

## 33.545 Lombard Street Plan District

# 545

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Map 545-1 Lombard Street Plan District

### General

#### 33.545.010 Purpose

The Lombard Street Plan District implements the Lombard Street nodes and corridors elements of the St Johns/Lombard Plan by promoting development that fosters a pedestrian- and transit-oriented main street in key places, and supports enhanced design for multi-dwelling residential developments.

#### 33.545.020 Where These Regulations Apply.

The regulations of this chapter apply to the Lombard Street plan district. The boundaries of the plan district are shown on Map 545-1 at the end of this chapter, and on the Official Zoning Maps.

### Development Standards

#### 33.545.100 Standards for Community Corners

- A. Purpose.** These standards create active use areas and community gathering places along major streets intersecting with North Lombard. These standards ensure that development at key intersections along North Lombard is oriented to enhance the pedestrian environment.
- B. Where the standards apply.** The following standards apply to Subdistrict B shown on Map 545-1.
- C. Standards.**
  - 1. The ground level street-facing facades of primary structures must be within 10 feet of both street lot lines.
  - 2. Surface parking areas are not allowed within 40 feet of the corner.

#### 33.545.110 Additional Regulations in the CM1 Zone

- A. Purpose.** These regulations encourage residential mixed use development and housing, in addition to small scale commercial development along sections of North Lombard Street to foster a transit-oriented main street environment. Size of uses are specified to promote commercial uses along the main street that serve a local market area, while limiting their potential impacts on residential uses.

- B. Where these regulations apply.** The following regulations apply to sites in Subdistrict A shown on Map 545-1 that are zoned CM1.
- C. Retail Sales And Service and Office uses.** Each individual Retail Sales And Service and Office use is limited to 10,000 square feet of floor area.
- D. Bonus height for housing.** Proposals that providing housing receive bonus height. The maximum building height when a proposal includes housing is 45 feet.
- E. Non-residential floor area.** The maximum FAR allowed for a non-residential use is 1:1. Adjustments are prohibited.

### 33.545.120 Additional Standards in the R1 Zone

- A. Purpose.** These standards ensure that development of sites with the potential for medium density development along or adjacent to the main street:
  - contributes positively to established neighborhoods and the area's character;
  - creates a strong physical and visual connection between the living area and the street, and the main entrance and the street; and
  - improves the transition between development in the commercial and single-dwelling zone areas.
- B. Where these standards apply.** The following standards apply to duplexes, attached houses, and multi-dwelling structures on sites in Subdistrict A shown on Map 545-1 that are zoned R1.
- C. Standards.** Adjustments may be requested to these standards; they may not be modified through design review.
  1. Large building elevations divided into smaller areas. The front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area, the elevation must be divided into distinct planes of 500 square feet or less. For the purpose of this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can be done by:
    - a. A porch, a dormer that is at least 4 feet wide, or a balcony that is at least 2 feet deep and is accessible from an interior room;
    - b. A bay window that extends at least 2 feet; or
    - c. Recessing a section of the facade by at least 2 feet; the recessed section must be at least 6 feet long.
  2. Location of main entrance. The main entrance of each primary structure must face the street lot line. The following are exceptions to this standard:
    - a. On corner lots the main entrance may face either of the streets or be oriented to the corner.
    - b. For buildings that have more than one main entrance, only one entrance must meet this requirement.

- c. Entrances that face a shared landscaped courtyard, landscaped to at least the L1 General Landscaping standard, are exempt from this requirement.
  3. Attached garages. When parking is provided in a garage attached to the primary structure and garage doors face a street the following standards must be met:
    - a. The garage must not be more than 40 percent of the length of the building frontage or 12 feet long, whichever is greater;
    - b. The front of the garage can be no closer to front lot line than the front facade of the house;
    - c. Garage doors that are part of the street-facing elevations of a primary structure may be no more than 75 square feet in area; and
    - d. There may be no more than one garage door per 16 feet of building frontage.
  4. Exterior finish materials. Unless the building is approved through Design Review, all buildings must meet the foundation material standard of 33.218.110.I, and the exterior finish materials standards of 33.218.110.J. The standards must be met on all building facades.
  5. Corner lots with alley access. If the site is a corner lot that is adjacent to an alley, access for motor vehicles must be from the alley.
  6. On lots less than 10,000 square feet in the R1 zone, the minimum density is 1 unit per 2,250 square feet of site area. This standard does not apply on corner lots.
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*(Adopted by Ord. No. 188177, effective 5/24/18.)*





