



ZONING CODE

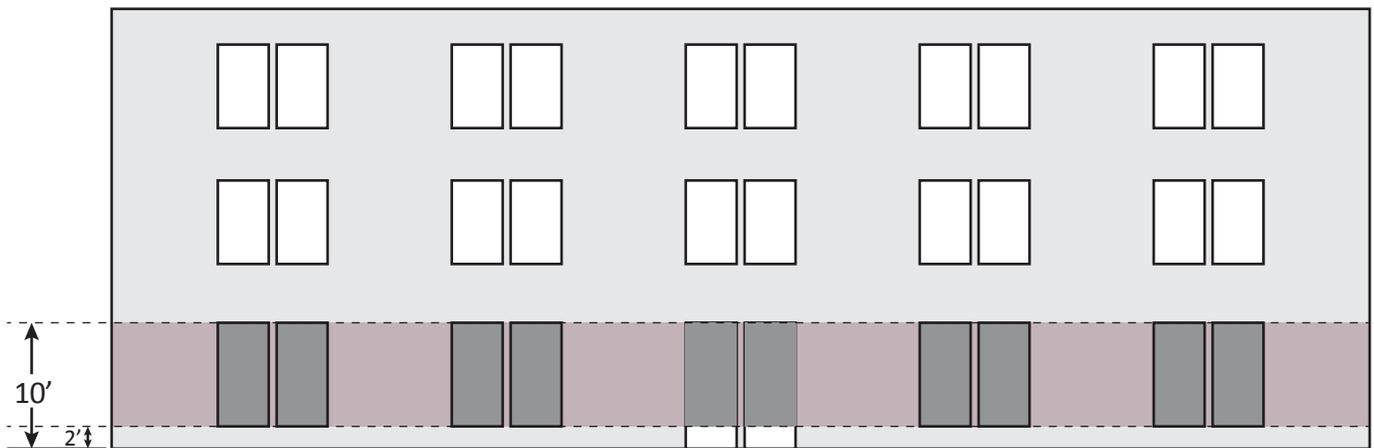
INFORMATION GUIDE

Ground Floor Windows in Commercial/Mixed Use Zones

In commercial/mixed use zones, ground floor windows are required on the street-facing facades of buildings. Requirements differ between the ground floors of street-facing walls of non-dwelling units and dwelling units.

Ground floor window standard for wall area that is not a dwelling unit.

- Windows must cover at least 40 percent of the ground floor wall area of street-facing facades that are 20 feet or closer to a street lot line or publicly-accessible plaza.
- Ground floor wall areas include all exterior wall area from 2 feet to 10 feet above the finished grade and include the openings in the walls of structured parking.
- If a lot has more than one street frontage, the 40 percent windows standard is applied to the façade that faces the highest transit street classification. All other ground level street-facing facades that are 20 feet or closer to the street lot line must have windows that cover 25 percent of the ground level wall area.
- When a site has more than one street frontage, walls of structured parking may be set back at least 5 feet and landscape to the L2 standard instead of providing 25 percent windows.
- When two or more streets have the same highest transit street classification, the applicant may choose on which of those streets to meet the 40 percent windows standard.



- Area of ground level building facade subject to a 40% window coverage requirement.
- Example of required window coverage on ground level.

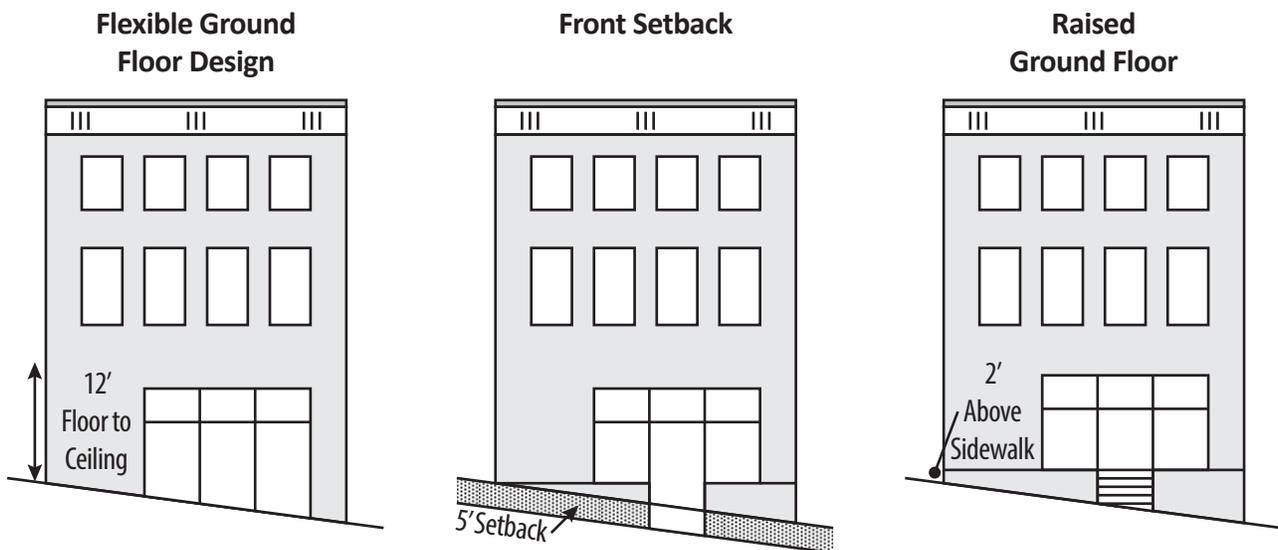
Ground floor window and frontage standards for dwelling units

- The ground floor wall area of street-facing facades of dwelling units that are 20 feet or closer to a street lot line must meet at least one of the following standards:
 1. Flexible ground floor design.

Windows must cover at least 40 percent of the ground floor wall area of street-facing facades that are 20 feet or closer to a street lot line or publicly-accessible plaza and the ground level of the building must be designed and constructed as follows:

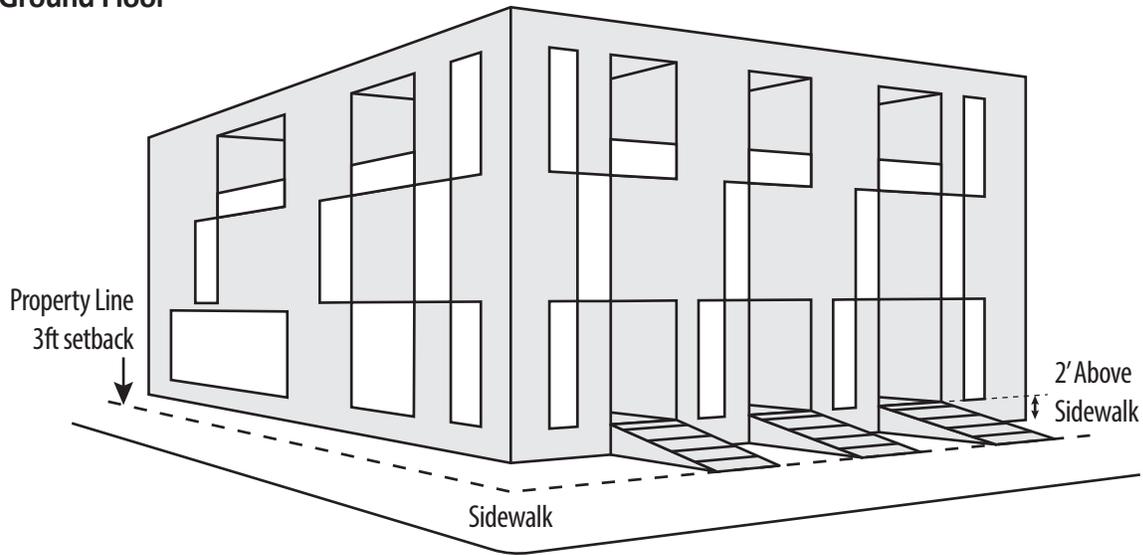
 - a. The distance from the finished floor to the bottom of the ceiling structure above, including supporting beams, must be at least 12 feet;
 - b. The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade; and
 - c. Each unit must contain a front entrance that is located at the level of the finished grade and can be accessed without steps.
 2. Front setback.
 - a. The portions of the building with residential dwelling units on the ground floor must be set back at least 5 feet from the street lot line. The setback must be landscaped to at least the L1 standard and/or hard surfaced for use by pedestrians; and
 - b. Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground floor.
 3. Raised ground floor.
 - a. The portion of the building with residential dwelling units on the ground floor must have the finished floor of each residential unit at least 2 feet above the grade of the closest adjacent sidewalk; and
 - b. Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground floor.

Different Ground Floor Approaches

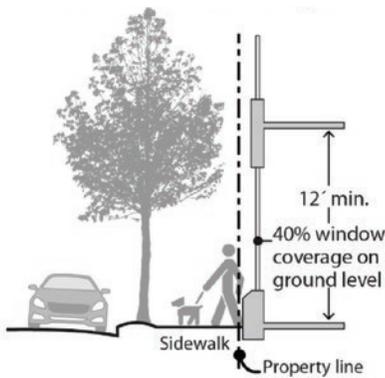


*** Height Measurement Follows Grade**

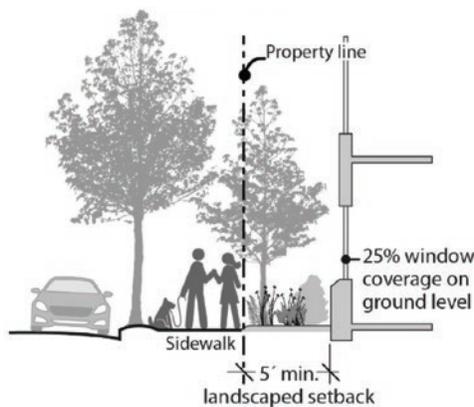
Raised Ground Floor



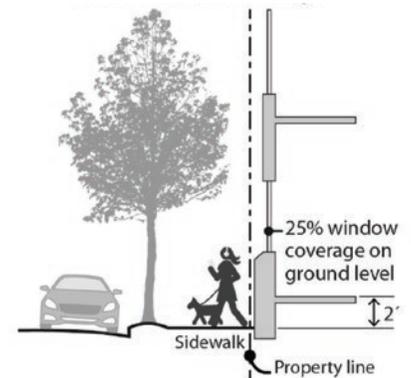
Flexible Ground Floor Design



Front Setback



Raised Ground Floor Design



Qualifying Window Features

Required ground floor windows areas must be windows that allow views into working areas, lobbies, residential units or residential building common areas; glazing in pedestrian entrances; or display windows that are at least 24 inches deep set into a wall. Except for the windows or residential units and clerestory windows located above doors or other windows, the bottom of qualifying windows must be no more than 4 feet above the adjacent grade.

Non-Qualifying Window Features

Windows into storage, vehicle or bicycle parking, mechanical equipment, or garbage and recycling areas, and display cases attached to the outside walls do not qualify.