

Chapter 5. BUILDING TYPES AND STANDARDS

5.1 Purpose and Intent

The standards in this Chapter are intended to attach the same or greater level of importance to building design as is placed on the use contained within. The established architectural vernacular of the City of Salisbury exhibits a wide-variety of common building types and this Ordinance has established regulations specific to these typologies. The rich architectural history and vocabulary of the City presents a wide variety of development options for using traditional forms while avoiding any perception of monotony. Buildings are expected to be added to the City of Salisbury as long-term additions to the architectural vibrancy of the community.

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In addition, this chapter is guided by and intends to fulfill the following policy directives of the *Salisbury Vision 2020 Comprehensive Plan*:

- *Appropriately located, designed and scaled stores and services providing basic necessities to residents of the City's older neighborhoods shall be encouraged. Neighborhood serving businesses shall be designed at a residential scale and character.*
- *New development in or adjoining an older commercial area should be compatible with existing desirable development within its vicinity. Compatibility criteria shall include size, scale, massing, fenestration, rhythm, setback, materials, context, and landscaping.*
- *Noteworthy buildings, important outdoor spaces, objects of historic merit, important monuments, and significant works of art shall be placed in positions of visibility and prominence.*

5.2 Applicability

The following provisions apply throughout the jurisdiction of this Ordinance. While the General Provisions (Sec. 5.6) apply to all principle buildings, each building type shall also comply with its own general, dimensional, and design element provisions according to building type and zoning district.

5.3 Exceptions

- A. Innovative planning or design ideas for development in any district where the proposed building types and dimensional standards are different than those allowed by the base district requirements may be approved subject to the approval of a Conditional District.
- B. Buildings in LI and HI districts are exempt from the provisions of this chapter, except for any applicable dimensional standards.

- C. Minor additions or modifications to any principle building existing upon the effective date of this Ordinance are exempt from the provisions of this chapter, except for the applicable dimensional bulk standards and those requirements in Section 5.6.D, Encroachments. Minor addition shall mean any addition to the principle building that is less than 25% of the gross floor area. Minor modification shall mean any work requiring a Zoning Permit that is valued less than 25% of the Rowan County assessed valuation.
- D. Except where specific provisions and dimensional standards in this chapter apply, accessory and temporary buildings shall follow the general lot and structure (Ch. 6) provisions of this Ordinance.
- E. Where specific architectural elements are required as part of an adopted plan or associated with local historic guidelines, those guidelines shall supersede any conflicting design requirements of this chapter.

5.4 Introduction to Building Types

- A. **Residential Building Types:** The general residential buildings types are as follows: House, Townhouse, and Apartment, including manufactured housing. Adjacent buildings should relate in similarity of scale, roof pitch, height, architectural elements, and/or lot configuration.



- 1. **House:** A House is a detached building located on one (1) parcel or lot that is flexible in use, accommodating single-family residences, multi-family residences up to four units, home occupations, professional offices, and limited retail uses based on the zoning district in which it is located. The two basic House building types – Street-Access House and Alley-Access House – are a function of how the lot is accessed by automobile.



- 2. **Townhouse:** A Townhouse is one of a row of attached houses, or live-work units, joined by common sidewalls and where each house/unit is located on an individual parcel or lot. When an entrance is provided at-grade, the townhouse may be used as a live-work unit. The use permitted within the building is determined by the district in which it is located. The Townhouse typically has 1 yard (rear) though variations include a small front setback to provide some landscaping.



- 3. **Apartment:** A multiple-unit building containing more than four (4) dwelling units vertically arranged (generally). The ground floor may be available for commercial uses. The uses permitted within the building are determined by the district in which the building is located. The Apartment building typically has 1 yard (Rear) though variations include a small front setback to provide some landscaping.

B. Mixed-Use, Commercial, Institutional, and Public Landmark Building

Types: The mixed-use, commercial, institutional, and public landmark building types may vary; however, adjacent buildings should relate in similarity of scale, roof pitch, height, architectural elements, and/or lot configuration.



1. **Mixed-Use:** A mixed-use building is generally a multi-story, small-scale structure that can accommodate a variety of uses. A group of mixed-use buildings can be combined to form a mixed-use neighborhood center. Individual mixed-use buildings can be used to provide some commercial service, such as a neighborhood store, in close proximity to homes. The uses permitted within the building are determined by the district in which it is located. The Mixed-Use building typically has 1 yard (Rear) though variations include a small front plaza or courtyard to provide public space for outdoor seating as well as a building with complete lot coverage where parking is handled in a manner other than on-site surface parking.



2. **Commercial:** This building type provides convenient pedestrian and vehicular access from the fronting street, while minimizing the negative impacts of parking lots on an active pedestrian realm. The uses permitted within the building are determined by the district in which it is located. The Commercial building typically has 1 yard (Rear) though variations include a small front plaza or courtyard to provide public space for outdoor seating.



3. **Institutional:** Institutional buildings often serve as landmarks and public gathering places. However, because most institutional uses serve specialized populations (i.e. children, elderly, college students, or the infirmed) they have unique characteristics that require design control. Institutional buildings should be constructed as permanent additions to the long-term vibrancy of the City and should serve to exemplify the very best architectural designs and building practices.



4. **Public Landmark:** The public landmark building is the most important building type in the City. It serves equally as a landmark and a public gathering place. Such buildings should be constructed as permanent additions to the long-term vibrancy of the City and should serve to exemplify the very best architectural designs and building practices.

5.5 Permitted Building Types By District

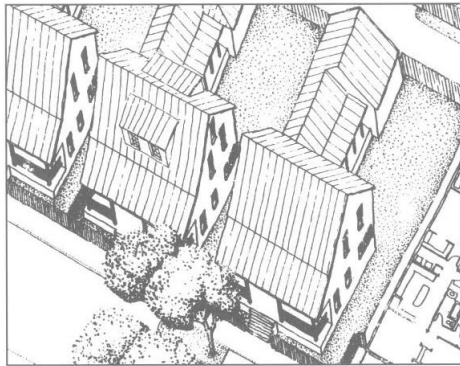
	OSP	RR	GR	UR	HR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC	MHD	TND
HOUSE	•	•	•(1)	•(1)	•	•	×	×	×	×	×	×	•	•	•	•
TOWNHOUSE	×	×	•(1)	•(1)	×	•	•	•	×(2)	×	×	×	•	•	•	•
APARTMENT	×	×	×	×	×	•	•	•	•	•	×	×	•	•	×	•
MIXED-USE	×	×	×	×	×	•	•	•	•	×	×	×	×	×	×	•
COMMERCIAL	×	×	×	×	×	•	•	•	•	•	•	•	•	×	×	•
INSTITUTIONAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PUBLIC LANDMARK	•	•	•	•	•	•	•	•	•	•	×	×	•	•	×	•

• = Building type permitted in district

× = Building type prohibited in district as new construction. Nonconforming building types shall refer to Nonconforming Principal Structures and Building Types, Sec. 13.4.

(1) No more than 4 units per building per Use Matrix (Ch. 2)

(2) New construction permitted subject to approval of a Conditional District Overlay



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5.6 General Provisions for All Building Types

Unless otherwise noted, all buildings shall comply with the following provisions:

A. Building Placement and Orientation

1. **Fronting a Street or Public Space:** All buildings, except for buildings in the LI, HI and IC districts, shall front a street or recreational open space and shall include a principal building entrance and architectural front. With the provision of alley access, buildings may front recreational open space with public street access and shall be of sufficient design to allow for the provision of emergency services. In all other districts, and in the case of campus-style development as defined below, building orientation may vary from fronting upon the street or open space only when developed as a Conditional District.



A building and its primary entrance façade shall be oriented toward the street. (5.6.A)

2. **Building Entrances:** All buildings facing a public space shall have a primary entrance façade designed for the pedestrian and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.



Important street vistas should terminate in a focal point. (5.6.A)

(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)

3. **Termination of Vistas:** Important street vistas identified in any adopted plan should terminate in a focal point, such as a building or other architectural or natural feature.

4. **Campus-Style Development** is typically characterized by the clustering of uses within inwardly-oriented buildings that address one another, a public common space, or parking area, and where there is generally greater open space and buffering from surrounding lesser intensive uses. This type of development typically includes:

- a) A unified system of sidewalks, paths, streets, and drives;
- b) A unified design of common themes represented in building design, material, signage, and lighting; and
- c) A master utility plan.

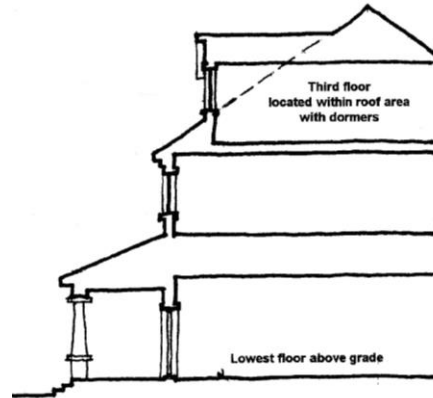
B. Construction Methods:

1. **Underground wiring:** To reduce the visual impact of overhead wiring, utility services shall be located underground.
2. **Type of Construction:** Manufactured, mobile, and metal units shall be prohibited, except as may be allowed in Section 4.4 for a temporary office or classroom, site management, or storage uses during construction projects, and except as permitted in the RR zoning district or Manufactured Home Development (MHD) in a Conditional District.

C. Building Height

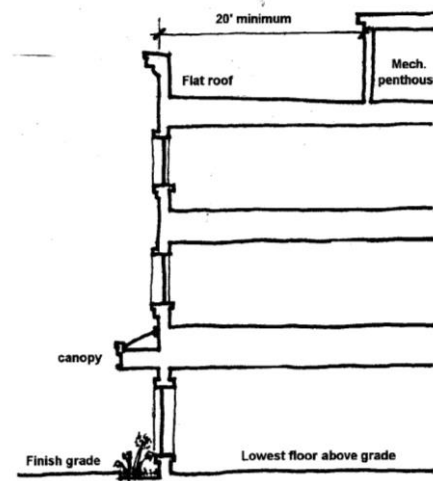
Building heights are specified in each building type sections. They shall be determined according to the provisions below.

1. **Story:** That part of a building above ground level between a floor and the floor or roof next above shall be considered a story. A mezzanine shall be considered a story if it exceeds one-third of the area of the floor immediately below. A penthouse shall be considered a story if it exceeds one-third of the area under the roof. The under-roof area with dormers does not count as a story.
2. **Feet:** Some building types regulate height by feet instead of by story. In those instances, feet shall be measured from the finish grade to the midpoint of a pitched roof or to the top of a flat roof, not including any parapet wall.



3. **Items Not Included in Calculation:**

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses, (provided they are set back 20 feet from the front elevation) observation towers, transmission and telecom towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas; provided evidence from appropriate authorities is submitted to the effect that such building or building will not interfere with any airport zones or flight patterns. As noted above, the



portion of a residential building that is located within a roof area (including dormers) shall not be counted towards the maximum story requirement.

D. Encroachments

Certain architectural features are permitted to encroach into the setback. The encroachment standards are as follows:

1. **Arcades:** Arcades, if provided, shall avoid the swing of car doors parked parallel to the arcade. In addition the sidewalk within the arcade shall be sufficient to accommodate the intended uses (i.e. outdoor seating) while also providing the required clearances according to the American with Disabilities Act Accessibilities Guidelines (ADAAG).
2. **Awnings:** All awnings, if provided, shall be supported by a frame attached directly to the building receiving beneficial use of the awning. Awnings shall not be supported by a frame attached to the sidewalk or other public right-of-way.
3. **Bay Windows and Overhanging Eaves:** Bay windows and overhanging eaves shall not exceed a maximum projection of two (2) feet from the primary wall. In addition, bay windows shall not contain habitable floor space, but may provide seating as an integral element.
4. **Balconies, Porches, and Stoops:** Roofed or non-roofed balconies, porches, and stoops are permitted as encroachments. To the extent possible, these features are to remain visually permeable so that the front door can be easily seen from the street or sidewalk.
5. **Handicapped Ramps:** A handicap ramp may encroach into any required setback.
6. **Rear Yard Encroachments:** Open decks, porches, patios, and other similar structures not exceeding an average finished height above grade of 30 inches may encroach into the side and rear setback to within five feet of the property line. Enclosure of these areas with walls or screening is considered a room and shall not be permitted as an encroachment.
7. **Encroachments over the Public Right of Way:** With approval of the City or NCDOT (whichever has authority over a street), upper story balconies or bay windows may encroach into the right of way, but shall be a minimum of 3 feet behind the curb.
8. **Public Art:** Public art, such as statues, fountains, and other works of art are encouraged and may be placed in any required setback area.

E. Alternate Method of Compliance: Select provisions of this chapter may be reviewed and accepted as an alternate method of compliance by the Alternate Methods of Design Commission (AMDC). The specific provisions eligible for alternate methods of compliance are as follows:

1. **Sec 5.6.A:** Building Placement and Orientation, except that Campus-Style Development requires consideration through the Conditional District process.
2. **Sec. 5.7.A-B:** Residential Cladding and Construction Methods
3. **Sec. 5.8.D, 5.9.C, 5.10.B, 5.12.B, 5.13.B:** Design Element Provisions for House, Townhouse, Apartment, Mixed-Use, and Commercial types
4. **Sec. 5.11.A-B:** Mixed-Use, Commercial, Institutional, and Public Landmark Cladding and Street Wall provisions

The AMDC shall use the general findings criteria for alternate methods of compliance outlined in chapter 15 of this Ordinance as well as the following specific criteria when considering alternatives. Findings shall be produced by the commission supporting their decision to approve or deny the alternative method. The commission may suggest a different alternative than requested; however, suggested changes must be approved by the applicant. Specific findings criteria are as follows:

1. The relationship of the scale and massing of the proposed structure with the alternative cladding or building material to surrounding buildings (either side and across any streets).
2. The variation of building form and roofline, including variations in height, setback, roof shape, size and rhythm of fenestration, as well as trim and architectural detailing.

5.7 Specific Provisions for Manufactured Housing

A. Provisions for Manufactured Housing

In addition to the Design Element Provisions (Sec. 5.8.D), a manufactured home must bear a seal certifying that it was built to the standards adopted on July 1, 1976 that meets or exceeds the construction standards promulgated by the US. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

1. A continuous, permanent brick or architectural CMU foundation or curtain wall, un-pierced except for required ventilation and access, shall be installed upon a poured concrete footer after placement on the lot, and before occupancy.
2. Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the NC Department of Insurance. The entrance platform shall be a minimum of 24 square feet.
3. The roof of the manufactured home shall have an eave extending at least ten (10) inches from each vertical exterior wall. A site installed gutter may be counted in the width of the eave.
4. The front facade of the building shall extend parallel to the frontage line.
5. The manufactured home is set up on the site in accordance with the standards set by the NC Department of Insurance.
6. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

5.8 Specific Provisions for HOUSE Building Type

A. Applicability of Provisions Based on Lot Dimension

		(5.16) Dimension Standards	(5.6) General Provisions	(5.8.B) Street Façade Provisions	(5.8.C) Access & Garage Provisions	(5.8.D) Design Element Provisions
LOT DIMENSION	30 – 69 ft wide	Applicable	Applicable	Applicable	Applicable	Applicable
	70+ ft wide and setback less than 40 ft	Applicable	Applicable	Applicable	Applicable	Applicable
	70+ ft wide and setback 40 ft or greater	Applicable	Semi-Applicable (1)	Not Applicable	Not Applicable	Not Applicable

Notes: 1. Provisions 5.6.B-D and 5.7 remain applicable

B. Street Façade Provisions

1. **Front Porch:** If constructed, a front porch shall project at least 6 feet under roof from the exterior wall of the house and the width shall extend a minimum of two times the depth. This subsection shall not apply to a portico or stoop as defined by this ordinance. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
2. **Raised Entrance**
 - a) A house 20 feet from the sidewalk or closer shall have the primary entrance and lowest floor above grade raised above the sidewalk grade a minimum of 1½ feet. This provision shall not prevent the construction of a basement or lower floor when the lot slopes down and away from sidewalk grade.
 - b) A house between 20 and 40 feet from the sidewalk shall be raised a minimum of 1 foot.

C. Access and Garage Provisions

1. **Alley-Access House:** This type of house is required on lots less than 50 feet wide.
 - a) An alley-access garage shall not be attached to the principal house on lots less than 40 feet wide. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
 - b) The construction of a detached garage is not permitted unless a principal house is located on the lot. The detached garage and principal house may be constructed concurrently.

- c) A detached garage shall be located only in the rear yard and shall not cover more than 40% of the rear yard. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
- 2. **Street-Access House:** This type of house is prohibited on lots less than 50 feet wide.
 - a) No garage door shall be any closer than 25 feet from the street right-of-way. *(Intent: Not regulating as a design element; regulation prevents vehicles from overhanging the public sidewalk)*
 - b) A front-loading attached garage shall be recessed a minimum of 5 feet behind the front facade of the house and designed to form a secondary building volume.
 - c) A garage with more than two bays shall not face the street. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
 - d) The maximum width of an attached garage bay door shall be 18 feet or no more than 40% of the front façade, whichever is less. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*

D. Design Element Provisions for House Type

(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)

In all developments of two or more lots, a house building type shall provide detailed design along all building elevations. Detailed design shall be provided by using **at least five (5)** of the following architectural features as appropriate for the architectural style (may vary features on rear/side/front elevations):

- 1. Dormers
- 2. Gables
- 3. Brick or Stone veneer (all-around)
- 4. Front porch (projecting a minimum depth of 8 feet under roof from the exterior wall of the house and a minimum width of two times the depth)
- 5. Cupolas or towers
- 6. Pillars, posts, or columns
- 7. Eaves (minimum 10 inch projection which may include gutter)
- 8. Off-sets in building face or roof (minimum 16 inches)
- 9. Window trim (minimum 4 inches wide)
- 10. Bay windows
- 11. Balconies
- 12. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)

5.9 Specific Provisions for TOWNHOUSE Building Type

A. Street Façade and Scale Provisions

1. **Bulk and Scale:** The bulk and scale of townhouse development shall be similar to and consistent with the surrounding neighborhood as evaluated by the bulk of buildings adjacent, abutting and development.
2. **Front Porches:** If constructed, a front porch shall project at least 6 feet under roof from the exterior wall of the townhouse and the width shall extend a minimum of two times the depth. This subsection shall not apply to a portico or stoop as defined by this ordinance. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
3. **Raised Entrances:** A townhouse shall have the primary entrance and lowest floor above grade raised above the sidewalk grade a minimum of 1½ feet when constructed in the RMX, NMX, CMX, and TND districts. This provision shall not prevent the construction of a basement or lower floor when the lot slopes down and away from sidewalk grade. Live-work units may be constructed with the primary entrance at grade in any permitted district.

B. Access and Garage Provisions

1. An alley-accessed townhouse with detached garage is required on lots less than 40 feet wide. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
2. No garage door shall be any closer than 25 feet from the street right-of-way. *(Intent: Not regulating as a design element; regulation prevents vehicles from overhanging the public sidewalk)*
3. A front-loading attached garage shall be recessed a minimum of 5 feet behind the front facade of the townhouse and designed to form a secondary building volume.
4. A garage with more than two bays shall not face the street. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*
5. The maximum width of an attached garage bay door shall be 18 feet or no more than 40% of the front façade, whichever is less. *(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)*

C. Design Element Provisions for Townhouse Type

(Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86)

1. Detailed Design Features: A townhouse building type shall provide detailed design along all building elevations. Detailed design shall be provided by using **at least six (6)** of the following architectural features as appropriate for the architectural style (may vary features on rear/side/front elevations):

- a) Dormers
- b) Gables
- c) Brick or Stone veneer (all-around)
- d) Front porch
- e) Cupolas or towers
- f) Pillars, posts, or columns
- g) Eaves (minimum 10 inch projection which may include gutter)
- h) Off-sets in building face or roof (minimum 16 inches)
- i) Window trim (minimum 4 inches wide)
- j) Bay windows
- k) Balconies
- l) Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
- m) Decorative cornices and roof lines (for flat roofs)

5.10 Specific Provisions for APARTMENT Building Type

A. Street Façade and Scale Provisions

1. **Bulk and Scale:** The bulk and scale of apartment infill development shall be similar to and consistent with the surrounding neighborhood as evaluated by the bulk of buildings adjacent, abutting and surrounding the proposed development.
2. **Porches and Stoops:** Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. If provided, porches shall be at least 8 feet deep.
3. **Garage Doors:** Garage doors are not permitted on the front elevation of any apartment building.
4. **Rooftop Equipment:** All rooftop equipment shall be screened from view.

B. Design Element Provisions for Apartment Type

1. **Building Elevations:** All elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. “Percent of elevation” is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
2. **Design Details:** All apartment buildings shall provide detailed design along all primary elevations and elevations facing a public street or open space. Detailed design shall be provided by using at least five (5) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - a) Dormers
 - b) Gables
 - c) Brick or Stone veneer (all-around)
 - d) Covered porch or stoop entries
 - e) Cupolas or towers
 - f) Pillars, posts, or columns
 - g) Eaves (minimum 10 inch projection which may include gutter)
 - h) Off-sets in building face or roof (minimum 16 inches)
 - i) Window trim (minimum 4 inches wide)
 - j) Bay windows
 - k) Balconies
 - l) Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
 - m) Decorative cornices and roof lines (for flat roofs)

5.11 General Provisions for Mixed-Use, Commercial, and Institutional Building Types

- A. **Street Walls:** The following provisions shall apply to the first floor street-facing elevations of mixed-use building types in the NMX, CMX, DMX and TND districts and all commercial building types in the NMX, DMX, and TND districts when used for mercantile purposes:
1. **Windows and Doors:** The first floor street-facing elevations shall include transparent windows and doors arranged so that the uses inside are visible from and accessible to the street on at least 40% of the length of the first floor building elevation along the first floor street frontage.
 2. **Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.)
 4. **Ventilation Grates and Exit Doors:** All ventilation grates and doors located at the first floor level oriented to any public street shall be flush with the building wall.
 5. **Security Bars and Roll downs:** Security bars or roll down doors shall be installed on the interior when facing a public street.

5.12 Specific Provisions for MIXED-USE Building Type

A. Street Façade Provisions

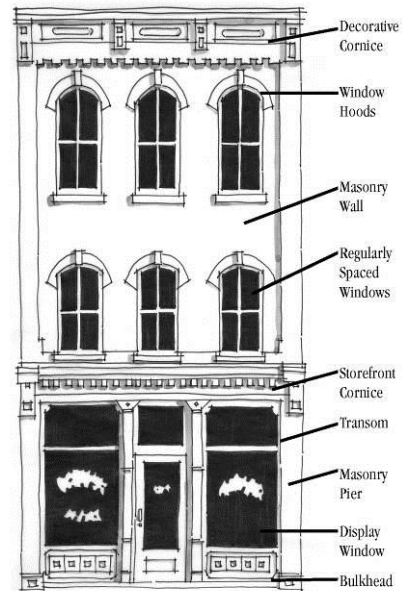
The following design details are required on elevations facing a public street on all mixed-use buildings:

1. Primary entrance doorway, except that corner buildings shall provide one primary entrance along a street-facing façade.
2. Display windows along the ground floor.
3. Rhythmically-spaced windows and patterns on all upper floors.
4. Decorative cornice.

B. Design Element Provisions for Mixed-Use Type

Detailed design shall be provided by using **at least three (3)** of the following architectural features on all other elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

1. Window hoods or canopies
2. Storefront (mid-wall) cornice
3. Transom
4. Masonry Piers (rhythmically-spaced)
5. Ground-level bulkhead
6. Recessed entries
7. Bay window or balcony



5.13 Specific Provisions for COMMERCIAL Building Type

A. Street Façade Provisions

The following design details are required on elevations facing a public street on all commercial buildings:

1. Primary entrance doorway, except that corner buildings shall provide one primary entrance along a street-facing façade
2. Display windows along the ground floor

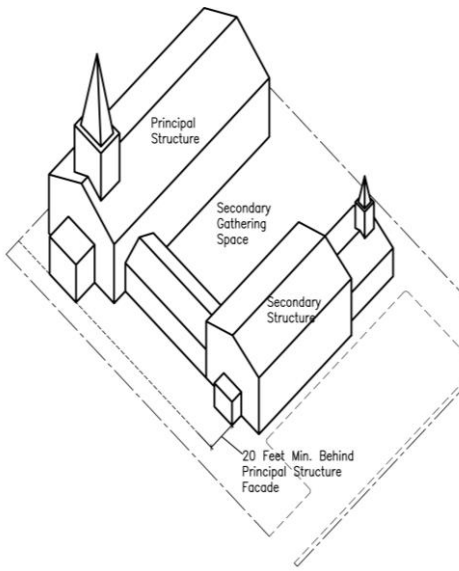
B. Design Element Provisions for Commercial Type

Detailed design shall be provided by using *at least two (2)* of the following architectural features on all other elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

1. Window hoods or canopies
2. Storefront (mid-wall) cornice
3. Transom
4. Masonry Piers (rhythmic and patterned)
5. Ground-level bulkhead
6. Recessed entries
7. Bay window or balcony
8. Decorative cornice

5.14 Specific Provisions for INSTITUTIONAL Building Type

A. Applicability and Building Type Provisions

1. **Applicability:** Uses appropriate for the Institutional building type shall include governmental offices, schools, hospitals and long-term care facilities, post offices, churches, synagogues and non-profit or charitable clubs and organizations.
2. Institutional buildings should be of sufficient design to create visual anchors for the community.
3. **Secondary Buildings:** Building(s) incidental to the principal structure shall be behind line a minimum of 20 ft behind the front facade of the principal structure, and if more than one, shall be arranged to create secondary gathering spaces within the lot.
4. **Roofs:** Flat roofs are allowed, but principal buildings adjacent to residential structures shall have similar architectural features such as pitched roofs to ensure compatibility.

5.15 Specific Provisions for PUBLIC LANDMARK Building Type

A. Applicability and Building Type Provisions

1. **Applicability:** The Public Landmark building type may only be used for public buildings such as city or county halls, libraries, courthouses, and transportation terminals; and semi-public buildings such as civic/convention centers, museums, performing arts centers, and observatories.
2. They should be built so that they terminate a street vista whenever possible.
3. They should be designed to create visual anchors for the community.
4. They shall be clad in glass or masonry using brick, stone, applied stucco, or architectural CMU.

5.16 Dimensional Standards by Zoning District for Residential Building Types

(All Numbers In Feet)

	OSP	RR	GR	HR	UR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC
Lot Width: <i>Minimum</i>														
House	100	100	55	30	30	30	30	30	-	-	-	-	30	30
Townhouse	-	-	40	-	20	20	20	20	-	-	-	-	20	20
Apartment	-	-	-	-	-	0	0	0	30	32	-	-	0	0
Lot Depth: <i>Minimum</i>														
House	100	100	100	100	100	100	100	100	0	-	-	-	100	100
Townhouse	-	-	0	-	0	0	0	0	-	-	-	-	0	0
Apartment	-	-	-	-	-	0	0	0	0	0	-	-	0	0
Front Setback: <i>Minimum</i> (a)														
House	30	40	10	10	10	10	10	10	-	-	-	-	10	(f)
Townhouse	-	-	0 or 10	-	0 or 10	0 or 10	0 or 10	0 or 10	-	-	-	-	0 or 10	(f)
Apartment	-	-	-	-	-	0 or 10	0 or 10	0 or 10	0	10	-	-	0 or 10	(f)
Front Setback: <i>Maximum</i>														
House	nm	nm	nm	nm	nm	nm	nm	nm	-	-	-	-	nm	(f)
Townhouse	-	-	nm	-	nm	25	25	25	-	-	-	-	25	(f)
Apartment	-	-	-	-	-	nm	nm	nm	25	nm	-	-	nm	(f)
Front Yard Encroachment (b)														
House	-	8	8	8	8	8	8	8	-	-	-	-	8	8
Townhouse	-	-	5	-	5	5	5	5	-	-	-	-	5	5
Apartment	-	-	-	-	-	8	8	8	8	-	-	-	8	8
Side Setback: <i>Minimum</i>														
House	10	10	20%*	20%*	20%*	20%*	20%*	20%*	-	-	-	-	20%*	(f)
Townhouse	-	-	10**	-	10**	10**	10**	10**	-	-	-	-	10**	(f)
Apartment	-	-	-	-	-	10**	10**	10**	0 or 6**	0 or 4	-	-	10**	(f)

(a) For corner lots, the building shall use the front setback for both streets

(b) Upper story balconies may encroach into sidewalk ROW with city approval

(c) Two (2) stories or 20 feet

* 20% of the lot width

** Feet between buildings

^ Measured from centerline of alley

[] 0' in development, otherwise

+ Hospital to 150' with SUP

(f) See Sec. 2.4.E

(All Numbers In Feet)

	OSP	RR	GR	HR	UR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC
Rear Setback: <i>Minimum</i>														
House	20	30	25	25	25	25	25	25	-	-	-	-	25	(f)
Townhouse	-	-	0	-	-	0	0	0	-	-	-	-	0	(f)
Apartment	-	-	-	-	-	0	0	0	0	0 or 4	-	-	0	(f)
Rear Setback from Alley: <i>Minimum</i>														
House	-	-	15^	15^	15^	15^	15^	15^	-	-	-	-	15^	(f)
Townhouse	-	-	15^	-	15^	15^	15^	15^	-	-	-	-	15^	(f)
Apartment	-	-	-	-	-	15^	15^	15^	15^	0	-	-	15^	(f)
Accessory Structure/Dwelling Unit Side/Rear Setback: <i>Minimum</i>														
House	5	5	5 (10 over 200 sf)	5	5	5	5	5	-	-	-	-	5	(f)
Townhouse	-	-	5	-	-	5	5	5	-	-	-	-	5	(f)
Apartment	-	-	-	-	-	5	5	5	0	0 or 4	-	-	5	(f)
Minimum Height														
House	0	0	0	0	0	0	0	0	-	-	-	-	0	0
Townhouse	-	-	0	-	0	(e)	(e)	(e)	-	-	-	-	(e)	(e)
Apartment	-	-	-	-	-	(e)	(e)	(e)	(e)	0	-	-	(e)	(e)
Maximum Height														
House	50	50	50	35	35	35	35	35	-	-	-	-	35	35
Townhouse	-	-	3 story	-	3 story	3 story	3 story	3 story	-	-	-	-	3 story	3 story
Apartment	-	-	-	-	-	3 story	4 story	4 story	nm	3 story	-	-	5 story	5 story

See footnotes above

5.17 Dimensional Standards by Zoning District for Commercial, Mixed-Use, Institutional, & Public Landmark Building Types

(All Numbers In Feet)

	OSP	RR	GR	HR	UR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC
Lot Width: <i>Minimum</i>														
Mixed-Use	-	-	-	-	-	32	0	0	0	-	-	-	-	-
Commercial	-	-	-	-	-	32	32	32	16	32	-	-	32	32
Instit/Pub Lmrk	100	100	100	50	50	50	50	50	50	32	-	-	50	50
Lot Depth: <i>Minimum</i>														
Mixed-Use	-	-	-	-	-	0	0	0	0	-	-	-	-	-
Commercial	-	-	-	-	-	0	0	0	0	0	-	-	0	0
Instit/Pub Lmrk	0	0	0	0	0	0	0	0	0	0	-	-	0	0
Front Setback: <i>Minimum (a)</i>														
Mixed-Use	-	-	-	-	-	0	0	0 or 10	0	-	-	-	-	-
Commercial	-	-	-	-	-	0	0	0 or 10	0	10	-	-	0	(f)
Instit/Pub Lmrk	30	40	10	10	10	10	0	0	0	10	-	-	0	(f)
Front Setback: <i>Maximum</i>														
Mixed-Use	-	-	-	-	-	nm	10	nm	10	-	-	-	-	-
Commercial	-	-	-	-	-	10	10	75	10	nm	-	-	nm	(f)
Instit/Pub Lmrk	nm	nm	nm	nm	nm	nm	nm	nm	25	nm	-	-	nm	(f)
Front Yard Encroachment (b)														
Mixed-Use	-	-	-	-	-	8	8	8	8	-	-	-	-	-
Commercial	-	-	-	-	-	8	8	8	8	-	-	-	-	-
Instit/Pub Lmrk	-	8	10	10	10	10	10	10	25	-	-	-	-	-
Side Setback: <i>Minimum</i>														
Mixed-Use	-	-	-	-	-	[0 or 12]	[0 or 5]	[0 or 5]	0 or 4	-	-	-	-	-
Commercial	-	-	-	-	-	[0 or 5]	[0 or 5]	[0 or 5]	0 or 4	0 or 4	-	-	0 or 4	(f)
Instit/Pub Lmrk	10	10	15	10**	10**	10**	10**	10**	0 or 4	0 or 4	-	-	5	(f)

See footnotes above

(All Numbers In Feet)

	OSP	RR	GR	HR	UR	RMX	NMX	CMX	DMX	HB	LI	HI	HS	IC
Rear Setback: <i>Minimum</i>														
Mixed-Use	-	-	-	-	-	10	0	0	0 or 4	-	-	-	-	-
Commercial	-	-	-	-	-	0	0	0	0 or 4	0 or 4	-	-	0	(f)
Instit/Pub Lmrk	20	30	30	30	30	30	30	30	0 or 4	0 or 4	-	-	30	(f)
Rear Setback from Alley: <i>Minimum</i>														
Mixed-Use	-	-	-	-	-	5	0	0	0	-	-	-	-	-
Commercial	-	-	-	-	-	0	0	0	0	0	-	-	0	(f)
Instit/Pub Lmrk	-	-	-	-	-	-	-	-	0	0	-	-	0	(f)
Accessory Structure/Dwelling Unit Side/Rear Setback: <i>Minimum</i>														
Mixed-Use	-	-	-	-	-	0	0	0	0	-	-	-	-	-
Commercial	-	-	-	-	-	0	0	0	0	0 or 4	-	-	0	(f)
Instit/Pub Lmrk	5	5	5	5	5	5	5	5	0	0 or 4	-	-	5	(f)
Minimum Height														
Mixed-Use	-	-	-	-	-	2 story	2 story	2 story	2 story	-	-	-	-	-
Commercial	-	-	-	-	-	0	0	0	2 story	0	-	-	0	0
Instit/Pub Lmrk	0	0	0	0	0	0	0	0	(e)	0	-	-	0	0
Maximum Height														
Mixed-Use	-	-	-	-	-	3 story	4 story	4 story	nm	-	-	-	-	-
Commercial	-	-	-	-	-	2 story	4 story	4 story	nm	3 story	-	-	5 story+	5 story+
Instit/Pub Lmrk	50	50	3 story	3 story	3 story	3 story	4 story	4 story	nm	3 story	-	-	5 story+	5 story+

See footnotes above