Chapter 135. Planning
ARTICLE 3. MEASURING BUILDING TYPE REGULATIONS

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135-3. MEASURING BUILDING TYPE REGULATIONS

Applicability

135-3.1 Applicability

The building type requirements outlined in the tables in section 135-2.3 of this chapter through section 135-2.17 of this chapter shall be measured and calculated consistent with this article.

135-3.2 Minimum Primary Frontage or Front Lot Line Coverage

The minimum percentage of building facade along the primary frontage of a lot is measured as follows:

3.2.1 MEASUREMENT

The minimum primary frontage or front lot line coverage shall, at a minimum, equal the width of the principal structures, as measured within the build-to zone along the frontage edge, divided by the length of the lot line parallel to the primary street minus side setbacks as shown in Figure 135-3.8-A of this article.

3.2.2 COURTYARDS

For some building types, courtyards located along the facade in the build-to zone count toward the minimum coverage pursuant to building type requirements of section 135-2.3 of this chapter through section 135-2.17 of this chapter.

135-3.3 Build-to Zone

The build-to zone shall be calculated and measured as follows as shown in Figure 135-3.8-B of this article.

3.3.1 MEASUREMENT

If no additional pedestrian area is required, the build-to zone is measured from the right-of-way line into the lot perpendicular to the frontage.

3.3.2 ADDITIONAL PEDESTRIAN AREA

When additional pedestrian area is required per the building type notes, the build-to zone is measured from the edge of the new pedestrian area into the lot.

3.3.3 HEIGHT

All building facades located within the build-to zone shall meet the required minimum building height.

3.3.4 RECESSED BALCONIES

Upper story recessed balcony facades are not required to be located within the build-to zone.

3.3.5 ENCROACHMENTS

Awnings, steps, porches, balconies, and building-mounted signage may extend beyond the build-to zone or into any yard area, but shall not extend into the street right-of-way unless approved subject to chapter 102 of this code.

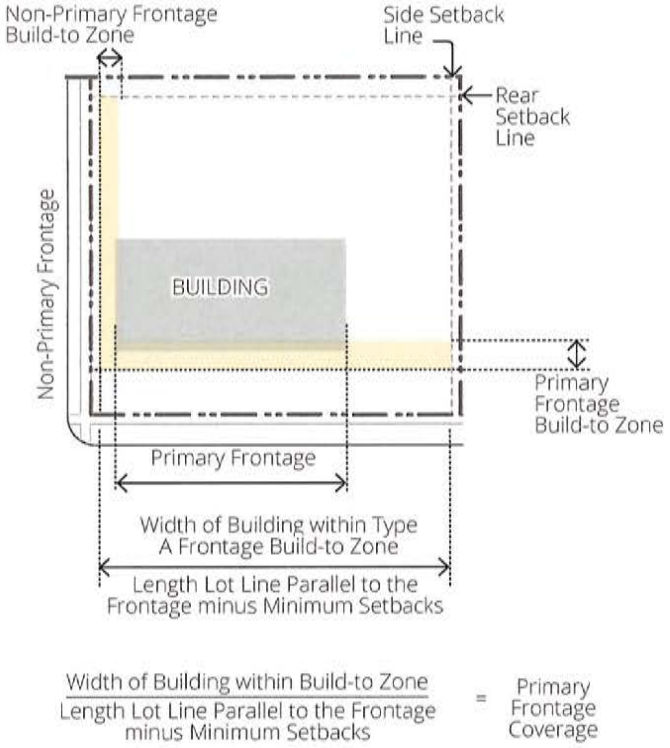


Figure 135-3.8-A. Minimum Primary Frontage Coverage

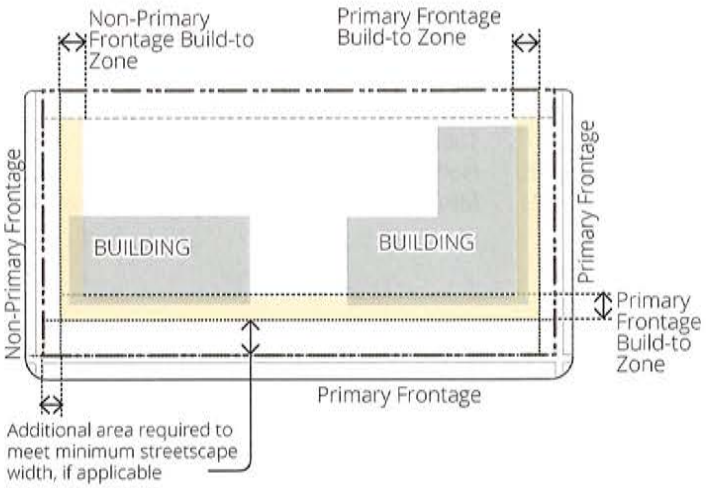


Figure 135-3.8-B. Build-to Zones

135-3.4 Front Setback Average

The front setback average shall be calculated as follows:

3.4.1 MEASUREMENT

The average of the front setbacks of the next two lots on either side of the lot on the same side of the street. If any of the lots used in the calculation are vacant, the minimum front setback for the applicable building type shall be used in the calculation.

3.4.2 CORNER LOTS

For corner lots, the average of the front setbacks of the next two lots adjacent to the lot with the same street frontage as the lot in question. If any applicable lots are vacant, the minimum front setback for the applicable building type shall be used in the calculation.

3.4.3 MAXIMUM

For all lots utilizing the front setback average, the maximum setback shall be 50 feet from the front property line.

3.4.4 SPECIFIC RANGES

For lots in the Sherman Hill neighborhood, refer to section 135-2.19 of this chapter for allowable build-to zones by street.

135-3.5 Building Width

Minimum and maximum building width applies to all facades parallel to and facing the front lot line and is measured horizontally across those facades.

135-3.6 Building and Site Coverage

Building coverage, impervious area, and additional semi-pervious area shall be calculated and measured pursuant to Figure 135-3.8-C of this article.

3.6.1 MAXIMUM BUILDING COVERAGE

The maximum building coverage is the maximum percentage of a lot permitted to be covered by principal and accessory buildings.

3.6.2 MAXIMUM IMPERVIOUS AREA

The maximum impervious area is the maximum percentage of a lot permitted to be covered by structures, pavement, and other impervious surfaces.

3.6.3 ADDITIONAL SEMI-PERVIOUS AREA

In addition to the allowable impervious area on a site, a maximum amount of additional semi-pervious area is permitted.

135-3.7 Overall Minimum and Maximum Height

Pursuant to Figure 135-3.8-D of this article.

3.7.1 MINIMUM OVERALL HEIGHT

Each building type requires a minimum number of stories. The building must meet the minimum required height along all primary frontage facades and measured a minimum of 30 feet deep into the building.

3.7.2 MAXIMUM OVERALL HEIGHT

Maximum heights are specified in number of stories. This requirement applies to the entire building.

3.7.3 TOWERS

Where specifically allowed in the building type tables, section 135-2.3 of this chapter through section 135-2.17 of this chapter, towers may exceed the overall maximum height of the building type per section 135-2.20.6 of this chapter.

3.7.4 ROOF TYPE

Where specified in section 135-2.20 of this chapter, certain roof types may allow additional height.

3.7.5 TWO HALF STORIES

If a building has both a half story within the roof and a half story that is partially above and partially below grade, the combined height of the two half stories shall be considered one full story.

3.7.6 BASEMENTS

Where basements are incorporated, the basement may be located mainly below ground or may be visible as shown in Figure 135-3.8-E of this article. A visible basement counts as a half story and with the ground story would fulfill a minimum height requirement of 1.5 stories. A basement that is not visible does not count as a story.

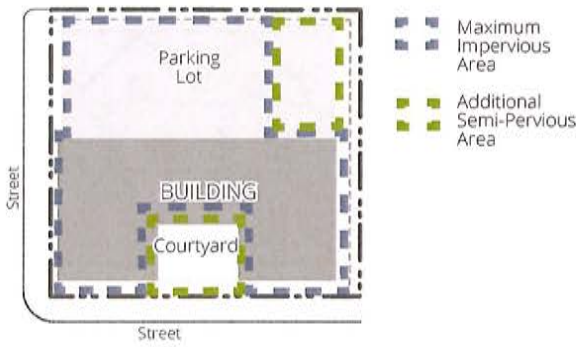


Figure 135-3.8-C. Site Impervious and Semi-Pervious Area

3.7.7 MINIMUM AND MAXIMUM HEIGHT PER STORY

Each story is measured with a range of permitted floor-to-floor heights as shown in Figure 135-3.8-D of this article.

A. Measurement. All story heights shall be measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met along facades for a minimum of 80% of each story.

B. Primary Frontage Ground Story. Where noted as a separate height range, the primary frontage ground story height shall extend from the primary frontage facade into the building a minimum of 20 feet. The remainder of the ground story may meet either the primary frontage ground story heights or the height range permitted for all stories.

C. Single Story Buildings and Top Story Measurement. For single story buildings and the uppermost story of a multiple story building, the minimum floor-to-floor height shall be measured from the floor of the story to the ceiling.

D. Mezzanines. Mezzanines may be included within the floor-to-floor height of any story. Mezzanines occupying more than 30% of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story and shall meet transparency requirements per building type.

E. Taller Spaces. Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on primary frontage facades.

135-3.8 Minimum Required Transparency

Per the requirements of each building type, a minimum amount of transparency is required on all stories of street, courtyard, and public way facades.

3.8.1 TRANSPARENCY

For the purposes of this chapter, transparency is the measurement of the percentage of a facade that contains highly transparent, low reflectance glass.

A. Storefront. Where transparency is required separately for primary street ground story facades, glass shall be a minimum of 60% transmittance factor and a reflectance factor of not greater than 0.25.

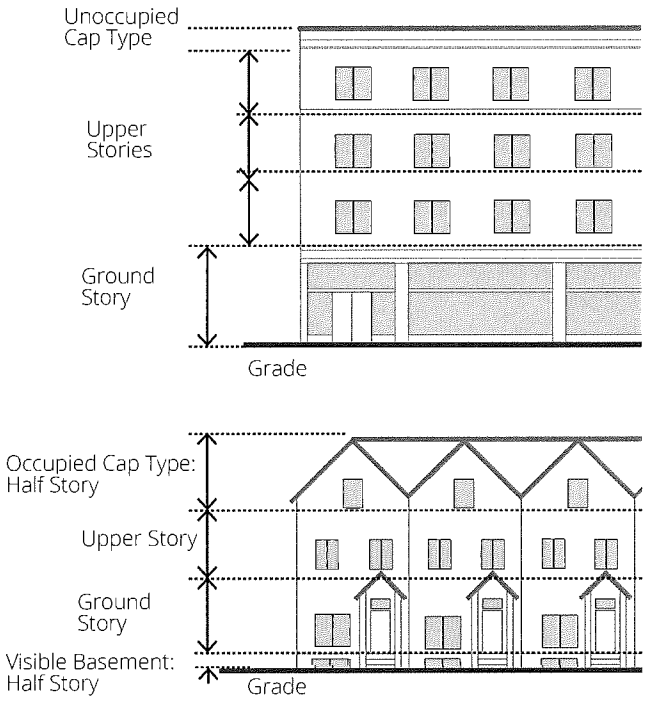


Figure 135-3.8-D. Measuring Stories with Floor-to-Floor Height

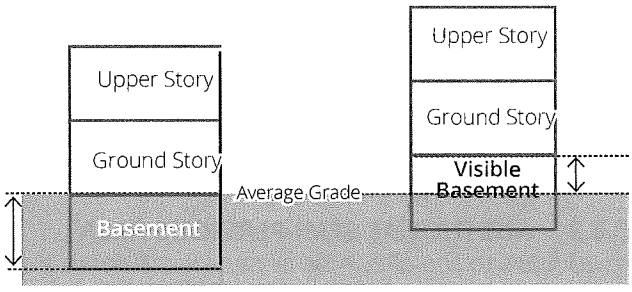


Figure 135-3.8-E. Examples of Basement Types

B. All Other Windows. Transparency for all window and door glass other than storefront glass shall be a minimum of 50% transmittance factor and a reflectance factor of not greater than 0.25.

3.8.2 MEASUREMENT

Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground story transparency as defined below as shown in Figure 135-3.8-F of this article. Transparency requirements shall be met with windows or glass in doors meeting the standards for transparency as defined in section 135-3.8.1 of this article, above. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

3.8.3 BLANK WALL SEGMENTS

No rectangular area greater than 30% of the story's facade, as measured floor to floor, shall be without transparency. Additionally, no horizontal segment of a story's facade greater than 15 feet in width shall be without transparency as shown in Figure 135-3.8-G of this article.

3.8.4 EXCEPTION

When the facade of any story is located less than six feet from another parallel building facade, no minimum transparency is required for that story.

3.8.5 MINIMUM GROUND STORY TRANSPARENCY

When a separate minimum ground story transparency is required per the building types requirements of section 135-2.3 of this chapter through section 135-2.17 of this chapter, the following applies:

A. Ground story transparency shall be measured between two feet and either eight or 10 feet, as specified per building type, from the average grade at the base of the facade.

B. The minimum ground story transparency requirements supersedes the minimum transparency required per story for the building type. The facade design shall fulfill that requirement in addition to a minimum of transparency for the remainder of the ground story.

3.8.6 MEZZANINES

Mezzanines shall be treated as a separate story and include the required upper story transparency amounts.

3.8.7 TALL STORIES

Stories that are 18 feet or taller in height shall include additional transparency consistent with the following standards as shown in Figure 135-3.8-I of this article.

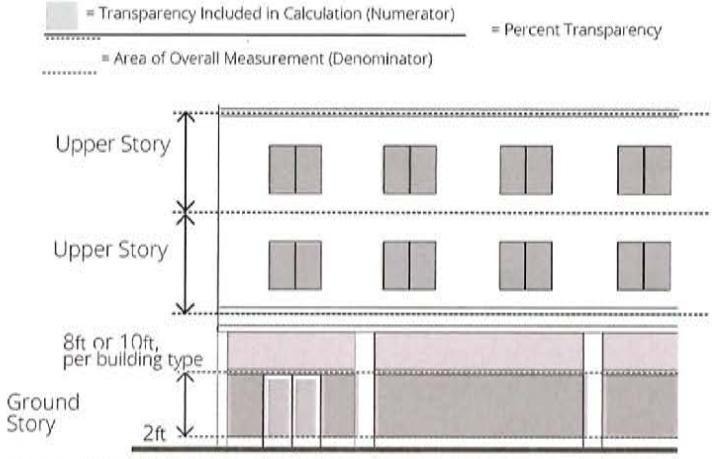


Figure 135-3.8-F. Measuring Minimum Facade Transparency

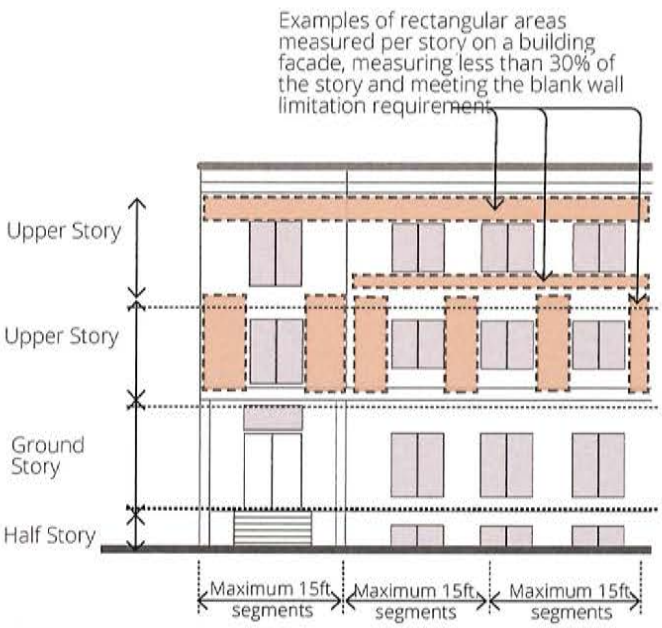


Figure 135-3.8-G. Measuring Blank Wall Limitations

135-3. MEASURING BUILDING TYPE REGULATIONS

Minimum Required Transparency

A. Separate Ground Story Transparency Required. When a separate minimum ground story transparency is required per the building types requirements of section 135-2.3 of this chapter through section 135-2.17 of this chapter, the facade design shall fulfill that requirement in addition to the minimum transparency for the remainder of the ground story.

B. No Separate Ground Story Transparency Required. Except on a ground story facade to which a primary frontage ground story facade transparency requirement applies, a tall story shall be treated as two separate stories, divided in half horizontally, with the minimum transparency per story applied to each half.

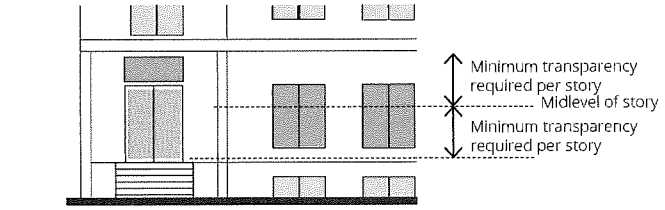
3.8.8 HALF STORIES

A. Half Story Under Roof. A half story located beneath the roof as defined in 135-12.1 of this chapter shall provide transparency per the building type story requirements.

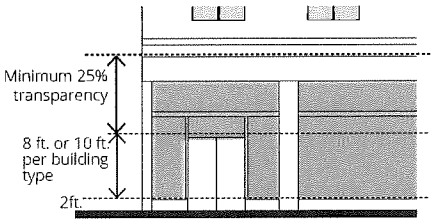
B. Visible Basements. Visible basements with more than 3.5 feet above average natural grade shall provide transparency per the building type story requirements.

3.8.9 MINIMUM NUMBER OF REQUIRED ENTRANCES.

Entrances shall be provided consistent with the entrance location and number requirements established for the building type and consistent with Figure 135-3.8-H of this article.



Ground story without a separate transparency requirement



Ground story with separate transparency requirement

Figure 135-3.8-I. Transparency on Tall Stories

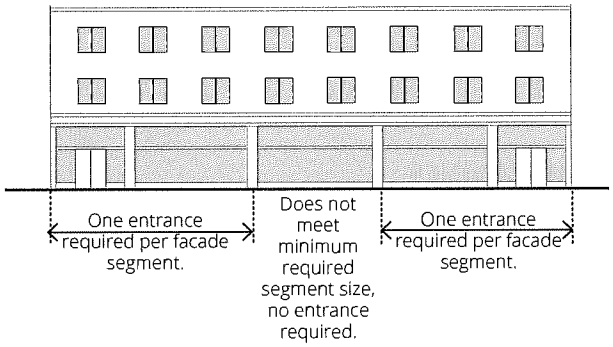


Figure 135-3.8-H. Number of Required Entrances