

## ***DIVISION 4. STANDARDS FOR LOTS & BUILDINGS***

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### **Sec. 11.4.4. Accessory Dwelling Units.**

11.4.4.A. One Principal Building and one Accessory Dwelling Unit may be built by right on each single-family lot, including townhomes, as permitted by Table 3-3.

1. Accessory Dwelling Units shall not exceed 900 square feet in Habitable Space, excluding parking.
2. Each single-family lot may accommodate one Accessory Dwelling Unit in the T3, T4-R, T4-0, and T5 Transect Zones.
3. Accessory Dwelling Units shall be limited to 2 Stories, including ground floor parking. These units are not computed towards overall density or unit calculations.

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### 11.4.6.D. *Shopfronts.*

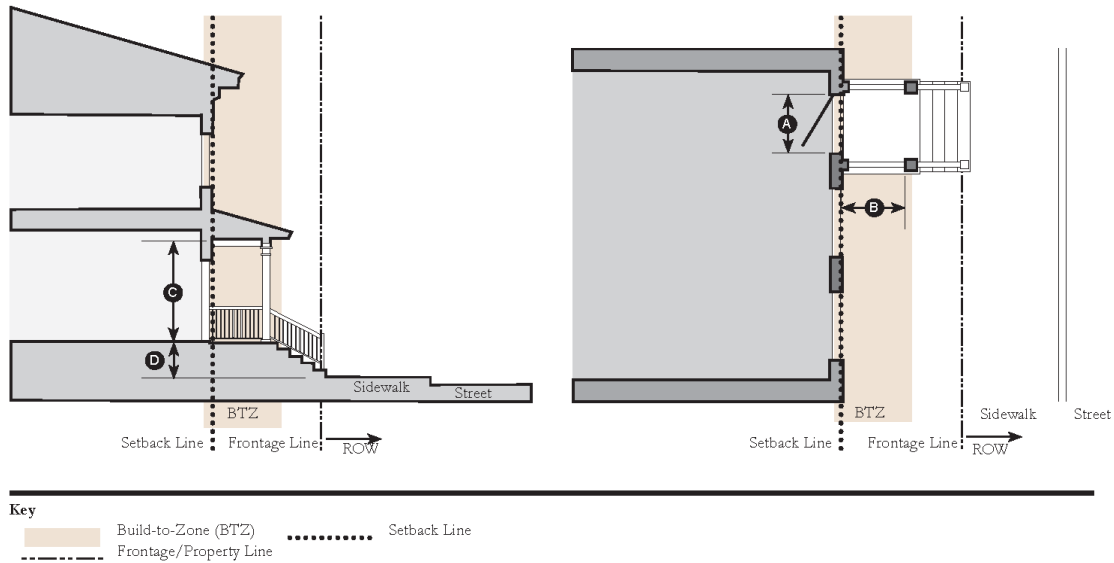
1. The top of all shopfront window sills shall be between 1 and 3 feet above the adjacent sidewalk.
2. Shopfront windows shall extend up from the sill at least 8 feet above the adjacent sidewalk.
3. Shopfronts shall have a Cornice or Expression Line above, between the first and second story.
4. Shopfront windows may not be made opaque by window treatments.
5. Shopfront windows shall use only ultra-clear high performance glass. Reflective, frosted, tinted, or textured glass is prohibited on shopfronts.
6. Doors or entrances for public access shall be provided at intervals no greater than 50 feet, unless otherwise approved. The intent is to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.
7. Shopfront doors shall contain at least 60 percent transparent glass. ~~Solid doors are prohibited.~~
8. The minimum depth of Habitable Space required behind each shopfront on the Primary Façade is provided in the Transect Zone Standards for each Transect Zone. This ensures that the area behind shopfronts is sufficient enough to be an actively used retail space.

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**Sec. 11.4.7. Frontage Types.**

11.4.7.A. Building frontages shall conform with the basic Frontage Types described in this section.

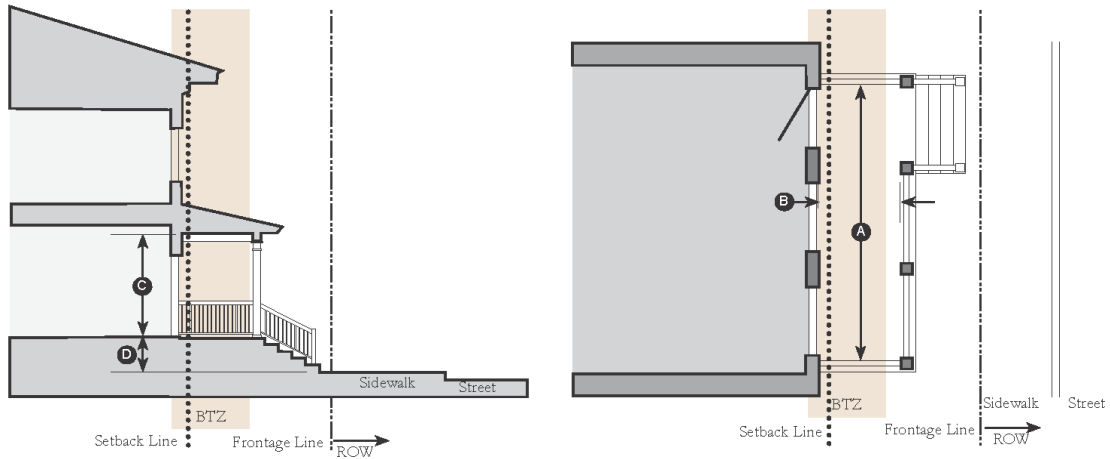
**4. Stoop**



a. Description		
The Front Façade of the building is at the Build-to-Zone or Setback Line and the elevated stoop projects forward. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may descend forward or to the side. Stoops may extend forward of the Build-to-Zone or Setback Line and, if permitted by the Transect Zone standards, into the Right-of-Way; a 6' minimum clear zone for pedestrians shall be maintained on the sidewalk.		
b. Size		
Width, Clear	5' min., 8' max.	A
Depth, Clear	5' min., 8; max.	B
Height, Clear	8' min.	C
Height	1 Story max.	
Finish Level Above Sidewalk	24" min. <u>may deviate according to finish floor elevation per table 3.2</u>	D
c. Miscellaneous		
Stairs may be perpendicular or parallel to the building Façade.		

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**5. Porch**



Key  
 Build-to-Zone (BTZ)  
 Frontage/Property Line  
 Setback Line

### a. Description

The Front Façade of the building is at the Build-to-Zone or Setback Line and the elevated stoop porch projects forward. The stoop porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A porch is large enough to function as an outdoor living space. Stairs from the stoop porch may descend forward or to the side. Stoops Porches may extend forward of the Build-to-Zone or Setback Line. Stairs from the porch may extend into the Right-of-Way provided it is privately owned or owned by the CDD, if permitted by the Transect Zone standards, into the Right-of-Way; a 6' minimum clear zone for pedestrians shall be maintained on the sidewalk.

### b. Size

Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	2 Stories max.	
Finish Level Above Sidewalk	24" min. <u>may deviate according to finish floor elevation per table 3.2</u>	D

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