

**DUBUQUE COUNTY, IA
RURAL MODEL SMART CODE**

**PART 2 OF 2:
ZONING MANUSCRIPT**

CREATED BY:



WITH ASSISTANCE FROM:

DUBUQUE COUNTY ZONING DEPARTMENT

2012

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*Portions of text that should be considered for alteration appear in **teal** in this model code, other portions of the text may be considered for alteration as needed. Care should be taken when considering modifications to the standards of the model code so as to not erode the purpose and intent for which the model code is created. In addition, the Center for Applied Transect Studies has commissioned a number of transect-based Modules from prominent New Urbanist practitioners. Modules consist of additional policies, tables, and notes pertaining to particular subject matters which can be inserted and calibrated into local codes. This base Smart Code includes information from some of the available modules such as the Incentives, Flood Hazard Mitigation, Natural Drainage, Renewable Resources, and Sustainable Urbanism Modules. These additions can be identified by their **green** text. They have been inserted to help facilitate the goals of the Dubuque County Smart Plan and the Iowa Smart Planning Principles. They may also be considered for local calibration. Calibration of the Articles within the Dubuque County Rural Model Smart Code should be done with the assistance of the Municipal Community Development Department, Dubuque County Zoning Department, municipal attorneys, and professional planners, architects, and civil engineers. Refer to the supporting document Dubuque County Rural Model Smart Code Part 1 of 2, Zoning Manual, for notes pertaining to particular portions of the code and associated tables.*

1.1 AUTHORITY

- 1.1.1 The action of the Municipality, IA in the adoption of this Code is authorized under the Charter of the Municipality, Section X and Local Statutes, Section X.
- 1.1.2 This Code was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Municipal Comprehensive Plan. This Code is declared to be in accord with the Municipal Comprehensive Plan, as required by IA State Code, Chapter 335 County Zoning or 414 City Zoning.
- 1.1.3 This Code was adopted to promote the health, safety and general welfare of the _____ of _____, IA and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.
- 1.1.4 This Code was adopted and may be amended by vote of the Planning Commission and Legislative Body, following a public hearing.

1.2 APPLICABILITY

- 1.2.1 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except for Local, State, or Federal Health and Safety Codes.
- 1.2.2 The existing _____ of _____, IA Zoning Ordinances (including Floodplain Ordinances) and the _____ of _____, IA Subdivision Ordinances (the "Existing Local Codes") shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with Section 1.3 Intent.
- 1.2.3 Capitalized terms used throughout this Code may be defined in Article 7 Definitions of Terms. Article 7 contains regulatory language that is integral to this Code. Those terms not defined in Article 7 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
- 1.2.4 The metrics of Article 6 Standards and Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines, with the exception of those on Table 15 Form-Based Code Graphics, which are also legally binding.
- 1.2.5 The following rules shall apply in the construction and interpretation of this Code and of the terms used herein:
 - a. The present tense includes the future tense.
 - b. The masculine gender includes the feminine and the neutral.
 - c. The singular number includes the plural, and vice versa.
 - d. Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
 - e. The word person includes partnership, association, firm, trust, club, company, or corporation as well as the individual.
 - f. The word used or occupied or located as applied to any land, building, use, structure, or premise shall

be construed to include the words intended, arranged, or designed to be used or occupied or located.

- g. The word lot shall include the words plot and parcel.
- h. In the event of a conflict between the text of this Code and any caption, figure, illustration, table or map contained or referred to herein, the text shall control. Where in conflict, numerical metrics shall take precedence over graphic metrics.
- i. In the event there is any conflict in the limitations, requirements, or standards contained within this Code as applied to an individual use or structure, the more restrictive provision shall apply.

1.2.6 Where uncertainty exists as to the boundaries of sectors or transects shown on the planning maps created under this Code, the following rules shall apply:

- a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
- f. Boundaries indicated as following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.

1.3 INTENT

The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.1 THE REGION

- a. That the region **should** retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and river shorelines.
- b. That growth strategies **should** encourage Infill and redevelopment in parity with New Communities.
- c. That development contiguous to urban areas **should** be structured in the pattern of Infill TND or Infill RCD and be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas **should** be organized in the pattern of CLD, TND, or RCD.
- e. That Affordable Housing **should** be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation Corridors **should** be planned and reserved in coordination with land use.
- g. That green corridors **should** be used to define and connect the urbanized areas.

- h. That the region **should** include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.3.2 THE COMMUNITY

- a. That neighborhoods and **Regional Centers should** be compact, pedestrian-oriented and Mixed Use.
- b. That neighborhoods and **Regional Centers should** be the preferred pattern of development and that Districts specializing in a single use should be the exception.
- c. That ordinary activities of daily living **should** occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares **should** be designed to disperse traffic and reduce the length of automobile trips.
- e. That within neighborhoods, a range of housing types and price levels **should** be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses **should** be provided within walking distance of transit stops.
- g. That Civic, institutional, and Commercial activity **should** be embedded in downtowns, not isolated in remote single-use complexes.
- h. That schools **should** be sized and located to enable children to walk or bicycle to them.
- i. That a range of Open Space including Parks, Squares, and playgrounds **should** be distributed within neighborhoods and downtowns.

1.3.3 THE BLOCK AND THE BUILDING

- a. That buildings and landscaping **should** contribute to the physical definition of Thoroughfares as Civic places.
- b. That development **should** adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That the design of streets and buildings **should** reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design **should** grow from local climate, topography, history, and building practice.
- e. That buildings **should** provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That Civic Buildings and public gathering places **should** be provided as locations that reinforce community identity and support self-government.
- g. That Civic Buildings **should** be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

- h. That the preservation and renewal of historic buildings **should** be facilitated, to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas **should** be secured through form-based codes.
- j. That buildings and landscaping design **should** incorporate principles of sustainability (e.g. renewable energy, energy efficiency, stormwater management best practices, and water conservation).

1.3.4 THE TRANSECT

- a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

1.4 PROCESS

- 1.4.1 Municipality hereby creates a Consolidated Review Committee ("CRC") comprised of the Zoning Administrator; a member from each regulatory agency having jurisdiction over the permitting of a project; one licensed/certified representative each from the fields of urban planning, building inspection, civil engineering, transportation engineering, landscape architecture, architecture, and environmental sciences; and a representative of the Municipality, to process administratively applications and plans for proposed projects.
- 1.4.2 The geographic locations of the Sectors and the standards for the Transect Zones **shall** be determined as set forth in Article 2, Article 3, Article 4, Article 5, and as Illustrated in Article 6, through a process of public consultation with approval by the **Legislative Body**. Once these determinations have been incorporated into this Code and its associated plans, then projects that require no Variances or Special Permissions, or only Special Permissions, shall be processed administratively without further recourse to public consultation.
- 1.4.3 An owner may appeal a decision of the **CRC** to the **Board of Zoning Adjustment** and may appeal a decision of the **Board of Zoning Adjustment** to the appropriate court of law.
- 1.4.4 Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Building Scale Plan, the **Planning Office** has the right to require the owner to stop, remove, and/or mitigate the violation, or to secure a Variance to cover the violation.

1.5 SPECIAL PERMISSIONS AND VARIANCES

- 1.5.1 There shall be two types of deviation from the requirements of this Code: Special Permissions and Variances. Whether a deviation requires a Special Permission or Variance shall be determined by the **CRC**.
- 1.5.2 A Special Permission is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of Section 1.3 Intent. The **CRC** shall have the authority to approve or disapprove administratively a request for a Special Permission pursuant to regulations established by the **CRC**.

- 1.5.3 A Variance is any ruling on a deviation other than a Special Permission. Variances shall be granted only in accordance with _____ Statutes, _____, as amended.
- 1.5.4 The request for a Special Permission or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.
- 1.5.5 The following standards and requirements shall not be available for Special Permission or Variances:
- a. The maximum dimensions of traffic lanes. (See Table 3a.)
 - b. The required provision of Rear Alleys and Rear Lanes.
 - c. The minimum Base Residential Densities. (See Table 14b.)
 - d. The permission to build Accessory Buildings.
 - e. The minimum requirements for parking location. (See Table 10.)
 - f. The use restrictions within each Transect Zone by Special Permission (See Table 12.)
- 1.6 SUCCESSION
- 1.6.1 At least once every ten years after the adoption of this Code, the Municipality shall review the provisions of this Code including the Sector and Transect zoning maps. At such time, each Transect Zone, except the T1 Natural and T7 Urban Core Zones, should be considered for rezoning to the successional (next higher) Transect Zone, through a process of public consultation with approval by the Legislative Body.
- 1.7 INCENTIVES
- 1.7.1 To encourage the use of this Code, the Legislative Body grants the following incentives, to the extent authorized by state law:
- a. Applications under this Code shall be processed administratively by the CRC rather than through public hearing.
 - b. Applications under this Code shall be processed with priority over those under the existing conventional zoning code, including those with earlier filing dates.
 - c. The municipality shall waive or reduce review fees.
 - d. The municipality may increase Density by the subsidized Transfer of Development Rights.
 - e. The municipality shall waive the traffic impact report.
 - f. The municipality shall construct and maintain those internal Thoroughfares that through-connect to adjacent sites.
 - g. The municipality shall maintain property taxes at the level prior to the approval, until such time as a certificate of occupancy has been issued for each building.
 - h. The municipality shall provide tax relief to first-time buyers of dwellings and newly created businesses within Zones T4, T5, T6, and T7.

1.8 AFFORDABLE HOUSING INCENTIVES

- 1.8.1 To encourage the provision of Affordable Housing, the **Legislative Body** grants the following incentives, to the extent authorized by state law:
- a. Applications containing Affordable Housing that meets this Code **shall** be processed administratively by the CRC. Others shall be processed by Variance.
 - b. Applications containing Affordable Housing **shall** be processed with priority over others, including those with earlier filing dates, providing that other applications are not pushed past their deadlines.
 - c. Highest priority for processing and for approval **shall** be given to applications involving partnership with a community land trust or other non-profit organization responsible for ensuring the long-term retention of the Affordable Housing.
 - d. The municipality **shall** waive or reduce review fees for applications containing Affordable Housing.
 - e. The municipality **may** increase Density for projects containing Affordable Housing.
 - f. The municipality **may** waive or reduce parking requirements for Affordable Housing units located within a quarter mile of a transit stop.
 - g. The municipality **shall** provide a property tax exemption for Affordable Housing units meeting established criteria.

1.9 PRE-EXISTING AND POST-EMERGENCY CONDITIONS

- 1.9.1 If a building, structure, or other improvement has been or is damaged or destroyed by any event resulting in the declaration of an emergency or disaster applicable to the **City**, by the Governor of the State of Iowa or President of the United States, the owner of record on the date of the event may repair or rebuild such building, structure or other improvement on the same building site and with the same building footprint by right. To qualify, the building, structure, or other improvement must have lawfully existed prior to the declaration and neither the lot, use, building, improvement, structure nor condition may be added to or altered in any way, except to remedy the effects of such damage or destruction, and/or to conform more closely with the provisions of this Code.

1.10 NONLIABILITY AND SEVERABILITY

- 1.10.1 If any section, clause, provision, or portion of this Code is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Code shall not be affected thereby. If an application of this Code to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Code is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

2.1 INSTRUCTIONS

- 2.1.1 This Article governs the preparation of Regional Scale Plans (“Regional Plans”) that allocate Sectors. For lands within **Municipality** that have been mapped pursuant to this Article, Sections 2.5, and the following, prescribe the Community Unit types permitted in each Growth Sector. Articles 3 and 4 regulate the standards of those Community Unit types.
- 2.1.2 Regional Plans shall integrate the largest practical geographic area, overlapping property lines as necessary and municipal boundaries if possible.
- 2.1.3 Regional Sectors are defined in Article 2 and are comprised of Open Space and Growth Sectors. Growth Sectors are intended for the development of Community Units, defined in Article 3 and Article 4, which in turn are comprised of Transect Zones, defined by the elements appropriate to them in Article 5 and Article 6.
- 2.1.4 Regional Plans shall be prepared by the **Planning Office** and/or consultants under its supervision. The process shall involve citizen participation and the approval of the **Legislative Body**.

2.2 SEQUENCE OF SECTOR DETERMINATION

Determination of Sector designations shall be made in the following sequence:

- 2.2.1 The areas to be designated Preserved Open Sector (O-1) shall be mapped using the criteria listed in Section 2.3. The outline of this Sector is effectively the Rural Boundary Line, which is permanent.
- 2.2.2 The areas to be designated Reserved Open Sector (O-2) shall be mapped using the criteria listed under Section 2.4. The outline of this Sector is effectively the Urban Boundary Line which is to be adjusted by the ongoing permitting of New Community Plans or Infill Community Plans in accordance with this Code.
- 2.2.3 The areas to be designated Infill Growth Sectors (G-4) shall be mapped as described in Section 2.8. These areas may be redeveloped according to Article 4 of this Code.
- 2.2.4 All remaining areas shall be available for new development pursuant to New Community Plans submitted and approved in accordance with Article 3 of this Code. These areas shall be assigned to the Restricted Growth Sector (G1), the Controlled Growth Sector (G2), or the **Intended Growth Sector (G3)** using the criteria listed in this Article. Within these Sectors, the Community Unit types of CLD (Clustered Land Development), TND (Traditional Neighborhood Development), and RCD (Regional Center Development), shall be permitted to the extent set forth in Table 2.
- 2.2.5 **Within the four Growth Sectors, development according to the Existing Local Codes remains as an option.**
- 2.2.6 Those areas that cannot or should not conform to one of the Community Unit types shall be allocated to Special Districts. See Section 2.9.
- 2.2.7 **A system for the gradual Transfer of Development Rights (TDR) shall be established and administered for the purpose of transferring development rights from the Reserved Open Sector (O-2) to the Growth Sectors as set forth in Section 2.4.3.**

2.3 (O-1) PRESERVED OPEN SECTOR

2.3.1 The Preserved Open Sector shall consist of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past Transfer of Development Rights.

2.3.2 The Preserved Open Sector shall consist of the aggregate of the following categories:

- a. Surface waterbodies
- b. Protected wetlands
- c. Protected habitat
- d. Riparian Corridors
- e. Purchased Open Space
- f. Conservation easements
- g. Transportation Corridors
- h. Areas residual to Clustered Land Development (CLD)
- i. Steep slopes in excess of 20%

2.3.3 Development and construction within the Preserved Open Sector and the specifications required to do so shall be determined on an individual project basis by public hearing of the [Legislative Body](#).

2.4 (O-2) RESERVED OPEN SECTOR

2.4.1 The Reserved Open Sector shall consist of Open Space that should be, but is not yet, protected from development.

2.4.2 The Reserved Open Sector shall consist of the aggregate of the following categories:

- a. Flood plain, including Special Flood Hazard Areas
- b. Steep slopes between 12-20%
- c. Open Space to be acquired
- d. Corridors to be acquired
- e. Buffers to be acquired
- f. Contiguous woodland of 20 acres or more
- g. Land classified by the United States Department of Agriculture as Prime Farmland or other unique farmland of local importance
- h. Legacy viewsheds

- 2.4.3 The Reserved Open Sector is a Transfer of Development Rights (TDR) sending area, for the gradual sale of rights for development in the Growth Sectors (G1-G4). An owner who has purchased such development rights may exceed the allocated Densities of New Communities as set forth in Section 3.8 and Table 14b. Areas from where development rights have been transferred shall be designated Preserved Open Sector. The Planning Office shall maintain a record of such transfers, updating the regional map accordingly.
- 2.4.4 Lands in any Special Flood Hazard Area that are designated to be set aside for the purpose of hazard mitigation shall become permanent Civic Space By Right regardless of size, subject to the Special District provisions herein, and shall count toward the required Civic Space allotment for Pedestrian Sheds including them. Areas too small to be coded as Special District shall conform to the Civic Space standards of Table 13 for one or more of any adjacent habitable Transect Zone(s).
- 2.5 (G-1) RESTRICTED GROWTH SECTOR
- 2.5.1 The Restricted Growth Sector shall be assigned to areas that have value as Open Space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long term, to deny it. The G-1 Restricted Growth Sector generally includes mostly undeveloped areas within or adjacent to existing municipal boundaries, or existing rural subdivisions, that is appropriately suited for Transect Zones T2-T5, with a higher percentage of T2 and T3 zones.
- 2.5.2 Within the Restricted Growth Sector, Clustered Land Development (CLD) shall be permitted By Right.
- 2.6 (G-2) CONTROLLED GROWTH SECTOR
- 2.6.1 The Controlled Growth Sector shall be assigned to those locations that can support Mixed Use by virtue of proximity to an existing or planned Thoroughfare. The G-2 Restricted Growth Sector includes mostly undeveloped areas within or adjacent to existing municipal boundaries that are appropriately suited for Transect Zones T2-T6, with a higher percentage of T4 and T5 zones.
- 2.6.2 Within the Controlled Growth Sector, CLD and Traditional Neighborhood Development (TND) shall be permitted By Right.
- 2.6.3 Any TND on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d. The use of a TOD overlay requires approval by Variance.
- 2.7 (G-3) INTENDED GROWTH SECTOR
- 2.7.1 The Intended Growth Sector shall be assigned to those locations that can support substantial Mixed Use by virtue of proximity to an existing or planned regional Thoroughfare and/or transit. The G-3 Intended Growth Sector includes mostly undeveloped areas within or adjacent to existing municipal boundaries that are appropriately suited for Transect Zones T3-T7, with a higher percentage of T6 and T7 zones.
- 2.7.2 Within the Intended Growth Sector, Communities in the pattern of Regional Center Developments (RCD), as well as TNDs, shall be permitted By Right.

2.7.3 Any TND or RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d. The use of a TOD overlay requires approval by Variance.

2.8 (G-4) INFILL GROWTH SECTOR

2.8.1 The Infill Growth Sector shall be assigned to areas already developed, having the potential to be modified, confirmed or completed in the pattern of Infill TNDs or Infill RCDs.

2.9 (SD) SPECIAL DISTRICTS

2.9.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of a CLD, a TND, or an RCD as set forth in Article 3.

2.9.2 Conditions of development for Special Districts shall be determined in public hearing of the [Legislative Body](#) and recorded on Table 16. Alternatively, the provisions of the [Existing Local Codes](#) shall remain applicable to Special Districts.

3.1 INSTRUCTIONS

- 3.1.1 Within the Growth Sectors as shown on the Regional Scale Plan ("Regional Plan"), the provisions of Article 3 and this Code in general shall be available By Right, upon request by the owner.
- 3.1.2 New Community Plans may be prepared in the absence of a Regional Plan or Comprehensive Plan by approval of the [Legislative Body](#). New Community Plans may contain more than one Community Unit and/or more than one Community Unit type.
- 3.1.3 Once the [CRC](#) or [Legislative Body](#) approves a New Community Plan, the parcel shall become a [Community Planning Area](#) and shall be marked as such on the Zoning Map of [Municipality](#). Within the [Community Planning Area](#), this Code shall be the exclusive and mandatory zoning regulation, and its provisions shall be applied in their entirety.
- 3.1.4 [New Community Plans submitted in accordance with the provisions of this Code, for the appropriate Sector of a Regional Plan and requiring no Variances, shall be approved administratively by the CRC.](#)
- 3.1.5 New Community Plans may be prepared by a developer or by the [Planning Office](#).
- 3.1.6 New Community Plans shall include a Regulating Plan consisting of one or more maps showing the following for each Community Unit in the plan area, in compliance with the standards described in this Article:
- a. Transect Zones
 - b. Civic Zones
 - c. Thoroughfare network
 - d. Special Districts, if any
 - e. Special Requirements, if any
 - f. Numbers of Special Permissions or Variances, if any.
- 3.1.7 New Community Plans shall include one set of preliminary site plans for each Transect Zone, as provided by the tables in Article 6 and Section 5.1.3.

3.2 SEQUENCE OF COMMUNITY DESIGN

- 3.2.1 The site shall be structured using one or several Pedestrian Sheds, which should be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed.
- 3.2.2 The Pedestrian Sheds may be adjusted to include land falling between or outside them, but the extent of each shall not exceed the acreage limit specified in Section 3.3 for the applicable Community Unit type. An Adjusted Pedestrian Shed becomes the boundary of a Community Unit.
- 3.2.3 Areas of Transect Zones (Section 3.4) shall be allocated within the boundaries of each Community Unit as appropriate to its type. See Section 3.3 and Table 14a.
- 3.2.4 Civic Zones shall be assigned according to Section 3.5.

- 3.2.5 Special Districts, if any, shall be assigned according to Section 3.6.
- 3.2.6 The Thoroughfare network shall be laid out according to Section 3.7.
- 3.2.7 Density shall be calculated according to Section 3.8.
- 3.2.8 Remnants of the site outside the Adjusted Pedestrian Shed(s) shall be assigned to Transect Zones or Civic Space by Special Permission or Special District by Variance.

3.3 COMMUNITY UNIT TYPES

3.3.1 CLUSTERED LAND DEVELOPMENT (CLD)

- a. A Clustered Land Development (CLD) shall be permitted within the G-1 Restricted Growth Sector and the G-2 Controlled Growth Sector.
- b. A CLD shall be structured by one Standard Pedestrian Shed and shall consist of no fewer than 20 acres and no more than 80 acres.
- c. A CLD shall include Transect Zones as allocated on Table 2 and Table 14a. A minimum of 40% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 General Agricultural Zone.

3.3.2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

- a. A Traditional Neighborhood Development (TND) shall be permitted within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.
- b. A TND within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 15 acres in the G-1 and G-2 Sectors and no more than 160 acres. See Article 4 for Infill TND acreage requirements in the G-4 Infill Growth Sector.
- c. A TND shall include Transect Zones as allocated on Table 2 and Table 14a.
- d. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.
- e. In the T-5 General Neighborhood Zone, a minimum Residential mix of two Building Disposition types (none less than 20%) shall be required, selected from Table 9.

3.3.3 REGIONAL CENTER DEVELOPMENT (RCD)

- a. A Regional Center Development (RCD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. An RCD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres. See Article 4 for Infill RCD acreage requirements in the G-4 Infill Growth Sector.
- c. An RCD shall include Transect Zones as allocated on Table 2 and Table 14a.

- d. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.

3.3.4 TRANSIT ORIENTED DEVELOPMENT (TOD)

- a. Any TND or RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.
- b. The use of a TOD overlay requires approval by Variance.

3.4 TRANSECT ZONES

- 3.4.1 Transect Zones shall be assigned and mapped on each New Community Plan according to the percentages allocated on Tables 2 and 14a.

- 3.4.2 A Transect Zone may include any of the elements indicated for its T-zone number throughout this Code, in accordance with Intent described in Table 1 and the metric standards summarized in Table 14.

3.5 CIVIC ZONES

3.5.1 GENERAL

- a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).
- b. Civic Space Zones are public sites permanently dedicated to Open Space.
- c. Civic Building Zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the [Legislative Body](#).
- d. A Civic Zone may be permitted by Special Permission if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.6.
- e. Parking provisions (i.e. location, size, configuration, surface materials, and landscaping) for Civic Zones shall be determined by Special Permission.
- f. [Alternative energy production devices shall be permitted by Special Permission within the appropriate Civic Space for the Transect Zone, as provided on Table RR2 Solar Power and Table RR3 Wind Power.](#)

3.5.2 CIVIC ZONES SPECIFIC TO T1 & T2 ZONES

- a. Civic Buildings within T1 Natural and T2 General Agricultural Zones shall be permitted only by Variance and Civic Spaces only by Special Permission.

- b. Lands in any Special Flood Hazard Area that are publicly purchased and designated to be set aside for the purpose of hazard mitigation shall become permanent Civic Space regardless of size, subject to the Special District provision herein, shall be designated Civic Space Hazard Mitigation on the Community Plan, and shall count toward the required Civic Space allotment for Pedestrian Sheds including them. Areas too small to be coded as Special District shall conform to the Civic Space standards of Table 13 for one or more of any adjacent habitable Transect Zone(s).

3.5.3 CIVIC SPACE (CS) SPECIFIC TO T3-T7 ZONES

- a. Each Pedestrian Shed shall assign at least 5% of its Urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 13, approved by Special Permission, and distributed throughout Transect Zones as described in Table 14e.
- c. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the Civic Space allocation and should conform to the Civic Space types specified in Table 13a or 13b.
- d. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. A Main Civic Space shall conform to one of the types specified in Table 13b, 13c, or 13d.
- e. Within 800 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 13e.
- f. Each Civic Space shall have a minimum of 50% of its perimeter Enffronting a Thoroughfare, except for playgrounds.
- g. Civic Spaces may be permitted within Special Districts by Special Permission.
- h. Parks may be permitted in Transect Zones T4, T5, T6 and T7 by Special Permission.
- i. Urban Farms and Community Gardens shall be permitted by Special Permission as provided on Table RR1 Food Production. They may be counted toward the Civic Space allocation by Special Permission if they are open to the neighborhood at predictable hours or are visible from an adjacent Civic Space in a way that contributes to the enjoyment of that Civic Space.

3.5.4 CIVIC BUILDINGS (CB) SPECIFIC TO T3-T7 ZONES

- a. The owner should covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.
- b. One Civic Building Lot should be reserved for an elementary school. Its area shall be one (1) acre for each increment of 100 dwelling units provided by the Community Plan, with a minimum of three (3) acres. The school site may be within any Transect Zone. Any playing fields should be outside the Pedestrian Shed.
- c. One Civic Building Lot suitable for a childcare building should be reserved within each Pedestrian Shed. The owner or a homeowners' association or other community council may organize, fund and construct an appropriate building as the need arises.

- d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
- f. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Special Permission.
- g. Civic Buildings may be permitted within Special Districts by Special Permission.

3.6 SPECIAL DISTRICTS

- 3.6.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones. Conditions of development for Special Districts shall be determined in public hearing of the [Legislative Body](#) and recorded on Table 16.

3.7 THOROUGHFARE STANDARDS

3.7.1 GENERAL

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall generally consist of vehicular lanes and Public Frontages.
- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
- d. Within the most rural Zones (T1, T2, and T3) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Transect Zones (T4 through T7) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Special Permission.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Special Permission to accommodate specific site conditions only.
- g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage.

h. Thoroughfares along a designated B-Grid may be exempted by Special Permission from one or more of the specified Public Frontage or Private Frontage requirements. See Table 7.

i. Standards for Paths and Bicycle Trails shall be approved by Special Permission.

j. The standards for Thoroughfares within Special Districts shall be determined by Special Permission.

3.7.2 VEHICULAR LANES

a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.

b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout as defined in Article 7 Definitions of Terms and allocated as specified in Table 14d. Bicycle Routes should be marked with signs. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

3.7.3 PUBLIC FRONTAGES

a. GENERAL TO ALL ZONES T1, T2, T3, T4, T5, T6, T7

i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, Terrace, bicycle facility, and street trees.

ii. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Transect Zones as specified in Table 14d.

iii. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 4A, Table 4B, Table 5 Table 6, SU4, and SU6. The spacing may be adjusted by Special Permission to accommodate specific site conditions.

b. SPECIFIC TO ZONES T1, T2, T3

i. The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory.

ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.

c. SPECIFIC TO ZONE T4, T5, T6, T7

i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction and salt, requiring minimal irrigation, fertilization and maintenance.

ii. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

iii. Streets with a Right-of-Way width of 40 feet or less should have trees alternating sides, or should be only on one side of the street.

iv. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.

- v. Rain Gardens and Bioswales **should** be installed to infiltrate runoff from parking lots, Thoroughfares, Plazas and other impervious surfaces.
- vi. Where vegetative solutions are not feasible, porous concrete or porous asphalt, or similar pervious alternatives **should** be specified for Sidewalks, parking lots, and Plazas to infiltrate stormwater.
- vii. Native plant perennial landscapes **should** replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.

3.8 DENSITY CALCULATIONS

- 3.8.1 All areas of the New Community Plan site that are not part of the O-1 Preserved Sector shall be considered cumulatively the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14a.
- 3.8.2 Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b. For purposes of Density calculation, the Transect Zones include the Thoroughfares but not land assigned to Civic Zones. **Ten percent (10%) shall be in the Affordable Housing range.**
- 3.8.3 **The Base Density of the Community Unit may be increased by the Transfer of Development Rights (TDR) up to the amount specified for each Zone by Table 14b. Fifteen percent (15%) of the increase in housing units by TDR shall be in the Affordable Housing range.**
- 3.8.4 Within the percentage range shown on Table 14b for Other Functions, the housing units specified on Table 14b shall be exchanged at the following rates:
 - a. For Lodging: **2** bedrooms for each unit of Net Site Area Density.
 - b. For Office or Retail: **1,000** square feet for each unit of Net Site Area Density.
 - c. The number of units exchanged shall be subject to approval by Special Permission.
- 3.8.5 The housing and other Functions for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 10, Table 11 and Section 5.9.

3.9 SPECIAL REQUIREMENTS

- 3.9.1 A New Community Plan may designate any of the following Special Requirements:
 - a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Special Permissions allowing automobile-oriented standards. The Frontages assigned to the B-Grid should not exceed 30% of the total length of Frontages within a Pedestrian Shed.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7, **Table SU3**, and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d)

- c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
- d. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
- e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
- f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the [CRC](#).
- g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- h. A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with [Municipal Preservation Standards and Protocols](#).

3.10 ZERO NET ENERGY BUILDING STANDARDS

3.10.1 GENERAL:

- a. Communities and their buildings shall be designed and constructed to reduce energy consumption from the baseline energy usage to the percentages defined in Table SU1. Performance goals shall be met by projects approved on or after January 1 of the year listed in the left column.
- b. Methods provided in Table SU1, Table SU2, and Table SU3 are intended for guidance in reaching these goals.
- c. The development's annual electricity purchased from renewable sources through an energy contract shall be limited to the percentage listed in Table SU1 for each Transect Zone. Any such contract shall specify a minimum term of two years.
- d. See Article 5 standards in this Code for specific requirements for buildings.

3.10.2 SPECIFIC TO ZONES T2, T3, T4, T5:

- a. A minimum of 70% of Lots shall be oriented within 30 degrees of true east/west.

3.10.3 SPECIFIC TO ZONES T6, T7:

- a. A District Energy system shall be installed for any development of two or more buildings.

3.11 PUBLIC DARKNESS

3.11.1 GENERAL TO ALL ZONES:

- a. All exterior lighting shall conform to the shielding, brightness and curfew standards defined in Table SU4.

3.12 VEHICLE MILES TRAVELED

3.12.1 GENERAL:

- a. Communities should be designed to reduce Vehicle Miles Traveled (VMT) to the percentages defined in Table SU5. Performance goals should be met by projects approved on or after January 1 of the year listed in the left column.
- b. Methods provided in Table SU5 are intended for guidance in reaching these goals.
- c. A bicycle system shall be incorporated into New Community Plans.
- d. At least one of the Community Scale Transportation Demand Management policies listed in Table SU5 shall be provided.

3.13 TREE CANOPY COVER

3.13.1 GENERAL:

- a. Standards listed in Table SU6 shall be met in order to establish a minimum tree canopy cover over a New Community.
- b. Existing trees may be utilized to meet the canopy requirements. When existing trees do not meet the requirements, new trees of species appropriate for the bioregion and form appropriate for the Transect Zone **shall** be planted. See Table 6 Public Planting.

3.14 STORMWATER MANAGEMENT

3.14.1 GENERAL:

- a. Standards for construction site erosion and stormwater runoff are regulated under the **municipality's** Erosion Control and Stormwater Management Ordinance.

4.1 INSTRUCTIONS

- 4.1.1 Within the G-4 Infill Growth Sector of the Regional Plan (Article 2), or other areas designated as Infill, the **Planning Office** shall prepare, or have prepared on its behalf, Infill Regulating Plans to guide further development. Infill Regulating Plans shall be prepared in a process of public consultation subject to approval by the **Legislative Body**.
- 4.1.2 Infill Regulating Plans shall regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 4.2. The **Planning Office** shall determine a Community Unit type based on existing conditions and intended evolution in the plan area.
- 4.1.3 Infill Regulating Plans shall consist of one or more maps showing the following:
- a. The outline(s) of the Pedestrian Shed(s) and the boundaries of the Community Unit(s)
 - b. Transect Zones and any Civic Zones within each Pedestrian Shed, assigned according to an analysis of existing conditions and future needs
 - c. A Thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, and Table 4B)
 - d. Any Special Districts (Section 4.5)
 - e. Any Special Requirements (Section 4.7)
 - f. A record of any Special Permissions or Variances.
- 4.1.4 Within any area subject to an approved Infill Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 5 in accordance with the provisions of this Code. **Building Scale Plans requiring no Variances shall be approved administratively by the CRC.**
- 4.1.5 The owner of a parcel, or abutting parcels, consisting of **10** acres or more of contiguous lots within an area subject to an Infill Regulating Plan may apply to prepare a Special Area Plan. In consultation with the **Planning Office**, a Special Area Plan may assign new Transect Zones, Civic Zones, Thoroughfares, Special Districts and/or Special Requirements as provided in this Code, with appropriate transitions to abutting areas. Special Area Plans may be approved by Special Permission.
- 4.1.6 The owner of a parcel, or abutting parcels, consisting of **30** acres or more of contiguous lots, whether inside or outside an area already subject to an Infill Regulating Plan, may initiate the preparation of a New Community Plan. New Community Plans for the G-4 Sector, or other areas designated as Infill by the **Planning Office**, shall regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 4.2, even if it overlaps adjacent parcels. Both the site and plan area **should** connect and blend with surrounding urbanism.

4.2 COMMUNITY UNIT TYPES

- 4.2.1 Infill Regulating Plans shall encompass one or more of the following Community Unit types. The allocation percentages of Table 14a do not apply.

4.2.2 INFILL TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

- a. An Infill TND **should** be assigned to neighborhood areas that are predominantly residential with one or more Mixed Use Corridors or centers. An Infill TND shall be mapped as at least one complete Standard Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around one or more existing or planned Common Destinations.
- b. The edges of an Infill TND should blend into adjacent neighborhoods and/or a downtown without buffers.

4.2.3 INFILL RCD (REGIONAL CENTER DEVELOPMENT)

- a. An Infill RCD **should** be assigned to downtown areas that include significant Office and Retail uses as well as government and other Civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete Long or Linear Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around an important Mixed Use Corridor or center.
- b. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

4.2.4 INFILL TOD (TRANSIT ORIENTED DEVELOPMENT)

- a. Any Infill TND or Infill RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.
- b. The use of a TOD overlay shall be approved by Variance.

4.3 TRANSECT ZONES

- 4.3.1 Transect Zone standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the **Legislative Body**. Metrics shall be recorded on Table 14 and Table 15.

- 4.3.2 A Transect Zone shall include elements indicated by Article 3, Article 5, and Article 6.

4.4 CIVIC ZONES

4.4.1 GENERAL

- a. Infill Plans should designate Civic Space Zones (CS) and Civic Building Zones (CB).
- b. A Civic Zone may be permitted by Special Permission if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 4.5.
- c. Parking provisions (i.e. location, size, configuration, surface materials, and landscaping) for Civic Zones shall be determined by Special Permission.

4.4.2 CIVIC SPACE ZONES (CS)

- a. Civic Spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the **Legislative Body**.

- b. Lands in any Special Flood Hazard Area that are publicly purchased and designated to be set aside for the purpose of hazard mitigation shall become permanent Civic Space regardless of size, subject to the Special District provision herein, shall be designated Civic Space Hazard Mitigation on the Regulating Plan, and shall count toward the required Civic Space allotment for Pedestrian Sheds including them. Areas too small to be coded as Special District shall conform to the Civic Space standards of Table 13 for one or more of any adjacent habitable Transect Zone(s).
- c. Urban Farms and Community Gardens shall be permitted by Special Permission as provided on Table RR1 Food Production.

4.4.3 CIVIC BUILDING ZONES (CB)

- a. Civic Buildings shall be permitted by Variance in any Transect Zone or by Special Permission on Civic Zones reserved in the Infill Regulating Plan.
- b. Civic Buildings shall not be subject to the Requirements of Article 5. The particulars of their design shall be determined by Special Permission.
- c. Alternative energy production devices shall be permitted by Special Permission in Civic Space as provided on Table RR2 Solar Power and Table RR3 Wind Power.

4.5 SPECIAL DISTRICTS

- 4.5.1 Areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones shall be designated as Special Districts by the [Planning Office](#) in the process of preparing an Infill Plan. Conditions of development for Special Districts shall be determined in public hearing of the [Legislative Body](#) and recorded on Table 16.

4.6 PRE-EXISTING CONDITIONS

- 4.6.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in the same use and form until a Substantial Modification occurs or is requested, at which time the Consolidated Review Committee (CRC) shall determine the provisions of this Section that shall apply.
- 4.6.2 Existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Building Code except that building components changed in the renovation shall be required to meet current code.
- 4.6.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
- 4.6.4 Where buildings exist on adjacent Lots, the [CRC](#) may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 4.6.5 Any addition to or modification of a Building of Value that has been designated as such by the [Local Preservation Organization](#) or to a building actually or potentially eligible for inclusion on a state, local or national historic register, shall be subject to approval by the [Local Preservation Organization](#).

- 4.6.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Tables 10 and 11.

4.7 SPECIAL REQUIREMENTS

- 4.7.1 An Infill Community Plan may designate any of the following Special Requirements:
- a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Special Permissions allowing automobile-oriented standards. The Frontages assigned to the B-Grid should not exceed 30% of the total length of Frontages within a Pedestrian Shed.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and Table SU3 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d.)
 - c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
 - d. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
 - e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
 - f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
 - g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
 - h. A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols.

5.1 INSTRUCTIONS

- 5.1.1 Lots and buildings located within a New Community Plan or Infill Community Plan governed by this Code and previously approved by the [Legislative Body](#) shall be subject to the requirements of this Article.
- 5.1.2 Owners and developers may have the design plans required under this Article prepared on their behalf. Such plans require administrative approval [by the CRC](#).
- 5.1.3 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
- a. For preliminary site and building approval:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Parking Location Standards
 - b. For final approval, in addition to the above:
 - Landscape Standards
 - Signage Standards
 - Special Requirements, if any
 - [Hazard Mitigation Standards](#)
 - [Natural Drainage Standards](#)
 - [Architectural Standards](#)
 - [Lighting Standards](#)
 - [Sound Standards](#)
 - [Visitability Standards](#)
- 5.1.4 Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

5.2 PRE-EXISTING CONDITIONS

- 5.2.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the [CRC](#) shall determine the provisions of this section that shall apply.
- 5.2.2 [Existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Building Code, except that building components changed in the renovation shall be required to meet current code.](#)
- 5.2.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.

- 5.2.4 Where buildings exist on adjacent Lots, the CRC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 5.2.5 Any addition to or modification of a Building of Value that has been designated as such by the Local Preservation Organization, or to a building actually or potentially eligible for inclusion on a state, local or national historic register, shall be subject to approval by the Local Preservation Organization.
- 5.2.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 10 and Table 11.

5.3 SPECIAL REQUIREMENTS

- 5.3.1 To the extent that a Regulating Plan for either a New Community Plan or an Infill Community Plan designates any of the following Special Requirements, standards shall be applied as follows:
- a. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Special Permission allowing automobile-oriented standards.
 - b. A Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and Table SU3. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d.)
 - c. A Mandatory or Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 7). A Gallery Frontage may be combined with a Retail Frontage.
 - d. A Mandatory or Recommended Arcade Frontage designation requires or advises that a building overlap the Sidewalk such that the first floor Facade is a colonnade (as generally illustrated in Table 7 and Table 8). The Arcade Frontage may be combined with a Retail Frontage.
 - e. A Coordinated Frontage designation requires that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
 - f. A Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the CRC.
 - g. A Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
 - h. A Building of Value designation requires that the building or structure may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols.

5.4 CIVIC ZONES

5.4.1 GENERAL

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions (i.e. location, size, configuration, surface materials, and landscaping) for Civic Zones shall be determined by Special Permission.

5.4.2 CIVIC SPACES (CS)

- a. Civic Spaces shall be generally designed as described in Table 13.

5.4.3 CIVIC BUILDINGS (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Special Permission.

5.5 SPECIFIC TO T1 NATURAL ZONE

- 5.5.1 Buildings in the T1 Natural Zone are permitted only by Variance. Permission to build in T1 and the standards for Article 5 shall be determined concurrently as Variances, in public hearing of the [Legislative Body](#).

5.6 BUILDING DISPOSITION

5.6.1 SPECIFIC TO ZONES T2, T3, T4, T5, T6, T7

- a. Newly platted Lots shall be dimensioned according to Table 14f and Table 15.
- b. Building Disposition types shall be as shown in Table 9 and Table 14i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 14g, Table 14h, and Table 15.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 17c.
- e. Lot coverage by building shall not exceed that recorded in Table 14f and Table 15.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 14g and Table 15.
- g. Setbacks for Principal Buildings shall be as shown in Table 14g and Table 15. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Special Permission.
- h. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14h and Table 15.
- i. To accommodate slopes over 12 percent, relief from front Setback requirements is available by Special Permission.

5.6.2 SPECIFIC TO ZONE T7

- a. The Principal Entrance shall be on a Frontage Line.

5.7 BUILDING CONFIGURATION

5.7.1 GENERAL TO ZONES T2, T3, T4, T5, T6, T7

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 17. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. All Facades shall be glazed with clear glass no less than 30% of the first Story.
- d. Building heights, Stepbacks, and Extension Lines shall conform to Table 8 and Table 14j.
- e. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- f. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.
- h. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

5.7.2 SPECIFIC TO ZONES T2, T3, T4, T5, T6

- a. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 440 square feet, excluding the parking area.

5.7.3 SPECIFIC TO ZONE T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the first Layer 50% of its depth. (Table 17d)
- c. Balconies and bay windows may Encroach the first Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.
- d. All specified Building Heights may be increased by the difference between the actual lot elevation and the base elevations required by applicable FEMA standards, provided that any first level space shall be designed for use as:
 - (i) parking or storage space set into the structure into the second and deeper Layers, concealed from view of all streets or

(ii) an open market, a loggia or porch or combination thereof, or other open-air area for recreation, relaxation or gathering, to the extent permitted by applicable FEMA requirements, or other use permitted by the [Planning Commission](#).

5.7.4 SPECIFIC TO ZONE T4, T5

a. Balconies, open porches and bay windows may Encroach the first Layer 50% of its depth. (Table 17d)

5.7.5 SPECIFIC TO ZONES T6, T7

a. Awnings, Arcades, and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.

b. Maximum Encroachment heights (Extension Lines) for Arcades shall be as shown on Table 8.

c. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 17d)

d. Loading docks and service areas shall be permitted on Frontages only by Special Permission.

e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built coplanar with the Facade.

f. Streetscreens [should](#) be between 3 and 8 feet in height, depending on location and purpose. The Streetscreens in the Front Setback (first layer) should be no taller than 4 feet to maintain visual connection between the public street and private yard or parking area. Streetscreen may be replaced by a hedge or fence by Special Permission. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

g. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

5.8 BUILDING FUNCTION

5.8.1 GENERAL TO ZONES T2, T3, T4, T5, T6, T7

a. Buildings in each Transect Zone shall conform to the Functions on Table 10, Table 12 and Table 14I. Functions that do not conform shall require approval by Variance as specified on Table 12.

b. Alternative energy production shall be permitted as provided on Table RR2 Solar Energy, Table RR3 Wind Power, and Table 12 Specific Function and Use.

c. A Solar Roof should be large enough to generate at least one megawatt.

d. Green Roofs and Vertical Farms shall be permitted as provided on Table RR1 Food Production and Table 12 Specific Function and Use.

5.8.2 SPECIFIC TO ZONES T2, T3,

a. Accessory Functions of [Restricted Lodging](#) or Restricted Office shall be permitted within an Accessory Building. See Table 10.

5.8.3 SPECIFIC TO ZONES T4, T5, T6

- a. Accessory Functions of **Limited Lodging** or Limited Office shall be permitted within an Accessory Building. See Table 10.
- b. First Story Commercial Functions shall be permitted.

5.8.4 SPECIFIC TO ZONES T6, T7

- a. First Story Commercial Functions shall be permitted.
- b. Manufacturing Functions within the first Story may be permitted by Variance.

5.9 PARKING AND DENSITY CALCULATIONS**5.9.1 SPECIFIC TO ZONES T2, T3**

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 10 and Table 11.

5.9.2 SPECIFIC TO ZONES T4, T5, T6, T7

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 11 to determine the Effective Parking. The Shared Parking Factor is available for any two Functions within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 10.
- d. Within the overlay area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.
- g. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

5.10 PARKING LOCATION STANDARDS**5.10.1 GENERAL TO ZONES T2, T3, T4, T5, T6, T7**

- a. Parking, other than driveways and garages, shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.
- c. **For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Special Permission, except for corner lots at intersections with the A-Grid.**

5.10.2 SPECIFIC TO ZONES T2, T3

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and parking areas may be located at the first Lot Layer. (Table 17d)
- b. Garages **should** be located at the second or third Layer.

5.10.3 SPECIFIC TO ZONES T3, T4, T5

- a. Driveways at Frontages shall be no wider than 10 feet in the first Layer. (Table 3B.e)

5.10.4 SPECIFIC TO ZONE T4, T5

- a. All garages **shall** be located at the second or third Layer. Parking areas, other than driveways and garages, should be located in the second or third layer with no more than 50% of the parking area in the first layer, with landscaping to screen the parking from the streetview. (Table 17d)

5.10.5 SPECIFIC TO ZONES T6, T7

- a. All garages, and Parking Structures shall be located at the second or third Layer. Parking areas, other than driveways, garages, and parking structures, should be located in the second or third layer with no more than 25% of the parking in the first layer, with landscaping to screen the parking from the streetview. (Table 17d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 3B.e)
- c. Parking Structures on the A-Grid **should** have Liner Buildings lining the first and second Stories.
- d. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

5.11 LANDSCAPE STANDARDS**5.11.1 GENERAL TO ZONES T2, T3, T4, T5, T6, T7**

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14f.
- b. Each plan submitted under this Code shall include a site plan showing and describing in detail by species and size all existing trees, including any trees proposed to be removed, and all proposed new trees, shrubs and other landscape components. Compliance of the plan with the existing tree ordinance shall be subject to the approval of the **Planning Commission**.

5.11.2 SPECIFIC TO ZONES T2, T3, T4, T5

- a. The first Layer may not be paved, with the exception of Driveways and parking areas as specified in Section 5.10.2, Section 5.10.3., and Section 5.10.4 (Table 17d)

5.11.3 SPECIFIC TO ZONE T3

- a. A minimum of two trees shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees may be of single or multiple species as shown on Table 6.

- c. Trees shall be naturalistically clustered.
 - d. Lawn shall be permitted By Right.
- 5.11.4 SPECIFIC TO ZONE T4, T5
 - a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
 - b. Trees may be of single or multiple species as shown on Table 6.
 - c. Lawn shall be permitted By Right.
- 5.11.5 SPECIFIC TO ZONES T6, T7
 - a. Trees shall not be required in the first Layer.
 - b. The first Layer may be paved to match the pavement of the Public Frontage.
 - c. Lawn shall be permitted by Special Permission.
- 5.12 SIGNAGE STANDARDS
- 5.12.1 GENERAL TO ZONES T2, T3, T4, T5, T6, T7
 - a. There shall be no signage permitted additional to that specified in this section.
- 5.12.2 SPECIFIC TO ZONES T2, T3
 - a. Signage shall be limited to wall-mounted (facing the street) and shall not be illuminated. Signs may not exceed 4 square feet.
- 5.12.3 SPECIFIC TO ZONES T4, T5, T6, T7
 - a. Signage shall be externally illuminated, preferably top-down, except that signage within the Shopfront glazing may be neon lit.
 - b. Window signs shall not exceed 50% of the glass area upon which the sign is painted or displayed.
- 5.12.4 SPECIFIC TO ZONES T4, T5
 - a. One projecting sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.
 - b. One monument-style free standing sign per lot may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed 10 feet in height and 32 square feet in area (per side).
- 5.12.5 SPECIFIC TO ZONES T6, T7
 - a. Projecting signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and **should** be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.
 - b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.

- c. One non-illuminated sandwich board sign is allowed per business per street frontage adjacent to the business location, with a maximum of two (2) sandwich boards per business only if each sign is placed on a separate street frontage that is adjacent to the business location. Each sandwich board sign shall not exceed twelve (12) square feet in area (combined sides) and four (4) feet in height. They may be out only during business hours, shall be positioned in a way which does not obstruct pedestrian circulation, and may only be placed directly in front of the business using them.

5.13 NATURAL DRAINAGE STANDARDS

5.13.1 GENERAL TO ZONES T3-T7.

- a. Buildings should be equipped with roofs of shallow 4-inch soils and drought-tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4: and larger plants and trees.
- b. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- c. Green walls, if provided, shall be restricted to non-invasive species.
- d. Cisterns may be used to capture and recirculate stormwater from buildings.
- e. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

5.13.2 SPECIFIC TO ZONES T4, T5, T6, T7

- a. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
- b. The landscape installed should consist primarily of durable species tolerant of soil compaction and salt.
- c. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

5.14 ZERO NET ENERGY BUILDING STANDARDS

5.14.1 GENERAL TO ZONES T2-T7, AND SD.

- a. The following minimum R values shall be utilized for all buildings:
 - i. Walls: [established for locale]
 - ii. Roof: [established for locale]
 - iii. Windows: [established for locale]
- b. Fifty percent of the windows on a building shall be operable. The operable windows should be distributed to maximize the direction of prevailing breezes.
- c. A minimum daylight factor of 2%, per United States Green Building Council Leadership in Energy and Environmental Design (USGBC LEED) for New Construction requirements, shall be provided in 75% of regularly occupied interior areas.
- d. There shall be a direct line of sight to glazing from 90% of all regularly occupied spaces.

- e. The Solar Reflectivity Index for flat roofs shall be a minimum of 78. The Solar Reflectivity Index for sloped roofs shall be a minimum of 29.
- f. The Solar Reflectivity Index for pavement shall be a minimum of 29.
- g. All south facing windows shall be shaded. See Table SU3 for appropriate methods.
- h. The use of wind turbines and solar photovoltaic/solar thermal energy systems is as indicated in Table RR2 and Table RR3.
- i. Any building's annual electricity purchased from renewable sources through an energy contract shall be limited to the percentage listed on Table SU1 for each Transect Zone. Any such contract shall specify a minimum term of two years.

5.14.2 SPECIFIC TO ZONES T2, T3, T4, T5, AND SD

- a. Buildings **should** be oriented as provided on Table SU2.
- b. Buildings **should** meet Surface-to-Volume Ratios as provided on Table SU2.

5.15 PUBLIC DARKNESS

5.15.1 GENERAL TO ALL ZONES:

- a. Exterior building lighting shall conform to the shielding, brightness and curfew standards defined in Table SU4.

5.16 VEHICLE MILES TRAVELED

5.16.1 GENERAL TO ALL ZONES:

- a. Parking requirements shall be waived for car-free housing and reduced for Transit-Oriented Development (TOD).
- b. All non-residential buildings with more than [x] occupants shall provide bicycle amenities (racks, lockers, and showers)
- c. All non-residential buildings with more than [x] occupants shall provide a minimum of three of the Transportation Demand Management policies listed in Table SU5.

5.17 TREE CANOPY COVER

5.17.1 GENERAL TO ALL ZONES T2-T7, AND SD:

- a. Standards listed in Table SU6 shall be met in order to establish a minimum tree canopy cover over a New Community or Infill Community.
- b. Existing trees may be utilized to meet the canopy requirements. When existing trees do not meet the requirements, new trees of species appropriate for the bioregion **shall** be planted. See Table 6 Public Planting.

5.17.2 SPECIFIC TO ZONES T5-T7:

- a. Structural soil shall be utilized adjacent to tree pits.

5.18 STORMWATER MANAGEMENT

5.18.1 GENERAL:

- a. Standards for construction site erosion and stormwater runoff are regulated under the municipality's Erosion Control and Stormwater Management Ordinance.

5.19 COMPLIANCE WITH BUILDING CODE AND FEMA REQUIREMENTS





- 5.19.1 Each structure or other improvement installed, constructed or built in the City shall comply with the [Municipality] Building Code and applicable FEMA requirements, as the same may be amended and in effect at the time of installation, construction or building.

5.20 SPECIAL EMERGENCY PROVISIONS

- 5.20.1 Notwithstanding anything to the contrary contained in this Article 5 or the Existing Local Codes, following any declaration of emergency or disaster by the Governor of the State or the President of the United States of America that is applicable to [Municipality], the following shall pertain.
 - a. The owner of any lot whose residence is destroyed or rendered uninhabitable by the event causing the emergency may place a travel trailer on such lot for a period not to exceed two (2) years from the date of the event, provided that an application for a building permit is being made to the building official within one year of the time that the structure was destroyed.
 - b. Any structure pre-approved by the Planning Commission for interim housing following an emergency may be placed on such lot pending completion of the permanent structure on the lot. In addition, travel trailers may be located for no longer than two (2) years on any other location designated by the [Legislative Body] for such purposes.

ARTICLE 6. STANDARDS AND TABLES)

Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each Transect Zone.

	<p>T-1 NATURAL</p> <p>T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Natural landscape with some agricultural use</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Parks, Greenways</p>
	<p>T-2 GENERAL AGRICULTURE</p> <p>T-2 General Ag. Zone consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, prairies, and grassland. Typical buildings are farmhouses, agricultural buildings, cabins, and limited single-family homes in low-density unplatted areas. May include agricultural related sales and service businesses and home occupations. Recreational trails may provide connectivity to other T-Zones. Lots are almost exclusively served by private septic and well utilities.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Primarily agricultural with woodland & wetland and scattered buildings</p> <p>Variable Setbacks</p> <p>Not applicable</p> <p>1- to 2-Story, with some 3-Story or higher</p> <p>Parks, Greenways</p>
	<p>T-3 RURAL</p> <p>T-3 Rural Zone consists of low density residential areas, in mostly platted subdivisions. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks may be relatively deep depending on the method of platting (i.e. conventional vs. cluster). Blocks may be large and the roads irregular to accommodate natural conditions. Homes may be clustered to preserve prime agricultural land, historic sites, or sensitive natural features. Recreational trails may connect subdivisions through preserved open space to higher density areas. Lots, unless part of a cluster development, are generally served by individual private septic and well utilities.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p>Large and variable front and side yard Setbacks</p> <p>Porches, Fences, Naturalistic Tree Planting</p> <p>1- to 2-Story with some 3-Story</p> <p>Parks, Playgrounds, Greenways</p>
	<p>T-4 RURAL HAMLET</p> <p>T-4 Rural Hamlet Zone consists of a small settlement in a rural area with a mixed of residential, commercial, and civic uses. It may have a wide range of building types: single, duplex, and multi-family. Setbacks and landscaping are variable but generally closer than found in the Rural Zone. The presence of curbs is variable and blocks are medium-sized. Sidewalks, if present, may be located along only one side of the street. Recreational trails, or designated on-road bicycle routes, may provide connectivity to other T-Zones. Lots may be served by either public or private sewer and water utilities.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p>Large and variable front and side yard Setbacks</p> <p>Porches, Fences, Naturalistic Tree Planting</p> <p>1- to 2-Story with some 3-Story</p> <p>Parks, Greens, Squares, Playgrounds, Greenways</p>

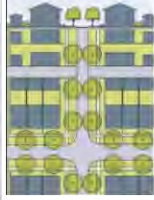

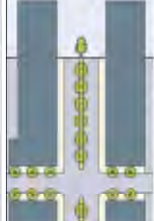
 <p>T5</p>	<p>T-5 GENERAL URBAN</p> <p>T-5 General Neighborhood Zone consists of a mixed-use but primarily detached single-family residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks (usually on both sides of the street) define medium-sized blocks. Commercial uses and higher density residential development (i.e. duplexes, multi-family buildings, etc.) are generally on the periphery of the block or neighborhood, along major thoroughfares. Commercial uses are compatible with the predominately single-family neighborhood and may feature second- or third-story apartments. Recreational trails, or designated on-road bicycle routes, may provide connectivity to other T-Zones. Lots, unless part of previous farmhouse, are almost exclusively served by public sewer and water utilities.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence</p> <p>Shallow to medium front and side yard Setbacks</p> <p>Porches, Fences, Dooryards</p> <p>1- to 3-Story with a few taller Mixed Use buildings</p> <p>Parks, Squares, Greens, Playgrounds, Greenways; Median Landscaping</p>
 <p>T6</p>	<p>T-6 URBAN CENTER</p> <p>T-6 City Center Zone consists of higher density mixed-uses that accommodate retail, offices, civic uses, rowhouses, and apartments. Single-family buildings may be present but are less prevalent. Uses may be mixed both within buildings (vertical mixed-use) and between adjacent buildings (horizontal mixed-use). It has a tight network of streets, with wider sidewalks (almost exclusively on both sides of the street), steady street tree plantings and buildings set close to the sidewalks. Recreational trails, or designated on-road bicycle routes, may provide connectivity to other T-Zones. Lots are exclusively served by public sewer and water utilities.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Shops mixed with Townhouses, larger Apartment houses, Offices, Work Place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p>Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p>Slopes, Shopfronts, Galleries</p> <p>2- to 5-Story with some variation</p> <p>Greens, Squares, Plazas, Playgrounds, Greenways; Median Landscaping</p>
 <p>T7</p>	<p>T-7 URBAN CORE</p> <p>T-7 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. Residential uses include mostly rowhouses and apartments. Uses may be mixed both within buildings (vertical mixed-use) and between adjacent buildings (horizontal mixed-use). It may have larger blocks; streets have steady street tree planting and buildings set close to the wide sidewalks (exclusively on both sides of the street). Designated on-road bicycle routes may provide connectivity to other recreational trails or T-Zones. Lots are exclusively served by public sewer and water utilities.</p>	<p>General Character:</p> <p>Building Placement:</p> <p>Frontage Types:</p> <p>Typical Building</p> <p>Type of Civic Space:</p>	<p>Medium to high-density Mixed Use buildings, Entertainment, Civic and Cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and</p> <p>Shallow Setbacks or none; buildings oriented toward the street, defining a street wall</p> <p>Slopes, Dooryards, Forecourts, Shopfronts, Galleries and Arcades</p> <p>4-plus Story with a few shorter buildings</p> <p>Greens, Squares, Plazas; Median Landscaping</p>

TABLE 2: Sector/Community Allocation. Table 2 defines the geography including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Types of various densities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.

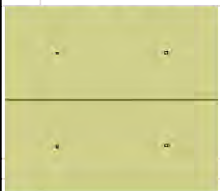
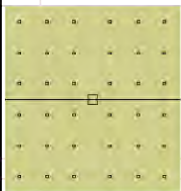
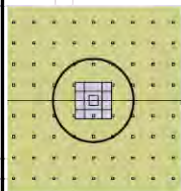
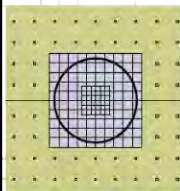
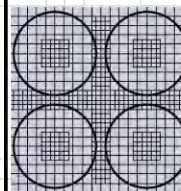
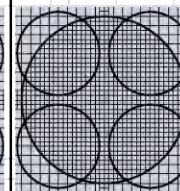
ALREADY DEVELOPED AREAS											
PROXIMITY TO MAJOR THOROUGHFARES AND TRANSIT											
PROXIMITY TO THOROUGHFARES											
MEDIUM SLOPES WOODLANDS											
FLOODPLAIN											
OPEN SPACE TO BE ACQUIRED											
CORRIDORS TO BE ACQUIRED											
BUFFERS TO BE ACQUIRED											
CONTIGUOUS WOODLAND >20 ACRES											
PRIME FARM LAND											
LEGACY VIEWSHEDS											
CLD RESIDUAL OPEN SPACE											
SURFACE WATERBODIES											
PROTECTED WETLANDS											
PROTECTED HABITAT											
RIPARIAN CORRIDORS											
PURCHASED OPEN SPACE											
CONSERV. EASEMENTS											
LAND TRUST											
TRANSPORT. CORRIDORS											
CLD OPEN SPACE											
STEEP SLOPES >20%											
(PRIMARYLY OPEN SPACE)			(PRIMARYLY NEW COMMUNITIES)			(SUCCESSIONAL COMMUNITIES)					
01	PRESERVED OPEN SECTOR	02	RESERVED OPEN SECTOR	G1	RESTRICTED GROWTH	G2	CONTROLLED GROWTH	G3	INTENDED GROWTH	G4	INFILL GROWTH SECTOR
											
				CLD		CLD TND		TND RCD		TND RCD	
T1	NO MINIMUM	NO MINIMUM									
T2	NO MINIMUM	NO MINIMUM	50% MIN.	50% MIN.							
T3			10 - 30%	10 - 30%	10 - 30%	10 - 30%					
T4			20 - 40%	20 - 40%	30 - 60%	30 - 60%		VARIABLE			
T5			20 - 40%	20 - 40%	30 - 60%	30 - 60%	10 - 30%	VARIABLE	VARIABLE		
T6					10 - 30%	10 - 30%	10 - 30%	VARIABLE	VARIABLE		
T7								40 - 80%	VARIABLE	VARIABLE	

TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones by design speed. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Special Permission.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6	T7				
Below 20 mph	8.5-9.5 feet	■	■	■	■	□	■	■		■	BY RIGHT	
20-25 mph	9.5-11 feet	■	■	■	■	■	□	□		□	BY PERMISSION	
25-35 mph	10-11.5 feet	■	■	■	■	■	■	■				
25-35 mph	12-13 feet	■	■	□	□	□	□	□				
Above 35 mph	11.5-13 feet	■	■	■	□	■	■	■				
DESIGN SPEED	PARKING LANE WIDTH											
20-25 mph	(Angle 18 feet)	■	■	■	■	□	■	■				
20-25 mph	(Parallel) 7-8 feet	■	■	■	■	■	□	□				
25-35 mph	(Parallel) 8-8.5 feet	■	■	■	■	■	■	■				
Above 35 mph	(Parallel) 8.5-9 feet	■	■	■	□	■	■	■				
DESIGN SPEED	EFFECTIVE TURNING RADIUS											
Below 20 mph	5-10 feet	■	■	■	■	■	■	■				
20-25 mph	10-15 feet	■	■	■	■	■	■	■				
25-35 mph	15-20 feet	■	■	■	■	■	■	■				
Above 35 mph	20-30 feet	■	■	■	□	■	□	□				

TABLE 3B: Vehicular Lane/Parking Assemblies. This table assigns vehicular lane and parking configurations to Transect Zones based on Design ADT (Average Daily Traffic) and Design Speeds.























	ONE WAY MOVEMENT		TWO WAY MOVEMENT		
	T1 - T7	T1 - T7	T1 - T7	T4 - T7	T5 - T7
a. NO PARKING					
Design ADT	300 VPD	600 VPD	2,500 VPD	22,000 VPD	36,000 VPD
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	9 Seconds	13 Seconds
Design Speed	20 - 30 MPH	Below 20 MPH	20 - 25 MPH	25 - 30 MPH	35 MPH or above
b. PARKING ONE SIDE PARALLEL					
Design ADT	5,000 VPD	18,000 VPD	18,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Design Speed	20 - 30 MPH	20 - 30 MPH	25 - 30 MPH	25 - 30 MPH	35 MPH or above
c. PARKING BOTH SIDES PARALLEL					
Design ADT	8,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	32,000 VPD
Pedestrian Crossing	7 Seconds	10 Seconds	10 Seconds	13 Seconds	15 Seconds
Design Speed	Below 20 MPH	25 - 30 MPH	25 - 30 MPH	25 - 30 MPH	35 MPH and above
d. PARKING BOTH SIDES DIAGONAL					
Design ADT	18,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	31,000 VPD
Pedestrian Crossing	15 Seconds	17 Seconds	17 Seconds	20 Seconds	23 Seconds
Design Speed	Below 20 MPH	20 - 25 MPH	20 - 25 MPH	25 - 30 MPH	25 - 30 MPH
e. DRIVEWAY ACCESS					
Design ADT					
Pedestrian Crossing			3 Seconds	6 Seconds	
Design Speed					

TABLE 4A: Public Frontage: The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 4B.

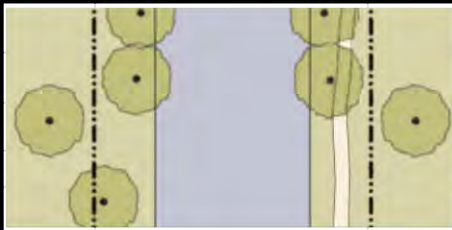
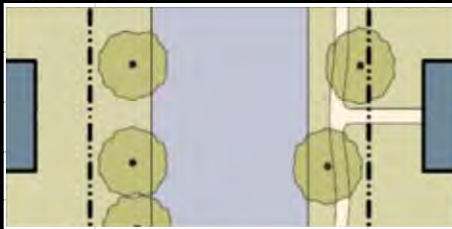
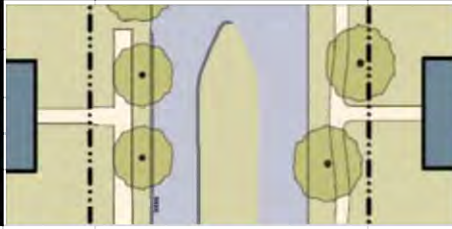
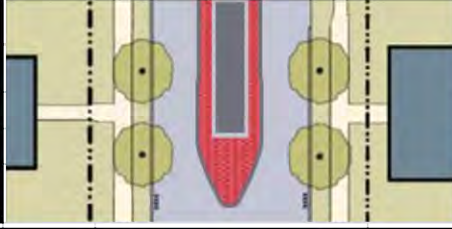
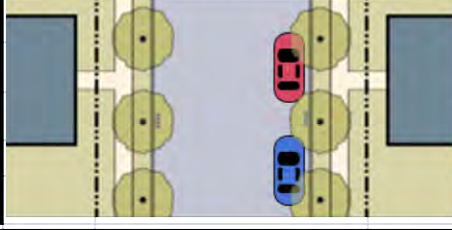

	PLAN VIEW	
	Lotline ►	◄ Lotline
	PUBLIC FRONTAGE	
a. (HW) For Highway: This Public Frontage has open Swales drained by percolation, Bicycle Trails (potentially) and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms		
b. (RR) For Rural Road: This Public Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along at least one side of the road. The landscaping consists of the multiple species arrayed in naturalistic clusters.		
c. (RB) For Rural Boulevard: This Public Frontage includes a grass median that separates the drive lanes with either raised Curbs drained by inlets, or no curb with Swales drained by percolation. The Public Terrace may have walking Paths, Sidewalks, and/or Bicycle Trails sides of the Road. The landscaping consists of the multiple species arrayed in naturalistic clusters.		
d. (UB) For Urban Boulevard: This Public Frontage includes a paved median that separates the drive lanes with raised Curbs drained by inlets. Sidewalks or Bicycle Trails are within the Public Terrace along both sides of the Road. The landscaping consists of a single tree species aligned with regular spacing where possible.		
e. (SS) For Standard Street: This Public Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Terrace, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee. Streets with a right-of-way (R.O.W.) width of 40 feet or less should have trees alternating sides, or should be only on one side of the street.		
f. (US) For Urban Street: This Public Frontage has raised Curbs drained by inlets, very wide Sidewalks, and parking on one or both sides. The Terrace includes tree wells with grates. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.		

TABLE 4B: Public Terrace. This table assembles prescriptions and dimensions for public terrace elements relative to specific Thoroughfare types within Transect Zones. Table 4B-a assembles all of the elements for the various roadway types. Locally appropriate planting species should be filled in to the calibrated Code.


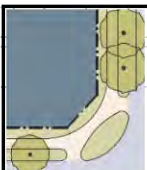










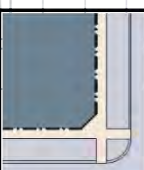

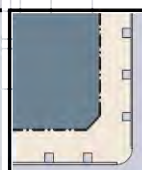


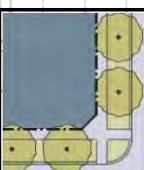
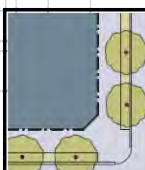

	RURAL										TRANSECT										URBAN													
TRANSECT ZONE	T1 T2 T3 T4				T3 T4 T5			T4 T5 T6			T6 T7		T6 T7		T6 T7		T6 T7		T6 T7		T6 T7		T6 T7		T6 T7		T6 T7		T6 T7					
Road Right-of-Way	HW, RR, & RB				RB			SS			US & UB		US & UB		US & UB		US & UB		US & UB		US & UB		US & UB		US & UB		US & UB		US & UB					
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.																																		
Total Width	16-24 feet				12-24 feet			12-18 feet			18-24 feet		18-24 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet			
b. Curb: The detailing of the edge of the vehicular pavement incorporating drainage.																																		
Type	Open Swale				Open Swale			Raised Curb			Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb		Raised Curb			
Radius	10-30 feet				10-30 feet			5-20 feet			5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet		5-20 feet			
c. Walkway: The hard surface dedicated exclusively to pedestrian activity.																																		
Type	Path Optional				Path / Sidewalk			Sidewalk			Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk		Sidewalk			
Width	n/a				4-8 feet			4-8 feet			12-20 feet		12-20 feet		12-30 feet		12-30 feet		12-30 feet		12-30 feet		12-30 feet		12-30 feet		12-30 feet		12-30 feet		12-30 feet			
d. Terrace: The layer which accommodates street trees and other landscape materials.																																		
Arrangement	Clustered				Clustered			Regular			Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular			
Species	Clustered				Clustered			Alternating / Single			Single		Single		Single		Single		Single		Single		Single		Single		Single		Single		Single			
Terrace Type	Continuous Swale				Continuous Swale			Continuous Terrace			Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace		Continuous Terrace			
Terrace Width	8 feet - 16 feet				8 feet - 16 feet			8 feet - 12 feet			4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet			
e. Landscape: The recommended plant species. (See Table 6)																																		
f. Lighting: The recommended Public Lighting. (See Table 5)																																		

TABLE 5: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.

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TABLE 6: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The local planning office selects species appropriate for the bioregion.






		Recommended									
		Acceptable									
		T1	T2	T3	T4	T5	T6	T7	SD	Specifications	
Oval											
	Narrow Median/Terrace	■	■	■	□	□	□	□			
	Wide Median/Terrace	□	□	□	□	□	□	□			
Ball											
	Narrow Median/Terrace	□	□	□	□	□	□	□			
	Wide Median/Terrace	■	■	■	□	□	□	□			
Pyramid											
	Narrow Median/Terrace										
	Wide Median/Terrace	□	□	□	□	□					
Umbrella											
	Narrow Median/Terrace	□	□	□							
	Wide Median/Terrace	■	■	□		□					
Vase											
	Narrow Median/Terrace	■	■	■	■	■	■	■			
	Wide Median/Terrace	■	■	■	■	■	■	■			

TABLE 7: Front Yard. The Front Yard is the areas between the building Facades and the Lot lines.

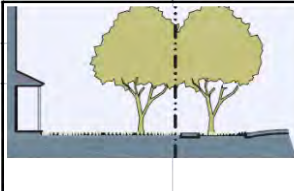
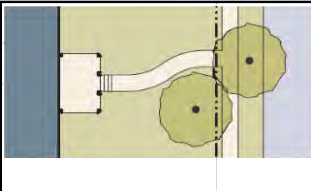

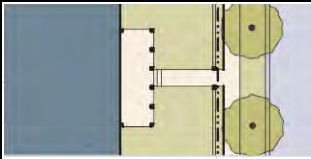

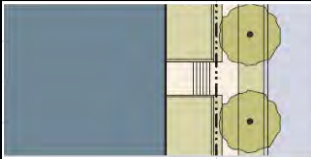
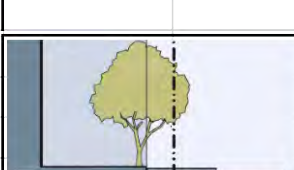





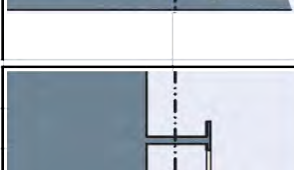
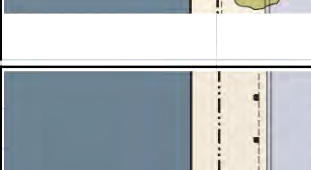
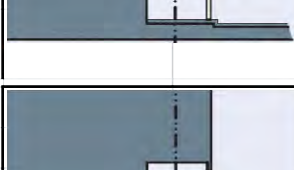
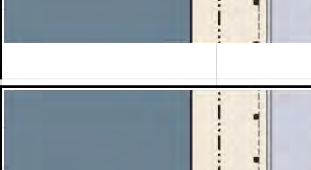
	SECTION		PLAN		
	LOT	ROW	LOT	ROW	
	PRIVATE	PUBLIC	PRIVATE	PUBLIC	
	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	
a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unenclosed and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.			T2 T3		
b. Porch (& Fence): a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence may be placed at the Frontage Line to maintain the street spatial definition. Porches shall be no less than 8 feet deep.			T3 T4 T5		
c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.			T4 T5 T6		
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.			T4 T5 T6 T7		
e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.			T4 T5 T6 T7		
f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It should have substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage			T4 T5 T6 T7		
g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.			T4 T5 T6 T7		
h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb. See Table 8.			T6 T7		

TABLE 8: Building Configuration. This table shows the configurations for different building heights for each Transect Zone. It must be modified to show actual calibrated heights for local conditions. Recess Lines and Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Table 14k.

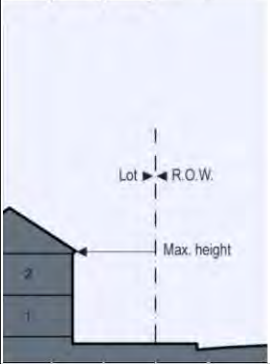
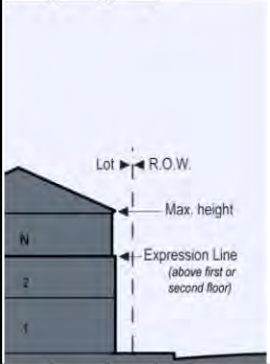
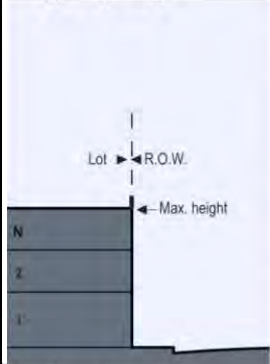
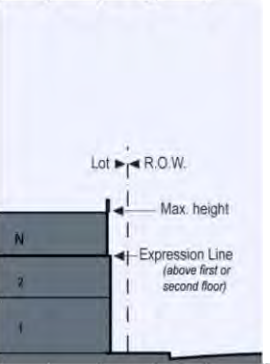
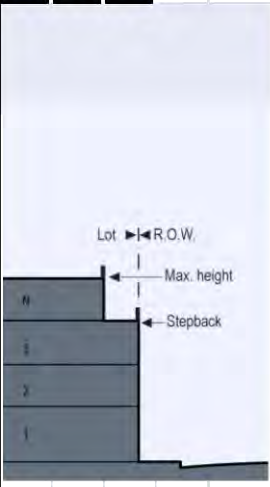
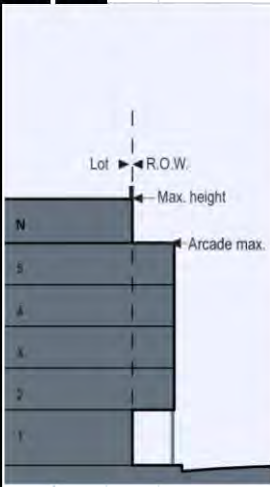
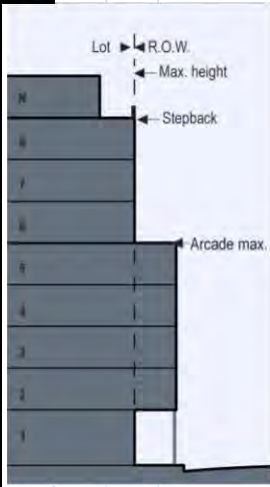
T2 T3 T4	T3 T4 T5	T4 T5 T6	T4 T5 T6 T7
			
T5 T6 T7	T6 T7	SD	
			

TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.



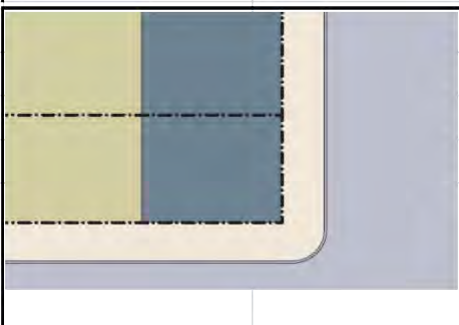
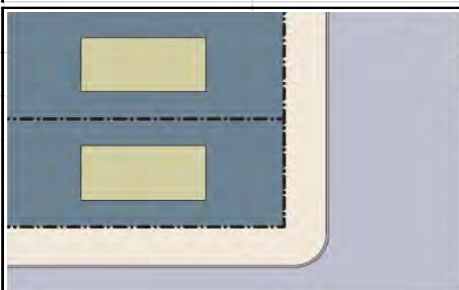
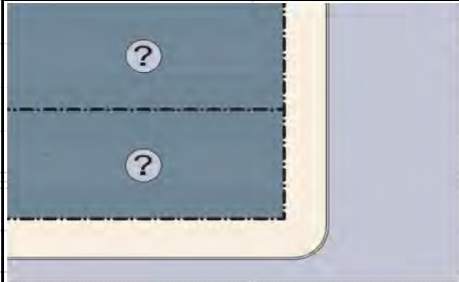
<p>a. Edgeyard: Specific Types - Single-family House, Cottage, Villa, Estate House, and Urban Villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<p>T2 T3 T4 T5</p>
<p>b. Sideyard: Specific Types - Single-family House, double house, zero-lot-line house, and twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<p>T3 T4 T5 T6</p>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4 T5 T6 T7</p>
<p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<p>T6 T7</p>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>		<p>SD</p>

TABLE 10: Building Function. This table categorizes Building functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Permission see Table 12.

	T2 T3	T4 T5	T6 T7
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sq ft, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed seven days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed fourteen days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling (if applicable).	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling (if applicable).	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to Block corners location at the first Story and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement for each dwelling (if applicable).	Limited Retail: The building area available for Retail use is limited to the first Story of buildings, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling (if applicable).	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Table 12	See Table 12
f. OTHER	See Table 12	See Table 12	See Table 12

Table 11: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)				SHARED PARKING FACTOR	
	T2 T3	T4 T5	T6 T7	Function with Function	
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling	RESIDENTIAL	RESIDENTIAL
LODGING	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling	LODGING	LODGING
OFFICE	3.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.	2.0 / 1,000 sq.ft.	OFFICE	OFFICE
RETAIL	4.0 / 1,000 sq.ft.	4.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.	RETAIL	RETAIL
CIVIC	To be determined by Permission				
OTHER	To be determined by Permission				



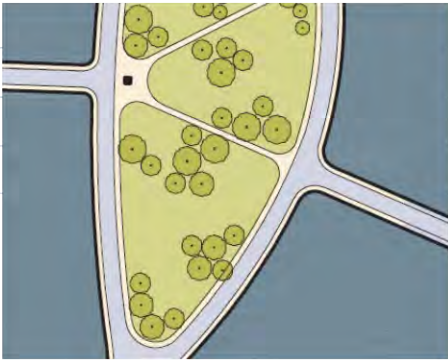
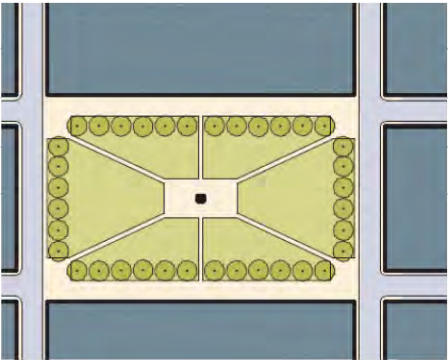
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL

TABLE 12: Specific Function and Use. This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones. Table 12 should be customized for local character and requirements.

[illegible]

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TABLE 13: Civic Space. The intended types of civic Space are diagrammed and described in this Table. The diagrams are only illustrative; specific designs would be prepared in accordance to the verbal descriptions on this Table, which includes sizes.

<p>a. Greenway: An Open Space used primarily to convey stormwater or connect environmental corridors. It may include walking Paths or Bicycle Trails.</p>		<div>T1</div> <div>T2</div> <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
<p>b. Park: An Open Space, available for both structured and/or unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape may consist of Paths/trails, meadows, water bodies, woodland, open shelters, and/or sport fields. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Special Permission as Special Districts in all zones.</p>		<div>T1</div> <div>T2</div> <div>T3</div> <div>T4</div> <div>T5</div>
<p>c. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>		<div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
<p>d. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>		<div>T4</div> <div>T5</div> <div>T6</div> <div>T7</div>

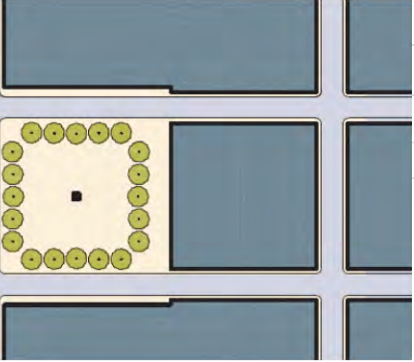
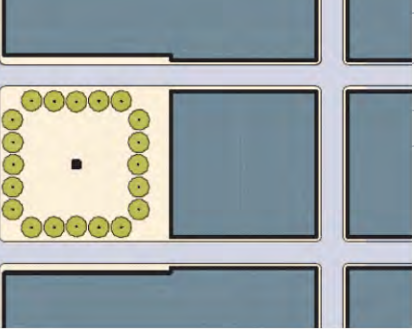
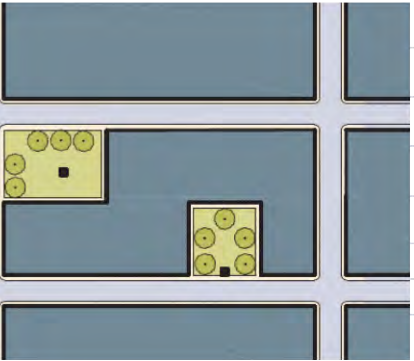
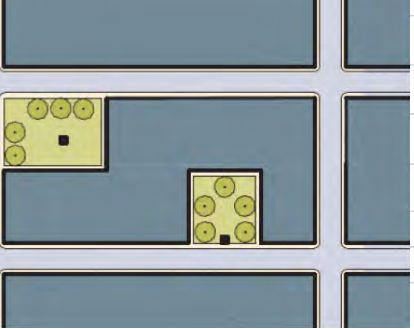
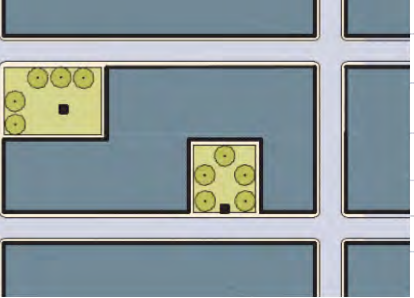

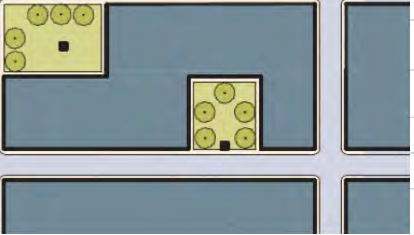
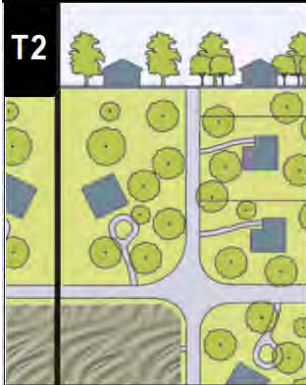
e. Plaza: An Open Space available for Civic purposes and Commercial activities.		T6
A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.		T7
f. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter.		T3
A Playground should be fenced and may include an open shelter.		T4
Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.		T5
		T6
		T7

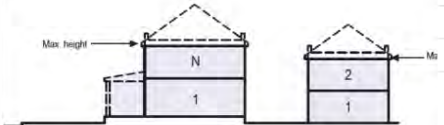
Table 14: This table is a summary of all the statistics and other metrics that appear on other tables

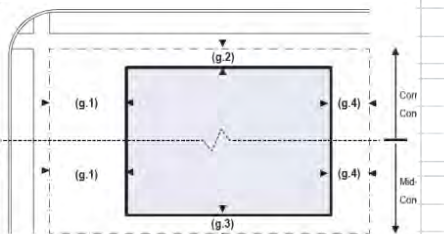
	T1 NATURAL ZONE	T2 GENERAL AG. ZONE	T3 RURAL ZONE	T4 RURAL HAMLET	T5 GENERAL URBAN	T6 URBAN CENTER	T7 URBAN CORE ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)								
CLD requires		50%min.	10 - 30%	20-40%	20 - 40%			
TND requires			10 - 30%	30-60%	30 - 60%	10 - 30%		
RCD requires					10 - 30%	10 - 30%	40 - 80%	
b. BASE RESIDENTIAL DENSITY (See Section 3.4)								
By Right		10 / 20 Acres (avg)	1 units / ac. avg.	4 units / ac. Gross	4 units / ac. Gross	8 units / ac. Gross	12 units / ac. Gross	
By TDR			by Permission	8 units / ac. Gross	12 units / ac. Gross	32 units / ac. Gross	60 units / ac. Gross	
Other Functions	by Variance	by Variance	10 - 20%	10 - 20%	20 - 30%	30 - 50%	50 - 70%	
c. BLOCK SIZE								
Block Perimeter	no maximum	no maximum	3,000 ft. max.	2,400 ft. max.	2,400 ft. max.	2,000 ft. max.	2,000 ft. max.	
d. THOROUGHFARES (See Table 3 and 4)								
HW - Highway	R	R	R	R				
RR - Rural Road	R	R	R	R				
RB - Rural Boulevard	R	R	R	R	R			
SS - Standard Street				R	R	R		
US - Urban Street						R	R	
UB - Urban Boulevard						R	R	
Rear Lane		by Permission	R	R				
Rear Alley			R	R	R	Required	Required	
Path	R	R	R	R	R			
Passage				R	R	R	R	
Bicycle Trail	R	R	R	R	R			
Bicycle Lane	R	R	R	R	R	R	R	
Bicycle Route	R	R	R	R	R	R	R	
e. CIVIC SPACES (See Table 13)								
Park	R	R	R	R	R	by Permission	by Permission	
Green				R	R	R	R	
Square				R	R	R	R	
Plaza						R	R	
Playground			R	R	R	R	by Permission	
Greenway	R	R	R	R	R	by Permission	by Permission	
f. LOT OCCUPATION								
Lot Width		min. 150 ft.	75 - 150 ft.	60-120 ft.	45-100 ft.	15 - 250 ft.	15 - 350 ft.	
Lot Coverage		30%max.	40%max.	60%max.	60%max.	80%max.	90%max.	
g. SETBACKS - PRINCIPAL BUILDING (See Table 15)								
(g.1) Front Setback P		50 ft. min.	25 ft. min.	20-35 ft.	15-30 ft.	2-10 ft.	2-10 ft.	
(g.2) Front Setback S		50 ft. min.	20 ft. min.	15-35 ft.	10-30 ft.	2-10 ft.	2-10 ft.	
(g.3) Side Setback		25 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	0-25 ft.	0-25 ft.	
(g.4) Rear Setback		50 ft. min.	30 ft. min.	15 ft. min.	20 ft. min.	5 ft. min.	no limit	
Frontage Buildout			40%min.	50%min.	60%min.	80%min.	80%min.	
h. SETBACKS - OUTBUILDING (See Table 15)								
Front Setback		20 ft. min. + bldg. set	20 ft. min. + bldg. set	20 ft. min. + bldg. set	20 ft. min. + bldg. set	40 ft. max. from rear	no limit	
Side Setback		5 ft. min.	5 ft. min.	3 ft. min. *	3 ft. min. *	no limit	no limit	
Rear Setback		5 ft. min.	5 ft. min.	no limit	3 ft. min.	no limit	no limit	
i. BUILDING DISPOSITION (See Table 9)								
Edgeyard		R	R	R	R			
Sideyard				R	R	R		
Rearyard				R	R	R	R	
Courtyard						R	R	
j. PRIVATE FRONTAGES (See Table 7)								
Common Yard		R	R					
Porch (& Fence)			R	R	R			
Terrace, Dooryard				R	R	R		
Forecourt				R	R	R	R	
Stoop				R	R	R	R	
Shopfront				R	R	R	R	
Gallery				R	R	R	R	
Arcade						R	R	
k. BUILDING CONFIGURATION (See Table 8)								
Principal Building		2 stories max.	3 stories max.	3 stories max.	4 stories max.	2-5 stories *	2-5 stories	
Outbuilding		2 stories max.	2 stories max.	2 stories max.	2 stories max.	2 stories max.	2-5 stories	
l. BUILDING FUNCTION (See Table 10 and Table 12)								
Residential		restricted use	restricted use	limited use	limited use	open use	open use	
Lodging		restricted use	restricted use	limited use	limited use	open use	open use	
Office		restricted use	restricted use	limited use	limited use	open use	open use	
Retail		restricted use	restricted use	limited use	limited use	open use	open use	

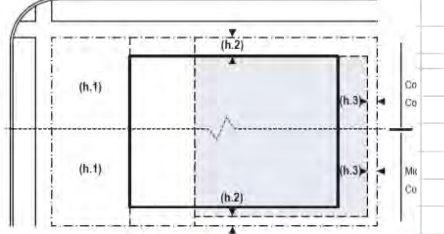
ARTICLE 5
ARTICLE 2,3,4

Table 15A: This table is a summary of all the statistics and other metrics that appear on other tables for T2

T2		GENERAL	AG ZONE		
				(See Table 1)	
I. BUILDING FUNCTION (See Table 10 & Table 12)					
Residential		restricted use			
Lodging		restricted use			
Office		restricted use			
Retail		restricted use			
K. BUILDING CONFIGURATION (See Table 8)					
Principal Building		2 stories max.			
Outbuilding		2 stories max.			
F. LOT OCCUPATION (See Table 14f)					
Lot Width		min. 150 ft.			
Lot Coverage		20% max.			
I. BUILDING DISPOSITION (See Table 9)					
Edgeyard		by Right			
Sideyard					
Rearyard					
Courtyard					
G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)					
(g.1) Front Setback Principal		50 ft. min.			
(g.2) Front Setback Secondary		50 ft. min.			
(g.3) Side Setback		25 ft. min.			
(g.4) Rear Setback		50 ft. min.			
Frontage Buildout		no limit			
H. SETBACKS - OUTBUILDING (See Table 14h)					
(h.1) Front Setback Principal		40 ft. min. + bldg. setback			
(h.2) Front Setback Secondary		10 ft. min.			
(h.3) Side Setback		10 ft. min.			
J. PRIVATE FRONTAGES (See Table 7)					
Common Yard		by Right			
Porch (& Fence)					
Terrace or Lightwell					
Forecourt					
Stoop					
Shopfront & Awning					
Gallery					
Arcade					
		Refer to Summary Table 14			
PARKING PROVISIONS (See Table 10 & 1f)					
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.					

BUILDING CONFIGURATION	
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.	
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.	
3. Height shall be measured to the eave or roof deck as specified on Table 8.	

SETBACKS - PRINCIPAL BLDG.	
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.	
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.	

SETBACKS - OUTBUILDING	
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.	

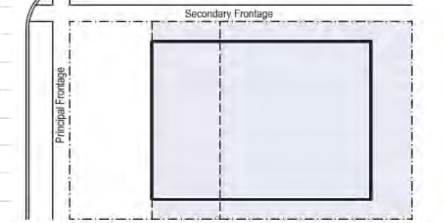
PARKING PLACEMENT	
1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).	
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Permission.	
3. Trash containers shall be stored within the third Layer.	

Table 15B: This table is a summary of all the statistics and other metrics that appear on other tables for T3

T3

RURAL
ZONE

(See Table 1)

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof of deck as specified on Table 8.

I. BUILDING FUNCTION (See Table 10 & Table 2)

Residential	restricted use
Lo dging	restricted use
Office	restricted use
Retail	restricted use

K. BUILDING CONFIGURATION (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

F. LOT OCCUPATION (See Table 11f)

Lot Width	75 - 150 ft.
Lot Coverage	40% max.

I. BUILDING DISPOSITION (See Table 9)

Edgeyard	by Right
Sideryard	
Rearyard	
Countyard	

G. SETBACKS - PRINCIPAL BUILDING (See Table 11g)

(g.1) Front Setback Principal	25 ft. min.
(g.2) Front Setback Secondary	20 ft. min.
(g.3) Side Setback	10 ft. min.
(g.4) Rear Setback	30 ft. min.
Frontage Buildout	40% min. at setback

H. SETBACKS - OUTBUILDING (See Table 11h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	5 ft. min.
(h.3) Side Setback	5 ft. min.

J. PRIVATE FRONTAGES (See Table 7)

Common Yard	by Right
Porch (& Fence)	by Right
Terrace or Lightwell	
Forecourt	
Sloop	
Shopfront & Awning	
Gallery	
Arcade	

Refer to Summary Table 11

PARKING PROVISIONS

(See Table 10 & 11)

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Permission.
3. Trash containers shall be stored within the third Layer.

Table 15C: This table is a summary of all the statistics and other metrics that appear on other tables for T4


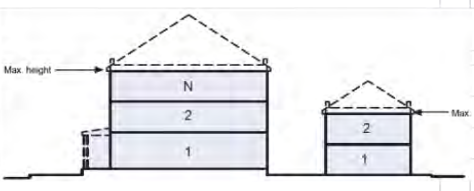
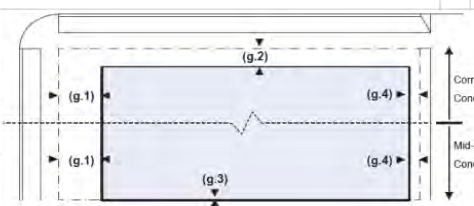
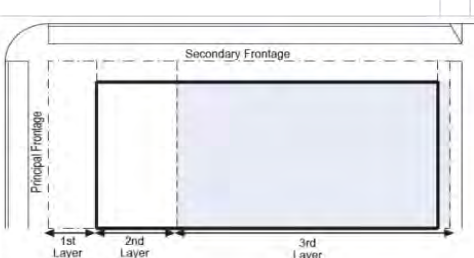
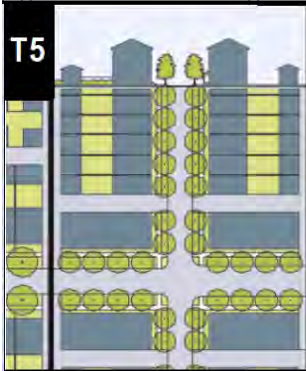
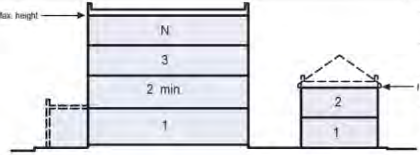
<div>T4</div> 	<div>RURAL HAMLET ZONE</div>	<div>BUILDING CONFIGURATION<ol style="list-style-type: none">1. Building height shall be measured in number of Stories, excluding Attics and raised basements.2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.3. Height shall be measured to the eave or roof deck as specified on Table 8.</div> <div></div>																		
<div>I. BUILDING FUNCTION (See Table 10 & Table 12)</div> <table><tr><td>Residential</td><td>limited use</td></tr><tr><td>Lodging</td><td>limited use</td></tr><tr><td>Office</td><td>limited use</td></tr><tr><td>Retail</td><td>limited use</td></tr></table>		Residential	limited use	Lodging	limited use	Office	limited use	Retail	limited use											
Residential	limited use																			
Lodging	limited use																			
Office	limited use																			
Retail	limited use																			
<div>K BUILDING CONFIGURATION (See Table 8)</div> <table><tr><td>Principal Building</td><td>3 stories max.</td></tr><tr><td>Outbuilding</td><td>2 stories max.</td></tr></table>		Principal Building	3 stories max.	Outbuilding	2 stories max.															
Principal Building	3 stories max.																			
Outbuilding	2 stories max.																			
<div>f. LOT OCCUPATION (See Table 14f)</div> <table><tr><td>Lot Width</td><td>60 - 120 ft</td></tr><tr><td>Lot Coverage</td><td>60% max.</td></tr></table>		Lot Width	60 - 120 ft	Lot Coverage	60% max.															
Lot Width	60 - 120 ft																			
Lot Coverage	60% max.																			
<div>i. BUILDING DISPOSITION (See Table 9)</div> <table><tr><td>Edgeward</td><td>by Right</td></tr><tr><td>Sideward</td><td>by Right</td></tr><tr><td>Reaward</td><td>by Right</td></tr><tr><td>Courtyard</td><td></td></tr></table>		Edgeward	by Right	Sideward	by Right	Reaward	by Right	Courtyard												
Edgeward	by Right																			
Sideward	by Right																			
Reaward	by Right																			
Courtyard																				
<div>g SETBACKS - PRINCIPAL BUILDING (See Table 14g)</div> <table><tr><td>(g.1) Front Setback Principal</td><td>20-35 ft.</td></tr><tr><td>(g.2) Front Setback Secondary</td><td>15-35 ft.</td></tr><tr><td>(g.3) Side Setback</td><td>10 ft. min. *</td></tr><tr><td>(g.4) Rear Setback</td><td>15 ft. min.</td></tr><tr><td>Frontage Buildout</td><td>50% min. at setback</td></tr></table>		(g.1) Front Setback Principal	20-35 ft.	(g.2) Front Setback Secondary	15-35 ft.	(g.3) Side Setback	10 ft. min. *	(g.4) Rear Setback	15 ft. min.	Frontage Buildout	50% min. at setback	<div></div>								
(g.1) Front Setback Principal	20-35 ft.																			
(g.2) Front Setback Secondary	15-35 ft.																			
(g.3) Side Setback	10 ft. min. *																			
(g.4) Rear Setback	15 ft. min.																			
Frontage Buildout	50% min. at setback																			
<div>h SETBACKS - OUTBUILDING (See Table 14h)</div> <table><tr><td>(h.1) Front Setback Primary</td><td>20 ft. min. + bldg. setback</td></tr><tr><td>(h.2) Front Setback Secondary</td><td>15 ft. min.</td></tr><tr><td>(h.3) Side Setback</td><td>3 ft. min.</td></tr></table>		(h.1) Front Setback Primary	20 ft. min. + bldg. setback	(h.2) Front Setback Secondary	15 ft. min.	(h.3) Side Setback	3 ft. min.													
(h.1) Front Setback Primary	20 ft. min. + bldg. setback																			
(h.2) Front Setback Secondary	15 ft. min.																			
(h.3) Side Setback	3 ft. min.																			
<div>j. PRIVATE FRONTAGES (See Table 7)</div> <table><tr><td>Common Yard</td><td></td></tr><tr><td>Porch & Fence</td><td>by Right</td></tr><tr><td>Terrace or Lightwell</td><td>by Right</td></tr><tr><td>Forecourt</td><td>by Right</td></tr><tr><td>Stoop</td><td>by Right</td></tr><tr><td>Shopfront & Awning</td><td>by Right</td></tr><tr><td>Gallery</td><td>by Right</td></tr><tr><td>Arcade</td><td></td></tr><tr><td></td><td>Refer to Summary Table 14</td></tr></table>		Common Yard		Porch & Fence	by Right	Terrace or Lightwell	by Right	Forecourt	by Right	Stoop	by Right	Shopfront & Awning	by Right	Gallery	by Right	Arcade			Refer to Summary Table 14	
Common Yard																				
Porch & Fence	by Right																			
Terrace or Lightwell	by Right																			
Forecourt	by Right																			
Stoop	by Right																			
Shopfront & Awning	by Right																			
Gallery	by Right																			
Arcade																				
	Refer to Summary Table 14																			
<div>PARKING PROVISIONS (See Table 10 & 11)</div> <ul style="list-style-type: none">No side setback for attached housing uses (e.g. Townhouses, Rowhouses, Twinhouses, etc.)*N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums		<div>PARKING PLACEMENT<ol style="list-style-type: none">1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).3. Trash containers shall be stored within the third Layer.</div> <div></div>																		

Table 15D: This table is a summary of all the statistics and other metrics that appear on other tables for T5

T5		GENERAL URBAN ZONE	BUILDING CONFIGURATION		
			<ol style="list-style-type: none">1 Building height shall be measured in number of Stories, excluding Attics and raised basements.2 Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.3 Height shall be measured to the eave or roof deck as specified on Table 8.4 Expression Lines shall be as shown on Table 8.		
(See Table 1)					
I. BUILDING FUNCTION (See Table 10 & Table 12)					
Residential		limited use			
Lodging		limited use			
Office		limited use			
Retail		limited use			
K. BUILDING CONFIGURATION (See Table 8)					
Principal Building		4 stories max.			
Outbuilding		2 stories max.			
F. LOT OCCUPATION (See Table 14f)					
Lot Width		45-100 ft.			
Lot Coverage		60% max.			
I. BUILDING DISPOSITION (See Table 9)					
Edgeyard		by Right			
Sideyard		by Right			
Rearyard		by Right			
Courtyard					
G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)					
(g.1) Front Setback Principal		15-30 ft.			
(g.2) Front Setback Secondary		10-30 ft.			
(g.3) Side Setback		10 ft. min.			
(g.4) Rear Setback		20 ft. min.			
Frontage Buildout		60% min. at setback			
H. SETBACKS - OUTBUILDING (See Table 14h)					
(h.1) Front Setback Principal		20 ft. min. + bldg. setback			
(h.2) Front Setback Secondary		10 ft. min.			
(h.3) Side Setback		3 ft. min. *			
J. PRIVATE FRONTAGES (See Table 7)					
Common Lawn					
Porch (& Fence)		by Right			
Terrace or Lightwell		by Right			
Forecourt		by Right			
Stoop		by Right			
Shopfront & Awning		by Right			
Gallery		by Right			
Arcade					
		Refer to Summary Table 14			
PARKING PROVISIONS (See Table 10 & 11)					

* No side setback for attached housing uses (e.g. Townhouses, Rowhouses, Twinhouses, etc.)

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

Table 15E: This table is a summary of all the statistics and other metrics that appear on other tables for T6


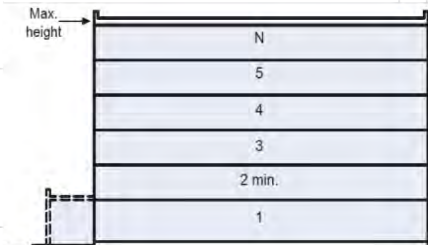
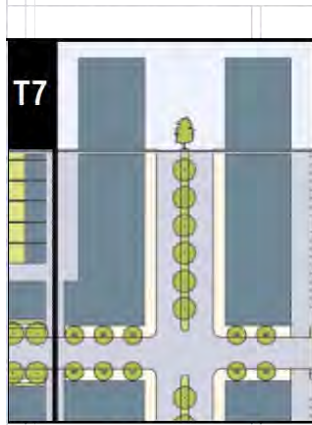
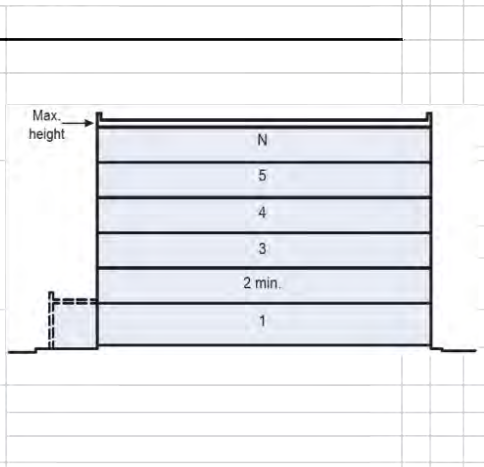
<div>T6</div> 	<div>URBAN CENTER ZONE</div>	<div>BUILDING CONFIGURATION</div> <div><div>1</div><div>Building height shall be measured in number of Stories, excluding Attics and raised basements.</div></div> <div><div>2</div><div>Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.</div></div> <div><div>3</div><div>Height shall be measured to the eave or roof deck as specified on Table 8.</div></div> <div><div>4</div><div>Stepbacks, Recess Lines, and Extension Lines shall be as shown on Table 8.</div></div>																			
	(See Table 1)																				
<div>I. BUILDING FUNCTION (See Table 10 & Table 12)</div> <table><tr><td>Residential</td><td>open use</td></tr><tr><td>Lodging</td><td>open use</td></tr><tr><td>Office</td><td>open use</td></tr><tr><td>Retail</td><td>open use</td></tr></table>		Residential	open use	Lodging	open use	Office	open use	Retail	open use												
Residential	open use																				
Lodging	open use																				
Office	open use																				
Retail	open use																				
<div>K. BUILDING CONFIGURATION (See Table 8)</div> <table><tr><td>Principal Building</td><td>2 - 5 stories</td></tr><tr><td>Outbuilding</td><td>3 stories max.</td></tr></table>		Principal Building	2 - 5 stories	Outbuilding	3 stories max.																
Principal Building	2 - 5 stories																				
Outbuilding	3 stories max.																				
<div>F. LOT OCCUPATION (See Table 14f)</div> <table><tr><td>Lot Width</td><td>18-250 ft.</td></tr><tr><td>Lot Coverage</td><td>80% max.</td></tr></table>		Lot Width	18-250 ft.	Lot Coverage	80% max.																
Lot Width	18-250 ft.																				
Lot Coverage	80% max.																				
<div>I. BUILDING DISPOSITION (See Table 9)</div> <table><tr><td>Edgeyard</td><td></td></tr><tr><td>Sidyard</td><td>byRight</td></tr><tr><td>Rearyard</td><td>byRight</td></tr><tr><td>Courtyard</td><td>byRight</td></tr></table>		Edgeyard		Sidyard	byRight	Rearyard	byRight	Courtyard	byRight												
Edgeyard																					
Sidyard	byRight																				
Rearyard	byRight																				
Courtyard	byRight																				
<div>G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)</div> <table><tr><td>(g.1) Front Setback Principal</td><td>2-10 ft.</td></tr><tr><td>(g.2) Front Setback Secondary</td><td>2-10 ft.</td></tr><tr><td>(g.3) Side Setback</td><td>0-25 ft.</td></tr><tr><td>(g.4) Rear Setback</td><td>5 ft min.</td></tr><tr><td>Frontage Buildout</td><td>80% min. at setback</td></tr></table>		(g.1) Front Setback Principal	2-10 ft.	(g.2) Front Setback Secondary	2-10 ft.	(g.3) Side Setback	0-25 ft.	(g.4) Rear Setback	5 ft min.	Frontage Buildout	80% min. at setback										
(g.1) Front Setback Principal	2-10 ft.																				
(g.2) Front Setback Secondary	2-10 ft.																				
(g.3) Side Setback	0-25 ft.																				
(g.4) Rear Setback	5 ft min.																				
Frontage Buildout	80% min. at setback																				
<div>H. SETBACKS - OUTBUILDING (See Table 14h)</div> <table><tr><td>(h.1) Front Setback Principal</td><td>40 ft max. from rear property</td></tr><tr><td>(h.2) Front Setback Secondary</td><td>no limit</td></tr><tr><td>(h.3) Side Setback</td><td>no limit</td></tr></table>		(h.1) Front Setback Principal	40 ft max. from rear property	(h.2) Front Setback Secondary	no limit	(h.3) Side Setback	no limit														
(h.1) Front Setback Principal	40 ft max. from rear property																				
(h.2) Front Setback Secondary	no limit																				
(h.3) Side Setback	no limit																				
<div>J. PRIVATE FRONTAGES (See Table 7)</div> <table><tr><td>Common Yard</td><td></td></tr><tr><td>Porch (& Fence)</td><td></td></tr><tr><td>Terrace or Lightwell</td><td>byRight</td></tr><tr><td>Forecourt</td><td>byRight</td></tr><tr><td>Stoop</td><td>byRight</td></tr><tr><td>Shopfront & Awning</td><td>byRight</td></tr><tr><td>Gallery</td><td>byRight</td></tr><tr><td>Arcade</td><td>byRight</td></tr><tr><td></td><td>Refer to Summary Table 14</td></tr></table>		Common Yard		Porch (& Fence)		Terrace or Lightwell	byRight	Forecourt	byRight	Stoop	byRight	Shopfront & Awning	byRight	Gallery	byRight	Arcade	byRight		Refer to Summary Table 14		
Common Yard																					
Porch (& Fence)																					
Terrace or Lightwell	byRight																				
Forecourt	byRight																				
Stoop	byRight																				
Shopfront & Awning	byRight																				
Gallery	byRight																				
Arcade	byRight																				
	Refer to Summary Table 14																				
<div>PARKING PROVISIONS (See Table 10 & 11)</div>																					
<div>"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.</div>																					

Table 15F: This table is a summary of all the statistics and other metrics that appear on other tables for T7

	URBAN CORE ZONE (See Table 1)	BUILDING CONFIGURATION <ol style="list-style-type: none"> 1. Building height shall be measured in number of Stories, excluding Attics and raised basements. 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet. 3. Height shall be measured to the eave or roof deck as specified on Table 8. 4. Stepbacks, Recess Lines, and Extension Lines shall be as shown on Table 8. 	
I. BUILDING FUNCTION (See Table 10 & Table 12)			
Residential	open use		
Lodging	open use		
Office	open use		
Retail	open use		
K BUILDING CONFIGURATION (See Table 8)			
Principal Building	2-8 stories		
Outbuilding	2-5 stories		
F. LOT OCCUPATION (See Table 14f)			
Lot Width	18-350 ft.		
Lot Coverage	90% max.		
I. BUILDING DISPOSITION (See Table 9)			
Edgeyard			
Sideyard			
Rearyard	by Right		
Courtyard	by Right		
G. SETBACKS - PRINCIPAL BUILDING (See Table 11)			
(g.1) Front Setback Principal	0-10 ft.		
(g.2) Front Setback Secondary	0-10 ft.		
(g.3) Side Setback	0-25 ft.		
(g.4) Rear Setback	no limit		
Frontage Buildout	80% min. at setback		
H. SETBACKS - OUTBUILDING (See Table 11h)			
(h.1) Front Setback Principal	no limit		
(h.2) Front Setback Secondary	no limit		
(h.3) Side Setback	no limit		
J. PRIVATE FRONTAGES (See Table 7)			
Common Yard			
Porch & Fence			
Terrace or Lightwell			
Forecourt	by Right		
Stoop	by Right		
Shopfront & Awning	by Right		
Gallery	by Right		
Arcade	by Right		
	Refer to Summary Table 14		
PARKING PROVISIONS (See Table 10 & 11)			
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.			

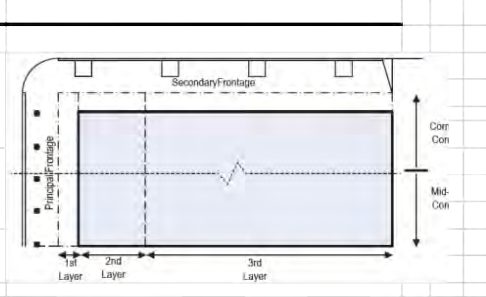
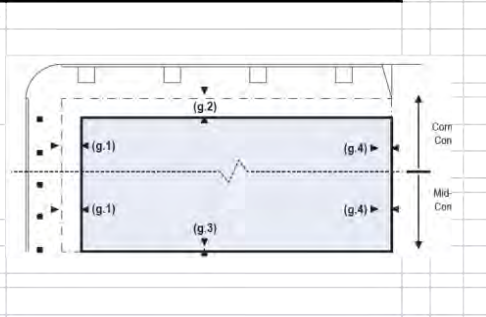


TABLE 16: The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special district as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this code shall be governed by the standards of the pre-existing zoning.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7	
a. ALLOCATION OF ZONES								
CLD	X							
TND	X							
TOD	X							
b. BASE RESIDENTIAL DENSITY								
By Right	X							
By TDR	X							
Other Functions	X							
c. BLOCK SIZE								
Block Perimeter	X							
d. THOROUGHFARES								
HW	X							
BV	X							
AV	X							
CS	X							
DR	X							
ST	X							
RD	X							
Rear Lane	X							
Rear Alley	X							
Path	X							
Passage	X							
Bike Trail	X							
Bike Lane	X							
Bike Route	X							
e. CIVIC SPACES								
Park	X							
Green	X							
Square	X							
Plaza	X							
Playground	X							
f. LOT OCCUPATION								
Lot Width	X							
Lot Coverage	X							
g. SETBACKS - PRINCIPAL BUILDING								
Front Setback	X							
Side Setback	X							
Rear Setback	X							
h. BUILDING DISPOSITION								
Edgeyard	X							
Sideyard	X							
Rearyard	X							
i. PRIVATE FRONTAGES								
Common Yard	X							
Porch & Fence	X							
Terrace, Dooryard	X							
Forecourt	X							
Stoop	X							
Shopfront	X							
Gallery	X							
Arcade	X							
Parking Lot	X							
j. BUILDING CONFIGURATION								
Principal Building	X							
Outbuilding	X							
k. BUILDING FUNCTION								
Residential	X							
Lodging	X							
Office	X							
Retail	X							

DISPOSITION

CONFIGURATION

FUNCTION

Table 17. Definitions illustrated

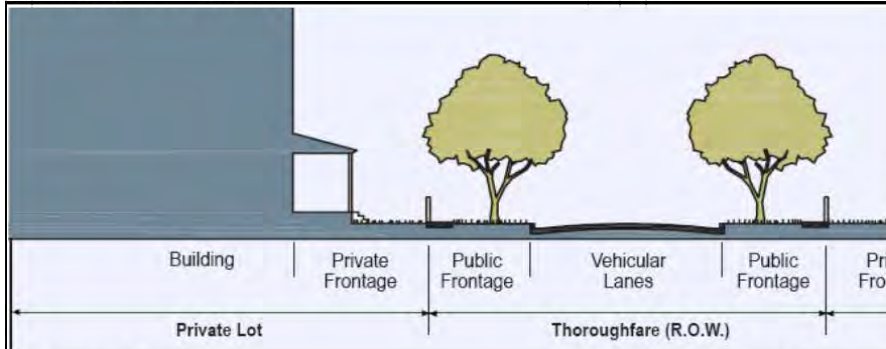
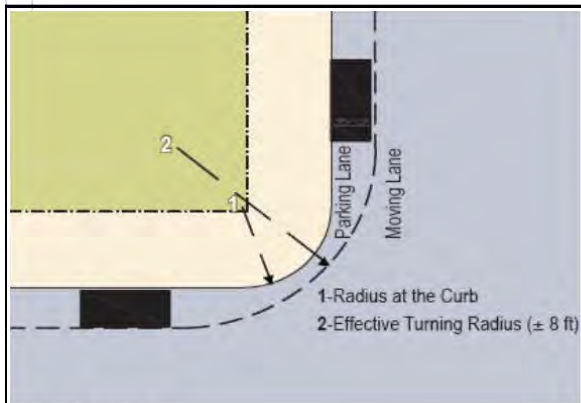
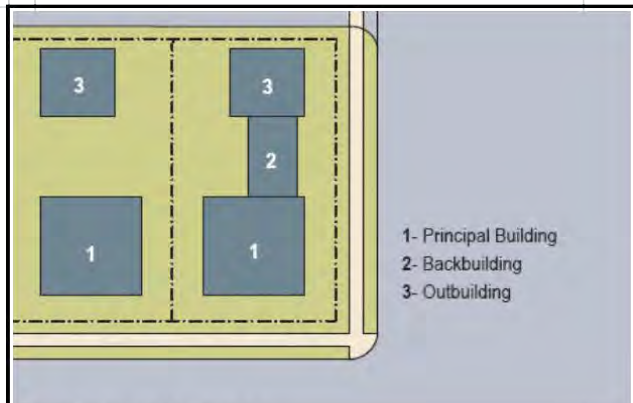
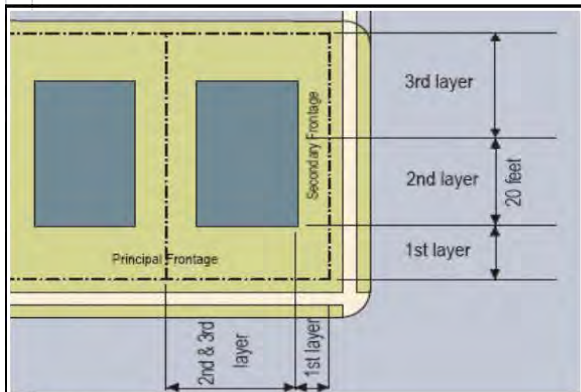
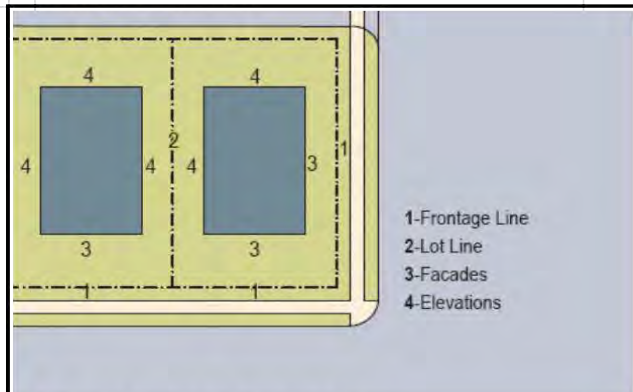
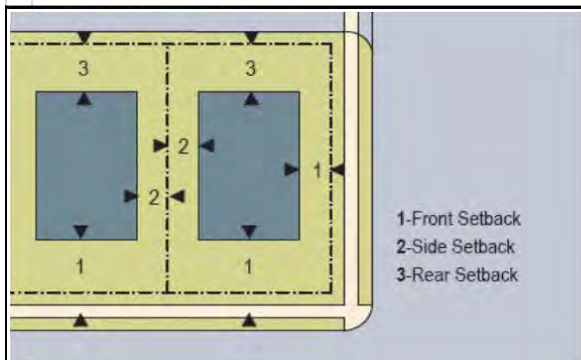
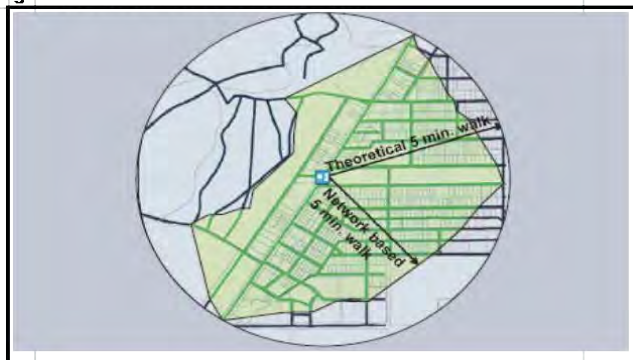
a. THOROUGHFARE & FRONTAGES**b. TURNING RADIUS****c. BUILDING DISPOSITION****d. LOT LAYERS****e. FRONTAGE & LOT LINES****f. SETBACK DESIGNATIONS****g. NETWORK-BASED PEDESTRIAN SHED**

Table RR1: Sustainability - Food Production. This table shows ways of incorporating types of food production along the Transect.



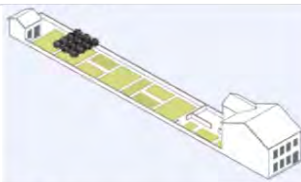
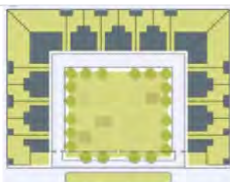
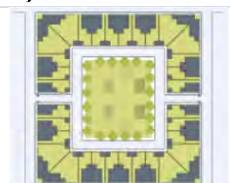
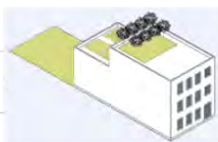

		<input checked="" type="checkbox"/> By Right <input type="checkbox"/> By Permission											
		T1	T2	T3	T4	T5	T6	T7	SD	Specifics			
Farm			<input checked="" type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>			
Agricultural Plots			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input type="checkbox"/>			
Vegetable Garden			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>			
Urban Farm				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>			
Community Garden				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>			
Green Roof													
- Extensive			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>			
- Semi Intensive					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>			
- Intensive							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>			
Vertical Farm							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>			

Table RR2: Sustainability - Solar Energy. This table shows opportunities for the placement of solar-powered devices within the Transect.

	<input checked="" type="checkbox"/> By Right																	
	<input type="checkbox"/> By Permission																	

Table RR3: Sustainability - Wind Power. This table prescribes opportunities for the placement of wind-powered devices within the Transect.

[illegible]

Table SU1: Zero Net Energy Buildings. This summary table provides goals for achieving Zero Net Energy buildings within each Transect Zone. Projects must achieve an energy savings goal of the percentage of baseline energy used. Additionally, methods are recommended for Transect Zones where they will meet the goals most efficiently, though many of the methods may be utilized in all Transect Zones.

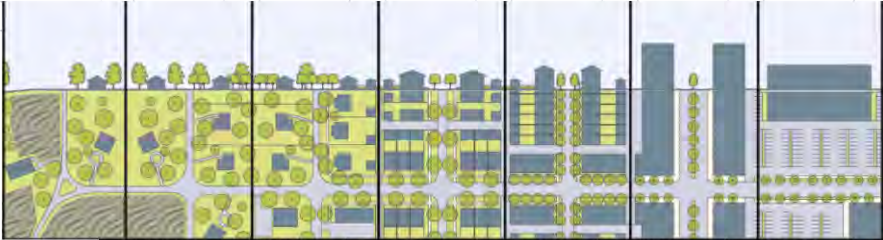
								
	T2	T3	T4	T5	T6	T7	SD	
	GENERAL AG. ZONE	RURAL ZONE	RURAL HAMLET	GENERAL URBAN	URBAN CENTER	URBAN CORE ZONE	SPECIAL DISTRICT	
a. GOALS FOR ZERO NET ENERGY								
Projects approved prior to 2012	60%	50%	50%	50%	50%	50%	100%	
Projects approved in or after Year 2012	80%	70%	60%	60%	60%	60%	100%	
Projects approved in or after Year 2015	100%	80%	80%	80%	70%	70%	100%	
Projects approved in or after Year 2020		100%	90%	90%	80%	80%	100%	
Projects approved in or after Year 2025			100%	100%	90%	90%	100%	
Projects approved in or after Year 2030					100%	100%	100%	
b. METHOD: ENERGY DEMAND REDUCTION - BUILDING SCALE (ARTICLE 5)								
Surface to Volume Ratio (see table SU2)								
Building Orientation (see table SU2)								
Building Envelope Efficiency								
Natural Cooling								
Appropriate Glazing								
50% Operable Windows								
Shading of Glazing (see table SU3)								
Daylighting								
High Albedo Roofs (sloped >29, flat >78)								
High Albedo Pavement (>29 SR)								
Landscaping Siting								
c. METHOD: BUILDING/LOT RENEWABLE ENERGY GENERATION (ARTICLE 5)								
Wind Energy Generation								
Solar PV								
Solar Thermal								
Heat Exchange (Geothermal)								
Biomass								
d. METHOD: DISTRICT ENERGY GENERATION - COMMUNITY SCALE (ARTICLE 2, ARTICLE 3, & ARTICLE 4) & MULTIPLE BUILDINGS (ARTICLE 5)								
Non-Renewable Heat and Cool								
Combined Heat and Power								
Heat Exchange (Geothermal)								
Biomass								
Other Renewable								
e. METHOD: LONG TERM CONTRACTING (MINIMUM TWO YEAR CONTRACT)								
Maximum Amount of Power	10%	15%	15%	15%	20%	20%	20%	
* Method is appropriate and most efficient toward achieving the goal within this Transect Zone.								

Table SU2: Surface to Volume Ratio and Building Orientation. This table shows the most basic building types and the level of their Surface to Volume Ratio and recommended orientation to achieve lowest energy use. The black lines on the building envelopes indicate shared walls. Each shared wall reduces a unit's surface-to-volume ratio.

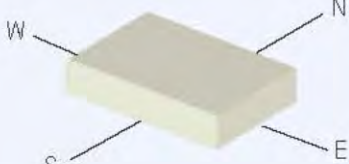
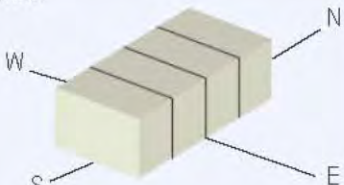
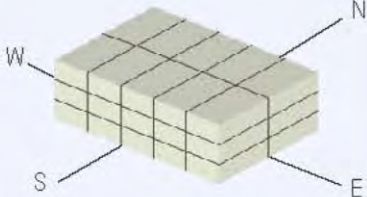
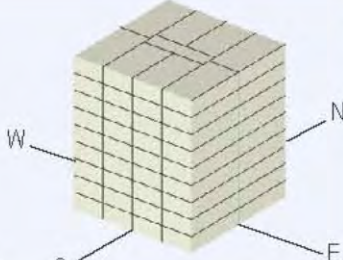
<div> <div>■ by Right</div> <div>□ by Permission</div> </div>		T2	T3	T4	T5	T6	T7	SD
Single-unit one story  S/V Ratio: High Orientation: E-W		■	■	■	■			□
Side-by-Side Units  S/V Ratio: Medium Orientation: N-S				■	■	■		□
Multi-unit  S/V Ratio: Low Orientation: E-W				■	■	■	■	□
High-rise  S/V Ratio: Low Orientation: E-W							■	□

Table SU3: Shading of Glazing. This table illustrates methods to achieve high levels of shading glazing within each Transect Zone.


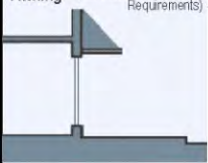
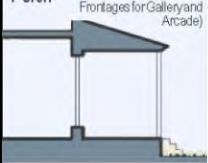
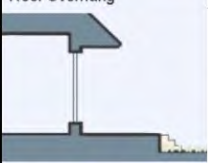
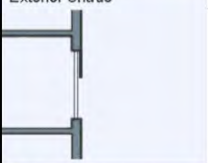
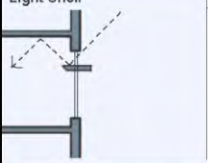
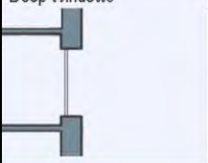
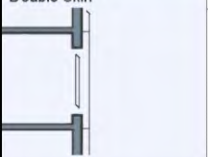
<div> <div>■ by Right</div> <div>□ by Permission</div> </div>		T2	T3	T4	T5	T6	T7	SD
Tree		■	■	■				□
Awning <small>(See Section 5.7 for Awning Requirements)</small>				■	■	■		□
Porch <small>(See Table 7 Private Frontages for Gallery and Arcade)</small>		■	■	■	■			□
Roof Overhang		■	■	■	■	■		□
Exterior Shade				■	■	■	■	□
Light Shelf				■	■	■	■	□
Deep Windows		■	■	■	■	■	■	□
Double Skin						■	■	□

Table SU4: Public Darkness. This table outlines standards for preserving public darkness. They apply to the Public Frontage and the Private Frontage.






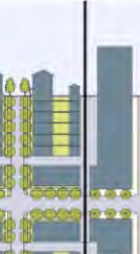
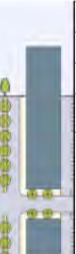
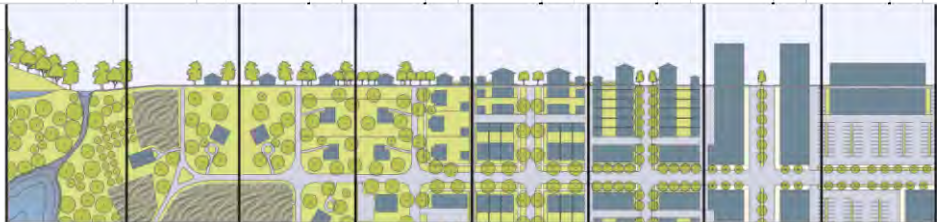
							
	T2 GENERAL AG ZONE	T2 GENERAL AG ZONE	T3 RURAL ZONE	T4 RURAL HAMLET	T5 GENERAL URBAN	T6 URBAN CENTER	T7 URBAN CORE ZONE
Ambient Light Levels	none	very low	very low	low	low	medium	high
STANDARDS							
Maximum Lighting Standards	Minimal electric lighting, should be turned off most of the time	Minimal lighting, all Full Cutoff, controlled with motion sensors	Minimal lighting, all Full Cutoff, controlled with motion sensors	Minimal lighting, all Full Cutoff, controlled with motion sensors	Full Cutoff lighting, controlled with dimmers, time switch or motion sensors	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting, controlled with dimmers, time switch or motion	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting, controlled with dimmers, time switch or motion
Maximum Allowed Initial Lamp Lumens/ SF	125- 16 lu/sf	2.5-3.2 lu/sf	2.5-3.2 lu/sf	3.3-4.2 lu/sf	3.3-4.2 lu/sf	7.6-9.7 lu/sf	10.9-13.9 lu/sf
Maximum Lamp Allowance (Lumens)	6500 lu	17,000 lu	17,000 lu	24,000 lu	24,000 lu	44,000 lu	60,000 lu
Required Shielding	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Shielded Luminaire or better	Shielded Luminaire or better	Partially shielded Luminaire or better	For best practice, do not exceed T-5 requirements
Lighting Curfew for Non-Residential	8 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	12 am or close of business, whichever is later	12 am or close of business, whichever is later

Table SU5: Vehicle Miles Traveled. This table establishes goals for reducing vehicle miles traveled (VMT) as a percentage of current average VMT for the region. Additionally, the tables provides methods to reduce trips per Transect Zone.								
	T2 GENERAL AG. ZONE	T3 RURAL ZONE	T4 RURAL HAMLET	T5 GENERAL URBAN	T6 URBAN CENTER	T7 URBAN CORE ZONE	SD SPECIAL DISTRICT	
a. VEHICLE MILES TRAVELED REDUCTION GOALS								
prior to 2012	10%	10%	10%	10%	10%	20%		
Year 2012	10%	10%	20%	20%	20%	30%		
Year 2015	20%	20%	30%	30%	40%	50%		
Year 2020	30%	30%	40%	40%	50%			
Year 2025	40%	40%	50%	50%				
Year 2030	50%	50%						
b. METHOD: BUILT MEASURES - REGIONAL SCALE (ARTICLE 2), COMMUNITY SCALE (ARTICLE 3 & ARTICLE 4)								
Increase Transit & Provide Transit-Supportive Densities	1 DU / 20 ACRES	4-8 DU / ACRES	10-45 DU / ACRES	6-36 DU / ACRES	18-48 DU / ACRES	36-96 DU / ACRES		
Bus		■		■	■	■	■	■
Bus Rapid Transit (BRT) or Light Rail			■	■	■	■	■	■
Rapid Rail			■	■	■	■	■	■
Commuter Rail		■		■	■	■	■	■
CREATE WALKABLE NEIGHBORHOODS								
Block Perimeter (See Table 14)		■	■	■	■	■	■	■
Daily Uses within 1/4 Mile			■	■	■	■	■	■
Public Frontage (Streetscape) Improv.			■	■	■	■	■	■
Building Oriented to the Pedestrians			■	■	■	■	■	■
Transit Oriented Development					■	■	■	■
CREATE BIKEABLE NEIGHBORHOODS								
Bicycle System		■	■	■	■	■	■	■
Bicycle Amenities (locker, shower, etc.)				■	■	■	■	■
Bicycle Parking				■	■	■	■	■
Bicycle Rental/Bicycle Share Program				■	■	■	■	■
c. METHOD: TRANSPORTATION DEMAND MANAGEMENT POLICY - REGIONAL SCALE (ARTICLE 2), COMMUNITY SCALE (ARTICLE 3 & ARTICLE 4)								
Transit Passes	■	■	■	■	■	■	■	■
Carshare (per hour car rental)					■	■	■	■
Taxi Service		■	■	■	■	■	■	■
Permit Home Occupation Uses	■	■	■	■	■	■	■	■
Shopping Parking Charges					■	■	■	■
d. METHOD: DISTRICT ENERGY GENERATION - COMMUNITY SCALE (ARTICLE 2, ARTICLE 3, & ARTICLE 4) & MULTIPLE BUILDINGS (ARTICLE 5)								
PROVIDE INCENTIVES FOR TRANSIT USE								
Transit Passes	■	■	■	■	■	■	■	■
Guaranteed Ride Home	■	■	■	■	■	■	■	■
Convenient Park & Ride	■	■						
SUPPORT RIDESHARING/CARPPOOLING								
Rideshare/Carpool Parking	■	■	■	■	■	■	■	■
Rideshare/Carpool Programs	■	■	■	■	■	■	■	■
REDUCE TRIPS								
Compressed Work Week	■	■	■	■	■	■	■	■
Telework/Telelearning	■			■	■	■	■	■
MANAGE & REDUCE PARKING								
Car Free Housing			■	■	■	■	■	■
Inclusion of Street Parking Counts in Parking Minimum Requirements		■	■	■	■	■	■	■
Off Street Maximum Parking Requirements	■	■	■	■	■	■	■	■
Shared Parking Among Users (see Table 12)			■	■		■	■	■
Unbundle Parking from Rent	■	■	■	■	■	■	■	■
Workplace Parking Charges	■	■	■	■	■	■	■	■

Table SU6: Tree Canopy Cover. This table establishes a goal for minimum tree canopy cover per Transect Zone and established methods for providing adequate coverage, via minimum canopy requirements and healthy tree requirements.

																
	T2	GENERAL AG ZONE	T2	GENERAL AG ZONE	T3	RURAL ZONE	T4	RURAL HAMLET	T5	GENERAL URBAN	T6	URBAN CENTER	T7	URBAN CORE ZONE	SD	SPECIAL DISTRICT
a. GOAL																
Tree Canopy Cover Goal by Zone		0%	0%	45%	30%	30%	25%	5%	40%							
b. PUBLIC CANOPY COVER STANDARDS - COMMUNITY SCALE (ARTICLE 2, ARTICLE 3, & ARTICLE 4)																
Civic Space Minimum Canopy Cover		none	none	none	50%	50%	50%	30%	50%							
Street Tree Requirements		naturalistic	naturalistic	naturalistic	clustered	30 ft. o.c.	50 ft. o.c.	50 ft. o.c.	50 ft. o.c.							
c. PRIVATE CANOPY COVER STANDARDS - BUILDING SCALE (ARTICLE 5)																
Private Lot Minimum Canopy Cover		none	1per 5,000 sq. of Lot or 6%	1per 10,000 sq. of Lot or 10%	1per 10,000 sq. of Lot or 12%	1per 10,000 sq. of Lot or 12%	none	none	by Permission							
Parking Lot Minimum Canopy Cover		30%	30%	30%	30%	30%	30%	30%	30%							
d. HEALTHY TREE STANDARDS																
Minimum Permeable Surface per Tree		450 sf	450 sf	450 sf	450 sf	270 sf	25 sf	25 sf	by Permission							
Structural Soil Requirement per Tree		none	none	none	110 sf	110 sf	250 sf	250 sf	by Permission							

ARTICLE 7. DEFINITIONS

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the CRC shall determine the correct definition. Items in italics refer to *Articles, Sections, or Tables* in the Smart Code.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 440 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See Table 10 and Table 17. (Syn: ancillary unit)

Adjusted Pedestrian Shed: a Pedestrian Shed that has been adjusted according to Section 3.2, creating the regulatory boundary of a Community Unit.

Advisory Base Flood Elevation (ABFE): the Base Flood Elevation on a FEMA Flood Insurance Rate Map that has not yet been adopted.

Affordable Housing: dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than 30% of the income of families earning no more than 80% of median incomes by family size for the county. (Alt. definition: rental or for-sale dwellings that are economically within the means of the starting salary of a local elementary school teacher.)

Albedo: the amount of solar radiation reflected by a surface.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Attic: the interior part of a building contained within a pitched roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See A-Grid. (Syn: secondary grid.)

BRT: see Bus Rapid Transit.

Backbuilding: a single-story structure connecting a Principal Building to an Outbuilding. See Table 17.

Base Density: the number of dwelling units per acre before adjustment for other Functions and/or TDR. See Density.

Base Flood Elevation (BFE): the height at or above which the lowest structural member of a building must be raised, according to an adopted FEMA Flood Insurance Rate Map.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 9 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare. Its surface may be paved or made of a crushed hard mineral.

Biomass: fuel derived from living or recently dead organize material.

Bioswale: an extended Rain Garden that sometimes runs the length of the block.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

Brownfield: an area previously used primarily as an industrial site.

Building Envelope: collectively, all components of a building that enclose conditioned or unconditioned above-ground space, including foundation, roof, walls, doors and windows.

Building of Value: any building that is deemed historically or architecturally significant by the Municipality.

Bus Rapid Transit: a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

By Right: characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan (*Article 3, Article 4, or Article 5*) that complies with the Smart Code and is permitted and processed administratively, without public hearing. See Special Permission and Variance.

CLD or Clustered Land Development: a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination such as a general store, Meeting Hall, schoolhouse, or church. CLD takes the form of a small settlement standing free in the countryside. See *Table 2 and Table 14a*. (Syn: Hamlet, Conservation Land Development, cluster)

CRC: Consolidated Review Committee.

Carshare: a type of short term vehicle rental which can substitute for car ownership by providing cars parked within neighborhoods.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the [Legislative Body](#).

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves. *See Section 5.9.2.*

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See Table 13.*

Civic Space Hazard Mitigation: Lands in any Special Flood Hazard Area that are designated to be set aside for the purpose of hazard mitigation.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Combined Heat and Power: characterizing a District Energy plant that manages on-site energy generation to recover heat from electrical generation for use in industrial processes, or in heating and cooling systems.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *See Table 7.*

Community Unit: a regulatory category defining the physical form, Density, and extent of a settlement. The three Community Unit types addressed in this Code are CLD, TND, and RCD. Variants of TND and RCD for Infill (*Article 4*) are called Infill TND and Infill RCD. The TOD Community Unit type may be created by an overlay on TND or RCD.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Consolidated Review Committee (CRC): Usually part of the Planning Office, a CRC is comprised of the Zoning Administrator; a member from each regulatory agency having jurisdiction over the permitting of a project; one licensed/certified representative each from the fields of urban planning, building inspection, civil engineering, transportation engineering, landscape architecture, architecture, and environmental sciences; and a representative of the Municipality, to process administratively applications and plans for proposed project. *See Section 1.4.1.*

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. *See Table 9.*

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. *See Table 4A and Table 4B.*

Daylight Factor: a measurement for daylight in a building, calculated as a ratio of the unshaded exterior illuminance on a horizontal plane, under a fully overcast sky, over interior illuminance on a horizontal plane. The higher the daylight factor, the more natural light is available in the room.

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. *See Table 3A.*

Developable Areas: lands other than those in the O-1 Preserved Open Sector.

Disposition: the placement of a building on its Lot. *See Table 9 and Table 17.*

District Energy: technology for energy production and distribution in which a central plant provides energy for multiple users.

District Stormwater System: a stormwater system that manages runoff from multiple Lots.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. *See Table 7.* (Variant: Lightwell, light court.)

Double Skin: an additional external building Facade that allows air to circulate in the space between the two Facades, providing an extra layer of insulation and air flow.

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. *See Section 5.10 and Table 3B-f.*

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. *See Table 9.*

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. *See Table 11.*

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. *See Table 17.*

Elevation: an exterior wall of a building not along a Frontage Line. *See Table 17.* See: Facade.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Estate House: an Edgeyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. *See Table 8.* (Syn: transition line.)

Extension Green Roof: a building roof with a planting medium six inches in depth or less, designed to be virtually self-sustaining and requiring a minimum of maintenance. Such roofs are intended to function as an ecological protection layer. They are planted with low-lying species designed to provide maximum cover achieving water retention, erosion resistance, and transpiration of moisture.

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage. *See Table 8.*

Facade: the exterior wall of a building that is set along a Frontage Line. *See Elevation.*

FEMA: Federal Emergency Management Agency.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. *See Table 7.*

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. *See Table 4A and Table 7.*

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. *See Table 17.*

Full Cutoff: a Luminaire type that does not allow any light to be emitted or reflected above a horizontal plane.

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted*, *Limited*, or *Open*, according to the intensity of the use. *See Table 10 and Table 12.*

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. *See Table 7.*

GIS (Geographic Information System): a computerized program in widespread municipal use that organizes data on maps. The protocol for preparing a *Regional Plan* should be based in part on GIS information. *See Section 2.1.*

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. *See Table 13.*

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Green Roof: a building roof partially or completely covered with vegetation and soil, or a growing medium, over a waterproofing membrane. Green roofs are categorized as Extensive, Semi-Intensive, or Intensive, depending on the depth of the planting medium and the amount of maintenance required. (Syn: eco-roof, living roof, greenroof).

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites. (Variant: Grayfield.)

Ground Source Heat Exchange: a process by which the relatively constant temperature below ground is used in building climate control systems as a heat source for heating, or a heat sink for cooling.

Growth Sector: one of four Sectors where development is permitted By Right in the Smart Code, three for New Communities and one for Infill. *See Article 2.*

Hamlet: *See* CLD. (Syn: cluster, settlement.)

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. *See Table 10.*

Horizontal Axis Wind Turbine: a Wind Turbine with its rotor on the horizontal axis, similar to an airplane propeller

House: an Edgeyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

Infill: *noun* - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. *verb*- to develop such areas.

Infill RCD: a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Long or Linear Pedestrian Shed and consisting of T-4, T-5, and/or T-6 Zones. An Infill RCD is permitted By Right in the G-4 Infill Growth Sector and is regulated by Article 4. *See Section 4.2.3.* (Var: downtown.)

Infill TND: a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Standard Pedestrian Shed and consisting of T-3, T-4, and/or T-5 Zones. An Infill TND is permitted By Right in the G-4 Infill Growth Sector and is regulated by Article 4. *See Section 4.2.2.* (Var: neighborhood.)

Intensive Green Roof: a building roof with a planting medium between 8 inches and 4 feet. It can sustain elaborate plantings that include shrubs and trees. Intensive Green Roofs are heavy and usually installed over concrete roof decks. They require considerable maintenance. In addition to their role in carbon mitigation, they are used for recreation or aesthetics, being park or garden-like.

Initial Lumens: a measure of how much light a lamp is emitting near the beginning of its life.

Inn: a Lodging type, **owner-occupied**, offering **10 to 15 bedrooms**, permitted to serve breakfast in the mornings to guests. *See Table 10.*

Lamp: The source of illumination in a lighting fixture.

Layer: a range of depth of a Lot within which certain elements are permitted. *See Table 17.*

Legacy Viewshed: Pleasing vistas or prospects or scenes, including but not limited to skylines, ridgelines, bluffs, rock outcroppings, foothills, unique vegetation, floodplains, streams, surface water, natural drainageways, and wildlife habitat.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. *See Table 7.* (Syn: light court.)

Light Shelf: a horizontal overhang placed in a window above eye level, which reflects daylight onto the ceiling and deeper into a room. The overhang of the shelf also provides shade near the window to reduce window glare.

Linear Infiltration: a method to allow water to infiltrate into the ground while moving overflow to a final destination

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge (i.e. diamond or rhombus). It may be used to structure a TND, RCD, Infill TND, or Infill RCD. (Syn: elongated pedestrian shed.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. *See Work-Live.* (Syn.: flexhouse.)

Lodging: premises available for daily and weekly renting of bedrooms. *See Table 10 and Table 12.*

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Community Unit type. *See Pedestrian Shed.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Lumen: a measure of brightness.

Luminaire: a light unit or fixture including any bulb(s), tube(s), housing, reflective shield, lens, and/or ballast.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Meeting Hall: a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Special Permission.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones or designated O-1 Preserved Open Space.

Network Pedestrian Shed: a Pedestrian Shed adjusted for average walk times along Thoroughfares. This type may be used to structure Infill Community Plans. *See Table 17.*

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. *See Table 10.*

One-Hundred Year Storm Event: a 24-hour rainstorm having a one percent chance of occurrence in any given year.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 17.*

Park: a Civic Space type that is a natural preserve available for unstructured recreation. *See Table 13.*

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network. Its surface may be paved or made of a crushed hard mineral.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities. *See Standard, Long, Linear or Network Pedestrian Shed. (Syn: walkshed, walkable catchment.)*

Photovoltaic (PV): capable of producing voltage when exposed to radiant energy, especially light.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. *See Table 17.*

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. *See Frontage.*

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. *See Table 7 and Table 17.*

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. *See Table 4A and Table 4B.*

RCD: *see* Regional Center Development.

Rain Garden: sunken garden using deep-rooted native plants and sometimes trees to infiltrate stormwater into the ground.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. *See Table 9.* (Var: Rowhouse, Townhouse, Apartment House)

Recess Line: a line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line. *See Table 8.*

Regional Center: Regional Center Development or RCD.

Regional Center Development (RCD): a Community Unit type structured by a Long Pedestrian Shed or Linear Pedestrian Shed, which may be adjoined without buffers by one or several Standard Pedestrian Sheds, each with the individual Transect Zone requirements of a TND. RCD takes the form of a high-Density Mixed Use center connected to other centers by transit. *See Infill RCD, Table 2 and Table 14a.* (Var: town center, downtown. Syn: Regional Center)

Regional Scale Plan: a map, or set of maps that shows the Open Space Sectors, Growth Sectors, and Special District Sectors if any, of areas subject to, or potentially subject to, regulation by the Smart Code (Syn: Regional Plan, Sector Plan).

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the Smart Code.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service. *See Table 10 and Table 12.*

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. *See Special Requirements.*

Rideshare: a transportation mode in which vehicles carry additional passengers. (Syn: carpooling.).

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). *See Table 3A.*

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. *See Rearyard Building. (Syn: Townhouse)*

Rural Boundary Line: the extent of potential urban growth as determined by existing geographical determinants. The Rural Boundary Line is permanent.

Runoff Release Rate: the quantity per unit of time at which stormwater runoff is released from upstream to downstream land.

Sector: a neutral term for a geographic area. In the Smart Code there are seven specific Sectors for regional planning that establish the legal boundaries for Open Space and development.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. *See Table 17.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.7. See Table 14g.* (Var: build-to-line.)

Semi-Intensive Green Roof: a building roof with specifications between the Extensive and Intensive Green Roof systems. This type requires more maintenance, has higher costs, and weighs more than the Extensive Green Roof.

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function. *See Table 11.*

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Table 7.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. *See Table 9.*

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Solar Farm: a facility where solar powered devices, either photovoltaic (PV) or turbine systems, are clustered.

Solar Roof: a building roof that supports an array of solar panels, including solar shingles.

Solar Reflective Index (SRI): a measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. Numerically, standard black is 0 and a standard white is 100.

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. *See Table 9.*

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones specified by the Smart Code. Special Districts may be mapped and regulated at the regional scale or the community scale.

Special Flood Hazard Area: a designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation.

Special Permission: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent (*Section 1.3*). Special Permissions are usually granted administratively by the CRC. *See Section 1.5.*

Special Requirements: provisions of Section 3.9, Section 4.7, and Section 5.3 of this Code and/or the associated designations on a Regulating Plan or other map for those provisions.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. *See Table 13.*

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. *See Pedestrian Shed.*

Stepback: a building Setback of a specified distance that occurs at a prescribed number of Stories above the ground. *See Table 8.*

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. *See Table 7.*

Stormwater Runoff Volume: the volume of water that results from precipitation that is not absorbed by the soil, evaporated into the atmosphere, or entrapped by ground surface depressions and vegetation, and that flows over the ground surface.

Story: a habitable level within a building, excluding an Attic or raised basement. *See Table 8.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See Table 3B and Table 4B.*

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) *See Section 5.7.5f.*

Structural Soil: a load-bearing soil that resists compaction to allow for healthier tree root growth. Angular gravel within the soil mix allows air and water to permeate while supporting pavement loads.

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Surface to Volume Ratio (S/V Ratio): the amount of surface exposed to the outside per volume of building unit.

Sustainability: the basis upon which an organism or a community can manage its own continuing viability, meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

TDR: Transfer of Development Rights, a method of relocating existing zoning rights from areas to be preserved as Open Space to areas to be more densely urbanized.

TDR Receiving Area: an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

TDR Sending Area: an area previously zoned for development within a designated Reserved Open Sector (O-2), from which development rights may be transferred to a Growth Sector.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Terrace: the element of the Public Frontage generally between the curb line or roadway edge and the sidewalk or Lot Line. It may be in the form of a hardscape (e.g. decorative brick) or softscape (e.g. vegetative cover).

Third Place: a private building that includes a space conducive to unstructured social gatherings. Third Places are usually bars, cafés, barber shops, or corner stores. The home is considered the first place and work the second place. (Syn: Third Space)

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See Table 3A, Table 3B and Table 17a.*

TND: Traditional Neighborhood Development, a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination consisting of a Mixed Use center or Corridor, and in the form of a medium-sized settlement near a transportation route. *See Table 2 and Table 14a.* (Syn: village. Variant: Infill TND, neighborhood.)

TOD: Transit Oriented Development. TOD is created by an overlay on all or part of a TND or RCD, or by designation on a Regional Plan, permitting increased Density to support rail or Bus Rapid Transit (BRT) as set forth in *Section 5.9.2d.*

Townhouse: See Rearyard Building. (Syn: Rowhouse)

Transportation Demand Management (TDM): policies and strategies that are the basis for decisions made related to transportation demand and choice of mode.

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the Smart Code template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by the Smart Code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See Table 1.*

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Table 3B and Table 17.*

Two Year Storm Event: a 24-hour rainstorm having a fifty percent chance of occurrence in any given year.

Urban Boundary Line: the extent of potential urban growth as determined by the projected demographic needs of a region. The Urban Boundary Line may be adjusted from time to time.

Urban Farm: agricultural land dedicated to food production to be locally consumed (by locavores).

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Urbanized: generally, developed. Specific to the Smart Code, developed at T-3 (Sub-Urban) Density or higher.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (*Section 1.3*). Variances are usually granted by the Board of Appeals in a public hearing. *See Section 1.5.*

Vertical Axis Wind Turbine: a Wind Turbine with its rotor on the vertical axis. Blades are usually helical and the device is usually more compact than the Horizontal Axis Wind Turbine. It does not have to rotate to face the prevailing wind.

Vertical Farm: agricultural production in buildings without yards, usually high and mid-rise buildings.

Wind Turbine: a rotary device for converting wind energy into mechanical or electrical energy.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. *See Live-Work. (Syn: Live-With.)*

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zero Net Energy: energy production of a building that is equal to or greater than what the building consumes.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. *See Regulating Plan.*