Exhibit A

PL20250016 Routine CDC Text Amendment

Language to be added to the CDC noted as **[add:] or blue bold**, deleted language noted as **[delete:] or red bold**, changed language noted as **[change:] or green bold**, existing CDC language that will remain is in black.

Article 2 Zone Districts

1) Amend Section 227.D as follows:
[add label:] Table 227-1. Transect Zone Building Types

2) Amend Section 227.E as follows:
[add label:] Table 227-2. Transect Zone Frontage Types

3) Amend Section 227.F as follows:

3.c. Measurement

i. Parking Lot Frontage
The combined frontage width of parking lots is measured as the cumulative width along the right-of-way relative to the block perimeter. **[begin add:] See Figure 227-1. [end add.]**

ii. Walking Distance
[begin delete:] Walking distance is measured horizontally along the most direct route of travel on the ground in the following manner:

1) Starting at the edge of right-of-way at the nearest corner of lot with the off-site parking lot;
2) Measured along a sidewalk, walkway, or street; and
3) Ending at the edge of right-of-way at the nearest corner of the lot of the use served. 424 [end delete.]

[begin add:] Walking distance is measured horizontally along the most direct route of travel on the ground. Start at the edge of right-of-way at the nearest corner of a lot with the off-site parking lot. Measure along a sidewalk, walkway, or street; ending at the edge of right-of-way at the nearest corner of the lot of the use served. See Figure 227-2. [end add.]

[add label:] Figure 227-1. Parking Lot Frontage Measurement
[add label:] Figure 227-2. Walking Distance Measurement

4) Amend Section 227.G as follows:

3. Uphill Lots
   a. Lots that slope up from the street may utilize a deeper building setback or building-to-line than required by the applicable transect zone in order to set an acceptable and useable finish floor elevation.
   b. Front yards may be designed to gently slope up to the building's frontage, or may retain up to four feet of topography with a low masonry wall set directly behind the right-of-way. **[begin delete:] See Figure 227-1. [end delete.] [begin add:] See Figure 227-3. [end add.]**
   c. On deeper lots, elevation of garages and other accessory structures shall be set at or near rear elevations, and rear yards shall be designed to step or terrace up to such structures. **[begin delete:] See Figure 227-1. [end delete.] [begin add:] See Figure 227-3. [end add.]**
   d. On shallower lots in applicable transect zones, allowed building types may utilize "tuck-under" configurations that place garage elevations up to one full story above primary living spaces.

4. Downhill Lots

a. Lots that slope down from the street may utilize a shallower building setback or build-to-line and lower finish floor elevation than required by the applicable transect zone in order to set an acceptable and useable finish floor elevation. **[begin delete:] See Figure 227-2. [end delete.] [begin add:] See Figure 227-4. [end add.]**
b. On deeper lots, elevation of garages and other accessory structures shall be set at or near rear elevations, and rear yards shall be designed to step or terrace down to such structures. **[begin delete:] See Figure 227-2. [end delete.] [begin add:] See Figure 227-4. [end add.]**
c. Walk-out basements are strongly encouraged.
d. On shallower lots in applicable transect zones, allowed building types may utilize "tuck-under" configurations that place garage elevations up to one full story below primary living spaces.

5. Cross-Slope Lots
a. Lots with topography running parallel to the street and across lots shall utilize low retaining walls, typically set at side property lines, to transition elevations between lots. **[begin delete:] See Figure 227-3. [end delete.] [begin add:] See Figure 227-5. [end add.]**
b. In narrow lot configurations, the lateral foundation wall of each house may be used to retain such topography.

[change Figure 227-1 to Figure 227-3.] Uphill Lots: Front-Loaded and Alley-Loaded
[change Figure 227-2 to Figure 227-4.] Downhill Lots: Front-Loaded and Alley-Loaded
[change Figure 227-3 to Figure 227-5.] Cross-Slope Lots: Front-Loaded and Alley-Loaded

Article 6 Subdivision Standards

5) Amend Section 605 as follows:
[add label:] Figure 605-1. Pedestrian Passageway

Article 8 Rules and Definitions

6) Amend Section 801.T as follows:
3. Build-To Width
b. The build-to zone is the area on the site between the minimum and maximum building setbacks for the full width of the site. **[begin add:] See Figure 801.19. [end add.]**
e. Build-to width is a percentage measured as the sum of all building width occupying the build-to zone, divided by the total lot width or lot line width between two building type boundary lines. **[begin add:] See Figure 801.20. [end add.]**
f. On corner lots where both streets have build-to width requirements, a building must occupy the portion of the area where the two intersecting build-to zones overlap. The building must occupy the build-to zones for both streets lot lines for a minimum of 30feet from the corner. The minimum requirement is measured starting at the edge of the building occupying the area of overlap and moving away from the corner, parallel to the street lot line. **[begin add:] See Figure 801.21. [end add.]**

[add label:] Figure 801-19. Build-To Zone
[add label:] Figure 801-20. Build-To Width
[add label:] Figure 801-21. Corner Lot Build-To Zone

4. Story
a. The ground story of a building is determined using any street-facing building facades as follows:
i. The ground story must have a minimum of six feet of facade exposed above the abutting finished grade along the full width of the street facing building facade.

ii. The finished floor level of the ground story may be no higher than six feet above the abutting finished grade along the full width of the street-facing building facade. **[begin add:] See Figure 801.22. [end add.]**

[add label:] Figure 801-22. Ground Story

5. Story Height
   a. Story height is measured from the top of the finished floor to the top of the finished floor of the story above. **[begin add:] See Figure 801.23. [end add.]**

[add label:] Figure 801-23. Story Height

6. Finish Floor Level
   d. Finish floor level is measured from average finished grade to the top of the finished floor of the ground story. On corner sites, for the purpose of determining finish floor level, average grade must be established independently for each street-facing building facade. **[begin add:] See Figure 801.24. [end add.]**
   e. Average grade is calculated by averaging the highest and lowest elevation abutting finished grade along the street-facing building facade. **[begin add:] See Figure 801.25. [end add.]**

[add label:] Figure 801-24. Finish Floor Level
[add label:] Figure 801-25. Finish Floor Level, Average Grade

7. Active Depth
   b. Applicable portions of the building must provide a minimum active depth required by the transect zone. **[begin add:] See Figure 801.26. [end add.]**

[add label:] Figure 801-26. Active Depth

8. Transparency
   b. For Live-Work and Mixed Mid-Rise building types, the ground story façade area is measured as follows:
      i. For the purpose of calculating transparency, the ground story façade area is measured between two and 12 feet above the top of the ground story finished floor. **[begin add:] See Figure 801.27. [end add.]**
   c. For all building types other than Live-Work and Mixed Mid-Rise, the ground story façade area is measured as follows:
      i. For the purpose of calculating transparency, the ground story façade area is measured between two and eight feet above the top of the ground story finished floor. **[begin add:] See Figure 801.28. [end add.]**

[add label:] Figure 801-27. Ground Story Façade Area
[add label:] Figure 801-28. Ground Story Façade Area, Live-Work, Mixed Mid-Rise

9. Entrance Spacing
   d. Entrance spacing is measured horizontally and parallel to the street lot line from the edge of the door to the edge of the adjacent door, or to the edge or the building. **[begin add:] See Figure 801.29. [end add.]**

[add label:] Figure 801-29. Entrance Spacing

10. Building Width
    b. Building width is measured horizontally and parallel to the front lot line or the side street lot line from one end of a building to the opposite end. **[begin add:] See Figure 801.30. [end add.]**

d. One open space per building that meets the following standards may be used to establish a continuous structure as separate buildings for the purpose of meeting a maximum building width requirement:
    i. The width of the open space can be no less than ¼ the width of the widest adjacent building width provided.
    ii. The depth of the open space must be at least equal to the width of the open space or 30 feet, whichever is less. **[begin add:] See Figure 801.31. [end add.]**

[add label:] Figure 801-30. Building Width
[add label:] Figure 801-31. Continuous Structure, Open Space