64-60 - DESIGN REQUIREMENTS
The following Sections shall apply to all developments and to all horizontal enlargements with new street walls or alterations increasing the height of street walls, or as otherwise referenced within this Chapter:

Section 64-61 Design Requirements for Single- and Two-family Residences

Section 64-62 Design Requirements for Other Buildings in Residence Districts

Section 64-63 Design Requirements for Residential Buildings in Commercial Districts

Section 64-64 Design Requirements for Non-residential and Mixed Buildings in Commercial and Manufacturing Districts

Section 64-65 (Screening Requirements for Parking Within or Below Buildings) shall apply to any zoning lot occupied by a building, other than a single- or two-family residence constructed after October 9, 2013. Any zoning lot occupied by a building constructed prior to such date shall not be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of Section 64-65.

64-61 - Design Requirements for Single- and Two-family Residences

In R1, R2, R3, R4 and R5 Districts, for single- and two-family residences that have a street wall within 50 feet of the street line, and in R6 Districts, for detached and semi-detached single- and two-family residences that have a street wall within 50 feet of the street line, where the level of the lowest occupiable floor is five feet or more above curb level, at least one of the following visual mitigation elements shall be provided. For such residences where the level of the lowest occupiable floor is nine feet or more above curb level, at least two of the following visual mitigation elements shall be provided.

(a) Porch

Where provided as a mitigating element, a porch shall have a finished floor at least six inches below the lowest occupiable floor and have a width at least 70 percent of the aggregate width of all street walls within 25 feet of the street line. The depth of the porch must be at least five feet, and the porch may not be closer to the street line than five feet. Open porches shall count as one mitigating element and roofed porches shall count as two mitigating elements, provided that for such roofed porches, all structural elements shall have a minimum width or depth of at least three inches, and such roof shall have a depth of at least five feet measured perpendicular to the street wall and extend along at least 70 percent of the width of the street wall. A balcony directly above a porch and a trellis or arbor with structural members spaced no further than 30 inches on center that cover such porch may be considered a porch roof for the purposes of this Section.

(b) Stair direction change
Where provided as a mitigating element, stairs shall be constructed between grade and the lowest occupiable floor or porch, as applicable, which shall change direction at least 90 degrees in plan at a point no lower or higher than two feet from the beginning and end of the stair run.

(c) Raised front yard

Where provided as a mitigating element, the grade between the street line and street walls within 25 feet of the street line, and their prolongations, shall be elevated above curb level so that a line drawn midway between the street line and such street walls and prolongations is at least 18 inches above curb level at all points, except for pedestrian ways, vehicular access and off-street parking spaces permitted pursuant to Section 64-50 (SPECIAL PARKING REGULATIONS). The area with final grade above curb level must be greater than 50 percent of the total area between the street line and street walls within 25 feet of the street line and their prolongations. Such raised yards shall be planted to comply with Section 23-451.

(d) Trees or shrubs at least three feet high

Where provided as a mitigating element, trees or shrubs that attain a height of at least three feet shall be provided between the street line and street walls within 25 feet of the street line and their prolongations. Planting beds shall be at least three feet wide in plan, measured parallel and perpendicular to the street line. The length of each planted area shall be measured by inscribing each planted area within a rectangle and measuring the longest dimension of such rectangle. The total length of planted areas shall be greater than 60 percent of the lot width, and be planted to screen at least 50 percent of the length of the street wall.

However, no mitigation shall be required where more than 50 percent of the street wall of a building is within three feet of the street line.

### 64-62 - Design Requirements for Other Buildings in Residence Districts

**LAST AMENDED**
10/10/2013

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, for all buildings, except single- and two-family residences, where street walls are within 50 feet of the street line, the provisions of this Section, inclusive, shall apply.

### 64-621 - Planting requirement

**LAST AMENDED**
10/10/2013

Where the level of the lowest occupiable floor is five or more feet above curb level, the area between the street line and all street walls of the building shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground. Such planting shall consist of trees or shrubs within six feet of the street wall that attain a height of at least three feet. Such planting shall not be required at the entrances to and exits from the building, within driveways accessing off-street parking spaces located within, to the side, or rear of such building, or between commercial uses and the street line. Any such planted area shall have a depth of at least three feet. Where ramps or stairs are located parallel to a street wall and within six feet of such street wall, minimum planting beds shall be provided between such ramps or stairs and the street line.
However, where street wall location rules would require a street wall to be located such that planting beds would be less than three feet in width, the provisions of this Section shall not apply.

**64-622 - Lobby or non-residential use**

LAST AMENDED 10/10/2013

Where the flood-resistant construction elevation is 10 or more feet above curb level, a lobby with a minimum width of 20 feet shall be provided along the street wall at the level of the adjoining sidewalk or other publicly accessible open area, with a depth of at least 20 feet. For buildings with an aggregate width of street wall of more than 65 feet, such lobby width shall be at least 30 percent of the aggregate width of street wall, but need not be wider than 35 feet. For zoning lots with less than 25 feet of frontage along a street, a five-foot wide service corridor may be exempted from the requirements of this Section. Transparent glazing materials shall occupy at least 40 percent of the surface area of the street wall of the lobby, measured between a height of two feet above the level of the adjoining sidewalk or other publicly accessible open area and a height 10 feet above the level of the first finished floor above curb level.

Any permitted non-residential use, other than accessory off-street parking or storage, may be substituted for lobby area required pursuant to this Section, provided that the required width, depth and transparency shall apply to such use.

However, where flood-resistant construction standards prohibit glazing due to the location of the building in a zone subject to wave action as indicated on flood maps, the glazing requirements of this Section shall not apply.

**64-63 - Design Requirements for Residential Buildings in Commercial Districts**

LAST AMENDED 10/10/2013

C1 C2 C3 C4 C5 C6

In the districts indicated, and in Special Mixed Use Districts, for all residential buildings, except single- and two-family residences, where street walls are within 50 feet of the street line, and where the level of the lowest occupiable floor is five feet or more above curb level, the provisions of Section 64-62 (Design Requirements for Other Buildings in Residence Districts) shall apply.

**64-64 - Design Requirements for Non-residential and Mixed Buildings in Commercial and Manufacturing Districts**

LAST AMENDED 10/9/2013

**64-641 - Transparency requirements**

LAST AMENDED 10/10/2013

C1 C2 C3 C4 C5 C6 C7 C8 M1 M2 M3

In the districts indicated, the provisions of this Section shall apply to all buildings, other than:

(a) residential buildings; and
(b) in C8 Districts and Manufacturing Districts, other than Special Mixed Use Districts, buildings containing predominantly Use Group 16, 17 or 18 uses.

Where street walls are within 50 feet of the street line, and where flood-resistant construction elevation is 10 feet or more above curb level, a portion of the street wall with a minimum of 20 feet in width shall provide transparent glazing materials occupying a minimum of 50 percent of the surface area of such street wall portion, measured between a height of two feet above the level of the adjoining sidewalk or other publicly accessible open area and a height 12 feet above the level of the first finished floor above curb level. The floor level behind such transparent glazing materials shall not exceed the level of the window sill for a depth of at least four feet, as measured perpendicular to the street wall. For buildings with an aggregate width of street wall of more than 65 feet, such transparent portion of the street wall shall be at least 30 percent of the aggregate width of street wall, but need not be wider than 35 feet.

However, where flood-resistant construction standards prohibit glazing due to the location of the building in a zone subject to wave action as indicated on flood maps, the glazing requirements of this Section shall not apply.

64-642 - Transparency requirements for buildings utilizing alternative height measurement

LAST AMENDED 10/10/2013

C1 C2 C3 C4 C5 C6 C7 C8 M1 M2 M3

In the districts indicated, for all buildings utilizing the provisions of Section 64-336 (Alternative height measurement in Commercial and Manufacturing Districts), paragraph (b), street walls shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors. Furthermore, such transparent glazing materials shall occupy at least 50 percent of the surface area of such street wall, measured between a height of two feet above the level of the adjoining sidewalk or other publicly accessible open area and a height of 12 feet above the level of the first finished floor above curb level. The floor level behind such transparent glazing materials shall not exceed the level of the window sill for a depth of at least four feet, as measured perpendicular to the street wall.

64-65 - Screening Requirements for Parking Within or Below Buildings

LAST AMENDED 10/10/2013

The provisions of this Section shall apply to all buildings, other than:

(a) single or two-family residences; and

(b) in C8 Districts and Manufacturing Districts, other than Special Mixed Use Districts, buildings containing predominantly Use Group 16, 17 or 18 uses.

Buildings in existence prior to October 9, 2013, shall not be altered in any way that will create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

Where the flood-resistant construction elevation is five or more feet above curb level and the street wall of a building is within 50 feet of the street line, for any level where off-street parking is provided within or below a building, such parking shall be screened from the street line with a street wall that is at least 50 percent opaque. Each one-foot square portion of such street wall shall comply individually with this requirement.
In case of a conflict between the provisions of this Section and the provisions of another Chapter, the more restrictive provisions shall apply.