



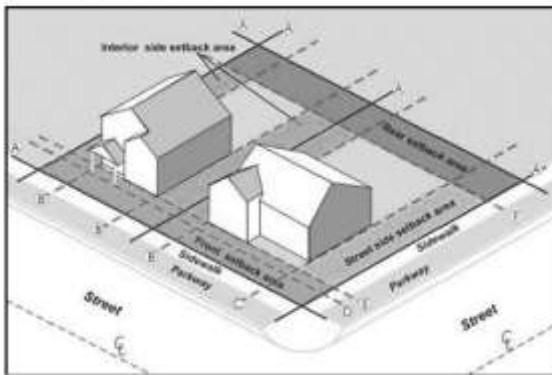
## BEFORE WE START: Defining Some Key Terms

### Objective standards

Objective standards, in this context, are rules that control how new residential buildings look which involve no personal or subjective judgments. Such standards control the physical appearance of buildings, like their height, how far away they must be from property lines, and how much area they can cover on a property. Adopting objective standards for new residential development will allow developers and property owners to have a clear understanding of the community's expectations for how new residential development will look, and how it will fit in with existing development.

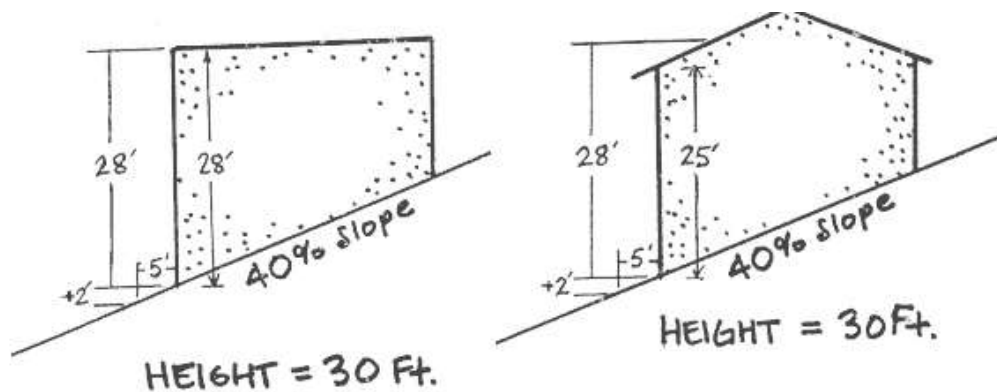
### Building setback

A building "setback" is a buffer measured inward from each property line in which no permanent structures (buildings, decks, sheds, etc.) are allowed. In the zoning ordinance, setbacks vary depending on the zoning designation of the property and the type of structure (main building, accessory structure, deck, etc.) in question.



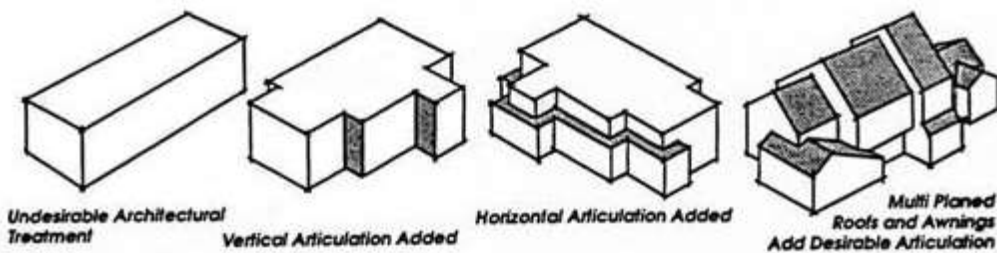
### Building Height

In Brisbane, "Building Height" is measured as the distance between two fixed reference points: the midpoint of a sloped roof, or the surface of a flat roof; and the lowest point on the ground up to 3-5 feet away from the building wall, depending on the width of the lot. This unique height measurement method is tailored to the steep slopes of many residential properties in Brisbane, and encourages stepped or terraced home designs that move with the hillside.



**Building articulation**

“Building Articulation” refers to three-dimensional changes in the outside walls of a building, including projections and overhangs like decks or bay windows, voids provided by recessed entryways or walkways, or step-backs of second or third stories from lower stories. Articulation provides depth and texture to the building surface and can help large buildings look more “human scaled” and attractive.



**Landscaping** refers to plants and ornamental materials, including wood chips, rocks, and statuary, used to enhance the area surrounding buildings.

**Landscape Screening** means a boundary or barrier of plants formed by a row or series of shrubs, bushes, or trees that are planted with the intent of forming a relatively dense hedge or screen to provide an area with privacy, enclosure, division, delineation, protection, or for aesthetics.



**Location and configuration of parking**

This term refers to where parking spaces are located and how they are accessed. The figure below shows an example of the relationship between the building, street, and parking.



**Relationship with neighboring structures**

The figure below shows the relationship between buildings on different properties in relation to each other, as well as sidewalks and streets in the public right-of-way. Design standards that influence the relationship between buildings and public amenities include building setbacks, articulation, location of parking, and other design elements.

