

3.70 Row Building Type

3.70.1 DESCRIPTION AND INTENT

The Row Building is comprised of multiple vertical units with shared side walls. Each unit is typically oriented to the street with an entrance off the public sidewalk. Parking is located in the rear yard with attached garages entered from the rear of the building. Buildings vary in length depending on the zone and are 2, 2.5, or 3 stories in height with the half story located within a pitched roof.

3.70.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 3.70-A](#) are intended to illustrate the general character of the building type. The buildings and sites in each image may not fulfill all of the building type regulations.

3.70.3 SITE AND BUILDING REGULATIONS

The following tables and illustrations regulate this specific building type. For the purposes of the Row building, a building consists of a series of units. See [3.10](#) for general regulations for all building types. See [14.0](#) for definitions and measuring table regulations.

| LINK | SUBSECTION |
|-------------------------|--------------------------------|
| 3.70.4 | Building Siting |
| 3.70.5 | Parking & Accessory Structures |
| 3.70.6 | Height |
| 3.70.7 | Roofs |
| 3.70.8 | Primary & Non-Primary Facades |
| 3.70.9 | Allowed Uses Table |
| 3.70.10 | Supplemental Regulations |

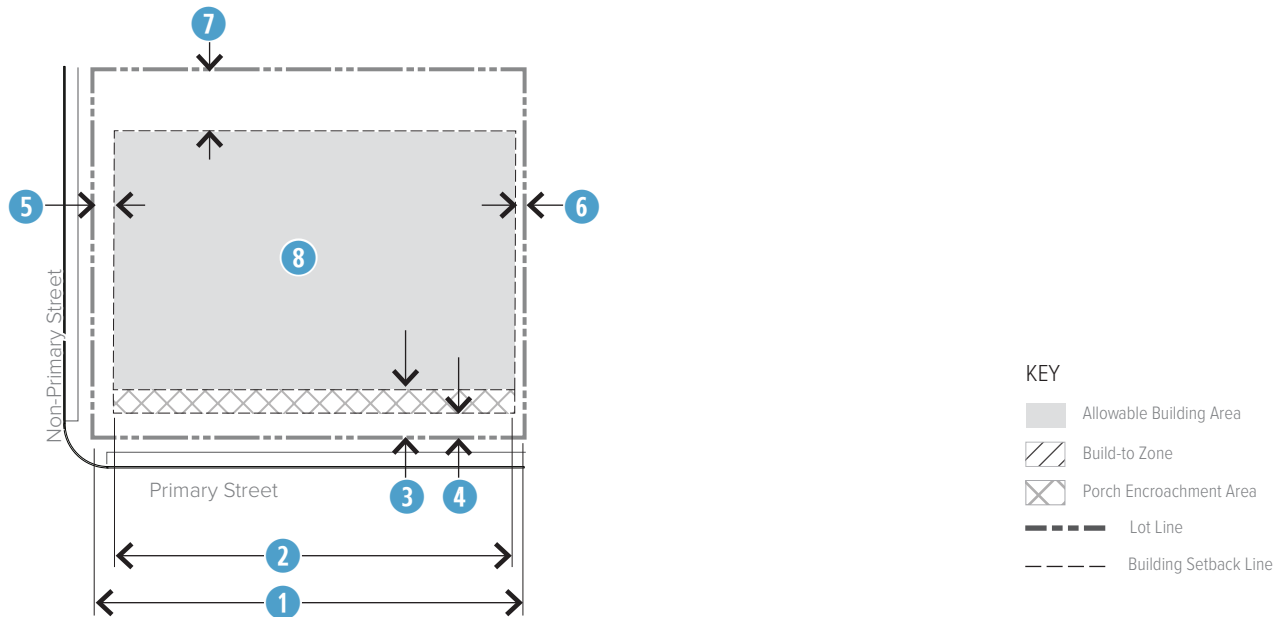


Figure 3.70-A. Examples of Row Building Type

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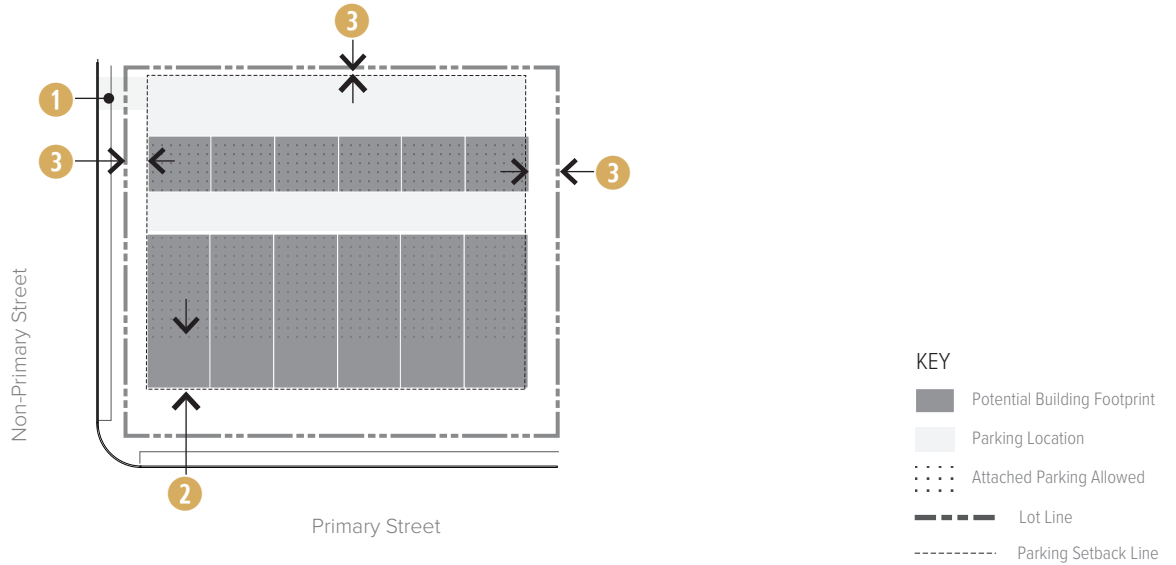
Figure 3.70-B. Row Building Siting



| ZONES | | | |
|-------|-----|-----|-----------------------|
| | NX1 | NX2 | NX3, NX4, RX1, RX2 |

| 3.70.4. BUILDING LOCATION. See Figure 3.70-B | | | | | |
|--|------------------------------------|---|--|---|--|
| | Configuration | Multiple side-by-side units sharing common side walls | | | Additional/References |
| | Multiple Principal Buildings | not allowed | not allowed | allowed per 3.40.10.A | |
| 1 | Lot Width | 60 ft. min. | 60 ft. min. | 60 ft. min. | Minimum lot width of 14 ft. for row building subdivision where property line is divided by a party wall. |
| 2 | Primary Streetwall | 70% min. | 80% min. | 85% min. | See 3.70.10 for courtyards. Measured in build-to zone along any street frontage. |
| | Facade Width per Street Frontage | 3 units min. 4 units max. | 3 units min. 8 units max. | 3 units min. 10 units max. | |
| 3 | Primary Street Build-to Line | 20 ft. | 15 ft. | 10 ft. | Prevailing setbacks apply. See 14.20.6 for measuring prevailing setbacks. |
| 4 | Porch, Enclosed Porch, Bay Setback | 10 ft. min. | 7 ft. min. | 5 ft. min. | |
| 5 | Non-Primary Street Setback | 12 ft. min. | 8 ft. min. | 5 ft. min. | |
| 6 | Side Setback | 6 ft. min. and min. 15 ft. total both sides | 2 ft. min. and min. 10 ft. total both sides | 2 ft. min. and min. 8 ft. total both sides | No side setback required on lot lines separated by a party wall. |
| | Space between Adjacent Buildings | 15 ft. min. | 6 ft. min. | 6 ft. min. | |
| 7 | Rear Setback | 30 ft. min. | 20 ft. min. | 20 ft. min. | |
| 8 | Site Coverage | 75% max. | 80% max. | 80% max. | See 14.20.7 for measuring site coverage. |

Figure 3.70-C. Row Building Parking Siting



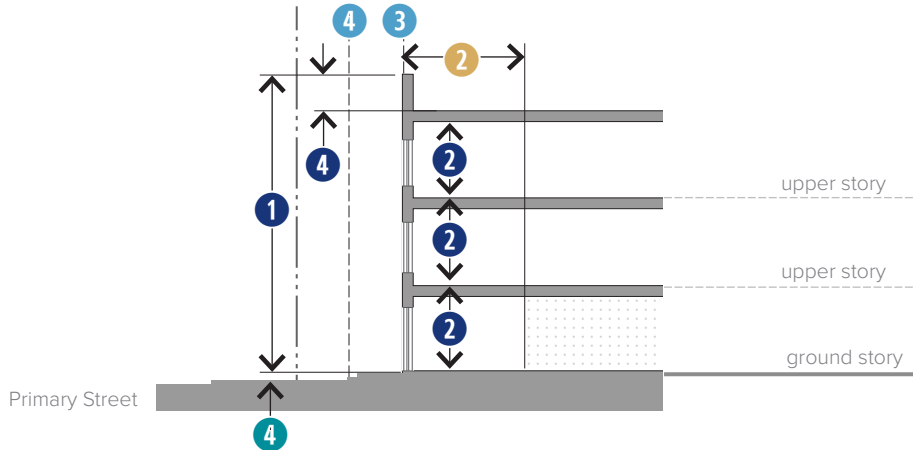
ZONES

| | NX1 | NX2 | NX3, NX4, RX1, RX2 | Additional/References |
|--|--|------------|----------------------|---|
| 3.70.5. PARKING & ACCESSORY STRUCTURES. See Figure 3.70-C | | | | |
| 1 Parking & Driveway Access | Non-primary street; if no non-primary street, primary street; max. 12 ft. width at sidewalk; max. 1 driveway access point per building | | | See 8.0 for parking. |
| 2 Attached Garage Setback Allowed Garage Door Location (facade) | Rear of building; min. 15 ft. behind primary facade Rear; not visible from a primary street and screened from non-primary streets | | | See supplemental regulations in 3.70.10 for garage door screening. See 6.50.11 for garage door design regulations. |
| 3 Parking Lot & Accessory Structure Location | Rear yard | Rear yard | Rear yard | See 3.170 for accessory structures. |
| Street-Side Setback | No closer to lot line than principal building | | | |
| Side & Rear Setback | 3 ft. min. | 3 ft. min. | 3 ft. min. | |
| ALLOWED ACCESSORY STRUCTURES | NX1 | NX2 | NX3, RX1, RX2 | See 3.170 for accessory structures and 4.70 for accessory uses. KEY: ● = Allowed ○ SP = Requires a Special Permit |
| Backyard Cottage | – | – | – | |
| Outbuildings & Garages | ● | ● | ● | |
| Drive-Through Facilities | – | – | – | |
| Fuel Pumps | – | – | – | |
| Parking Structure | – | – | – | |
| Temporary Storage Container | ● | ● | ● | |
| Building-Mounted Utilities | ● | ● | ● | |
| Ground-Mounted Utilities | – | – | – | |

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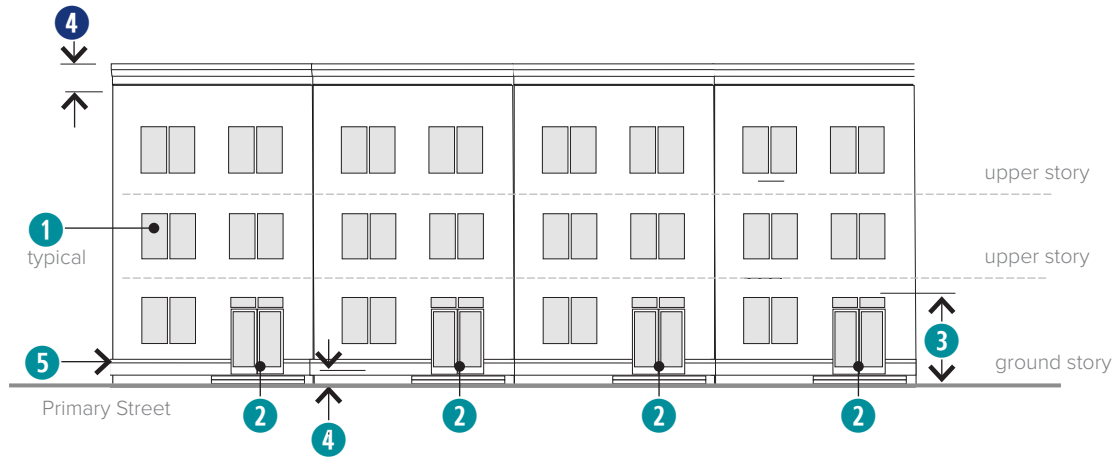
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Figure 3.70-D. Row Building Height



| | | ZONES | | | |
|--|--------------------------------|--------------------------------------|------------------------------------|------------------------------------|---|
| | | NX1 | NX2 | NX3, NX4, RX1, RX2 | Additional/References |
| 3.70.6. HEIGHT. See Figure 3.70-D | | | | | |
| 1 | Height | 1.5 stories min. 2.5 stories max. | 1.5 stories min. 3 stories max. | 1.5 stories min. 3 stories max. | See supplemental regulations on half stories in 3.70.10 . See 14.20.10 for measuring height. |
| 2 | Floor-to-Floor Height | 9 ft. min. 11 ft. max. | 9 ft. min. 11 ft. max. | 9 ft. min. 11 ft. max. | Measured floor-to-floor. |
| 3 | Height to Eaves (Pitched Roof) | 20 ft. max. | — | — | Height to eaves is measured from the first floor to the bottom of the eave. See 14.20.10 for measuring height to eaves. |
| 3.70.7. ROOFS. See Figure 3.70-D | | | | | |
| 4 | Roof Types | Pitched | Pitched, flat, parapet | Pitched, flat, parapet | See 6.20 for roof types and tower regulations. |
| 5 | Tower | Not allowed | Not allowed | Allowed | |

Figure 3.70-E. Row Building Facades and Roofs



ZONES

| | | NX1 | NX2 | NX3, NX4, RX1, RX2 | Additional/References |
|---|--|--|----------------------|-----------------------|--|
| 3.70.8. PRIMARY & NON-PRIMARY FACADES. See Figure 3.70-E | | | | | |
| 1 | Transparency: Primary Facades Non-Primary Facades | 15% min. 10% min. | 15% min. 10% min. | 20% min. 10% min. | Measured per story, including any half stories, visible basement, or towers with full-floor height. See 14.20.11 for measuring transparency. |
| | | On the primary facade, no bays or 10 ft. wide sections of any story may be without transparency | | | |
| 2 | Building Entrances Location | One per unit on primary facade except 1 per every 3 units may be located off a courtyard; additional building entrance may be provided below stoop | | | See 3.70.10 for courtyards. Additional building entrance may be provided below stoop. |
| 3 | Entrance Transition Type | Porch or Stoop | Porch or Stoop | Porch or Stoop | See 6.30 for entrance types, including elevated entrances in floodplain locations. See 3.10.13 for flood locations. |
| 4 | Ground Story Elevation above Grade | Between 18 in. and 30 in. above or below grade or between 30 in. and 4 ft. with a visible basement except in floodplain locations | | | |
| 5 | Horizontal Divisions with Shadow Lines | On primary & non-primary facades, at ground story floor elevation; and, on primary facades, between 2nd and any upper story | | | See 14.210 for definition of shadow lines. |
| 6 | Vertical Divisions with Shadow Lines | One for every 60 ft. of facade on the ground story. | | | |

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| | ZONES | | | Reference |
|--|-----------|-----------|--|-------------------------|
| | NX1, NX2 | NX3, NX4 | RX1, RX2 | |
| 3.70.9. ALLOWED USES. See Article 4.0 for use definitions, specific use limitations, and other use-related regulations. | | | | |
| RESIDENTIAL | | | | 4.30 |
| Number of Principal Units | 3 minimum | 3 minimum | 3 minimum | |
| Number of Accessory Units | – | – | – | |
| Household Living | ● | ● | ● | 4.30.1 |
| Group Living | ● | ● | ● | 4.30.2 |
| Short-Term Rental | – | – | ● | 4.30.3 |
| COMMERCIAL | | | | 4.40 |
| Office | – | – | ● | 4.40.1 |
| Retail & Entertainment | – | – | – | 4.40.2 |
| Live Entertainment Venue | – | – | – | 4.40.3 |
| Consumer Service, Indoor | – | – | ● Limited to 400 s.f., ground story only | 4.40.4 |
| Funeral & Mortuary Service | – | – | – | 4.40.5 |
| Self-Service Storage, Indoor | – | – | – | 4.40.6 |
| Consumer Service, Outdoor | – | – | – | 4.40.7 |
| Light Vehicle Sales & Service | – | – | – | 4.40.8 |
| Heavy Sales & Service | – | – | – | 4.40.9 |
| Wholesale Sales | – | – | – | 4.40.10 |
| Controlled Sales & Service | – | – | – | 4.40.11 |
| Cannabis Sales | – | – | – | 4.40.12 |
| Cannabis Growing | – | – | – | 4.40.12 |
| Parking, Non-Accessory | – | – | – | 4.40.13 |
| Sexually Oriented Business | – | – | – | 4.40.14 |
| MANUFACTURING & INDUSTRY | | | | 4.50 |
| Manufacturing, Low-Impact | – | – | ● Limited to 400 s.f., ground story only | 4.50.1 |
| Manufacturing, Moderate-Impact | – | – | – | 4.50.2 |
| Warehousing & Distribution | – | – | – | 4.50.3 |
| Heavy Industry | – | – | – | 4.50.4 |
| CIVIC & INSTITUTIONAL | | | | 4.60 |
| Civic, Large | – | – | – | 4.60.1 |
| Civic, Small | – | – | – | 4.60.2 |
| Civic, Campus | – | – | – | 4.60.3 |
| Transportation Facilities | – | – | – | 4.60.4 |
| Detention & Correctional Facilities | – | – | – | 4.60.5 |
| Parks & Open Space | ● | ● | ● | 4.60.6 |

KEY: ● = Allowed Use ● = Allowed in Upper Stories Only ● = Limited to No More than 25% of Footprint
 ○ SP = Requires Special Permit ○ CL = Requires Certificate of Location Approval – = Not Allowed

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| | ZONES | | | Reference |
|-----------------------|----------|----------|----------|------------------------|
| | NX1, NX2 | NX3, NX4 | RX1, RX2 | |
| Minor Utilities | ● | ● | ● | 4.60.7 |
| Major Utilities | — | — | — | 4.60.8 |
| ACCESSORY USES | | | | 4.70 |
| Accessory Apartments | — | — | — | 4.70.2 |
| Home Occupations | ● | ● | ● | 4.70.3 |
| Sidewalk Cafes | — | — | — | 4.70.4 |
| Outdoor Display Areas | — | — | — | 4.70.5 |
| Outdoor Storage | — | — | — | 4.70.6 |

KEY: ● = Allowed Use ● = Allowed in Upper Stories Only ● = Limited to No More than 25% of Footprint
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3.70.10 SUPPLEMENTAL REGULATIONS

A. Multiple Buildings on a Lot. Multiple buildings may be located on a lot with the following regulations:

- (1) The minimum space between buildings is met.
- (2) Each building must fulfill all of the requirements of the building type unless otherwise expressly stated.
- (3) Each building must be located in the build-to zone, contributing to the primary streetwall requirements, except one of every 2 units may front a courtyard. See [Figure 3.70-F](#).
 - (a) The courtyard counts as primary streetwall as long as 3 sides are enclosed at the minimum primary streetwall percentage.
 - (b) Parking is not allowed in the courtyard, except as approved by the PZC. As part of the approval, no more than 6 parking spaces may be included, and masonry or concrete unit pavers are required for the parking areas. A frontage buffer with a 2-foot height masonry wall is required. See [7.100](#) for additional frontage buffer regulations.

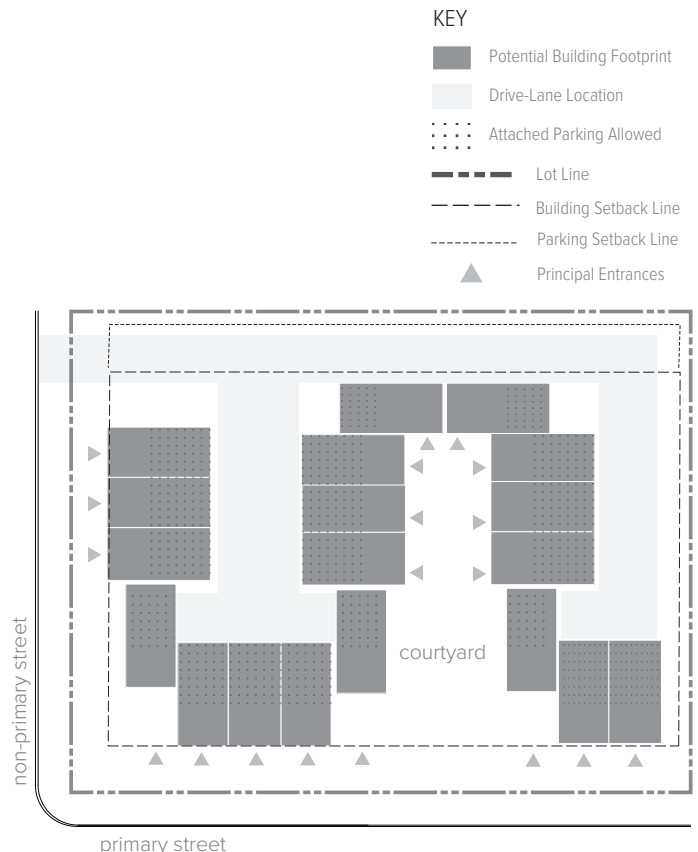


Figure 3.70-F. Courtyard Layout for Row Buildings

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- (c) Facade requirements apply to courtyard facades. If a unit is located on the corner of the courtyard and the street, the entrance must be located on the street.

B. Garage Door Visibility. Garage doors must be screened from any street by building or by a wing wall.

C. Half Stories in Roof. See [14.20.10.F](#) for definition of half story.

- (1) The occupiable footprint of half stories in the roof is limited to no more than 65% of the footprint of story below.
- (2) Dormers or gabled ends of roofs on half stories are limited to no more than 50% of the facade length of the story below, and must be set back from any street facade a minimum of 9 feet. See [Figure 3.80-F](#).