

# Building Standards

## Building Standards

**BS.1A Purpose**

This Section provides design standards for individual buildings to ensure that proposed development is consistent with the community’s vision for mixed-use areas as it pertains to building form, physical character, land use, and quality.

**BS.1B Applicability**

Each building shall be designed in compliance with the applicable general requirements in Section BS.2 and all applicable requirements of the International Building and Fire Codes.

**BS.1C Allowed Building Types by Zoning District**

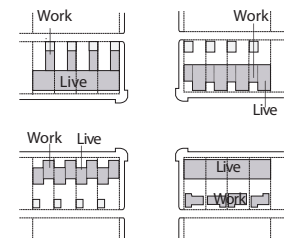
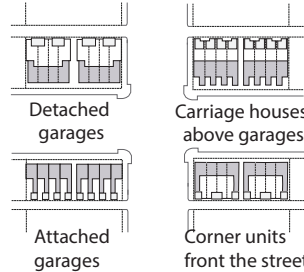
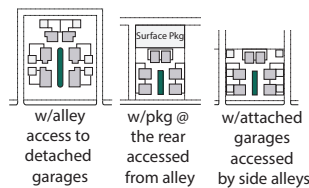
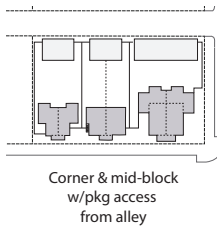
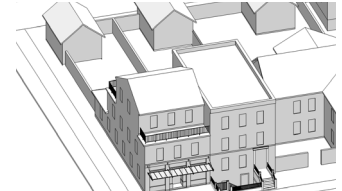
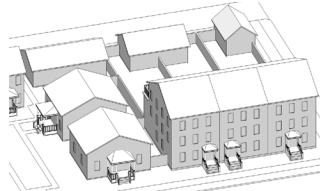
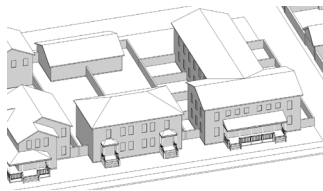
Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

Building Type	Mixed-Use Neighborhood MU-N	Mixed-Use Urban MU-U
Multiplex	√	
Rosewalk/Bungalow Court	√	
Row House	√	√
Live-Work	√	√
Court	√	√
Hybrid Court		√
Liner Building		√
Flex Building	√	√

√ Building type allowed in Zoning District

# Building Types

## House Scale Buildings



### Multiplex

Multiplex is a residential building of 3 to 6 dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

Multiplex are not allowed on arterials.

#### Coding Criteria

Multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.

Typical height of the building is 2-3 stories.

### Rosewalk & Bungalow Court

Rosewalk is comprised of 6 or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrance is accessed from the common green and/or primary street.

Bungalow Court is comprised of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

#### Coding Criteria

The defining feature of Rosewalk and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways or common parking.

The building size and massing of individual buildings is similar to a small-scale single dwelling unit.

Entrance to units shall be directly from the front yard or from the courtyard.

### Row House

A Row House is a building comprised of 5 or more attached 2- or 3-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

#### Coding Criteria

The single family dwelling units can be separated by property lines with lot sizes 16 to 30 feet wide.

Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.

Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.

### Live-Work

Live-Work is an integrated residence and work space located at street level, occupied and utilized by a single household in a grouping of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, which has been designed or structurally modified to accommodate joint residential occupancy and work activity.

#### Coding Criteria

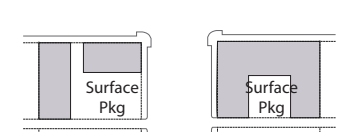
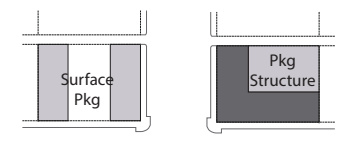
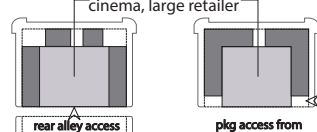
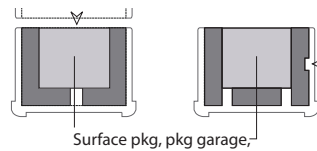
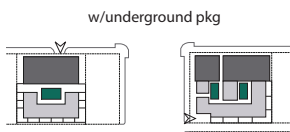
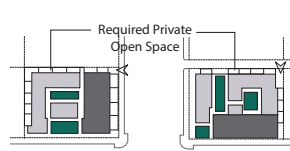
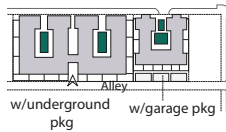
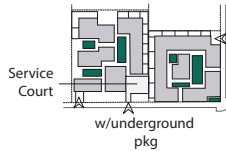
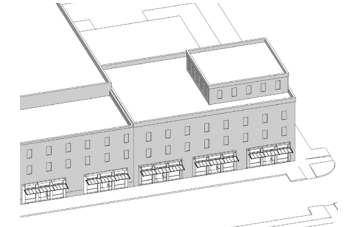
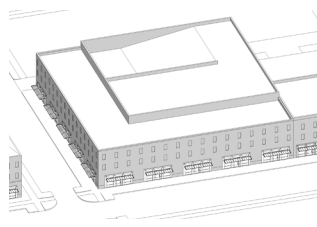
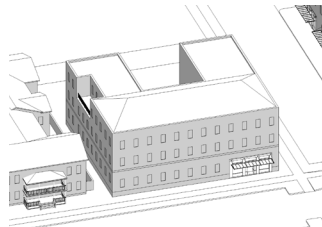
The floor to ceiling height of the work floor is typically about 15 feet.

The main entrance to the street level work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.

Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

# Building Types

## Block Scale Buildings



### Court

A Court is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in 4 possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street.

#### Coding Criteria

The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

### Hybrid

A Hybrid Court is composed of two building types: the stacked dwelling and courtyard housing, arranged around a courtyard. This building type combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

#### Coding Criteria

Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.

### Liner Building

A Liner Building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or “big box” store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

#### Coding Criteria

The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.

Parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

### Flex Building

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby.

#### Coding Criteria

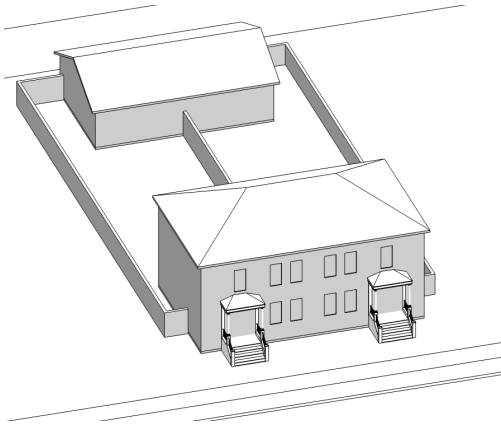
The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of residential occupants and guests.

The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination of these options.

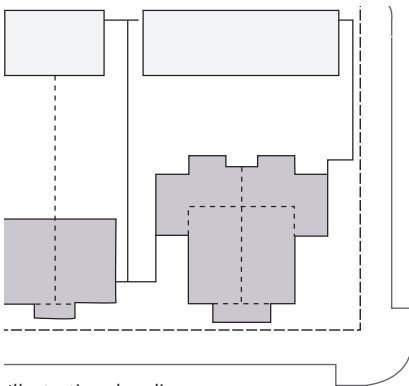
## BS.2 Building Types

MU-N

MU-U



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of duplex

### BS.2 A Multiplex

- 1 Description A Multiplex Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Multiplex Building Type has the appearance of a large-sized family home and is appropriately scaled to fit well within medium-density neighborhoods. This building type is important for providing missing middle housing and promoting walkability.

- 2 Pedestrian Access Main entrance location: Primary street
- 3 Frontages Porch  
Stoop  
Dooryard
- 4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.
- 5 Private Open Space
- | Width      | Depth      | Area          |
|------------|------------|---------------|
| 8 ft. min. | 8 ft. min. | 100 s.f. min. |
- 6 Building Size & Massing
- |                         |  |
|-------------------------|--|
| Length along frontage:  | 36 ft. max for duplex and 50 ft max. for multiplex |
| Length along side yard: | 80 ft. max.  |

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

**BS.2 B Rosewalk and Bungalow Court**

- 1 **Description**

Rosewalk Building Type: is a group of 6 or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.

Bungalow Court Building Type: is a group of 4 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.
- 2 **Pedestrian Access**

Main entrance location: Common courtyard
- 3 **Frontages**

Porch  
Stoop  
Dooryard
- 4 **Private Open Space**

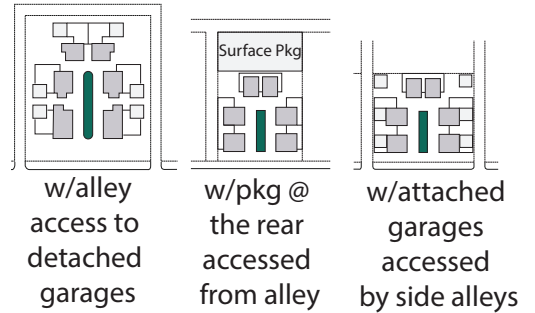
Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.
- 5 **Common Courtyard**

Width	Depth
20 ft. min. clear	50 ft. min. clear

Also see cottage housing standards in FMC 22.58.027.



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of bungalow court*



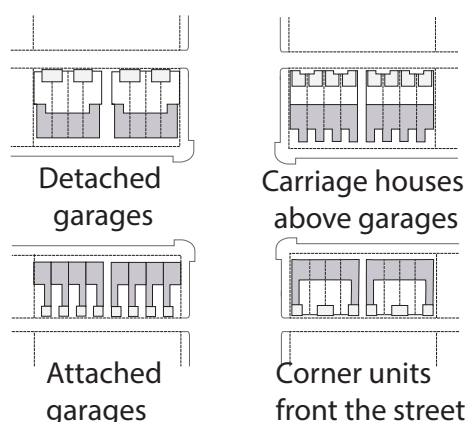
*Illustrative photo of rosewalk*



**BS.2 C Row House**



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of Row House*



*Illustrative photo of Row House*

1	Description	<p>A Row House Building Type is a small- to medium-sized building comprised of 5 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.</p>		
2	Pedestrian Access	Main entrance location: Primary street		
3	Frontages	Porch Stoop Dooryard		
4	Vehicle Access & Parking	Parking spaces may be enclosed, covered, or open.		
5	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
6	Building Size & Massing	Width per rowhouse:		18 ft. min.; 36 ft. max.
		The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.		

**BS.2 D Live-Work**

- 1 Description A Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.
- 2 Pedestrian Access Main entrance location: Primary street  
Ground floor space and upper unit shall have separate exterior entries.
- 3 Frontages Forecourt  
Dooryard  
Shopfront  
Lightcourt  
Gallery
- 4 Vehicle Access & Parking Parking spaces may be located in the rear, tuck under.
- 5 Private Open Space

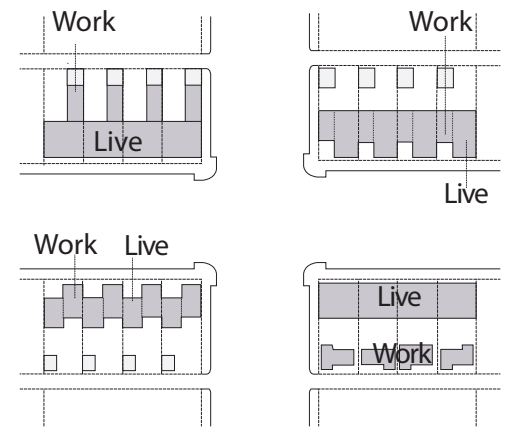
Width	Depth	Area
8 ft. min.	8 ft. min.	100 sq. ft. min.
- 6 Building Size & Massing

Width per unit	18 ft. min.; 36 ft. max
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The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



Illustrative axonometric diagram



Illustrative plan diagram



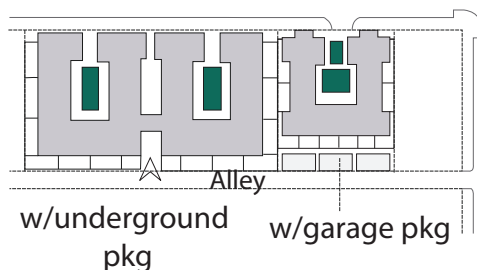
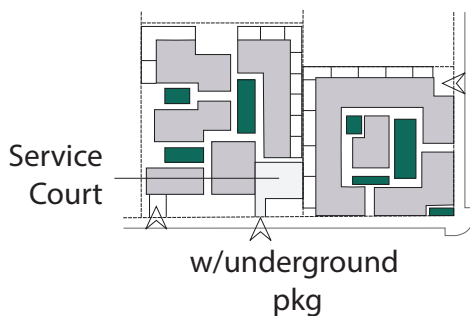
Illustrative photo of live-work



Illustrative photo of live-work



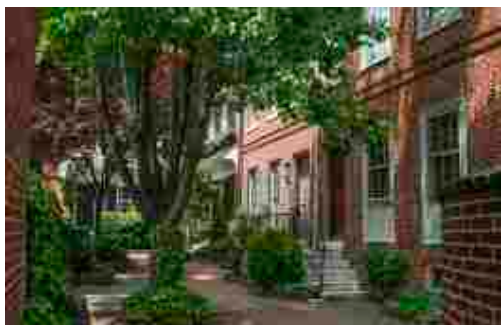
Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of court



Illustrative photo of court

**BS.2 E Court**

**1 Description** A Court Building Type is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

**2 Pedestrian Access** The main entry to ground level units should be from the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

**3 Frontages** Porch  
Stoop  
Dooryard

**4 Vehicle Access & Parking** From alley. For lots without alley, via driveway, max. 12 ft. wide, located as close to side yard property line as possible.

**5 Private Open Space**

Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.

This open space is exclusive of the courtyard and may be located in a side or rear yard.

**6 Common Courtyard** Recommended Width/depth/height ratio: 1:1 approx.  
Width and Depth: 20 ft. min.

**7 Building Size & Massing** Length along frontage: 200 ft. max.  
Length along side yard: 140 ft. max.

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

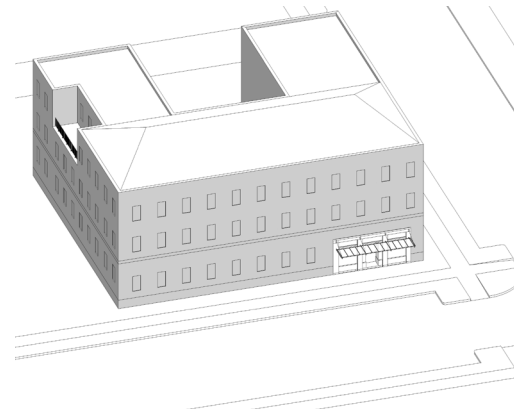


**BS.2 F Hybrid Court**

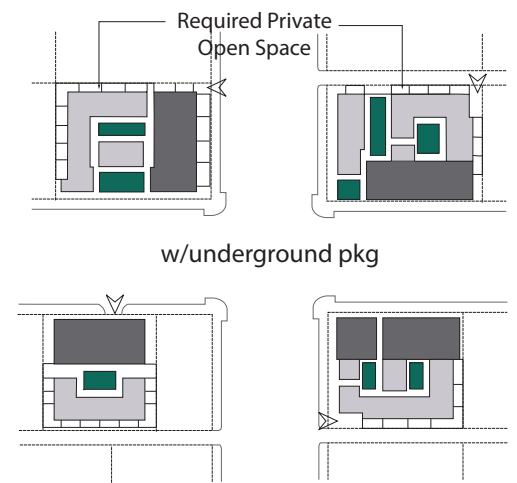
- 1 **Description** A Hybrid Court Building Type combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
  
- 2 **Pedestrian Access** The main entrance to all ground floor units should be directly from the street.  
 Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.  
 Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum.  
 For other units, access is directly off a common courtyard or through stairs serving up to 3 dwellings.
  
- 3 **Frontages** Porch  
Stoop  
Dooryard
  
- 4 **Vehicle Access & Parking** Underground garage, surface parking, tuck under parking, or a combination of any of the above.
  
- 5 **Private Open Space**

Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.

This open space is exclusive of the courtyard and may be located in a side or rear yard.
  
- 6 **Common Courtyard** Recommended Width/depth/height ratio: 1:1 approx.  
Width/depth: 20 ft. min.
  
- 7 **Building Size & Massing** Length along frontage: 200 ft. max.



*Illustrative axonometric diagram*

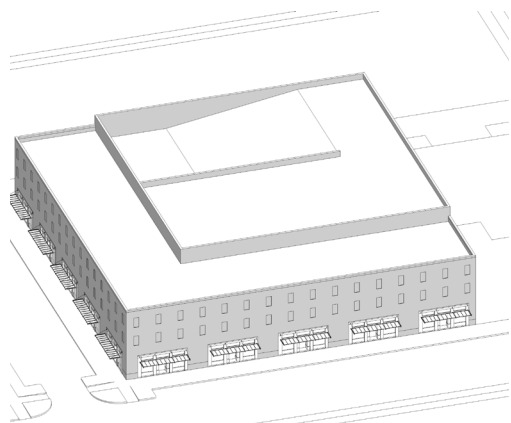


*Illustrative plan diagram*

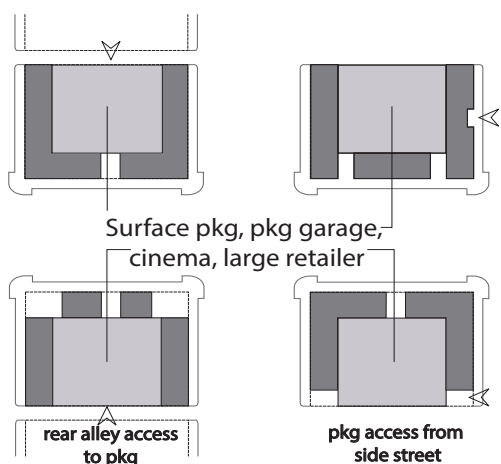


*Illustrative photo of hybrid court*

**BS.2 G Liner**



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of liner*

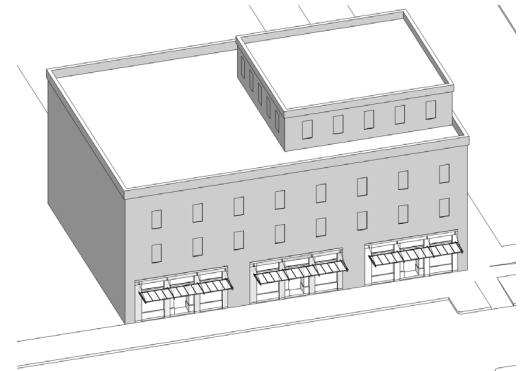


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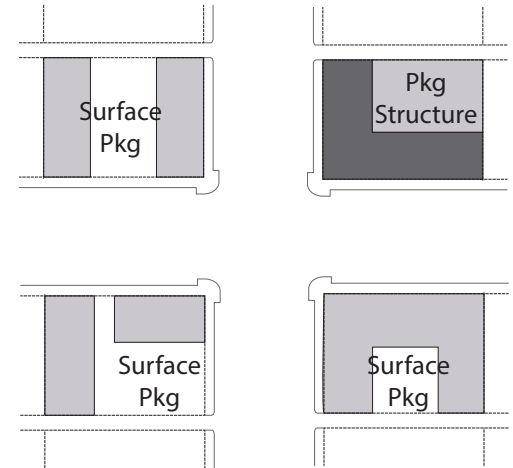
1	Description	A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
2	Lot Size	Width 400 ft. max. Depth 150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.
4	Frontages	Forecourt Shopfront Gallery Arcade
5	Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of 5 feet in each direction.
7	Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.  Recommended Courtyard Width/Depth/Height ratio: 1:1 approx. Width/Depth: 20 ft. min.
8	Building Size & Massing	Length along frontage: 400 ft. max, but if over 200 ft., must provide massing break.

**BS.2 H Flex Building**

- 1 **Description** A Flex Building Type is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.
  
- 2 **Lot Size** Width 400 ft. max.  
Depth 150 ft. max.
  
- 3 **Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
  
- 4 **Frontages** Forecourt  
Shopfront  
Gallery  
Arcade
  
- 5 **Vehicle Access & Parking** Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
  
- 6 **Private Open Space** Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of 5 feet in each direction.
  
- 7 **Shared Open Space** The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, on a podium, or a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.  
  
Recommended 1:1 approx.  
Courtyard Width/Depth/  
Height ratio:  
  
Width/Depth: 20 ft. min.
  
- 8 **Building Size & Massing** Length along frontage: 400 ft. max, but if over 200 ft., must provide massing break.



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of flex building*



*Illustrative photo of flex building*