



Building Standards Research + Overview

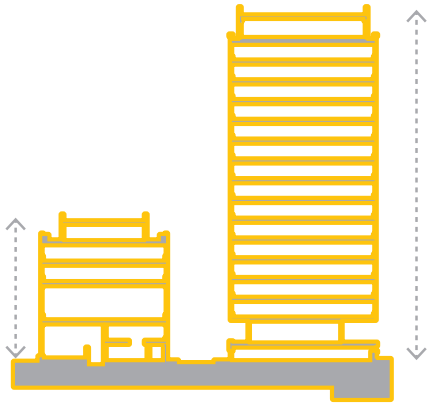
This attachment includes: key definitions, staff research, applicable sections of the Rio29 Small Area Plan and staff recommendations.

What are "building standards"?

Building standards determine the general shape, form, size and perception of a building.

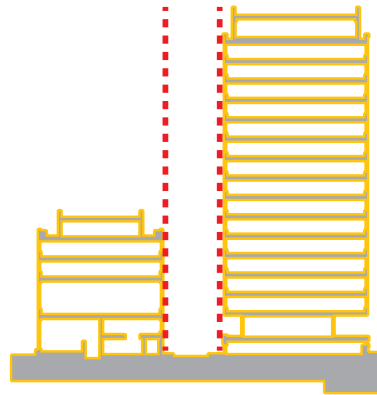
Building standards are regulated based on the historic and/or desired character for an area as described in relevant long-range planning documents, such as a master plan or small area plan.

Key Definitions | Area Bulk Regulations



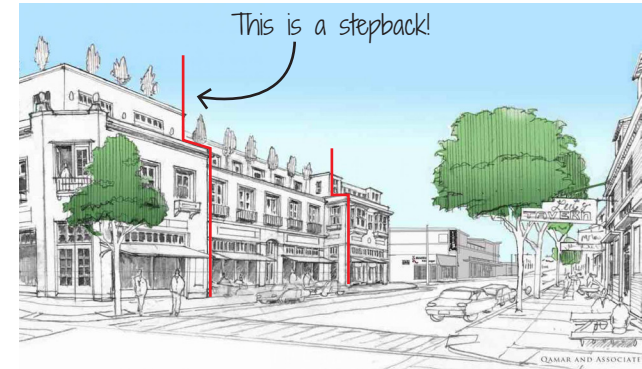
Building Height

How tall a building is, measured in the number of stories or feet



Setbacks (Build-To Lines)

The line that a building will meet on a lot. This replaces setbacks by ensuring a consistent building facade on the street



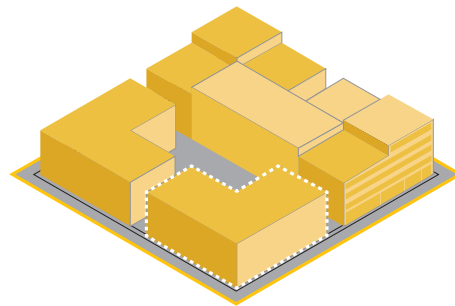
Stepbacks

Buildings above a certain height are set back from the street further than the ground level floors



Building Orientation

Determines the location of windows, entrances, rooflines and other features



Block Size

The maximum length of a building wall before a required break

Character Plan

FUTURE PLACE TYPES IN RIO29



PLACE TYPOLOGIES

**Urban
Core**

Core

Flex

Edge

STREET TYPOLOGIES

BOULEVARD



AVENUE



LOCAL STREET



THROUGH CORRIDOR



Route 29



The **Core** is intended to have the highest intensity of development and the tallest buildings, which are offset by stepbacks. Buildings facing the streets in the **Urban Core** should have active first floor uses.



The **Flex** area is intended to have the highest amount of flexibility in building form and use. Buildings can have a range of heights and uses, but buildings should be designed to make pedestrians comfortable.



Edges are areas of less-intense development next to existing neighborhoods. Buildings are expected to have lower heights and smaller building footprints.

Form & Site Design Standards

URBAN CORE & CORE

HEIGHT: Buildings should be 3-6 stories tall along street frontages, public spaces, and amenities.

BUILD TO/SETBACK: Buildings should be setback 3 feet from the edge of right-of-way and can be extended up to 10 feet to allow space for patio seating. Right-of-way width is determined by street sections shown in the Connectivity Chapter.

The majority of the street frontage façade should be built to the setback line to 1) establish consistent building forms on both sides of the street and 2) contribute to a sense of spatial enclosure along the street.

STEPBACK: Taller buildings should incorporate setbacks to help reduce the overall scale of a building and to create an appropriate spatial enclosure ratio. To establish an appropriate spatial enclosure ratio:

- Buildings along Boulevards should be stepped back above 4 stories or 50 feet.
- Buildings along Avenues and Local streets should stepback above 3 stories or 40 feet.

BUILDING SIZE & LOCATION: Building façade breaks should break up large buildings, or a long stretch of buildings, along a street frontage. Façade breaks not only promote walkability but also provide pedestrian/automobile access to the sides and rear of a building.

PARKING: Structured parking should be encouraged in the Urban Core and the County's Zoning Ordinance should be updated to allow structured parking as a by-right use.

When fronting along streets, structured parking should have "liner buildings" along the ground story street frontage. Liner buildings are thin buildings that line the edge of a street or public space, the uses of which promote active street life, such as a coffee shop or an artist's studio.

Off-street surface parking is discouraged in the Urban Core, but may be allowed by exception through screening and relegated to the sides and rear of buildings.

Shared parking between uses is encouraged to reduce the overall amount of parking in the Core areas.

Parking minimums within the Zoning Ordinance should be reduced or eliminated to encourage more compact development, alternative transportation choices, and to facilitate the construction of affordable/workforce housing.

BLOCK SIZE: Blocks of 200 - 300 feet in length should be used in the Core to promote walkability and to provide multiple routes to destinations.

Larger blocks may be allowed by exception if internal circulation is designed to promote walkability, frequent façade breaks are incorporated to allow bicycle/pedestrian circulation throughout the site, and the minimum vehicular connectivity as shown in the Connectivity Plan is established.

FLEX

HEIGHT: Buildings should be 2-5 stories tall. Internal buildings of fewer than 2 stories may be acceptable if they are not along street frontages or adjacent to public spaces/amenities.

Building heights of up to 6 stories may be allowed by exception, especially if the development helps achieve other County initiatives such as the provision of affordable housing, consistency with economic development goals, or if the development is within Opportunity Zone areas.

BUILD TO/SETBACK: Buildings should be setback 3 -10 feet from the edge of right-of-way (right-of-way width should be determined by street sections shown in the Connectivity Chapter).

Most of the street frontage façade should be built to the setback line to 1) establish consistent building forms on both sides of the street and 2) contribute to a sense of spatial enclosure along the street.

STEPBACK: Buildings along Boulevards should be stepped back above 4 stories or 50 feet.

Buildings along Avenues and Local streets should be stepped back above 3 stories or 40 feet.

BUILDING SIZE & LOCATION: The Flex areas may consist of a wide range of building types and sizes. Buildings with larger footprints should avoid large, uninterrupted walls along streets and should incorporate façade breaks to promote walkability.

PARKING: Structured and surface parking are permitted in the Flex areas, and both parking types should be allowed as a by-right use through zoning.

All parking should be relegated to the sides and behind buildings, and should be screened from streets and public parks/amenities.

Shared parking between uses is encouraged to reduce the overall amount of parking needed.

BLOCK SIZE: Blocks should be 300 - 400 feet in length.

Larger blocks may be allowed by exception if internal circulation is designed to promote walkability, frequent façade breaks are incorporated to allow bicycle/pedestrian circulation throughout the site, and the minimum vehicular connectivity as shown on the Connectivity Plan is established.

EDGE

HEIGHT: Buildings should be no more than 3 stories tall.

BUILD TO/SETBACK: Buildings can be set back up to 25 feet in the Edge areas. Features such as front porches and stoops are encouraged to foster a pedestrian-friendly atmosphere when larger setbacks are used.

STEPBACK: Buildings are limited to 3 stories in height. Stepbacks are not necessary in Edge areas.

BUILDING SIZE & LOCATION: Buildings should have smaller footprints to encourage consistency with adjacent residential neighborhoods.

PARKING: The majority of the parking in Edge areas will be surface parking and on-street parking.

Structured parking may be allowed by exception for smaller parking structures that are well screened and consistent with the character of the area.

All parking should be relegated to the sides and rear of buildings and should be screened from streets, public parks/amenities, and adjacent residential areas.

Shared parking between uses is encouraged to reduce the overall amount of parking needed.

BLOCK SIZE: Blocks should be 400 - 600 feet in length.

(see "Block Size" in the Flex Zone column for additional details and special exceptions)

STEPBACK DIAGRAMS

URBAN CORE, CORE, & FLEX AREAS

BOULEVARD

Buildings can be up to 6 stories tall in the Urban Core/Core areas and 5 stories tall in the Flex areas. Above the 4th story or 50', the building should be stepped back an additional 15'.

Street Width: 134 ft
Appropriate Building Height: ~60 ft
1:3 Ratio



AVENUES

Buildings can be up to 6 stories tall in the Urban Core/Core areas and 5 stories tall in the Flex areas. Above the 3rd story or 40', the building should be stepped back an additional 15'.

Street Width: 100 ft
Appropriate Building Height: ~50 ft
1:2 Ratio



LOCAL STREETS

Buildings can be up to 6 stories tall in the Urban Core/Core areas and 5 stories tall in the Flex area. Above the 3rd story or 40', the building should be stepped back an additional 15'.

Street Width: 88 ft
Appropriate Building Height: ~44 ft
1:2 Ratio



Spatial enclosure is the relationship of building height to road width. People walking along the streets can feel confined when buildings are too tall and streets are narrow. People can have the opposite feeling of exposure when a street is too wide, structures are short, and buildings are setback far from the street.

To maintain a good sense of enclosure and a comfortable human scale, *The Design Manual for Urban Roads and Streets* recommends a building height to street width ratio between 1:2 and 1:3.

Appropriate Building Heights are calculated using the ratios from *The Design Manual for Urban Roads and Streets*. Buildings above the recommended height should be stepped back to reduce the feeling of confinement while continuing to allow for taller buildings in appropriate locations.

Staff Recommendations

The chart below compares existing zoning for the area to staff recommendations for each character area based on Rio29 Small Area Plan, technical research and community input.

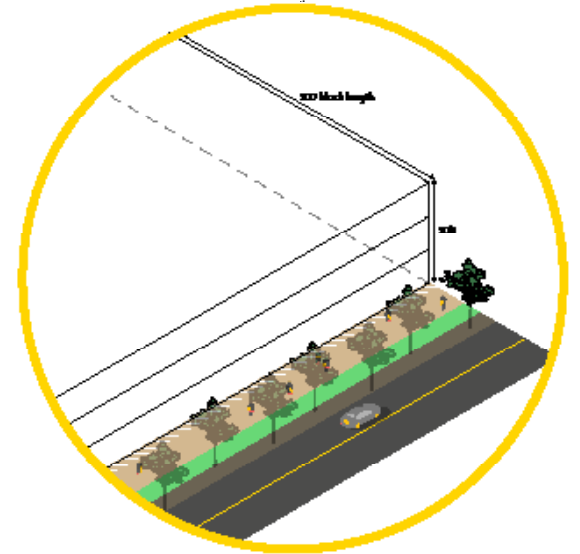
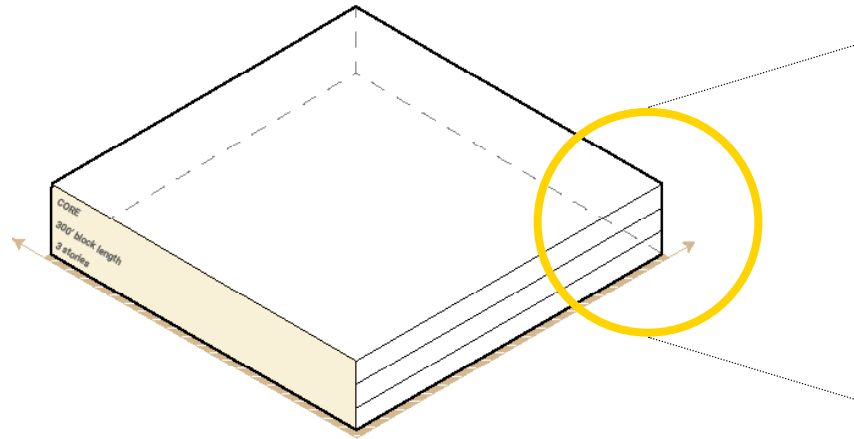
	Building Height	Building Footprint	Block Length	Setbacks	Stepbacks
Rio29 Urban Core/Core	3 - 5 stories, up to 6 stories for bonus factors	N/A Regulated by block length	200 - 300 feet	3 - 10 feet	Above 4 stories (or 50 ft) for boulevards Above 3 stories (or 40 ft) for avenues/local streets
Rio29 Flex	2 - 5 stories	N/A Regulated by block length	200-400 feet	3 - 10 feet	Above 4 stories (or 50 ft) for boulevards Above 3 stories (or 40 ft) for avenues/local streets
Rio29 Edge	2 - 3 stories	N/A Regulated by block length	300 - 500 feet	25 ft maximum setback	Not needed or required due to shorter building heights.
Commercial Districts (C1, CO, and HC)	Up to 65 feet	N/A	N/A	Front: 10 - 30 feet Side and Rear: 50 ft minimum from abutting rural or residential districts; no maximum setback	15-ft minimum for any story that beings above 40-ft or above the third story (whichever is less)
Planned Development Shopping Center (PD-SC)	Up to 65 feet	N/A	N/A	Front: 10 - 30 feet Side and Rear: 50 ft minimum from abutting rural or residential districts; no maximum setback	15-ft minimum for any story that beings above 40-ft or above the third story (whichever is less)
Planned Development Mixed Commercial (PD-MC)	Up to 65 feet	N/A	N/A	Front: 10 - 30 feet Side and Rear: 50 ft minimum from abutting rural or residential districts; no maximum setback	15-ft minimum for any story that beings above 40-ft or above the third story (whichever is less)

What might this look like in Rio29?

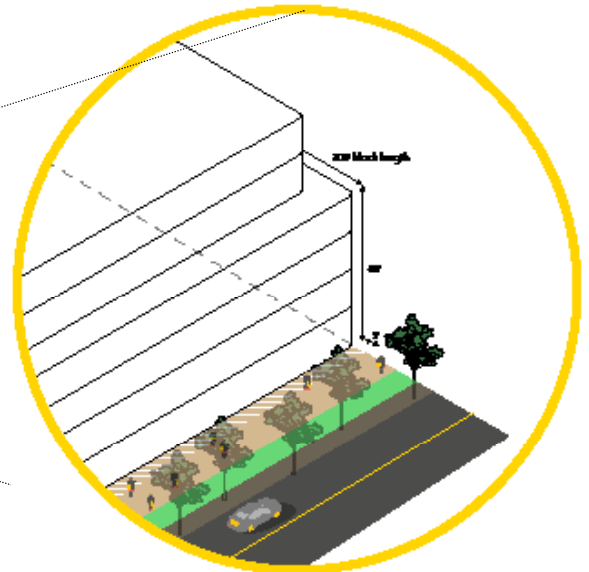
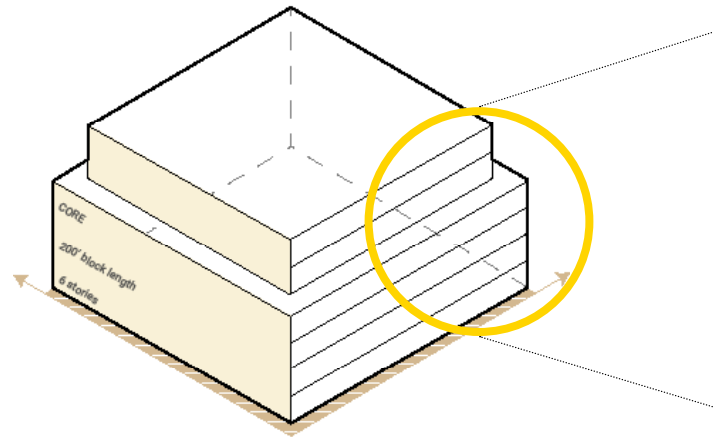
The diagrams below illustrate staff recommendations for each character area in Rio29.

Urban Core/Core

3 story building
300-ft block length
3-ft setback

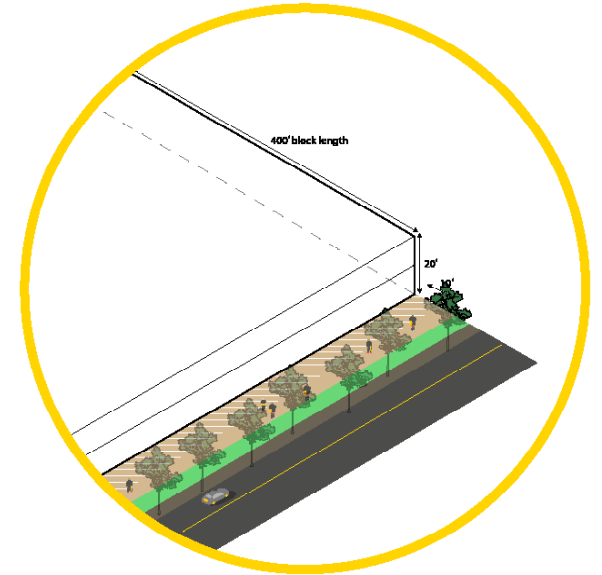
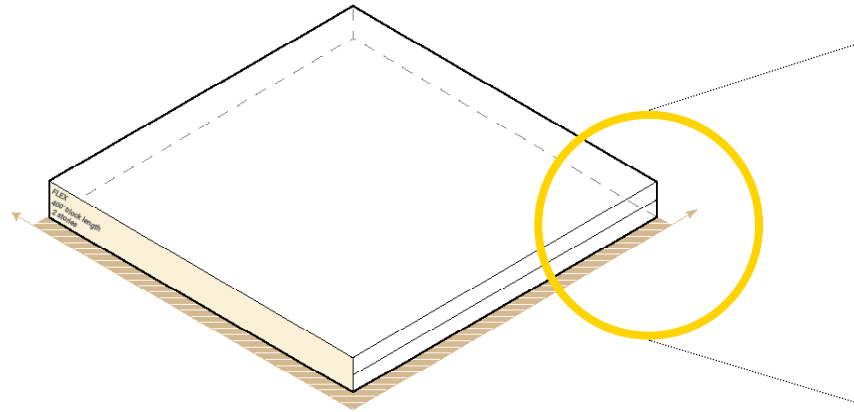


6 story building
200-ft block length
3-ft setback

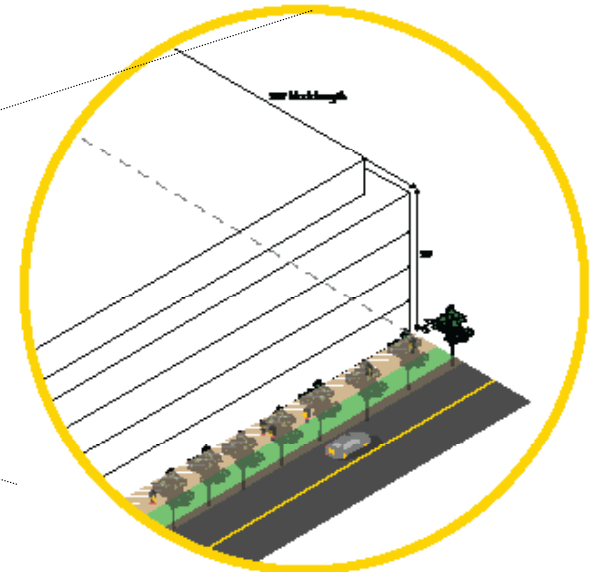
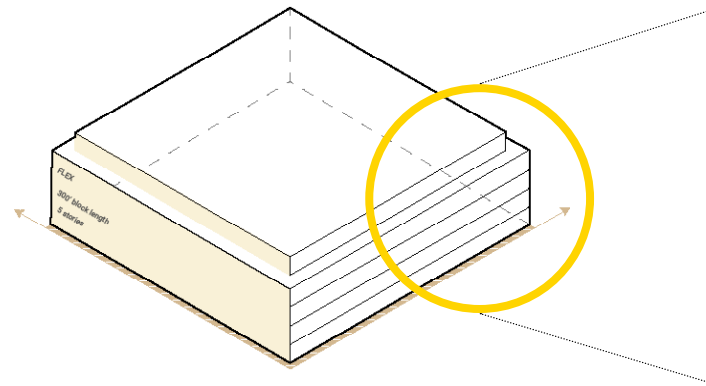


Flex

2 story building
400-ft block length
10-ft setback

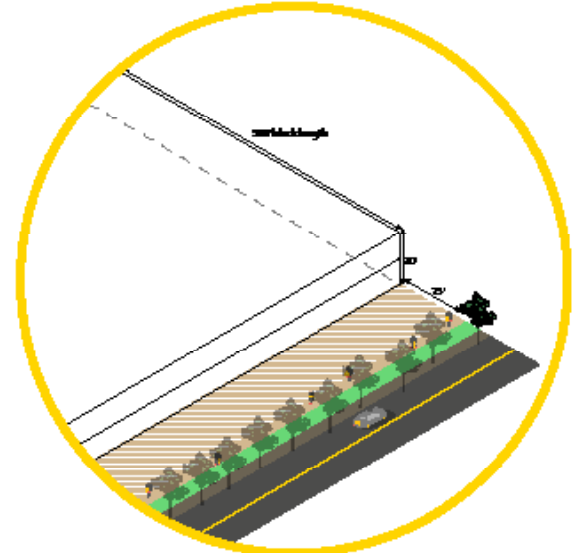
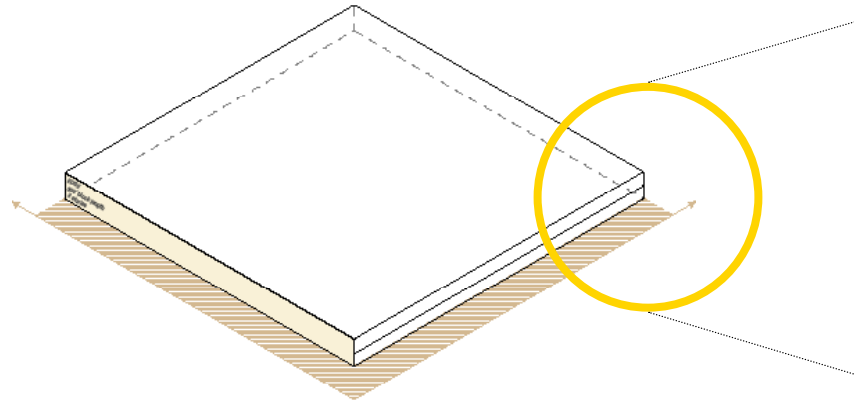


5 story building
300-ft block length
3-ft setback

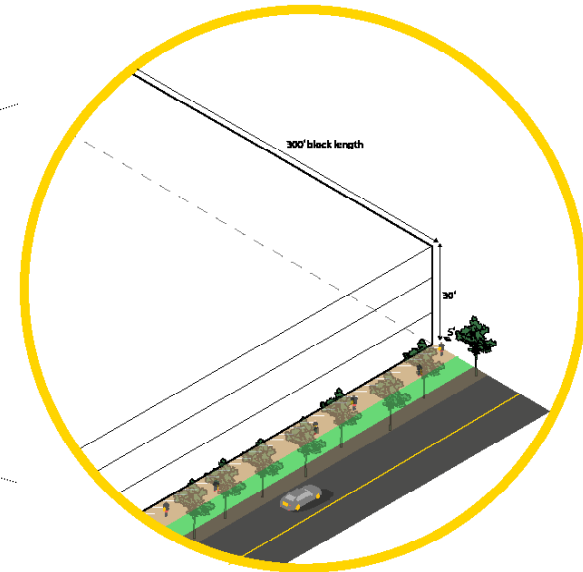
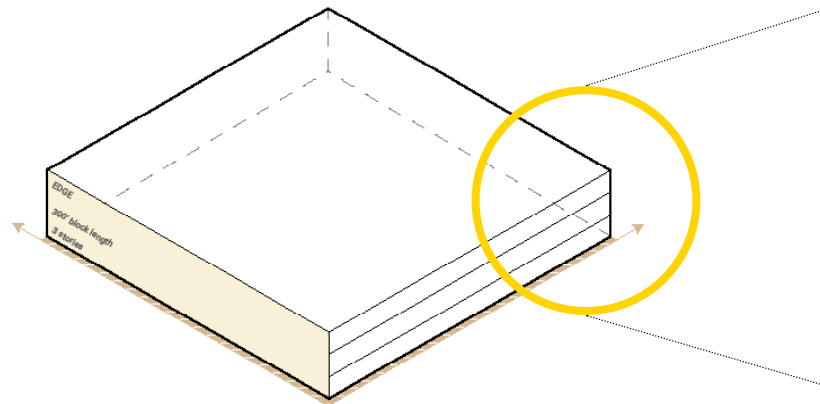


Edge

2 story building
500-ft block length
25-ft setback

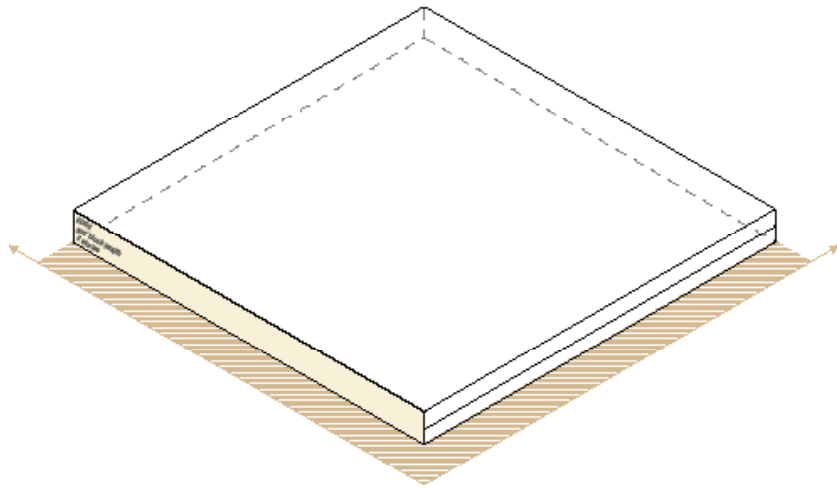


3 story building
300-ft block length
3-ft setback

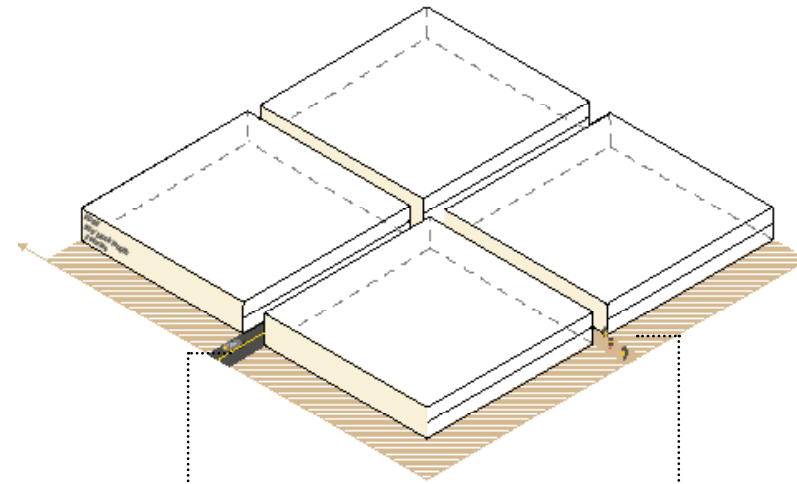


What could "pedestrian passages" look like in Rio29?

The diagrams below illustrate the effect that requiring pedestrian passages at a specific interval (e.g. every 250-feet) could have in supporting multi-modal, pedestrian-friendly environment.



2 story building
500-ft block length
25-ft setback



vehicular
travel

"pedestrian
passage"