



ARCH 3612 Design VI Housing Studio

Assignment: Zoning Envelope (Collected for NAAB)

SC.3 Regulatory Context

How the program ensures that students understand the fundamental principles of land use, and current laws and regulations that apply to buildings and sites in the United States, and the evaluative process architects use to comply with those laws and regulations as part of a project.

Assignment: Zoning Massing Study

Determine the zoning limitations and the zoning envelope by identifying setbacks, floor area ratio (FAR), open space ratio (OSR) and other rules and create a 3d Massing study of the site. The goal is to determine how to maximize the zoning. This diagram must show dimensions of heights and setbacks, along with a list of the requirements for the specific zoning of the site.

The drawing must include:

- Site Plan: with dimensions of the site, street names(wide and narrow streets noted) + N arrow
- 3D Envelope of the zoning limitations of the site with dimensions of the heights and setbacks
- Section through the site with dimensions and streets labeled (show cut on Site Plan)
- Data of the Specific Zoning district: Max Floor Area Ratio (FAR), Setbacks, Max/Min Heights, Open Space Ratio (OSR), and any other specific zoning requirements that would affect your design.

Grading will be based on:

1. Showing all three drawing types (Plan, Section and 3D) and the level of notes (dims)
2. The listed information given regarding the rules of the specific zoning district
3. The understanding of the zoning rules as shown through this completed drawing

Regulatory Context (SC.3)				
Allocation	Exceeded requirements	Met most requirements	Met some requirements	Barely met requirements
Zoning Analysis (SC.3) ARCH 3612	Comprehensively diagram the zoning envelop of the buildable site and the setbacks on all property lines	Comprehensively diagram zoning envelop and setacks on all property lines	Comprehensively diagram zoning envelope	Documenting existing zoning rules for site