

## Regulations for Townhomes – Objective Zoning:

1. The maximum length of any linear grouping of Townhomes is 130 feet not including entry elements or bay windows, Each unit must include a minimum front yard 5 feet deep by the width of the unit. The exterior areas adjacent to first floor and separate from the required unit's walkway and entry path and entry door must be landscaped with shrubbery that separates it from the public sidewalk or be defined by a private entry court with the solid portion no greater than 3'-6" between its side unit or the public right-of-way.
2. No more than 3 attached Townhomes within a cluster of 5 units or 4 in a cluster of 6 units can repeat the same elevation, window format, surface pattern and cornice height. The maximum number of attached units with common walls shall not exceed 7 units.
3. Corner units that face two streets must have a change in the roof line to a higher elevation unless the entire units parapet or roof line is taller than the adjacent unit and must have two or more of the following elevation treatments so that it is distinguished from the repetitive units.
  - a. minimum 4' deep covered entry patio.
  - b. A wrap around corner window or 2.5' projecting bay window on one or more floors.
  - c. A tower element that may penetrates the height limitation of the R-30 but does not exceed 50 feet in height.
  - d. A projecting bay window on the front or side elevation or both.
  - e. A setback area of differing material and/or color from the major facade material.
  - f. A balcony extending a minimum of 4' from the face of the building and is 6' wide.
4. The base building color treatment must include at least two colors and two basic materials. If the face of the window trim elements and other facade defining trimming are 4" or larger, then the trim can be considered the second color, if the trim is used on 70% of all windows. Otherwise a second color shall be used on a significant element of the facade such as a bay window or large form defining area a minimum of 8' by 8'. An exception to this regulation allows a single color if the entire unit has a different color. A maximum of 7 different colors are allowed.
5. Townhomes located on major streets or boulevards or facing two streets can exceed the R-3 height requirements by one story but cannot exceed the 50 foot height limitation. Emphasis on increasing the importance of the street is achieved by selecting two or more of the following:
  - a. Increase the scale of the entry area and doorway.
  - b. Increase the window dimensions and their surrounds and the cornice dimension.
  - c. Provide the front areaway within the property with a defined structure that separates it from the sidewalk and the neighboring home.
  - d. Increase the height of the building by a full story or a partial story consistently on all units or at end units or in a consistent repeating pattern of units.
6. All Townhomes projects on all sites greater than 200x400 feet must have one street of the longest dimension with a sidewalk and street trees. (see xxx for tree frequency)
7. While 3 different prototypes are preferred, a minimum of two separate prototypes of townhome design are required between one half acres and two acres. Above three acres, three prototypes are required. The difference between typologies must include a significant variation

of internal planning and exterior elevation treatments. End unit variations are not separate prototypes.

8. Pedestrian paths on the side of housing clusters that connect the front to the rear and located between the townhome clusters where the unit entry is on the opposite side must be a minimum of 12 feet wide with a minimum 4 foot sidewalk and the adjacent areas fully landscaped. Bay windows of 2.5 foot projections may penetrate this area as long as no windows directly face each other across its width.
9. All major, general public pedestrian passages between clusters must be a minimum of 16 feet wide. A minimum 4 feet perimeter of planting areas and pedestrian amenities such as seating areas must be incorporated in the design and are required throughout the pedestrian way. Such amenities can include bicycle racks or other mobility devices.
10. Tandem parking is permitted for a maximum of 50% of the units, but must be equally distributed between the clusters.
11. A Cul-de-Sac arrangement of parking entries between clusters is permitted. Vehicles in such a parking scheme cannot cross a pedestrian path that provides access to the unit entries on the opposite side or connects to another series of units with garages across an intervening pedestrian path.
12. All Townhome projects 40 units or greater must provide centrally located common green spaces or linear public pedestrian paths such as Paseos equivalent to a minimum of 5% of the gross property area of the Townhomes. Such areas must be exclusively for pedestrian use. Private unit entries or required front yards do not count towards the requirement.
13. The design of the Townhome project must integrate its internal pedestrian, bike and vehicular system with the surrounding areas in order to maintain the connectivity and continuity.
14. Prominent site areas at the major visual corners of the project must be emphasized with structures that, like the cluster corner units, are distinct and identifiable than their neighboring Townhomes, which can be achieved by utilizing at least 3 of the modulations noted in a-g of # 3 above.

ARB Ad Hoc Objective Zoning Committee:

David Hirsch, Chair

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