Appendix B
Code Modeling – Prototypes

The purpose of these prototypes was to model draft multi-dwelling zoning code development standards to illustrate and assess potential built outcomes and to consider how the various regulations work in relationship to each other. Project staff used the prototypes to assess if the draft base and bonus floor area ratios (FAR) for the multi-dwelling zones are achievable, given the other development parameters, such as maximum building height, site coverage, and required setbacks.

Notes on the Code Modeling Prototypes and Parameters

- **Zone names**: uses current zones. The current R3 and R2 zones are proposed to be combined into the new RM1 zone (the proposed standards for this new zone correspond to those shown for the R2 zone code modeling prototypes).
- **Prototype site locations**: based on common inner neighborhood and eastern neighborhood site configurations.
- **Development standards**: modeled on basic development standards in the Proposed Draft. See table – shading indicates standards that are the same as current regulations. Not shown on the table are standards for the Deeper Housing Affordability Bonus (modeled for prototypes 2, 4, 8 and 10), which provide 10 feet of additional height and an additional 10% building coverage for qualifying projects.
- **Eastern Portland rear setback**: Eastern Portland prototypes used a rear setback equivalent to 25% of site depth.
- **Step down height**: R1 inner neighborhood prototypes were modeled assuming rear of site abuts single-dwelling zoning, with height limited to 35 feet for a 25-foot distance from rear property line.
- **Outdoor space**: all prototypes show outdoor space as common area (regulations also allow private outdoor spaces such as balconies). Large prototype sites modeled the draft requirement for outdoor common area equal to 10 percent of site area.
- **FAR modeling and numbers of units**: prototypes illustrate maximum base and bonus FARs, but this is not intended to indicate the likelihood or economic feasibility of this scale. Except for the townhouse variants, modeling assumed approximately 1,000 square feet per unit (gross – including shared hallways/stairways).
- **Parking**: assumes site locations close to frequent transit, where no parking is required for projects with up to 30 units.
- **RH (4 to 1 FAR) prototypes**: prototypes 10 and 11 did not model the 10-foot side/rear setbacks proposed in the Discussion Draft for buildings taller than 55 feet.

### Development Standards

<table>
<thead>
<tr>
<th>New Proposed Zone</th>
<th>R3</th>
<th>R2</th>
<th>R1</th>
<th>RH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base FAR</td>
<td>.75 to 1</td>
<td>1 to 1</td>
<td>1.5 to 1</td>
<td>2 to 1 / 4 to 1</td>
</tr>
<tr>
<td>Bonus FAR</td>
<td>1.125 to 1</td>
<td>1.5 to 1</td>
<td>2.25 to 1</td>
<td>3 to 1 / 6 to 1</td>
</tr>
<tr>
<td>Max. Height</td>
<td>35’</td>
<td>35’</td>
<td>45’</td>
<td>65’ / 75’</td>
</tr>
<tr>
<td>Max. Building Coverage</td>
<td>45%</td>
<td>50%</td>
<td>60%</td>
<td>85%</td>
</tr>
<tr>
<td>Min. Front Setback</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’ / 0’</td>
</tr>
<tr>
<td>Side/Rear Setback</td>
<td>5’</td>
<td>5’</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>Outdoor Space / Unit</td>
<td>48 sq. ft.</td>
<td>48 sq. ft.</td>
<td>48 sq. ft.</td>
<td>36/48 sq. ft.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>35%</td>
<td>30%</td>
<td>20%</td>
<td>15%</td>
</tr>
</tbody>
</table>

Code Modeling Outcomes

The code modeling showed that the draft development parameters can accommodate the proposed base and bonus FARs, although the bonus FARs almost entirely fill the potential building envelope defined by the building height, coverage and setback parameters. The modeling also showed that requirements for outdoor common areas and Eastern Portland deep rear setbacks would not prevent the maximum FARs from being achieved.

Additional Information: See Appendix C for a summary of an analysis of the economic feasibility of the proposed base and bonus FARs, based on these prototypes.
**R3 ZONE STANDARDS**

- **Max FAR:** 0.75 : 1
- **Allowable Building Floor Area:** 9,000 SF
- **Max Height:** 35’
- **Minimum Front Setback:** 10’
- **Minimum Side Setback:** 5’
- **Minimum Rear Setback:** 25% of site depth
- **Max Building Coverage:** 45% (5,400 SF)
- **Required Landscaping:** 35% of site area
- **Required Outdoor Space:** 48 SF / unit
- **Required Common Area:** 0%
- **Required Parking Stalls:** 0

**BUILDING PROTOTYPE**

- **FAR:** 0.75 : 1
- **Building Floor Area:** 9,000 SF
- **Height:** 20’
- **Building Coverage:** 4,500 SF
- **Landscaping:** 4,200 SF
- **Required Outdoor Space:** 384 SF (shown as part of common area)
- **Common Area:** 400 SF
- **Provided Parking Stalls:** 5
- **Number of Units:** 8
- **Average Unit Area:** 1,000 SF
- **Building Efficiency:** 88%

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**SITE**

- **Dimensions:** 80’ x 150’
- **Area:** 12,000 SF

**GROUND FLOOR PLAN**

**PROTOTYPE 1 | R3 ZONE - BASE FAR | EASTERN NEIGHBORHOOD**

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PROTOTYPE 1 | R3 ZONE - BASE FAR | EASTERN NEIGHBORHOOD | TOWNHOUSE VARIANT

**SITE**
- Dimensions: 80' x 150'
- Area: 12,000 SF

**R3 ZONE STANDARDS**
- Max FAR: 0.75 : 1
- Allowable Building Floor Area: 9,000 SF
- Max Height: 35'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 25% of site depth
- Max Building Coverage: 45% (5,400 SF)
- Required Landscaping: 35% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 0%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**
- FAR: 0.71 : 1
- Building Floor Area: 8,500 SF
- Height: 30'
- Building Coverage: 2,850 SF
- Landscaping: 4,200 SF
- Required Outdoor Space: 240 SF (shown as part of common area)
- Common Area: 400 SF
- Provided Parking Stalls: 5
- Number of Units: 5
- Unit Area: 1,450 SF
- Garage Area: 260 SF
- Total Area: 1,710 SF

**LEGEND**
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope
**SITE**
Dimensions: 80' x 150'
Area: 12,000 SF

**R3 ZONE STANDARDS**
Max FAR: 1.125:1 (With Bonus)
Allowable Building Floor Area: 13,500 SF
Max Height: 35'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 45% (5,400 SF)
Required Landscaping: 35% of site area
Required Outdoor Space: 48 SF/unit
Required Common Area: 0%
Required Parking Stalls: 0

**BUILDING PROTOTYPE**
FAR: 1.125:1
Building Floor Area: 13,500 SF
Height: 30'
Building Coverage: 4,500 SF
Landscaping: 4,200 SF
Required Outdoor Space: 576 SF (shown as part of common area)
Common Area: 576 SF
Provided Parking Stalls: 5
Number of Units: 12
Average Unit Area: 1,020 SF
Building Efficiency: 90%

**GROUND FLOOR PLAN**

**LEGEND**
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope
**SITE**
- Dimensions: 50’ x 100’
- Area: 5,000 SF

**R2 ZONE STANDARDS**
- Max FAR: 1 : 1
- Allowable Building Floor Area: 5,000 SF
- Max Height: 35’
- Minimum Front Setback: 10’
- Minimum Side Setback: 5’
- Minimum Rear Setback: 5’
- Max Building Coverage: 50% (2,500 SF)
- Required Landscaping: 30% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 0%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**
- FAR: 1 : 1
- Building Floor Area: 5,000 SF
- Height: 20’
- Building Coverage: 2,500 SF
- Landscaping: 1,500 SF
- Required Outdoor Space: 192 SF (shown as part of common area)
- Common Area: 400 SF
- Provided Parking Stalls: 0
- Number of Units: 4
- Average Unit Area: 1,173 SF
- Building Efficiency: 93%

**LEGEND**
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

**GROUND FLOOR PLAN**

**PROTOTYPE 2 | R2 ZONE - BASE FAR | INNER NEIGHBORHOOD**

01.04.2018
PROTOTYPE 2 | R2 ZONE - BONUS FAR | INNER NEIGHBORHOOD

SITE
Dimensions: 50' x 100'
Area: 5,000 SF

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

R2 ZONE STANDARDS
Max FAR: 1.5 : 1 (With Bonus)
Allowable Building Floor Area: 7,500 SF
Max Height: 35'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 5'
Max Building Coverage: 50% (2,500 SF)
Required Landscaping: 30% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 1.5 : 1
Building Floor Area: 7,500 SF
Height: 30'

Building Coverage: 2,500 SF
Landscaping: 1,500 SF
Required Outdoor Space: 288 SF (shown as part of common area)
Common Area: 400 SF
Required Parking Stalls: 0

Number of Units: 6
Average Unit Area: 1,122 SF
Building Efficiency: 90%
**R2 ZONE STANDARDS**

- **Max FAR:** 2 : 1 (With Deeper Affordability Bonus)
- **Allowable Building Floor Area:** 10,000 SF
- **Max Height:** 45'
- **Minimum Front Setback:** 10'
- **Minimum Side Setback:** 5'
- **Minimum Rear Setback:** 5'
- **Max Building Coverage:** 60% (3,000 SF)
- **Required Landscaping:** 30% of site area
- **Required Outdoor Space:** 48 SF / unit
- **Required Common Area:** 0%
- **Required Parking Stalls:** 0

**SITE**

- **Dimensions:** 50' x 100'
- **Area:** 5,000 SF

**BUILDING PROTOTYPE**

- **FAR:** 2 : 1
- **Building Floor Area:** 10,000 SF
- **Height:** 40'
- **Building Coverage:** 2,500 SF
- **Landscaping:** 1,500 SF
- **Required Outdoor Space:** 384 SF (shown as part of common area)
- **Common Area:** 400 SF
- **Provided Parking Stalls:** 0
- **Number of Units:** 8
- **Average Unit Area:** 924 SF
- **Building Efficiency:** 74%
**SITE**
Dimensions: 95' x 180'
Area: 17,100 SF

**R2 ZONE STANDARDS**
Max FAR: 1 : 1
Allowable Building Floor Area: 17,100 SF
Max Height: 35'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 50% (8,550 SF)
Required Landscaping: 30% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 3

**BUILDING PROTOTYPE**
FAR: 0.94 : 1
Building Floor Area: 16,096 SF
Height: 20'
Building Coverage: 8,048 SF
Landscaping: 5,130 SF
Required Outdoor Space: 624 SF (shown as part of common area)
Common Area: 624 SF
Provided Parking Stalls: 9
Number of Units: 13
Average Unit Area: 885 SF
Building Efficiency: 71%

**PROTOTYPE 3 | R2 ZONE - BASE FAR | EASTERN NEIGHBORHOOD**
SITE
Dimensions: 95' x 180'
Area: 17,100 SF

R2 ZONE STANDARDS
Max FAR: 1 : 1
Allowable Building Floor Area: 17,100 SF
Max Height: 35'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 50% (8,550 SF)
Required Landscaping: 30% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 2

BUILDING PROTOTYPE
FAR: 0.9 : 1
Building Floor Area: 15,390 SF
Height: 30'
Building Coverage: 5,130 SF
Landscaping: 5,130 SF
Required Outdoor Space: 432 SF (shown as part of common area)
Common Area: 432 SF
Provided Parking Stalls: 9
Number of Units: 9
Unit Area: 1,450 SF
Garage Area: 260 SF
Total Area: 1,710 SF
PROTOTYPE 3 | R2 ZONE - BONUS FAR | EASTERN NEIGHBORHOOD

GROUND FLOOR PLAN

SITE
Dimensions: 95' x 180'
Area: 17,100 SF

R2 ZONE STANDARDS
Max FAR: 1.5 : 1 (With Bonus)
Allowable Building Floor Area: 25,650 SF
Max Height: 35'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 50% (8,550 SF)
Required Landscaping: 30% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 1.41 : 1
Building Floor Area: 24,144 SF
Height: 30'
Building Coverage: 8,048 SF
Landscaping: 5,130 SF
Required Outdoor Space: 1,008 SF
(Common Area: 1,008 SF)
Provided Parking Stalls: 9
Number of Units: 21
Average Unit Area: 888 SF
Building Efficiency: 77%
**GROUND FLOOR PLAN**

**SITE**
- Dimensions: 100' x 100'
- Area: 10,000 SF

**R1 ZONE STANDARDS**
- Max FAR: 1.5 : 1
- Allowable Building Floor Area: 15,000 SF
- Max Height: 45'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 60% (6,000 SF)
- Required Landscaping: 20% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 0%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**
- FAR: 1.5 : 1
- Building Floor Area: 15,000 SF
- Height: 30'
- Building Coverage: 5,000 SF
- Landscaping: 2,000 SF
- Required Outdoor Space: 720 SF (shown as part of common area)
- Common Area: 720 SF
- Provided Parking Stalls: 0
- Number of Units: 15
- Average Unit Area: 863 SF
- Building Efficiency: 86%

Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.
**SITE**

Dimensions: 100’ x 100’

Area: 10,000 SF

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**R1 ZONE STANDARDS**

Max FAR: 2.25 : 1 (With Bonus)
Allowable Building Floor Area: 22,500 SF

Max Height: 45’
Minimum Front Setback: 10’
Minimum Side Setback: 5’
Minimum Rear Setback: 5’

Max Building Coverage: 60% (6,000 SF)

Required Landscaping: 20% of site area

Required Outdoor Space: 48 SF / unit

Required Common Area: 0%

Required Parking Stalls: 0

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**BUILDING PROTOTYPE**

FAR: 2.25 : 1

Building Floor Area: 22,500 SF

Height: 40’

Building Coverage: 5,825 SF

Landscaping: 2,000 SF

Required Outdoor Space: 1,152 SF

(Shown as part of common area)

Common Area: 1,152 SF

Provided Parking Stalls: 0

Number of Units: 24

Average Unit Area: 793 SF

Building Efficiency: 85%

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Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.
PROTOTYPE 4 | R1 ZONE - DEEPER AFFORDABILITY BONUS | INNER NEIGHBORHOOD

SITE
Dimensions: 100’ x 100’
Area: 10,000 SF

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

R1 ZONE STANDARDS
Max FAR: 3 : 1 (With Deeper Affordability Bonus)
Allowable Building Floor Area: 30,000 SF
Max Height: 55’
Minimum Front Setback: 10’
Minimum Side Setback: 5’
Minimum Rear Setback: 5’
Max Building Coverage: 70% (7,000 SF)
Required Landscaping: 20% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 3 : 1
Building Floor Area: 30,000 SF
Height: 50’
Building Coverage: 6,100 SF
Landscaping: 2,000 SF
Required Outdoor Space: 1,440 SF (shown as part of common area)
Common Area: 1,440 SF
Provided Parking Stalls: 0
Number of Units: 30
Average Unit Area: 826 SF
Building Efficiency: 85%

Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.
**GROUND FLOOR PLAN**

**SITE**
- Dimensions: 200' x 100'
- Area: 20,000 SF

**R1 ZONE STANDARDS**
- Max FAR: 1.5 : 1
- Allowable Building Floor Area: 30,000 SF
- Max Height: 45'
- Minimum Front Setback: 10'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 60% (12,000 SF)
- Required Landscaping: 20% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 0

**BUILDING PROTOTYPE**
- FAR: 1.5 : 1
- Building Floor Area: 30,000 SF
- Height: 30'
- Building Coverage: 10,000 SF
- Landscaping: 4,000 SF
- Required Outdoor Space: 1,248 SF (shown as part of common area)
- Common Area: 2,000 SF
- Provided Parking Stalls: 16
- Number of Units: 26 (13 / Building)
- Average Unit Area: 865 SF
- Building Efficiency: 75%

Note: Prototype shows the building height step-down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.
**R1 ZONE STANDARDS**

- **Max FAR:** 2.25 : 1 (With Bonus)
- **Allowable Building Floor Area:** 45,000 SF
- **Max Height:** 45’
- **Minimum Front Setback:** 10’
- **Minimum Side Setback:** 5’
- **Minimum Rear Setback:** 5’
- **Max Building Coverage:** 60% (12,000 SF)
- **Required Landscaping:** 20% of site area
- **Required Outdoor Space:** 48 SF / unit
- **Required Common Area:** 10%
- **Required Parking Stalls:** 0

**BUILDING PROTOTYPE**

- **FAR:** 2.25 : 1
- **Building Floor Area:** 45,000 SF
- **Height:** 40’
- **Building Coverage:** 11,550 SF
- **Landscaping:** 4,000 SF
- **Required Outdoor Space:** 1,920 SF (shown as part of common area)
- **Common Area:** 2,000 SF
- **Provided Parking Stalls:** 8
- **Number of Units:** 40
- **Average Unit Area:** 961 SF
- **Building Efficiency:** 86%

**Note:** Prototype shows the building height stepped down required adjacent to single-dwelling zoning, which limits building height to 35 feet within a 25-foot distance of abutting lots with single-dwelling zoning.
**SITE**
Dimensions: 95' x 180'
Area: 17,100 SF

**R1 ZONE STANDARDS**
Max FAR: 1.5 : 1
Allowable Building Floor Area: 25,650 SF
Max Height: 45'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 60% (10,260 SF)
Required Landscaping: 20% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

**BUILDING PROTOTYPE**
FAR: 1.43 : 1
Building Floor Area: 24,375 SF
Height: 30'
Building Coverage: 8,125 SF
Landscaping: 3,420 SF
Required Outdoor Space: 912 SF (shown as part of common area)
Common Area: 912 SF
Provided Parking Stalls: 9
Number of Units: 19
Average Unit Area: 983 SF
Building Efficiency: 76%

**PROTOTYPE 6 | R1 ZONE - BASE FAR | EASTERN NEIGHBORHOOD**
**SITE**

Dimensions: 95' x 180'
Area: 17,100 SF

**R1 ZONE STANDARDS**

Max FAR: 2.25 : 1 (With Bonus)
Allowable Building Floor Area: 38,475 SF

Max Height: 45'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth

Max Building Coverage: 60% (10,260 SF)
Required Landscaping: 20% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

**BUILDING PROTOTYPE**

FAR: 1.90 : 1
Building Floor Area: 32,500 SF
Height: 40'

Building Coverage: 8,125 SF
Landscaping: 3,420 SF
Required Outdoor Space: 1,392 SF (shown as part of common area)
Common Area: 1,392 SF
Provided Parking Stalls: 9
Number of Units: 29
Average Unit Area: 851 SF
Building Efficiency: 76%

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**PROTOTYPE 6 | R1 ZONE - BONUS FAR | EASTERN NEIGHBORHOOD**
PROTOTYPE 7 | R1 ZONE - BASE FAR | EASTERN NEIGHBORHOOD

SITE
Dimensions: 190' x 180'
Area: 34,200 SF

R1 ZONE STANDARDS
Max FAR: 1.5 : 1
Allowable Building Floor Area: 51,300 SF
Max Height: 45'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 60% (20,520 SF)
Required Landscaping: 20% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 10%
Required Parking Stalls: 8

BUILDING PROTOTYPE
FAR: 1.48 : 1
Building Floor Area: 50,707 SF
Height: 30'
Building Coverage: 16,902 SF
Landscaping: 6,840 SF
Required Outdoor Space: 1,824 SF
(Shown as part of common area)
Common Area: 3,420 SF
Provided Parking Stalls: 16
Number of Units: 38
Average Unit Area: 1,078 SF
Building Efficiency: 81%

PROTOTYPE 7 - R1 ZONE - BASE FAR - EASTERN NEIGHBORHOOD
PROTOTYPE 7 | R1 ZONE - BONUS FAR | EASTERN NEIGHBORHOOD

GROUND FLOOR PLAN

SITE
Dimensions: 190' x 180'
Area: 34,200 SF

R1 ZONE STANDARDS
Max FAR: 2.25 : 1 (With Bonus)
Allowable Building Floor Area: 76,950 SF
Max Height: 45'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 60% (20,520 SF)
Required Landscaping: 20% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 10%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 2.08 : 1
Building Floor Area: 71,200 SF
Height: 40'
Building Coverage: 17,800 SF
Landscaping: 6,840 SF
Required Outdoor Space: 2,880 SF (shown as part of common area)
Common Area: 3,420 SF
Provided Parking Stalls: 25
Number of Units: 60
Average Unit Area: 869 SF
Building Efficiency: 85%
PROTOTYPE 8 | RH ZONE - BASE FAR | INNER NEIGHBORHOOD

SITE
Dimensions: 100’ x 100’
Area: 10,000 SF

RH ZONE STANDARDS
Max FAR: 2 : 1
Allowable Building Floor Area: 20,000 SF
Max Height: 65’
Minimum Front Setback: 10’
Minimum Side Setback: 5’
Minimum Rear Setback: 5’
Max Building Coverage: 85% (8,500 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 2 : 1
Building Floor Area: 20,000 SF
Height: 30’
Building Coverage: 6,666 SF
Landscaping: 1,500 SF
Required Outdoor Space: 864 SF (shown as part of common area)
Common Area: 864 SF
Provided Parking Stalls: 0
Number of Units: 18
Average Unit Area: 964 SF
Building Efficiency: 87%

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope
SITE
Dimensions: 100' x 100'
Area: 10,000 SF

GROUND FLOOR PLAN

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
Max FAR: 3 : 1 (With Bonus)
Allowable Building Floor Area: 30,000 SF

Max Height: 65'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 5'

Max Building Coverage: 85% (8,500 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 2.97 : 1
Building Floor Area: 29,700 SF
Height: 50'

Building Coverage: 5,000 SF
Landscaping: 1,500 SF
Required Outdoor Space: 1,440 SF
(Shown as part of common area)
Common Area: 1,440 SF
Provided Parking Stalls: 0
Number of Units: 30
Average Unit Area: 842 SF
Building Efficiency: 85%
GROUND FLOOR PLAN

SITE
Dimensions: 100' x 100'
Area: 10,000 SF

LEGEND
Required Outdoor Area
Required Landscape Area
Remaining Site Area
Street
Driveway/Parking
Driveway/Parking Under Bldg
Maximum Additional Site Coverage
Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
Max FAR: 4 : 1 (With Deeper Affordability Bonus)
Allowable Building Floor Area: 40,000 SF
Max Height: 75'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 5'
Max Building Coverage: 85% (8,500 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 0%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 4 : 1
Building Floor Area: 40,000 SF
Height: 70'
Building Coverage: 5,715 SF
Landscaping: 1,500 SF
Required Outdoor Space: 2,016 SF
(building area)
Required Common Area: 0%
Required Parking Stalls: 0
Building Number of Units: 42
Average Unit Area: 806 SF
Building Efficiency: 85%

PROTOTYPE 8 | RH ZONE - DEEPER AFFORDABILITY BONUS | INNER NEIGHBORHOOD
PROTOTYPE 9 | RH ZONE - BASE FAR | INNER NEIGHBORHOOD

GROUND FLOOR PLAN

SITE
Dimensions: 200’ x 100’
Area: 20,000 SF

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
- Max FAR: 2 : 1
- Allowable Building Floor Area: 40,000 SF
- Max Height: 65’
- Minimum Front Setback: 10’
- Minimum Side Setback: 5’
- Minimum Rear Setback: 5’
- Max Building Coverage: 85% (17,000 SF)
- Required Landscaping: 15% of site area
- Required Outdoor Space: 48 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 8

BUILDING PROTOTYPE
- FAR: 1.95 : 1
- Building Floor Area: 39,000 SF
- Height: 40’
- Building Coverage: 9,750 SF
- Landscaping: 3,000 SF
- Required Outdoor Space: 1,824 SF (shown as part of common area)
- Common Area: 2,000 SF
- Provided Parking Stalls: 8
- Number of Units: 38 (19 / Building)
- Average Unit Area: 820 SF
- Building Efficiency: 80%

PROTOTYPE 9 | RH ZONE - BASE FAR | INNER NEIGHBORHOOD

01.04.2018

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GROUND FLOOR PLAN

SITE
Dimensions: 200' x 100'
Area: 20,000 SF

LEGEND
Required Outdoor Area
Required Landscape Area
Remaining Site Area
Street
Driveway/Parking
Driveway/Parking Under Bldg
Maximum Additional Site Coverage
Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
Max FAR: 3 : 1 (With Bonus)
Allowable Building Floor Area: 60,000 SF
Max Height: 65'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 5'
Max Building Coverage: 85% (17,000 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 10%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 3 : 1
Building Floor Area: 60,000 SF
Height: 50'

Building Coverage: 13,150 SF
Landscaping: 3,000 SF
Required Outdoor Space: 2,304 SF
(Common area shown as part of common area)
Common Area: 2,304 SF
Provided Parking Stalls: 18
Number of Units: 48
Average Unit Area: 975 SF
Building Efficiency: 78%

PROTOTYPE 9 | RH ZONE - BONUS FAR | INNER NEIGHBORHOOD
**SITE**

Dimensions: 100' x 100'
Area: 10,000 SF

**LEGEND**
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**

Max FAR: 4 : 1
Allowable Building Floor Area: 40,000 SF
Max Height: 65'
Minimum Front Setback: 0'
Minimum Side Setback: 5'
Minimum Rear Setback: 5'
Max Building Coverage: 85% (8,500 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 36 SF / unit
Required Common Area: 0%
Required Parking Stalls: 8

**BUILDING PROTOTYPE**

FAR: 4 : 1
Building Floor Area: 40,000 SF
Height: 50'
Building Coverage: 8,000 SF
Landscaping: 1,500 SF
Required Outdoor Space: 1,296 SF (shown as part of common area)
Common Area: 1,296 SF
Provided Parking Stalls: 8
Number of Units: 36
Average Unit Area: 873 SF
Building Efficiency: 79%

Note: The 36 units in this prototype would trigger mandatory inclusionary housing requirements and allowances for additional FAR.
### SITE
- **Dimensions:** 100' x 100'
- **Area:** 10,000 SF

### RH ZONE STANDARDS
- **Max FAR:** 6 : 1 (With Bonus)
- **Allowable Building Floor Area:** 60,000 SF
- **Max Height:** 75'
- **Minimum Front Setback:** 0'
- **Minimum Side Setback:** 5'
- **Minimum Rear Setback:** 5'
- **Max Building Coverage:** 85% (8,500 SF)
- **Required Landscaping:** 15% of site area
- **Required Outdoor Space:** 36 SF / unit
- **Required Common Area:** 0%
- **Required Parking Stalls:** 0

### BUILDING PROTOTYPE
- **FAR:** 5.99 : 1
- **Building Floor Area:** 59,850 SF
- **Height:** 70'
- **Building Coverage:** 8,500 SF
- **Landscaping:** 1,500 SF
- **Required Outdoor Space:** 1,404 SF (shown as part of common area)
- **Common Area:** 1,404 SF
- **Provided Parking Stalls:** 9
- **Number of Units:** 39
- **Average Unit Area:** 1,284 SF
- **Building Efficiency:** 84%
**SITE**

**Dimensions:** 100' x 100'

**Area:** 10,000 SF

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**RH ZONE STANDARDS**

**Max FAR:** 7 : 1 (With Deeper Affordability Bonus)

**Allowable Building Floor Area:** 60,000 SF

**Max Height:** 85'

**Minimum Front Setback:** 0'

**Minimum Side Setback:** 5'

**Minimum Rear Setback:** 5'

**Max Building Coverage:** 85% (8,500 SF)

**Required Landscaping:** 15% of site area

**Required Outdoor Space:** 36 SF / unit

**Required Common Area:** 0%

**Required Parking Stalls:** 0

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**BUILDING PROTOTYPE**

**FAR:** 6.84 : 1

**Building Floor Area:** 68,400 SF

**Height:** 80'

**Building Coverage:** 8,500 SF

**Landscaping:** 1,500 SF

**Required Outdoor Space:** 1,728 SF

**Common Area:** 1,728 SF

**Provided Parking Stalls:** 0

**Number of Units:** 48

**Average Unit Area:** 1,288 SF

**Building Efficiency:** 90%
### PROTOTYPE 11 | RH ZONE - BASE FAR | INNER NEIGHBORHOOD

**SITE**
- Dimensions: 200' x 100'
- Area: 20,000 SF

**LEGEND**
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

**RH ZONE STANDARDS**
- **Max FAR:** 4 : 1
- **Allowable Building Floor Area:** 80,000 SF
- **Max Height:** 75'
  - Minimum Front Setback: 0'
  - Minimum Side Setback: 5'
  - Minimum Rear Setback: 5'
- **Max Building Coverage:** 85% (17,000 SF)
- **Required Landscaping:** 15% of site area
- **Required Outdoor Space:** 36 SF / unit
- **Required Common Area:** 10%
- **Required Parking Stalls:** 25

**BUILDING PROTOTYPE**
- **FAR:** 4 : 1
- **Building Floor Area:** 79,900 SF
- **Height:** 60'
- **Building Coverage:** 13,775 SF
- **Landscaping:** 3,000 SF
- **Required Outdoor Space:** 2,664 SF (shown as part of common area)
- **Common Area:** 2,664 SF
- **Provided Parking Stalls:** 25
- **Number of Units:** 74
  - **Average Unit Area:** 901 SF
  - **Building Efficiency:** 83%

Note: The 74 units in this prototype would trigger mandatory inclusionary housing requirements and allowances for additional FAR.
GROUND FLOOR PLAN

SITE
Dimensions: 200' x 100'
Area: 20,000 SF

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
- Max FAR: 6 : 1 (With Bonus)
- Allowable Building Floor Area: 120,000 SF
- Max Height: 75'
- Minimum Front Setback: 0'
- Minimum Side Setback: 5'
- Minimum Rear Setback: 5'
- Max Building Coverage: 85% (17,000 SF)
- Required Landscaping: 15% of site area
- Required Outdoor Space: 36 SF / unit
- Required Common Area: 10%
- Required Parking Stalls: 0

BUILDING PROTOTYPE
- FAR: 5.78 : 1
- Building Floor Area: 115,675 SF
- Height: 70'
- Building Coverage: 17,000 SF
- Landscaping: 3,000 SF
- Required Outdoor Space: 3,168 SF (shown as part of common area)
- Common Area: 3,168 SF
- Provided Parking Stalls: 30
- Number of Units: 88
- Average Unit Area: 1,127 SF
- Building Efficiency: 86%
PROTOTYPE 12 | RH ZONE - BASE FAR | EASTERN NEIGHBORHOOD

GROUND FLOOR PLAN

SITE
Dimensions: 140' x 310'
Area: 43,400 SF

LEGEND
- Required Outdoor Area
- Required Landscape Area
- Remaining Site Area
- Street
- Driveway/Parking
- Driveway/Parking Under Bldg
- Maximum Additional Site Coverage
- Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
Max FAR: 2 : 1
Allowable Building Floor Area: 86,800 SF
Max Height: 65'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 85% (36,890 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 10%
Required Parking Stalls: 21

BUILDING PROTOTYPE
FAR: 1.81 : 1
Building Floor Area: 78,652 SF
Height: 40'
Building Coverage: 19,663 SF
Landscaping: 6,510 SF
Required Outdoor Space: 2,928 SF
(Shown as part of common area)
Common Area: 4,340 SF
Provided Parking Stalls: 24
Number of Units: 61
Average Unit Area: 1,074 SF
Building Efficiency: 83%

Note: The 61 units in this prototype would trigger mandatory inclusionary housing requirements and allowances for additional FAR.
PROTOTYPE 12 | RH ZONE - BONUS FAR | EASTERN NEIGHBORHOOD

GROUND FLOOR PLAN

SITE
Dimensions: 140' x 310'
Area: 43,400 SF

LEGEND
Required Outdoor Area
Required Landscape Area
Remaining Site Area
Street
Driveway/Parking
Driveway/Parking Under Bldg
Maximum Additional Site Coverage
Maximum Height & Setbacks Envelope

RH ZONE STANDARDS
Max FAR: 3 : 1 (With Bonus)
Allowable Building Floor Area: 130,200 SF
Max Height: 65'
Minimum Front Setback: 10'
Minimum Side Setback: 5'
Minimum Rear Setback: 25% of site depth
Max Building Coverage: 85% (36,890 SF)
Required Landscaping: 15% of site area
Required Outdoor Space: 48 SF / unit
Required Common Area: 10%
Required Parking Stalls: 0

BUILDING PROTOTYPE
FAR: 2.72 : 1
Building Floor Area: 117,978 SF
Height: 60'
Building Coverage: 19,663 SF
Landscaping: 6,510 SF
Required Outdoor Space: 4,224 SF
(Shown as part of common area)
Common Area: 4,340 SF
Provided Parking Stalls: 31
Number of Units: 88
Average Unit Area: 1,080 SF
Building Efficiency: 81%

SITE Dimensions: 140' x 310'
Area: 43,400 SF

PROTOTYPE 12 | RH ZONE - BONUS FAR | EASTERN NEIGHBORHOOD

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