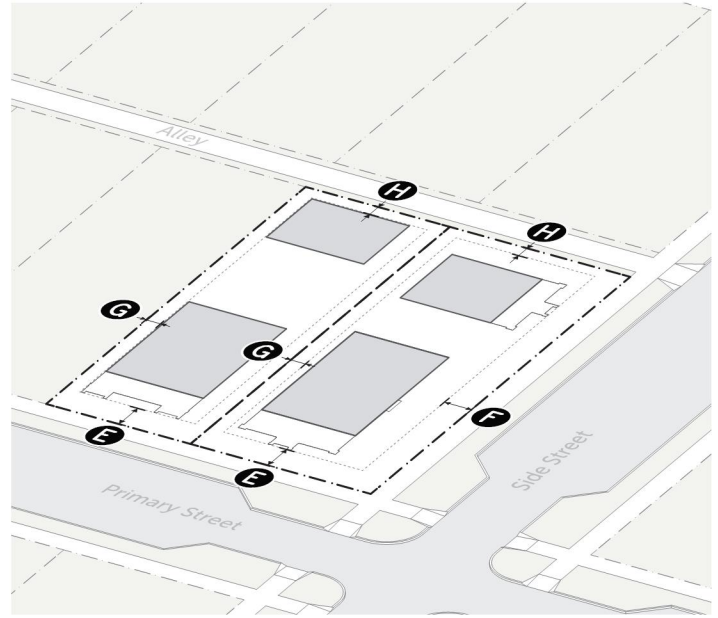
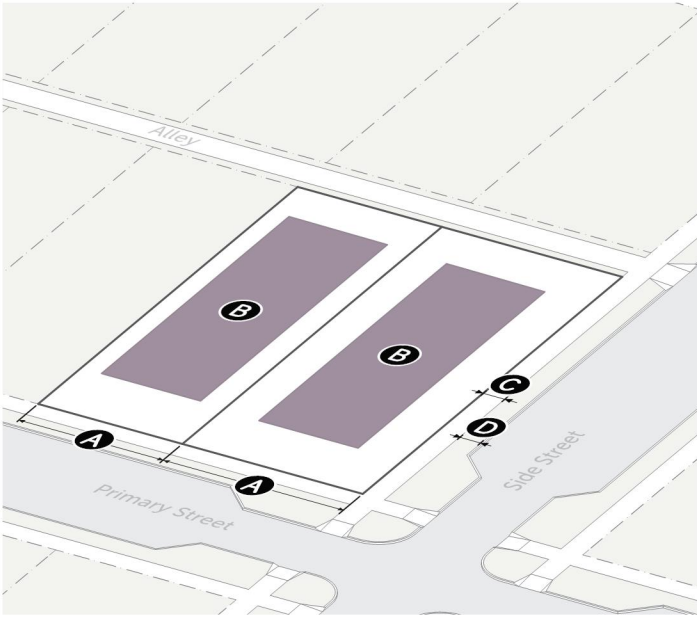


SEC. 38.220.080. - NEHMU [NORTHEAST HISTORIC MIXED USE]

A. Residential: Lot Standards

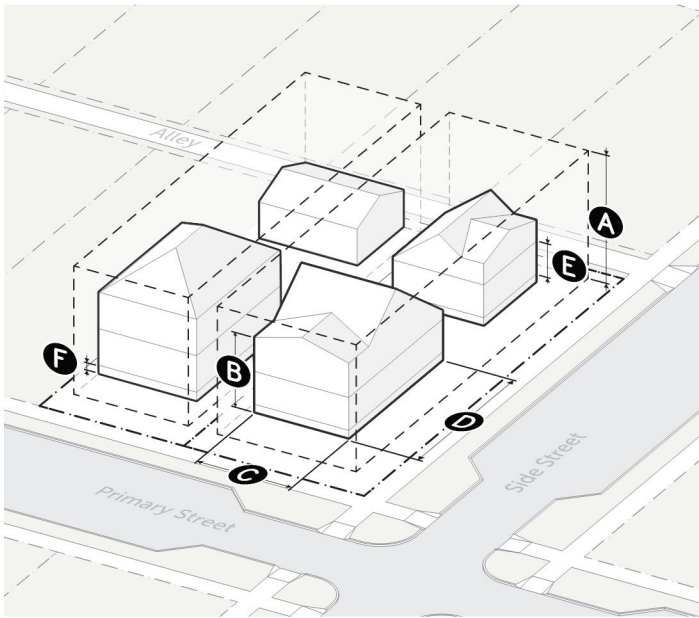


Refer to Sec. 38.260 for a description of each lot standard

1. Lot Size	Sec. 38.260.020
A Width (min)	
Townhouse	15'
All other structures	25'
2. Density	Sec. 38.260.030
Minimum density per net acre	8 du/a
3. Coverage	Sec. 38.260.040
B Building coverage (max)	40%
Amenity space (min per unit)	
Up to 1 sleeping room	100 sf
2+ sleeping rooms	150 sf
Commercial open space (min)	n/a
4. Streetscape	Sec. 38.260.050
C Sidewalk width (min)	5'
D Boulevard strip width (min)	5'
Type	Landscape
Tree spacing (max)	25-30' avg. on center, depending on species

5. Setbacks	Sec. 38.260.060
E Primary street (min)	10'
F Side street (min)	10'
Street-facing garage (min)	20'
G Side (min)	
Townhouse - common wall	0'
Townhouse - exterior wall	5'
All other structures	5'
Rear (min)	10'
H Alley (min)	5'
6. Transitions	Sec. 38.260.070
Building setback and height transitions	n/a
7. Frontage	Sec. 38.260.080
Build-to	n/a
8. Parking Location	Sec. 38.260.090
Primary street setback	Allowed
Side street setback	Allowed
Side setback	Allowed
Rear/alley setback	Allowed

B. Residential: Building Standards



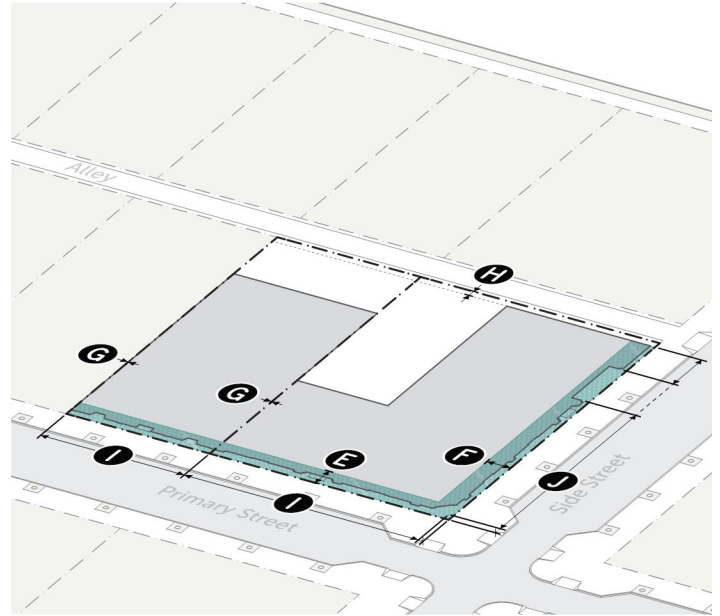
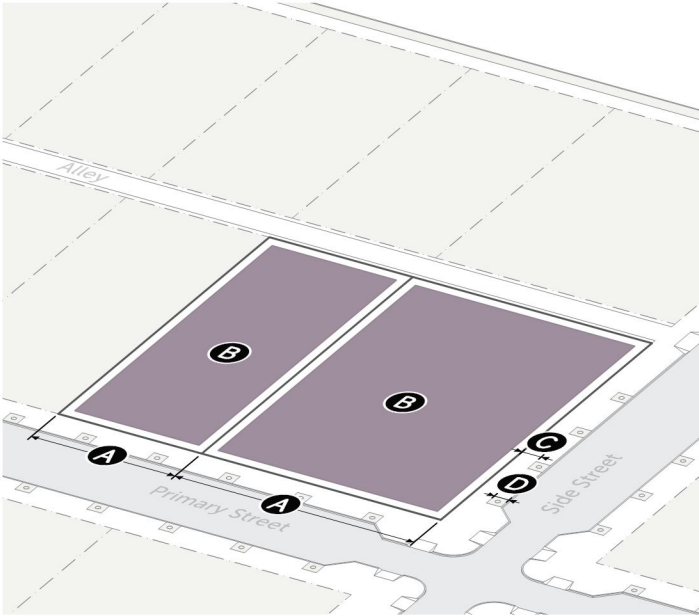
Refer to Sec. 38.260 for a description of each building standard

Standard	Section Reference
1. Vertical Massing	Sec. 38.260.100
A Building height (max)	50'
B Wall plate height (max)	33'
2. Horizontal Massing	Sec. 38.260.110
Dwelling units per building (max)	4
Building size (max)	5,000 SF
C Building width: primary street (max)	80'
D Building width: side street (max)	80'
3. Activation	Sec. 38.260.120
Active depth (min)	n/a
4. Floor Height	Sec. 38.260.130
E Ground story height (min)	9'
F Ground floor elevation (min/max)	-2'/5'

Standard	Primary St.	Side St.
5. Windows	Sec. 38.260.140	
G Ground story (min)	20%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
6. Entrances	Sec. 38.260.150	
J Street-facing entry spacing (max)	40'	60'
Entry feature	Required	n/a
Options	<ul style="list-style-type: none"> • Porch • Covered entry • Recessed entry 	

SEC. 38.220.080. - NEHMU [NORTHEAST HISTORIC MIXED USE]

C. Mixed Use: Lot Standards

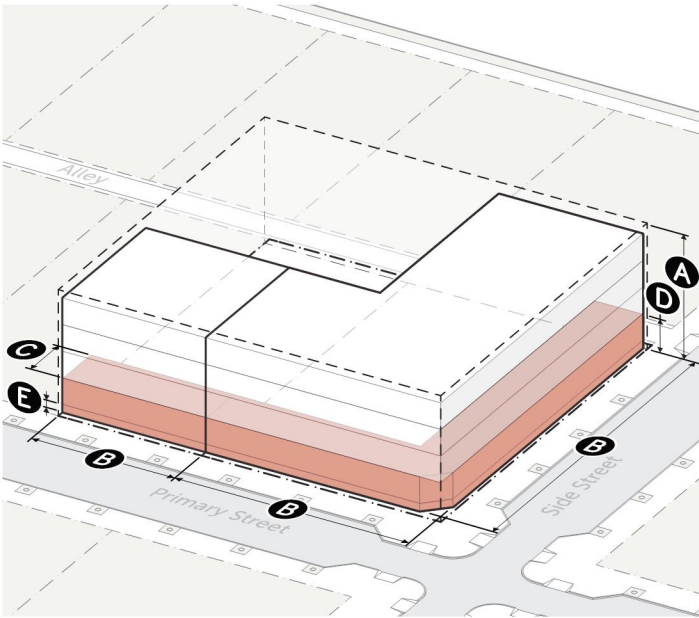


Refer to Sec. 38.260 for a description of each lot standard

1. Lot Size	Sec. 38.260.020
A Width (min)	15'
2. Density	Sec. 38.260.030
Minimum density per net acre	n/a
3. Coverage	Sec. 38.260.040
B Building coverage (max)	100%
Amenity space (min per unit)	
Up to 1 sleeping room	100 sf
2+ sleeping rooms	150 sf
Commercial open space (min)	2%
4. Streetscape	Sec. 38.260.050
C Sidewalk width (min)	5'
D Boulevard strip width (min)	5'
Type	Mixed
Tree spacing (max)	25-30' avg. on center, depending on species

5. Setbacks	Sec. 38.260.060
E Primary street (min/max)	1'/20'
F Side street (min/max)	1'/20'
G Side (min)	0'
Rear (min)	0'
H Alley (min)	5'
6. Transitions	Sec. 38.260.070
Building setback and height transitions	Required
7. Frontage	Sec. 38.260.080
Build-to	
I Primary street	70%
J Side street	35%
8. Parking Location	Sec. 38.260.090
Parking between building and street	Not allowed

D. Mixed Use: Building Standards



Refer to Sec. 38.260 for a description of each building standard

1. Vertical Massing	Sec. 38.260.100
A Height (max)	50'
Wall plate height (max)	n/a
2. Horizontal Massing	Sec. 38.260.110
Dwelling units per building (max)	n/a
B Building width (max)	200'
3. Activation	Sec. 38.260.120
C Active depth (min)	20'
4. Floor Height	Sec. 38.260.130
D Ground story height (min)	<u>12'</u>
E Ground floor elevation (min/max)	-2'/5'

	Primary St.	Side St.
5. Windows	Sec. 38.260.140	
F Ground story (min)	60%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	20'
6. Entrances	Sec. 38.260.150	
I Street-facing entry spacing (max)	60'	100'
Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Porch • Covered entry • Recessed entry 	