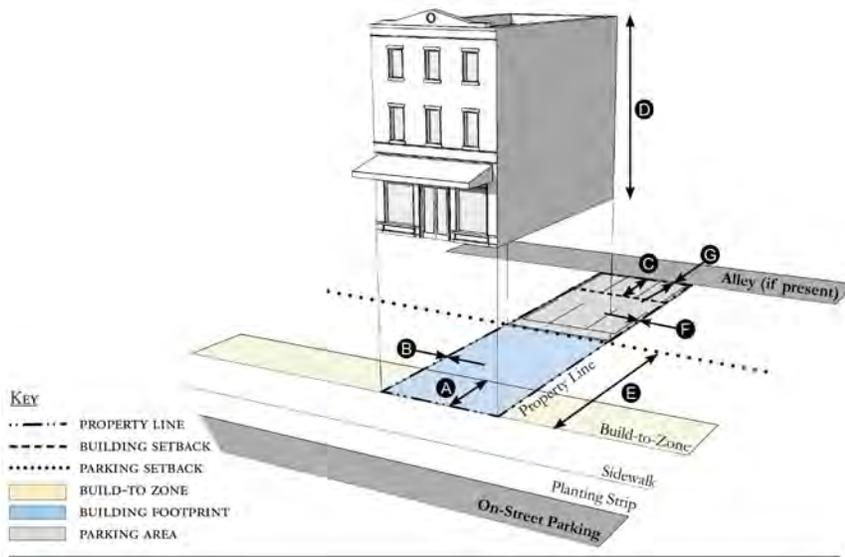


From Sec. 12.3.05. Building type and frontage type standards...

Figure R-5.01 Shopfront Building



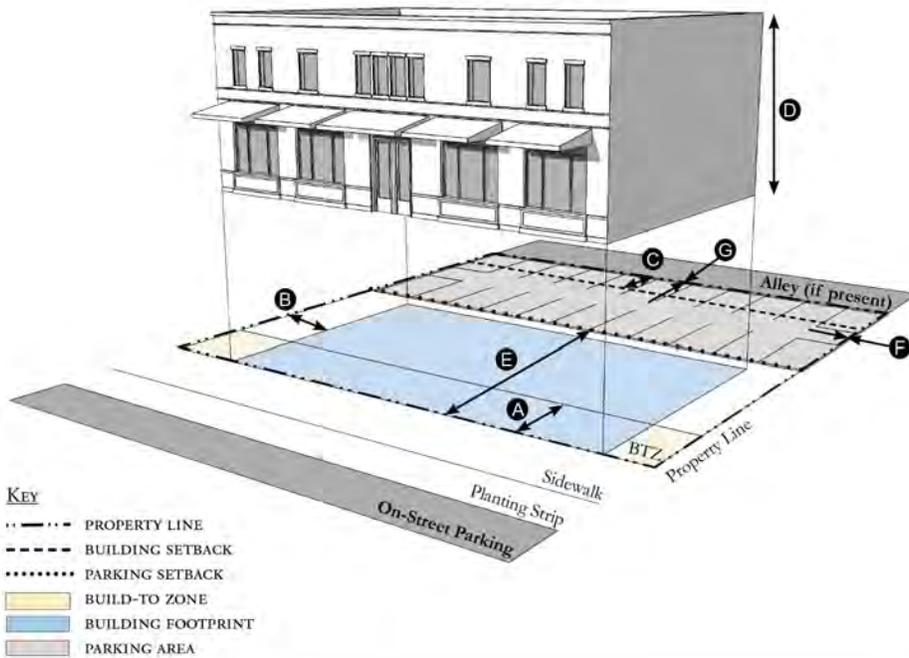
Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	0' min., 15' max.	
Side at Property Line Setback ¹	0' or 5'	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min/0' min with alley	G
Permitted Subdistricts, see 12.3.02		
Core	Corridor	Waterfront
	Industrial	
Description		
A Shopfront Building has ground level space immediately adjoining the sidewalk that can accommodate business uses with doors and large windows facing the sidewalk.		
Façade Transparency, see 12.23.04.65		%
Ground level facing streets or civic open spaces		20-70
Above the ground level		20-50

Notes:

¹Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.02 Mixed-Use Building

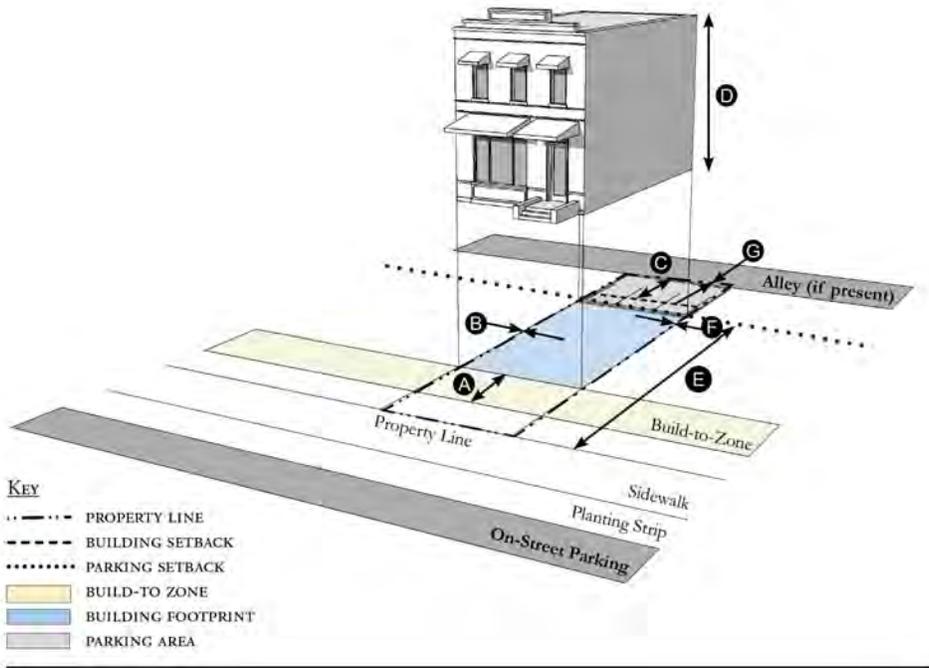


Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback ¹	5' min. or 10' max.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min/0' min with alley	G
Permitted Subdistricts, see 12.3.02		
Core	General	Waterfront
Corridor	Industrial	Multifamily
Description		
A Mixed-Use Building has multiple tenants or occupancies and may contain residences, lodging and/or businesses to the extent permitted in the Subdistrict.		
Façade Transparency, see 12.23.04.65		%
Ground level facing streets or civic open spaces		20-70
Above the ground level		20-50

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.03 Office Building

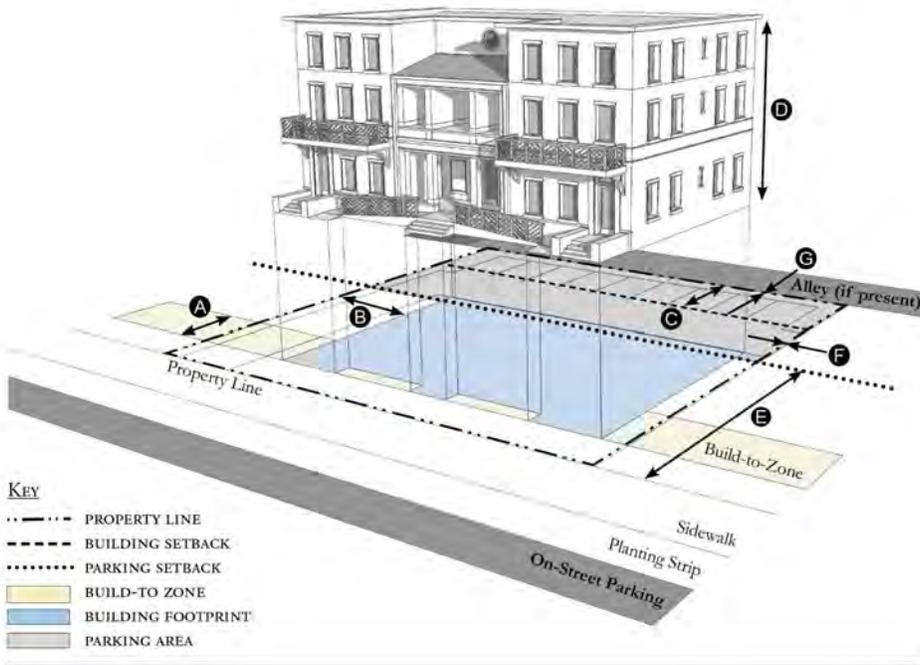


Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	10' min./15' max.	A
Side at Street Build-to-Zone	10' min./15' max.	
Side at Property Line Setback ¹	0' or 5'	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min/0' min with alley	G
Permitted Subdistricts, see 12.3.02		
Core	Corridor	
Description		
An Office Building has a one or more commercial tenants, occupancies, or businesses. An Office Building may have a shopfront frontage on the ground level.		
Façade Transparency, see 12.23.04.65		%
Ground level facing streets or civic open spaces	20-70	
Above the ground level	20-50	

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling. For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table R-5.

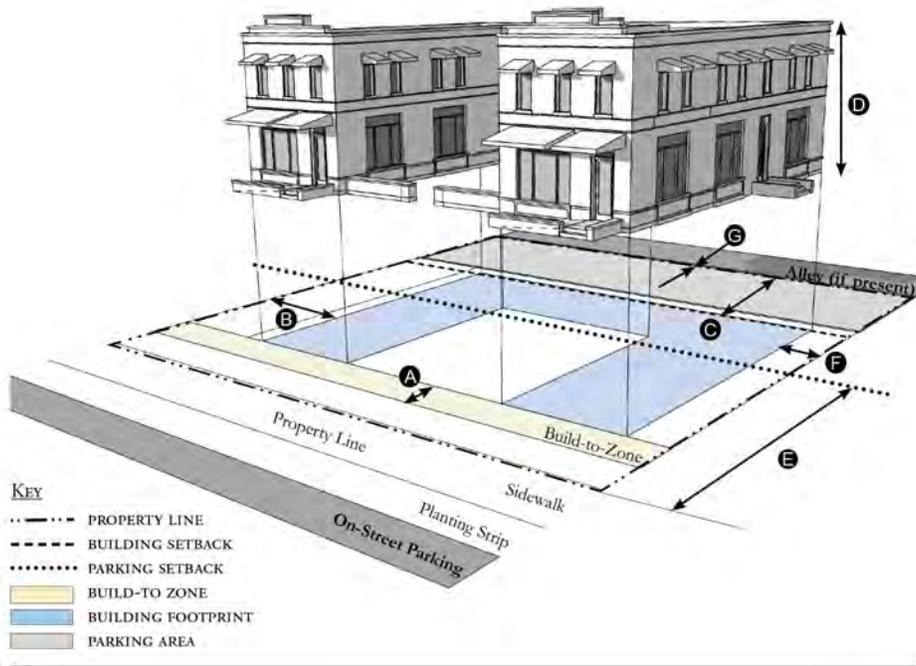
Figure R-5.04 Apartment Building



Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Build-to-Zone	10' min./25' max.	(A)
Side at Street Build-to-Zone	10' min./15' max.	
Side at Property Line Setback ¹	5' min.	(B)
Rear Yard Setback ¹	10' min./5' min. with alley	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table R-5	(D)
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min./0' min. with alley	(F)
Rear Setback	5' min./0' min. with alley	(G)
Permitted Subdistricts, see 12.3.02		
Core	General	Corridor
Multifamily	Waterfront	
Description		
An Apartment Building contains multiple residences above and/or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk. Off-street parking is provided to the side or rear.		
Façade Transparency, see 12.23.04.65		%
Ground level facing streets or civic open spaces		20-70
Above the ground level		20-50

Notes: ¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.05 Courtyard Building

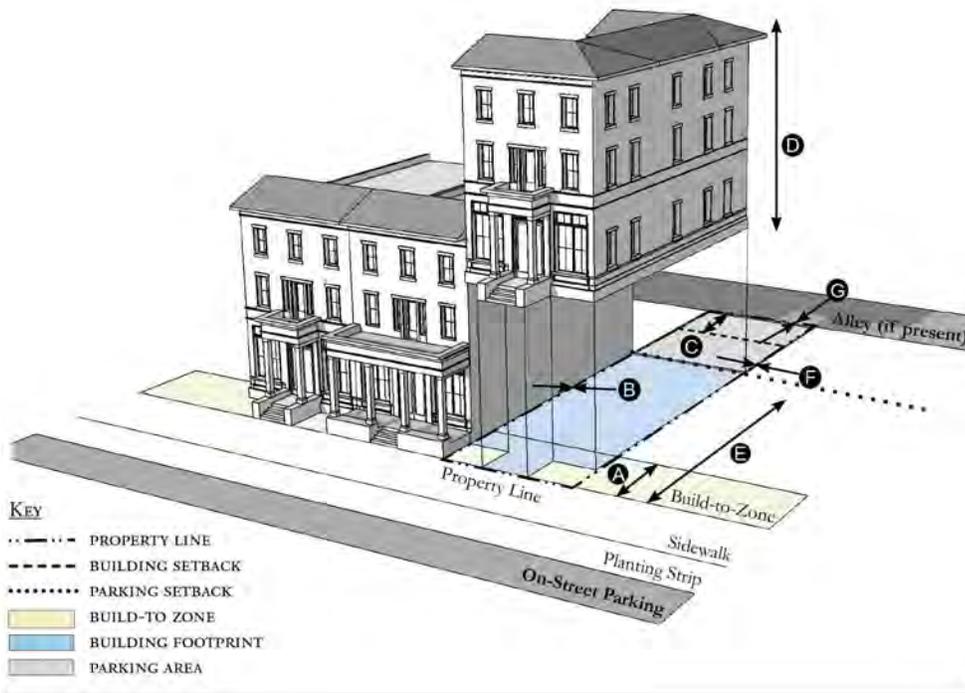


Building Placement, see 12.1.04.6		
Frontage Buildout	80% min. includes courtyard	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Build-to-Zone	10' min./15' max.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table R-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min./0' min. with alley	F
Rear Setback	5' min./0' min. with alley	G
Permitted Subdistricts, see 12.3.02		
Core	General	Corridor
Multifamily	Waterfront	
Description		
A Courtyard Building accommodates multiple dwellings or businesses arranged around and fronting on a central green that may be partially or wholly open to the street.		
Façade Transparency, see 12.23.04.65		%
Ground level facing streets or civic open spaces		20-70
Above the ground level		20-50

Notes:

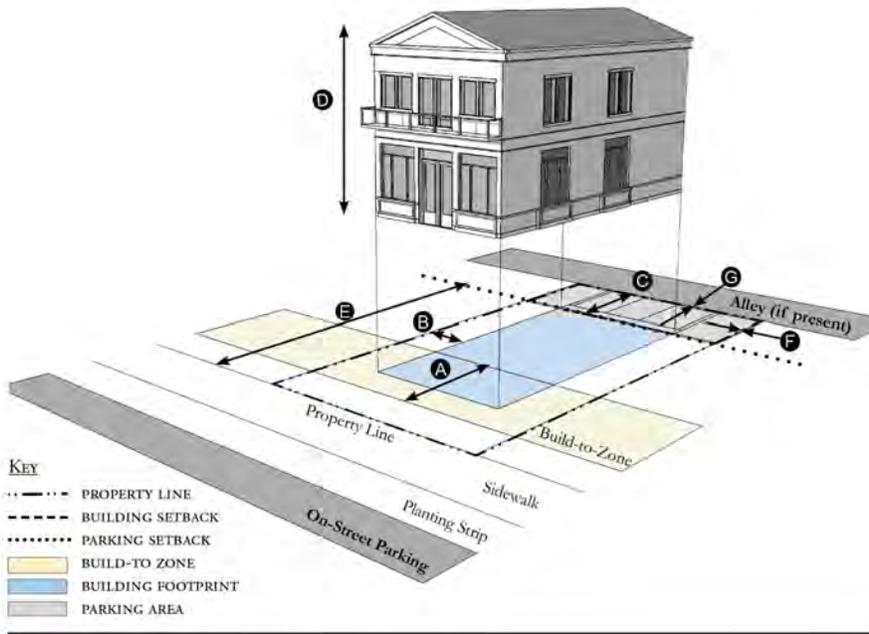
¹Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.06 Townhouse



Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	0' min./15' max.	A
Side at Street Build-to-Zone	0' min./15' max.	
Side at Property Line Setback ^{1, 2}	0' min. or 10' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table R-5/2 stories min.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min./0' min. with alley	G
Permitted Subdistricts, see 12.3.02		
Core	General	Corridor
Multifamily	Waterfront	
Description		
A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking shall be located in the rear.		
<u>Facade Transparency, see 12.3.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	
<u>Above the ground level</u>	<u>15 min.</u>	

Figure R-5.07 Live/Work Building

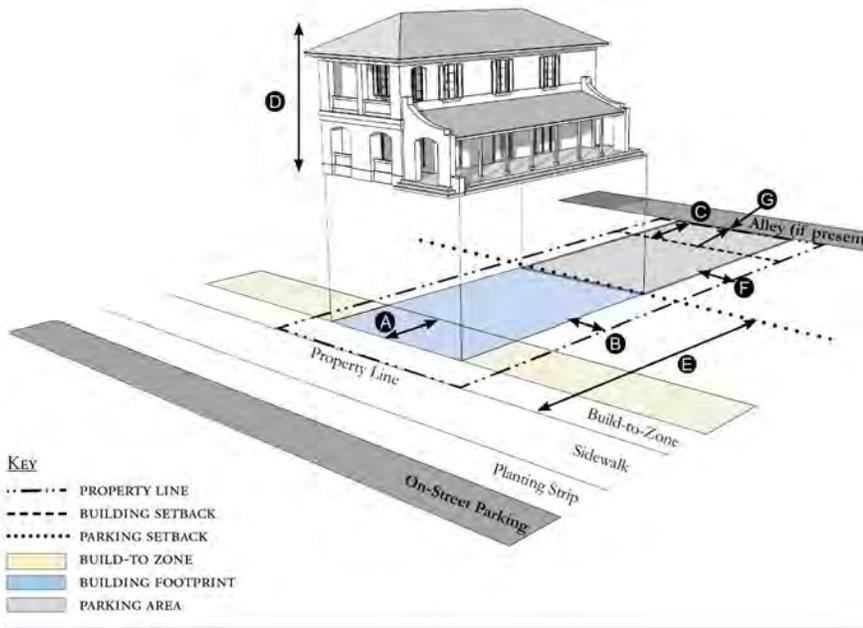


Building Placement, see 12.1.04.6		
Frontage Buildout	80% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	10' min.	B
Rear Yard Setback ¹	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	12' min.	
Building Height	Refer to Table R-5	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Permitted Subdistricts, see 12.3.02		
Core	General	Waterfront
Corridor	Industrial	
Description		
A Live/Work Building is a building which is predominately residential in its character, but contains commercial and residential uses.		
Façade Transparency, see 12.3.04.5		%
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>
<u>Above the ground level</u>		<u>15 min.</u>

Notes:

¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwellings. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.08 Side Yard House

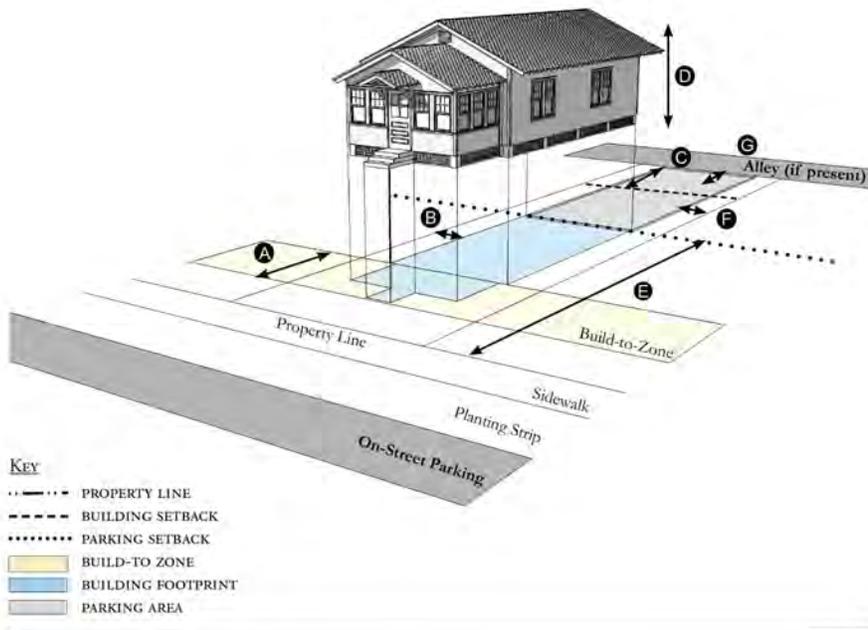


Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Build-to-Zone	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	B
Rear Yard Setback	10' min/5; min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30' ¹ / ₂ stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Permitted Subdistricts, see 12.3.02		
General	Corridor	Detached
Description		
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.		
<u>Facade Transparency, see 12.3.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	
<u>Above the ground level</u>	<u>15 min.</u>	

Notes:

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.09 Cottage

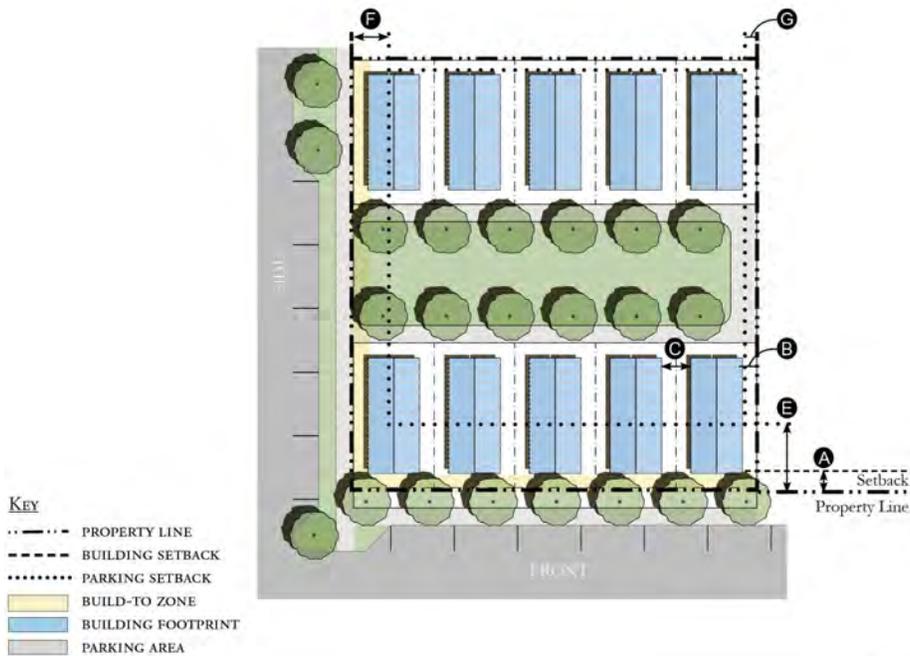


Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Build-to-Zone	5' min., 10' max.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30' 1/2 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min.	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Permitted Subdistricts, see 12.3.02		
Core	General	Corridor
Corridor	Multifamily	Mobile Home
Detached	Detached Estate	
Description		
A Cottage is a detached building with a small front yard often located on a narrow lot Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.		
<u>Facade Transparency, see 12.3.04.5</u> %		
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	
<u>Above the ground level</u>	<u>15 min.</u>	

Notes:

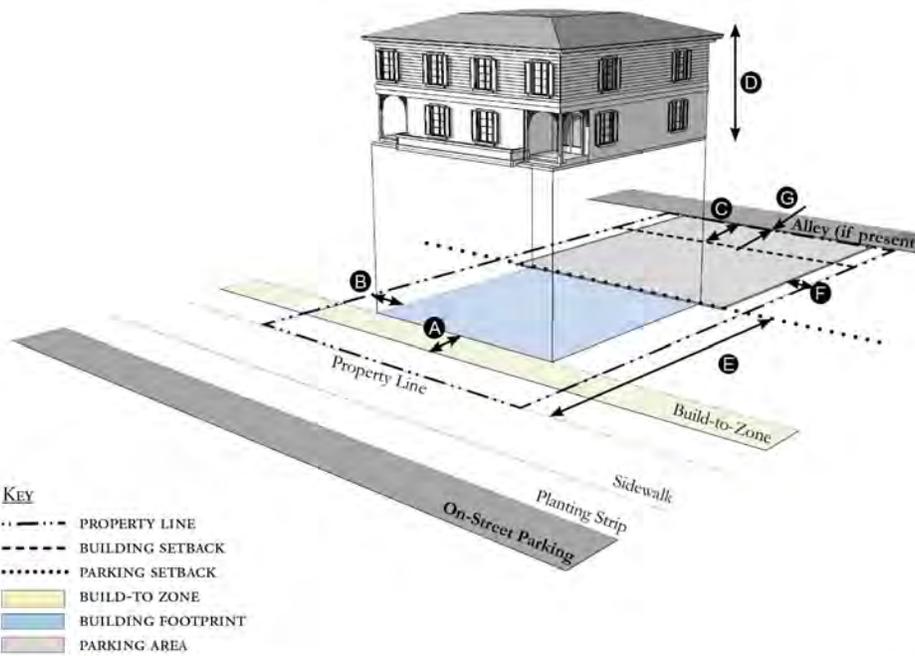
Cottages shall not exceed a footprint of 2,000 square feet. ¹For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage. For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table R-5.

Figure R-5.10 Cottage Court



Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Setback ²	6' min.	A
Side/Rear at Street Setback ²	6' min.	
Side/Rear at Property Line Setback ²	6' min.	B
Unit Separation ²	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/2 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback ²	30' min.	E
Side at Street Setback ²	10' min.	
Side at Property Line Setback ²	5' min.	F
Rear Setback ²	5' min.	G
Permitted Subdistricts, see 12.3.02		
Core	General	Waterfront
Corridor	Mobile Home	Multifamily
Description		
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.		
<u>Facade Transparency, see 12.3.04.5</u> %		
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	
<u>Above the ground level</u>	<u>15 min.</u>	

Figure R-5.11 Duplex



Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Build-to-Zone	10' min./25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback ¹	10' min	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30' max.	D
Parking Placement, see 12.1.04.6		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.		
Permitted Subdistricts, see 12.3.02		
General	Corridor	Multifamily
Description		
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.		
<u>Facade Transparency, see 12.3.04.5</u>		
		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>
<u>Above the ground level</u>		<u>15 min.</u>

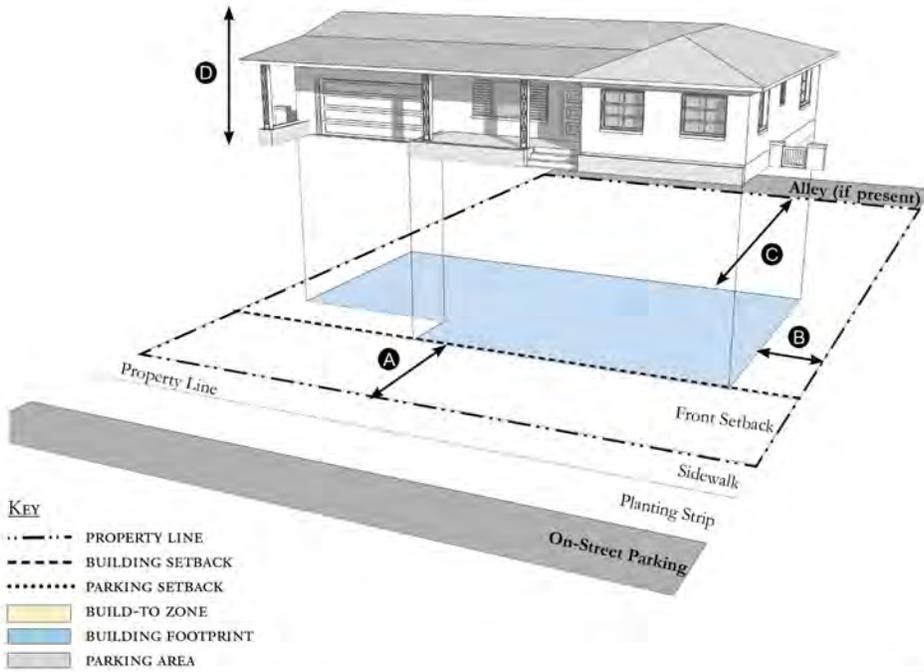
Notes:

An ADU is prohibited on lots on which a duplex is located.

¹For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.12 All Yard House

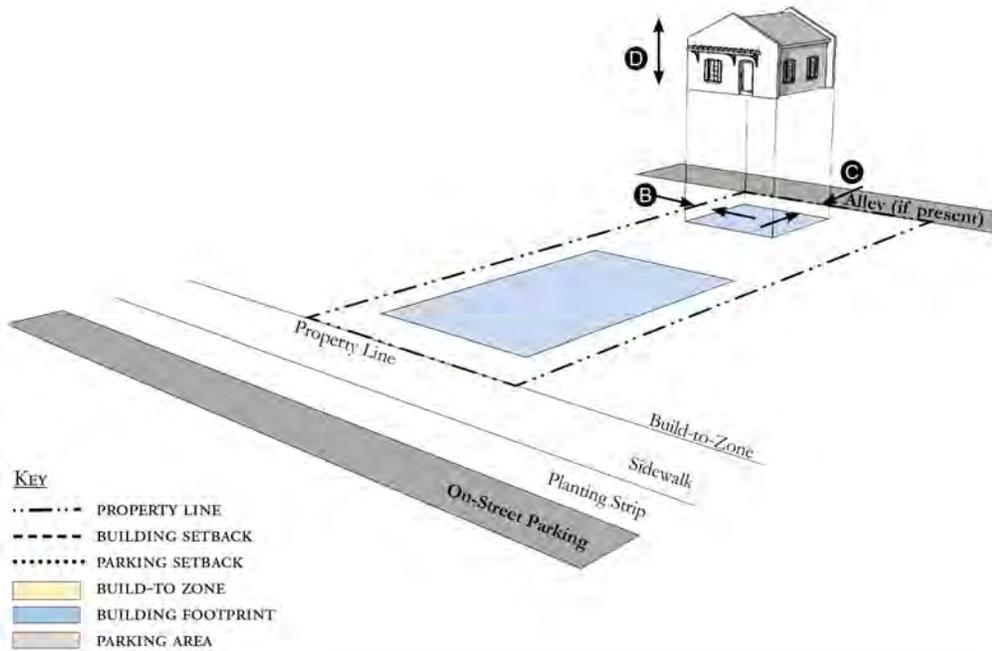


Building Placement, see 12.1.04.6		
Frontage Buildout	Not Required	
Front Setback	20' min.	(A)
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	(B)
Rear Yard Setback	10' min	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	30'/3 stories max	(D)
Parking Placement, see 12.1.04.G		
Side at Property Line	5' min.	(F)
Rear Setback	5' min., 0' min. alley	(G)
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage & Driveway for parking and driveway configurations for Single Family Dwellings.		
Permitted Subdistricts, see 12.3.02		
General	Corridor	Detached
Detached Estate		
Description		
An All Yard House has yards on all sides and may contain accessory structures toward the rear.		
Facade Transparency, see 12.3.04.5		%
Ground level facing streets or civic open spaces	15 min.	
Above the ground level	15 min.	

Notes:

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.13 Outbuilding



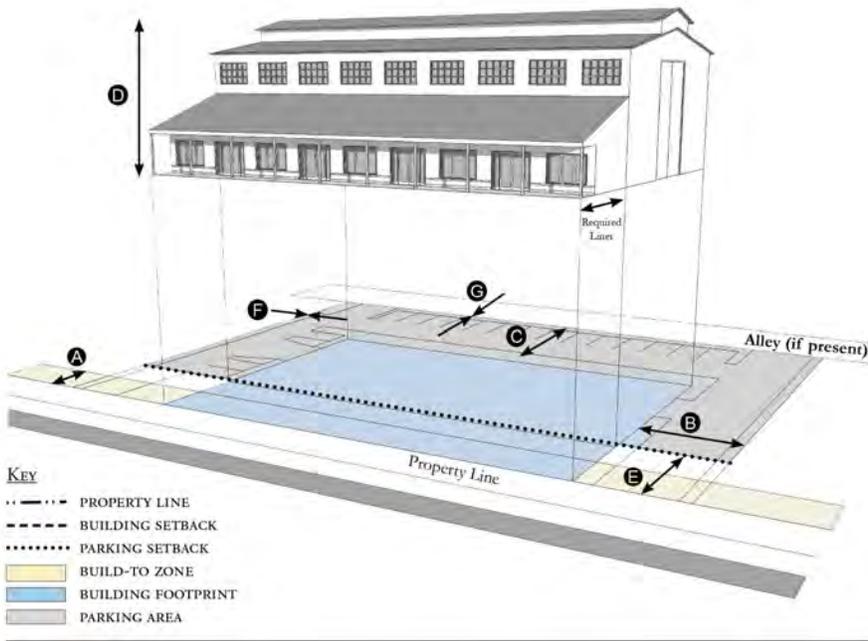
Building Placement, see 12.1.04.6		
Frontage Buildout	Not applicable	
Front Build-to-Zone	Not applicable	
Side at Street Build-to-Zone	Not applicable	
Side at Property Line Setback	5' min.	(B)
Rear Yard Setback ¹	5' min	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	24'/2 stories max.	(D)
Permitted Subdistricts, see 12.3.02		
Core	General	Waterfront
Corridor	Industrial	Detached
Detached Estate		
Description		
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.		
Façade Transparency, see 12.3.04.5		%
Ground level facing streets or civic open spaces		15 min.

Notes:

Outbuildings shall not exceed a footprint of 850 square feet.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.14 Boat Barn



Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Build-to-Zone ¹	0' min., 15' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ²	10' min.	B
Rear Yard Setback ²	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	40' max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		
Permitted Subdistricts, see 12.3.02		
Industrial	Waterfront	
Description		
A Boat Barn is an indoor storage facility. A liner with habitable uses is required to avoid large blank façades to visible to the public A liner shall face all primary streets. Liners maybe additional commercial space with permitted uses.		
Façade Transparency, see 12.3.04.5		%
Ground level facing streets or civic open spaces		15 min.

Notes:

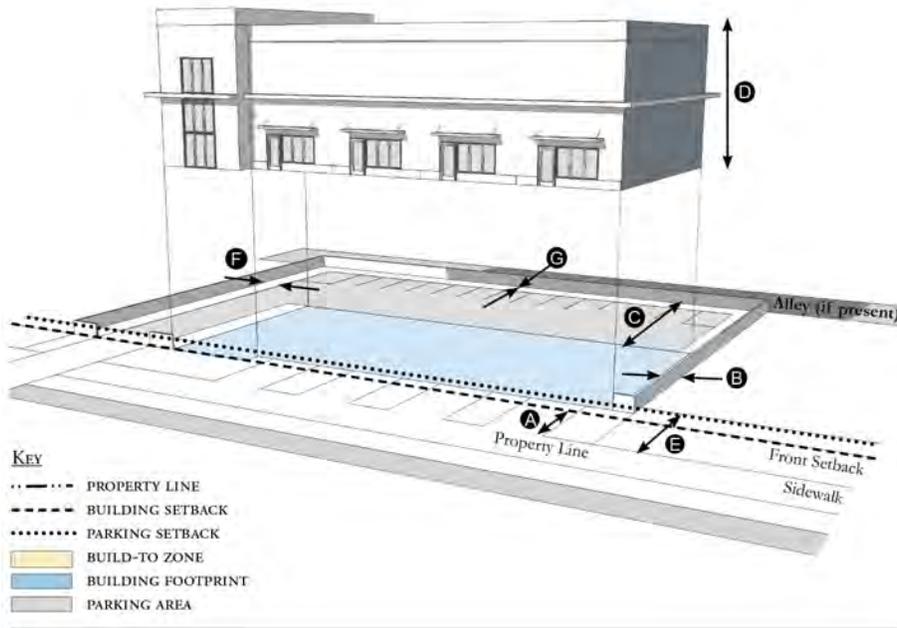
A commercial liner shall be a minimum depth of 20 feet.

¹ Measured from existing Right-of-Way or edge of pavement.

² Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.15 Industrial Building



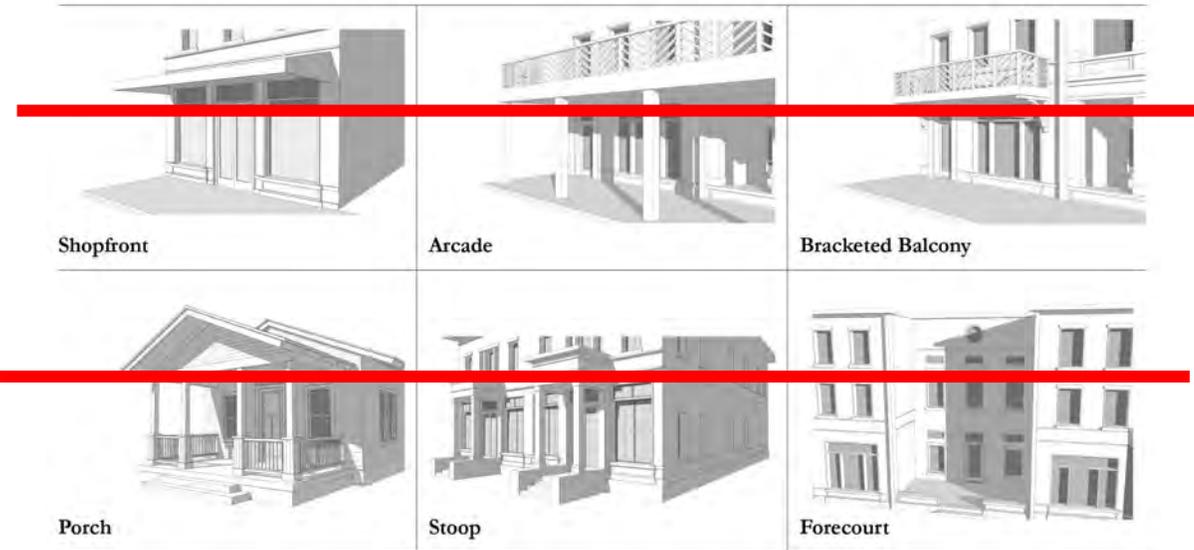
Building Placement, see 12.1.04.6		
Frontage Buildout	Not required	
Front Setback ¹	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback ²	5' min.	B
Rear Yard Setback ²	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	40' max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		
Permitted Subdistricts, see 12.3.02		
Industrial	Waterfront	
Description		
An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking and loading shall be accommodated in Alleys or Secondary Streets whenever possible.		
Façade Transparency, see 12.3.04.5		%
Ground level facing streets or civic open spaces		15 min.

Notes:

¹ Measured from existing Right-of-Way or edge of pavement.

² Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling. For permitted Lot Size, Density, Building Coverage, and Open Space, see Table R-5.

Figure R-5.16 Frontage Types Matrix



2. ~~Frontage Types.~~ Using one or more of the permitted frontage types indicated in Table R-5.17 is required within the Core, Corridor and Waterfront Subdistricts. Standards for frontages types are found in Section 12.1.05. Frontage types are encouraged in the General, Industrial, Mobile Home, Multifamily, Detached and Detached Estate Subdistricts, but are not required.

Table R-5.17 – Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch	Stoop	Forecourt
Core	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
General	-	-	-	-	-	-
Waterfront	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Mobile Home	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Detached	-	-	-	-	-	-
Detached Estate	-	-	-	-	-	-
Primary Streets shall include the required Principal Entrance & Frontage Type.						

(Ord. No. 1121, pt. I, 12-17-2019; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)

Sec. 12.3.12. Architectural standards.

~~The following Architectural Standards are applicable within Rio Redevelopment Zoning District~~

1. ~~Architectural Standards must comply with the Architectural Standards established for all Redevelopment Zoning Districts in Section 12.1.12. *Accessory Structures.* Accessory structures shall be designed and constructed to match the architectural style and building form of the primary structure. For accessory structures less than 400 square feet, a complementary or matching color shall meet the requirements of this standard.~~
2. ~~*Exterior Lighting.* Exterior lighting shall be shielded to prevent any light trespass onto adjoining property.~~
3. ~~*Painting of Structures.*~~
 - a. ~~All exterior surfaces of buildings shall be painted except when constructed with materials not normally painted, including, but not limited to, vinyl siding or brick.~~
 - b. ~~Any repairs to the exterior of any building must be painted to match the balance of the structure.~~
4. ~~*Board-ups.* If a structure is boarded up for an extended period of time for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.~~
5. ~~*Historic Structures.* Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div. 13, Article 4.~~

~~(Ord. No. 1121, pt. 1, 12-17-2019; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)~~