

## Revised Regulations for Townhomes – Objective Zoning

1. The maximum length of any linear grouping of Townhomes is 150 feet not including entry elements or bay windows on end units, each unit must include a minimum front yard 5 feet deep by the width of the unit.
2. 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.
3. 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.
4. Corner units that face two streets or private pathways must have a change in the roof line 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
  - c. A tower element that may penetrate 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 on one or more floors.
  - 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 or a Juliet-balcony.
5. 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 from its neighboring unit. A maximum of 7 different colors are allowed.
6. Townhomes located on major streets or boulevards or facing two streets can exceed the R-3 height requirements by a full story or partial 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.
7. All Townhomes projects on all sites greater than 2 acres must have one street of the longest dimension with a sidewalk and street trees.
8. While 3 different prototypes are preferred, a minimum of two separate prototypes of townhome design are required between one acre and two acres. Above two acres, three prototypes are required. The difference between typologies must include a significant variation of internal planning and exterior elevation treatments. A typology is a distinctly different design format such as a free standing units versus an attached cluster or a cluster of units in which all of the featured elements of the design for each house is distinctly different in size or massing or that one series of townhomes

has balconies or enclosed projections such as bay windows, or one series has stoops. End unit variations are not a separate prototype.

9. 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-foot projections may penetrate this area as long as no windows directly face each other across its width.
10. 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.
11. Tandem parking is permitted for a maximum of 50% of the units, but must be equally distributed between the clusters.
12. 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.
13. All Townhome projects 30 units or greater must provide centrally located common green spaces or linear public pedestrian paths such as Paseos equivalent to a minimum of 10% of the gross property area of the Townhomes. Such areas must be exclusively for pedestrian use and include three of the following passive and active recreation spaces and furnishings; pathway border plantings, trees, children's play spaces, small group gathering areas, open non-programmed lawn areas, canopy or gazebo or open paved seating and tables area with or without cooking facilities. Private unit entries or required front yards do not count towards the requirement.
14. 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.
15. Townhome projects must be analyzed in relation to potential impacts to the neighboring requirements, so that, for example, the through pedestrian, bicycle or vehicular access requirements of adjacent uses is studied in relation to the proper functioning of the Townhouse requirements in order to avoid any conflict with normal operations of both areas.
16. Orientation of clusters to provide adequate natural light.
17. Required setback dimension of units from the public street and sidewalk to the building footprint. Description of the required planting, width of the required pathway and separation and privacy of adjacent entries.
18. Regulations for the inclusion of a specific location and number of parking spaces for guests and maintenance worker parking with limitations on the distance or convenience to all townhome units. This ruling recognizes that this type of development is much denser than other single family residential zones.
19. Regulations for privacy such as distances from window to window or required offsets.
20. Garbage collection and delivery/loading area should be designed to allow the vehicle enter and exit safely, ideally without having to back up.

ARB Ad Hoc Objective Zoning Committee:

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