



BuildReady

Q&A Session 2



July 16, 2026



Who we are



Abby Couch

Senior City Planner
City Planning and Engagement



Kyle Gibbs

City Planner
City Planning and Engagement



Andrew Halt

Senior City Planner
City Planning and Engagement



Agenda

- What is BuildReady?
- Design Competition
 - Difference from RFP
 - Review Brief
 - FAQs
- Q&A

Housekeeping

- Questions:
 - Chat with hosts
 - Raise hand
 - Wait until after the presentation
 - Stay on mute until called upon
- Recording + Slides will be available
 - FAQs will be updated



Thank you for being here!

Poll:

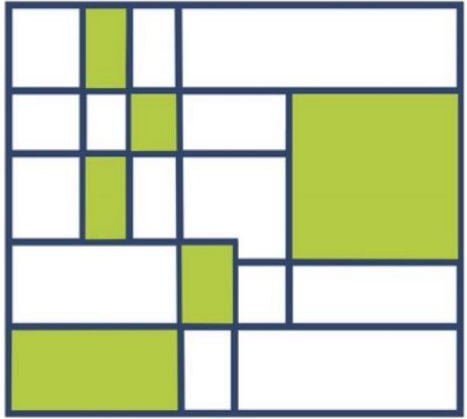
Where are you based?

How did you hear about this?

What is BuildReady?

**Cincinnati was awarded a \$2 million
PRO Housing grant in 2025**

What is PRO Housing?



PRO HOUSING

Pathways to Removing Obstacles

**HUD program to incentivize housing
production and preservation**

Cincinnati's PRO Housing



BuildReady

BuildReady Initiative



**Host a design competition for middle housing
(2-,3-,4-family buildings)**



Create pre-approved plans via RFP



**Construct two demonstration projects at 60-80% AMI
(teachers, truck drivers)**

BuildReady Phases

Fall 2025: Research & Conversations

Spring 2026: Engagement

Summer 2026: Design Competition

Fall-Spring 2026-27: Pre-Approved Plans

Summer 2027: Demonstration Project

Cities we've talked to:

- Akron
- Alameda County
- Boston
- Cleveland Heights
- Dayton
- Denver
- Detroit
- Grand Rapids
- Kalamazoo
- Los Angeles (City)
- Los Angeles (County)
- Memphis
- Pinellas, Florida
- Portland
- San Antonio
- San Francisco
- South Bend
- Toledo

PRO Housing Grant: Cities Research Summary										
City	Focus Area	Year	Design Competition	Competition Submissions	Pre-Approved Plans Program	Pre-Approved Plans Cost	Immediate Build	Units Built	Incentives Offered?	Notes
Alameda County, CA	4-16 units	2025	Yes	TBD	Yes	Free	Yes	TBD	Yes	RFP for build is completely separate from plans
Boston, MA	3-Family "Future Decker"	2023	Yes	6	No	N/A	Yes	0	No	Intended to build, but designs were not practical
Boston, MA	Homeownership	2024	No	N/A	Yes	Free	Yes	250	Yes	Pre-Approved plans were not considered a success
Boston, MA	Middle Housing	2025	No	N/A	No	N/A	Yes	142	Yes	RFP for city-owned land
Clairemore, OK	1, 2, 8-family	2021	No	N/A	Yes	Free	No	~40	Yes	Number includes pipeline projects
Cleveland Heights, OH	ADUs	2024	Yes	28	No	N/A	No	None	No	ADUs not legal yet
Denver, CO	Single Stair Buildings	2024	Yes	200	No	N/A	No	None	No	Used to push for state building code changes
Denver, CO	Affordable Housing	2025	Yes	TBD	No	N/A	No	None	No	Used "Buildner" to run both competitions
Grand Rapids, MI	1, 2, 4-family	2024	No	N/A	Yes	Free	No	~10	Yes	Most built are SF
Kalamazoo, MI	ADU, 1, 2, 4-family	2024	No	N/A	Yes	Free	No	~30	Yes	Most built are SF
Los Angeles, CA	Small Lots Infill	2025	Yes	356	No	N/A	Yes	TBD	Yes	In progress, build is via RFQ
Memphis, TN	Middle Housing	2025	No	N/A	No	N/A	No	TBD	Yes	Made major building code changes in 2025
Portland, OR	Narrow Lots Infill	2004	Yes	400	Yes	Unknown	No	~20	No	Program ended in 2014
Portland, OR	Cottage Courts	2008	Yes	250	No	N/A	No	None	No	Zoning code needed to be adjusted
Portland, OR	Middle Housing	2021	No	N/A	No	N/A	No	1,400+	Yes	Success came from zoning and subdivision updates
San Antonio, TX	ADUs	2023	Yes	200	Yes	\$450	No	~5	Yes	Competition included kids, students
Seattle, WA	ADUs	2020	Yes	165	Yes	\$1,000	No	297	No	~10% of ADUs built in Seattle use the plans
South Bend, IN	ADU, 1, 2, 6-family	2022	No	N/A	Yes	Free	No	~100	Yes	Focus is on small developer capacity building

Create middle housing plans that are:

① Contextual

② Attainable

③ Scalable

MISSING MIDDLE HOUSING

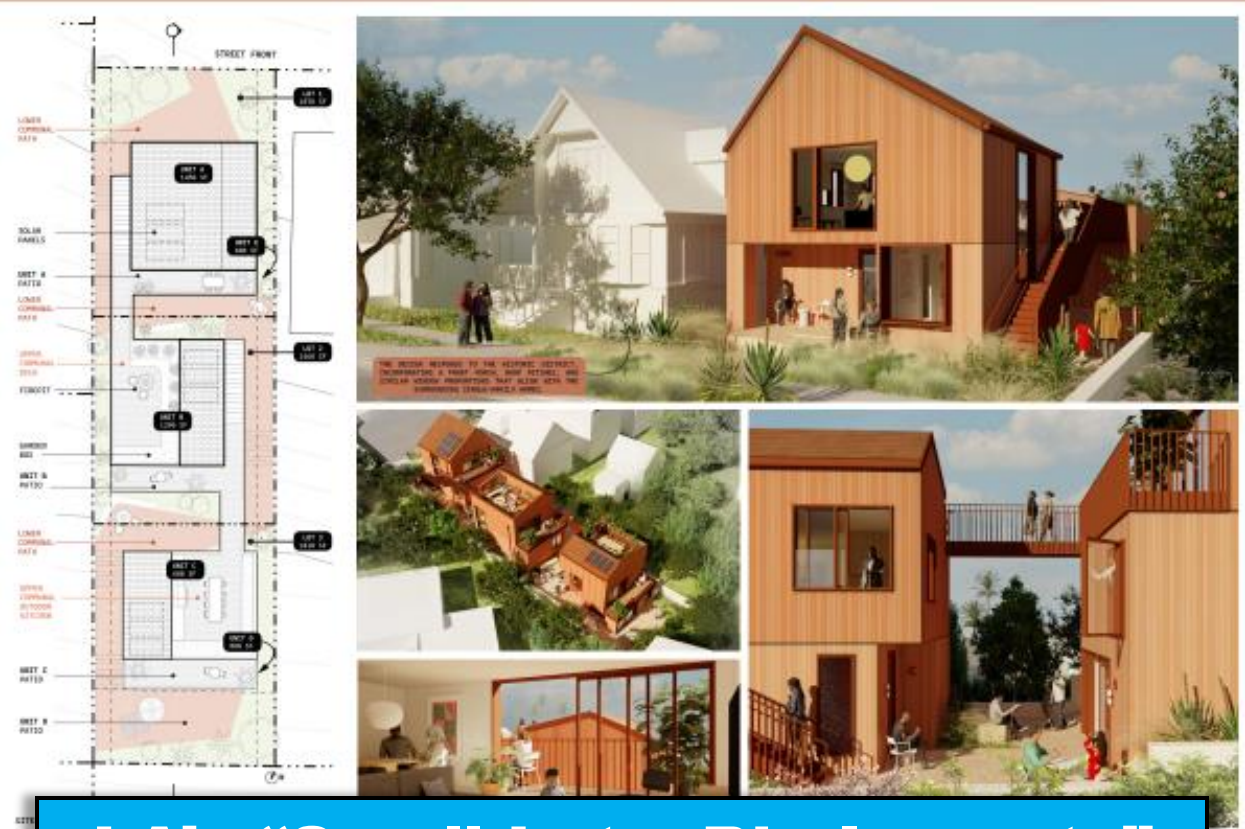
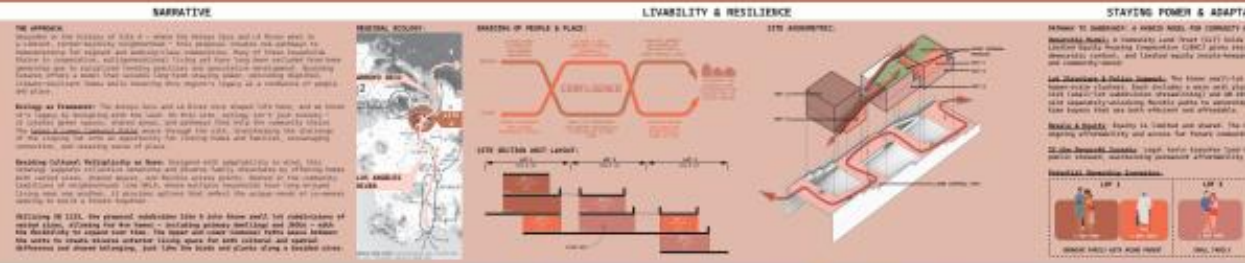


BuildReady

Why host a design competition?

- 1) Engagement***
- 2) Bold, Creative Ideas***

BRAIDING FUTURES: A HYBRID MODEL FOR HOUSING JUSTICE IN NORTHEAST LA



Judging Panels

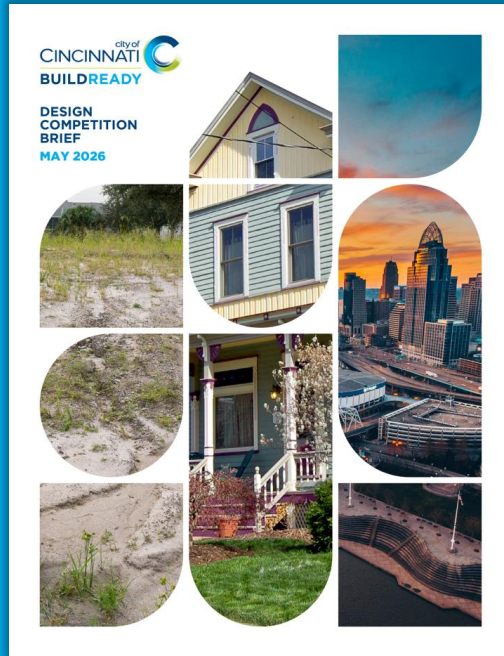
- 1) Professionals
- 2) Community Stakeholder
- 3) People's Choice

Bold Ideas

LA had 356 submissions
from 36 countries

LA's "Small Lots, Big Impacts"

Design Competition



- **Submit concepts**
- **Open to anyone**
- **No compensation**
- **Awarded in Sept.**



Request for Proposals (RFP)



- **Submit qualifications + experience**
- **Must be an architect registered in Ohio**
- **Paid contract for 6 plans**
- **Awarded in late 2026**
- **Final plans in Mid-2027**



Design Competition Details



Launched: May 27th

Closes: August 14th

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Design Competition Incentives

Informed by the March RFI:

- **RFP Points:** Participants will receive five (5) points out of 100 on RFP
- **Awards Event:** Winners will be recognized at an in-person Awards Event held in September
- **ULI Feature:** Winners will have the potential to be featured in a national publication (digital or print) of the Urban Land Institute (ULI) Americas
- **Publicity:** Participants and their design submissions will be shared with local and national press and news outlets

Project Description

**How do we build infill
middle housing at scale
in styles that
neighborhoods want?**

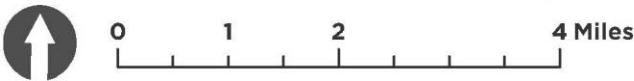
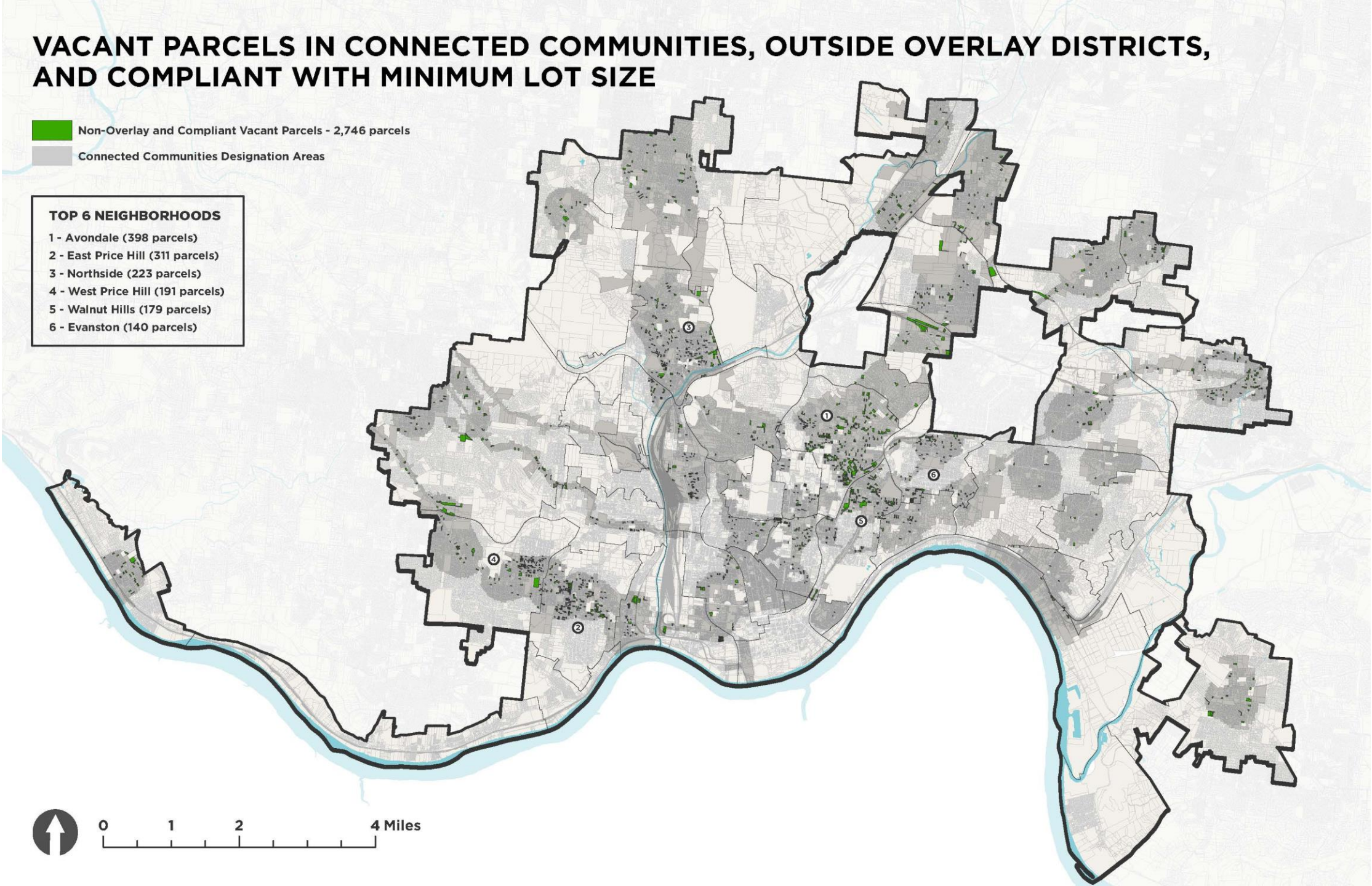
Quantitative Data

VACANT PARCELS IN CONNECTED COMMUNITIES, OUTSIDE OVERLAY DISTRICTS, AND COMPLIANT WITH MINIMUM LOT SIZE

- Non-Overlay and Compliant Vacant Parcels - 2,746 parcels
- Connected Communities Designation Areas

TOP 6 NEIGHBORHOODS

- 1 - Avondale (398 parcels)
- 2 - East Price Hill (311 parcels)
- 3 - Northside (223 parcels)
- 4 - West Price Hill (191 parcels)
- 5 - Walnut Hills (179 parcels)
- 6 - Evanston (140 parcels)



Neighborhoods with most compliant vacant parcels

1	Avondale	398
2	East Price Hill	311
3	Northside	223
4	West Price Hill	191
5	Walnut Hills	179
6	Evanston	140
7	Westwood	98
8	Madisonville	94
9	Mount Auburn	85
10	Camp Washington	82

*These 10 neighborhoods
account for 66% of all
compliant vacant parcels
(1,801 of 2,746)*

Maximum Lot and Building Dimensions

Type	Lot		Building		
	Width (ft)	Depth (ft)	Width (ft)	Depth (ft)	Height (ft)*
2-Family	25	100	16	50	35
3-Family	30	100	24	50	35
4-Family	40	100	28	50	35

*Height is measured from the base elevation to the midpoint of a peaked roof

Qualitative Data

Technical Support Focus Group

Who: Community members from across Cincinnati neighborhoods

Meeting 1: Learn what Cincinnatians want the homes to look like, and interior features to include

Meeting 2: Weigh tradeoffs between design and cost

Technical Support Focus Group



2.6 Design Assumptions

The BuildReady Design Competition intends to set minimum design standards for submissions to enable a high level of flexibility and creativity. The following section outlines the design assumptions for submissions, as well as encouraged and prohibited elements.

Submissions should adhere to the minimum standards while creatively incorporating feedback provided by the Technical Support Group listed above. The designs should also still be considered in conjunction with other scoring criteria, such as making the homes attainable and scalable.

Drawing Detail

Drawings should be conceptual, not construction-ready. Dimensions should be shown where helpful, but need not be exhaustive. Furniture may be shown diagrammatically, but is not required. Code analysis sheets are not required. Structural, mechanical, and civil engineering drawings are not required.

Contextual Design

Cincinnati Preservation has generously shared information on predominant architectural styles and features in the city, as well as the specific neighborhoods listed in Table 1. This information is provided in [Attachment 1](#). The major styles across the top neighborhoods include Queen Anne, Tudor Revival, Craftsman, and Colonial Revival. Submissions are not restricted to these architectural styles, but the information is provided so that designs can be sensitive to the Cincinnati context.

Unit Configuration

Units may be stacked, side-by-side, or arranged in any creative configuration. Units within a building need not be identical, the same size, or have the same number of bedrooms or bathrooms. Buildings or units may include attics or basements, and the spaces may be finished or unfinished.

- [Designs should include](#) interior layouts that balance livability and construction efficiency.
- [Designs are encouraged to include](#) layouts that can accommodate or are adaptable for multiple generations.

Exterior & Site

Exterior stairs, patios, and sheds in the rear yard are permitted. Designs should assume a flat grade and standard municipal utilities.

- [Designs are encouraged to include](#) facades that are adaptable across multiple neighborhoods.

Awards

Professional Panel	• Best 2-family building 1 award • Best 3-family building 1 award • Best 4-family building 1 award
Community Stakeholder Panel	• Best 2-family building 1 award • Best 3-family building 1 award • Best 4-family building 1 award
People's Choice (online voting)	• Best 2-family building 1 award • Best 3-family building 1 award • Best 4-family building 1 award
Best Student Entry	This award will be scored by averages from the Professional and Community panels, but not the People's Choice panel. Professional and Community panel scores will be weighted equally 1 award
Honorable Mention	These Honorable Mentions are given out at the discretion of the Professional or Community Stakeholder Panels for stellar submissions that did not win their individual category but included particularly unique elements that the juries wish to highlight 2 awards

Scoring Category	Points	Details
Contextual	25	The design of submissions should work within the City of Cincinnati's overall architectural context, with particular consideration given to the context of the neighborhoods with the highest potential impact (see Table 1 & Section 2).
Attainable	25	Submissions should be designed to make the homes more attainable to middle-income Cincinnatians, both for the initial construction costs as well as ongoing costs related to building maintenance, utilities, and operational expenses.
Creative	15	Submissions should strive for creativity in design, construction methods (such as modular or panelized construction), building layout, future adaptability, and flexibility in order to successfully accomplish all other goals of the competition.
Community Priorities	15	Submissions should incorporate feedback from the Technical Support Group in Section 2. Not every feature must be incorporated, but submissions should be clear in how the TSG feedback informed the design.
Scalable	10	Submissions should incorporate strategies to enable these homes to be easily built at scale by both large and small developers. Strategies could include certain building methods, materials, layouts, repeatable details, or flexibility for contractors for different sites.
Sustainable	5	Submissions are encouraged to include practical considerations for electrification, high-performance envelope, solar readiness, and other sustainability features. For more information on sustainability features, see Attachment 2.
Universal Design/ Accessibility	5	Submissions should consider how to include principles of Universal Design and ADA accessibility, especially for multi-generational living or aging in place in at least one unit.

Scoring

Submission Requirements

SUBMISSION GUIDELINES

4. Submission Rules

4.1 Submission Requirements

All submissions must be completed according to the instructions below. Failure to comply with any submission requirement may be grounds for disqualification. The City of Cincinnati shall have final jurisdiction in any competition-related dispute.

Submissions are digital only; no hard copies will be accepted. No additional materials may be submitted beyond those explicitly listed in this section. Each individual or team may submit one (1) submission per building type. If a team submits entries for more than one building type, separate submissions must be provided for each entry. Late submissions will not be accepted.

Required Submission Content

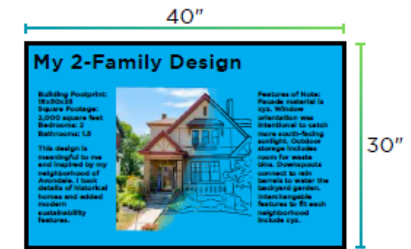
Each submission must consist of a **single Architecture Design Board** that includes all of the required information listed below:

Architecture Design Board

- Board size: 30 × 40 inches
- Orientation: Landscape
- Resolution: 300 dpi
- Color space: RGB recommended, but CMYK accepted
- File format: Single, flattened PDF

Design Board Content:

- Submission title
- Building footprint that is within the maximum building dimensions shown on a lot that meets the provided lot dimensions for the selected housing type (see Table 2)
- One floor plan per level and one building section drawn to scale
- Square footage range, number of bedrooms, number of bathrooms, and other key unit details
- 1-2 concept rendering(s) that clearly communicate massing, façade design, and key architectural features



Conceptual Example Layout

BuildReady Design Competition Submission Form

*=Required Question

Applicant Information

1. Contact First Name:*
2. Contact Last Name:*
3. Contact Email:*
4. Team Members (First + Last Names)*

NOTE: Include all contributors to this submission.

5. Firm or Company:
6. Team Type:
7. Location (City, State, Zip):*
8. Are you currently enrolled in a college or university program, which neighborhood?

Project Overview

1. Which category is this submission for?*
2. Concept Name*
3. Concept Narrative from Design Board (maximum 300 words)*

4. Total Number of Units*
5. Unit Mix*

NOTE: Include bedroom counts and approximate sizes.

Fill out the Submission Form!

Architecture Styles

Courtesy of Cincinnati Preservation

Major Cincinnati Architectural Styles

Style	Date Popular	Characteristics
Italianate	1850-1890s	- Flat or low-pitched roof (often not visible) - Wide, projecting bracketed cornice - Tall, narrow windows (often 2-over-2) - Arched windows or decorative window hoods - Strong vertical proportions - Typically 2-4 stories - Brick construction common - Built close to the sidewalk, often in rows
Second Empire	1860-1885	- Mansard roof (defining feature), often with slate shingles and decorative patterns - Dormer windows projecting from the roof, frequently ornate - Strong vertical emphasis with tall, narrow windows - Bracketed cornices and decorative trim - Symmetrical or slightly asymmetrical facades - Quoins, molded window surrounds, and iron cresting
Queen Anne	1880-1910	- Asymmetrical, irregular overall form - Towers or turrets often at corners - Complex, steeply pitched rooflines - Porches with decorative spindlework - Variety of materials and textures (wood shingles, brick, clapboard) - Patterned shingles and decorative trim - Large bay windows and projecting elements - Emphasis on visual variety and ornament
Victorian Vernacular	1870-1910	- Simplified forms derived from high-style Victorian architecture - Typically wood-frame construction with local materials - Decorative elements limited to porch details, spindlework, or simple brackets - Built by local builders rather than architects, often reflecting regional traditions

Major Cincinnati Residential Building Forms

Style	Description
Foursquare	- Boxy, 2-2.5 story cube - Hipped roof with centered dormer - Full-width front porch - Found widely in streetcar suburbs like Westwood and Hyde Park - One of the most recognizable early 20th-century forms
Bungalow	1 to 1.5 stories - Low-pitched roof with wide eaves - Prominent front porch - Often includes a dormer - Strong horizontal emphasis - Common in early auto suburbs
Front Gable	- Triangular gable faces the street - Narrow, vertical proportions - Roof ridge runs perpendicular to street - Common in 19th-century urban neighborhoods like Over-the-Rhine - Often attached or closely spaced
Side Gable	- Roof ridge runs parallel to the street - Broad front facade - Very common in early 20th-century neighborhoods - Frequently paired with Colonial Revival or minimal traditional styles
Cross Gable	- Multiple gables intersect (L- or T-shaped plan) - Creates more complex massing - Common in Queen Anne and Tudor Revival houses - Adds visual variety and larger interior layouts
Shotgun	- Long, narrow footprint - Rooms arranged in a straight line - Either gable front or flat roofs
Rowhouse/ Townhouse	- Often attached housing or very narrow setbacks - Built in a continuous row, creating a unified street edge - Narrow, deep lots - Typically 2-4 stories tall - Set directly at the sidewalk (little to no front setback) - Front gable or flat roof

Cincinnati Neighborhoods Summary

Note: The neighborhoods shown are the same as Table 1

Style	Description
Avondale	High Development Period: 1910-1960 Major Styles: Colonial Revival, Craftsman, Tudor Major Building Forms: Bungalow, Foursquare, Front Gable, Side Gable Popular Building Materials: Brick, Stone, Wood
East Price Hill	High Development Period: 1870-1950 Major Styles: Colonial Revival, Craftsman, Victorian Vernacular Major Building Forms: Foursquare, Bungalow, Front Gable, Side Gable, Cross Gable, Gambrel Roof Popular Building Materials: Wood, Stone, Brick
Northside	High Development Period: 1890-1940 Major Building Styles: Queen Anne, Craftsman, Second Empire, Italianate Major Building Forms: Vernacular, Bungalow, Front Gable, American Foursquare Popular Building Materials: Brick, Wood, Stone
West Price Hill	High Development Period: 1900-1960 Major Building Styles: Queen Anne, Craftsman, Colonial Revival, Tudor Major Building Forms: Bungalow, Front Gable, Gambrel, American Foursquare Popular Building Materials: Brick, Wood, Stone, Stucco
Walnut Hills	High Development Period: 1900-1950 Major Styles: Colonial Revival, Italianate, Queen Anne Major Building Forms: Mansard, Hipped Roof, Front Gable, Dormers Popular Building Materials: Brick, Stone, Wood
Evanston	High Development Period: 1900-1950 Major Building Styles: Queen Anne, Craftsman, Colonial Revival, Tudor Major Building Forms: Vernacular, Bungalow, Front Gable, Gambrel, American Foursquare Popular Building Materials: Brick, Wood, Stone, Stucco

Building Decarbonization Guide

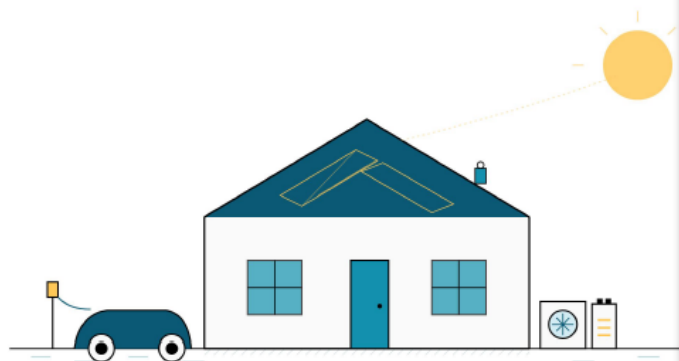
Courtesy of BEI and Elevate

Building Electrification Institute and Elevate
FOR THE CITY OF CINCINNATI PRE-APPROVED HOUSING DESIGN COMPETITION

01

Building Decarbonization, illustrated.

A primer on the technologies, design moves, and small details that turn a building into a low-carbon, healthy, future-ready home.



Issued for designers, architects, and developers participating in the City of Cincinnati Pre-Approved Housing Design Competition. Distributed by the Building Electrification Institute and Elevate.

Why This Matters

02 / 12

THE CASE

Buildings are *where* climate gets personal.

The buildings we live, work, and play in can lower our bills and fight the climate crisis. We just need to design for it.

~30%

of U.S. greenhouse-gas emissions come from buildings — and roughly half of that from homes.

3–4×

the efficiency of a heat pump versus a conventional gas furnace, even on cold mornings.

50+

years a well-built home will stand. Equipment swapped twice. Envelope rarely.

HEALTH

The air inside.

Gas appliances release nitrogen dioxide, fine particulates, and benzene into kitchens at significant and harmful levels. Children in homes with gas stoves have **~42% higher odds** of asthma symptoms. Electrification is a public-health intervention.

RESILIENCE

When the grid wobbles.

Pair a heat pump with rooftop solar and a battery and a home keeps the lights on, the food cold, and the bedrooms warm through outages. Electric equipment can and does run well in an outage when paired with solar and batteries.

COST

Operating costs, not sticker prices.

A well-designed all-electric home typically costs less to operate than a mixed-fuel one — and avoids the price volatility of gas. Doing it once, at construction, is far cheaper than retrofitting later.

COMFORT

Quiet, even, gentle heat.

Modern heat pumps run continuously at low capacity rather than blasting on and off. The result: tighter temperature bands, quieter mechanical rooms, and dehumidification you actually notice on a humid August afternoon.

Technical Support Group Results



BuildReady Phases

Fall 2025: Research & Conversations

Spring 2026: Engagement

Summer 2026: Design Competition

Fall-Spring 2026-27: Pre-Approved Plans

Summer 2027: Demonstration Project

Awards Event



**Monday, September 14th
Memorial Hall**

Mixer: 4:00 pm

Event Start: 5:45 pm

Event End: 7:00 pm



Free!



Jury Panelists

Professionals Panel

9 people with experience in
architecture, development,
planning and real estate

Community Stakeholder Panel

20 community members
from across Cincinnati

Jury Panelists



Bhakti Bania, LEED AP

Bhakti is the CEO of BBCO, a woman-owned architecture and interior design firm based in Columbus, Ohio. She brings more than 25 years of experience in architecture, housing and planning, with expertise in evaluating projects for design quality, functionality, feasibility, and long-term community value.

She is honored to serve on the City of Cincinnati BuildReady Design Competition Jury Panel because she is passionate about advancing thoughtful, impactful design and supporting initiatives that strengthen communities through quality development for housing.

Beth Johnson

Beth is the Executive Director of Cincinnati Preservation. They are interested in serving as a judge because they are passionate about ensuring new development strengthens Cincinnati's historic neighborhoods by complementing their architecture, history, and



Jennifer Foster

Jennifer is a longtime Avondale resident, community leader, and dedicated advocate for health, education, and neighborhood well-being. As a Health Champion with The Community Builders, she works to advance opportunities and resources that strengthen families and improve quality of life within her community.

Jennifer serves in leadership and volunteer roles with numerous organizations. A certified trauma response caregiver and First Aid responder, she is committed to supporting individuals and families during times of crisis. Jennifer brings a deep understanding of community needs, resident engagement, and neighborhood development, along with a passion for creating safer, healthier, and more connected communities.

Katie Schweninger

Katie is a Columbia Tusculum resident with a passion for preserving the character and unique identity of Cincinnati's neighborhoods. She is committed to supporting thoughtful



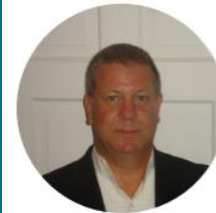
Will send email and post bios on our website!



Casey Terry, AICP

Casey is the Research Manager at Greater Ohio Policy Center (GOPC), where she develops and manages research projects focused on legacy city revitalization.

She is an AICP-certified urban planner and is on the board of CNU Midwest. Casey was part of the team that developed the Housing Ohio: Tools for Development guidebook, a tool that includes statewide building plans and guidance for implementing pre-approval programs at the local level. GOPC now leads a peer-learning cohort of Ohio cities actively developing pre-approval programs. As part of the jury panel, Casey will bring a statewide perspective to the process and be able to share lessons learned from other cities in Ohio that are developing similar programs.



Ken Brawner

Ken is a longtime community advocate with decades of experience serving nonprofit organizations and neighborhood initiatives. As President of the North Avondale Development Association (NADA), they bring a deep understanding of neighborhood needs and a commitment to strengthening Cincinnati's communities.

Having lived in Cincinnati, owned properties across multiple neighborhoods, and traveled extensively, Ken brings a broad perspective on housing types, development patterns, and community character. They are excited to serve as a juror for the BuildReady Initiative and gain insight into the future of residential development in Cincinnati.

bit.ly/Build-Ready



buildready@cincinnati-oh.gov



FAQs



FAQs

BUILDR ready: PRE-APPROVED PLANS

City Planning and Engagement / Planning Projects and Studies / Active / BuildReady: Pre-Approved Plans

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Community Engagement

Planning Projects and Studies

Active

Completed

Plan Cincinnati

Neighborhood Plans

Zoning Administration

Historic Conservation

Committee of Names

Subdivisions and Lot Splits

Resources

News

BuildReady: Pre-Approved Plans

In 2025 the City of Cincinnati received a \$2 million Pathways to Removing Obstacles to Housing (PRO Housing) grant from the U.S. Department of Housing and Urban Development (HUD). With the grant funds, the City intends to create a set of freely available pre-approved plans for two-, three-, and four-family buildings (aka Middle Housing), followed by construction of two demonstration projects using the plans. To kick off the process, the City will also host an open-call design competition to generate ideas and interest for the pre-approved plans and provide an opportunity for community engagement.

This project, called **BuildReady**, is a joint effort by the City Manager's Office, the Department of City Planning and Engagement (DCPE), the Department of Community and Economic Development (DCED), the Department of Buildings and Inspections (B&I) and the Innovation Team.



Design Competition



FAQs



Project Information



FAQs

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FAQs

Below are some of the most frequently asked questions we receive. If you have a question, and don't see an answer below, please reach out to buildready@cincinnati-oh.gov.

[What are pre-approved plans?](#)[What is a design competition?](#)[How will BuildReady solve housing issues?](#)[What will the buildings look like?](#)[Who are these plans for?](#)[Are these designs meant for homes that are rented or owned?](#)[Will this housing be affordable?](#)[Do I get a say in what the design looks like? How can I share my opinion?](#)[Is this related to Connected Communities?](#)[How should I consider projecting elements as part of the building envelope for the design competition?](#)[Did I need to sign up beforehand in order to participate in the design competition or can I submit my designs any time before the deadline of August 14th?](#)[Can I submit an entry for a duplex, triplex and fourplex in 3 different entries?](#)

Q: How should I consider projecting elements as part of the building envelope for the design competition?

A: Per the Cincinnati Zoning Code anything included in §1421-07 can project into yards the amount specified. Anything not in the table is subject to setback regulations.

VERSION: MAY 6, 2026 (CURRENT)

Chapter 1410 - URBAN MIX DISTRICT

Chapter 1411 - DOWNTOWN
DEVELOPMENT DISTRICTSChapter 1413 - MANUFACTURING
DISTRICTS

Chapter 1415 - RIVERFRONT DISTRICTS

Chapter 1416 - PARK AND RECREATION
DISTRICTChapter 1417 - INSTITUTIONAL-
RESIDENTIAL DISTRICTChapter 1419 - ADDITIONAL
DEVELOPMENT REGULATIONSChapter 1421 - GENERAL SITE
STANDARDS§ 1421-01. - Accessory Residential
Structures.§ 1421-03. - Accessory Nonresidential
Structures.§ 1421-05. - Accessory Structures on
Corner Lots.

§ 1421-06. - Accessory Dwelling Units.

§ 1421-07. - Building Projections Into
Yards.

§ 1421-07. - Building Projections Into Yards.

The standards for building projections into setback areas are prescribed in Schedule 1421-07 below.

Schedule 1421-07: Maximum Projections Allowed Into Yards (Feet)

EXPAND

Physical Element	Front Yard	Side Yard	Rear Yard
Cornices, sills, belt courses, eaves, and other ornamental features	2.5	2.5	2.5
Fire escapes	4.5	4.5	4.5
Uncovered stairways and necessary landings not extending above building entrance floor	4.5	4.5	4.5
Projecting bays, fireplaces and chimneys that are cumulatively less than ½ the length of the building wall	3.0	3.0	3.0
Uncovered decks not more than three feet above the floor level of the ground story	2.5	2.5	2.5
Porte-cocheres and canopies	2.5	2.5	2.5
Balconies into yards of less than 20 feet in SF or RM Districts in aggregate less than ½ the length of the building wall	3	3	3
Balconies into yards of more than 20 feet in SF or RM districts in aggregate less than ½ the length of the building wall	6	6	6
In all other districts other than residential, balconies no closer to any lot line than 20 feet or ½ of the required yard space at the top story, whichever is less	8	8	8



Q&A



To Raise Hand



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