

§ 153.062 BUILDING TYPES**(A) Intent**

The building types detailed in this section outline the required building forms for new construction and renovated structures within the BSC districts. The intent of these building types is to provide a range of high quality residential, commercial, mixed-use and civic building options to reinforce the character of each district.

(B) General Building Type Requirements**(1) Applicability**

- (a) As provided in §153.062, the building type standards shall be applied to all new development within the Bridge Street Corridor..
- (b) Structures constructed after the date of this amendment that are subsequently made nonconforming by an amendment to this Chapter shall meet the requirements of §153.004(C).

(2) Existing Structures

- (a) At the effective date of this amendment, where one or more lawful structures exists on a site that do not comply with the requirements of this Code because of restrictions such as front property line occupation, lot coverage, required build zone or setback, buildable area, height, or other requirements related to siting, the structure(s) may be continued as existing at the effective date of this amendment if the requirements of §153.062(B)(2) are met.
- (b) Existing Structures may be extended, enlarged, altered, remodeled or modernized after approval by the Administrative Review Team (ART) upon finding that all of the following conditions are met:
 1. That the Existing Structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property into a BSC district.
 2. That the enlargement or extension is limited to the same parcel on which the Existing Structure was located on at the time of the adoption of this amendment.
 3. That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
 4. That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.
- (c) Parking for Existing Structures is governed by §153.065(B)(1)(a).
- (d) Reconstruction or Movement
 1. Should an Existing Structure be damaged or destroyed by an act of God, or other action outside the control of the owner/lessee, that Existing Structure may be repaired or reconstructed as it existed prior to the action causing it to be damaged or destroyed.

2. Any permitted reconstruction shall be started within 12 months of the time of damage and be continued until completed. If this requirement is not met, the structure shall either be removed or reconstructed to meet the requirements of a new building.
3. Should the property/building owner or lessee demolish more than 50% of the gross floor area of an Existing Structure, then all of the improvements on the property associated with the Existing Structure must be constructed and/or brought into conformance with the requirements of this Code for the building types required for the district.

(e) Determination of Building Type

The ART may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in character and form to one of the permitted building types for the district in which the structure is located.

(f) Exceptions

1. Where subsequent modifications bring the Existing Structure into compliance with specific building type requirements for the designated building type, the Existing Structure shall not be modified in a manner that brings the Existing Structure out of compliance with those specific requirements.
2. For Existing Structures within the Historic Core district, the Architectural Review Board shall determine if the building type requirements apply to specific buildings. All new construction within this district shall meet the requirements of §153.062, §§153.170 through 153.180, and the Historic Dublin Design Guidelines.
3. For Existing Structures within the Historic Residential district, the Architectural Review Board shall determine if the building type requirements apply to specific buildings. All new construction within this district shall meet the requirements of §153.063(B), §§153.170 through 153.180 and the Historic Dublin Design Guidelines.

(g) Refer to §153.059(A)(6) for requirements for Existing Uses.

(3) General Requirements

Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter. All building types shall meet the following requirements.

(a) Zoning Districts

Each building type shall be constructed only within its designated BSD zoning district. Table 153.062-A, Permitted Building Types in Each BSD Zoning District, outlines which building types are permitted in which BSD zoning districts. Refer to 153.058, BSD District Scope and Intent, for a description of each district.

Table 153.062-A. Permitted Building Types in Each BSD Zoning District	
	BSD Districts

		Residential	Office Residential	Office	Commercial	Historic Core	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto River Neighborhood	Vertical Mixed Use	Public	Historic Residential
Permitted Building Types	Single Family Detached	*											
	Single Family Attached	*	*				*	*	*	*			
	Apartment Building	*	*	*			*	*	*	*			
	Loft Building	*	*	*			*	*	*	*			
	Corridor Building		*	*				*	*	*	*		
	Mixed Use Building		*	*	*			*	*	*	*		
	Commercial Center				*			*	*				
	Large Format Commercial Building				*			*	*	*	*		
	Historic Mixed Use Building					*	*						
	Historic Cottage Commercial					*							
	Civic Building	*	*	*	*	*	*	*	*	*		*	
	Parking Structure	*	*	*	*	*	*	*	*	*	*	*	
	Podium Apartment Building						*	*	*	*	*		

(b) Uses

Each building type may house the uses allowed in the district in which it is located. Refer to Table 153.059-A. Additional use restrictions may apply based on the specific building type requirements.

(c) No Other Building Types

Principal buildings shall meet the requirements of the building types permitted within the appropriate BSC district.

(d) Permanent Structures

All buildings constructed, including principal structures and accessory structures, shall be permanent constructions without a chassis, hitch, wheels, or other features that would make the structure mobile.

(e) Accessory Structures

Accessory structures shall be permitted to be constructed in the buildable area of the lot in locations not required to be occupied by a principal structure. Accessory structures shall be constructed to comply with §153.062(E), or as otherwise approved by the required reviewing body, except that more than one primary façade material is not required. All other applicable provisions of §153.074, Accessory Uses and Structures, shall be met.

(C) General Building Type Layout and Relationships

The following outlines how BSC districts and building types shall relate to one another.

(1) Incompatible Building Types

Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body. Refer to Table 153.062-B for building types considered to be incompatible.

Table 153.062-B. Incompatible Building Types													
NP = Not Permitted NP¹ = Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body through approval of a Waiver.	Existing Building Type												
	Single Family Detached	Single Family Attached	Apartment Building	Loft Building	Corridor Building	Mixed Use	Commercial Center	Large Format Commercial	Historic Mixed Use	Historic Cottage Commercial	Civic Building	Parking Structure	Podium Apartment Building
Building Type being developed	Single Family Detached												
	Single Family Attached												
	Apartment Building												
	Loft Building												
	Corridor Building	NP	NP							NP			
	Mixed Use	NP								NP			

Table 153.062-B. Incompatible Building Types													
NP = Not Permitted NP ¹ = Not Permitted unless accessory to the residential buildings, wrapped by occupied space, or otherwise permitted by the required reviewing body through approval of a Waiver.	Existing Building Type												
	Single Family Detached	Single Family Attached	Apartment Building	Loft Building	Corridor Building	Mixed Use	Commercial Center	Large Format Commercial	Historic Mixed Use	Historic Cottage Commercial	Civic Building	Parking Structure	Podium Apartment Building
Building													
Commercial Center	NP	NP	NP						NP				
Large Format Commercial Building	NP	NP							NP				
Historic Mixed Use Building													
Historic Cottage Commercial													
Civic Building													
Parking Structure	NP ¹	NP ¹	NP ¹										
Podium Apartment Building	NP ¹												

(2) Shopping Corridors

At least one street or street segment shall be designated as a shopping corridor in the BSC Indian Run and BSC Sawmill Center neighborhood districts, meeting the requirements of §153.063, Neighborhood Standards. Shopping corridors shall include building types that accommodate retail uses on ground floors, such as mixed use, large format commercial, loft, or corridor buildings.

- (a) These building types shall be clustered into street frontages uninterrupted by other building types for a minimum of 300 linear feet, as measured along the sidewalk. Street frontages may turn the corner and continue along an intersecting street.
- (b) The required shopping corridor shall be designated along a principal frontage street.

(D) Roof Type Requirements

All buildings shall utilize one or a combination of the following roof types as permitted per building type. Refer to §153.062(O) for specific building type requirements.

- (1) Parapet Roof Type (Refer to Figure 153.062-A)
 - (a) Parapet Height
 1. Parapet height is measured from the highest point of the roof deck adjacent to the top of the parapet.
 2. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height or lower, provided that parapets shall be no less than two feet and no more than six feet high. Where a six foot parapet is insufficient to screen rooftop mechanical equipment a screening structure shall be required as provided in., §153.065(E)(3).
 - (b) Parapets shall wrap the building along all facades.
 - (c) Horizontal Shadow Lines
 1. Expression lines are encouraged to define the parapet from the upper stories of the building and to define the top of the parapet.
 2. In the BSC Historic Core district, a projecting cornice is required.
 - (d) Occupied space or a half story shall not be incorporated within this roof type.
- (2) Pitched Roof (Refer to Figures 153.062-B through 153.062-D)
 - (a) Roof Structure

Hipped, gabled, and combinations of hips and gables with or without dormers are permitted.
 - (b) Pitch Measure
 1. The principal roof shall have a pitch appropriate to the architectural style. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12, as determined to be architecturally appropriate by the required reviewing body.
 2. slopes greater than 12:12 may be utilized on pitched roofs without a closed ridge used to screen flat roofed mechanical areas. This determination shall be based on the appropriateness to the architectural style and building type.
 3. Where pitched roofs without closed ridges are used, the roof ridge must be designed to appear closed as viewed from ground level, and to the extent practicable from buildings of similar height in adjacent BSC districts.
 4. Unless determined to be appropriate to the architectural style of the building, a pitch greater than 3:12 is required on roofs of dormers, porches, balconies, or other minor roofs.
 - (c) Parallel Ridge Line (See Figure 153.062-D)

When appropriate to the architectural character of the building and where the principal ridge line of any building type runs parallel to any street, gabled ends, perpendicular ridge lines, or dormers shall be incorporated to interrupt the mass of the roof
 - (d) Dormer Design

Dormers shall be scaled and detailed appropriate to the architectural character of the building type. Dormer windows should be sized in relation to the windows used in the upper story, and dormers should be no wider than necessary to accommodate the window and coordinated trim.

(e) Gable Ends

An architecturally appropriate element such as a vent, window or other decorative element is required on street-facing gable ends.

(f) Roof Height

1. In the Historic Core, roofs without occupied space and/or dormers shall have a maximum height on street-facing elevations equal to the maximum floor height permitted for the building type, or as otherwise approved by the Architectural Review Board.

2. In all other districts, roofs without occupied space and/or dormers shall be a maximum of one and a half times the maximum floor height permitted for the building type on street-facing façades, unless otherwise appropriate to the building type and location.

(g) A half story of occupied space may be incorporated within a pitched roof type.

(h) Gambrel and Mansard Roofs

1. Gambrel and mansard roofs are permitted only for single family detached buildings, unless otherwise determined by the required reviewing body to be architecturally appropriate for other building types.

2. For all building types, when the ridge of a gambrel or mansard roof runs parallel to the street, dormers or cross gables must be incorporated with spacing and scale appropriate to the length and architectural character of the building.

3. The primary roof material is required to be cedar shake, slate or metal. With examples of successful, high quality installations in comparable climates, other high quality simulated examples of these materials may be approved during the Site Plan Review by the required reviewing body.

(3) Flat Roof (Refer to Figure 153.062-E)

(a) Flat roofs are permitted in all districts except the Historic Core.

(b) Eaves are encouraged on street facing façades.

(c) Interrupting vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

(d) Not more than one-half of the front façade can consist of an interrupting vertical wall.

(e) Flat roof sections located behind parapets or pitched roofs to screen mechanical equipment are not considered flat roofs.

(4) Towers (Refer to Figure 153.062-F)

(a) Quantity

Where permitted by building type, only one tower is allowed per building unless otherwise approved by the required reviewing body.

(b) Tower Height

Towers may exceed the maximum building height and do not count as an additional story. Maximum tower height shall be measured from the top of the roof deck to the base of the parapet or eave of the tower's roof, and the tower shall not be greater than the height of one additional upper floor of the building to which the tower is applied. The width of a tower shall not exceed its height.

(c) Occupied Space

Towers may be occupied by the same uses allowed in upper stories of the building type to which they are applied.

(d) Towers may be capped by any permitted roof type.

(5) Other Roof Types

Other roof types not listed as a specific type but are generally consistent with the surrounding buildings may be approved by the required reviewing body during the Site Plan review.

(E) Materials

(1) Façade Materials

(a) A minimum of 80% of each façade, exclusive of windows and doors, shall be constructed of primary materials.

(b) For individual façades over 1,000 square feet, exclusive of windows and doors, a combination of primary materials shall be used to meet the 80% requirement, unless otherwise approved by the required reviewing body.

(c) Permitted primary building materials shall be high quality, durable, natural materials such as stone, cultured stone, full depth brick and glass. Refer to §153.062(O) for permitted primary building materials for individual building types.

(d) Permitted secondary materials are limited to details and accents and include gypsum reinforced fiber concrete, wood or fiber cement siding, metal, and exterior architectural metal panels and cladding. Exterior insulated finishing system (EIFS) is permitted for trim only, except as provided in 153.062(E)(1)(e). To provide visual depth and strong shadow lines, clapboard siding must have a minimum butt thickness of a quarter of an inch.

(e) EIFS and architectural metal panels and cladding shall not be utilized in the Historic Core district.

(f) Other high quality synthetic materials may be approved during the Site Plan process by the required reviewing body with examples of successful, high quality installations in comparable climates.

(2) Façade Material Transitions

(a) Vertical transitions in façade materials shall occur at inside corners.

(b) Where more than one façade material is proposed vertically, the 'heavier' material in appearance shall be incorporated below the 'lighter' material (e.g. masonry below siding).

(3) Roof Materials

- (a) Permitted roof materials include 300 pound or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.
- (b) Flat roofs are permitted to use any roof material appropriate to maintain proper drainage.
- (c) The required reviewing body may approve engineered wood or slate during the Site Plan Review with examples of successful, high quality installations in comparable climates.
- (d) Roof penetrations (fans, exhaust, vents, etc.) shall be finished to match the color of the roof and shall not be visible from principal frontage streets.
- (e) Green roofs and roof gardens are encouraged.

(4) Color

Colors for all painted structures shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body.

(F) Entrances & Pedestrianways

Also see §153.062(I).

- (1) Entrance quantities and locations are required according to building types outlined in §153.062 (O).

(2) Recessed Entrances

Entry doors shall be recessed a minimum of three feet from the property line, except as required for specific building types outlined in §153.062(O).

(3) Entrance Design

- (a) Principal entrances on all building types shall be of a pedestrian scale, shall effectively address the street and be given prominence on the building façade. This may be satisfied through the use of architectural features including but not limited to entranceway roofs; sidelight windows, transom window, or other adjacent windows; additional mouldings with expression lines; a bay of unique width; or a raised stoop of at least three steps and a minimum depth of five feet and width of five feet. Refer to Figure 153.062-G for one example of this requirement.
- (b) Principal entrances on all single family detached and single family attached building types shall incorporate open porches or stoops as required by §153.062(I).
- (c) Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include glass and full operating hardware in the design of the door. Exterior doors for residential uses shall also include glass, but this requirement may be met through the use of transom and/or sidelight windows.
- (d) Roll-up security grilles shall not be permitted.

(e) Building Entrances

1. A principal building entrance shall be on any principal frontage street or the front façade of the building. Principal entrance doors shall be fully functioning during regular business hours and shall connect to the public sidewalk along the street.
2. The number and spacing of entrances on a building façade with street frontage and on a rear façade facing a parking lot shall be provided as required according to building type.

(4) Mid-Building Pedestrianways

- (a) Mid-building pedestrianways are intended to provide safe, well-lit, and attractive paths providing convenient pedestrian access to and from areas such as parking lots, parking structures, and/or service streets from the opposite side of a building.
- (b) Access through buildings to parking lots behind buildings with a pedestrian walkway through the first floor of the building is required based on building types. The walkway shall be a minimum of eight feet wide. One door, window, or opening shall be provided along the pedestrianway for every full 30 feet of length. A minimum of 20% ground floor transparency, measured along the length of the walkway, shall be provided on building façades facing pedestrianways in shopping corridors..
- (c) A mid-building pedestrianway may serve as a mid-block pedestrianway as described in §153.060(C)(6)(d).

(G) Articulation of Stories on Street Façades

Façades shall be designed to follow the stories of the buildings with fenestration organized along and occupying each floor. Floor to floor heights are set to limit areas of the façade without fenestration. Refer to Figure 153.062-H for an example illustration of this requirement.

(H) Windows, Shutters, Awnings and Canopies

(1) Windows

- (a) Transparency percentage is required according to building type as outlined in §153.062 (O).
- (b) Highly reflective glass is prohibited. For the purposes of this section, highly reflective glass has an exterior visible reflectance percentage greater than 20%.
- (c) Spandrel glass, or heavily tinted glass that impedes views into the interior of the building, cannot be used to meet the minimum transparency requirements.
- (d) Windows may be wood, anodized aluminum, metal-clad or vinyl clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic materials during the Site Plan Review with examples of successful, high quality installations in comparable climates.
- (e) To highlight the wall thickness as an important architectural feature conveying a substantial, high-quality appearance, flush-mounted windows are prohibited for single-family detached, single-family attached, apartment, historic mixed use, and historic cottage commercial building types.. Windows in masonry buildings shall have architecturally appropriate lintels and projecting sills. Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing.
- (f) Windows in single-family detached, single-family attached, apartment building, historic mixed use, and historic cottage commercial building types shall have vertical proportions with architecturally or historically appropriate window divisions,. Horizontally-oriented windows are permitted for these building types only on non-street facing building facades.

(2) Shutters

- (a) If installed, shutters shall be sized to provide complete coverage to the windows when closed and shall include functioning hardware, whether the shutters are operated or not.
 - (b) Shutters shall be wood or engineered wood. Other materials may be approved during the Site Plan process with examples of successful, high quality installations in comparable climates.
- (3) Awnings and Canopies (Also see §153.062(N)(1)(a)).
- (a) General
 - 1. Awnings and canopies may be used if they function as suitable protection from the elements. To provide suitable protection an awning or canopy may encroach over the sidewalk, provided the lowest portion is at least eight feet above the sidewalk.
 - 2. Awnings and canopies may be mounted inside frames, above openings and/or below transoms, but installation methods shall be consistent on a building.
 - 3. Awnings and canopies shall be designed to be consistent with the architecture of the building and other existing awnings and canopies on a building.
 - (b) Awnings
 - 1. Awnings shall be open on the underside.
 - 2. Awnings may be made of canvas or decorative metal with metal used for the internal structure. If canvas is used, the material shall be durable and fade-resistant.
 - 3. Awnings shall not be internally illuminated, but may be lighted from above by downcast fixtures mounted to the building wall.
 - (c) Canopies
 - 1. Canopies may be clad with glass, metal, wood, or a combination of these materials.
 - 2. Canopies may be cantilevered or supported from the building wall by metal cables or rods.
 - 3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.

(I) Balconies, Porches, Stoops, and Chimneys

The following provisions apply where balconies, open porches, or stoops are incorporated into the façade design facing any street or parking lot.

(1) Balconies

(a) Size

Balconies shall be a minimum of six feet deep and five feet wide.

(b) Connection to Building

Balconies may be recessed into a building façade. Balconies that are not integral to the façade shall be independently secured and unconnected to other balconies above and below.

(c) Façade Coverage

A maximum of 40% of the front and corner side façades, as calculated separately, may be covered with balconies.

(d) Juliet Balconies

1. Juliet balconies are permitted only on upper floors of buildings where windows extend to the floor or where doors are present.
2. Juliet balconies built in conjunction with doors may project up to 24 inches and may be up to five feet wide.
3. Juliet balconies built in conjunction with windows may not exceed the width of the windows.
4. Juliet balconies used with windows must be secured to the window jamb.

(2) Open Porches

For the purposes of §153.062, an open porch shall mean a porch that is not enclosed by walls, windows, or screens greater than 24 inches above the porch level on street facing facades of the building. Open porches may be covered with a roof.

(a) Size

Porches shall be appropriate to the architectural style of the building and have a minimum clear depth of six feet and sufficient width as necessary to be functional for use.

(b) Street Frontage

Porches shall not be used to meet the front or corner Required Building Zone (RBZ) requirement. Porches are permitted to extend forward of the RBZ but shall not encroach within the right-of-way.

(3) Stoops

(a) Size

Stoops shall have a minimum width and depth of five feet and be located on the front façade of the building.

(b) Street Frontage

Stoops and steps shall not be used to meet the front or corner RBZ requirement. Stoops and steps are permitted to extend forward of the RBZ but shall not encroach within the right-of-way.

(4) Chimneys

Chimneys shall extend full height from the ground and vertically past the eave line and must be finished in masonry. Cantilevered and shed-type chimneys are prohibited.

(J) Treatments at Terminal Vistas

When a street terminates at a parcel or otherwise creates a terminal view at a parcel, the parcel shall be occupied by one of the following:

- (1) If the terminus occurs at an open space, any open space type shall be used and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or

grid of trees, a sculpture, or a fountain. Refer to §153.064 for additional open space requirements.

- (2) If the terminus does not occur at an open space type, the front or corner side of a building, whether fronting a principal frontage street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay window, courtyard with a sculpture, or other similar treatment incorporating a distinct vertical element. Refer to Figure 153.062-I for an example illustration of this requirement.

- (K) Building Variety. Refer to Figure 153.062-H for one illustration of this requirement.

Building design shall vary from adjacent buildings by the type of dominant material or color, scale, or orientation of that material. Building design shall also vary through at least two of the following:

- (1) The proportion of recesses and projections.
- (2) A change in the location of the entrance and window placement. If storefronts are used, no change to the entrance and window placement is required and one of the criteria is satisfied.
- (3) Changes to the roof design, including roof type, plane, or material, unless otherwise stated in the building type requirements.

- (L) Vehicular Canopies

- (1) For buildings facing a principal frontage street, vehicular canopies shall be located on the rear façade of the principal structure or in the rear of the lot behind the principal structure, where permitted by use. Refer to Figure 153.062-J for an example illustration.
- (2) If attached to the principal structure, design of the vehicular canopy shall be coordinated with the architecture of the principal structure to which it is associated. Regardless of whether the canopy is attached to or detached from the principal structure, supporting columns shall be coordinated with the design of the principal structure.
- (3) Canopies shall not exceed the maximum ground floor height permitted for the specific building type, and in no case shall the canopy exceed the height of the principal structure to which it is associated.

- (M) Signs

- (1) All signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, and lighting.
- (2) Locations of all signs intended to be affixed to the principal structure and/or on an attached awning or canopy initially, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted with the Site Plan application.
- (3) Other sign requirements not specified in this section shall meet the requirements of §153.065(H).

- (N) Individual Building Type Requirements

The following defines the requirements included in the tables for each building type listed in §153.062 (O). Not all line items listed below appear within every building type's individual requirements table. The following requirements shall be met unless otherwise noted in the building types of §153.062(O).

- (1) Building Siting General Requirements
 - (a) Street Frontage

1. More than one principal building is permitted on one lot for those building types indicated. Unless otherwise noted, all requirements of the building type shall be met for all principal structures.
 2. Where specified, front façades of principal buildings are required to cover a minimum portion of the front property line within the required building zone (RBZ). A street wall may be used to meet up to 10% of the front property line coverage requirement. Front property line coverage is determined by measuring the width of the principal structure and length of a street wall within the RBZ divided by the maximum width of the front RBZ (not including side setbacks).
 3. Unless otherwise permitted, a corner of the principal structure, a street wall, or a permitted open space type shall be located at the intersection of the front and corner RBZs. Refer to §153.065(E)(2) for street wall requirements and §153.064 for open space requirements.
 4. The façade of the principal building shall be located within the RBZ. When noted as a setback rather than an RBZ, the principal structure shall be located at or behind the setback line.
 5. Any part of the front or corner RBZ or setback not occupied by building shall have a landscape, patio, or streetscape treatment. Refer to §153.065(D)(6) for RBZ treatment requirements.
 6. Subject to approval of the City Engineer or City Council where required, certain building components, such as awnings and canopies, may be permitted to extend beyond the front property line and encroach within the right-of-way to within five feet of the curb. If permitted, these building components shall maintain a minimum eight-foot height clearance above the public sidewalk and shall not conflict with required street trees or landscaping. Porches and stoops are not permitted to encroach into the right-of-way.
- (b) Buildable Area
1. The side and rear yard setbacks apply to principal and accessory structures.
 2. Unless otherwise noted, the side and rear yard setbacks are required to be landscaped and/or paved for pedestrian paths.
 3. Driveways are permitted within the side and rear yard setbacks only in the following conditions:
 - A. One drive, a maximum of 22 feet wide, is permitted to connect adjacent parking lots or alleys/service streets.
 - B. Unless shared with the adjacent property, the drive shall be at least three feet from the property line.
 - C. Refer to §153.065(B)(7) for loading area requirements.
 4. Each lot is subject to the requirements of this Chapter for impervious surface coverage, measured as shown in Figure 153.062-K. Additional semi-pervious coverage may be permitted through methods such as use of semi-pervious materials, green roofs or other methods approved by the ART or required reviewing body.

- (c) Parking Location and Loading
 - 1. Permitted locations for parking and loading facilities on development parcels and within buildings are specified for individual building types. Refer to §153.065(B) for additional parking requirements.
 - 2. Parking may be located within the front or corner RBZ where consistent with the permitted parking locations for the applicable building type. Such parking is subject to the street wall requirements of §153.065(E)(2), except that surface parking shall not be located in any portion of an RBZ required to be occupied by a principal structure.
 - 3. Parking shall not be located within a required setback, except as permitted by §153.065(B)(1)(b).
 - 4. Alleys or service streets, when present, shall always be the primary means of vehicular access to parking lots or buildings. Refer to §153.060(C)(5) for block access requirements.
 - 5. When alleys are not present, driveways may be permitted from streets not identified as principal frontage streets, except as permitted by §153.061(D), and subject to the access management requirements of the City Engineer. Refer to §153.065(B)(6) for additional driveway requirements.

- (2) Height
 - (a) Required minimum and maximum numbers of stories are provided for all building types. The minimum number of required stories shall be provided for all building façades within the RBZ, except as required in §153.062(N)(2)(d).
 - (b) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (c) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (d) Each building type includes a permitted range of height in feet for each story.
 - 1. Unless otherwise specified, story height is measured in feet between the floor of a story to the floor of the story above it.
 - 2. For single story buildings and the uppermost story of a multiple story building, story height shall be measured from the floor of the story to the eave line on pitched roofs and to the tallest point of the roof deck on parapet and flat roofs.
 - 3. Story height requirements apply only to street facing façades; however, no portion of the building shall exceed the maximum permitted height of any street facing façade.
 - 4. Accessory building height shall not exceed the height of the principal building.

- (3) Uses and Occupancy Requirements

- (a) Certain building types have limitations or requirements for uses which may occupy the ground story of a building or are permitted only on upper stories. Refer to Table 153.059-A for additional use requirements.
 - (b) The area(s) of a building in which parking is permitted within the structure of the building type shall meet the following requirements.
 - 1. Basement parking shall meet street façade transparency requirements, unless otherwise permitted for individual building types.
 - 2. Freestanding parking structures are addressed by the parking structure building type.
 - 3. When parking is permitted within the building, an active, occupied space must be incorporated along the building façade, unless otherwise permitted for individual building types. Occupied space does not include storage areas, utility space, or parking.
- (4) Façade Requirements
- (a) Façade Transparency
 - 1. Façade transparency percentages required for a building type shall be met with highly transparent, low reflective (minimum 60% visible light transmittance) glass windows (Figure 153.062-L).
 - 2. Ground story transparency is measured between two and eight feet above the sidewalk elevation. One example illustration of storefront transparency is shown in Figure 153.062-M.
 - 3. Blank, windowless walls shall have a rectangular area of not more than 30% of each building façade per story, as measured from floor to floor, and no horizontal distance greater than 15 feet per story shall be blank or windowless.
 - 4. Vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body.
 - (b) Façade Divisions
 - 1. Architectural elements or forms shall be used to divide the surface of the façade into pedestrian scaled increments appropriate to the architectural character of the building type. Acceptable divisions include, but are not limited to:
 - A. A recess or projection along the building façade for a minimum of 18 inches in depth.
 - B. Use of an architectural element protruding from or recessed into the façade a minimum of three inches, including pilasters, entranceways, or storefronts.
 - 2. Architectural elements, forms, or expression lines may be used to divide portions of the façade into horizontal divisions. Elements may include a cornice, belt

course, corbelling with table, moulding, stringcourses, pediment, or other continuous horizontal ornamentation with a minimum one-and-a-half inch depth.

3. Where changes in roof plane are required by the building type, they shall be used to divide the roof mass into increments no greater than the dimensions permitted for each building type and shall correspond to recesses and projections in building mass. Permitted changes include a change in roof type and/or horizontal or vertical variations in the roof plane.
4. Unless otherwise determined to be architecturally appropriate by the required reviewing body, minimum increments shall be provided pursuant to the building type tables.

(O) Building Types

The following defines the building types permitted in the BSC districts. Refer to Table 153.062-C for the list of symbols used on the building type tables to illustrate the individual building type requirements. Because some of the individual building type requirements do not apply to every building type, not every symbol is represented on every building type.