CODING FOR PLACE

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Principal, Planning Studio Manager

CHRISTY DODSON, AICP
Urban Designer
Founded in 2006, we believe that right-sizing plans and codes requires a deep understanding of each community’s character. We work on plans and codes that yield vibrant, mixed use, walkable communities through creative urban infill and redevelopment strategies. We are a leader in major city codes, applying award-winning innovation and a unique approach to each city.
CODE STUDIO

ATLANTA
City-wide

GREENVILLE
City-wide

CHARLOTTESVILLE
City-wide

CHATTANOOGA
Downtown

ASHEVILLE
River Arts District

 MILWAUKEE
TOD Districts
WHO ARE WE | TSW

15 Planners (10 with AICP accreditation)
11 LEED Accredited Professionals
8 Landscape Designers

9 Project Architect Designers
6 Registered Architects
7 Registered Landscape Architects

Community Focused Design
Planning
Architecture
Landscape Architecture
CODING FOR PLACE

PART 1
ELEMENTS OF PLACE

PART 2
LOCAL EXAMPLES OF CODING FOR PLACE

PART 3
NATIONAL EXAMPLES OF CODING FOR PLACE
PART 1

ELEMENTS OF PLACE

WHAT PHYSICAL FEATURES DEFINE A PLACE?
PHYSICAL ELEMENTS OF PLACE: LOTS

LOT DIMENSIONS

SETBACKS
FRONT
SIDE
REAR

BUILDING WIDTH

HEIGHT

BULK

COVERAGE

MASSING
PHYSICAL ELEMENTS OF PLACE: FRONTAGES

STREET-FACING YARDS
LANDSCAPE
HARDSCAPE
PARKING
EDGES

ACTIVE USES
GROUND FLOOR
UPPER FLOORS

ELEMENTS
SHOPFRONT
PORCH
STOOP
ETC.

WINDOW PATTERNS

PEDESTRIAN ACCESS
PHYSICAL ELEMENTS OF PLACE: SITE FEATURES

STREETS CAPES
SIGNS
PARKING & LOADING RATIOS
RETAINING WALLS
LIGHTING
SCREENING
OTHER CONTEXT-BASED STANDARDS
PHYSICAL ELEMENTS OF PLACE: LANDSCAPING

TREES
GROUNDCOVER
PARKS/AMENITY SPACE
ENVIRONMENTAL PROTECTION
PHYSICAL ELEMENTS OF PLACE: USE

RESIDENTIAL
INCLUDING # OF UNITS

NON-RESIDENTIAL

MIXED
PHYSICAL ELEMENTS OF PLACE: BUILDING STYLE

ORNAMENTATION
MATERIALS
COMPOSITION
PROPORTIONS
PHYSICAL ELEMENTS OF PLACE

LOT

FRONTAGE

SITE FEATURES

LANDSCAPING

USE

BUILDING STYLE
PHYSICAL ELEMENTS OF PLACE

LOT

FRONTAGE

SITE FEATURES

LANDSCAPING

USE

BUILDING STYLE
PHYSICAL ELEMENTS OF PLACE = PATTERNS

1. CITY-SCALE
Analyze patterns within ACD’s Urban/Suburban/Rural Conservation Areas

   Developmental History
   Nonconformities / Variances
   Parcel, Block, Street Patterns

2. NEIGHBORHOOD-SCALE
Determine representative subset of neighborhoods by analyzing commonalities and differences in:

   Use Mix
   Parcel Size
   Units per Parcel
   Nonconformities
   Building Type Patterns

3. BLOCK-SCALE
Analyze central/transitional blocks' potential to preserve neighborhood character while accommodating appropriate growth

   Historical Context
   Parcel Size Nonconformity
   Intensity
   Setbacks
   Character
   Circulation

4. BUILDING-SCALE
Document existing and potential building types that can support future controlled, context-sensitive growth with desirable design elements.

   Observations relevant to future zoning
   Engagement with street
   Conformity / Non-conformity
**Physical Elements of Place = Patterns**

**Detached House**

**West End**

1119 Lawton Pl SW

Mid-block bungalow on dead-end street with a strong early twentieth century pattern.

**Era Built:** Before 1929

**Zoning:** R-4A

**ACD Area:** Urban Conservation/Growth

**Density in Relation to Zoning:**

- Density: 32
- Lot Size: 8,278 sf

**Building Massing:**

- # Stories along Street: 1.5
- Width: 38’, Depth: 67’

**How Does the Building Engage the Street?**

- Frontage: porch, stoop, balcony, stair, landscape
- Door Prominence: front
- Fenestration: low, medium, high
- Parking: pad, garage

**Lot Size Nonconformity**

**Westview/West End - Block 1**

**Urban Conservation Area, Adjoining Corridor Growth Area**

**Zoning District Boundary**

- Parcels outside R-1 to R-5 Zoning Districts

- 5% - 10% Below Minimum Size
- More than 50% Below Minimum Size
- Meets or Exceeds Minimum Size
- Up to 5% Below Minimum Size
- 5% - 10% Below Minimum Size

**WANT TO LEARN MORE?**

[www.atlzoning.com](http://www.atlzoning.com)

**Explore and Learn/Supporting Resources**
ZONING AND NONCONFORMITIES
ZONING AND NONCONFORMITIES
ZONING AND NONCONFORMITIES

Study Areas

Percentage of nonconformities

Rate of non conformity, normalized by # R1-R5 parcels

ZONING AND NONCONFORMITIES
THE CHALLENGES: A BALANCING ACT

CODING FOR KEY ELEMENTS OF PLACE

CODING FOR DIFFERENT LOCAL CONTEXTS

MAKING IT EASY TO BUILD THE RIGHT THINGS IN THE RIGHT PLACES

MINIMIZING THE NUMBER OF DISTRICTS

CONSIDERING ADMINISTRATION
PART 2

LOCAL EXAMPLES

CASE STUDIES FROM METRO ATLANTA COMMUNITIES
CASE STUDIES: ATLANTA (1929)

FOUR USE DISTRICTS (U1-U4)
THREE HEIGHT DISTRICTS (H1-H3)
FIVE AREA DISTRICTS (A1-A5)
2.1.4. Lot Coverage
A. Where a lot of record in R-60 or R-50 at the time of the effective date of this UDO had less than the required minimum lot width, the maximum lot coverage as follows:

- Less than 3,000 SF: 65% max
- 3,000 SF to 3,499 SF: 68% max
- 3,500 SF to 3,999 SF: 71% max
- 4,000 SF to 4,499 SF: 75% max
- 4,500 SF to 4,999 SF: 77% max
- 5,000 SF to 5,499 SF: 79% max
- 5,500 SF to 5,999 SF: 81% max
- 6,000 SF to 6,499 SF: 83% max
- 6,500 SF to 6,999 SF: 85% max
- 7,000 SF to 7,499 SF: 87% max
- 7,500 SF to 7,999 SF: 90% max
- 8,000 SF to 8,499 SF: 93% max
- 8,500 SF to 8,999 SF: 95% max
- 9,000 SF or more: 100% max

The lot coverage of developed properties with existing single-family dwellings where the existing lot coverage exceeds the maximum lot coverage permitted may be modified as long as the proposed lot coverage does not exceed the existing lot coverage.

2.1.5. Yards
A. General Yard Standards
1. Every part of a required yard shall be open to the sky and unobstructed except for the ordinary projections of walls, belt courses, chimneys, cornice, crenellations and other ornamental and architectural features, provided, however, that such features do not project more than 1½ feet above any required yard.

2. A deck or patio may project into a required yard so as not to violate any other requirements of this Ordinance.

3. Parking is allowed in the side yard or rear yard, subject to the following regulations of this UDO.

   a. More than one walk-up flat, stacked flat or each story should not project more than 1½ feet into any required yard.
   b. A deck or patio may project into a required yard so as not to violate any other requirements of this Ordinance.
   c. The enlargement or extension of the dwelling under the following conditions:
      i. The enlargement or extension does not encroach into any required front or rear yard.
      ii. The enlargement or extension is not more than 1½ feet into any required yard.
   d. There is a minimum distance of 10 feet of any lot line.
   e. The enlargement or extension is not more than 1½ feet into any required yard.
   f. The enlargement or extension is not more than 1½ feet into any required yard.

2.1.6. Lot Coverage
A. Where a lot of record in R-60 or R-50 at the time of the effective date of this UDO had less than the required minimum lot area, the maximum lot coverage as follows:

<table>
<thead>
<tr>
<th>Lot Area Range</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 3,000 SF</td>
<td>65% max</td>
</tr>
<tr>
<td>3,000 SF to 3,499 SF</td>
<td>68% max</td>
</tr>
<tr>
<td>3,500 SF to 3,999 SF</td>
<td>71% max</td>
</tr>
<tr>
<td>4,000 SF to 4,499 SF</td>
<td>75% max</td>
</tr>
<tr>
<td>4,500 SF to 4,999 SF</td>
<td>77% max</td>
</tr>
<tr>
<td>5,000 SF to 5,499 SF</td>
<td>79% max</td>
</tr>
<tr>
<td>5,500 SF to 5,999 SF</td>
<td>81% max</td>
</tr>
<tr>
<td>6,000 SF to 6,499 SF</td>
<td>83% max</td>
</tr>
<tr>
<td>6,500 SF to 6,999 SF</td>
<td>85% max</td>
</tr>
<tr>
<td>7,000 SF to 7,499 SF</td>
<td>87% max</td>
</tr>
<tr>
<td>7,500 SF to 7,999 SF</td>
<td>90% max</td>
</tr>
<tr>
<td>8,000 SF to 8,499 SF</td>
<td>93% max</td>
</tr>
<tr>
<td>8,500 SF to 8,999 SF</td>
<td>95% max</td>
</tr>
<tr>
<td>9,000 SF or more</td>
<td>100% max</td>
</tr>
</tbody>
</table>

2.1.7. Yards
A. General Yard Standards
1. Every part of a required yard shall be open to the sky and unobstructed except for the ordinary projections of walls, belt courses, chimneys, cornice, crenellations and other ornamental and architectural features, provided, however, that such features do not project more than 1½ feet above any required yard.
CASE STUDIES: MILTON (2013/2015)

Crabapple Regulating Plan - V8 AS ADOPTED

June 18, 2012
Prepared by TSW, Inc.
CASE STUDIES: MILTON (2013/2015)
PART 3

NATIONAL EXAMPLES

CASE STUDIES FROM COMMUNITIES ACROSS THE US
**BEST PRACTICE:** A CLEAR, USER-FRIENDLY CODE

3. Street Lot Line Screening Types

<table>
<thead>
<tr>
<th>SCREENING AREA</th>
<th>Depth (min)</th>
<th>% of perimeter screened (min)</th>
<th>Required plant type</th>
<th>Large trees (min per 50')</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type A1</td>
<td>10'</td>
<td>80%</td>
<td>Screening plants</td>
<td>3</td>
</tr>
<tr>
<td>Type A2</td>
<td>7'</td>
<td>80%</td>
<td>Screening plants</td>
<td>3</td>
</tr>
</tbody>
</table>

2. Pedestrian Accessway Standards

1. A direct pedestrian accessway must comply with all pedestrian accessway standards (see Sec. 5-4-3(c)(2)(d)) in addition to the standards below.

2. The connection to the public sidewalk must be within 25 feet of the center of the street-facing entrance, measured parallel to the applicable lot line.
BEST PRACTICE: A PREDICTABLE CODE
CHAPTER 2
ZONING DISTRICTS

2.4.1 Intent
A walkable neighborhood environment intended to accommodate a variety of mid-density housing options including single-family homes, duplexes, townhomes, rowhomes, and multi-family units. Jazz districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

C3  C3X  C4  C4X  C5  C5X

- No density restrictions
- No density restrictions
- No density restrictions
- No density restrictions
- No density restrictions
- No density restrictions

- 50’ side width
- 50’ side width
- 50’ side width
- 50’ side width
- 50’ side width
- 50’ side width

- 25’ building width
- 25’ building width
- 50’ building width
- 25’ building width
- 25’ building width
- 25’ building width

- Allows limited small-scale commercial
- Allows limited small-scale commercial
- Allows limited small-scale commercial
- Allows limited small-scale commercial
- Allows limited small-scale commercial
- Allows limited small-scale commercial

<table>
<thead>
<tr>
<th>Site</th>
<th>Sec. 3.8.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Width (m)</td>
</tr>
<tr>
<td></td>
<td>Front access</td>
</tr>
<tr>
<td></td>
<td>Rear access</td>
</tr>
<tr>
<td>2.</td>
<td>Dwelling Units</td>
</tr>
<tr>
<td></td>
<td>Max per site</td>
</tr>
<tr>
<td>3.</td>
<td>Amenity</td>
</tr>
<tr>
<td></td>
<td>Outdoor amenity space (m²)</td>
</tr>
<tr>
<td>4.</td>
<td>Walls &amp; Fences</td>
</tr>
<tr>
<td></td>
<td>Front yard (m)</td>
</tr>
<tr>
<td></td>
<td>Side yard (m)</td>
</tr>
<tr>
<td></td>
<td>Sideatrix high (m)</td>
</tr>
<tr>
<td>5.</td>
<td>Streetscape</td>
</tr>
<tr>
<td></td>
<td>Pedestrian zone (m)</td>
</tr>
<tr>
<td></td>
<td>Furniture zone (m)</td>
</tr>
<tr>
<td></td>
<td>Parking strip (m)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Scale</th>
</tr>
</thead>
</table>

- 1. Setbacks
- 2. Primary street boundary (m) 5’/10’
- 3. Side street boundary line (m) 5’/10’
- 4. Rearline boundary (m) 0’
- 5. Key boundary line 8’ or 20’ min

- 6. Translations
- 7. Street Build-Out
- 8. Street Height
- 9. Parking Location

No parking between the building and the street.

<table>
<thead>
<tr>
<th>Building</th>
<th>Sec. 3.10.10</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Height (max)</td>
<td>45’</td>
</tr>
<tr>
<td>2. Width (m)</td>
<td>27’</td>
</tr>
<tr>
<td>3. Primary street</td>
<td>15’</td>
</tr>
<tr>
<td>4. Side street</td>
<td>9’</td>
</tr>
<tr>
<td>5. Street width (m)</td>
<td>Unlimited</td>
</tr>
<tr>
<td>6. Story Height</td>
<td>15’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Ground story (m)</td>
</tr>
<tr>
<td>2. Upper story (m)</td>
</tr>
<tr>
<td>3. Nonresidential 15% 15%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary Dr Site Dr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground story height (m) 45’</td>
</tr>
<tr>
<td>1. Street height (m) 15’</td>
</tr>
<tr>
<td>2. Story height (m) 15’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ada Entry/ Parking (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Street facing entry</td>
</tr>
<tr>
<td>2. Street facing parking</td>
</tr>
</tbody>
</table>
TOOLS FOR FORM + FRONTAGE: MIXED USE

Chapter 2: Zone Districts

24.1 Intent
A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duet homes, triplexes, four-plexes, townhomes or larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community Scale Plan districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

<table>
<thead>
<tr>
<th>C3</th>
<th>C3X</th>
<th>C4</th>
<th>C4X</th>
<th>C5</th>
<th>C5X</th>
</tr>
</thead>
<tbody>
<tr>
<td>For density restrictions</td>
<td>No density restrictions</td>
<td>No density restrictions</td>
<td>No density restrictions</td>
<td>No density restrictions</td>
<td>No density restrictions</td>
</tr>
<tr>
<td>19' side width</td>
<td>19' side width</td>
<td>19' side width</td>
<td>19' side width</td>
<td>19' side width</td>
<td>19' side width</td>
</tr>
<tr>
<td>5 stories/40'-1'-height</td>
<td>4 stories/40'-1'-height</td>
<td>4 stories/40'-1'-height</td>
<td>5 stories/40'-1'-height</td>
<td>5 stories/40'-1'-height</td>
<td>5 stories/40'-1'-height</td>
</tr>
<tr>
<td>27' building width</td>
<td>27' building width</td>
<td>25' building width</td>
<td>27' building width</td>
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<td>27' building width</td>
</tr>
<tr>
<td>Allows limited small scale commercial</td>
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<td>Allows limited small scale commercial</td>
<td>Allows limited small scale commercial</td>
<td>Allows limited small scale commercial</td>
<td>Allows limited small scale commercial</td>
</tr>
</tbody>
</table>

District Intent + Summary

Planning Notes

1. Building
2. Height (max stories/height)
3. Floor area ratio
4. Setbacks
5. Massing
6. Site width
7. Zone Height
8. Ground stories/height
9. Ground floor area ratio
10. Parking Location

Tools for Form + Frontage: Mixed Use

36 | GPA Spring Conference April 21, 2022
TOOLS FOR FORM + FRONTAGE: MIXED USE

2.4.5. CX4 COMMUNITY FLEX 4

- Size
  - Wash (sq ft)
  - Front access
  - Scale access
  - Dwelling Units
  - Max per site
  - Amenity
    - Outdoor amenity space (sq ft)
  - Wall & Fences
    - Front yard height (ft)
    - Side yard height (ft)
  - Streetscape
    - Pedestrian zone (sq ft)
    - Furniture zone (sq ft)
    - Planning site type
    - Trees in planting strip

- Setbacks
  - Primary street boundary line (ft)
  - Side street boundary line (ft)
  - Rear boundary line (ft)

- Transitions
  - Type
  - Height (ft)
  - Width (ft)
  - Side street

- Street Build-Out
  - S/MS
  - S/S
  - S/O
  - R/O

- Parking Location

LOT SIZE + STREETSCAPES

SETBACKS + STREET BUILD-OUT
TOOLs FOR FORM + FRONTAGE: MIXED USE
### Div. 2.2 House-Scale

#### 2.2.1. Intent
A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

#### H3 and H4
- **H3**
  - 3 dwelling units per site
  - 20' site width
  - 2.5 stories/32' in height
- **H4**
  - 4 dwelling units per site
  - 20' site width
  - 35' building width
  - 2.5 stories/32' in height

### CHAPTER 2 ZONING DISTRICTS
#### 2.2.3. H4 HOUSE 4

#### A. SITE
1. **Size**
   - Width (min)
     - Front access: 35'
     - Side/rear access: 20'

2. **Dwelling Units**
   - Max. per site: 4

3. **Amenity**
   - Outdoor amenity space (min): n/a

4. **Walls & Fences**
   - Front yard height (max): Type C2, 4'
   - Side street yard height (max):
     - Within 3' of boundary line: Type C2, 4'
     - More than 3' from boundary line:
       - Less than 20': Type C3, 6'
       - 20' or more: Type C2, 4'
   - Side/rear yard height (max): Type C5, 6'

5. **Streetscape**
   - Pedestrian zone (min): 6'
   - Pedestrian zone (min): 6'
   - Planning strip type:
     - Tree lawn
   - Trees in planting strip:
     - 10' min. offset

#### B. BUILDING
1. **Massing**
   - Height (max)
     - A: Stories/feet: 2.5/32'
     - B: Top plate: 25'
   - Width (max)
     - C: Primary street: 35'
     - D: Side street: 70'
   - Active depth (min)
     - E: 9'

2. **Story Height**
   - **Primary street** (min): 9'
   - **Side street** (min): 9'

3. **Windows**
   - **Primary street (min)**: 50%
   - **Side street (min)**: n/a

4. **Doors**
   - **Street-facing entry spacing (max)**: 30' 50'

#### TOOLS FOR FORM + FRONTAGE: RESIDENTIAL

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**Important Note:**
- **Tools for Form + Frontage:** Residential
- **Planning:** Architecture Landscape Architecture
- **Code Studio:**
  - Cleveland, Ohio | Neighborhood Form-Based Code
  - DRAFT February 20, 2022
2.2.1. Intent
A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

H3
2 dwellings per site
20' site width
2.5 stories/32' in height
35' building width

H4
4 dwellings per site
20' site width
35' building width
35' building width

2.2.3. H4 HOUSE 4
A. SITE

<table>
<thead>
<tr>
<th>Site</th>
<th>Sec. 2.10.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td></td>
</tr>
<tr>
<td>Front access</td>
<td>35'</td>
</tr>
<tr>
<td>Side/rear access</td>
<td>20'</td>
</tr>
</tbody>
</table>

Dwelling Units
Max per site 4

Amenity
Outdoor amenity space (min) n/a

Walls & Fences

<table>
<thead>
<tr>
<th>Wall Type</th>
<th>Min Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type C2</td>
<td>4'</td>
</tr>
<tr>
<td>Type C3</td>
<td>6'</td>
</tr>
</tbody>
</table>

Side/rear yard height (max)
Type C5 | 6'

B. BUILDING

1. Massing

<table>
<thead>
<tr>
<th>Height (max)</th>
<th>Stories/feet</th>
<th>Top plate</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2.5/32'</td>
<td>25'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width (max)</th>
<th>Street/secondary</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>35'</td>
</tr>
<tr>
<td>D</td>
<td>70'</td>
</tr>
</tbody>
</table>

| Dwelling units per building (max) | 4 |

2. Story Height

| Ground story height (min) | 9' |
| Ground floor elevation (min/max) | 2'/5.5' |

H4

D. Primary street boundary line (min)
Established setback range or
10'/20'

E. Side street boundary line (min) 3'

F. Rear/side boundary line (min)
15' or more in height 3'
15' or more in height 3'

G. Alley boundary line 3' or 20' min

| Setback from transition boundary line | n/a |

<table>
<thead>
<tr>
<th>Street Build-Out</th>
<th>Min</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary street</td>
<td>50%</td>
</tr>
<tr>
<td>Side street</td>
<td>n/a</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Parking Location</th>
<th>Min</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transitional zone (min)</th>
<th>6'</th>
</tr>
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<table>
<thead>
<tr>
<th>Furniture zone (min)</th>
<th>30'</th>
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</thead>
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<table>
<thead>
<tr>
<th>Planning strip type</th>
<th>30'</th>
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<table>
<thead>
<tr>
<th>Trans in parking strip</th>
<th>30'</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Sec. 2.4.8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary street boundary line (min)</td>
<td>10'</td>
</tr>
<tr>
<td>Side street boundary line (min)</td>
<td>6'</td>
</tr>
<tr>
<td>Recessed boundary line</td>
<td>3' to 20'</td>
</tr>
</tbody>
</table>

DISTRICT INTENT + SUMMARY

RESIDENTIAL TOOLS FOR FORM + FRONTAGE:
# Tools for Form + Frontage: Residential

## Chapter 2: Zoning Districts

### 2.2.3. H4 House 4

#### SITE

<table>
<thead>
<tr>
<th>Size</th>
<th>Sec. 2.10.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width (max)</td>
<td>35'</td>
</tr>
<tr>
<td>Side access</td>
<td>20'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>Sec. 2.10.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max per site</td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Sec. 2.10.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor amenity space (min)</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Walls & Fences

<table>
<thead>
<tr>
<th>Height (max)</th>
<th>Sec. 2.10.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top plate</td>
<td>25'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width (max)</th>
<th>Sec. 2.10.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary street</td>
<td>35'</td>
</tr>
<tr>
<td>Side street</td>
<td>70'</td>
</tr>
</tbody>
</table>

#### Setbacks

<table>
<thead>
<tr>
<th>Setback from transition boundary line</th>
<th>Sec. 2.10.6</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

### Street Build-Out

<table>
<thead>
<tr>
<th>Primary street (min)</th>
<th>Sec. 2.10.7</th>
</tr>
</thead>
<tbody>
<tr>
<td>50'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side street (min)</th>
<th>Sec. 2.10.8</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

#### Parking Location

<table>
<thead>
<tr>
<th>Front yard</th>
<th>Sec. 2.10.9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not allowed</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side street yard</th>
<th>Sec. 2.10.10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowed</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side yard</th>
<th>Sec. 2.10.11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowed</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear yard</th>
<th>Sec. 2.10.12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowed</td>
<td></td>
</tr>
</tbody>
</table>

### Lot Size + Streetscapes

<table>
<thead>
<tr>
<th>Component</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential zone (min)</td>
<td>6'</td>
</tr>
<tr>
<td>Furniture zone (min)</td>
<td>6'</td>
</tr>
<tr>
<td>Planning strip type</td>
<td>Tree lawn</td>
</tr>
<tr>
<td>Trees in planting strip</td>
<td>10' avg. or central</td>
</tr>
</tbody>
</table>

---

**Figure:** Tools for Form + Frontage: Residential. Diagram showing various setback and street build-out specifications for a residential neighborhood. Dimensions and requirements are indicated for different areas and boundaries.
2.2.3. H4 HOUSE 4

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes and fourplexes, supporting and within walking distance of neighborhood-serving retail, food and service uses.

### SITE
- **Size**
  - **Width**
    - Main access: 35'
    - Subsite access: 20'
  - **Dwelling Units**
    - per site: 4
  - **Amenity**
    - Outdoor amenity space: N/A
  - **Walls & Fences**
    - High & height: Type C2: 4'
    - Side yard height:
      - Within 3' of boundary line: Type C2: 4'
      - More than 3' from boundary line: Type C3: 6'
    - Side/rear yard height: Type C5: 6'
  - **Streetscape**
    - Minimum zone: 6'
    - Furniture zone: Not allowed
    - Parking strip type: Not allowed

### BUILDING
- **Massing**
  - **Height**
    - Stories/feet: 2.5/32'
    - Top plate: 25'
  - **Width**
    - Primary street: 35'
    - Side street: 70'
  - **Dwelling units per building**: 4
- **Story Height**
  - **Ground story height**: 9'
  - **Floor elevation**: Ground floor elevation (min/max): 2'/5.5'
  - **Windows**
    - **Primary St.**: Ground story (min): 35% 30%
    - Upper story (min): 15%
  - **Doors**
    - Street-facing entry spacing (max): 30' 50'

### TOOLS FOR FORM + FRONTAGE: RESIDENTIAL

**ACTIVATION**

**HEIGHT + MASSING**
MORE TOOLS FOR FORM: VARIABLE MASSING

VARIABLE MASS

FRONT MASS

REAR MASS
MORE TOOLS FOR FORM: VARIABLE MASSING

VARIABLE MASS

FRONT MASS

REAR MASS
C. Form Standards

1. Lot Criteria

Lot Dimensions
- Lot area for new lots (min): 5,000 SF
- Lot width for new lots (min): 50’

Lot Parameters
- Building coverage (min):
  - Up to 6,000 SF lot: 50%
  - 6,001 to 9,000 SF lot: 48%
  - 9,001 to 10,000 SF lot: 45%
  - Over 10,000 SF lot: 45%

Lot Parameters
- Building coverage (min):
  - 6,001 to 7,000 SF lot: 48%
  - 7,001 to 8,000 SF lot: 46%
  - 8,001 to 9,000 SF lot: 44%
  - 9,001 to 10,000 SF lot: 42%
  - Over 10,000 SF lot: 40%

2. Building Placement

Building/Structure Setbacks
- Primary Street (min):
  - Principal structure (min): 20’ or prevailing setback, see Sec. XX
  - Accessory structure (min): 25’
  - Side, common lot line/alley (min): 9’ or 10% lot width
  - Rear (min): Common lot line
  - Alley: 0’

Parking Setbacks
- Primary Street (min):
  - Front yard setback (min): 20’ or level with front wall plane of house
  - Side (min): 0’
  - Common lot line: 0’
  - Alley: 0’

3. Bulk and Mass

Front Mass
- Front envelope depth, from front yard setback (min):
  - Up to 6,000 SF lot: 30’
  - 6,001 to 9,000 SF lot: 30’
  - 9,001 to 10,000 SF lot: 28’
  - Over 10,000 SF lot: 26’

Height of mass (max)
- Height: 60’

Angle of encroachment plane
- Angle: 45°

Rear Mass
- Rear envelope depth, from rear yard setback (min): 25’

Height of mass (max)
- Height: 24’

Angle of encroachment plane
- Angle: 45°

4. Activation

Frontages
- Front-loaded
- Rear-loaded
- Side drive

Low-Scale Front-Mass Zones (R1F) | General Context

MORE TOOLS FOR FORM: VARIABLE REQUIREMENTS
### Lot Criteria

- **Lot area for new lots (min):** 5,000 SF

- **Lot Parameters:**
  - Building coverage (min):
    - Up to 5,000 SF: 50%
    - 5,001 to 6,000 SF: 48%
    - 6,001 to 7,000 SF: 46%
    - 7,001 to 8,000 SF: 44%
    - 8,001 to 9,000 SF: 42%
    - Over 10,000 SF: 40%

### Building Placement

#### Building/Structure Setbacks

- **Primary Street (min):**
  - Principal structure (min): 20' (or prevailing setback, see Sec. XX)
  - Accessory structure (min): 5'
  - Side, common lot line/alley (prox): 5' or 10% lot width
  - Rear (min): Common lot line
    - Alley: 5'

- **Side Street (min):**
  - Side, common lot line/alley (prox): 5'
  - Rear (min): Common lot line
    - Alley: 5'

#### Parking Setbacks

- **Primary Street (min):**
  - Front envelope depth, from front yard setback (min): -- -- -- --
  - Height of mass (max): 30' 30' 28' 26'
  - Encroachment plane origin height: -- -- -- --
  - Angle of encroachment plane: 45° 45° 45° 45°

- **Rear (min):**
  - Rear envelope depth, from rear yard setback (min): 25' 25' 25' 25'
  - Height of mass (max): 24' 24' 20' 18'
  - Encroachment plane origin height: 16' 16' 14' 14'
  - Angle of encroachment plane: 45° 45° 45° 45°

### Bulk and Mass

#### Front Mass

- **Front-loaded (min):**
  - Height of mass (max): 30' 30' 28' 26'

#### Rear Mass

- **Rear-loaded (min):**
  - Rear envelope depth, from rear yard setback (min): 25' 25' 25' 25'
  - Height of mass (max): 24' 24' 20' 18'
  - Encroachment plane origin height: -- -- -- --
  - Angle of encroachment plane: 45° 45° 45° 45°

### Activation

#### Frontages Standards

- Front-loaded ●
- Rear-loaded ●
- Side drive ●

---

**MORE TOOLS FOR FORM:** VARIABLE REQUIREMENTS

**VARIABLE LOT COVERAGE**
C. Form Standards

1. Lot Criteria

- Lot area for new lots (min): 5,000 SF
- Lot width for new lots (min): 50'

Lot Parameters
- Building coverage (max):
  - Up to 6,000 SF lot: 50%
  - 6,001 to 7,000 SF lot: 48%
  - 7,001 to 8,000 SF lot: 46%
  - 8,001 to 9,000 SF lot: 44%
  - 9,001 to 10,000 SF lot: 42%
  - Over 10,000 SF lot: 40%

2. Building Placement

- Building/Structure Setbacks:
  - Primary Street (min):
    - Principal structure (min): 20' or prevailing setback, see Sec. XX
    - Accessory structure (min): 15'
  - Side Street (min): 5'
  - Rear (min):
    - Common lot line/Alley: 15'

Parking Setbacks
- Primary Street (min): 20' or level with front wall plane of house
- Side Street (min): 5'
- Rear (min):
  - Common lot line/Alley: 3'

3. Bulk and Mass

- Front Mass:
  - Front envelope depth, from front yard setback:
    - Up to 6,000 SF lot: 30'
    - 6,001 to 7,000 SF lot: 28'
    - 7,001 to 8,000 SF lot: 26'
    - 8,001 to 9,000 SF lot: 24'
    - Over 10,000 SF lot: 22'

- Rear Mass:
  - Rear envelope depth, from rear yard setback:
    - Up to 6,000 SF lot: 25'
    - 6,001 to 7,000 SF lot: 23'
    - 7,001 to 8,000 SF lot: 21'
    - 8,001 to 9,000 SF lot: 19'
    - Over 10,000 SF lot: 17'

- Height:
  - Up to 6,000 SF lot: 30'
  - 6,001 to 7,000 SF lot: 28'
  - 7,001 to 8,000 SF lot: 26'
  - 8,001 to 9,000 SF lot: 24'
  - Over 10,000 SF lot: 22'

- Angle of encroachment plane:
  - Up to 6,000 SF lot: 45°
  - 6,001 to 7,000 SF lot: 45°
  - 7,001 to 8,000 SF lot: 45°
  - 8,001 to 9,000 SF lot: 45°
  - Over 10,000 SF lot: 45°

- Floor Area Ratio (max):
  - Up to 6,000 SF lot: .65
  - 6,001 to 7,000 SF lot: .63
  - 7,001 to 8,000 SF lot: .61
  - 8,001 to 9,000 SF lot: .59
  - Over 10,000 SF lot: .57

4. Activation

- Frontages:
  - Front-loaded ●
  - Rear-loaded ●
  - Side drive ●

Low-Scale Front-Mass Zones (R1F) | General Context

MORE TOOLS FOR FORM: VARIABLE REQUIREMENTS

VARIABLE FRONT + REAR MASSING
### C. Form Standards

#### 1. Lot Criteria
- **Lot Dimensions**:
  - Lot area for new lots (min): 5,000 SF
  - Lot width for new lots (min): 50’

- **Lot Parameters**:
  - Building coverage (max)
  - Primary structure (min) 6,000 SF lot 50%
    - 6,001 to 7,000 SF lot 48%
    - 7,001 to 8,000 SF lot 46%
    - 8,001 to 9,000 SF lot 44%
    - 9,001 to 10,000 SF lot 42%
    - Over 10,000 SF lot 40%

- **Lot Parameters**
  - Primary Street
    - Building coverage (max) 6,000 SF lot 50%
    - 6,001 to 7,000 SF lot 48%
    - 7,001 to 8,000 SF lot 46%
    - 8,001 to 9,000 SF lot 44%
    - 9,001 to 10,000 SF lot 42%
    - Over 10,000 SF lot 40%

- **Lot Parameters**
  - Side Street
    - Building coverage (max) 6,000 SF lot 50%
    - 6,001 to 7,000 SF lot 48%
    - 7,001 to 8,000 SF lot 46%
    - 8,001 to 9,000 SF lot 44%
    - 9,001 to 10,000 SF lot 42%
    - Over 10,000 SF lot 40%

#### 2. Building Placement
- **Building/Structure Setbacks**
  - Primary Street (min)
    - Principal structure (min) 20’ or prevailing setback, see Sec. XX
    - Accessory structure (min) 50’
    - Side, common lot line/property line 5’ or 10% lot width
  - Side Street (min) 5’
  - Rear (min) Common lot line 15’
    - Alley 5’

- **Parking Setbacks**
  - Primary Street (min)
    - 20’ or level with front wall plane of house
  - Side Street (min) 5’
  - Side (min)
    - Common lot line 3’
    - Alley 0’
  - Rear (min)
    - Common lot line 3’
    - Alley 0’

#### 3. Bulk and Mass
- **Front Mass**
  - Front envelope depth, from front yard setback (min) -- -- -- --
  - Height of mass (max) 30’ 30’ 28’ 26’
  - Encroachment plane origin height 22’ 22’ 20’ 18’
  - Angle of encroachment plane 45° 45° 45° 45°

- **Rear Mass**
  - Rear envelope depth, from rear yard setback (min) 25’ 25’ 25’ 25’
  - Height of mass (max) 24’ 24’ 20’ 18’
  - Encroachment plane origin height 16’ 16’ 14’ 14’
  - Angle of encroachment plane 45° 45° 45° 45°

- **Floor Area Ratio (max)**
  - Up to 6,000 SF lot .65 .55 .45 .40
  - 6,001 to 7,000 SF lot .63 .53 .43 .38
  - 7,001 to 8,000 SF lot .61 .51 .41 .36
  - 8,001 to 9,000 SF lot .59 .49 .39 .34
  - 9,001 to 10,000 SF lot .57 .47 .37 .32
  - Over 10,000 SF lot .55 .45 .35 .30

#### 4. Activation
- **Frontages**
  - Front-loaded ●
  - Rear-loaded ●
  - Side drive ●

---

MORE TOOLS FOR FORM: VARIABLE REQUIREMENTS

VARIABLE FAR
MORE TOOLS FOR FRONTAGE: RETROFIT DISTRICTS

**SA-3:7 CTR-5 Center 5**

**A. District**

**INTENT**
The Center 5 District is intended to create new walkable mixed-use places with human-scaled internal streets. The district standards are intended to create a network of continuous high-quality active and walkable streets connecting a network of walkable and bikeable connections throughout the district and to the surrounding community. Open space is required and intended as an organizing feature for new development. Buildings will range from 2 to 5 stories in height. The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-family residences or offices.

**USE**
Allowed Uses: See SA-8 Use Regulations

**BLOCKS**
- Perimeter: 3500’ max
- Length: 100’ max

**STREETS**
- Core streets: 20’ min
- Village Core: 20’ min
- Retail Core: 16’ min
- Residential Core: 16’ min

**TRANSITION**
- Deep Lot Transition: See SA-5-4

**OPEN SPACE**
- Area: 10% min

**SITE**

**BUILDING SETBACKS**
- See SA-4-6 Frontage
- Common lot line: 10’ min
- Lot: 10’ min

**BUILDING MASS**
- Minimum building height: 2 stories (70’ max)
- Maximum building height: 5 stories (70’ max)
- Street facing building height: 3 stories (70’ max)

**ACTIVATION**
- See SA-4-6 Frontage

Adopted September 5, 2013

Chapter 09: Zoning | Amhurst, New York

SA-08

GPA Spring Conference April 21, 2022
MORE TOOLS FOR FRONTAGE: RETROFIT DISTRICTS

SA-6.3 Core Street

STREETSCAPE
1. Clear pedestrian zone
2. Curb zone
3. Development
4. Sidewalk
5. Bollards
6. Parking
7. Bike lane
8. Trail lane
9. Turn lane
10. Median
11. Street sign
12. Street light
13. Street lamp

STREET CONFIGURATION
- 50 min
- 40 min

Adopted September 3, 2019
Chapter 303 Zoning | Amherst, New York | SA-39

SA-6.6 Local Street

STREETSCAPE
1. Clear pedestrian zone
2. Curb zone
3. Development
4. Sidewalk
5. Bike lane
6. Parking
7. Turn lane
8. Median
9. Street sign
10. Street light
11. Street lamp

STREET CONFIGURATION
- 24 min
- 40 min

Adopted September 3, 2019
Chapter 303 Zoning | Amherst, New York | SA-40

SA-6.7 Alley/Drive Lane

STREETSCAPE
1. Clear pedestrian zone
2. Curb zone
3. Development
4. Sidewalk
5. Bike lane
6. Parking
7. Turn lane
8. Median
9. Street sign
10. Street light
11. Street lamp

STREET CONFIGURATION
- 24 min
- 32 min

Adopted September 3, 2019
Chapter 303 Zoning | Amherst, New York | SA-41
MORE TOOLS FOR FRONTAGE: RETROFIT DISTRICTS
**MOR E TOOLS FOR FRONTAGE: UNIQUE DISTRICTS**

### A. Intent
The Character Residential 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of the city’s residential neighborhoods established throughout the late 19th and early 20th centuries. Such neighborhoods are characterized by an eclectic mix of residential architecture, including Late-Victorian, Queen Anne, and Craftsman architectural styles. Together these styles share some unifying characteristics, such as building forms articulated by a prominent pitched roof or series of pitched roofs, entries featuring a covered front porch, and textured exterior wall surfaces of lap or shingle siding. Other common neighborhood characteristics include homes setback behind a front yard and parking areas hidden from view behind the main building. By providing a set of targeted design standards that regulate these key features the Character Residential 1 Frontage ensures that new development contributes to the established architectural character of the city’s earliest residential neighborhoods.

### B. Lot

<table>
<thead>
<tr>
<th>要素</th>
<th>建筑物前面</th>
<th>建筑物后面</th>
</tr>
</thead>
<tbody>
<tr>
<td>适用楼层 (min)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>建筑物深度 (max)</td>
<td>12'</td>
<td>15'</td>
</tr>
<tr>
<td>建筑物宽度 (min)</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>人行道便利性</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>停车场退设 (max)</td>
<td>20'</td>
<td>5'</td>
</tr>
</tbody>
</table>

### C. Stories

<table>
<thead>
<tr>
<th>部件</th>
<th>建筑物前面</th>
<th>建筑物后面</th>
</tr>
</thead>
<tbody>
<tr>
<td>地面楼层高度 (min/max)</td>
<td>1.5'/5'</td>
<td>1.5'/5'</td>
</tr>
</tbody>
</table>

### D. Doors

<table>
<thead>
<tr>
<th>部件</th>
<th>建筑物前面</th>
<th>建筑物后面</th>
</tr>
</thead>
<tbody>
<tr>
<td>道路面向入口</td>
<td>要求</td>
<td>n/a</td>
</tr>
<tr>
<td>入口间距 (max)</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>入口特色</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### E. Windows

<table>
<thead>
<tr>
<th>部件</th>
<th>建筑物前面</th>
<th>建筑物后面</th>
</tr>
</thead>
<tbody>
<tr>
<td>地面故事透光度 (min/max)</td>
<td>10%/35%</td>
<td>7%/35%</td>
</tr>
<tr>
<td>墙壁间隔 (max)</td>
<td>10'</td>
<td>15'</td>
</tr>
</tbody>
</table>

### F. Roof

<table>
<thead>
<tr>
<th>部件</th>
<th>建筑物前面</th>
<th>建筑物后面</th>
</tr>
</thead>
<tbody>
<tr>
<td>屋顶形式</td>
<td>• 挂瓦 • 平顶</td>
<td></td>
</tr>
<tr>
<td>遮阳 (min)</td>
<td>10&quot;</td>
<td></td>
</tr>
</tbody>
</table>

---

**CITY OF LOS ANGELES ZONING CODE**

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November 15, 2021

BOYLE HEIGHTS - PUBLIC HEARING DRAFT

3-36 | City of Los Angeles Zoning Code

City of Los Angeles Zoning Code | 3-37

November 15, 2021

BOYLE HEIGHTS - PUBLIC HEARING DRAFT

3-38 | City of Los Angeles Zoning Code

---

52 | GPA Spring Conference April 21, 2022
BEST PRACTICE: ADMINISTRATIVE FLEXIBILITY

C. Active Depth

The horizontal length of a building that must contain active uses.

1. Intent
   To help minimize the impact of dead space on the public realm and to prioritize a comfortable built environment with active uses along the public realm, engaging and activating building facades.

2. Applicability
   a. The active depth requirement applies to all portions of a building used to meet a street build-out requirement, as required by the zoning district.
   b. The active depth requirement applies to the ground story only — see §203.02.C.1.a.

3. Standards
   a. Applicable portions of a building must provide the minimum active depth required by the zoning district. Active depth is measured from the front building facade to the interior of the building.
   b. No more than 20% of the floor area of the required active depth can be used for inactive uses, such as storage, mechanical, electrical, and mechanical rooms. Parking spaces are not allowed in any applicable portion of the required minimum active depth.

4. Relief
   Reduced active depth of up to 20% may be requested in accordance with §203.02.C.1.a.

B. Ground Floor Elevation

The finished floor height associated with the story of a building facade to finished floor elevation required by the building code.

1. Intent
   To provide “eyes” on the street, increase the perception of depth and encourage visual connections between the public realm and the interior of a building.

2. Applicability
   a. The finished floor elevation standards apply to all buildings that contain habitable space on ground stories that are located within 20 feet of a property line or side street boundary.
   b. The finished floor elevation standards apply only to the required ground floor active depth.

3. Standards
   a. All applicable ground floors must have a finished floor surface at:
      i. An elevation that is not less than the minimum ground floor elevation required by the zoning district.
      ii. An elevation no higher than the maximum ground floor elevation required by the zoning district.
   b. Ground floor elevations for commercial and institutional buildings are to be determined by building type.
   c. Ground floor elevation is measured from average grade on the top of the finished floor of the ground floor. For corner lots, the elevation of the finished floor elevation is, average grade must be established on a per-lot basis, with each building type.

4. Relief
   A change in the minimum or maximum ground floor elevation requirement of up to 20% may be requested in accordance with §203.02.C.1.a.
BEST PRACTICE: ALTERNATIVE COMPLIANCE
KEY TAKE-AWAYS

1 UNDERSTAND EXISTING CONTEXT
   » Understand local patterns to minimize nonconformities, especially for desired development patterns
   » Evaluate zoning districts’ ability to implement plans and desired development patterns

2 AVOID OVER-REGULATION, REGULATE WHAT MATTERS
   » Regulate elements contributing to place
   » Balance discretionary review process with goals such as affordability and streamlined administration

3 BUILD IN FLEXIBILITY
   » Provide predictable paths for administrative relief
   » Provide paths for alternative compliance to incentivize desired outcomes
THANK YOU!

Questions?