



# 19th & Mildred

Form-Based Code  
9 | 1 | 20





19th St

Mildred St

Regents Blvd

Princeton St

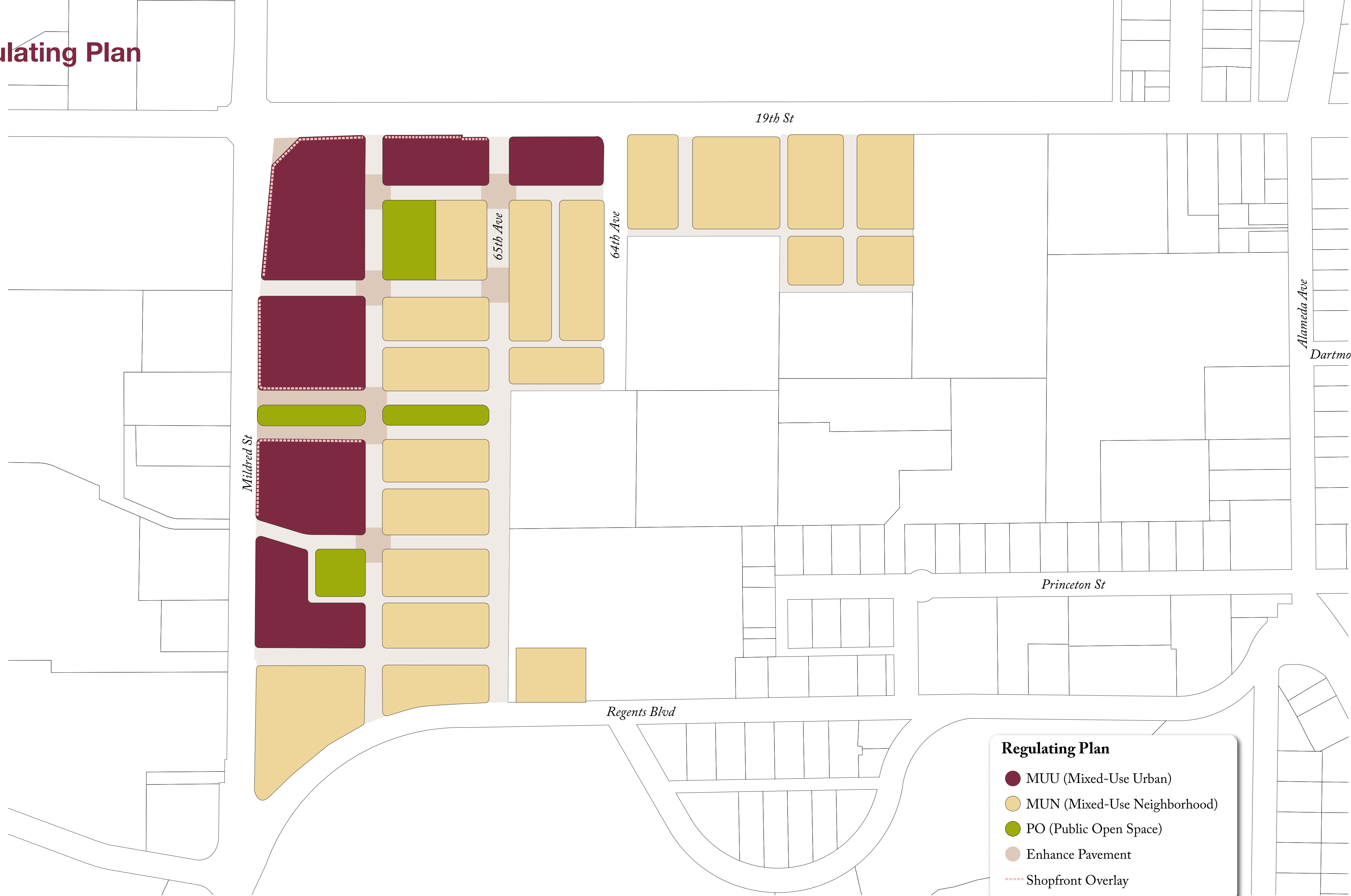
Alameda Ave

64th Ave

Dartmouth St



# Regulating Plan



**Regulating Plan**

- MUU (Mixed-Use Urban)
- MUN (Mixed-Use Neighborhood)
- PO (Public Open Space)
- Enhance Pavement
- Shopfront Overlay



# Zones

Zoning District  
Intent



MUUrban



MUNeighborhood

Desired Form

New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to front property line, and have active ground floor activities. The building mass steps down to 45 feet when located adjacent to an MUN neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human scaled detailing.

New buildings are primarily house scale, up to four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to residential districts.

Streetscape and Public Realm Improvements

Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.

Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, dooryard, stoop, forecourt, and lightcourt may extend privacy to residential frontages.

Parking

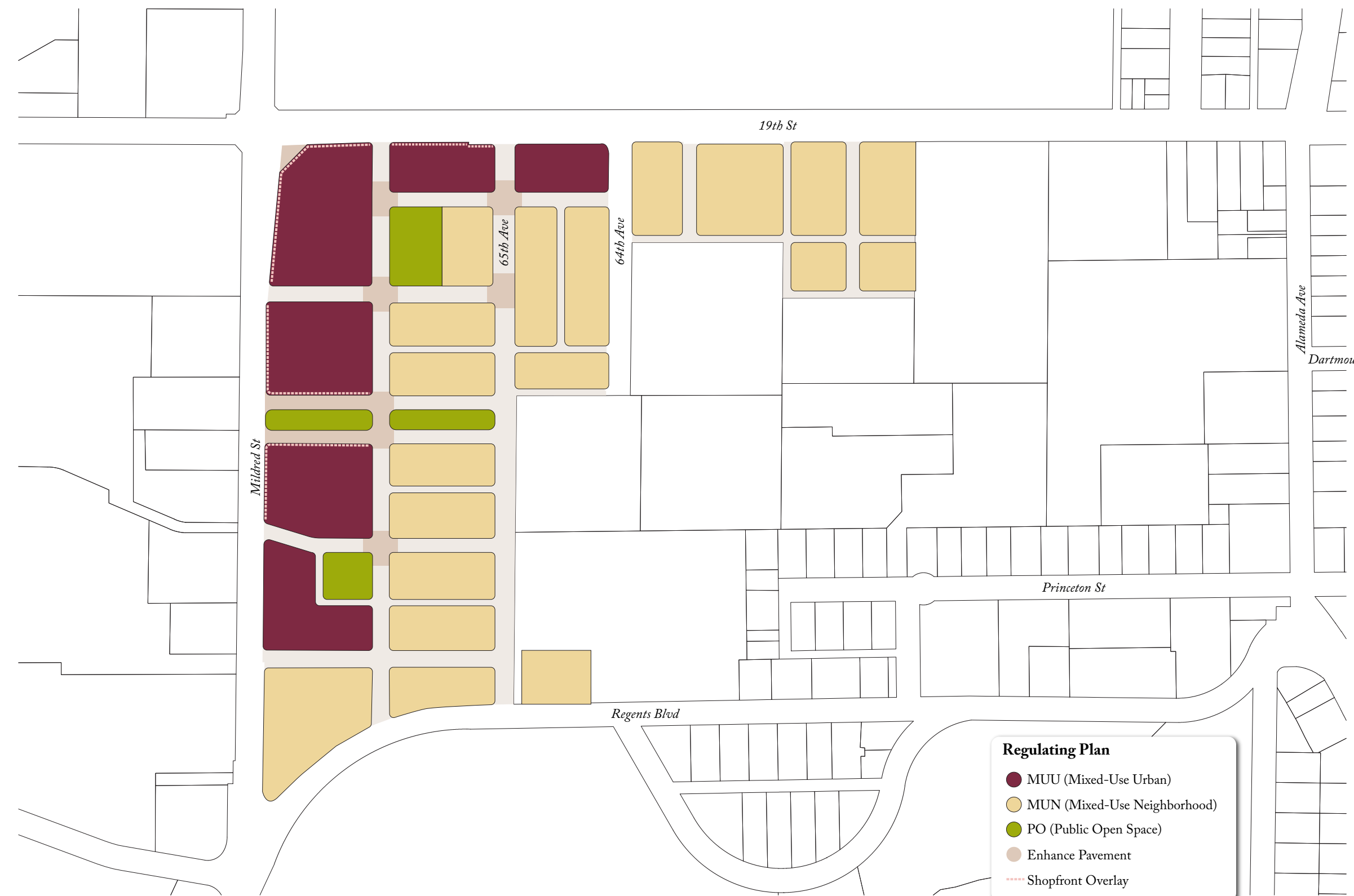
Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.

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General Use

Buildings are occupied with ground floor retail, office, service, and other active uses along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

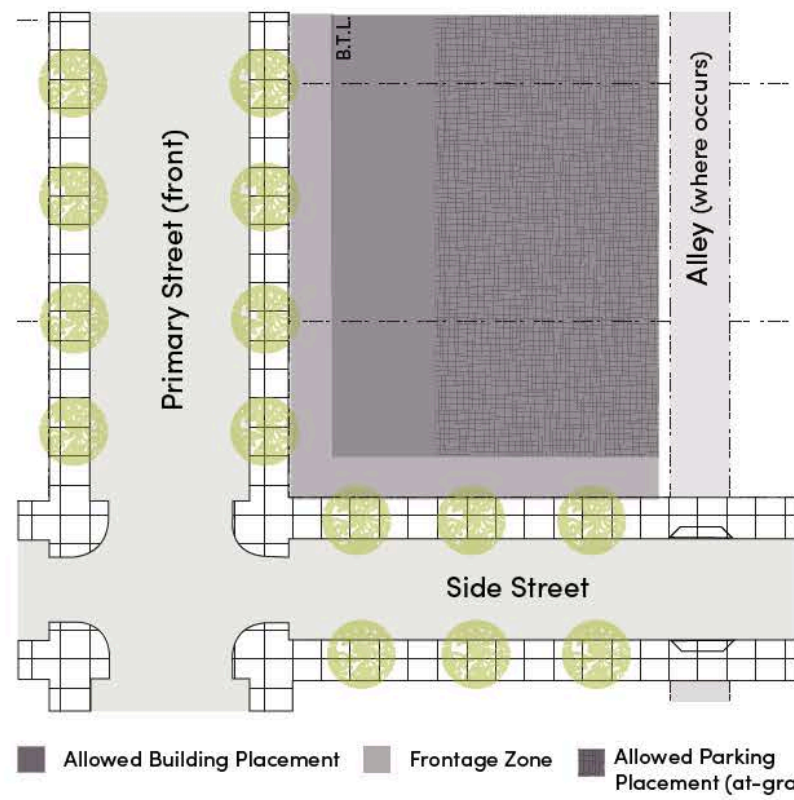
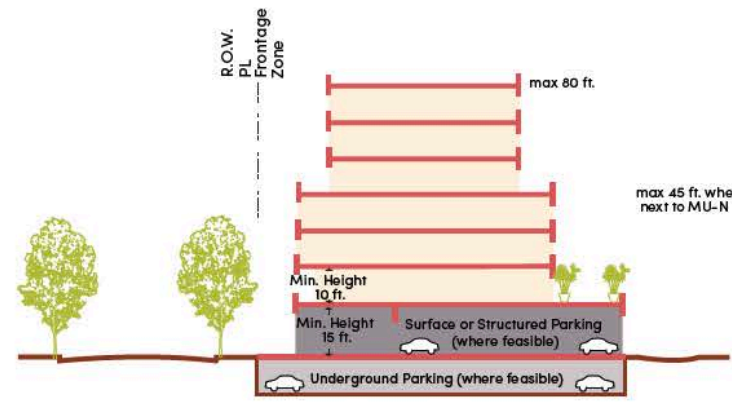
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# Urban Standards

## MUU MIXED-USE URBAN



### Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard	with alley	--	5
		no alley	--	15

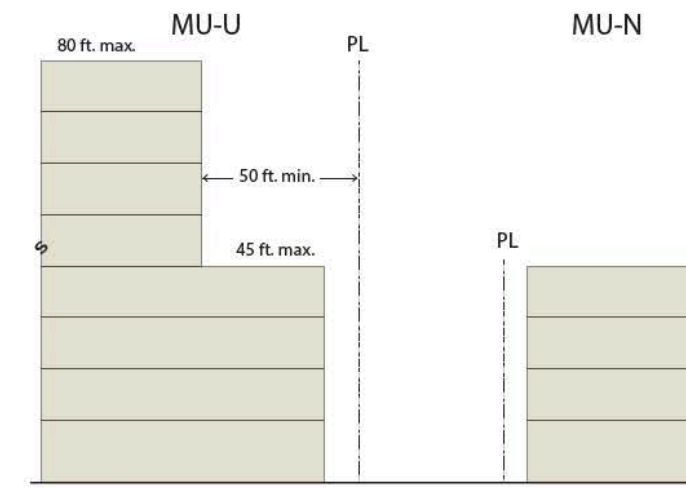
### Frontages

#### Allowed Frontages

- Arcade
- Lightcourt
- Gallery
- Forecourt
- Shopfront
- Stoop

### Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	80
Liner	50
Hybrid court	80
Court	80
Live-Work	35
Row House	35



Buildings in MUU cannot exceed 45 ft. height for a depth of 50 ft. from the property line when the lot is located adjacent to MUN.

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.

### Parking

See parking standards in 22.60.003.

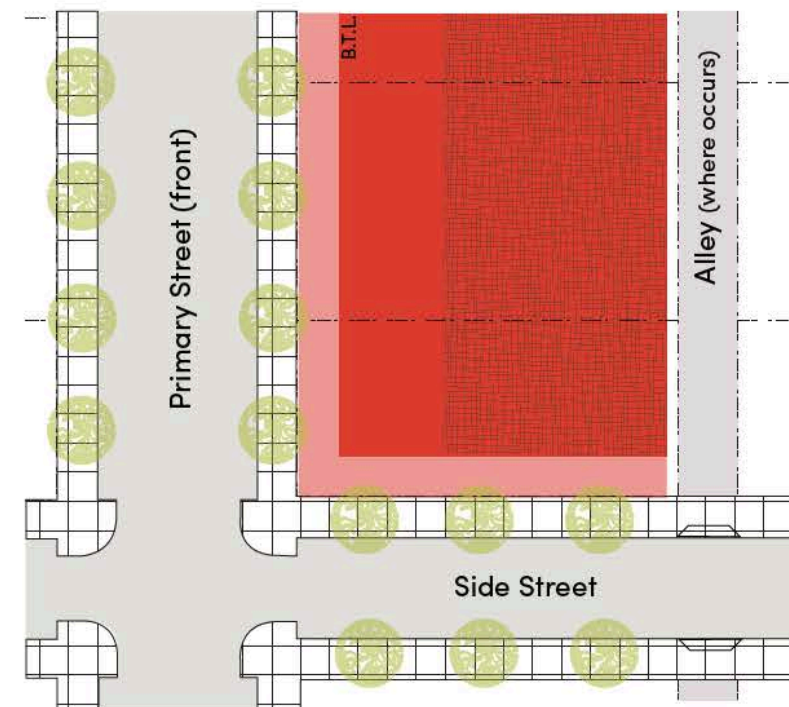
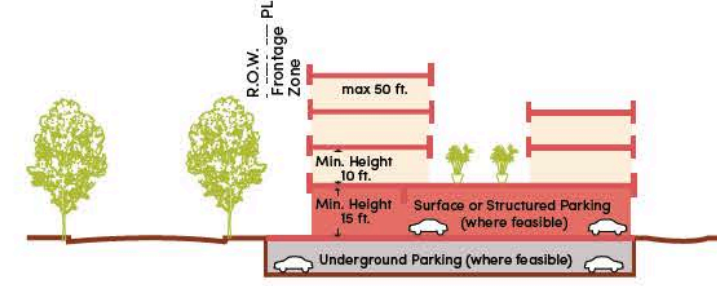
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

### Encroachments

Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8 ft. clear
Balcony	4 ft. max.		min. 5 ft. from PL		
Bay window	4 ft. max. on upper floors only.		min. 3 ft. from PL	min. 3 ft. from PL	
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

## MUN MIXED-USE NEIGHBORHOOD



Allowed Building Placement Frontage Zone Allowed Parking Placement (at-grade)

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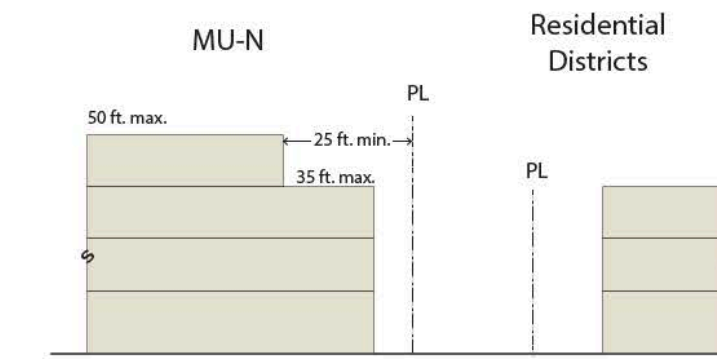
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#### Allowed Frontages

- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch and Fence
- Shopfront
- Stoop
- Front Yard

### Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	50
Court	50
Live-Work	35
Row House	35
Rosewalk or Bungalow Court	see cottage housing standards in FMC 22.58.027
Multiplex	35



Buildings in MUN cannot exceed 35 ft. height for a depth of 25 ft. from the property line when the lot is located adjacent to residential districts that allows Duplex or Single-family building types.

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.

### Parking

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19th St

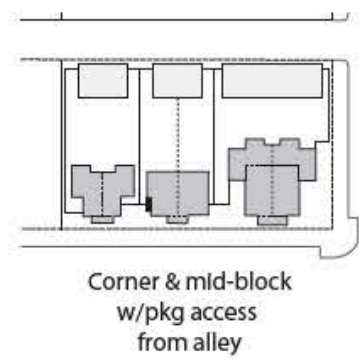
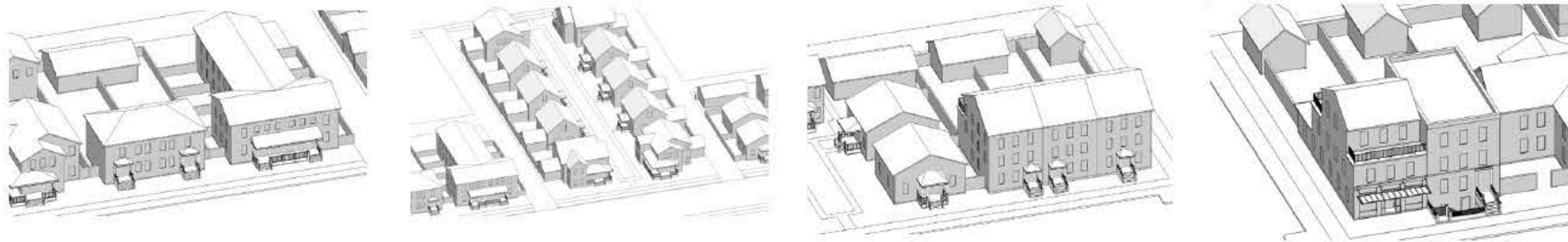
Mildred St

Regents Blvd

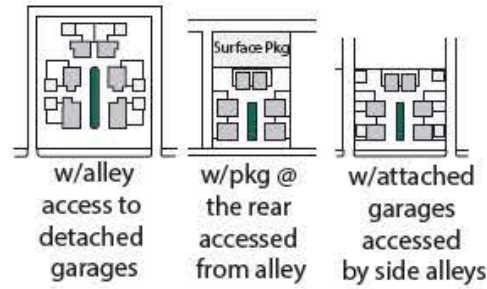


# Building Types

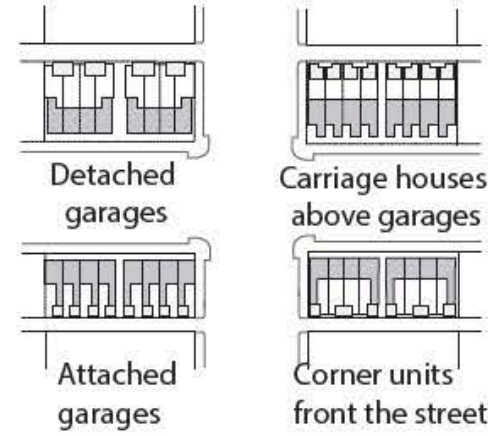
## House Scale Buildings



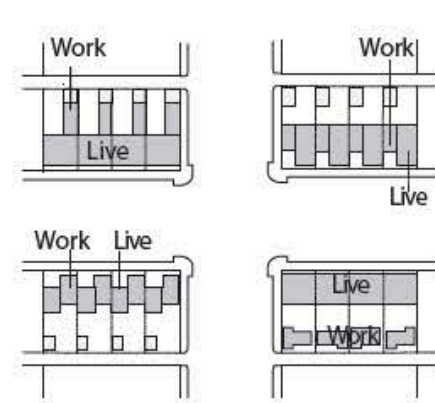
Corner & mid-block w/pkg access from alley



w/alley access to detached garages  
w/pkg @ the rear accessed from alley  
w/attached garages accessed by side alleys



Detached garages  
Attached garages  
Carriage houses above garages  
Corner units front the street



Work Live  
Work Live  
Work Live  
Work Live

Multiplex

Rosewalk & Bungalow Court

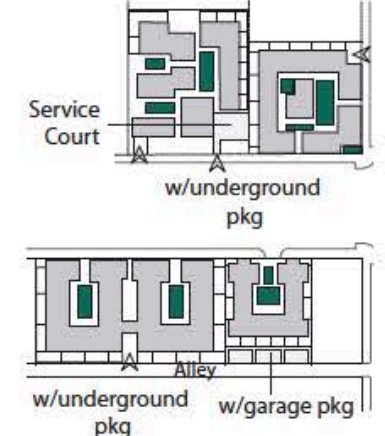
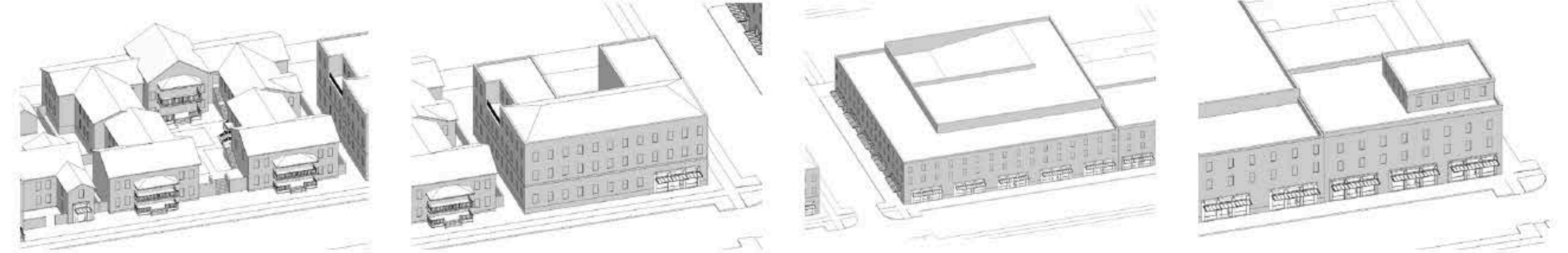
Row House

Live-Work

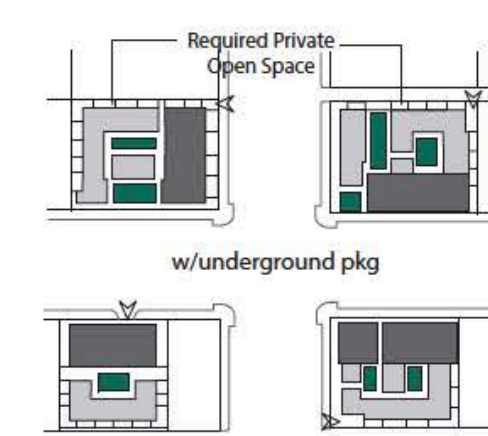


**Regulating Plan**  
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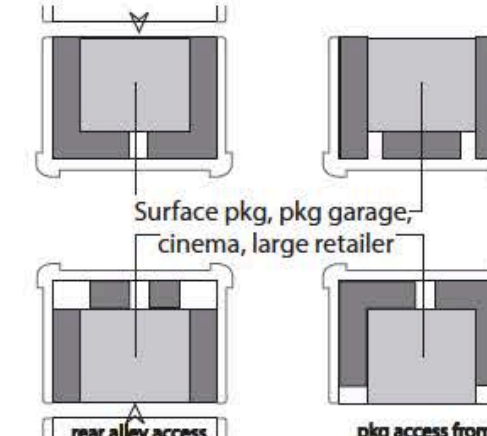
## Block Scale Buildings



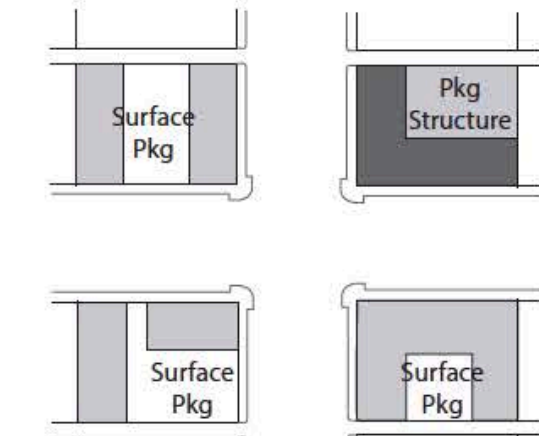
Service Court  
w/underground pkg  
w/underground pkg  
w/underground pkg  
w/garage pkg



Required Private Open Space  
w/underground pkg



Surface pkg, pkg garage, cinema, large retailer  
rear alley access to pkg  
pkg access from side street



Surface Pkg  
Pkg Structure  
Surface Pkg  
Surface Pkg

Court

Hybrid

Liner Building

Flex Building

Building Type	Mixed-Use Neighborhood MUN	Mixed-Use Urban MUU
Multiplex	✓	
Rosewalk/Bungalow Court	✓	
Row House	✓	✓
Live-Work	✓	✓
Court	✓	✓
Hybrid Court		✓
Liner Building		✓
Flex Building	✓	✓

✓ Building type allowed in Zoning District

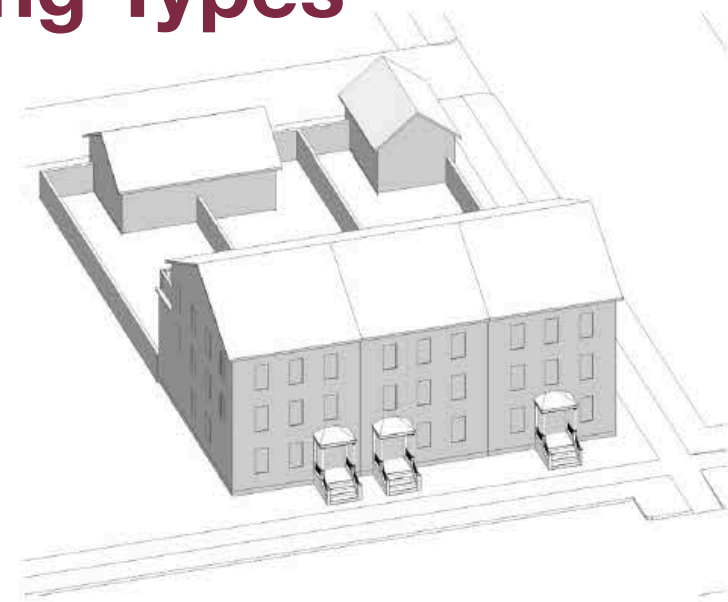


# Building Types

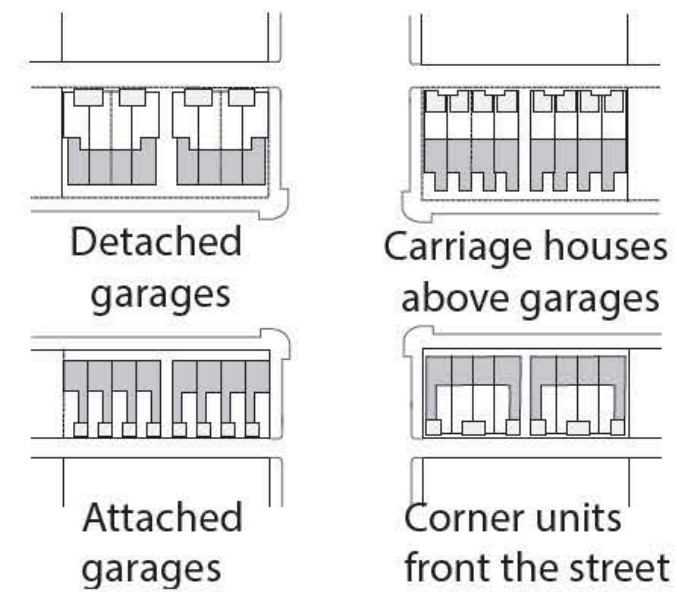
MUN

MUU

## BS.2 C Row House



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of Row House

**1 Description** 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.

**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.

MUN

MUU

## 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

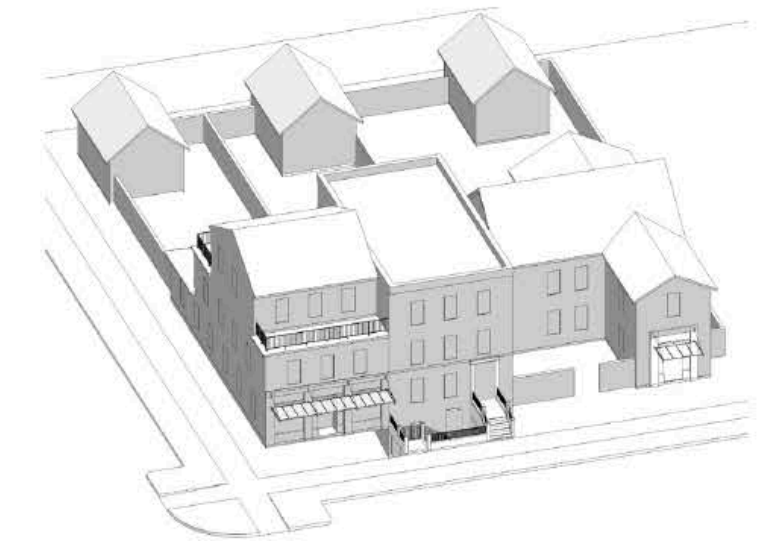
**4 Vehicle Access & Parking** Parking spaces may be located in the rear, tuck under.

**5 Private Open Space**

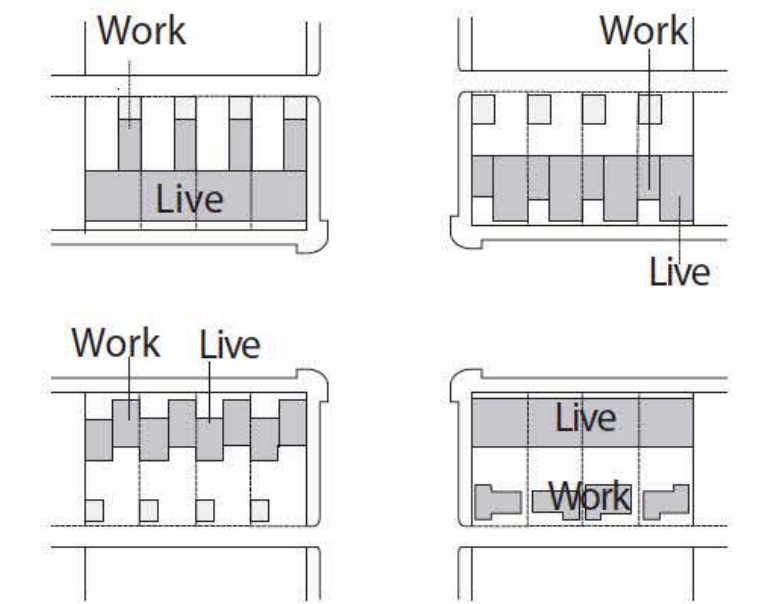
Width	Depth	Area
8 ft. min.	8 ft. min.	100 sq. ft. min.

**6 Building Size & Massing** Width per unit 18 ft. min.; 36 ft. max

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



# Frontage Types

Table X.1 Frontage Types

Private Frontage	Public Frontage	Photograph

**Front Yard:** A frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.

**Porch & Fence:** A frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.

**Dooryard (Terrace):** A frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.

**Stoop:** A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

**Forecourt:** A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.

**Lightcourt:** A frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.

**Shopfront:** A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.

**Gallery:** A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

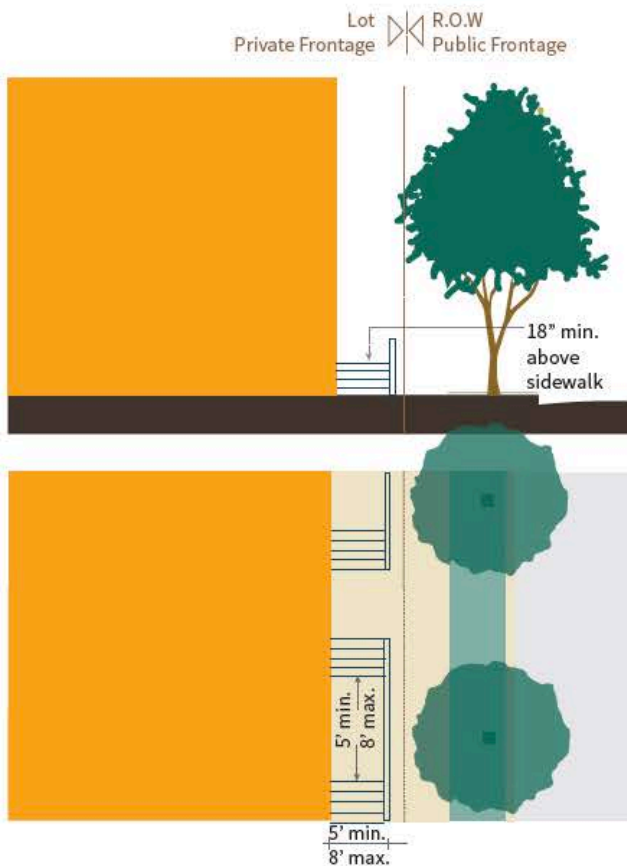
**Arcade:** A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

## Stoop

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

**Size** Width & Depth: 5 ft. min.; 8 ft. max  
Finished level above sidewalk: 18 in. min

- Design Stds**
1. Stairs may be perpendicular or parallel to the building facade.
  2. Ramps shall be parallel to facade or along the side of the building.
  3. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

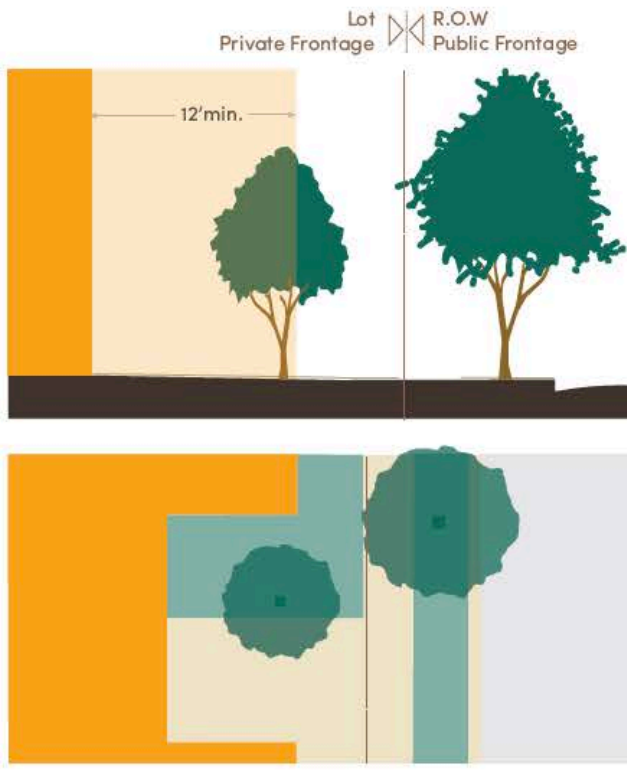


## Forecourt

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

**Size** Width & Depth: 12 ft. min.  
Ratio, height to width: 2:1 max.

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

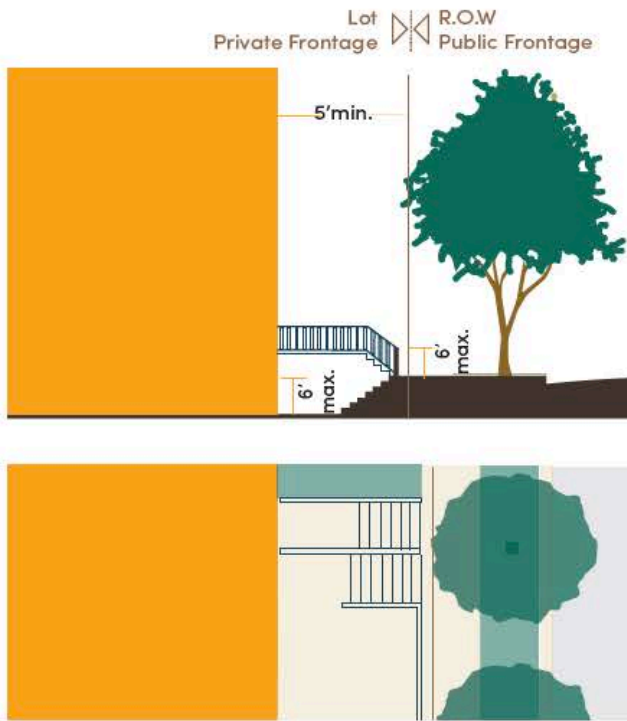


## Lightcourt

**Description** The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

**Size** Width: 5 ft min.  
Height, landing above sidewalk: 6 ft. max.  
Height, landing below sidewalk: 6 ft. max.

- Design Stds** A short fence may be placed along the built-to-line or setback where it is not defined by a building.

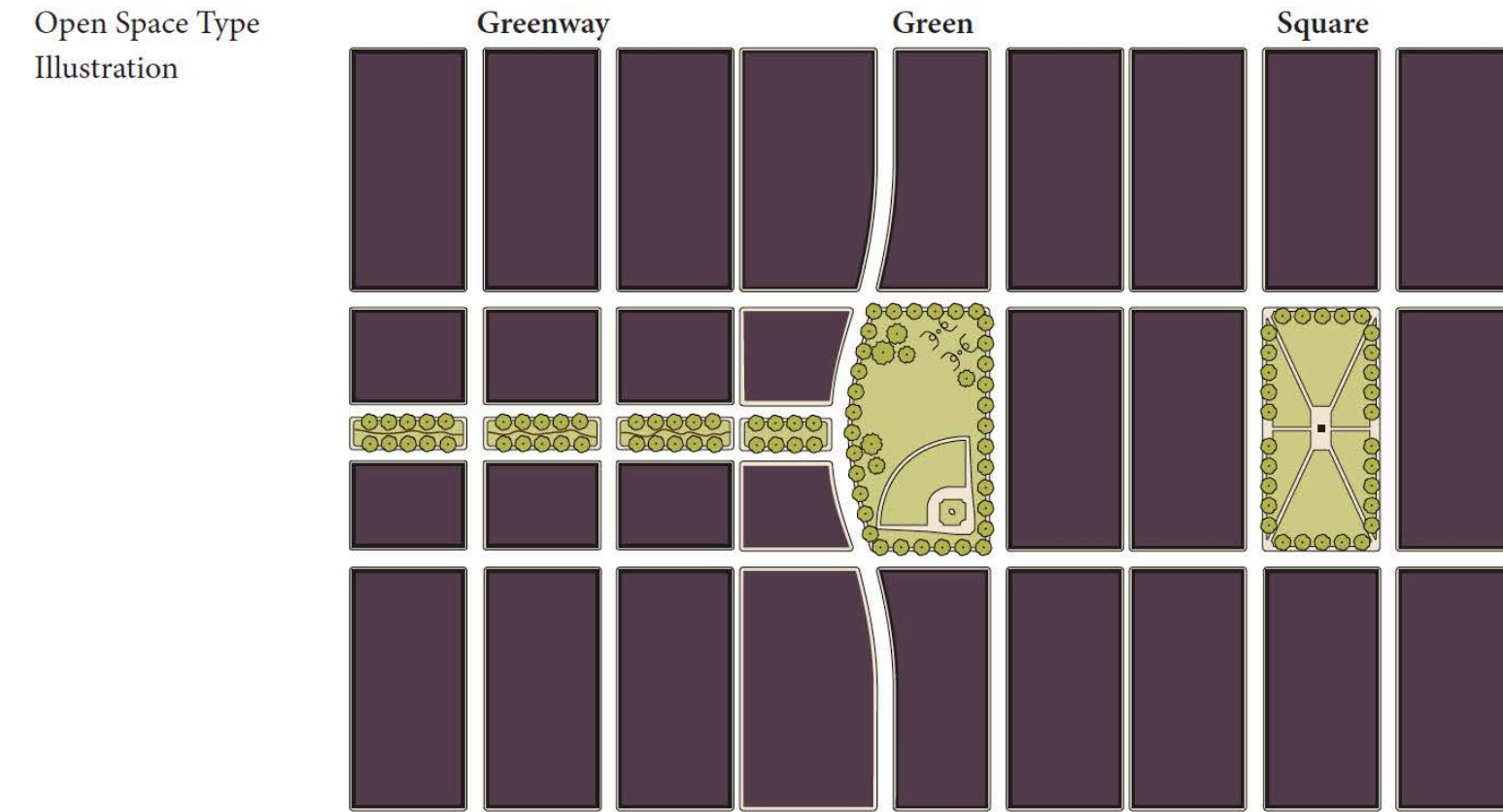




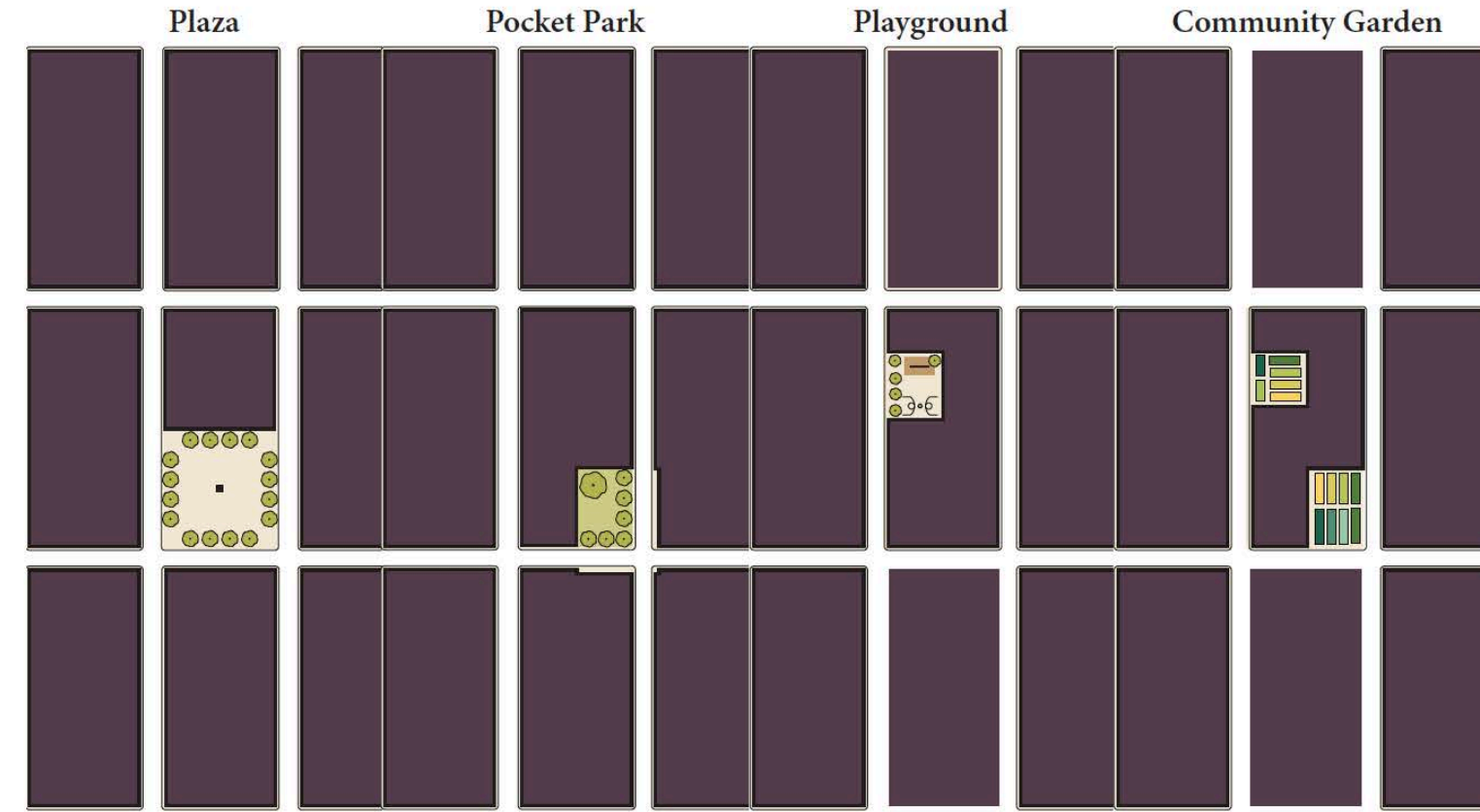




# Open Space Types



Open Space Type	Greenway	Green	Square
Example of Intended Physical Character			
Description	A linear open space that can meet a variety of purposes, from recreation to environmental restoration.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Size (min.)	Variable	1 acre to 15 acres	½ acre to 5 acres
Frontage (min.)	Fronting lots encouraged to provide access and pleasant frontage.	2 streets	2 streets
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, signs, benches, exercise equipment, benches, and paths	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths



Open Space Type	Plaza	Pocket Park	Playground	Community Garden
Example of Intended Physical Character				
Description	An open space available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.	An open space available for informal activities in close proximity to neighborhood residences.	An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.	An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.
Size (min.)	½ acre to 2 ½ acres	4,000 s.f. to ½ acre	There is no minimum or maximum size.	There is no minimum or maximum size.
Frontage (min.)	2 streets	1 street	1 street	1 street
Typical Facilities	Passive recreation, accessory structure, drinking fountains, and paths	Passive recreation, accessory structure, drinking fountains, and paths	Accessory structures, drinking fountain, and paths	Accessory structures, drinking fountain, and paths





