



Urban Design Studio Initiative This 2018-2019 initiative establishes an Urban Design Studio, through a substantial public process, with the requisite code amendments, design manuals, administrative and public process, fees, etc. This studio enhances the City's capacity to ensure higher quality urban design in new public and private development and is critical for encouraging long-term growth, community vitality, and trust in City government.

- 2025 STRATEGIC PLAN

URBAN DESIGN STUDIO/DESIGN REVIEW PROGRAM

Project Advisory Group Meeting 06/12/2019

CITY OF TACOMA

PAG Meeting Overview

- Introduction to Project and Team
- Focus area for Design Review
- Discussion
- Code Audit Presentation
- Discussion



Project Advisory Group (PAG)

- I. Initiated by Planning Commission (04/03/19)
- II. Represented Stakeholder groups
 - Community Members
 - Planning Commission (chair)
 - Design Community
 - Development Community
 - Landmarks
 - Environment
 - Affordable Housing
- III. Provide Input to Planning Commission/
Council to inform decision making
- IV. Please provide additional comments to staff
prior to or after meetings

Meeting Dates (tentative):

August 6th at 5:30pm

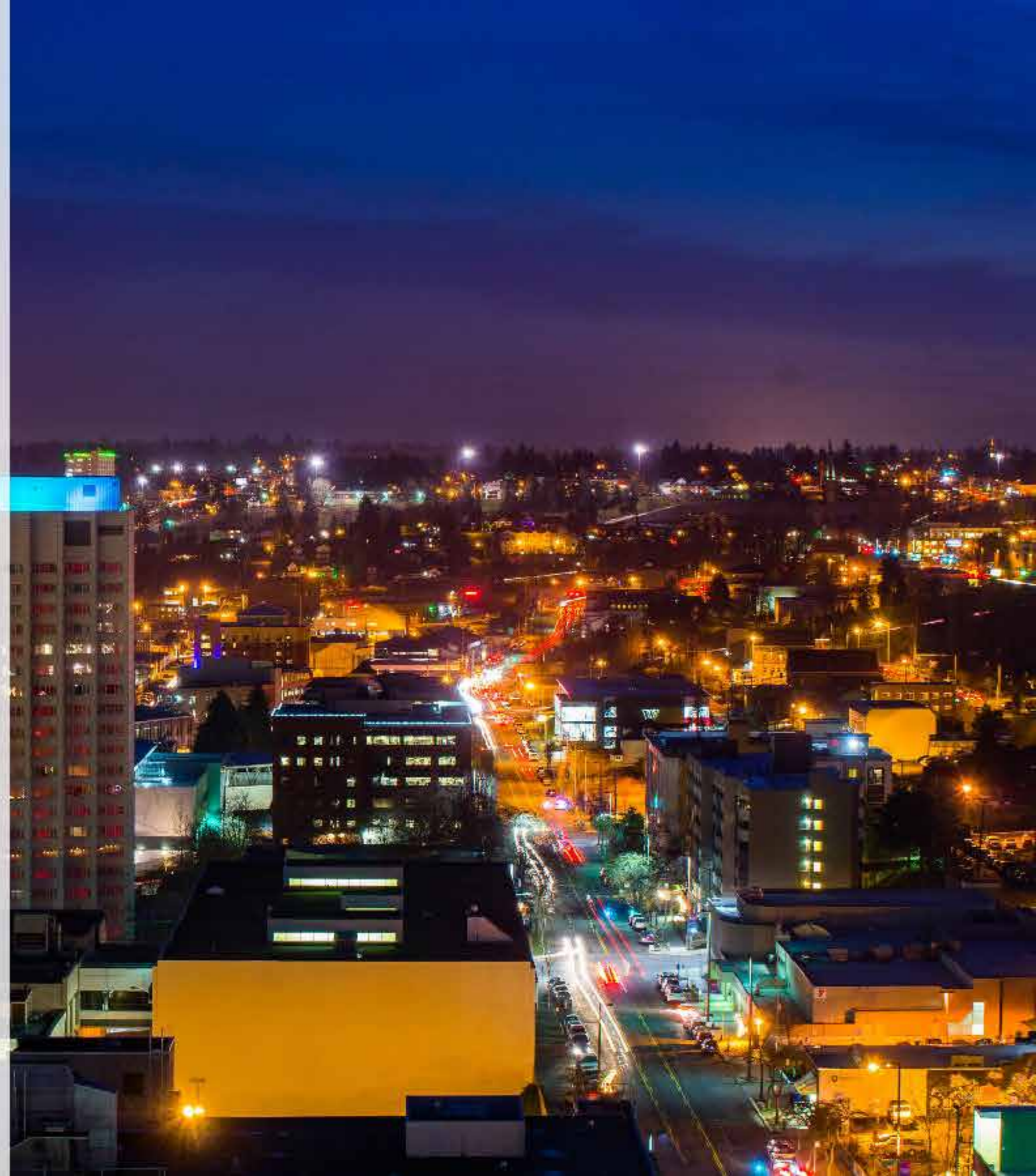
September 3rd at 5:30pm

Milestones: 2005 - 2019

- Council Resolution 2005
- Adopted into the Comprehensive Plan 2007
- Adopted into the One Tacoma Comp Plan 2015
- Design Review Analysis Manual 2016
- North End NC Application 2017
 - Design Review in Mixed-Use Centers
- Included in Council Budget 2018
- Staff Position Created 2018
- 2019-2025 Strategic Plan Initiative 2018
- RFP Issued 2018
- Project Initiated 2019

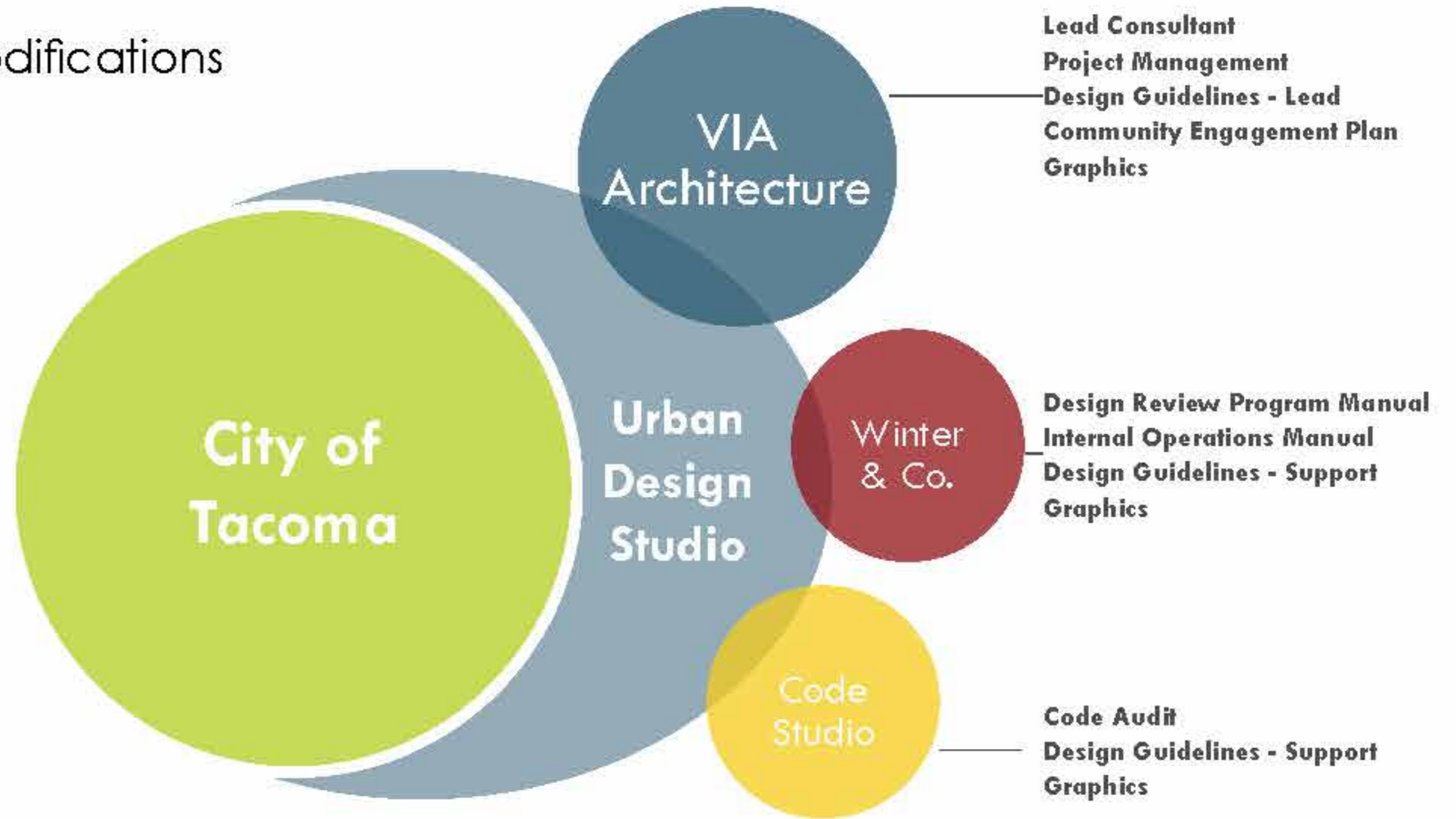
Policy DD-1.4 Consider development of a design review program to promote high quality design that supports community identity, a distinctive built environment, human-scale elements and amenities, resilient and durable materials, landscape enhancements, and other similar features.

- ONETACOMA COMPREHENSIVE PLAN 2016 UPDATE



Project Team + Scope

- Urban Design Studio and operations manual
- Design review program manual
- Draft code recommendations and modifications
- Draft design guidelines



Project Team + Scope

- This Project is About Site and Building Design
- Not Changing the Allocation of Development Rights(Height, Use, etc.)
- Codes Must Be Measurable Standards - Meet Them or Get Denied (or Request Relief)
- Guidelines Imply Use of Discretion, Balancing of Intent

ROWLEY - ISSAQUAH, WA - MASTER PLAN / GUIDELINES



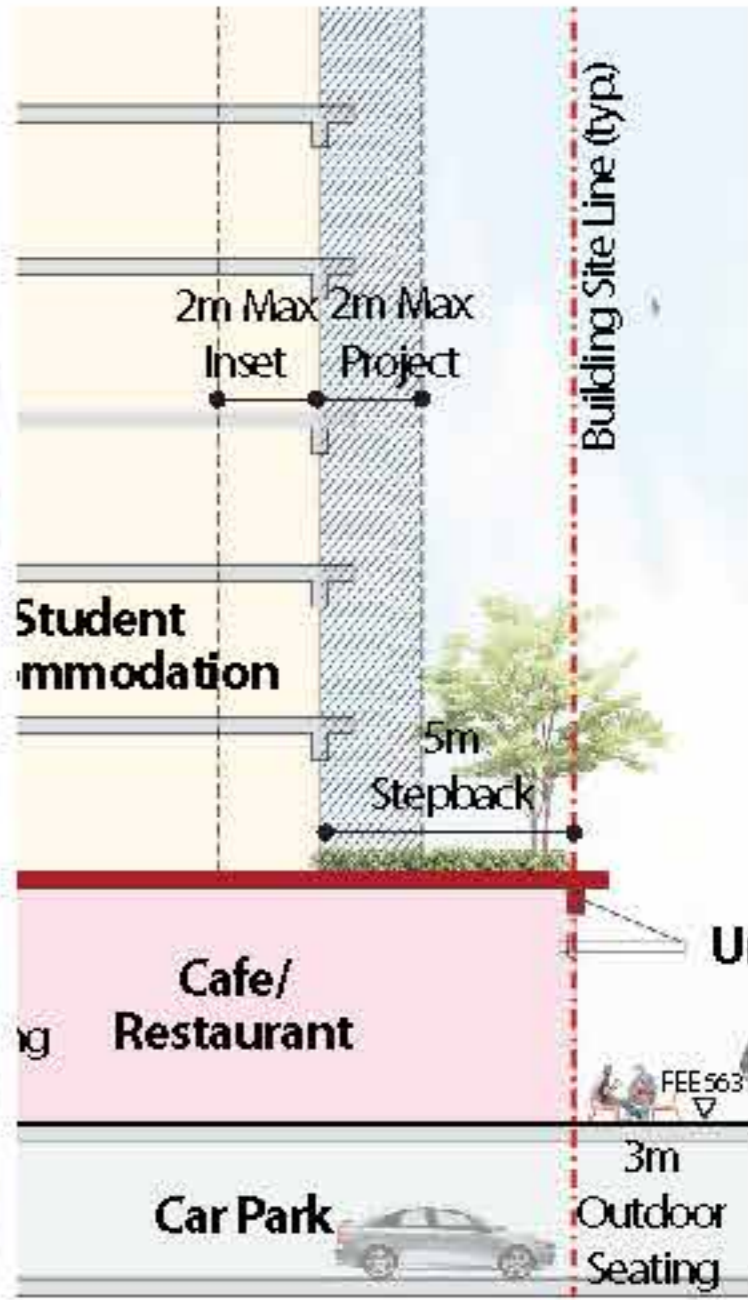
CHARACTER



PLAN DEVELOPMENT



MODEL VIEWS



GUIDELINES

DESIGN GUIDANCE DEVELOPMENT

Purpose of the Document

Design Intent

Urban Design Principles

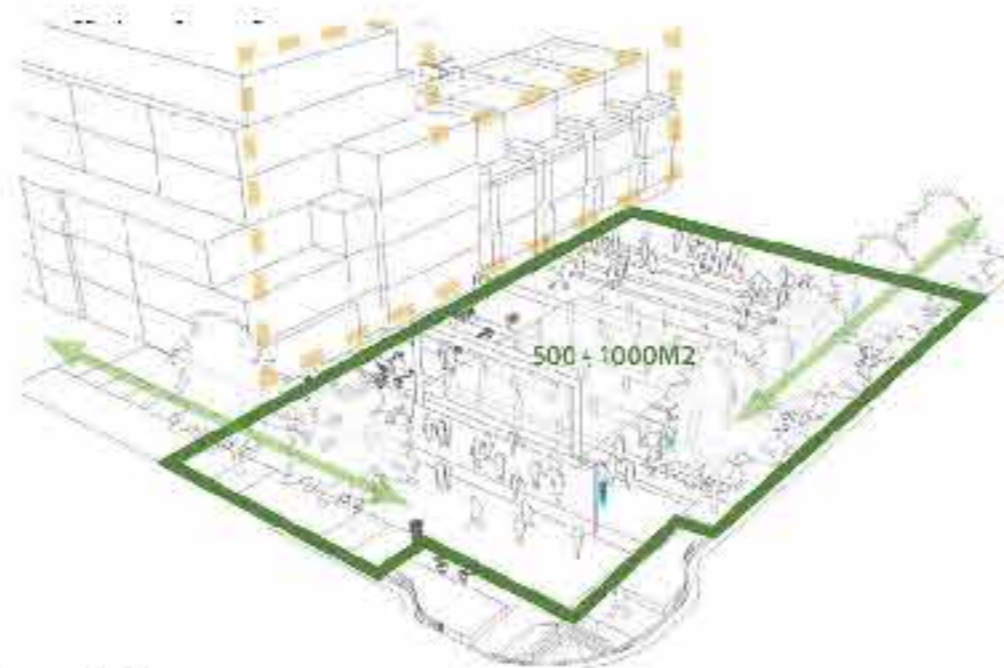
Development Standards

Design Guidelines

Incentives

- Sidewalks
- Pedestrian Ways
- Plazas, Squares & Parks
- Street Lights & Lighting
- **Public / Private Interface**
- Architectural Character
- Weather Protection
- Street Trees & Streetscape
- Landscape Planting
- Raingardens
- Wayfinding & Signage
- Public Art
- Sustainable Design
- Parking
- Utilities

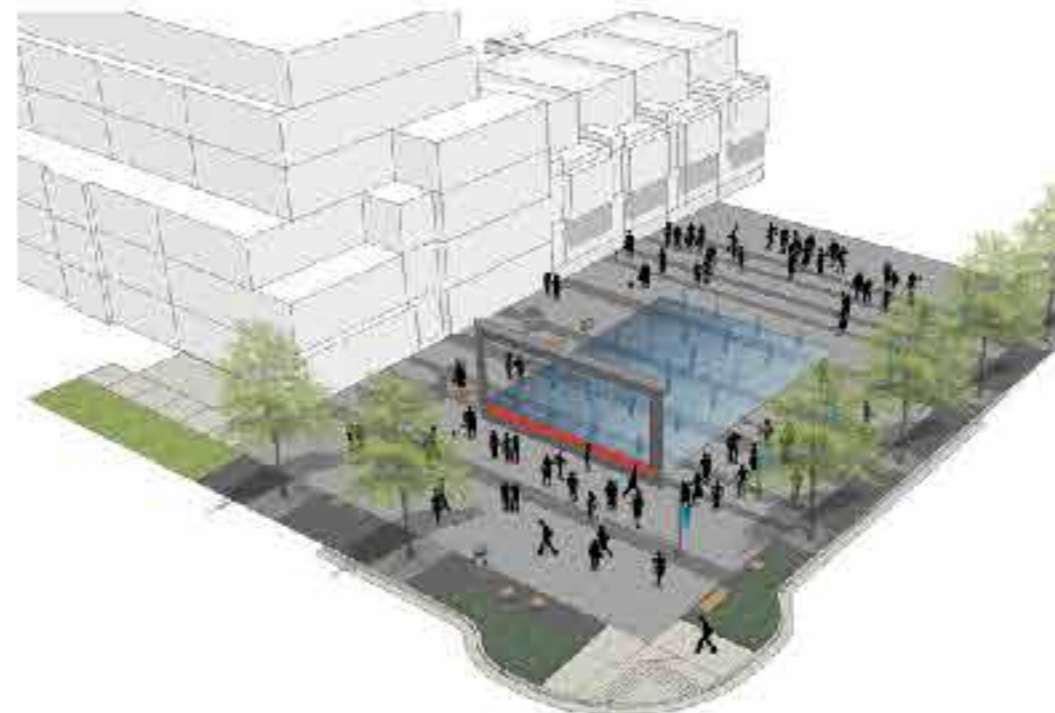
Public-Private Interface



Concept Diagram



Concept Intent



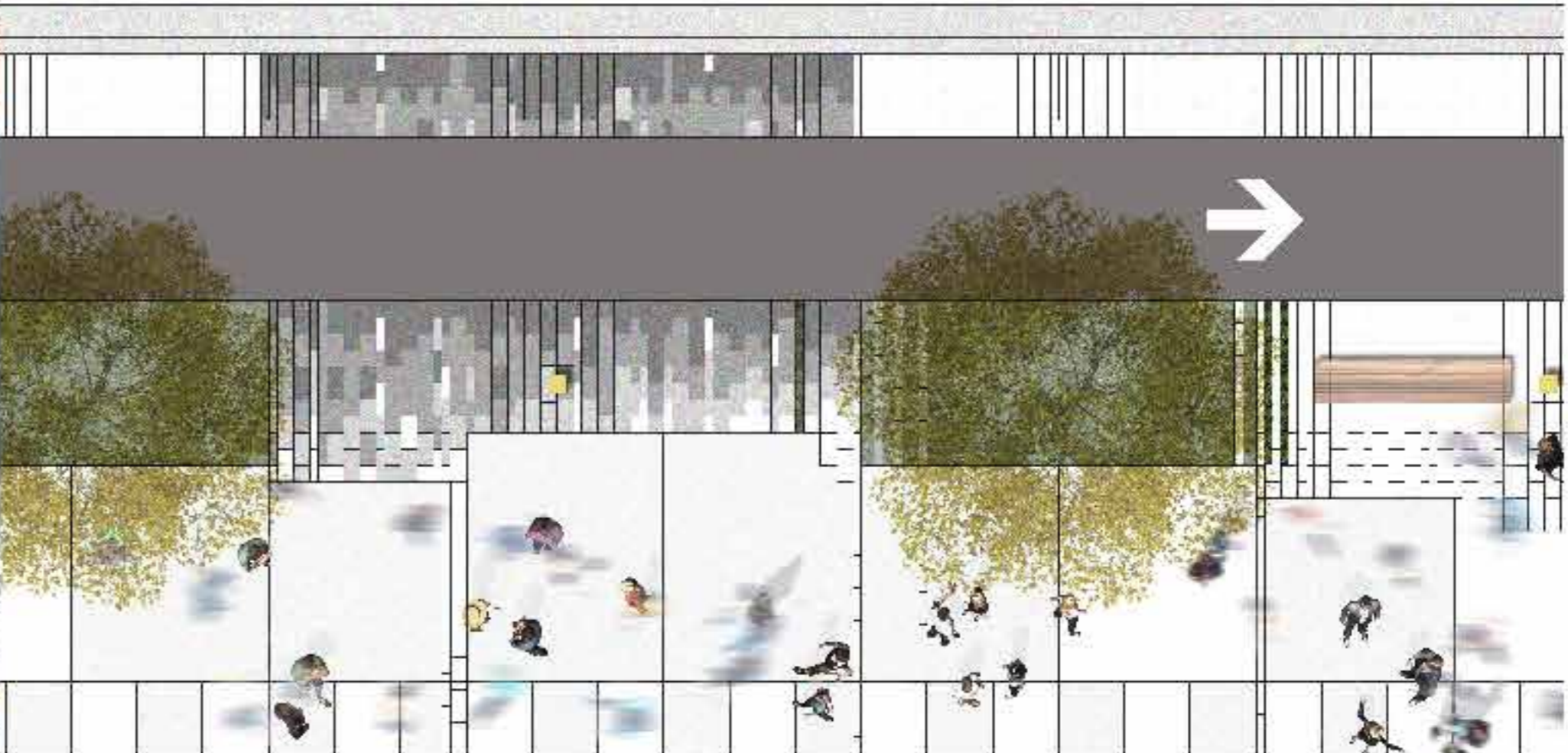
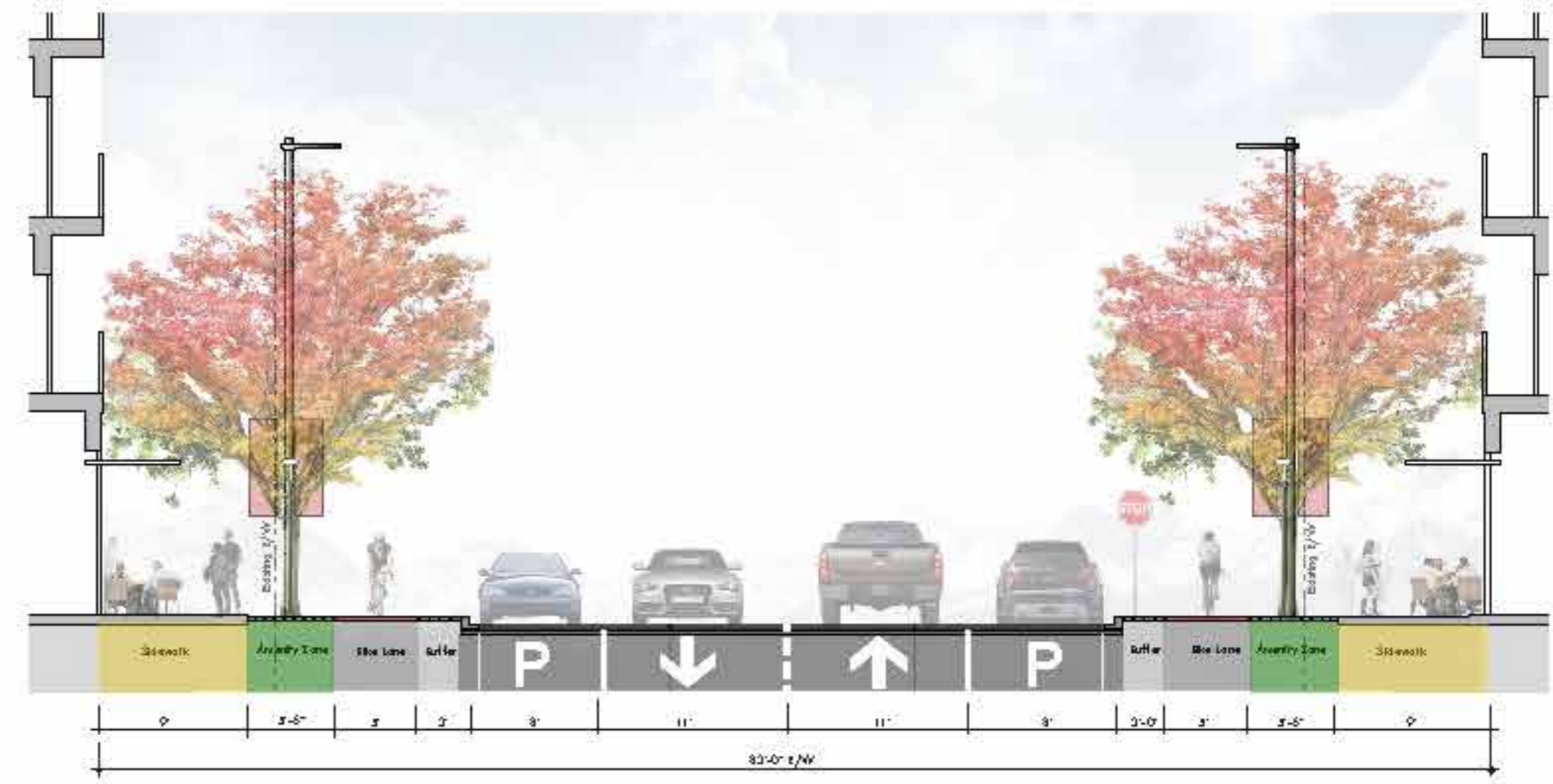
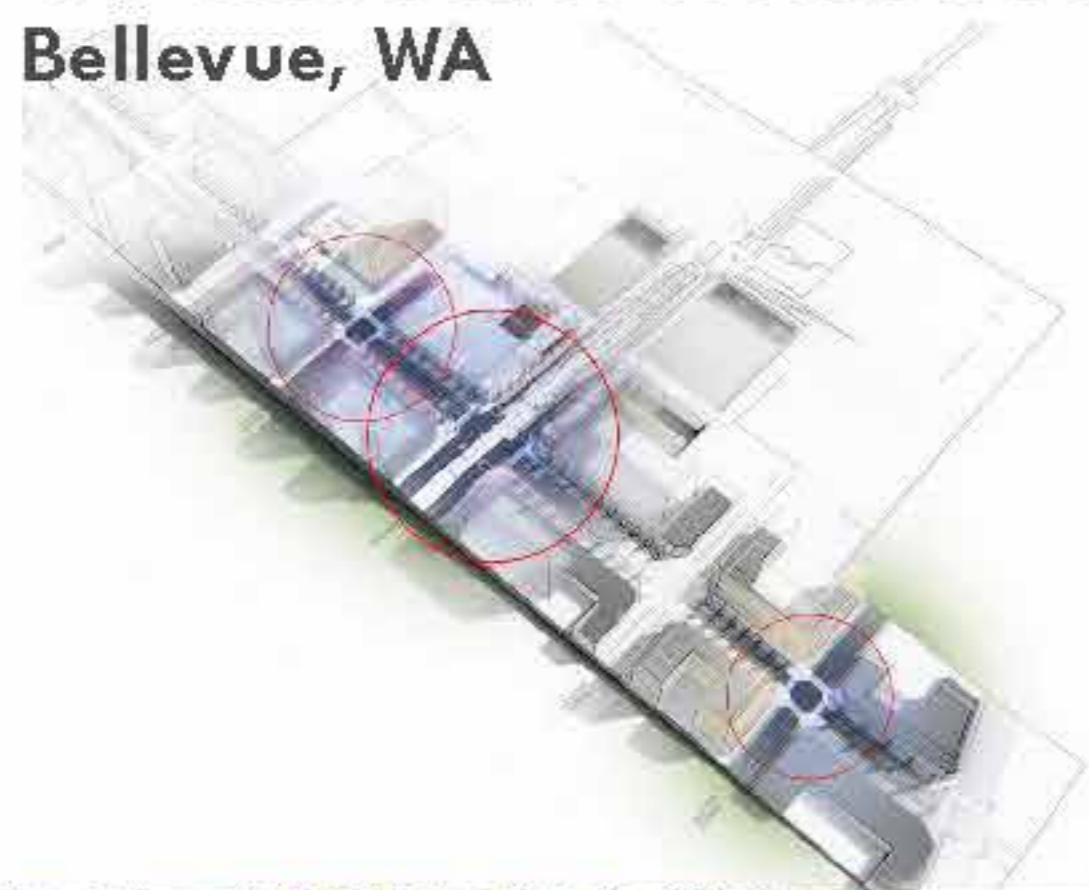
Concept Approach



Guideline Example

130th AVE DESIGN

Bellevue, WA



DESIGN GUIDANCE DEVELOPMENT



ARCHITECTURAL CHARACTER

Architectural Character by Area



Corner treatments should define the edges of Union Court and provide visual markers along view corridors.

Stage One | Union Court South Buildings and Chifley Lane

This group of buildings should convey an architectural character that has two expressions, one that has a restrained civic quality that faces Union Court plaza and complementary to the Cultural building, and the other that faces onto Chifley Lane and is evocative of a grittier urban lane.

- Ground Level** - Uses such as cafes, restaurants and shops should be distinctly fine-grain, diverse and continuous. The ground level should be reinforced by a combination of weather protection, building articulation, and adjacent outdoor zones for dining and seating.
- Building Form** - The building forms should be configured to ensure a direct, open connection that is visually and centrally aligned between the Chifley Building and the Events Plaza. At its western edge, the architectural expression should provide visual containment to Union Court as well as the amphitheatre at Sullivans Creek.
- Facades** - Its north frontage should strongly acknowledge and form part of the spatial containment to Union Court plaza and convey a defined and restrained sense of spatial and civic connection with this local public gathering space. In contrast, the edges that face Chifley Lane should be highly varied.

Projections are allowed at the upper levels of building facades to provide visual interest and variety along Union Court frontages.


A high level of transparency is recommended for both ground and upper level uses to help animate Union Court throughout the day, week and year.

Civic uses such as restaurants and cafes should line the edges of Union Court and be weather protected with continuous canopies.



Example of ground level interfaces to Union Court Plaza


74 CIVITAS
AUSTRALIAN NATIONAL UNIVERSITY




Enlargement Plan

PUBLIC REALM GUIDELINES

Public Realm Character Areas





LEGEND

- ① Semi-Private Terrace
- ② Pavilion and Outdoor Seating

- ③ Multi-Purpose Use Area
- ④ Pathways - Stone Paving

- ⑤ Crackside Promenade - Stone Paving

Figure 77: Union Court yard Enlargement Plan. The Urban Design Framework Plan depicted above is for illustrative purposes only.

UNION COURT AND UNIVERSITY AVENUE PRECINCT URBAN DESIGN GUIDELINES
151

DESIGN GUIDANCE DEVELOPMENT - PUBLIC ART

POV WATERFRONT DEVELOPMENT URBAN DESIGN GUIDELINES + SUSTAINABILITY PLAN

Support Materials & Readings



Objective
Allow to be visible from oncoming traffic and directing users to and around it.

Design Guide















- At least 2 feet tall.
- Redwood material from local source.
- No logos.
- Art by local artists.

NATURE ORIENTED SOCIALLY ORIENTED
 STAND-OUT INTEGRATED
 HISTORIC MODERN
 PLAYFUL PROFESSIONAL
 CASUAL REFINED




DESIGN GUIDANCE DEVELOPMENT - SUSTAINABILITY

SUSTAINABLE URBAN DESIGN FRAMEWORK

	Region & City	District & Neighborhood	Block & Street	Project & Parcel
Energy Use & GHG (Transp./Land Use)				
Water				
Ecology & Habitat				
Energy Use & Production (non-Transp.)				
Equity & Health				

© 2016. Nico Larco, University of Oregon



DESIGN GUIDANCE DEVELOPMENT - SUSTAINABILITY

PUBLIC REALM | SUSTAINABILITY



Green Factor Composite Model

This composite model graphically describes the elements of Green Factor and how they might relate spatially to a building and landscape in a conceptual project. The amount of Green Factor elements in this model is inflated compared to what would be included in an actual project in order to show as many as possible.

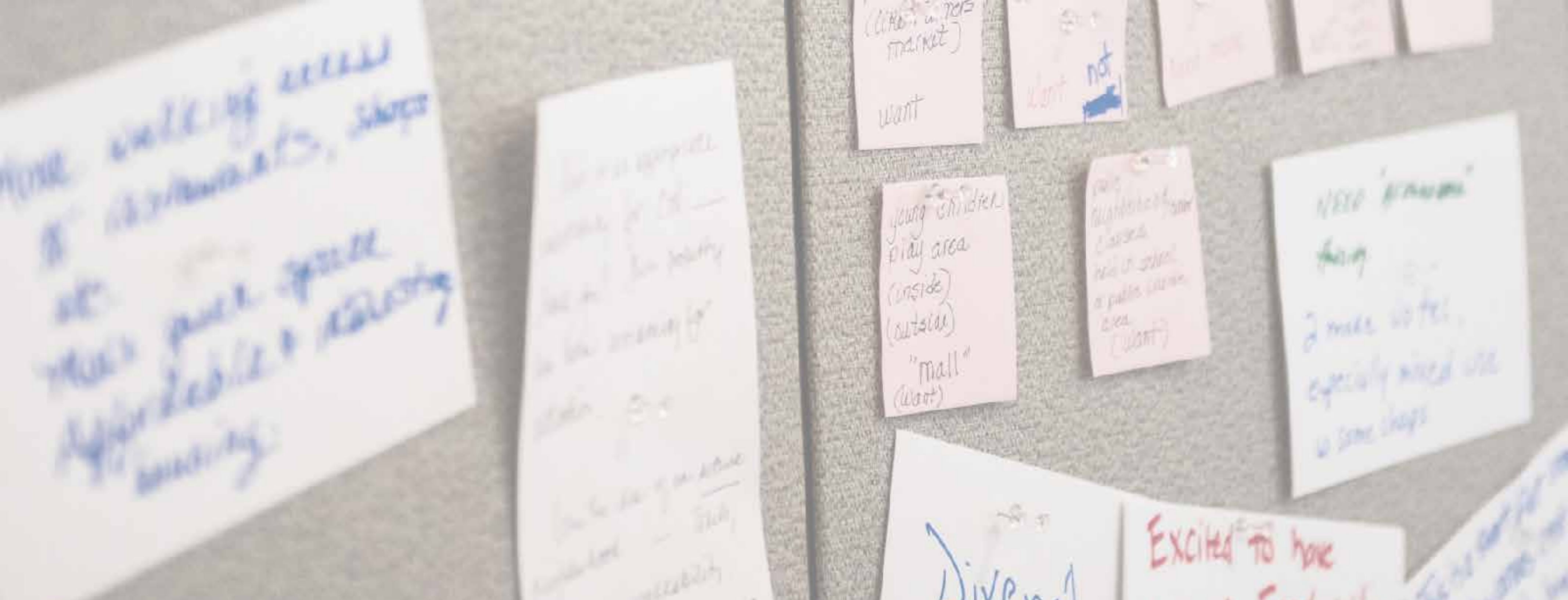


- A- Modular Trellis
- B- Raised Bed Planters
- C- Planting Area
- D- Overhead Structure
- E- 2" Green Roof
- F- Root Deck
- G- Planting Area
- H- 4" Green Roof
- I- Overhanging Plants
- J- Vines on Cable System
- K- Stormwater Planter
- L- Overhead Structure
- M- Water Feature
- N- Rain Garden
- O- Cistern
- P- Entry Court
- Q- Sidewalk
- R- Planting Strip with Street
- S- Street

Example Element

Each element is described in the Green Factor with a detailed description of the element, its location, its function, and its impact on the building and the environment. The diagram shows a cross-section of a building with a green roof and a rain garden. The diagram is labeled with letters A through S, corresponding to the elements in the Green Factor Composite Model.

- **Green Roof**
- **Planting Area**
- **Overhead Structure**
- **Water Feature**
- **Rain Garden**
- **Cistern**
- **Entry Court**
- **Sidewalk**
- **Planting Strip with Street**
- **Street**



Communications Plan

TACOMA URBAN DESIGN STUDIO | JUNE 2019

Table of Contents

Project Time line

Purpose of the Document

Public Participation Goals and Objectives

Stakeholders, Audiences, and Interests

Demographics and Translation Needs

Communication and Engagement Techniques

Communication Protocols

Key Milestones/Deliverables Protocols

Engagement Schedule

Evaluation

City Council Roster

Planning Commission Roster

Project Advisory Group Roster

Technical Advisory Committee Roster

Neighborhood Councils

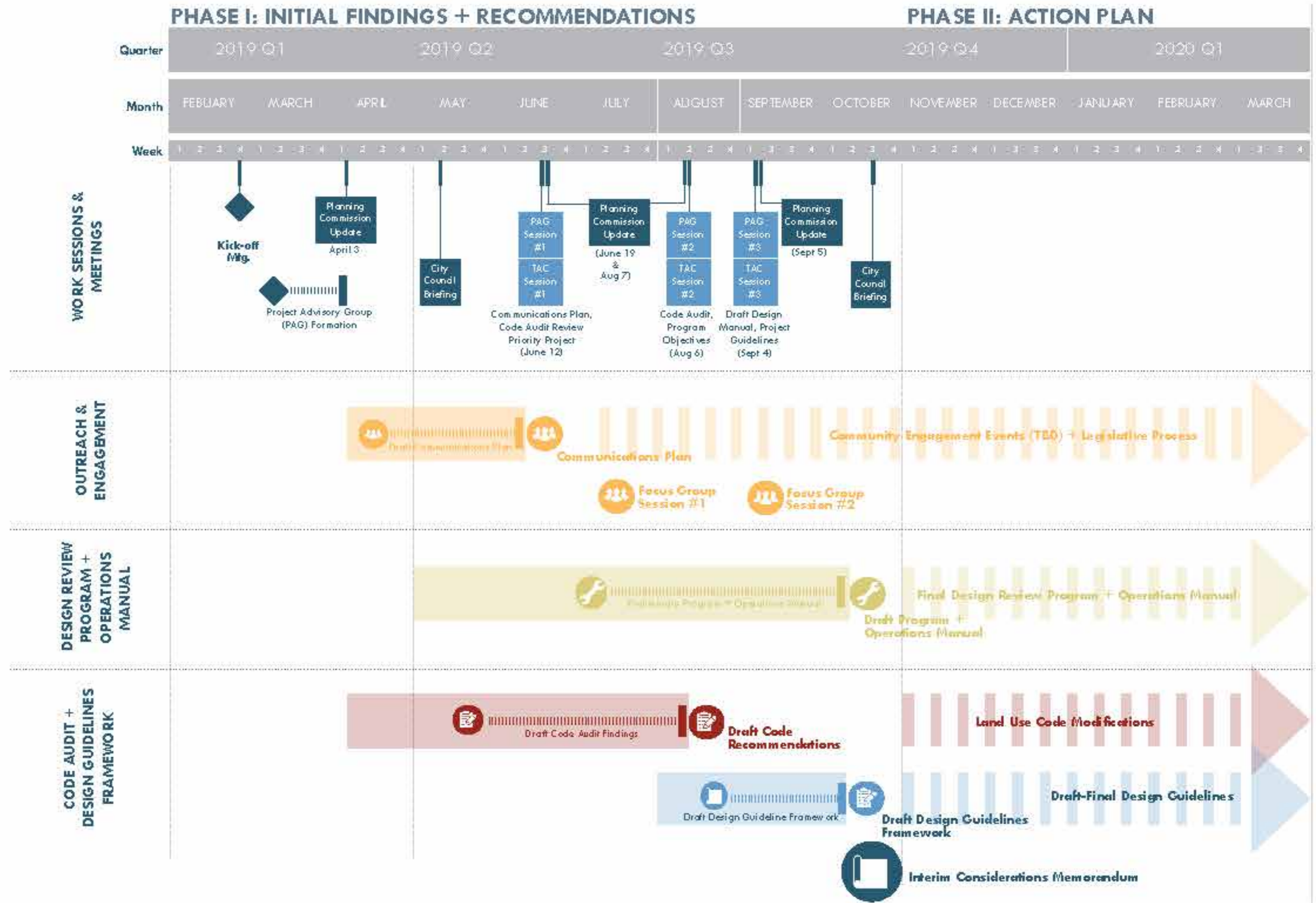
Corresponding Neighborhood Groups

Neighborhood Business Districts

PDS Current List of Interested Parties

AIA (American Association of Architects), MBA (Master Builders' Association)

Project Timeline



Stakeholders, audiences and interests

Stakeholders, audiences and related interests will be further defined and articulated through the course of the project.

Residents and property owners	Interests
Workers and commuters	Interests
Members of traditionally under-served communities	Interests
Businesses and business groups	Interests
Civic institutions, faith organizations, and services providers	Interests
City departments and agency partners	Interests
Local and regional developers	Interests

Communications and engagement techniques

Communication and engagement techniques are tied to the overall project and public participation objectives to create a complementary suite of tools that will provide specific audiences access to information and allow them to meaningfully and constructively engage in the planning process. In particular, the project team will take care to ensure that those with diverse experiences and views have the opportunity for involvement. Participation objectives related to techniques for traditionally underserved audiences are highlighted in the following table.

Techniques	Audiences	Participation objectives	Roles

Communication protocols

City staff, the consultant team and PAG members all have a role in communicating about the project and documenting incoming communications from stakeholders for inclusion in project processes and records. The Project Manager is the primary point of contact for communications regarding the project. However, communication protocols will aid the orderly dissemination and recording of information.

Key points of contact



City project staff:

- Mesa Sherriff

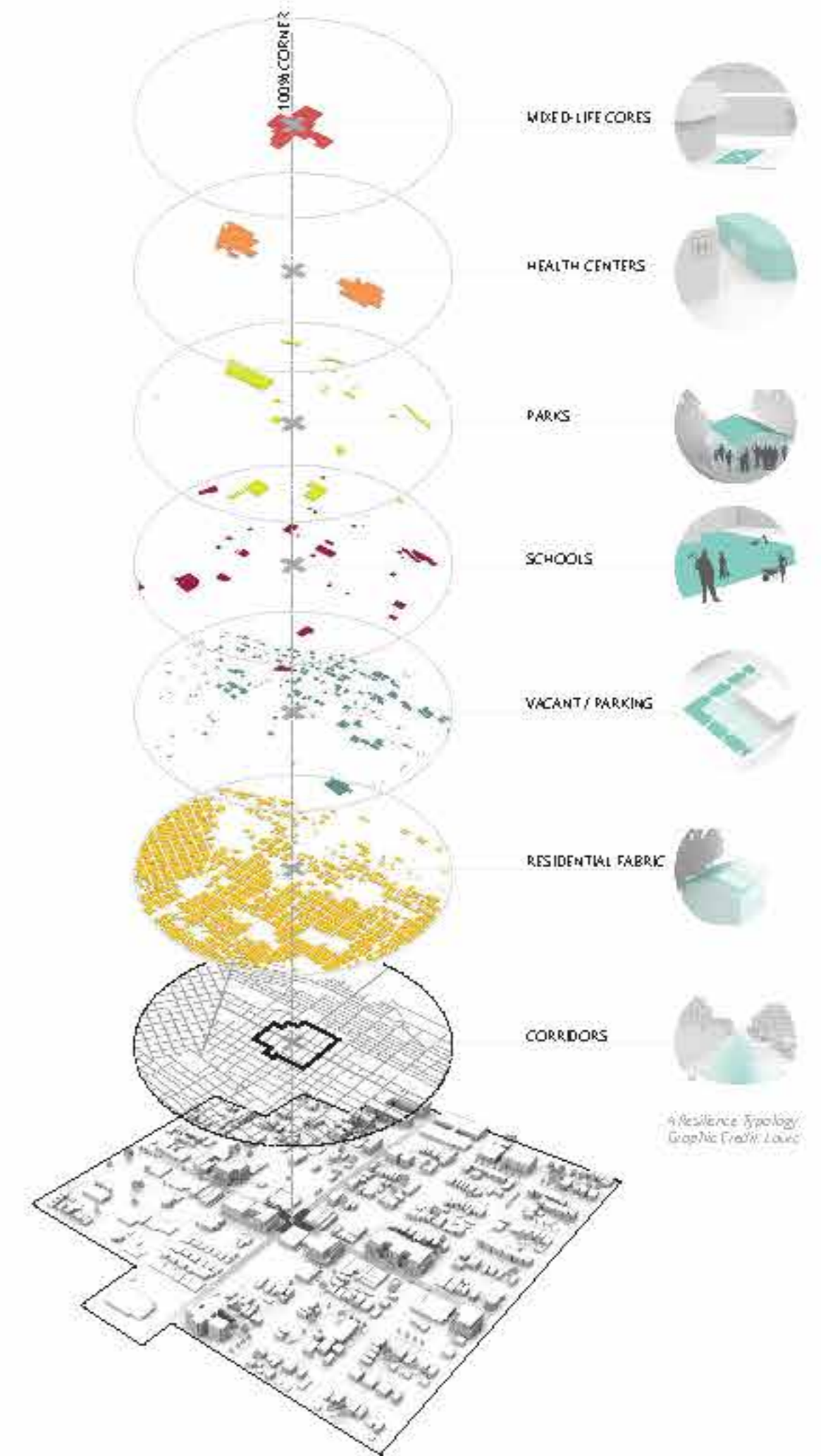
Consultant team:

- Keith Walzak, Project Manager
- Nore Winter
- Lee Einsweiler



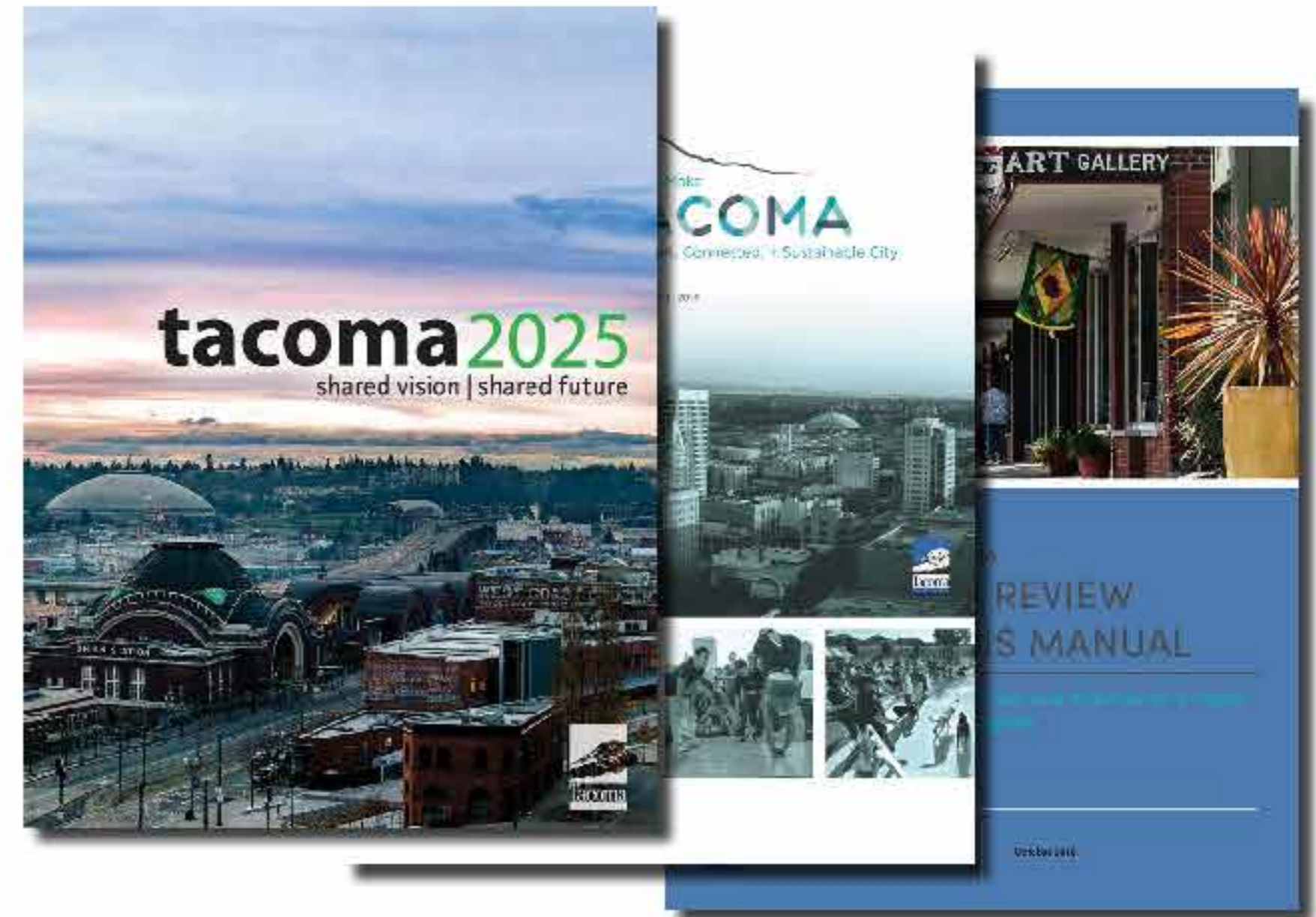
Project Discussion

- i. Goals and considerations for Urban Design Studio/Design Review
- ii. Focus area for Design Review



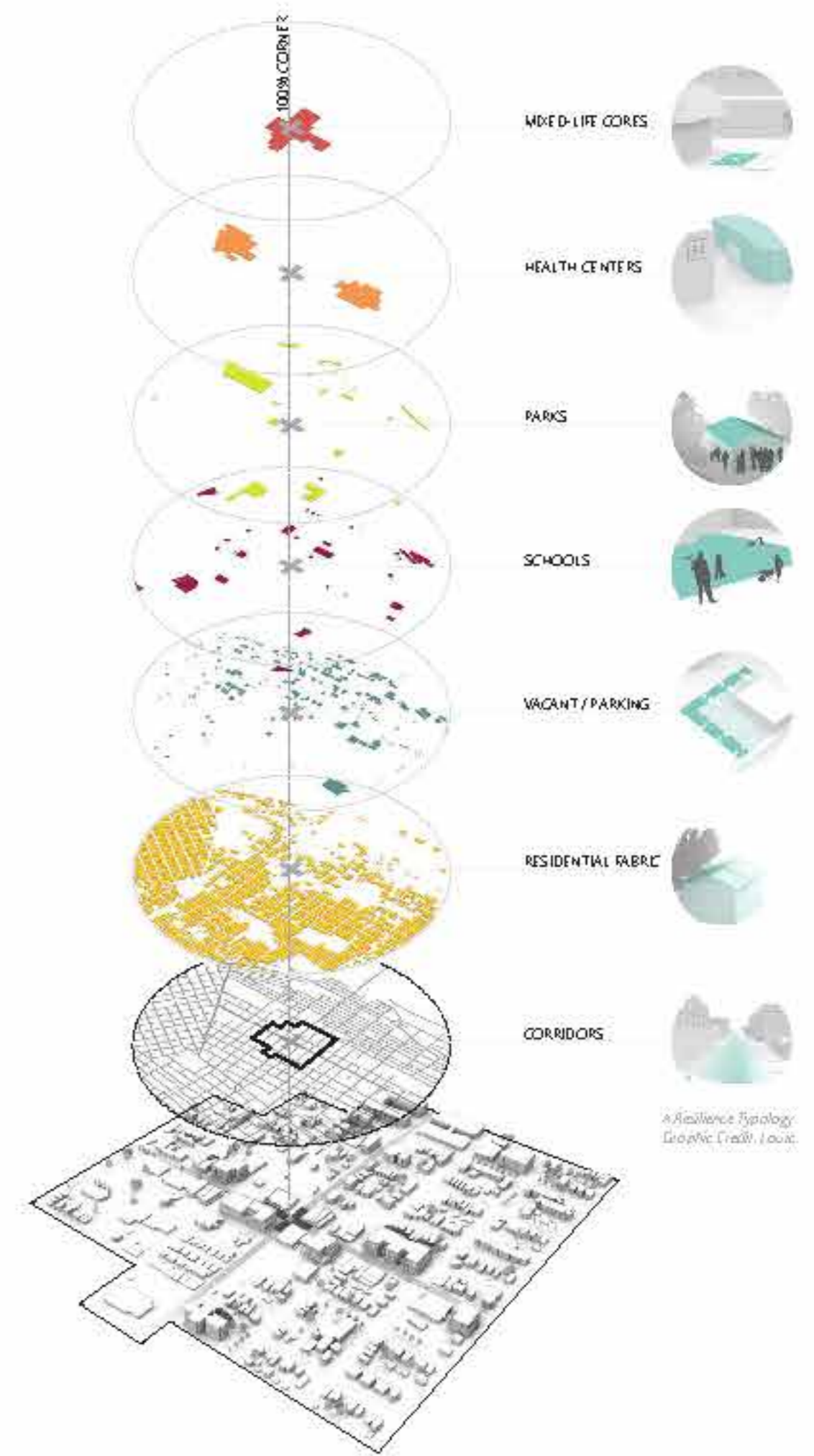
Goals for Design Review - 2016

- Improve upon the City's existing design review process
- Support quality, sustainable, compatible development
- Support equitable growth and development
- Provide education and a resource to the community
- Are administratively practical
- Are user-friendly and understandable
- Are flexible and promote innovation
- Are predictable
- Encourage public involvement
- Are integrated with other City processes



Project Discussion

- i. Goals and considerations for Urban Design Studio/Design Review
- ii. Focus area for Design Review
 - Is there a vision in place?
 - Are there areas where current code is preventing good design?
 - How many projects need review vs. need guidelines?



Discussion Item: Project Focus

Public Projects

- No unifying vision
- Often large projects
- Already have direct City involvement



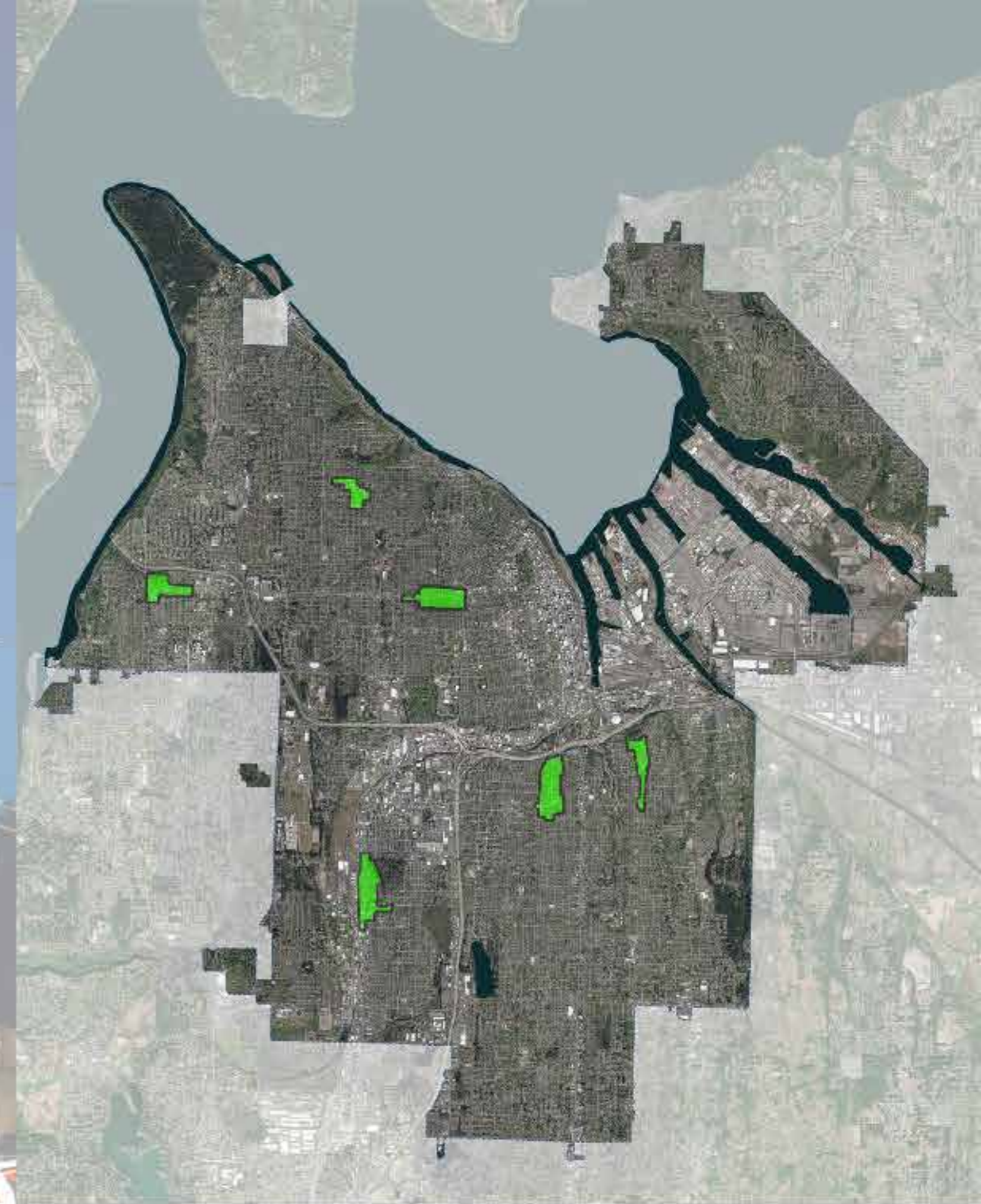
Discussion Item: Project Focus

Neighborhood Mixed-use Centers

- Central to discussion about development in the City
- Locations throughout city

The neighborhood center should be designed in such a fashion that the preferred modes of transportation are walking, bicycling, and public transit...

- ONETACOMA



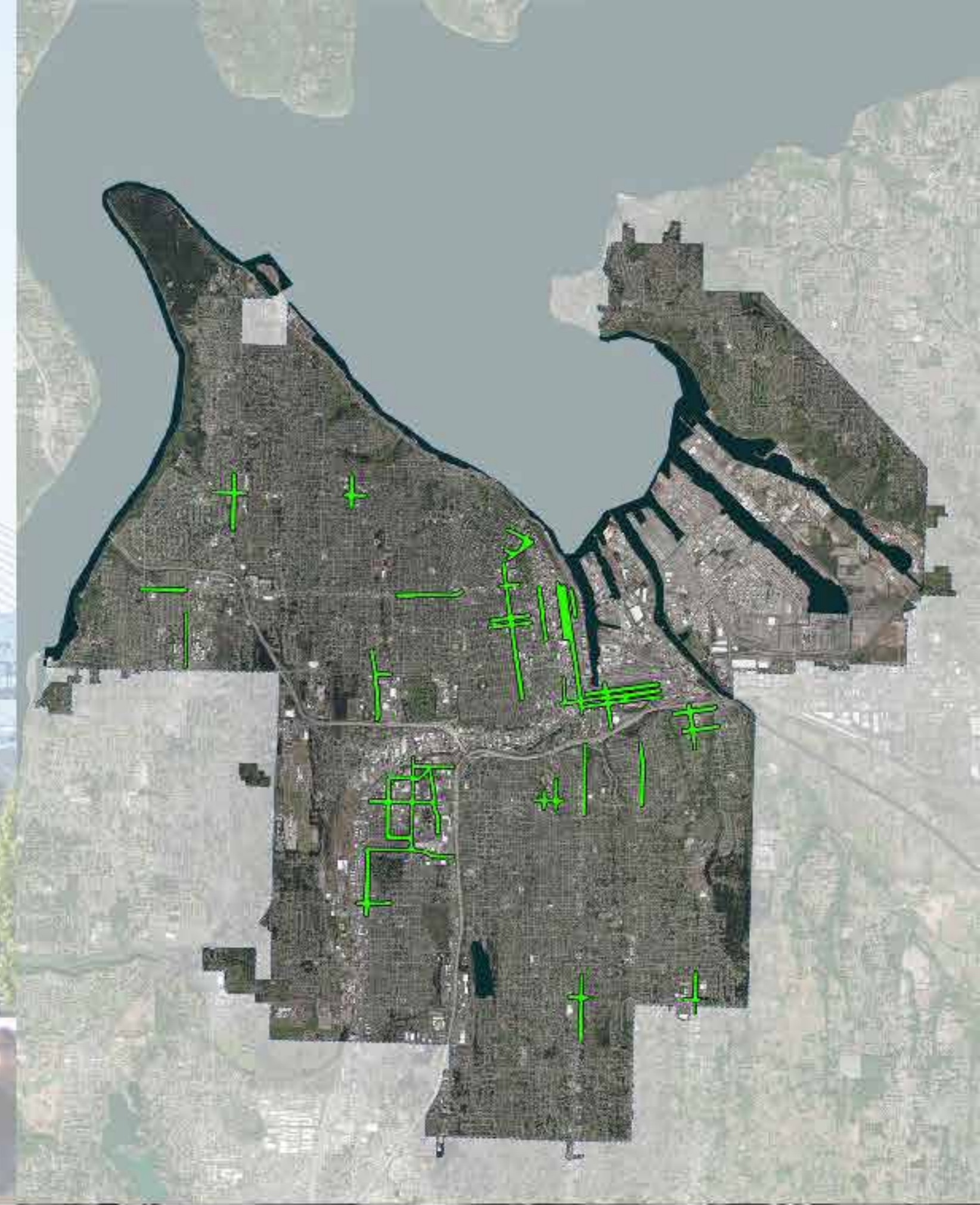
Discussion Item: Project Focus

Projects on Pedestrian Corridors

- Central to experience of public realm
- Locations throughout city

They need to be planned, designed and improved to be places that benefit and become successful additions to surrounding neighborhoods...

- ONE TACOMA



Discussion Item: Project Focus

Projects on zone transitions

- Central to experience of residents
- Locations throughout city

Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents...

- ONE TACOMA

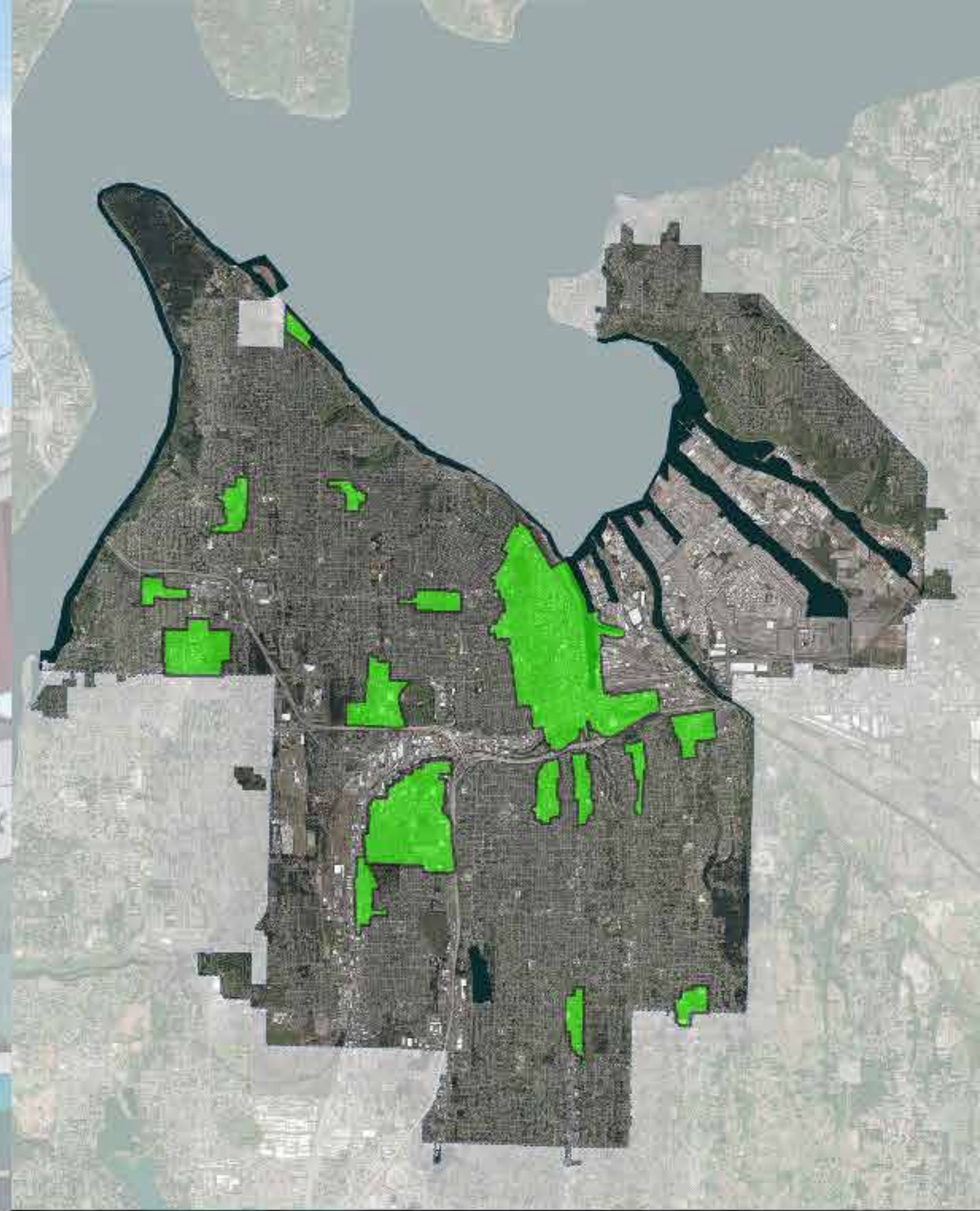
Discussion Item: Project Focus

Projects in mixed-use centers

- Central to development in Tacoma
- Locations throughout city

Plan investments in residential pattern areas to better integrate the area with the designated mixed-use centers and other commercial areas and amenities...

- ONETACOMA

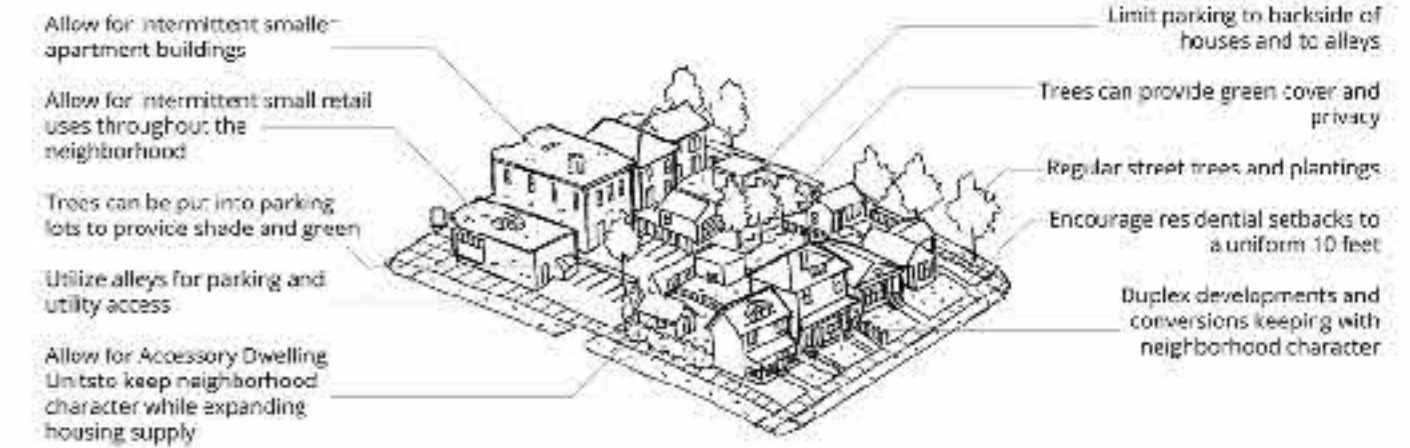


Summary of Planning Commission (04/03/2019)

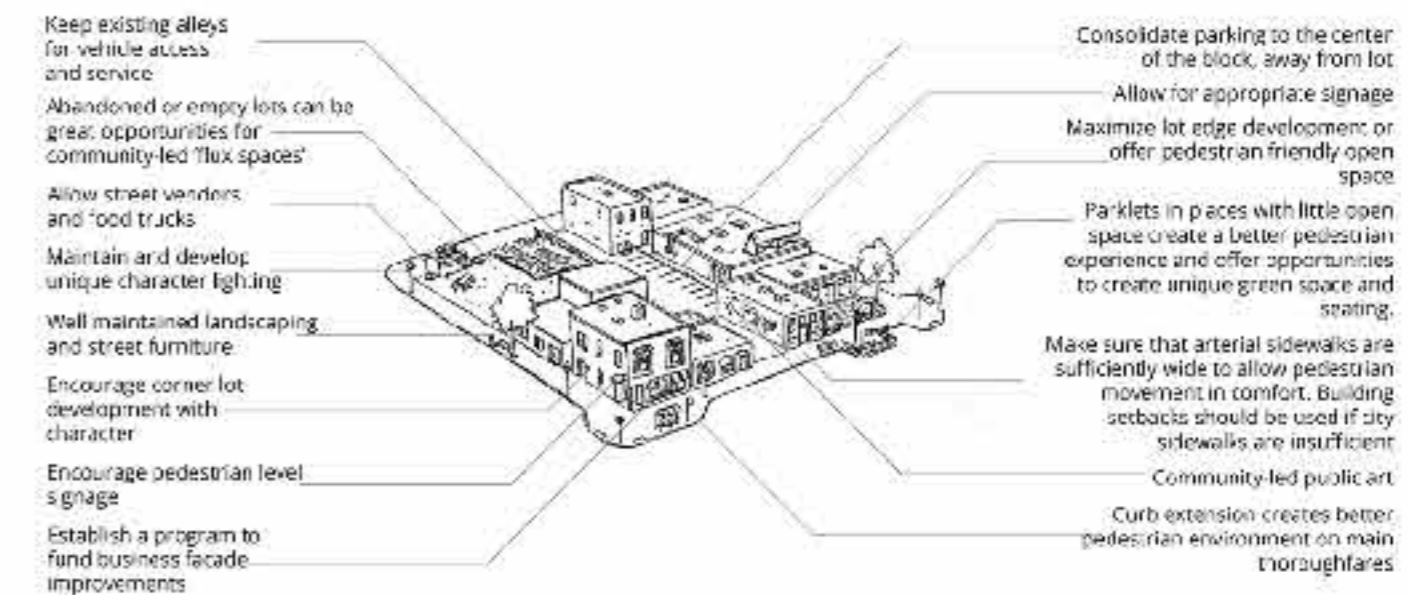
Initial Feedback

- Options provided sufficient to identify significant projects
- Mixed-Use Centers + pedestrian corridors?
- Public projects + Ped streets included in others
- Is there a threshold unrelated to location that would determine a significant project? (valuation, size, etc.)

RESIDENTIAL BLOCK



TRADITIONAL COMMERCIAL RETAIL BLOCK



LOWRISE MIXED-USE BLOCK



Summary of IPS Committee (05/08/2019)

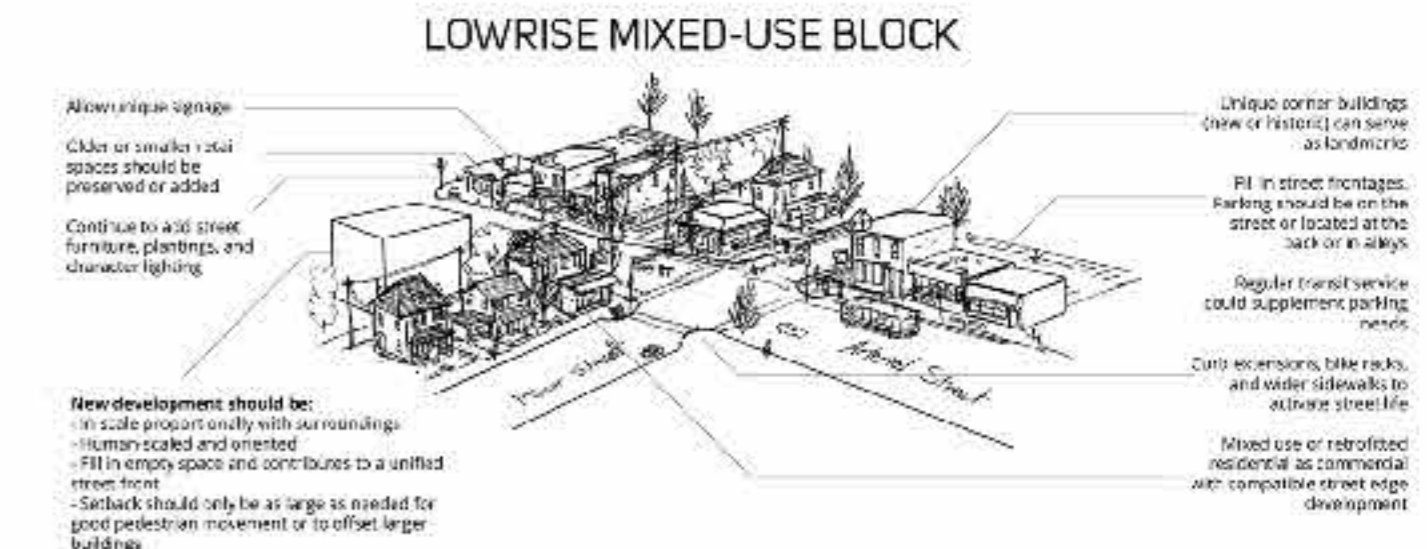
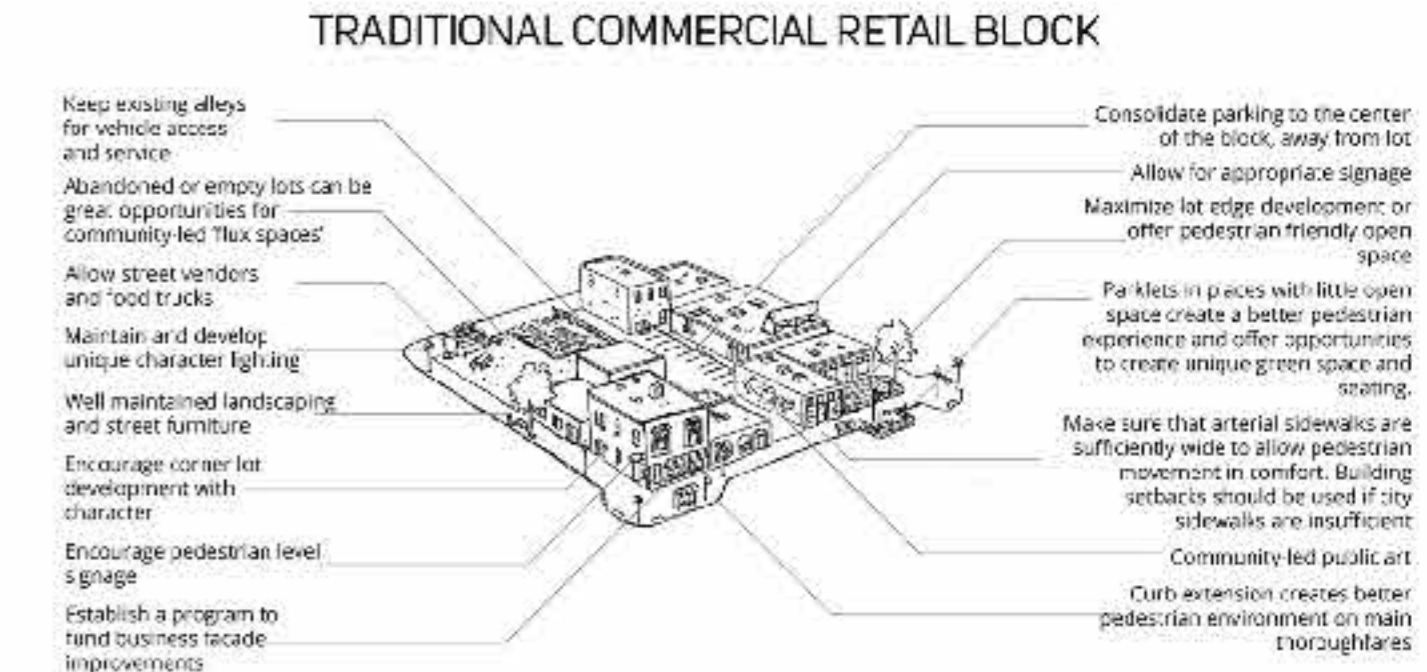
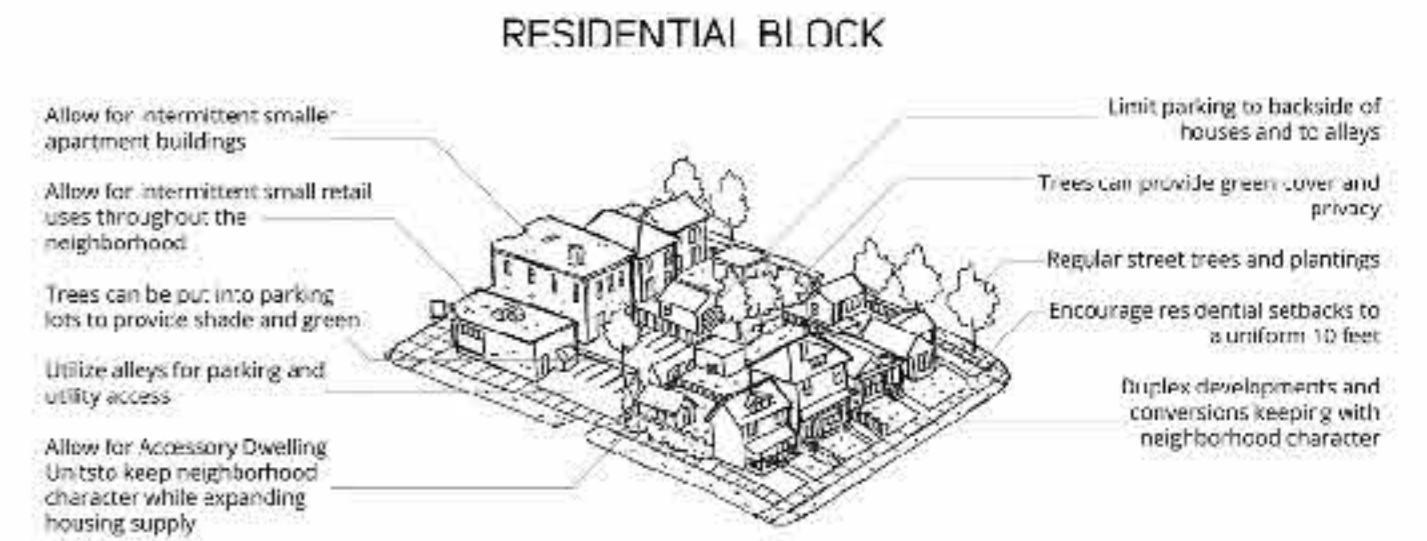
Initial Feedback

Goals for the Urban Design Studio/Design Review in Tacoma

- Integrate with existing legislation (Urban Forestry, transportation, affordable housing)
- Provide a tool for the community to be heard
- Don't cause unnecessary delay to development

Focus area

- Mixed-use centers + zone transitions
- Where it has the most real world application
- Where the action is

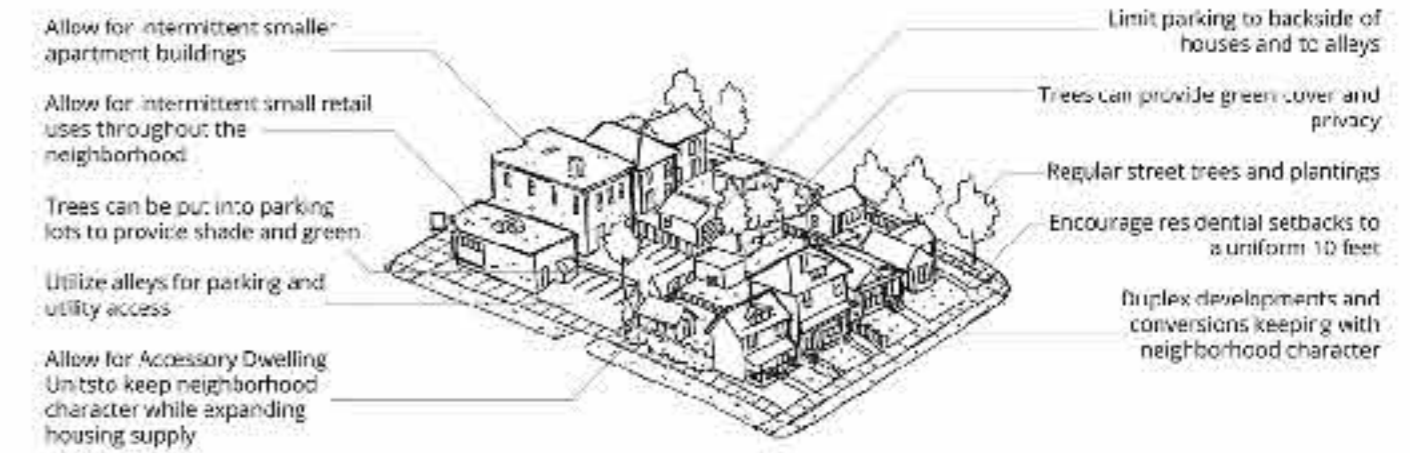


Summary of TAC Meeting (05/08/2019)

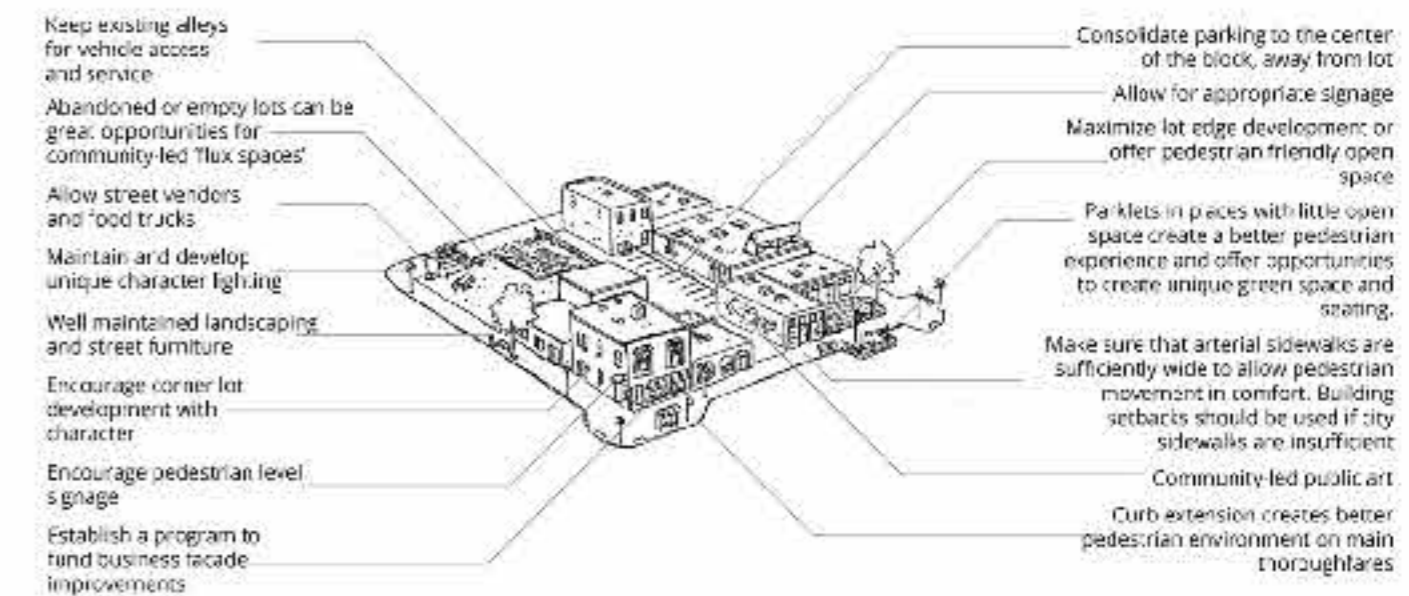
Initial Feedback

- Mixed-use centers + zone transitions
- Pedestrian Streets + Transitions in Mixed Use Centers
- Adjacency Review for historic structures
- Infill Projects in Established Areas
- Block standards for Crossroads Centers

RESIDENTIAL BLOCK



TRADITIONAL COMMERCIAL RETAIL BLOCK



LOWRISE MIXED-USE BLOCK



Discussion Item: Project Focus

Strategies to identify significant projects

1. Public Projects
2. Projects in Neighborhood Mixed-Use Centers
3. Projects on Pedestrian Corridors
4. Projects in zone transitions (MUC to Residential, etc)
5. Projects in Mixed Use Centers

CODE AUDIT

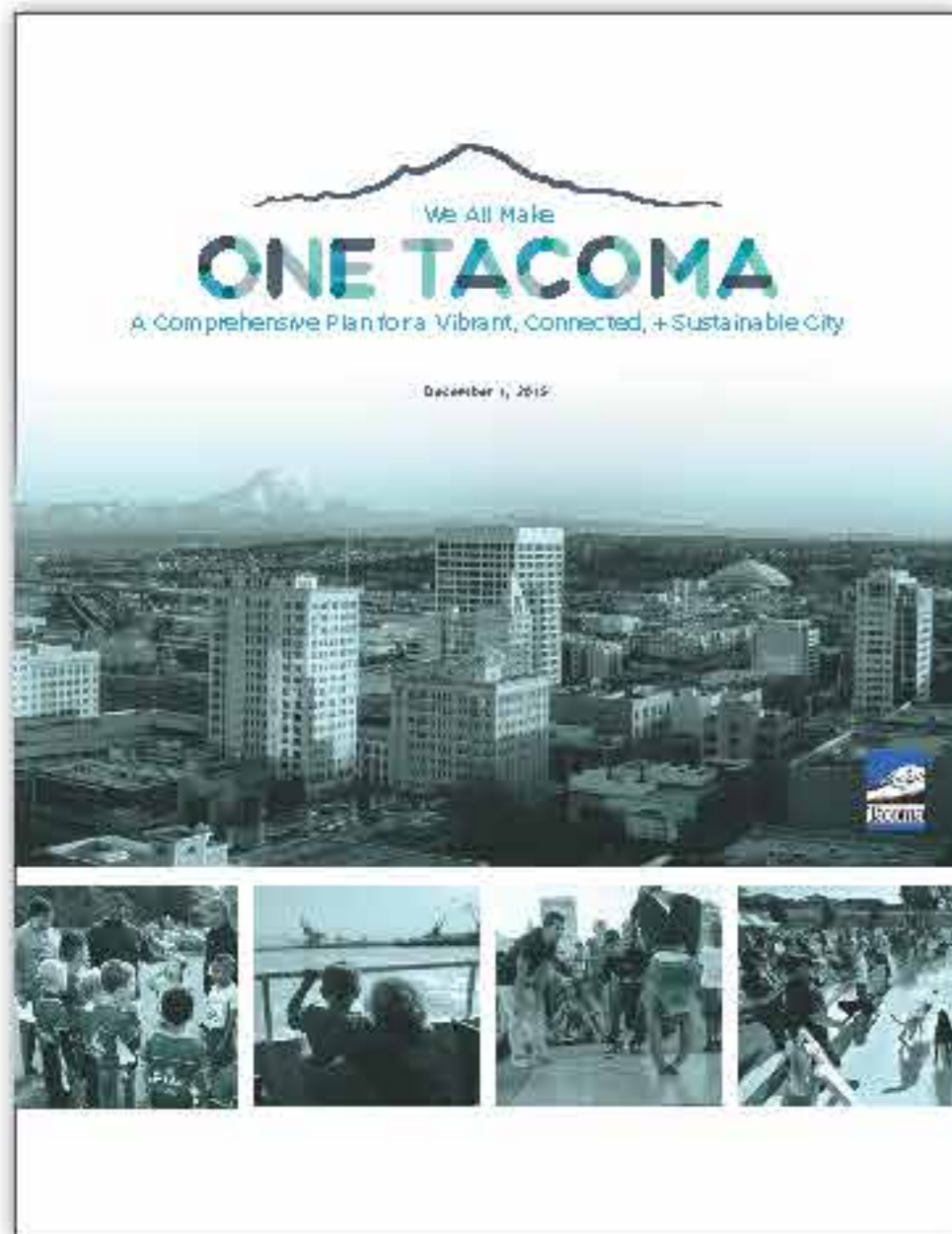
Enhancing the Walkable Urbanism of Tacoma's Centers + Corridors

TODAY'S PRESENTATION

- Introduction
- Planning Framework
- Supporting the Vision
- Design Standards: Sites
- Design Standards: Buildings
- Development Review
- Document Design
- Discussion . . .

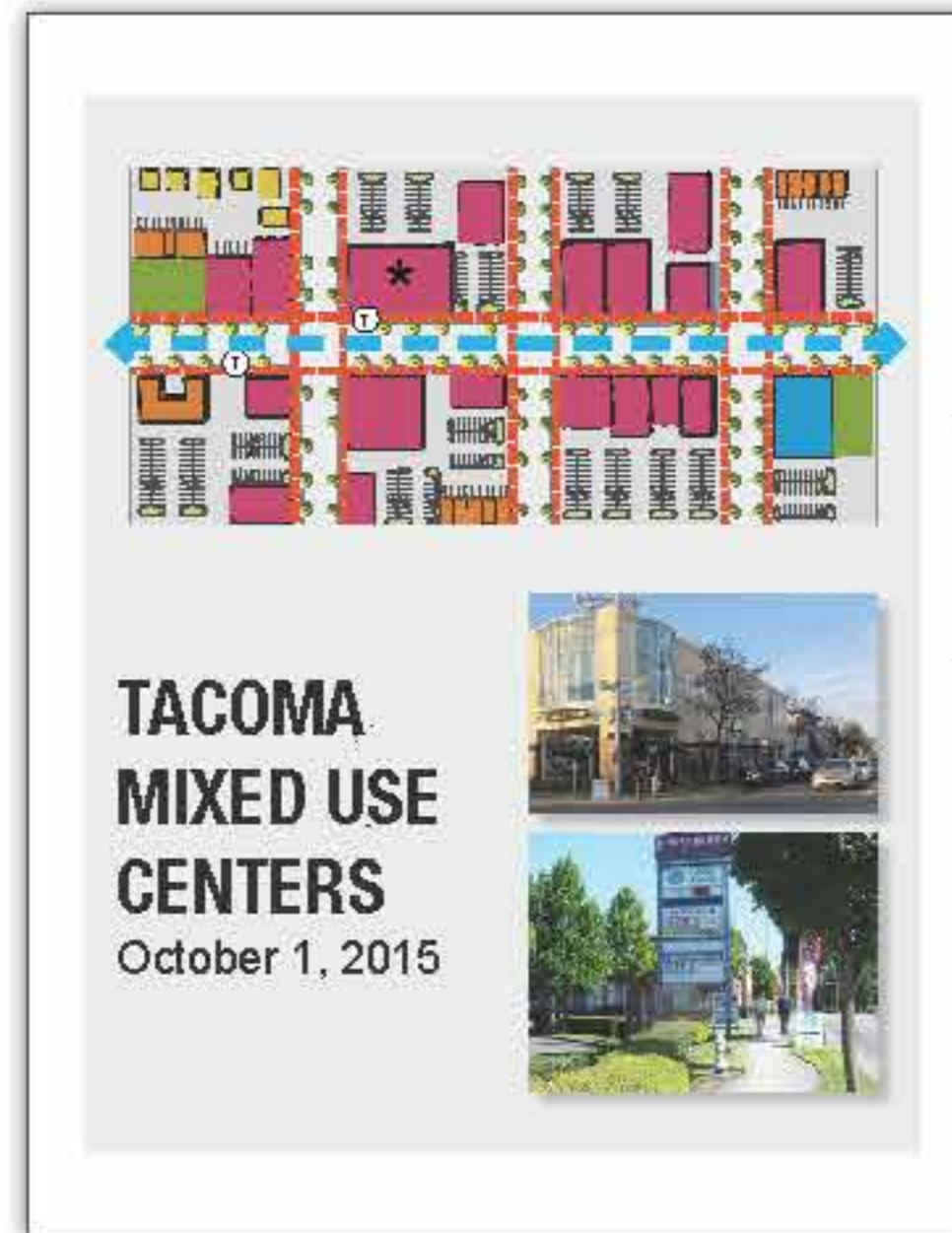
PLANNING FRAMEWORK

COMPREHENSIVE PLAN

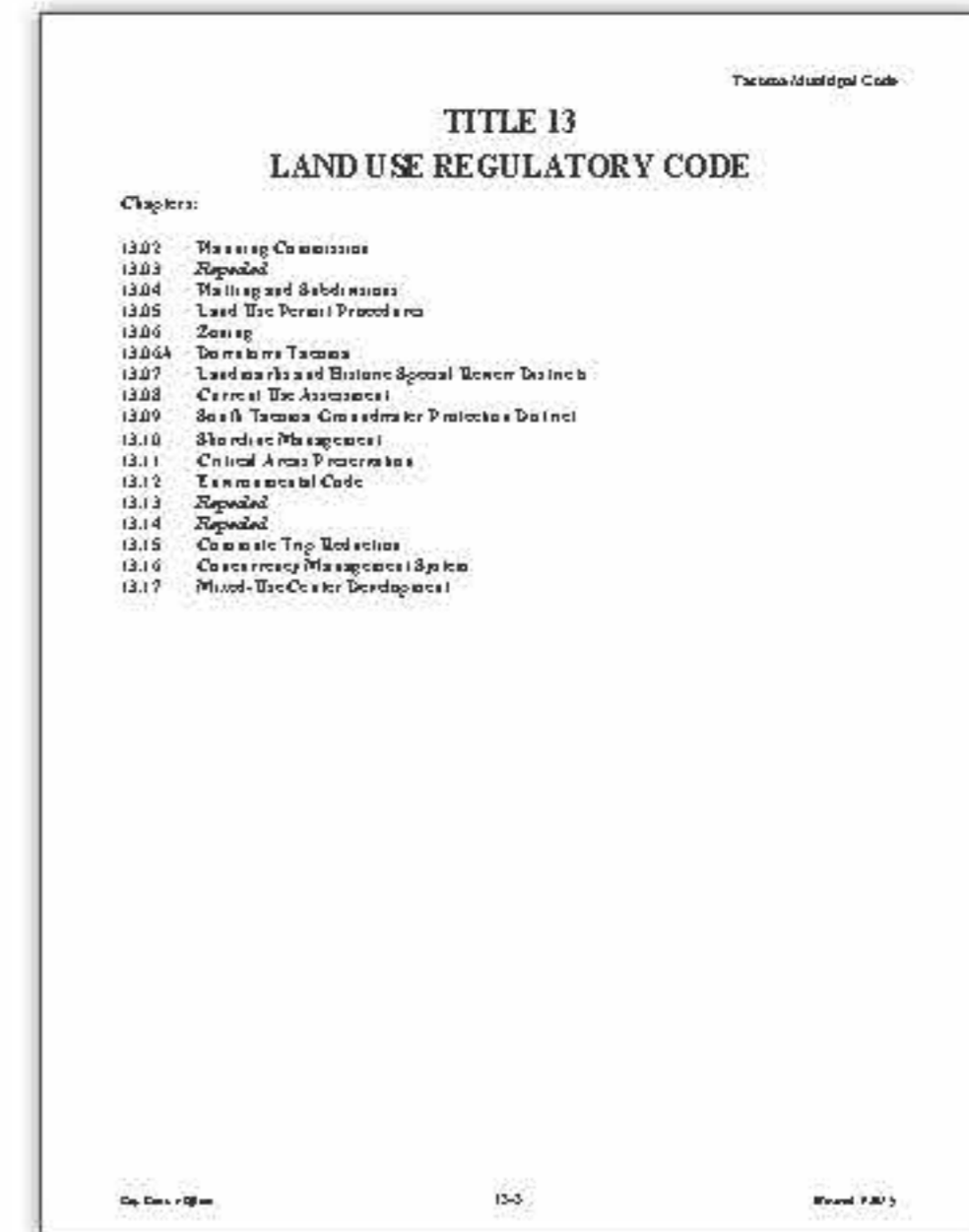


- Urban Form Goals
- Design+Development of Centers+Corridors

SPECIAL AREA PLANS



ZONING



- Zoning, Subdivision
- Land Use Permit Procedures
- Mixed-Use Center Development

SUPPORTING THE VISION

- It's a System
- Challenges Today:
 - Site Plan/Subdivision
 - Under-Building
 - Adaptive Reuse
 - Phasing

DESIGN STANDARDS: SITE

- Blocks



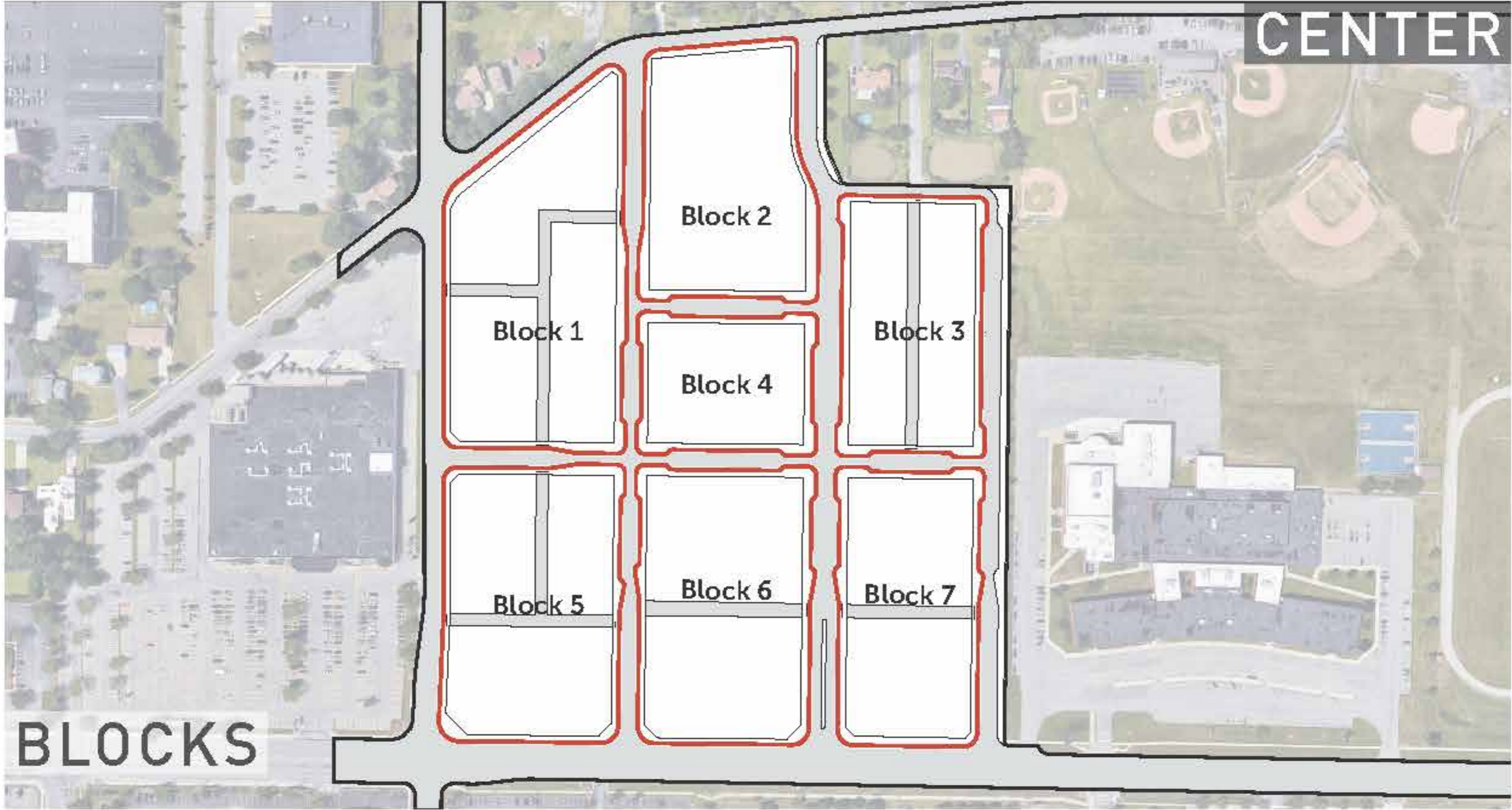
DESIGN STANDARDS: SITE

- Blocks



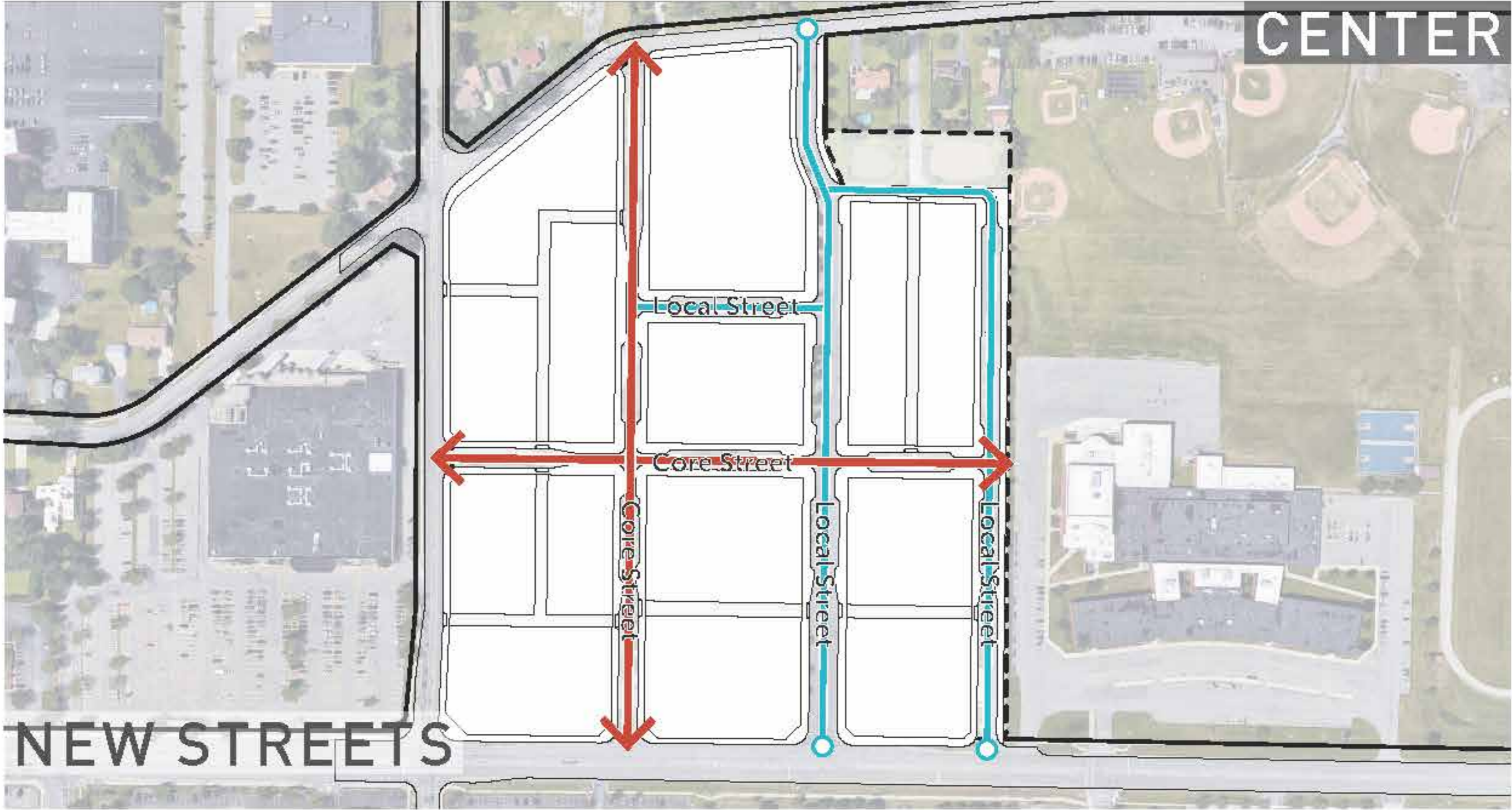
DESIGN STANDARDS: SITE

- Blocks



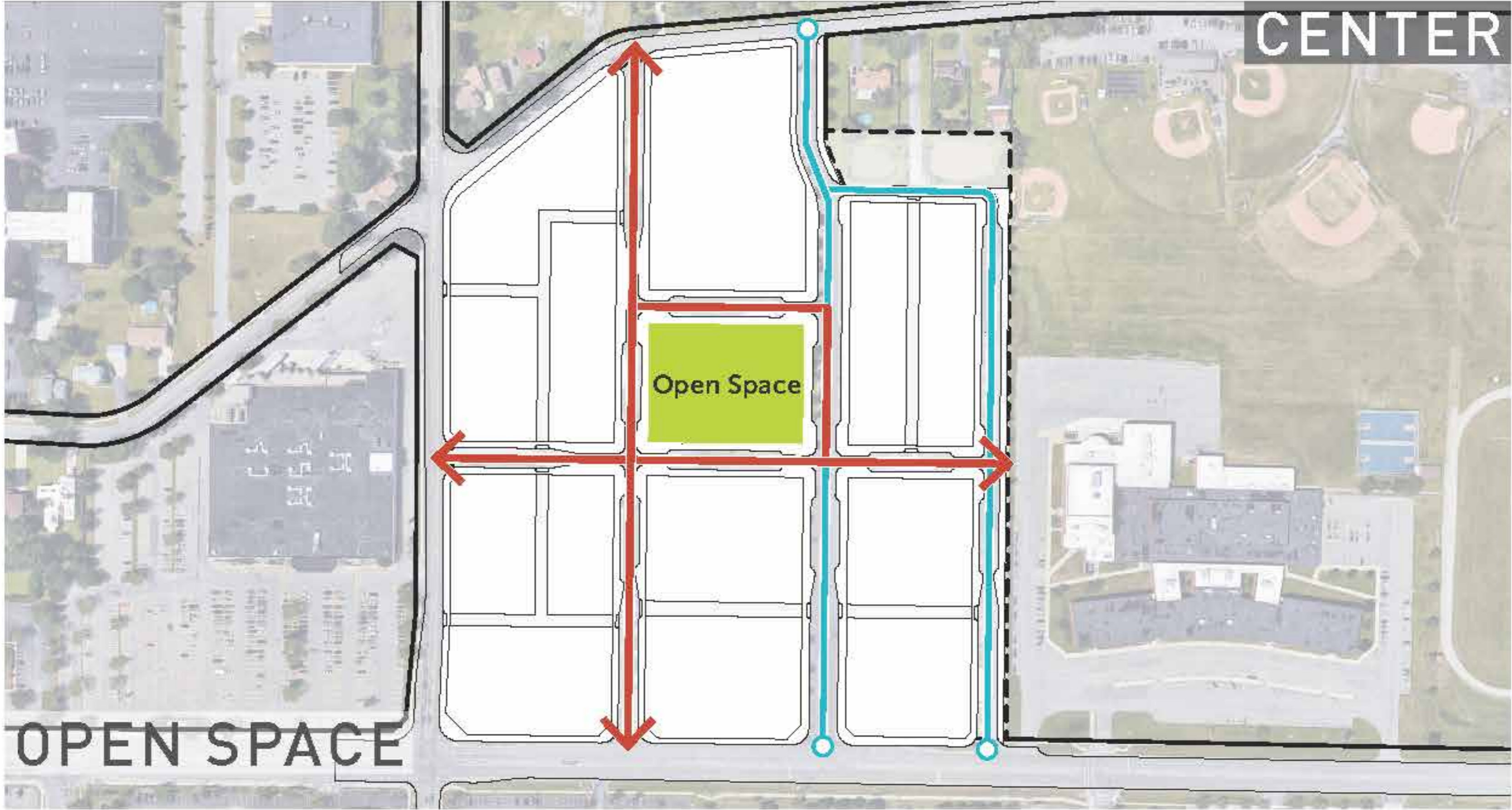
DESIGN STANDARDS: SITE

- Internal Streets



DESIGN STANDARDS: SITE

- Open Space



DESIGN STANDARDS: SITE

- Building Placement



DESIGN STANDARDS: SITE

- Building Orientation



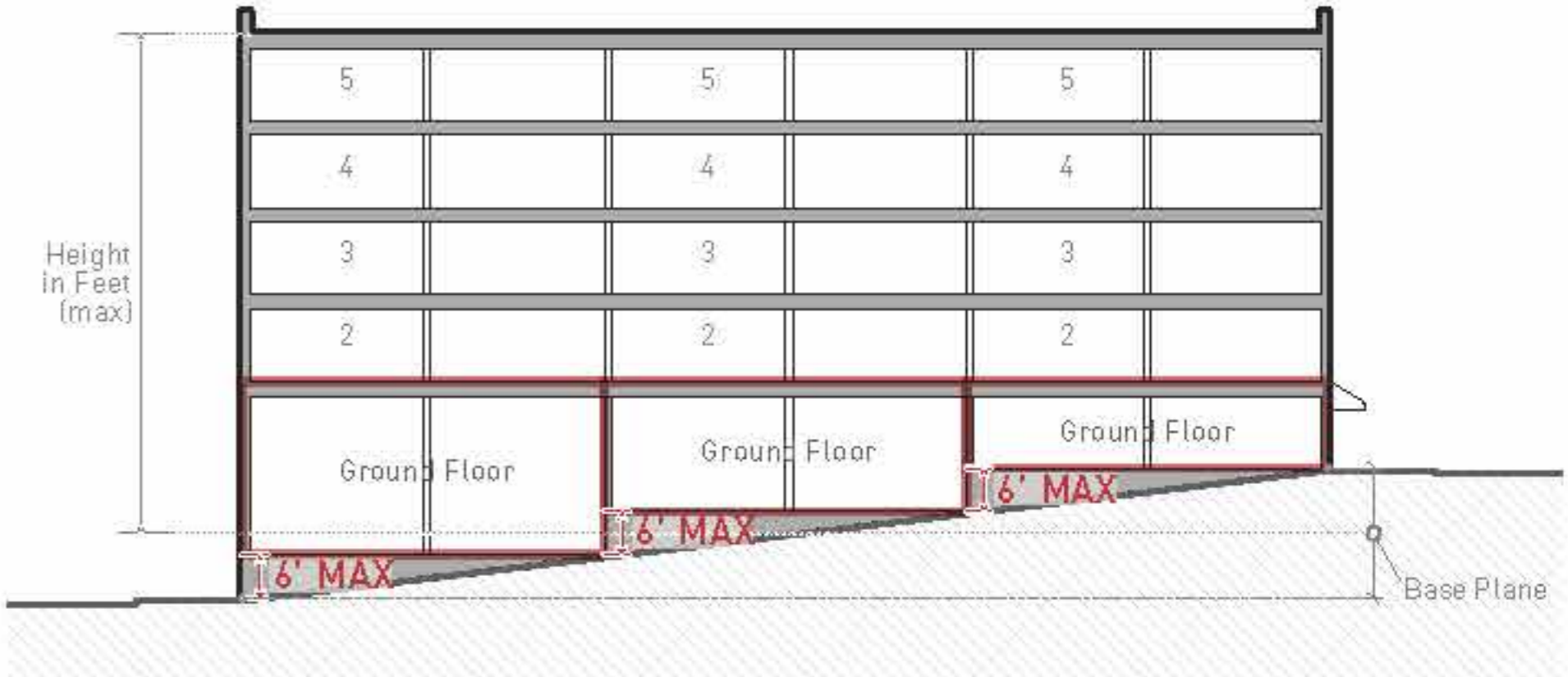
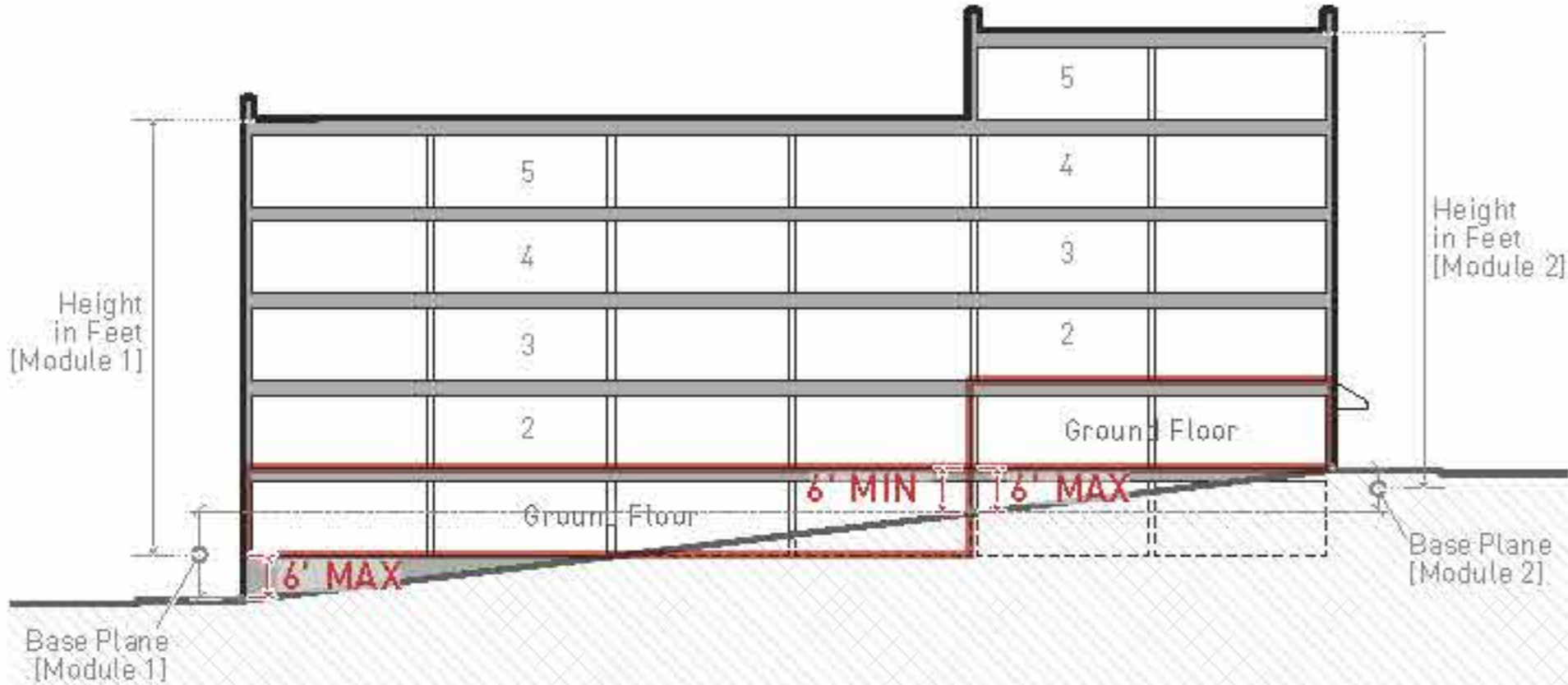
DESIGN STANDARDS: SITE

- Building Orientation



DESIGN STANDARDS: SITE

- Working With Topography: ground floor elevation



DESIGN STANDARDS: SITE

• Working With Topography: retaining walls

Article 72: Landscaping and Site Planning | CHAPTER 7: GENERAL DEVELOPMENT STANDARDS
Sec. 72.9 Retaining Walls

CHAPTER 7: GENERAL DEVELOPMENT STANDARDS | Article 72: Landscaping and Site Planning
Sec. 72.9 Retaining Walls

Sec. 7.2.9. Retaining Walls

A. Applicability

In addition to the standards of Sec. 7.2.B.B.1. through 4, the following requirements apply to all retaining walls, excluding retaining walls associated with culverts, stream crossings or bridges.

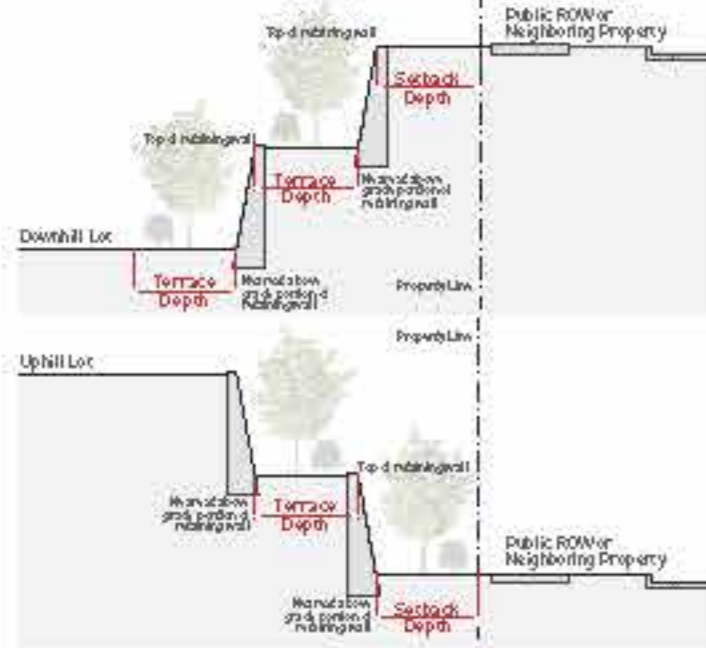
B. Measurement

1. Setback Depth

Setback depth is measured from the above-grade portion of a retaining wall to the property line, sidewalk or access drive nearest to the retaining wall.

2. Terrace Depth

Terrace depth is measured from the top of the outside face of a retaining wall to the nearest above-grade portion of the next higher retaining wall.



Part 10A: Unified Development Ordinance
City of Raleigh, North Carolina

Sheet No. 4

B. Retaining Wall Height

a. Retaining wall height is measured from an adjacent sidewalk to the top of a retaining wall. Where no sidewalk exists within 20 feet of a retaining wall, retaining wall height is measured from grade at the base of the retaining wall.



b. Each next higher retaining wall in a tiered retaining wall system is measured from the top of the lower wall to the top of the higher wall.



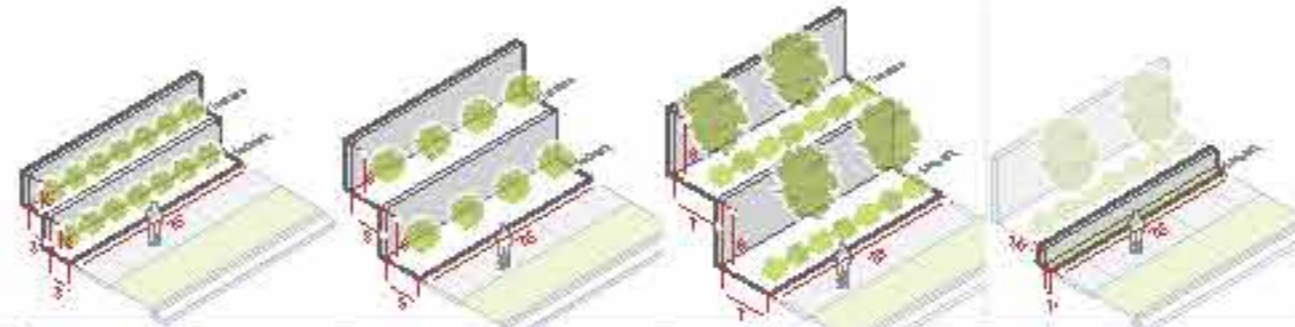
c. A section of retaining wall up to 6 feet wide may extend to a maximum height of 16 feet in height only in conjunction with a staircase landing or ramp landing providing pedestrian access through a retaining wall.



7-27
DRAFT: October 19, 2018

C. Retaining Wall Standards

Multiple individual retaining walls meeting the requirements of the table below may be combined to form a tiered retaining wall system. The height of each individual retaining wall determines the depth and vegetation requirements for the terrace/setback area.



Individual Retaining Wall Height	0 to 4'	Over 4' to 6'	Over 6' to 8'	Setback Exception Up to 30'
Terrace/Setback Depth (min)	3'	5'	7'	1'
Understory Tree (min per 100')	Not required	Not required	3	Not required
Shrubs (min per 100')	30	15	30	Not required
Shrub height (min)	3'	5'	3'	n/a

* Only allowed at grade

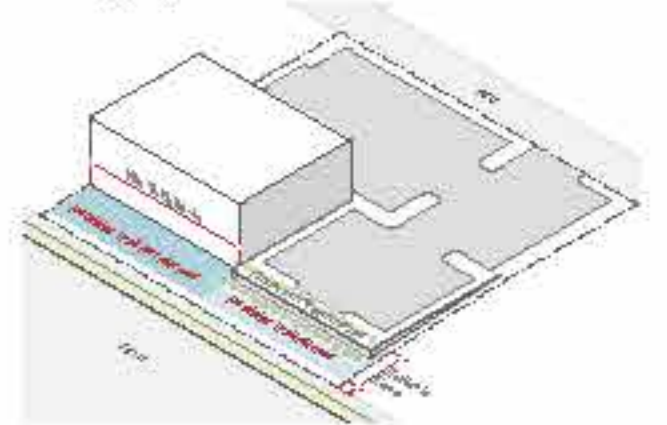
- The height of an individual retaining wall must not exceed 8 feet for any portion of its length.
- Vegetation planting must follow the requirements in the table above and comply with Sec. 7.27. Design and Installation.

7-28
DRAFT: October 19, 2018

Sheet No. 4

D. Retaining Walls Between Buildings and Street

- Retaining walls are allowed between a building and the street in all residential special districts.
- Where a garage does not allow retaining walls between a building and the street (see Article 34.3), retaining walls are always allowed under the following conditions:
 - In the building zone the required minimum garage building setback wall.



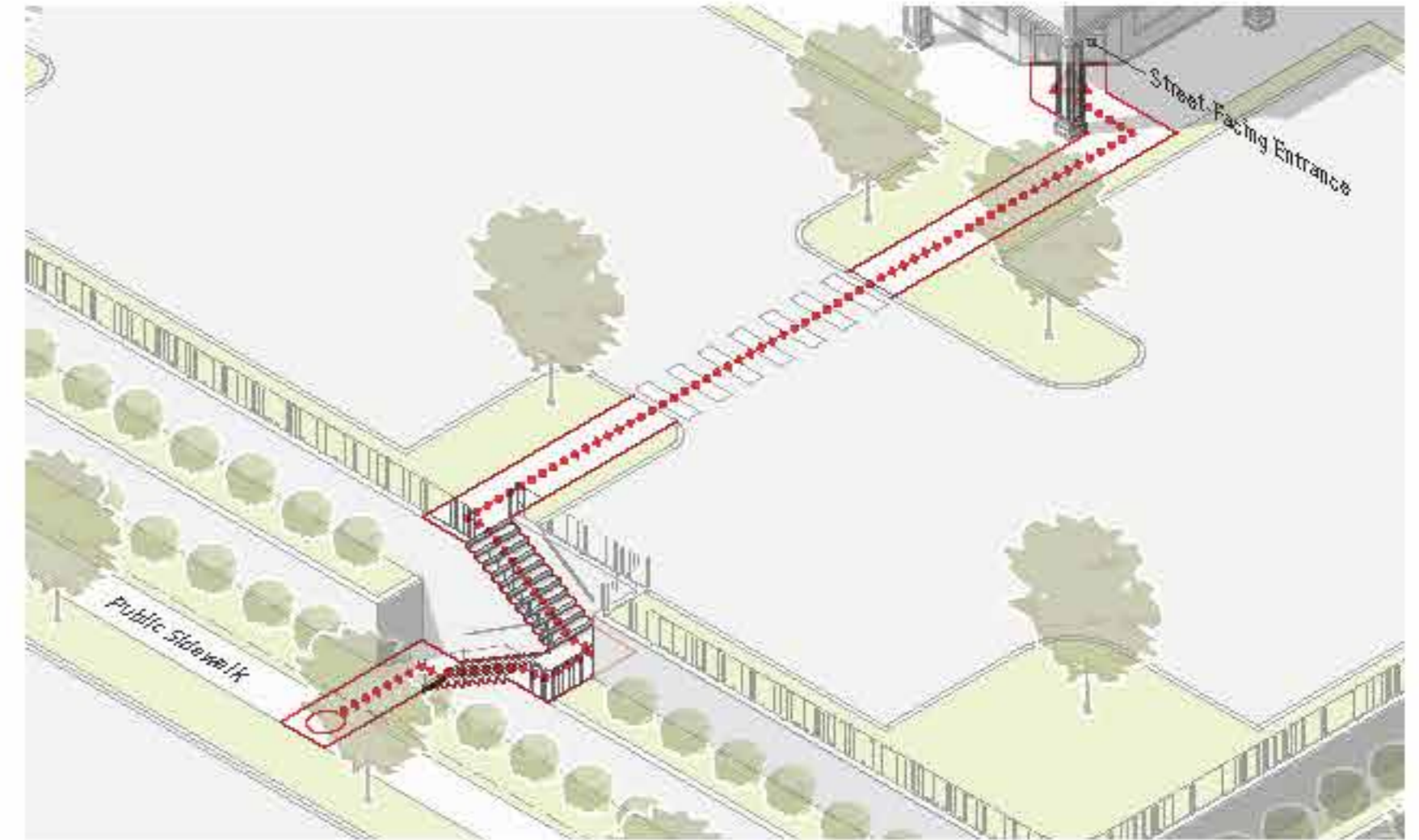
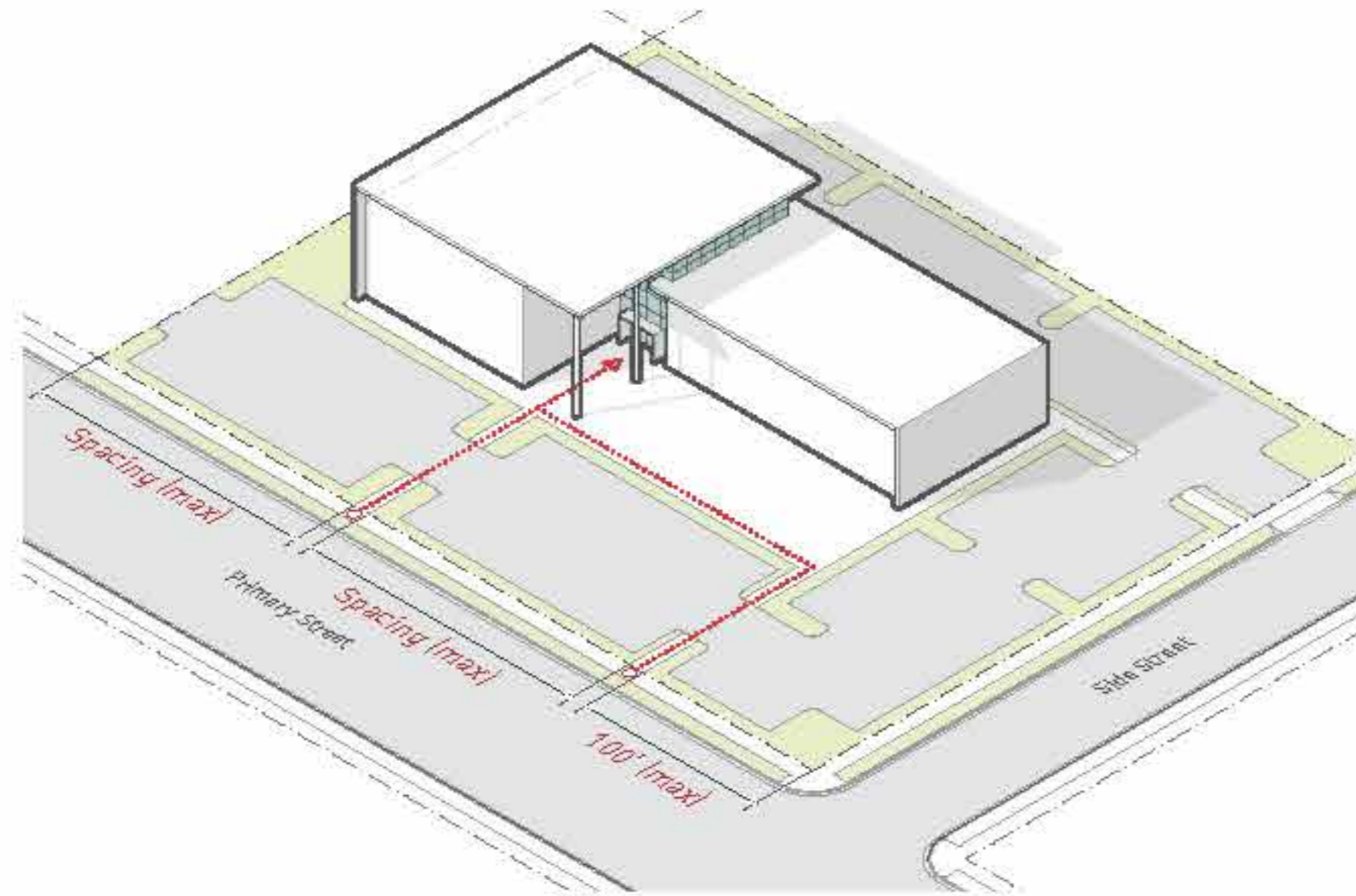
- Between the building and the street where the building face is not required to meet the minimum garage building setback.
- Where no retaining wall is allowed between a building and the street, a 6-foot-tall quarter wall with a wall height of up to 4 feet is allowed.

Part 10B: Unified Development Ordinance
City of Raleigh, North Carolina

Sheet No. 4

DESIGN STANDARDS: SITE

- Working With Topography: pedestrian access



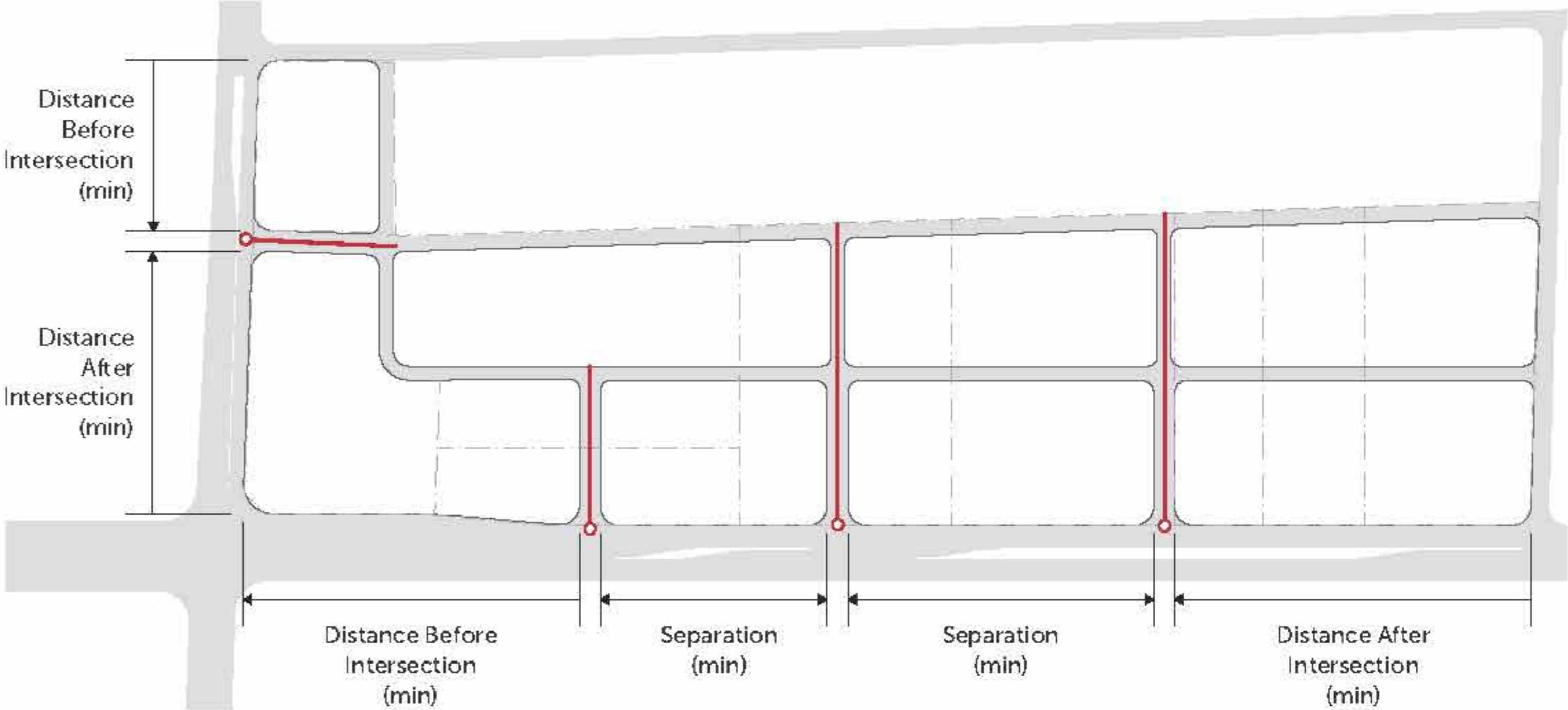
DESIGN STANDARDS: SITE

- Parking - Pedestrian Access, Shade



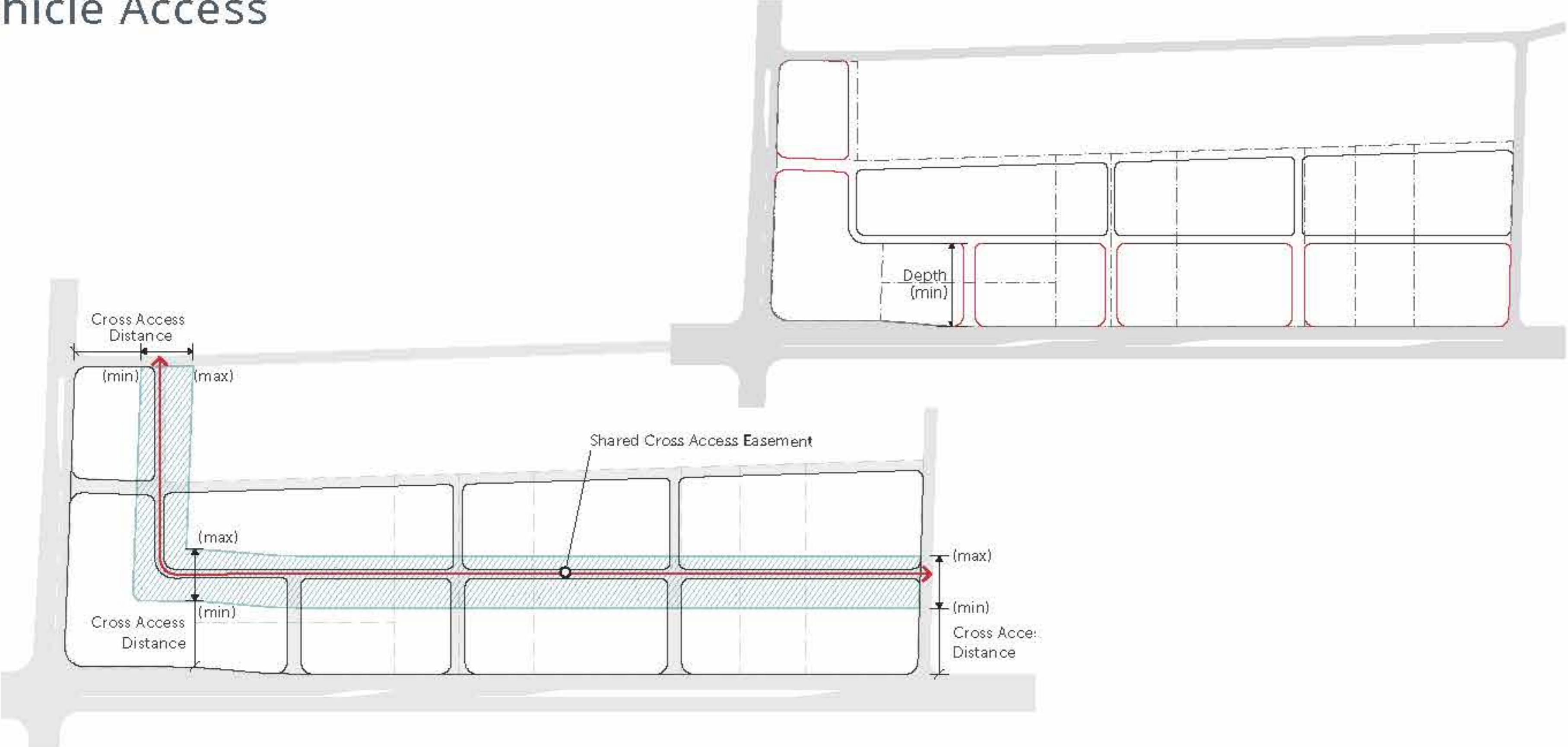
DESIGN STANDARDS: SITE

- Vehicle Access



DESIGN STANDARDS: SITE

- Vehicle Access



DESIGN STANDARDS: SITE

- Drive-Thru/Stacking



DESIGN STANDARDS: SITE

- Parking as a Principal Use



DESIGN STANDARDS: SITE

- Signs



DESIGN STANDARDS: SITE

- Service Areas



DESIGN STANDARDS: SITE

- Tree Canopy Cover



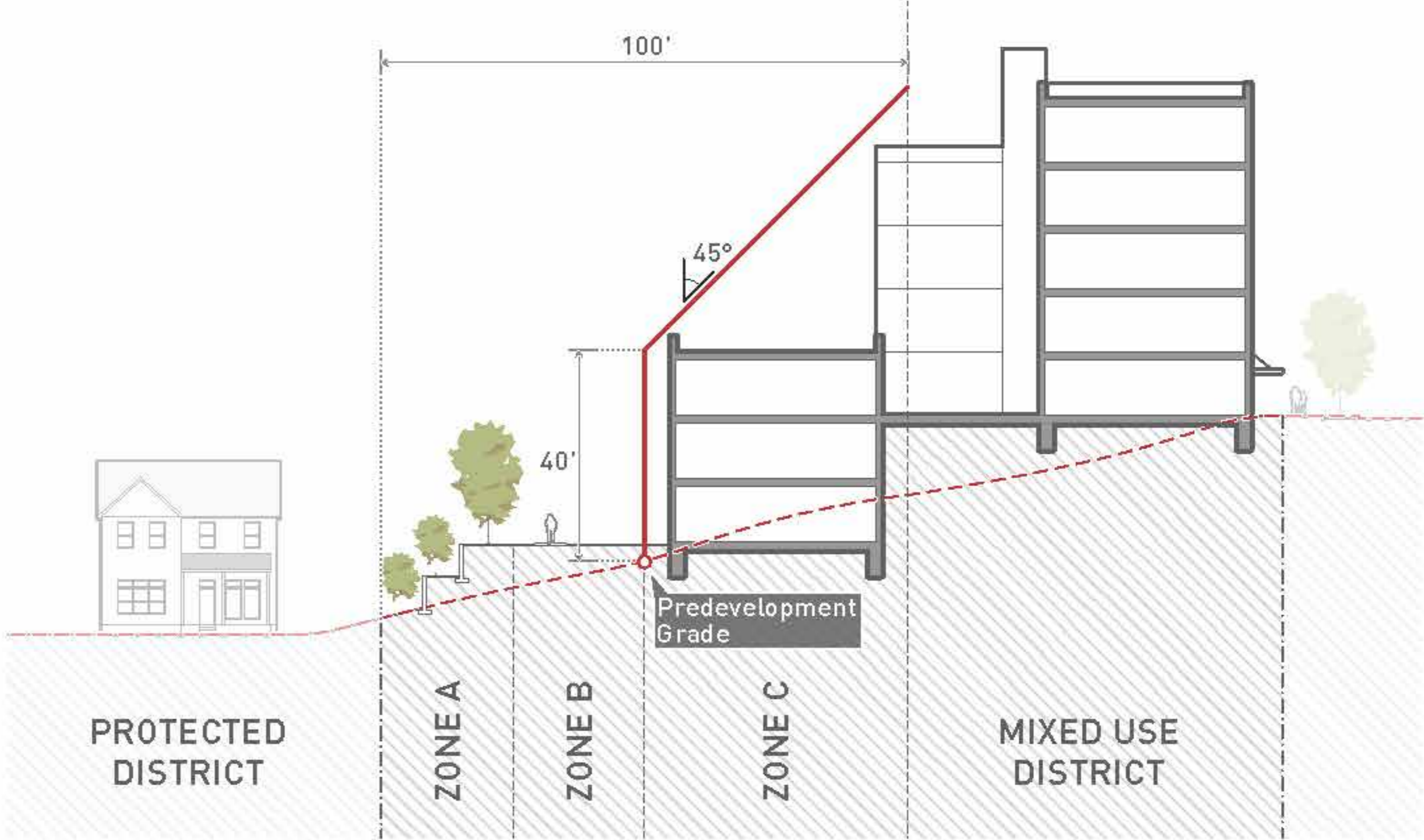
DESIGN STANDARDS: SITE

- Rainy City Design



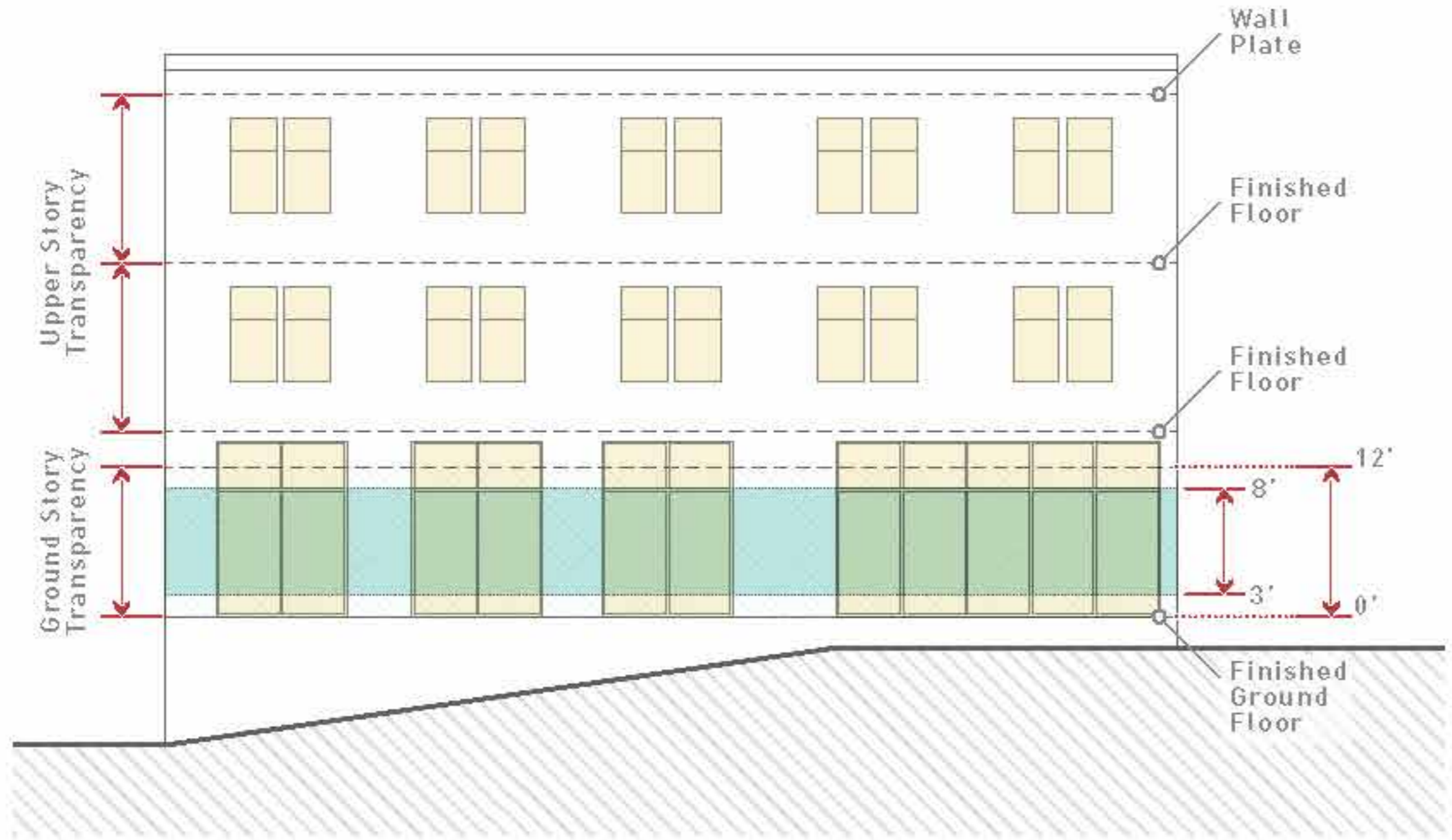
DESIGN STANDARDS: SITE

- Transitions



DESIGN STANDARDS: BUILDING

- Windows, Doors



2. Foundation Wall Treatments

Foundation Planting



A 3' tall shrub planted at a rate of 3 shrubs per 10 feet of otherwise blank foundation wall.

Planter



A planter of not more than 4 feet in height above the sidewalk that reveals a maximum of 2 feet of foundation wall.

Green Wall



A structure permanently attached to the applicable wall and at least 75% covered in vegetation. Includes both systems providing support for climbing plants and systems supporting vegetation with its own growing medium.

Access



Stairs or ramps providing access to a street-facing entrance. Must be no more than 4 feet in height above the sidewalk.

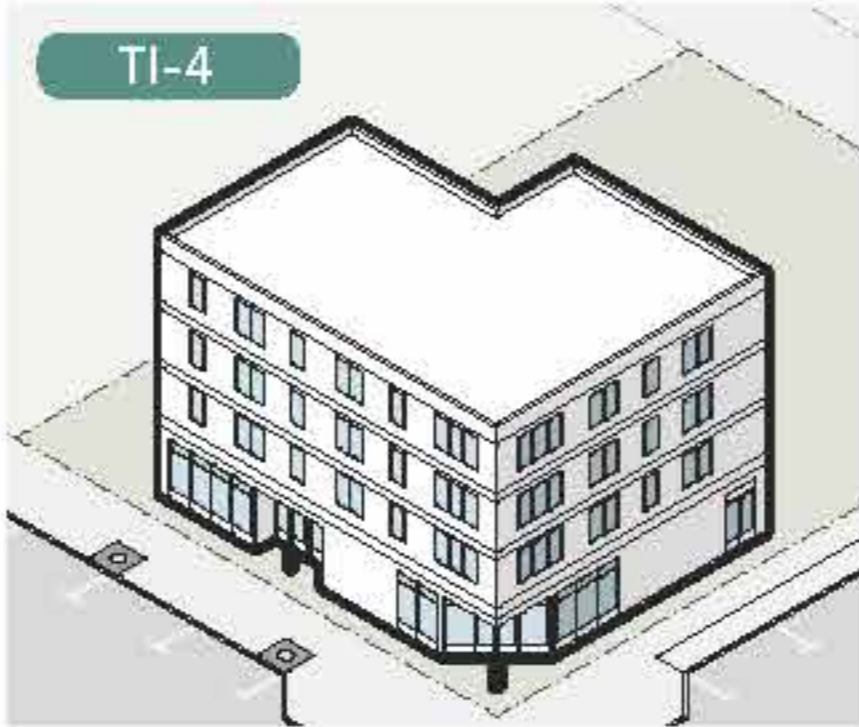
Seating



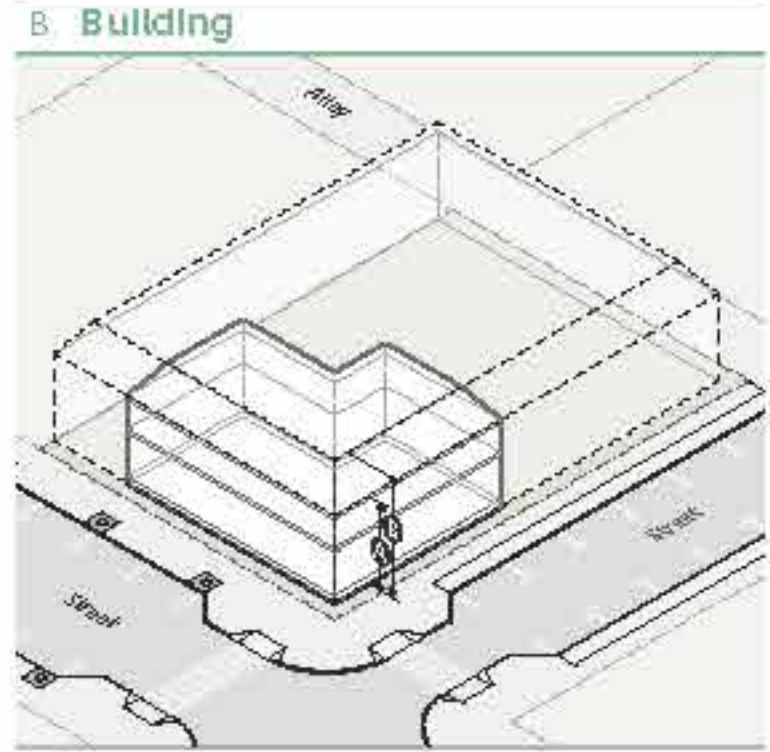
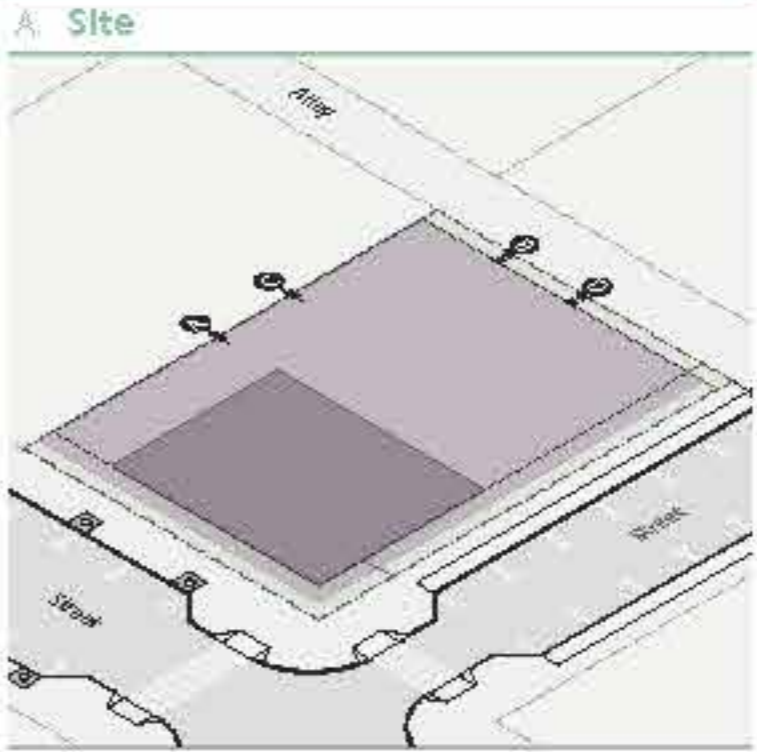
A permanent structure intended for public seating between 18 inches and 3 feet in height above the sidewalk, and a minimum of 18 inches deep.

DESIGN STANDARDS: BUILDING

- Roofs



5A-1-3, TI-2.5 Traditional Infill 2.5



LOT

Area	0 SF min
Width	0' min
Outdoor amenity space	10% min

BUILDING SETBACKS

Build-to zone	See 5A-2 Infill Frontages
Lot frontage	See 5A-2 Infill Frontages
A Common lot line	0' min
B Alley	5' min

PARKING SETBACKS

Primary and side street	See 5A-2 Infill Frontages
C Common lot line	0' min
D Alley	5' min

BUILDING HEIGHT

A Top plate height	2 stories / 24' max
B Building height	2.5 stories / 35' max
Roof pitch	18:12 max

BUILDING LENGTH See 5A-2 Infill Frontages

STORY HEIGHT See 5A-2 Infill Frontages

ACTIVATION See 5A-2 Infill Frontages

USE See 5A-8 Use Regulations

DESIGN STANDARDS: BUILDING

- Facade Design, Mass Variation



DESIGN STANDARDS: BUILDING

- Street-Level Interest



DEVELOPMENT REVIEW

- Setting the Tone
 - “Any Development is Good”
 - Being “Developer-Friendly”
 - First, Best Plan
 - Pre-Application Conference

DEVELOPMENT REVIEW

- Code vs. Guidelines
 - Form-Based Elements in Code Could Improve Outcomes
 - Review Triggers Are Key
- Guidelines Work Better Here:
 - Design Repetition
 - Considering Context
 - Balancing Design Objectives

DEVELOPMENT REVIEW

- Opportunities for Relief
 - Rezoning
 - Variance
- Alternative Compliance
“Equivalent or Better”

DEVELOPMENT REVIEW

- Role of the Guidelines
 - Short-Term, Without Code Amendments
 - Mid-Term, Patch Existing Code
 - Long-Term, Code Rethink

CODE DOCUMENT DESIGN

- Organization of Material
- Outline

Tacoma Municipal Code

**TITLE 13
LAND USE REGULATORY CODE**

<i>Contents:</i>	
Chapter 13.02	Planning Commission..... 5
Chapter 13.03	Repeated..... 15
Chapter 13.04	Platting and Subdivisions..... 17
Chapter 13.05	Land Use Permit Procedures..... 41
Chapter 13.06	Zoning..... 79
Chapter 13.06A	Downtown Tacoma..... 331
Chapter 13.07	Landmarks and Historic Special Review District..... 343
Chapter 13.08	Current Use Assessment..... 345
Chapter 13.09	South Tacoma Groundwater Protection District..... 347
Chapter 13.10*	Shoreline Management..... 385
Chapter 13.11	Critical Area Preservation..... 523
Chapter 13.12	Environmental Code..... 571
Chapter 13.13	Repeated..... 599
Chapter 13.14	Repeated..... 600
Chapter 13.15	Comments Trip Reduction..... 601
Chapter 13.16	Concurrency Management System..... 609
Chapter 13.17	Mixed-Use Center Development..... 613
Chapter 13.18	Affordable Housing Inclusionary Development Areas..... 615

13-3

Tacoma Municipal Code

**CHAPTER 13.06
ZONING**

<i>Sections:</i>	
13.06.100	Residential Districts.
13.06.100 B.1	R-1 Single-Family Dwelling District.
13.06.100 B.2	R-2 Single-Family Dwelling District.
13.06.100 B.3	R-2 SRD Residential Special Review District.
13.06.100 B.4	HMR- SRD Historic Mixed Residential Special Review District.
13.06.100 B.5	R-3 Two-Family Dwelling District.
13.06.100 B.6	R-4 Low-Density Multiple Family Dwelling District.
13.06.100 B.7	R-4 Multiple-Family Dwelling District.
13.06.100 B.8	R-5 Multiple-Family Dwelling District.
13.06.103	Repeated.
13.06.110	Repeated.
13.06.113	Repeated.
13.06.118	Repeated.
13.06.120	Repeated.
13.06.123	Repeated.
13.06.130	Repeated.
13.06.135	Repeated.
13.06.140	PRD Planned Residential Development District.
13.06.143	Small lot single-family residential development.
13.06.150	Accessory dwelling unit.
13.06.155	Day care center.
13.06.160	College Housing.
13.06.200	Commercial Districts.
13.06.200 A.	District purpose.
13.06.200 B.	District established.
13.06.200 B.1	I Transitional District.
13.06.200 B.2	C-1 General Neighborhood Commercial District.
13.06.200 B.3	C-2 General Community Commercial District.
13.06.200 B.4	HM Hospital Medical District.
13.06.200 B.5	PDB Planned Development Business District.
13.06.200 C.	Land use requirements.
13.06.200 D.	Building envelope standards.
13.06.200 E.	Maximum setback standards on designated street.
13.06.200 F.	Common requirements.
13.06.300	Mixed-Use Center Districts.
13.06.300 A.	District purpose.
13.06.300 B.	District established.
13.06.300 B.1	NCX Neighborhood Commercial Mixed-Use District.
13.06.300 B.2	CCXC Community Commercial Mixed-Use District.
13.06.300 B.3	UCX Urban Center Mixed-Use District.
13.06.300 B.4	RCX Residential Commercial Mixed-Use District.
13.06.300 B.5	CIX Commercial Industrial Mixed-Use District.
13.06.300 B.6	NEK Neighborhood Residential Mixed-Use District.
13.06.300 B.7	UEK Urban Residential Mixed-Use District.
13.06.300 B.8	HMX Hospital Medical Mixed-Use District.
13.06.300 C.	Applicability and pedestrian street designated.
13.06.300 D.	Land use requirements.
13.06.300 E.	Building envelope standards.
13.06.300 F.	Maximum setback standards.
13.06.300 G.	Residential X-District Yard Space Standards.

13-79

CODE DOCUMENT DESIGN

- Page Formatting
- Layout
- Graphics

Title | Opening Provisions | Introductory Provisions

DIV. 1.1. OPENING PROVISIONS

SEC. 1.1.1. TITLE
This document is the "Zoning Code of the City of Los Angeles," and is referred to in this document as "this Chapter."

SEC. 1.1.2. INTENT

A. The intent of this Chapter is to implement the City's General Plan, conflict with other official policy documents.

B. This Chapter regulates the development and uses allowed on property.

C. This Chapter is intended to:

1. Provide zoning options that realize a wide variety of community uses throughout the City.
2. Provide standards for compatible transitions of use, building scale and new development.
3. Provide building form and site design standards that address the public realm and how building form, placement, and uses contribute to the public realm.
4. Provide parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the public realm.
5. Promote landscape and building design that advance the function and form of the public realm.
6. Provide clear standards and consistent procedures for appropriate public involvement in land use and development decisions. Promote sound design practices.
7. Provide opportunities for diverse housing options.
8. Provide standards for a variety of interconnected streets and development patterns.

SEC. 1.1.3. APPLICATION

A. Territorial Application

1. This Chapter refers only to the omission or commission of facts within the jurisdiction or control by virtue of the Constitution, Charter or any other law of the City of Los Angeles, and that territory outside of this City or over which the City has jurisdiction or control by virtue of the Constitution, Charter or any other law of the City of Los Angeles, and that territory outside of this City or over which the City has jurisdiction or control by virtue of the Constitution, Charter or any other law of the City of Los Angeles.

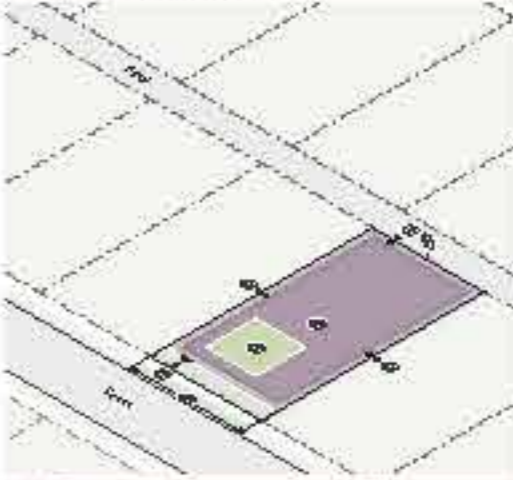
INTERNAL WORKING DRAFT December 3, 2018

Intent | Low-Narrow Form Class | Form Districts

SEC. 2.4.2. LOW-SCALE NARROW 1 (LSN1)

A. Form Standards

1. Lot and Site Parameters



Lot Size	
Lot area (min)	2,500 sf
Lot width (min)	25'

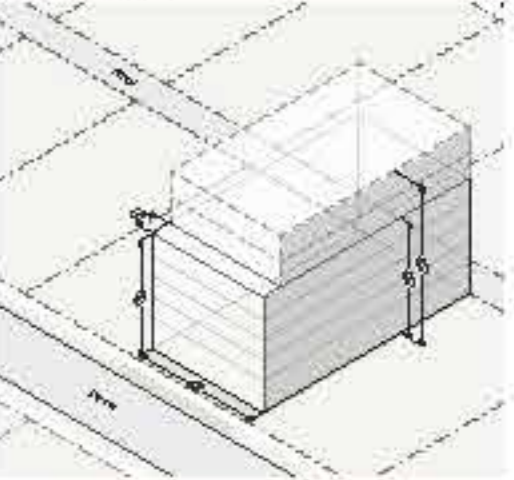
Coverage

Building coverage (max)	75%
Outdoor amenity space (min)	10%

Building Setbacks

Primary street lot line (min)	see Frontage
Side street lot line (min)	see Frontage
Side lot line (min)	0'
Rear lot line (min)	3'
Alley lot line (min)	0'

2. Bulk and Mass



Base	
FAR (max)	1.5
Maximum height in feet	45'
Maximum height in stories	4

Local Incentive Bonus

FAR (max)	2.5
Maximum height in feet	65'
Maximum height in stories	6

Upper Story Step-Back

Stories without step-back (max)	4
Primary street (min)	10'
Side street (min)	n/a

Building Mass

Building width (max)	75'
Building break (min)	6'
Facade width (max)	-

Articulation

Unarticulated facade width (max)	15'
Articulation credits required (min)	1

INTERNAL WORKING DRAFT December 3, 2018

City of Los Angeles Zoning Code | 2-43

DISCUSSION . . .

- Are there particular provisions in the Code that are barriers to good design?
- Where is additional flexibility needed to achieve good design?
- Are there sustainability or resilience features you would like to see added?