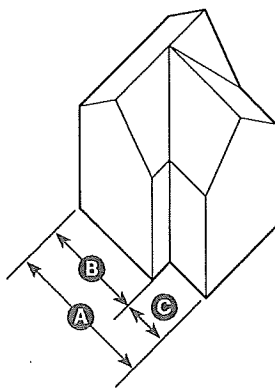
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	

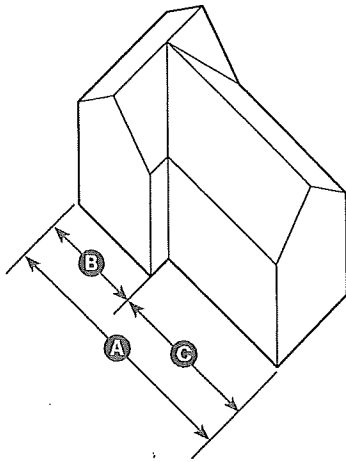
**Wing(s)**

Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition (Continued)**

**Gable L (2/5 + 3/5)**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

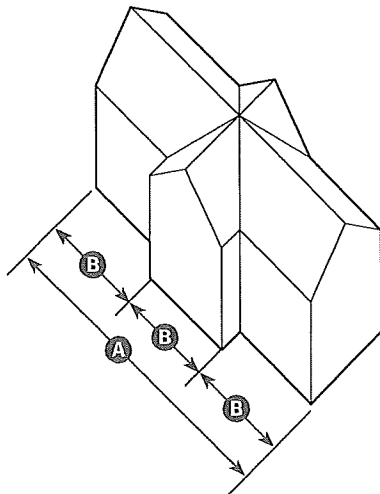
**Main Body**

Number of Bays	5 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	(B)
	3/5	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays Not Required

**Center Gable (1/3 + 1/3 + 1/3)**



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	3-6 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	(B)
Wall Length	40' max.	

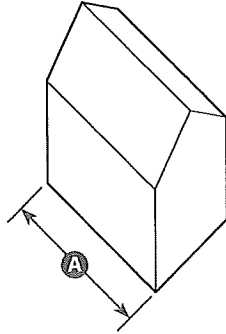
**Wing(s)**

Number of Bays Not Required

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

**Main Body**

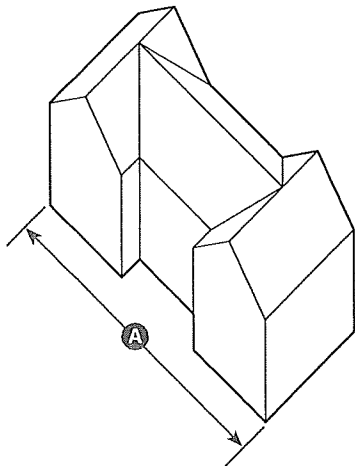
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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**Twin Gable**



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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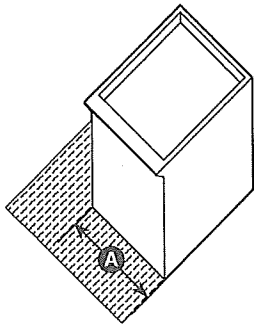
<sup>1</sup> Required on facades along a street or civic space.



**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Flat Box per Terrace**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is flat.

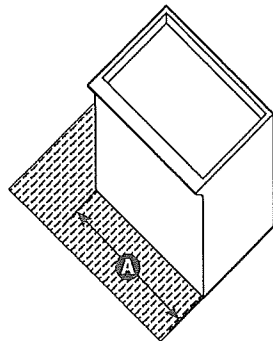
**Main Body**

Number of Bays	Flexible	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Flat Bar per Terrace**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is flat.

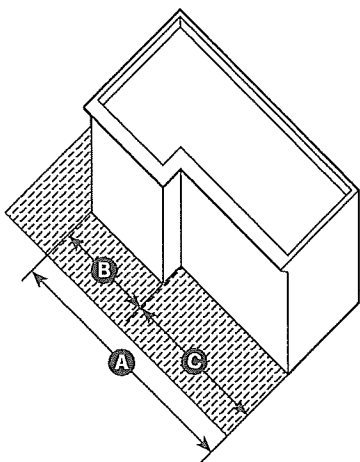
**Main Body**

Number of Bays	Flexible	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Flat L (2/5 + 3/5) per Terrace**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

**Main Body**

Number of Bays	Flexible	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	(B)
	3/5	(C)

Wall Length	40' max.
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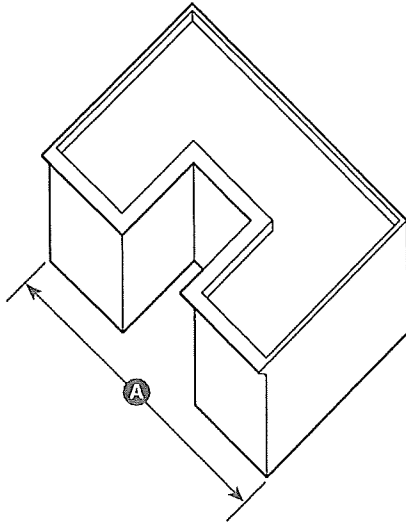
**Wing(s)**

Number of Bays	Not Required
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**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Flat Front Courtyard**



This massing type divides the front facade into three parts, with the middle part set back substantially to create a deep courtyard accessed from the street. The roof is flat.

**Main Body**

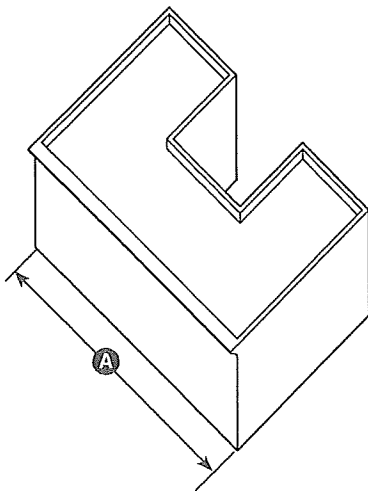
Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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**Flat Rear Courtyard**



This massing type divides the rear facade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

**Main Body**

Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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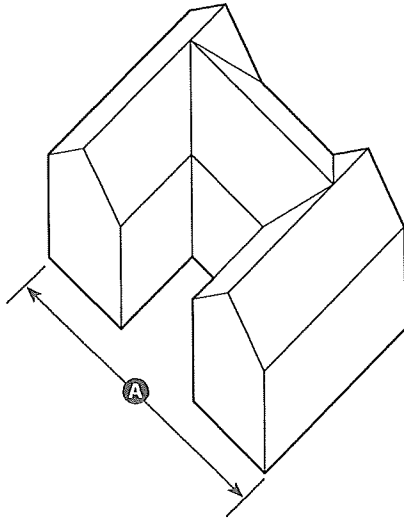
**Wing(s)**

Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition (Continued)**

**Gabled Front Courtyard**



This massing type divides the front facade into three parts, with the middle part set back substantially to create a deep courtyard accessed from the street. The roof is sloped and may be either hipped or gabled.

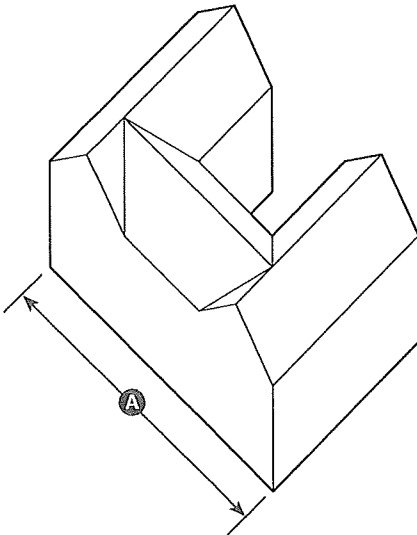
**Main Body**

Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Gabled Rear Courtyard**



This massing type divides the rear facade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

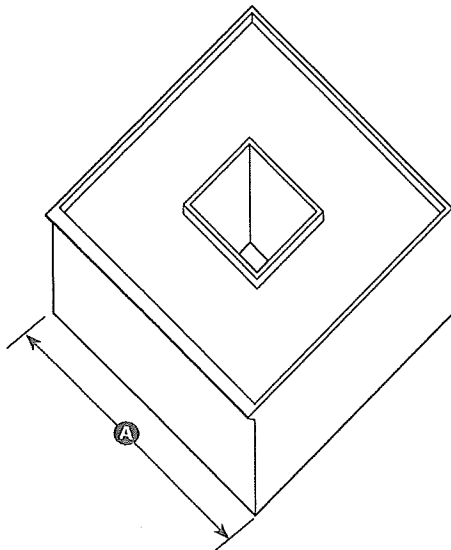
**Wing(s)**

Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition (Continued)**

**Flat Closed Courtyard**



This massing type fronts a courtyard with building facades in all 4 sides. Courtyard not visible from the street. The roof is flat.

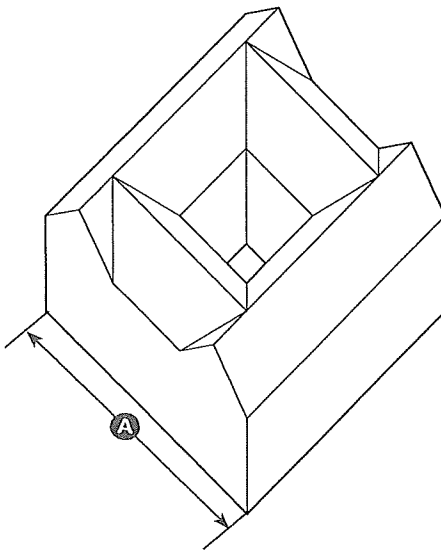
**Main Body**

Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Gabled Closed Courtyard**



This massing type fronts a courtyard with building facades in all 4 sides. Courtyard not visible from the street. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	6-9 bays <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

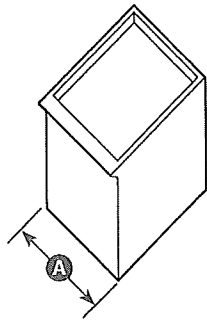
Number of Bays	Not Required
----------------	--------------

<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition**

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

**Flat Box**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is flat.

**Main Body**

Number of Bays Flexible<sup>1</sup> **(A)**

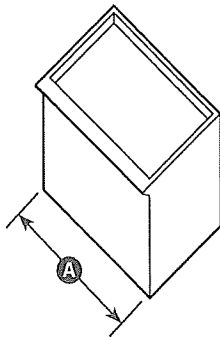
Main Body Width Max. allowed by Subsection 3 of this building type

Wall Length 40' max.

**Wing(s)**

Number of Bays Not Required

**Flat Bar**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is flat.

**Main Body**

Number of Bays Flexible<sup>1</sup> **(A)**

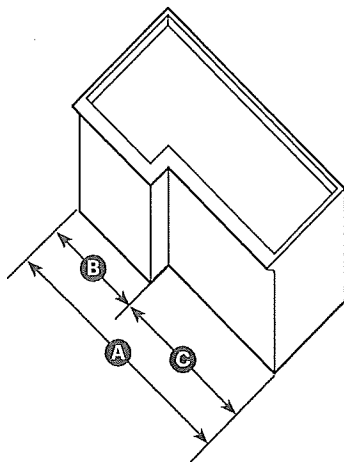
Main Body Width Max. allowed by Subsection 3 of this building type

Wall Length 40' max.

**Wing(s)**

Number of Bays Not Required

**Flat L (2/5 + 3/5)**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

**Main Body**

Number of Bays Flexible<sup>1</sup> **(A)**

Main Body Width Max. allowed by Subsection 3 of this building type

Massing Proportions 2/5 **(B)**

3/5 **(C)**

Wall Length 40' max.

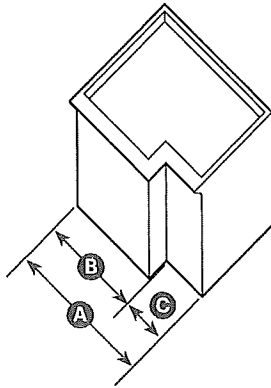
**Wing(s)**

Number of Bays Not Required

<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition (Continued)**

**Flat L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting with a gable roof and 2/3 projecting towards front property line. The roof is flat.

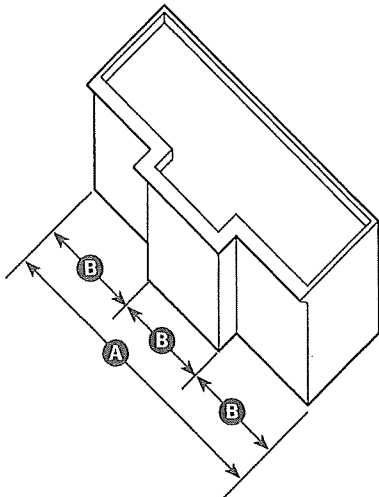
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Flat T (1/3 + 1/3 + 1/3)**



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is flat.

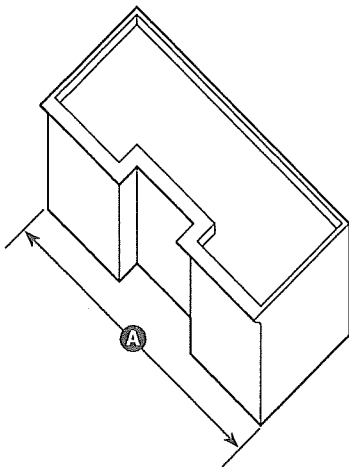
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	(B)
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Flat Forecourt**



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is flat.

**Main Body**

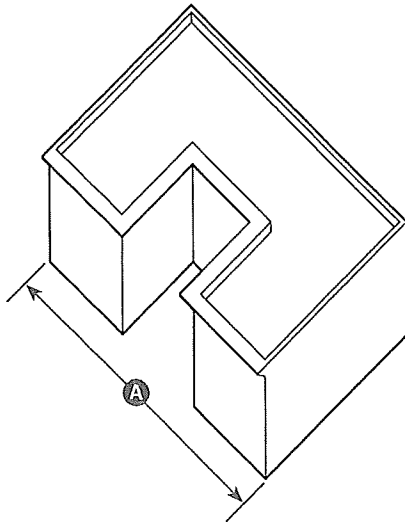
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**7. Main Body Massing Composition (Continued)**

**Flat Courtyard**



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

**Main Body**

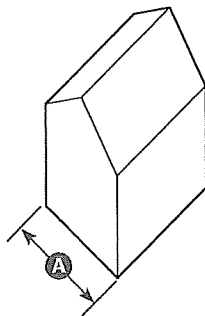
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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**Front Gable**



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

**Main Body**

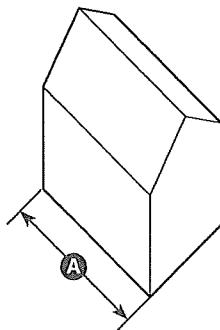
Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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**Wing(s)**

Number of Bays	Not Required
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**Side Gable**



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	

Wall Length	40' max.
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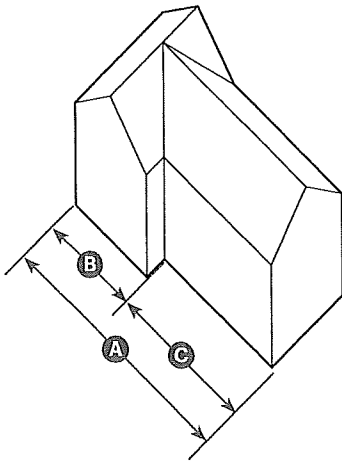
**Wing(s)**

Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.

**7. Main Body Massing Composition (Continued)**

**Gable L (2/5 + 3/5)**



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

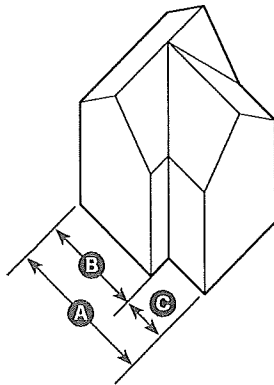
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	(B)
	3/5	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays Not Required

**Gable L (2/3 + 1/3)**



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

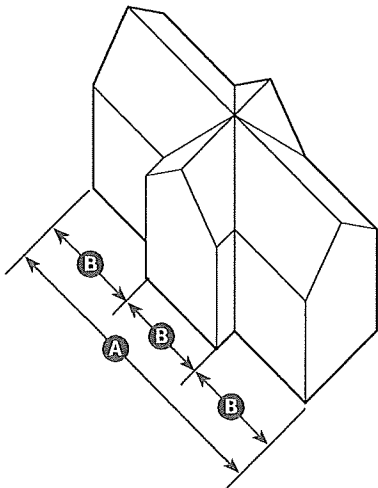
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	(B)
	1/3	(C)
Wall Length	40' max.	

**Wing(s)**

Number of Bays Not Required

**Center Gable (1/3 + 1/3 + 1/3)**



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	(B)
Wall Length	40' max.	

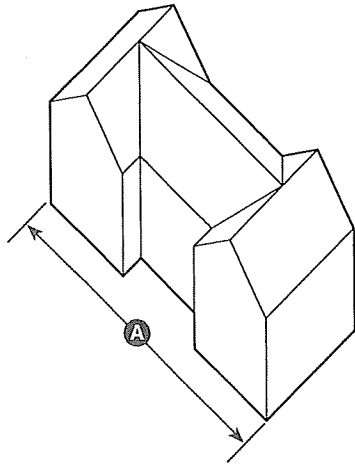
**Wing(s)**

Number of Bays Not Required



**7. Main Body Massing Composition (Continued)**

**Twin Gable**



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

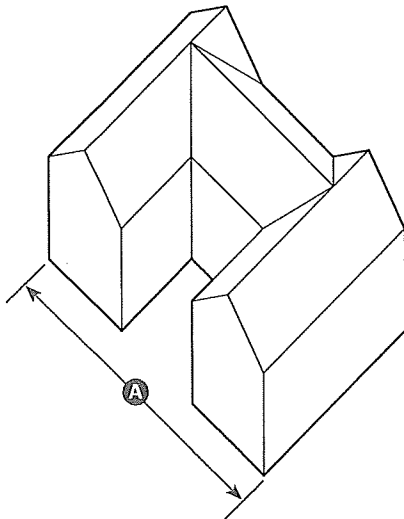
**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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**Gabled Courtyard**



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

Number of Bays	Flexible <sup>1</sup>	(A)
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

**Wing(s)**

Number of Bays	Not Required
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<sup>1</sup> Required on facades along a street or civic space.