Dwelling, Single-Family Attached (Duplex)	A building with a common wall between dwellings that is arranged, intended, or designed for occupancy by two families living independently of each other in an attached structure.
Dwelling, Single-Family Detached	A detached building arranged, intended, or designed for occupancy by one family.
Dwelling, Single-Family Detached (Cluster)	A single-family dwelling located on a cluster lot.
Dwelling, Single-Family Detached (Zero-Lot Line)	A single-family dwelling that is built to abut one side lot line.
Edge of Riverbank	The first break in slope between the ordinary high water mark and the land area immediately above as defined by a water-formed change in topography.
Edge Zone	The part of the streetside between the furnishing zone and the travelled way that serves as a transition area and provides space for the door swing of vehicles in the parking lane, for parking meters and for overhang of diagonally parked vehicles – refer to Figure 2-3.
Encroachment Area	In relation to a single family dwelling, a rectangular area extending 5 feet into the required rear setback with a width equal to the widest part of dwelling where an Attached Patio may be located, as illustrated in Figure 21-2.
Entry Point, Principal	An access point as illustrated on an approved Sector Plan.
Esplanade Road	A roadway that is bordered on one side by a park, waterway or stream.
External Access Point	Has the meaning set forth in the Development Agreement.
Eye-level	5 ft., or 60 in., measured vertically above the ground surface.
FEMA 100-Year Floodplain	All land area that has been or may be inundated by water from any source as determined by the crest of a flood having a 1 percent annual chance event that is defined by FEMA maps and models.
Floodplain	All land area that has been or may be inundated by water from any source.
Floodway	The channel of a stream or waterway and the abutting land areas that shall be reserved in order to accommodate the FEMA 100-year floodplain without cumulatively increasing the water surface elevation more than 1 ft. or a lesser amount as defined by the City in accordance with FEMA regulations.
Frontage Zone	The part of the streetside between the throughway zone and the front lot line of abutting lots, that provides width for overhanging elements of adjoining buildings such as awnings, signs, bay windows, and may accommodate activities associated with adjoining uses, such as outdoor seating areas or merchant displays – refer to Figure 2-3.
Fully Shielded Fixture	Fixtures that are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
Furnishing Zone	That part of the streetside between the throughway zone and edge zone that serves as a multipurpose buffer between the pedestrians and vehicular traffic and provides space for streetside amenities such as street trees, planting strips, street furniture, utility poles, sidewalk cafes, sign poles, signal and electrical cabinets, phone booths, fire hydrants, bicycle racks and bus shelters – refer to Figure 2-3.
Gated Neighborhood	A residential area where vehicular accessibility is controlled by the means of a gate, guard, barrier or similar improvements within or across a privately maintained ROW.
Gross Floor Area	The total floor area of all floors of a building, expressed in sq. ft., measured from the outside of the exterior walls or from the centerline of common walls. It does not include: ▪ internal ground and underground/basement parking or loading, servicing and maneuvering areas; ▪ building services, plant and equipment; ▪ access between floors (e.g. internal stairwells and elevator shafts); ▪ ground floor public lobby (for non-residential uses only); ▪ outdoor pedestrian malls; and ▪ unenclosed balconies/patios (whether roofed or not).

ATTACHMENT 3

Patio, Attached	A private open space that is roofed, or unroofed with a code required hand rail, that is attached to a single family dwelling, excluding balconies. Unattached, roofed patios shall follow Accessory Structure standards.
Park	The use of premises for active and passive recreation activities and enjoyment, such as playing fields, playgrounds, trails and gardens. May include facilities for park users such as kiosks, pavilions/shade structures, playscapes, bike racks, parking areas and amenities and integrated stormwater conveyance and management. Park includes six sub-categories, each being further defined herein: ▪ regional park; ▪ community park; ▪ neighborhood park; ▪ linear open space park; ▪ landscape amenity park; and ▪ pocket park.
Park Activation Source	An improvement that promotes utilization and activation of a park. May include, but is not limited to, walkways, bikeways, playscapes, grills, picnic facilities, seating, interactive public art, informal and formal sports fields, and open play areas.
Park Lot	A platted lot that contains, or is proposed to contain, a park use.
Park Planning Area	Land designated on the Master Framework Plan, a Sector Plan, Plat or other plan as Park Planning Area with such land being developed in accordance with Section 11.1.
Park, Community	A public or private park that is intended to serve residences with a 1-2 mile catchment, providing a variety of social and community gatherings, indoor and outdoor recreational facilities and park experiences. Examples of a community park may include: ▪ Sports Park: a park intended to provide a variety of structured or formal recreation opportunities, such as team competitions, physical skills development and training. May include multi-purpose community facilities.
(cont'd)	▪ Active Use Park: a park intended to provide facilities for active recreation such as sport courts, playgrounds, open playfields, trails, gathering areas and group picnic facilities. ▪ Informal Use Park: A park intended to provide a variety of casual recreational opportunities such as play, picnicking, and large social or community gatherings. Informal use parkland may also protect or enhance landscape amenity values. ▪ Urban Common Park: A park intended to provide for intensive community use and located within highly urbanized settings, such as high-density residential area, civic spaces or a town center setting.
Park, Landscape Amenity	A public or private small park that is intended to protect and/or enhances an area's scenic or visual amenity value, such as scenic overlooks, landmarks and attractive vegetation along transport corridors.
Park, Linear Open Space	A public or private open park that provides connections for recreation and commuter use that generally follow natural or man-made features such as creeks or easements. Serve as linear greenways that preserve open space and link to other parks, schools, and community facilities. An indirect benefit can be connections for maintenance of riparian corridors.
Park, Neighborhood	A public or private park that is intended to serve as an activity focal point for neighborhoods and centers within the project, providing a balance of active and passive recreational opportunities such as playgrounds, sport courts, informal play fields and open space, trails and picnic areas.
Park, Pocket	A small public or private park.
Park, Regional	A public park of regional importance or significance, due to its location and/or natural characteristics including habitat, geological formations, aesthetic beauty, water conservation and/or flood protection.
Paseo	A publicly accessible walkway that provides shortcuts between buildings and through the block, connecting street frontages to rear parking areas, midblock courtyards, alleys or other streets.

21.3.1 Site Planning

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Maximum Building Height	1.1	35 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Maximum Building Height where abutting the Oak Run Lot Line	1.1A	One story, unless setback from the Oak Run Lot Line a minimum of 150 ft. at which point the maximum height may be 35 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Minimum Front Setback	2.1	▪ *Residential Use:* 10 ft. to the façade. ▪ garage: 22 ft. from the rear of the sidewalk. *Non-Residential Use*: 10 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Minimum Side Setback	3.1	*Residential Use:* 5ft. *Non-Residential Use:* ▪ where adjoining a residential use: 20ft. ▪ where adjoining a non-residential use: 5 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Minimum Corner Lot Setback (street side)	4.1	▪ Residential Use: 10 ft. ▪ garage: 22 ft. from the rear of the Sidewalk. Non-Residential Use: 10 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Minimum Rear Setback	5.1	*Residential Use:* 15 ft. or 5 ft. where access is provided via an alley. *Accessory Structures*: 5 ft. Note: See Development Standard 7.1 below for allowable setback encroachments.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Minimum Setback from Neighboring Residential Uses	6.1	*Multi-Family Dwelling & Non-Residential Uses only:* Where adjoining the Neighborhood (Mixed Density) Residential Planning Area or a residential zone or use outside the project limits, side and rear setbacks are a minimum of 15 ft. Any portion of a building that exceeds 20 ft. in height shall be setback an additional 1 ft. for every foot of the building over 20 ft. – refer to Figure 21-1. The minimum residential setback only applies to that lot line that directly adjoins a Neighborhood (Mixed Density) Residential Planning Area, or residential zone or use outside the project limits. *Non-Residential Use where adjoining a Non-Residential Use*: 5 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Setback Encroachment	7.1	*All Uses:* ▪ Eaves and gutters may overhang setback lines by no more than 18 in. *Residential Uses (excluding Multi-Family Dwelling):* ▪ Except where abutting the Oak Run Lot Line, an Attached Patio may encroach into the rear setback up to a maximum of 5 ft, with the following limitations: » the width of the Attached Patio within the Encroachment Area does not exceed $^{2}/_{3}$ (67 percent) of the maximum width of the widest part of the single family dwelling; » the Attached Patio shall remain unenclosed within the Encroachment Area, except for any safety railing which shall be a minimum of 50 percent visually permeable; and » no second story access is allowed onto the Attached Patio within the Encroachment Area. ▪ Pools, sheds, pergolas and other accessory structures: minimum 5 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 21.2 I, II, III.
Building Orientation	8.1	*Non-Residential and Multi-Family Uses only:* Each building shall have a pedestrian building entrance to the highest-order adjoining roadway. Entrances at building corners may be used to satisfy this requirement. Where a building also fronts an additional street, internal pedestrian accessway, park or civic space with a pedestrian frontage, a second entrance shall address and open directly onto the street, accessway, park or civic space. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to civic spaces (e.g. squares, Plazas), or courtyard entrances to a cluster of shops or businesses.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV; 7.2 I. Planning Area Objectives: 10.2.1 III, VII, IX. Code Purpose: 21.2 I, IV.
	8.2	The principal entrance to a building shall be illuminated.	
	8.3	*Residential Uses (excluding Multi-Family) only:* Dwelling units shall have a front door that is at least partially visible at Street View or at eye-level from an internal drive.	
	8.4	The principal entrance to a dwelling unit shall be illuminated.	

Figure 21-1 Neighborhood (Mixed Density) Residential Planning Area Residential Side & Rear Setbacks

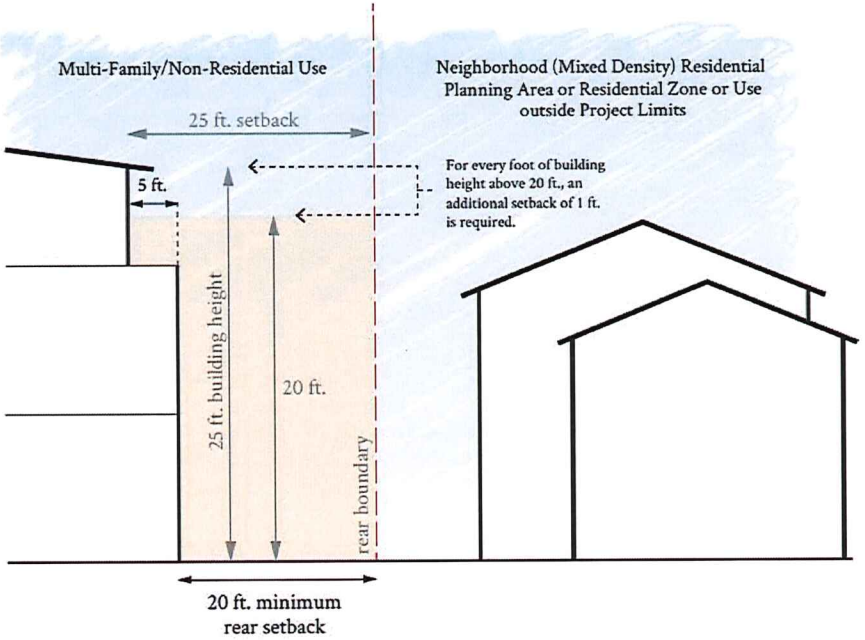
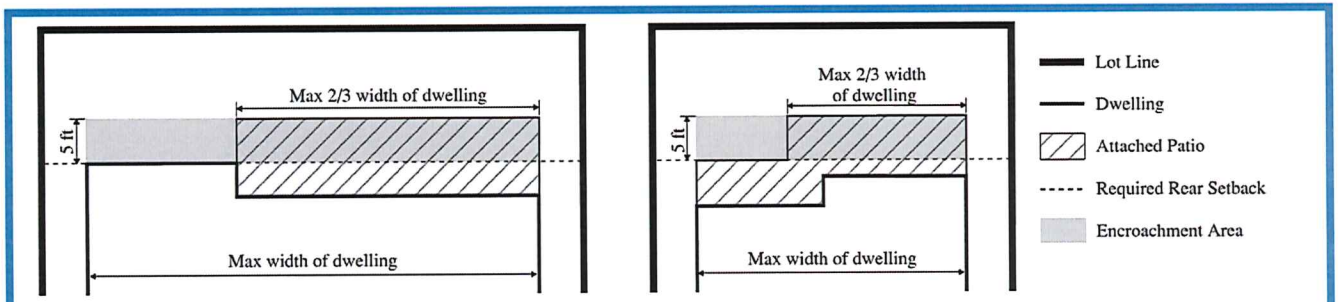


Figure 21-2 Allowable Rear Setback Encroachment for Attached Patios



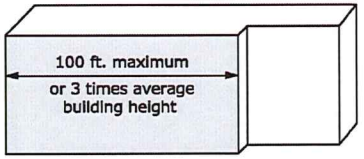
Attached Patios may encroach the required rear setback by a maximum of 5 feet, provided the width of the Attached Patio within the Encroachment Area does not exceed two-thirds the maximum width of the single family dwelling. Portions of an Attached Patio located outside the Encroachment Area are not subject to the two-thirds maximum width restriction.

21.3.2 Detailed Building Design – Non-Residential & Multi-Family Uses only

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Façade Articulation	1.1	A façade shall not extend horizontally for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a wall plane projection or recess with a minimum depth of 3 ft. and extending at least 20 percent of the length of the façade – refer to Figure 21-3~~ 21-2~~. Note: Offsets may be of varying depth provided the minimum standard is satisfied. The purpose of this standard, the length of the façade shall be considered the total distance of the building line.	Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III. Planning Area Objectives: 10.2.1 VII. Code Purpose: 21.2 I, II, III.
	1.2	A façade shall not extend vertically for a distance greater than three times the average height or 100 ft., whichever is less, without incorporating a change in elevation. An elevation change shall be a minimum of 15 percent of the average height of the building and the elevation change shall continue to extend laterally for a distance equal to 10 to 70 percent of the entire façade – refer to Figure ~~21-3~~ 21-4. Note: Elevation changes may be of varying heights provided the minimum standard is satisfied. Vertical articulation should accompany entrances, key focal points or other unique attributes of the façade. For the purpose of this standard, the length of the façade shall be considered the total distance of the building façade.	
Building Elements	2.1	Building façades must include a repeating pattern that includes no less than three of the following elements: a. color change; b. texture change; c. material module change; and/or d. an expression of architectural or structural bays through a change in plane no less than 12 in. in width, such as an offset, reveal or projecting rib – refer to Figure ~~21-4~~21-5. At least one of elements a, b or c shall repeat horizontally. All elements shall repeat at intervals of no more than 30 ft., either horizontally or vertically.	Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III. Planning Area Objectives: 10.2.1 VII. Code Purpose: 21.2 I, II, III.

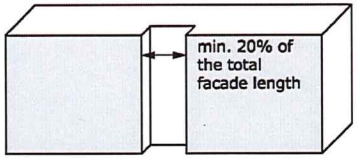
Figure 21-3 ~~21-2~~ Horizontal Façade Articulation

Acceptable



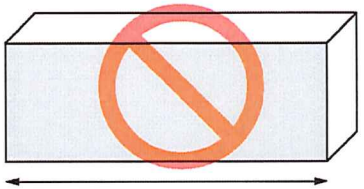
Facade shall not extend horizontally for a width that is more than 3 times the average building height or 100ft, whichever is less.

Acceptable



Facade has a wall plane projection or recess with a depth at least 3 feet and extending at least 20% length of the facade.

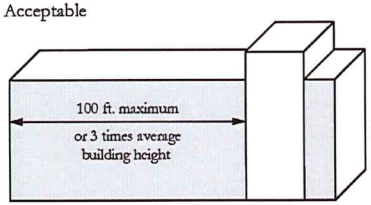
Not Acceptable



A blank facade with no horizontal articulation.

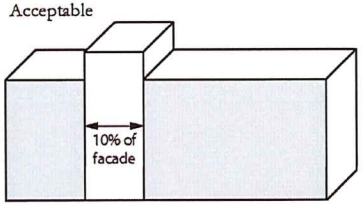
Figure 21-4 ~~21-3~~ Vertical Façade Articulation

Acceptable



The facade shall not maintain the same vertical height for a distance greater than 3 times the average height or 100 ft., whichever is less, without incorporating a change in elevation.

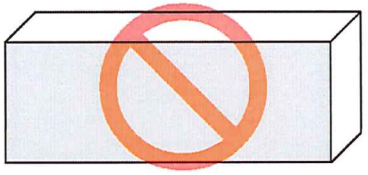
Acceptable



The elevation change shall continue to extend lateral for a distance equal to at least 10 percent of the facade. Elevation changes which vary in height are encouraged.

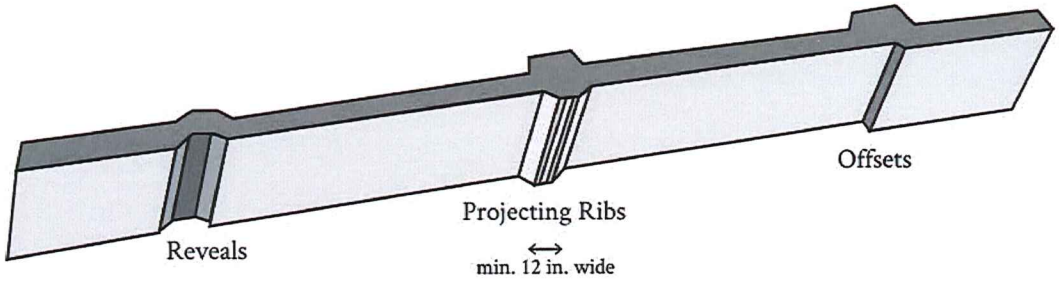
An elevation change height shall be a minimum of 15 percent of the average height of the building.

Not Acceptable



A blank wall facade with no vertical articulation shall not be permitted.

Figure 21-5 ~~21-4~~ Architectural and Structural Bay Building Elements



21.3.3 Detailed Building Design – Residential Uses (excluding Multi-Family Uses) only

		MINIMUM DEVELOPMENT STANDARD	ALTERNATIVE DEVELOPMENT STANDARD GUIDANCE
Exterior Building Material	1.1	At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished with masonry. Wood on the vertical walls of all buildings to which these standards apply shall not occupy more than 20 percent of the façade. This standard does not apply to doors and windows.	Guiding Principle Objectives: 3.2 IX; 4.2 I, XII, 5.2 III. Planning Area Objectives: 10.2.1 VII. Code Purpose: 21.2 I, II, III.