

**GLADSTONE PLANNING COMMISSION AMENDED AGENDA
GLADSTONE CITY HALL, 525 PORTLAND AVENUE**

Tuesday, March 17, 2015

**7:00 P.M. CALL TO ORDER
ROLL CALL
FLAG SALUTE**

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or person in the audience requests specific items to be removed from the Consent Agenda for discussion prior to the time the commission votes on the motion to adopt the Consent Agenda.

1. Approval of February 17, 2015 Meeting Minutes (emailed prior to meeting)

REGULAR AGENDA

2. Request for Extension of Design Review Approval, file Z0091-14-D, Armstrong Volkswagen, 20000 McLoughlin Blvd.
3. Consideration of Ordinance to Regulate Medical Marijuana Dispensaries
4. Work Session: Gladstone Code Review

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN



CONSENT AGENDA



REGULAR AGENDA



March 6, 2015

To: City of Gladstone
Planning Commission
525 Portland Avenue
Gladstone, OR 97027

RE: Request for Extension of Design Review Approval

File: Z0091-14D
Applicant: AXIS Design Group
Hearing Date: April 15, 2014

ARMSTRONG VOLKSWAGEN
20000 McLoughlin Blvd
Gladstone, OR 97027

To Whom It May Concern,

The City of Gladstone Planning Commission issued a Design Review Approval from the hearing dated April 15, 2014. On behalf of the owner, AXIS Design Group would like to request an extension of the Design Review Approval for one year allowed by Gladstone Municipal Code (GMC) Section 17.80.100(1).

This project has been under review for financing options and negotiations with the land owner and has taken longer than anticipated to resolve. We do believe the project will move forward this year.

If there are any questions, please feel free to contact me.

Thank you for your time and consideration,

KENDRA J. KOZAK

AXIS DESIGN GROUP A+E, INC.
11104 SE Stark Street
Portland, Oregon 97216
[t] 503 284 0988
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KendraK@axisdesigngroup.com



Beery Elsner
& Hammond LLP

MEMORANDUM

TO: Gladstone Planning Commission
FROM: David Doughman, City Attorney's Office
SUBJECT: Medical Marijuana Ordinance
DATE: March 11, 2015

The Gladstone Planning Commission will consider the attached ordinance at its March 17 meeting. As we briefly discussed at last month's meeting, this ordinance will regulate medical marijuana dispensaries in the city. As drafted, it would only allow dispensaries as a conditional use in the light industrial zone.

In addition, it would only become operative if the Gladstone City Council repeals Ordinance No. 1446, a copy of which is also attached for the PC's benefit. That ordinance requires all businesses operating in the city to comply with the U.S. Controlled Substances Act. Because that act prohibits the distribution of marijuana for any purpose (including medical purposes), the effect of Ordinance No. 1446 is marijuana dispensaries are not permitted in Gladstone currently.

RECOMMENDATION: hold a public hearing and forward a recommendation to the Gladstone City Council to adopt this ordinance.

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE TO ADD MEDICAL MARIJUANA FACILITY AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL ZONE

WHEREAS, beginning March 1, 2014, state law (House Bill 3460) will permit medical marijuana facilities (a.k.a. “dispensaries”) to register with the state;

WHEREAS, such facilities must be located within mixed use, commercial or industrially zoned areas, among other criteria;

WHEREAS, neither HB 3460 nor the rules implementing it prohibit or preempt a local government’s authority to regulate land uses within its jurisdiction;

WHEREAS, the administrative rules implementing HB 3460 expressly state at OAR 333-008-1110(2) that state registration “is not a guarantee that a facility is permitted to operate under applicable land use or other local government laws where the facility is located;”

WHEREAS, the City of Gladstone wishes to limit such facilities to lands zoned light industrial and no others; and

WHEREAS, the amendments contained in this ordinance will only become operative if the Gladstone City Council repeals Ordinance No. 1446.

NOW, THEREFORE, THE CITY OF GLADSTONE ORDAINS AS FOLLOWS:

Section 1. Chapter 17.24.040 (conditional uses in the LI zone) of the Gladstone Municipal Code is amended to add a subsection five as follows:

“In an LI zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

(5) Medical marijuana facility (as authorized by Oregon law)”

Section 2. A medical marijuana facility will only exist as a conditional use in the LI zoning district and no other zoning district if the city council repeals Ordinance No. 1446. Therefore, the amendments in Section 1 of this ordinance will only be operative if Ordinance No. 1446 is repealed and the amendments will not be codified until that time.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GLADSTONE THIS ____ DAY OF _____, 2015.

ATTEST:

Dominic Jacobellis
Mayor

Jolene Morishita
Assistant City Administrator

ORDINANCE NO. 1446

**AN ORDINANCE ADOPTING GLADSTONE MUNICIPAL CODE CHAPTER 9.09
REQUIRING COMPLIANCE WITH THE U.S. CONTROLLED SUBSTANCES ACT
AND AMENDING CHAPTER 5.04 BUSINESS LICENSE PROVISIONS AND
DECLARING AN EMERGENCY**

WHEREAS, House Bill 3460, enacted by the Oregon State Legislature parts of which are effective March 1, 2014, requires medical marijuana dispensaries to register with the Oregon Health Authority and establishes rules for the regulation of medical marijuana dispensaries; and

WHEREAS, neither HB 3460 or Senate Bill 863 (the genetically modified organism bill that passed in the Oregon State Legislature special legislative session) require or impose an affirmative duty or mandate upon local governments such as the City of Gladstone to allow, authorize or sanction the establishment and operation of facilities dispensing marijuana in their respective jurisdictions. Moreover, neither HB 3460 or SB 863 created a constitutional right to obtain marijuana; and

WHEREAS, HB 3460 and SB 863 do not abrogate the City of Gladstone's powers to regulate for public health, safety, and welfare; and

WHEREAS, marijuana remains an illegal substance under the U.S. Controlled Substances Act, 21 U.S.C. § 801 et. seq. and is classified as a "Schedule I Drug," defined as a drug or other substance that has a high potential for abuse and that has no currently accepted medical use. Further, the U.S. Controlled Substances Act, 21 U.S.C. § 841 makes it unlawful for any person to manufacture, distribute, dispense, or possess with intent to manufacture, distribute, or dispense marijuana. The Controlled Substances Act does not exempt the dispensing, distribution or possession of marijuana for medical purposes; and

WHEREAS, persons in the City of Gladstone that may be in need of medical marijuana have access to facilities dispensing marijuana in nearby cities including Portland; and

WHEREAS, the City Council of the City of Gladstone finds that the public health, safety, and general welfare of the City and its residents necessitates and requires the adoption of this Ordinance prohibiting the establishment and operation of medical marijuana dispensaries; and

WHEREAS, the City Council finds it necessary to revise its business license code provisions to require all businesses in the City to be in compliance with this Ordinance; and

WHEREAS, HB 3460 provisions allowing medical marijuana dispensaries go into effect March 1, 2014 and so the City Council finds it necessary to declare an emergency to ensure this Ordinance is in effective before March 1, 2014.

NOW, THEREFORE, the Common Council of the City of Gladstone ordains as follows:

Section 1. A new Chapter 9.09 ("Compliance with U.S. Controlled Substances Act") is added to the Gladstone Municipal Code as set forth in the attached Exhibit A.

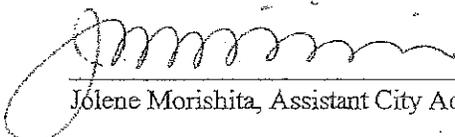
Section 2. Chapter 5.04 ("Business Licenses") of the Gladstone Municipal Code is revised to require all businesses operating in the City of Gladstone to comply with the new Chapter 9.09 as set forth in the attached Exhibit B.

Section 3. This Ordinance takes effect immediately.

Adopted by the Common Council for the City of Gladstone this 11 day of February, 2014.

ATTEST:


Wade Byers, Mayor


Jolene Morishita, Assistant City Administrator

ORDINANCE NO. 1446
EXHIBIT A

Chapter 9.09

COMPLIANCE WITH U.S. CONTROLLED SUBSTANCES ACT

Sections

9.09.010	Purpose
9.09.020	Facilities Not in Compliance with U.S. Controlled Substances Act Prohibited
9.09.030	Violation and Enforcement

9.09.010 Purpose.

It is the purpose of this chapter to preclude and prohibit the opening, establishment, maintenance or operation of facilities that do not comply with the U.S. Controlled Substances Act, 21 U.S.C. § 801 et seq.

9.09.020 Facilities Not in Compliance with U.S. Controlled Substances Act Prohibited.

The establishment, maintenance, or operation by a person, business or other entity of a facility within the City that is not in compliance with the U.S. Controlled Substances Act is prohibited and is declared to be a public nuisance. The City may abate any nuisance under this Chapter either pursuant to Chapter 8.04 of the Gladstone Municipal Code, or it may pursue any other available remedies including but not limited to an action seeking declaratory relief and/or injunctive relief.

9.09.030 Violation and Enforcement

The establishment, maintenance or operation of a facility by a person, business or other entity within the City in violation of the requirements of this Chapter or any other applicable provisions of the Gladstone Municipal Code shall be subject to any and all enforcement remedies available to the City under law and/or the Gladstone Municipal Code including but not limited to enforcement pursuant to FMC Chapter 8.04 and/or pursuit of an appropriate action in a court of competent jurisdiction.

ORDINANCE NO. 1446

Exhibit B

(additions in *italics*, deletions in ~~strikethrough~~)

Chapter 5.05

Business Licenses

5.04.070 Procedures.

- (1) An application for a license or exemption required under this chapter will be made to the City Recorder on forms that the City Recorder maintains.
- (2) Any new business that desires to conduct business within the city, or believes it is entitled to an exemption, must apply at any time during the calendar year and prior to beginning operations. A license fee may be prorated as provided in Section 5.04.040(3). Any existing business must reapply annually to renew its license or exemption, as applicable.
- (3) The police chief, fire chief and their designees *may* ~~will~~ investigate and examine all places of business licensed or subject to license under this chapter at any and all reasonable times in order to determine whether the place of business is safe, sanitary and suitable for the business so licensed or for which application for a license is made.
- (4) If such officers or their agents determine that any such place of business is dangerous to public health, safety, welfare or is likely to become, or is at that time a menace or public nuisance, they will submit to the City Administrator a report detailing that determination and the reasons for it.
- (5) The City Administrator will review the report and either:
 - (a) Recommend the City Recorder issue a license; or
 - (b) Deny the business license or revoke it in the case of a previously issued license.
 - (c) In making his or her decision the City Administrator may request additional evidence and testimony from the applicant, city officials and any other individual who the City Administrator reasonably believes may assist with the decision.
- (6) If the City Administrator believes that substantial evidence supports the official's report that the business is a danger to public health, safety, welfare or is likely to become or is at that time a menace or public nuisance, the City Administrator will deny or revoke the license, as appropriate, and will notify the applicant in writing of the decision. If a license is denied or revoked, the business must immediately cease all operations within the city.

The applicant may appeal the City Administrator's denial or revocation to the municipal court. Any appeal must be filed within 10 days of the date of the administrator's written decision.

The court will hear any appeal on the record and will uphold the City Administrator's decision if substantial evidence supports it.

(7) The City Recorder will issue or renew a license or an exemption, as applicable, only if:

(a) The City Administrator did not receive a report as described in Section 5.04.070(4); or

(b) The City Administrator pursuant to Section 5.04.070(5)(a) recommends that the City Recorder issue the license; and

(c) The business to be licensed or any person associated with the business does not owe the city any monies, including, but not limited to, unpaid utility bills, fines, etc.; and

(d) The appropriate license fee due under this chapter is paid; and

(e) *The business to be licensed is in compliance with Chapter 9.09.*

(8) A person may request a transfer of a business license on forms that the City Recorder maintains. The council may establish a fee associated with such transfer

WORK SESSION



Gladstone Municipal Code

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[Title 17 ZONING AND DEVELOPMENT](#)
[DIVISION II ZONING DISTRICTS](#)

Chapter 17.18 C-2—COMMUNITY COMMERCIAL DISTRICT

17.18.010 Purpose.

The purpose of a C-2 district is to implement the comprehensive plan and to provide for the establishment of a community shopping center serving most of the occasional retail and specialty shopping needs of area residents and thus service a much larger area and a much larger population than is served by the C-1, local commercial district.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2, 1990.

17.18.020 Uses allowed outright.

In a C-2 zoning district, the following uses and their accessory uses are allowed outright:

- (1) Retail trade establishment, except when listed as a conditional use.
- (2) Business, governmental or professional office.
- (3) Medical clinic.
- (4) Financial institution.
- (5) Personal and business service establishments such as a barber shop, tailoring shop, printing shop, laundry or dry cleaning, sales agency, or photography studio, except as listed as a conditional use.
- (6) Eating or drinking establishment.
- (7) Hotel or motel.
- (8) Small appliance repair including radio, television and electronics repair.
- (9) Community service facility such as a fire station, library, community center, park, utility facility or meeting hall.
- (10) Mixed use development.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2, 1990; Ord. 1289 § 1, 2000; Ord. 1323 §1, 2002.

17.18.030 Residential accessory uses.

Accessory uses allowed in a residential zoning district shall be allowed in connection with single-family, two-family and multi-family dwellings in this zoning district. Such accessory use shall comply with the standards applicable to accessory uses allowed in the R-5 zoning district.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2, 1990; Ord. 1323 §1, 2002.

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17.18.040 Conditional uses allowed.

In a C-2 zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

- (1) Automobile service station.
- (2) Dwelling subject to GMC Subsections 17.12.050 (1) through (5) except that the minimum lot area for a two-family dwelling shall be five thousand square feet.
- (3) Funeral home.
- (4) Small scale amusement or recreational facility such as a billiard or pool hall.
- (5) School and associated buildings, structures and facilities.
- (6) A use listed as a permitted outright use but not meeting the limitations of GMC Section 17.18.050 (limitations on use).
- (7) Planned unit development (PUD).
- (8) Foster homes.
- (9) Day care center.
- (10) Recreation vehicle park, subject to GMC Section 17.62.100 (recreation vehicle park).
- (11) Business activities conducted in conjunction with a use allowed outright under GMC Section 17.18.020 (uses allowed outright), not conducted wholly within an enclosed building and not specifically provided for under GMC Subsections 17.18.050(1) through (3).
- (12) Uses operating between 12:00 a.m. and 5:00 a.m.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (Part), 1990; Ord. 1198 §1(C), 1994; Ord. 1289 §1, 2000; Ord. 1323 §1, 2002; Ord. 1341, 2003.

17.18.050 Limitations on use.

All business activities, including service, repair, processing, storage and merchandise display shall be conducted wholly within an enclosed building except for the following:

- (1) Drive-through windows accessory to a use allowed outright;
- (2) Outdoor play areas accessory to a community service facility;
- (3) Display of merchandise along the outside of the walls of a building provided such display does not extend more than three feet (3') from the walls and does not obstruct required pedestrian or bicycle access, emergency access or off-street parking areas; and
- (4) Activities approved in conjunction with a conditional use allowed under GMC Section 17.18.040 (conditional uses allowed).
- (5) The following limitations apply to developments along Portland Avenue:
 - (a) All development shall provide ground floor windows along Portland Avenue. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances or display windows. Required windows may have a sill no more than 4 feet above grade. Where interior floor levels prohibit such placement, the sill may be raised to allow it to be no more than 2 feet above the finished floor level, up to a maximum sill height of 6 feet above grade.

(b) All buildings shall have their primary entrances face Portland Avenue. Primary entrance is defined as the principal entry through which people enter the building. A building may have more than one primary entry, as defined in the Uniform Building Code.

(6) The use of Portable Storage Containers as defined in Chapter 5.22.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (Part), 1990; Ord. 1323 §1, 2002; Ord. 1392 §6, 2008, Ord. 1404, 2008.

17.18.060 Dimensional standards.

Except as provided in GMC Chapter 17.38 (planned unit development), Chapter 17.72 (variances), and Chapter 17.76 (exceptions), the following dimensional standards shall apply in a C-2 zoning district:

(1) Setbacks. There shall be no minimum setback requirements, except a maximum setback of five feet (5') shall be maintained along Portland Avenue frontages.

(2) Off-Street Parking. The boundary of any area developed or intended for off-street parking shall be located a minimum of five feet (5') from all property lines. An exception to the minimum setback standard for off-street parking shall be made for existing parking when the use complies with GMC Section 17.18.070 (off-street parking standards).

(3) Building Height. The maximum building height shall be thirty-five feet (35'). This restriction may be varied as follows:

(a) Maximum building height may be increased by one (1) story if the building is provided with an approved automatic sprinkler system throughout as provided in Section 506 of the Oregon Structural Specialty Code or its successor;

(b) Vertical projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles and similar objects not used for human occupancy are exempt from the maximum building height standard;

(c) Maximum building height may be increased if the city fire department reports that it possesses sufficient fire-fighting capability to provide emergency response to a structure of the height proposed.

(4) Equipment Setbacks. There shall be no minimum setback requirements for central air conditioners, heat pumps and similar equipment except when a lot line abuts a residential zoning district, in which case the minimum setback requirement from the lot line abutting the residential zoning district shall be ten feet (10').

(5) Density. Residential density shall not exceed that allowed in the R-5 zoning district.

(6) Hotels and Motels:

(a) The minimum lot area shall be five hundred (500) square feet per dwelling unit;

(b) The minimum frontage shall be one hundred feet (100').

(7) Fences and Walls. The following standards shall apply to fences and walls of all types whether open, solid, wood, metal, masonry or other material.

(a) When located between the front lot line and the front building line, fences and walls shall not exceed three feet (3') in height.

(b) Fences and walls not subject to Subsection (7)(a) of this Section shall not exceed six feet (6') in height.

(c) An exception may be granted to the maximum fence or wall height standards pursuant to review of an application for conditional use; alteration, expansion or change of use of a nonconforming use; or design review and when an exception is found necessary to provide adequate screening for the use.

(d) Fences and walls shall comply with GMC Chapter 17.54 (clear vision).

Statutory Reference: ORS Ch. 197, Ch. 227

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History: Ord. 1131 §2 (Part), 1990; Ord.1140 §1, 1991; Ord. 1323 §1, 2002, Ord. 1404, 2008.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.18.070 Off-street parking standards.

(1) Where one commercial use allowed outright is substituted for another in an existing building and the building is not expanded by more than ten percent (10%) of the floor area used for commercial purposes on January 1, 1980, no more off-street parking shall be required than was possessed by the previous commercial use. Where successive expansions of a building are proposed, the total area of all expansions shall not exceed the ten-percent (10%) standard.

(2) When an existing residence in the C-2 zoning district along Portland Avenue is converted to commercial or mixed use development, additional off-street parking shall not be required, subject to the following standards:

(a) The new commercial use shall not exceed a "B" occupancy rating as described in the Oregon Structural Specialty Code or its successor and shall be identified in GMC Section 17.18.020 (2), (5) or (8);

(b) Signs shall be on-building and indirectly illuminated;

(c) The use shall generate low traffic volumes and require minimal off-street parking; and

(d) Structures and landscaping shall retain a residential appearance.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (Part), 1990; Ord. 1323 §1, 2002.

17.18.080 Exceptions in case of large scale development.

The standards and requirements of the regulations of this section may be modified by the Planning Commission in the case of a plan and program for a planned unit development, or a large scale shopping center, providing the modifications are not detrimental to the public health, safety and welfare and providing the Planning Commission determines there is provision for adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the developed tract and its relation to adjacent areas and for such covenants or other legal provisions as will assure conformity to and achievement of the plan.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (Part), 1990.

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[Title 17 ZONING AND DEVELOPMENT](#)
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Chapter 17.20 C-3—GENERAL COMMERCIAL DISTRICT

17.20.010 Purpose.

The purpose of a C-3 district is to implement the comprehensive plan and to provide for general types of business and service establishments which would not likely be compatible with the uses permitted in C-1 and C-2, local and community commercial districts, and which would likely be detrimental to the adjoining residential areas unless effectively controlled.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2, 1990.

17.20.020 Uses allowed outright.

In a C-3 zoning district, the following uses and their accessory uses are allowed outright. Outside or open storage shall be an allowed accessory use.

- (1) Automobile service station, car wash or repair garage, body and fender paint shop, sales of new and used vehicles.
- (2) Business, governmental or professional office.
- (3) Community service facility such as a fire station, library, community center, park, utility facility, meeting hall or transit facility.
- (4) Eating or drinking establishment.
- (5) Financial institutions.
- (6) Funeral home.
- (7) Hotel or motel.
- (8) Medical clinic.
- (9) Personal and business service establishment such as a barber shop, tailoring shop, printing shop, laundry and dry cleaning, sales agency or photography studio.
- (10) Recreation vehicles sales, services, rental.
- (11) Recycling center.
- (12) Retail trade.
- (13) Roller rink, bowling alley, motion picture theater or similar extensive commercial amusement or recreational facility.
- (14) School and associated buildings, structures and facilities.
- (15) Small appliance repair including radio, television and electronics repair.
- (16) Small parts wholesaling or retailing.
- (17) Veterinary clinic or small animal hospital, but not including a kennel or a cattery.

Statutory Reference: ORS Ch. 197, Ch. 227

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History: Ord. 1131 §2, 1990; Ord. 1270 §1, 1998; Ord. 1323 §1, 2002.

17.20.030 Residential accessory uses.

(1) Accessory uses allowed in a residential zoning district shall be allowed in connection with single-family, two-family and multi-family dwellings in this zoning district.

(2) Such accessory uses shall comply with the standards applicable to accessory uses allowed in the MR zoning district.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (Part), 1990; Ord. 1323 §1, 2002.

17.20.040 Conditional uses allowed.

In a C-3 zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

(1) Planned unit development (PUD).

(2) Wholesale distribution outlet, including warehousing.

(3) Dwellings, subject to GMC Subsections 17.14.050(1) through (5).

(4) Foster homes.

(5) Day care center.

(6) Off-street parking and storage of truck tractors and/or semi-trailers, subject to GMC Chapter 17.48 (off-street parking and loading) and Section 17.62.120 (off-street parking and storage of truck tractors and / or trailers).

(7) Light manufacturing as an accessory use to a use allowed outright, subject to GMC Section 17.62.130 (light manufacturing).

(8) Recreation vehicle park, subject to GMC Section 17.62.100 (recreation vehicle park).

(9) Indoor mini-storage.

(10) Uses operating between 12:00 a.m. and 5:00 a.m.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2, 1990; Ord. 1198§1(D), 1994; Ord.1257 §1, 1998; Ord.1289 §1, 2000; Ord. 1291 §1 (Part), 2000; Ord. 1323 §1, 2002; Ord. 1341, 2003.

17.20.045 Screening.

The following screening standards shall apply:

(1) Off-street parking and loading areas and business activities, such as service, repair, processing, storage and merchandise display, that are conducted outside of a wholly enclosed building, shall be screened from abutting properties where such properties are in a residential zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a residential zoning district.

(2) Business activities, such as service, repair, processing, storage and merchandise display, that are

conducted outside of a wholly enclosed building, shall be screened from abutting properties where such properties are in a C-1 or C-2 zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a C-1 or C-2 zoning district.

(3) Storage, with the exception of merchandise display, outside of a wholly enclosed building shall be screened from abutting improved public street rights-of-way. Off-street parking and loading areas for customer vehicles, employee vehicles and vehicles for sale are not required to be screened from improved public street rights-of-way. However, off-street parking and loading areas for other types of vehicle storage (e.g. towed vehicles, recreational vehicles being stored as a service) shall be screened from abutting improved public street rights-of-way.

(4) Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge.

(5) Required screening shall be reviewed pursuant to GMC Chapter 17.80 (design review). When design review is not required, screening shall be reviewed by the City Administrator or designee.

(6) Required screening shall be a minimum of six feet (6') high. With the exception of equipment and vehicles, stored merchandise and materials shall not exceed the height of required screening. Stored equipment and vehicles may exceed the height of the required screening provided such equipment and vehicles are not stacked on top of one another.

(7) Required screening shall be sited so that it does not conflict with GMC Chapter 17.54 (clear vision). In locations where perimeter landscaping adjacent to a street is required as a condition of land use approval, required screening shall be located behind such landscaping.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1270 §2, 1998; Ord. 1323 §1, 2002; Ord. 1323 §1, 2002.

17.20.050 Dimensional standards.

Except as provided in GMC Chapters 17.38 (planned unit development), Chapter 17.72 (variances) and Chapter 17.76 (exceptions), the following dimensional standards shall apply in a C-3 zoning district:

(1) Front Setbacks. There shall be no minimum front setback requirement except when a front lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum front setback shall be twenty feet (20').

(2) Street Side Setbacks. There shall be no minimum street side setback requirement except when a street side lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum street side setback shall be twenty feet (20').

(3) Side and Rear Setbacks. There shall be no minimum side or rear setback requirements.

(4) Off-Street Parking. The boundary of any area developed or intended for off-street parking shall be located a minimum of five feet (5') from all property lines.

(5) Architectural Features. Architectural features such as cornices, eaves, gutters, chimneys and flues may project a maximum of two feet (2') into a required setback area.

(6) Building Height. The maximum building height shall be thirty-five feet (35'). This restriction may be varied as follows:

(a) Maximum building height may be increased by one (1) story if the building is provided with an approved automatic sprinkler system throughout as provided in Section 506 of the Oregon Structural Specialty Code or its successor; vertical projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles and similar objects not used for human occupancy are exempt from the maximum building height standard;

(b) Maximum building height may be increased if the city fire department reports that it possesses sufficient fire-fighting capability to provide emergency response to a structure of the height proposed.

(7) Equipment Setbacks. There shall be no minimum setback requirements for central air conditioners, heat pumps and similar equipment except when a lot line abuts a residential zoning district, in which case the minimum setback requirement from the lot line abutting the residential zoning district shall be ten feet (10').

(8) Hotels and Motels:

(a) The minimum lot area shall be five hundred (500) square feet per dwelling unit;

(b) The minimum frontage shall be one hundred feet (100').

(9) Portable Storage Container Setbacks. When a lot line abuts a residential district, a setback does not apply to Portable Storage Containers as defined in Chapter 5.22.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2, 1990; Ord. 1140§2, 1991; Ord. 1323 §1, 2002; Ord. 1392 § 7, 2007.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.20.060 Exceptions in case of large scale development.

The standards and requirements of the regulations of this section may be modified by the Planning Commission in the case of a plan and program for a planned unit development, or a large scale shopping center, providing the modifications are not detrimental to the public health, safety and welfare and providing the Planning Commission determines there is provision for adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the developed tract and its relation to adjacent areas and for such covenants or other legal provisions as will assure conformity to and achievement of the plan.

Statutory Reference: ORS Ch. 197, Ch. 227

History: Ord. 1131 §2 (Part), 1990. Ord. 1392 § 8, 2007.

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Chapter 17.61 WIRELESS TELECOMMUNICATION FACILITY

Article I. General Provisions

17.61.010 Title.

These regulations shall be known, cited, and referred to as the Wireless Telecommunication Facility Regulations of the City of Gladstone (hereinafter "these regulations").

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998.

17.61.020 Purposes.

The purpose of this section is to establish design and siting standards for telecommunication facilities that:

- (1) Minimize adverse visual effects of towers and ancillary facilities through careful design, siting and screening standards;
- (2) Avoid potential damage to adjacent properties from tower failure and falling ice through structural standards and setback requirements;
- (3) Provide mechanisms for the mitigation of tower proliferation through tower sharing requirements for all new tower applicants and those existing towers that are physically capable of sharing.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998.

17.61.030 Applicability.

These standards shall apply to all new telecommunication facilities and collocated telecommunication facilities and not pre-existing towers or pre-existing antennae.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998.

17.61.040 Authority.

The Planning Commission is vested with the authority to review, approve, conditionally approve, and disapprove applications for wireless communication facilities, including preliminary and final plans.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998.

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17.61.050 Definitions.

The following definitions apply to the regulation of telecommunication facilities:

- (1) Telecommunications Facilities. Facilities designed and used for the purpose of transmitting, receiving, and relaying analog and/or digital radio signals from various wireless communication devices.
- (2) Abandoned Facility. A transmission tower and/or ancillary facilities whose use has been discontinued for a period of at least six (6) months.
- (3) Ancillary Facilities. The structures and equipment required for operation of the telecommunication equipment, including but not limited to antennae, repeaters, equipment housing structure, and ventilation and other mechanical equipment.
- (4) Antenna(e). An electrical conductor or group of electrical conductors that transmit or receive radio waves.
- (5) Attachment. An antenna or other piece of related equipment affixed to a transmission tower.
- (6) Collocated Facility. A new attachment, antenna, or tower placed on existing suitable structures or rebuilt transmission towers or facilities or the addition of new ancillary facilities to an existing transmission tower facility site.
- (7) New Facility. The installation of a new transmission tower. New attachments are not new facilities.
- (8) Pre-existing Towers and Pre-Existing Antennas. Any tower or antenna constructed or approved pursuant to city standards in effect prior to the effective date of this ordinance.
- (9) Service Area. The vicinity around a telecommunications facility site that effectively receives signals from and transmits signals to the facility at the strength of signal required by the Federal Communications Commission.
- (10) Shadow. A geographic area that has less than adequate telecommunication service coverage.
- (11) Tower Footprint. The area described at the base of a transmission tower as the perimeter of the transmission tower including the transmission tower foundation and any attached or overhanging equipment, attachments, or structural members but excluding ancillary facilities and guy wires and anchors.
- (12) Tower Pad. The area that encompasses the tower footprint, ancillary facilities, fencing and screening.
- (13) Tower Height. The vertical distance measured from the highest point on the transmission tower or other structure, including any antennae, to the original grade of the ground directly below this point.
- (14) Transmission Tower. The guyed tower, lattice tower, monopole, or similar structure on which transmitting or receiving antennae are located. For purposes of this chapter, ham radio transmission facilities are considered "aerials" and not "transmission towers."
 - (a) Guyed Tower. A tower which is supported by the use of cables (guy wires) which are permanently anchored.
 - (b) Lattice Tower. A tower characterized by an open framework of lateral cross members which stabilize the tower.
 - (c) Monopole. A single upright pole, engineered to be self supporting and does not require lateral cross supports or guys.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998.

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Article II. Approval Criteria for Collocated Facilities**17.61.060 Site size.**

No minimum lot size shall apply when a telecommunication facility is collocated on an existing building or structure. Telecommunication facilities collocated on existing towers or reconstructed existing towers shall not decrease the setback of the existing tower. For the purposes of this section, an increase in tower circumference to accommodate collocated facilities shall not be deemed to decrease setbacks.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.060(1) during codification.

17.61.070 Suitable facilities for collocation.

(1) Towers or attachments may be placed on existing structures such as athletic field light poles, utility towers and tall buildings provided that the addition of the antenna equipment will not interfere with the normal operation of utilities or existing transmission facilities and the collocated facility complies with the height limit in CMC Section 17.61.080 (height limit).

(2) Existing structures may be replaced or structurally enhanced when necessary to permit collocation as long as the setback of the reconstructed structure is not decreased as described in GMC Section 17.61.060 (site size) and as long as the height of the reconstructed facility complies with the height limit contained in GMC Section 17.61.080 (height limit) as applied to the existing structure prior to replacement or reconstruction.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.060(2) during codification.

17.61.080 Height limit.

Collocated facilities are exempt from the height limits of the underlying zoning district, but shall be no more than ten feet (10') taller than the existing telecommunications structure in a residential zone or no more than twenty feet (20') taller than the existing structure in a commercial or industrial zone.

(1) Exception: A collocated facility shall be no taller than the existing facility where the height of the existing facility has previously been increased in excess of the height limit of the underlying zone as a result of approval of a prior collocation application pursuant to this section.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.060(3) during codification.

17.61.090 Visual impact.

(1) All ancillary facilities shall be screened, hidden or disguised.

(2) Antennae shall be screened, hidden or disguised, or shall be painted or colored to blend into the structure or surroundings.

(3) A proposed collocated facility that does not comply with GMC Sections 17.61.100 through 17.61.180 shall be processed as a new facility.

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Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.060(4) during codification.

Article III. Approval Criteria for New Facilities

17.61.100 Setbacks.

A new facility shall be sited on a parcel with setbacks that comply with the following criteria:

(1) Generally. The tower footprint shall be at least twenty-five feet (25') from any property line other than a residential property line. This setback may be reduced if the applicant can demonstrate that:

(a) The shape or configuration of the parcel prevents compliance with the setback standard or that a reduction in setback is necessary to take advantage of screening opportunities (such as tall trees, tree groves, buildings, or other tall elements) not available within the required setback area;

(b) The reduction in setback is the minimum required to best camouflage the facility;

(c) Adequate clearance between the facility and property line can be provided to accommodate landscaping and fencing; and

(d) The reduction in setback will not cause a greater visual impact to adjacent uses.

(2) Sites bordering on residential property. The tower footprint shall be set back at least two-thirds (2/3) the tower height from any residential property line.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.070(1) during codification.

17.61.110 Supplemental separation requirements.

(1) The tower pad shall be sited in a location that permits additional expansion to accommodate future collected ancillary facilities. The tower shall be located centrally on this pad. This standard shall not apply to antennae attached to existing structures or towers located on rooftops.

(2) Separation from pre-existing towers: New towers shall be separated from existing towers by at least the following distances, measured in a straight line from the base of the proposed new tower to the base of any pre-existing tower.

TABLE

	Lattice	Guyed	Monopole 80% in height	Monopole 80% in height
Lattice	5,000	5,000	1,500	750
Guyed	5,000	5,000	1,500	750
Monopole >	1,500	1,500	1,500	750
Monopole <	750	750	750	750

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.070(2) during codification.

17.61.120 Collocation to be explored—Accommodated.

(1) Before an application for a new transmission tower is accepted, applicants shall demonstrate that they have exhausted all practicable collocation options within the proposed service area pursuant to GMC Sections 17.61.100 through 17.61.140, including placement of antennae on existing tall structures and placing multiple antennae or attachments on a single tower.

(2) New towers shall be constructed so as to accommodate future collocation, based on expected demand for transmission towers in the service area. Towers shall be designed so as to accommodate a minimum expansion of three two-way antennae for every forty (40) vertical feet of tower.

(3) Multiple attachments on utility towers. In conformance with the Telecommunications Act of 1996, Section 703, a utility shall provide any telecommunications carrier with nondiscriminatory access to any pole, duct, conduit, or right of way owned or controlled by it, unless there is insufficient capacity or access cannot be granted for reasons of safety, reliability, and general applicable engineering purposes.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.070(3) during codification.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.61.130 Height limit.

New telecommunications facilities shall not exceed the height limits of the underlying zone, unless the applicant demonstrates that:

(1) There is a service area need for the proposed facility at the proposed location.

(2) The increase in height above the maximum allowed height for the zone is the minimum increase necessary to eliminate service shadows.

(3) That providing coverage with telecommunications facilities which comply with the height requirements of the zone would result in an unacceptable proliferation of such facilities. For purposes of this subsection, "unacceptable proliferation" means an increase in the number of transmission towers by a factor of four in order to achieve the same level of adequate service. An increase in the number of transmission towers shall not include facilities or towers that would qualify as collocated facilities.

(4) The negative visual impacts on adjacent properties can be minimized by screening or disguising the facility.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998; Renumbered from 17.61.070(4) during codification.

17.61.140 Visual impact.

The applicant shall demonstrate the telecommunications facility will have the least practicable visual impact on the environment, considering technical, engineering, economic, and other pertinent factors.

(1) The height and mass of the telecommunications facility shall not exceed that essential for its intended use and public safety, as demonstrated in a report prepared by a licensed structural engineer.

(2) Telecommunications facilities two hundred feet (200') or less in height shall be camouflaged to ensure

the facility is visually subordinate to surrounding objects and colors.

(3) Towers more than two hundred feet (200') in height shall be painted in accordance with the Oregon State Aeronautics Division and Federal Aviation Administration. Applicants shall attempt to seek a waiver from OSAD and FAA marking requirements. When a waiver has been granted, towers shall be painted and/or camouflaged in accordance with subsection (2) above.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998. Renumbered from 17.61.070(5) during codification.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.61.150 Accessory uses.

Accessory uses shall include only building facilities that are necessary for transmission function and associated satellite ground stations, and shall not include broadcast studios (except for emergency broadcast), offices, vehicle storage areas, nor other similar uses not necessary for the transmission or relay function. No unenclosed storage of material is allowed.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277§1, 1998. Renumbered from 17.61.070(6) during codification.

17.61.160 Lighting.

No lighting shall be permitted on transmission towers except that required by the Oregon State Aeronautics Division of the FAA. This standard shall not prevent shared use or replacement of an existing light pole. For collocation on existing or replaced light poles, the transmission tower shall have no net increase to the spread, intensity, or direction of the existing light source.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998. Renumbered from 17.61.070(7) during codification.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.61.170 Fences and landscaping.

(1) The tower(s) and ancillary facilities shall be enclosed by a six foot (6') sight obscuring fence meeting the requirements of GMC Chapter 17.80 (design review).

(2) Landscaping shall be placed outside of fences and shall consist of fast growing vegetation placed densely so as to form a solid hedge with a minimum planted height of six feet (6').

(3) For new towers, landscaping and fencing shall be compatible with other nearby landscaping and fencing.

(4) Where antennae or towers and ancillary facilities are to be located on existing buildings or structures and are secure from public access, landscaping and fencing requirements may be waived.

Statutory Reference. ORS Ch. 197 and 227

History: Ord. 1277§1, 1998. Renumbered from 17.61.070(8) during codification.

17.61.180 Signs.

One (1) non-illuminated sign, not to exceed two (2) square feet, shall be provided at the main entrance to the facility stating a contact name and phone number for emergency purposes. Signs shall not be placed on towers or antennae.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 § 1, 1998. Renumbered from 17.61.070(9) during codification.

Article IV. Supplemental Application Requirements

17.61.190 Collocated facilities.

In addition to standard required application material, the applicant shall submit the following information in conjunction with an application for a collocated facility:

- (1) Documentation demonstrating that the collocated facility will comply with non-ionizing electromagnetic radiation (NEIR) emissions standards adopted by the FCC; and
- (2) Documentation addressing the specific criteria for compliance contained in GMC Sections 17.61.100 through 17.61.180.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998. Renumbered from 17.61.080(1) during codification.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.61.200 New facilities.

In addition to standard required application material, the applicant for a new facility shall submit the following information in conjunction with an application for a new facility:

- (1) A site reconnaissance study containing, at a minimum:
 - (a) A vicinity map depicting the proposed extent of the service area;
 - (b) A graphic simulation showing the appearance of the proposed tower and accessory structures from five (5) points within the impacted vicinity. Such points are to be mutually agreed upon by the Planning Director and applicant; and
 - (c) An inventory within the applicant's proposed service area depicting the height and location of non-habitable structures, including poles, towers, and appurtenances that could accommodate collocation of the proposed antennae.
- (2) Evidence demonstrating collocation has been explored and is impractical on existing structures, existing transmission towers, and existing tower facility sites for reasons of safety, available space, or failing to meet service coverage area needs.
- (3) A report containing the following:
 - (a) A description of the proposed tower and reasons for the tower design and height;
 - (b) Documentation to establish the proposed tower has sufficient structural integrity for the proposed uses at the proposed location in conformance with minimum safety requirements as required by the State Structural Specialty Code, latest adopted edition;
 - (c) Ice hazards and mitigation methods which will be employed, including increased setbacks, and/or deicing equipment;

(d) The general capacity of the tower in terms of the number and type of antennae it is designed to accommodate;

(e) Documentation demonstrating compliance with non-ionizing electromagnetic radiation (NIER) emissions standards adopted by the FCC;

(f) A signed agreement stating that the applicant will allow collocation with other users, provided all safety and structural requirements are met. This letter shall also state that any future owners or operators will allow collocation on the tower. This agreement is not necessary if the applicant does not own the facility or structure; however, a consent to allow the owner to grant access to other users for the same structure or facility shall be required;

(g) A soils report if the property contains weak foundation soils or has landslide potential;

(h) Identification of any other antenna sites owned or operated by the applicant in the city.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277§1, 1998. Renumbered from 17.61.080(2) during codification.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

Article V. Abandoned Facilities

17.61.210 Abandoned facilities.

(1) The owner of a telecommunication facilities and attachments shall file annually a declaration with the Planning Director as to the continuing operation of every facility installed subject to these regulations. Failure to do so shall be determined to mean the facility is no longer in use and considered abandoned.

(2) The property owner shall remove abandoned or unused facilities no later than 90 days from date of cessation of operations at the site. Failure to remove an abandoned facility is declared a public nuisance and is subject to the penalties established by GMC Section 8.04.200 (violation-penalty). In addition, in the event a tower or associated facility is not removed within ninety (90) days of the cessation of operations at a site, the facilities may be removed by the city and the costs of removal assessed against the property pursuant to GMC Section 8.04.170 (abatement by city).

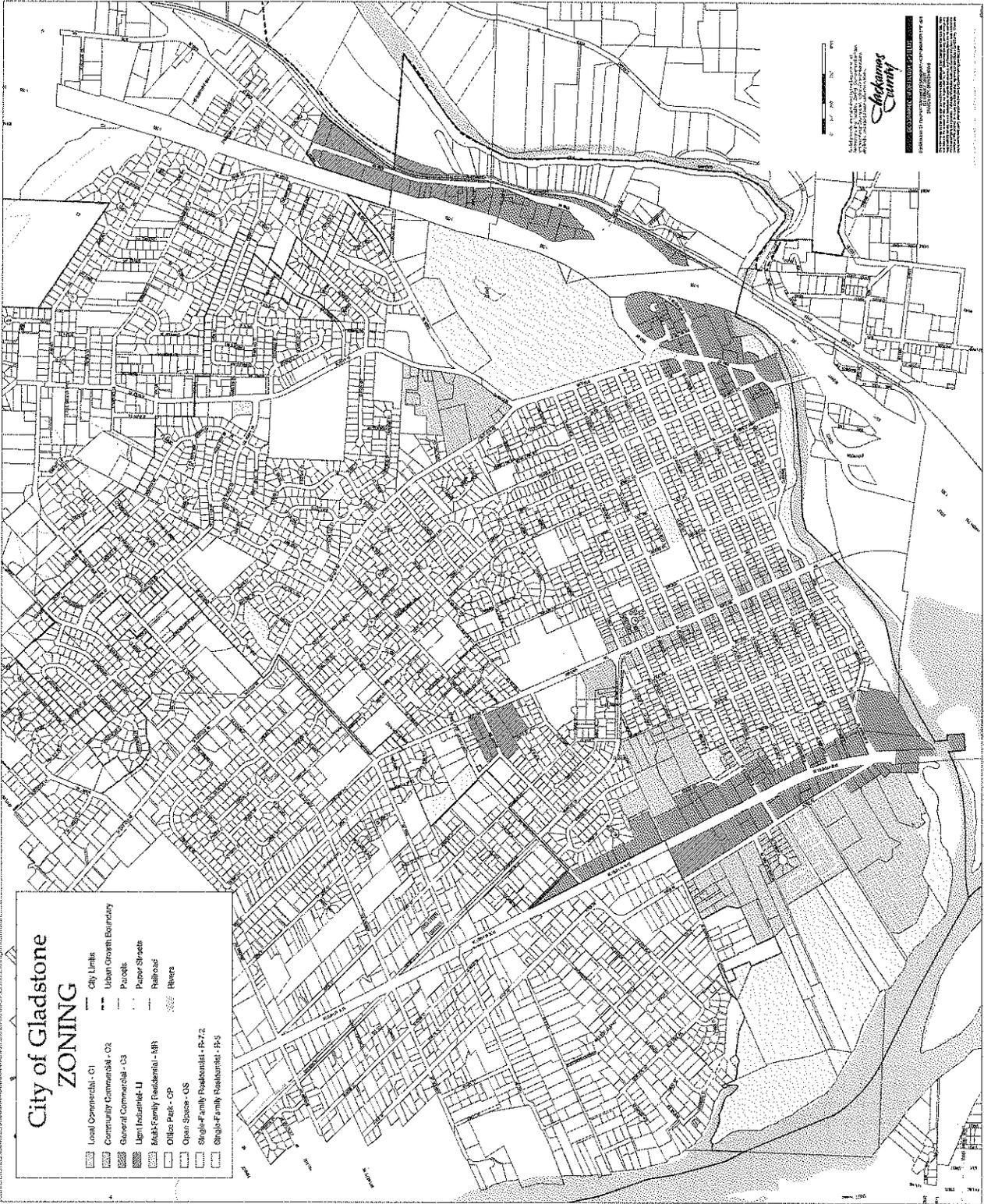
(3) Unused portions of towers above a manufactured connection shall be removed within ninety (90) days of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new wireless facility permit.

Statutory Reference: ORS Ch. 197 and 227

History: Adopted by Ord. 1277 §1, 1998. Renumbered from 17.61.090 during codification.

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SMARTCODE

VERSION 9.2

The term "code" derives from "caudex," which was simultaneously the trunk of a tree and set of laws. It is one of several terms clustering around the idea of power being resident in a sacred tree at the center of a traditional village. A code, then, is etymologically and functionally the trunk around which a settlement arranges itself.

Patrick Pinnell

INTRODUCTION

About the SmartCode

The SmartCode is a form-based code that incorporates Smart Growth and New Urbanism principles. It is a unified development ordinance, addressing development at all scales of design, from regional planning on down to the building signage. It is based on the rural-to-urban transect rather than separated-use zoning, thereby able to integrate a full range of environmental techniques. Because the SmartCode envisions intentional outcomes based on known patterns of urban design, it is a more succinct and efficient document than most conventional codes.

The model SmartCode is freeware, available in an editable format from the websites www.smartcodecentral.org and www.transect.org.

The SmartCode is a model ordinance. It is not persuasive and instructive like a guideline, nor is it intentionally general like a vision statement. It is meant to be law, precise and technical, administered by municipal planning departments and interpreted by elected representatives of local government. The SmartCode is designed to be calibrated to local circumstances, ideally with the participation of the local citizens.

This booklet, *SmartCode Version 9.2*, presents the entire 56-page base code in compact form. Another publication, a printed calibrator's Manual, the *SmartCode Version 9 and Manual*, offers a fully annotated SmartCode Version 9.2, and an extended appendix with sample plans, step-by-step procedures, illustrations, historical commentary, checklists, and resources. In addition, there are numerous supplementary Modules, as listed here in the Table of Contents. The Manual is useful for anyone who is considering calibrating and adopting the SmartCode for a project, city, or region. To date (early 2009), over 100 American municipalities and counties have calibrated the SmartCode, with 25 adoptions and many more in process. These numbers do not include scores of private developments.

The official text of the SmartCode appears in a **sans serif font like this**. The introductory commentary appears in a **serif font like this**. Green text indicates items that should be considered for calibration.

Codes and the SmartCode

Consider the most-loved towns of North America. They were either carefully planned, or they evolved as compact, mixed use places because of their geography and the limits of the transportation and economics of their time. However, over the past sixty years, places have evolved in a completely different pattern. They have spread loosely along highways and haphazardly across the countryside, enabled by the widespread ownership of automobiles, by cheap petroleum and cheap land, and by generalized wealth.

Such patterns are enabled by zoning codes that separate dwellings from workplaces, shops, and schools. These codes include design standards that favor the automobile over the pedestrian, and are unable to resist the homogenizing effects of globalization.

These practices have produced banal housing subdivisions, business parks, strip shopping, big box stores, enormous parking lots, and sadly gutted downtowns. They have caused the proliferation of drive-by eateries and billboards. They have made walking or cycling dangerous or unpleasant. They have made children, the elderly, and the poor utterly dependent on those who can drive, even for ordinary daily needs. They have caused the simultaneous destruction of both towns and open space -- the 20th century phenomenon known as sprawl.

The form of our built environment needs a 21st century correction. But in most places it is actually illegal to build in a traditional neighborhood pattern. The existing codes prevent it. In most places people do not have a choice between sprawl and traditional urbanism. Codes favor sprawl and isolated residential subdivisions. It is not a level playing field.

The SmartCode was created to deal with this problem at the point of decisive impact -- the intersection of law and design. It is a form-based code, meaning it envisions and encourages a certain physical outcome -- the form of the region, community, block, and/or building. Form-based codes are fundamentally different from conventional codes that are based primarily on use and statistics -- none of which envision or require any particular physical outcome.

The SmartCode is a tool that guides the form of the built environment in order to create and protect development patterns that are compact, walkable, and mixed use. These traditional neighborhood patterns tend to be stimulating, safe, and ecologically sustainable. The SmartCode requires a mix of uses within walking distance of dwellings, so residents aren't forced to drive everywhere. It supports a connected network to relieve traffic congestion. At the same time, it preserves open lands, as it operates at the scale of the region as well as the community.

INTRODUCTION

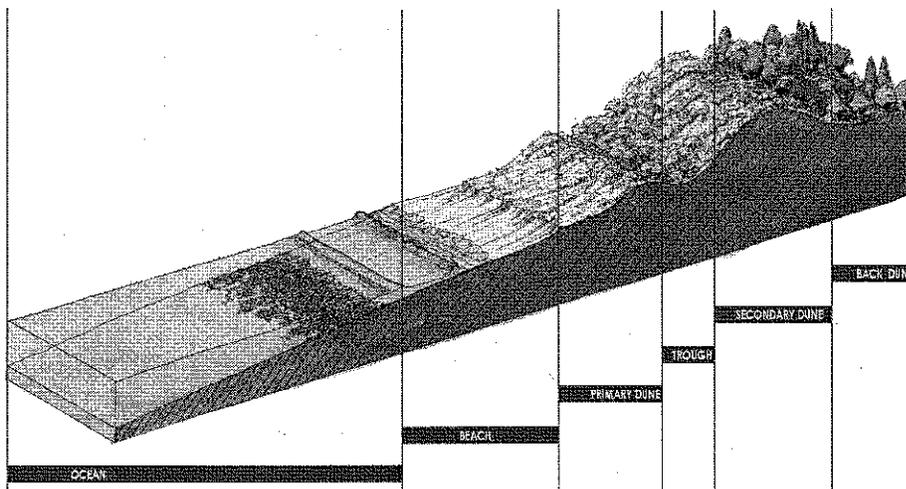
Transect-Based Planning

"A town is saved, not more by the righteous men in it than by the woods and swamps that surround it." -- Henry David Thoreau

The SmartCode is a transect-based code. A transect of nature, first conceived by Alexander Von Humboldt at the close of the 18th century, is a geographical cross-section of a region intended to reveal a sequence of environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. It helps study the many elements that contribute to habitats where certain plants and animals thrive in symbiotic relationship to the minerals and microclimate.

Human beings also thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. Humans need a system that preserves and creates meaningful choices in their habitats. Near the close of the 20th century, New Urbanist designers recognized that sprawl was eradicating the pre-war American transect of the built environment. They began to analyze it and extract its genetic material for replication. In this way, they extended the natural transect to include the built environment, thus establishing the basis for the SmartCode.

The rural-to-urban Transect is divided into six Transect Zones for application on zoning maps. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. SmartCode elements are coordinated by these T-zones at all scales of planning, from the region through the community scale down to the individual lot and building.



A TYPICAL NATURAL TRANSECT

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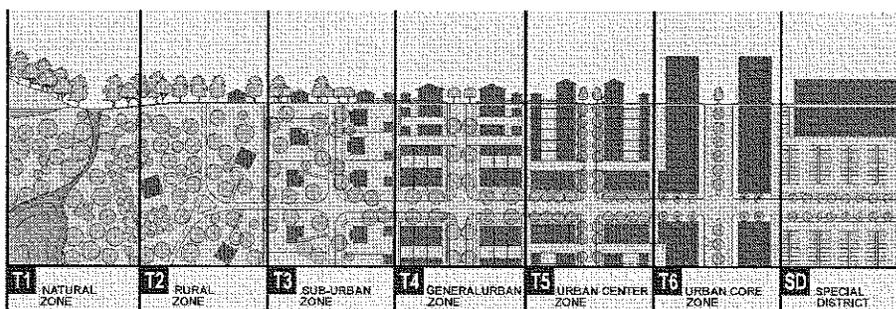
INTRODUCTION

One of the principles of Transect-based planning is that certain forms and elements belong in certain environments. For example, an apartment building belongs in a more urban setting, a ranch house in a more rural setting. Some types of thoroughfares are urban in character, and some are rural. A deep suburban setback destroys the spatial enclosure of an urban street; it is out of context. These distinctions and rules don't limit choices; they expand them. This is the antidote for the one-size-fits-all development of today.

The Transect is evident in two ways. Zones and communities (1) exist as characteristic places on the Transect and (2) they evolve along the Transect over time. As places, the six Transect Zones display identifiable characteristics, based on normative American urban patterns. They also increase in complexity, density and intensity over a period of years, until a "climax condition" is reached. This is a growth process analogous to succession in natural environments.

The best urbanism requires the sequential influence of many participants. A code allows buildings to be designed and built by many hands over years, or even generations. The single designer or committee leads to a lack of robustness, similar to vulnerable monocultures in nature. A parametric and successional code like the SmartCode allows experience to feed back and become integrated -- the fourth dimension of time. Once adopted, it stays in place, allowing urbanism to evolve and mature without losing its necessary foundation of order.

It also ensures that a community will not have to scrutinize all proposed projects, because the intentions of the citizens will have already been determined in the process that leads to the code. The SmartCode is a comprehensive framework for that process.



A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES

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INTRODUCTION

Summary: What the SmartCode Does

- It utilizes a type of zoning category that ranges systematically from the wilderness to the urban core.
- It enables and qualifies Smart Growth community patterns that include Clustered Land Development (CLD), Traditional Neighborhood Development (TNDSM), Regional Center Development (RCD), and Transit-Oriented Development (TOD).
- It integrates the scale of planning concern from the regional through the community scale, on down to the individual lot and, if desired, its architectural elements.
- It integrates the design process across professional disciplines.
- It integrates methods of environmental protection, open space conservation and water quality control.
- It integrates subdivision, public works and Transfer of Development Rights (TDR) standards.
- It provides a set of zoning categories common to new communities and to the infill of existing urbanized areas.
- It is compatible with architectural, environmental, signage, lighting, hazard mitigation, and visitability standards.
- It establishes parity of process for existing and new urban areas.
- It integrates protocols for the preparation and processing of plans.
- It encourages the efficiency of administrative approvals when appropriate, rather than decision by public hearing.
- It encourages specific outcomes through incentives, rather than through prohibitions.
- It specifies standards parametrically (by range) in order to minimize the need for variances.
- It generally increases the range of the options over those allowed by conventional zoning codes.

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Outline of the SmartCode

	ARTICLE 2 REGIONAL SCALE PLANS	ARTICLE 3 & ARTICLE 4 COMMUNITY SCALE PLANS	ARTICLE 5 BUILDING SCALE PLANS
	A. Regional Sector	B. Community Unit	C. Transect Zones
Open Lands	01 Preserved Open Sector	None	T1 Natural Zone
	02 Reserved Open Sector	None	T2 Rural Zone
New Development	G1 Restricted Growth Sector	GLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone
	G2 Controlled Growth Sector	GLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone
		TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone
	G3 Intended Growth Sector	TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone
		RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone T6 Urban Core Zone
		INFILL TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone
Existing Development	G4 Infill Growth Sector	INFILL RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone T6 Urban Core Zone
			CB Civic Building CS Civic Space
Other		SD Special Districts	

Standards

Building Disposition
Building Configuration
Building Function
Density Calculations
Parking Standards
Landscape Standards
Signage Standards
Supplementary Modules

INTRODUCTION

The Structure of the SmartCode

Article 1 contains the general instructions pertaining to all other Articles.

Article 2 prescribes how Regional Plans designate the Open Sectors intended for open lands and the Growth Sectors intended for development and redevelopment. It also prescribes what Community Unit types belong in each Sector.

Article 3 prescribes the requirements for New Communities, including the Transect Zones that make up each type.

Article 4 prescribes the Infill requirements for areas already urbanized.

Article 5 prescribes lot and building standards within each Transect Zone.

Article 6 contains diagrams and tables supporting the other Articles.

Article 7 contains terms and definitions supporting the other Articles.

The SmartCode is a unified planning ordinance that applies to three scales of land use. The three patterns are in a nesting relationship.

- A. Regional Sectors** contain designated types of Communities (Article 2).
- B. Community Units** contain designated ratios of Transect Zones (Articles 3 and 4).
- C. Transect Zones** contain the building elements appropriate to them (Articles 5 and 6).

A. Regional Scale:

“Sector” is a neutral term for a geographic area. In the SmartCode, six Sectors establish the locations where certain patterns of development are allowed. This system addresses preservation and development at the Regional scale. The Sectors are assigned as follows:

- **O-1 Preserved Open Sector** and **O-2 Reserved Open Sector** for protection of open lands
- **G-1 Restricted Growth Sector**, **G-2 Controlled Growth Sector**, and **G-3 Intended Growth Sector** for New Communities
- **G-4 Infill Growth Sector** for managed growth of existing urbanized areas.

B. Community Scale:

The Regional Sectors each contain one or more of the three basic Community Unit types (CLD, TND, RCD).

- **CLD - Clustered Land Development** (Hamlet, settlement, cluster) permitted in Growth Sectors G1, G2
- **TND - Traditional Neighborhood Development** (Village, neighborhood) – permitted in Growth Sectors G2, G3, G4
- **RCD - Regional Center Development** (Regional Center, town center, downtown) – permitted in Growth Sectors G3, G4

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INTRODUCTION

C. Transect Zones:

The Transect, as a framework, identifies a range of habitats from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories. These categories include standards that encourage diversity similar to that of organically evolved settlements. The standards overlap (they are parametric), reflecting the successional ecotones of natural and human communities. The Transect thereby integrates environmental and zoning methodologies, enabling environmentalists to assess the design of social habitats and urbanists to support the viability of natural ones.

- **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.
- **T-2 Rural Zone** consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.
- **T-3 Sub-Urban Zone** consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
- **T-4 General Urban Zone** consists of a mixed use but primarily 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 define medium-sized blocks.
- **T-5 Urban Center Zone** consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- **T-6 Urban Core Zone** consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the wide sidewalks. Typically only large towns and cities have an Urban Core Zone.
- **Civic Zone** consists of Civic Buildings and/or Civic Spaces appropriate to their Transect Zones.
- **Special Districts** consist of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the six normative Transect Zones.

INTRODUCTION

Adjusting the Structure of the SmartCode

To create SmartCodes for different purposes, certain Articles may be discarded and the code reassembled.

- All codes will require the inclusion of **Article 1 General To All Plans, Article 6 Standards & Tables** and **Article 7 Definitions of Terms**.
- If a Regional Plan has already been prepared, or if the code will be used entirely for Infill situations, **Article 2 Regional Scale Plans** may be eliminated.
- If a Community Scale plan has already been prepared, or if there is no prospect of greenfield development, **Article 3 New Community Scale Plans** may be adjusted or eliminated. (Note: Article 4 depends on Article 3 for larger Infill parcels.)
- If an Infill Community Plan already has been prepared or if there is no prospect of Infill development, **Article 4 Infill Community Scale Plans** may be eliminated.
- If and when all plans have been prepared, **Article 5 Building Scale Plans** becomes the de facto code for builders and architects. This Article may be used by developers as the guidelines for their private property owners association.
- A calibrated SmartCode for a municipality should include some Thoroughfare standards and large-site provisions even if Article 3 and/or Article 4 are not used. Portions of Section 3.7 and Article 4 may be incorporated into Article 5 or a new Article created for **Thoroughfare Standards** or **Public Space Standards**.
- In **Article 6**, tables may be individually dropped or modified as necessary.
- In **Article 7**, definitions that do not apply should be deleted, and any necessary new ones added.
- **Modules** and their associated definitions may be added as needed.

Responsibilities for Implementation

The SmartCode requires the preparation of plans that allocate the Sectors, lay out the Communities, and show lot and building placement.

- **Article 2 - Regional Plans** shall be prepared by or on behalf of the Municipal Planning Department.
- **Article 3 - New Community Plans** shall be prepared on behalf of the land owner, the developer, or the Municipal Planning Department.
- **Article 4 - Infill Community Plans** shall be prepared by or on behalf of the Municipal Planning Department.
- **Article 5 - Building Scale Plans** shall be prepared on behalf of a builder or the property owner.
- The Planning Office may include a Development and Design Center (DDC). A DDC may be assigned to advise on the use of the SmartCode and to aid in the design of the Communities and buildings based on it.

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INTRODUCTION

Calibrating the SmartCode

- The model code in this booklet must be calibrated for local character and metrics. SmartCode calibration should be done in the context of a public charrette with the advice of urban designers, architects, landscape architects, planners, civil engineers and land use attorneys familiar with the SmartCode.
- For free electronic editable files and PDFs of the model SmartCode v9.0 and v9.2, Supplementary SmartCode Modules, case studies, workshop opportunities, and consultant services, please visit www.SmartCodeCentral.org and www.Transect.org.
- A fully illustrated and annotated 250-page calibrator's manual is available for purchase. To order *SmartCode Version 9 and Manual* contact New Urban News Publications at 607-275-3087 or mail@newurbannews.com, or visit www.newurbannews.com.

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1.1 AUTHORITY

- 1.1.1 The action of the Municipality, State in the adoption of this Code is authorized under the Charter of the Municipality, Section X and Local and State 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 the Local Land Development Statutes.
- 1.1.3 This Code was adopted to promote the health, safety and general welfare of the _____ of _____, State 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.

1.2 APPLICABILITY

- 1.2.1 Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1.2.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health and Safety Codes.
- 1.2.3 The existing _____ of _____, State Zoning Ordinances and the _____ of _____, State 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.
- 1.2.4 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.
- 1.2.5 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.
- 1.2.6 Where in conflict, numerical metrics shall take precedence over graphic metrics.

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 coastlines.
- 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.

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 a member from each regulatory agency having jurisdiction over the permitting of a project, a representative of the Development and Design Center, and the town architect, 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, and Article 5 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 Warrants, or only Warrants, 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 Legislative Body.
- 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 Board of Zoning Adjustment 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 WARRANTS AND VARIANCES

- 1.5.1 There shall be two types of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the CRC.
- 1.5.2 A Warrant 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 Warrant pursuant to regulations established by the CRC.
- 1.5.3 A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only in accordance with _____ Statutes, _____, as amended.
- 1.5.4 The request for a Warrant 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 Warrants 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. (See Table 10.)

1.6 SUCCESSION

- 1.6.1 Twenty years after the approval of a Regulating Plan, each Transect Zone, except the T1 Natural and T2 Rural Zones, shall be automatically rezoned to the successional (next higher) Transect Zone, unless denied in public hearing by the Legislative Body.

AVAILABLE MODULES FOR ARTICLE 1

AFFORDABLE HOUSING INCENTIVES
AFFORDABLE HOUSING POLICY
COMPREHENSIVE PLANNING
HAZARD MITIGATION STANDARDS
INCENTIVES

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 et seq. 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 areas. Growth areas 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, the Controlled Growth Sector, or the Intended Growth Sector 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)
- 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
 - c. Open Space to be acquired
 - d. Corridors to be acquired
 - e. buffers to be acquired
 - f. legacy woodland
 - g. legacy farmland
 - 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 Controlled Growth Sector and the Intended Growth Sector. 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 (For HAZARD MITIGATION STANDARDS)

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.
- 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.
- 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.

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.

AVAILABLE MODULES FOR ARTICLE 2

- COMPREHENSIVE PLANNING
- HAZARD MITIGATION STANDARDS
- PLACE TYPES TRANSLATION
- RESIDENTIAL MARKETS
- RETAIL MARKETS
- RIPARIAN AND WETLAND BUFFERS
- SUSTAINABLE URBANISM
 - FOOD PRODUCTION
 - SOLAR ENERGY
 - TREE CANOPY COVER
 - VEHICLE MILES TRAVELED
 - WIND POWER

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 an owner 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 Warrants 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 Table 15 and Section 5.1.3a.

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 Warrant 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 30 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 50% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 Rural 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 80 acres 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-4 General Urban Zone, a minimum Residential mix of three 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 Warrant 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 for Civic Zones shall be determined by Warrant. Civic parking lots may remain unpaved if graded, compacted and landscaped.

3.5.2 CIVIC ZONES SPECIFIC TO T1 & T2 ZONES

- a. Civic Buildings and Civic Spaces within T1 Natural and T2 Rural Zones shall be permitted only by Variance.

3.5.3 CIVIC SPACE (CS) SPECIFIC TO T3-T6 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 Warrant, 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 enfronting a Thoroughfare, except for playgrounds.
- g. Civic Spaces may be permitted within Special Districts by Warrant.
- h. Parks may be permitted in Transect Zones T4, T5 and T6 by Warrant.

3.5.4 CIVIC BUILDINGS (CB) SPECIFIC TO T3-T6 ZONES

- a. The owner shall 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 shall 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 shall 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 Warrant.
- g. Civic Buildings may be permitted within Special Districts by Warrant.

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 and T2) 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 (T3 through T6) 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 Warrant.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cui-de-sacs shall be subject to approval by Warrant 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 Warrant 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 Warrant.
- j. The standards for Thoroughfares within Special Districts shall be determined by Variance.

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 Sharrows. 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**

- i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, 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 and Table 6. The spacing may be adjusted by Warrant 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. Lawn shall be permitted only by Warrant.

c. SPECIFIC TO ZONE T4, T5, T6

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

d. SPECIFIC TO ZONE T4

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

e. SPECIFIC TO ZONES T5, T6

- i. 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.
- ii. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.

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:
- For Lodging: 2 bedrooms for each unit of Net Site Area Density.
 - For Office or Retail: 1000 square feet for each unit of Net Site Area Density.
 - The number of units exchanged shall be subject to approval by Warrant.
- 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 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 Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
 - 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 specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d)
 - 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..
 - 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.
 - 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.
 - 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.
 - A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
 - 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.

AVAILABLE MODULES FOR ARTICLE 3

- AFFORDABLE HOUSING POLICY
- AGRICULTURAL URBANISM
- CYCLING STANDARDS
- GENERATIVE CODING
- HAZARD MITIGATION STANDARDS
- LIGHT IMPRINT MATRIX
- LIGHTING DESIGN
- NATURAL DRAINAGE STANDARDS
- PLACE TYPES TRANSLATION
- RESIDENTIAL MARKETS
- RETAIL MARKETS
- RIPARIAN AND WETLAND BUFFERS
- SUSTAINABLE URBANISM
 - BUILDING ORIENTATION
 - COMPOSTING & RECYCLING
 - FOOD PRODUCTION
 - PUBLIC DARKNESS
 - SHADING OF GLAZING
 - SOLAR ENERGY
 - STORMWATER MANAGEMENT
 - SURFACE TO VOLUME RATIO
 - TREE CANOPY COVER
 - VEHICLE MILES TRAVELED
 - WIND POWER
 - ZERO NET ENERGY BUILDINGS
- THOROUGHFARE ASSEMBLIES

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, Table 4B, and Table 4C)
 - d. any Special Districts (Section 4.5)
 - e. any Special Requirements (Section 4.7)
 - f. a record of any Warrants 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 Warrant.
- 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 Warrant 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 for Civic Zones shall be determined by Warrant.
- 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.
- 4.4.3 **CIVIC BUILDING ZONES (CB)**
- a. Civic Buildings shall be permitted by Variance in any Transect Zone or by Warrant 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 Warrant.
- 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 and when renovated may meet the standards of the code under which they were originally permitted.
- 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 Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall 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 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.

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- 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.

AVAILABLE MODULES FOR ARTICLE 4

AFFORDABLE HOUSING POLICY
AGRICULTURAL URBANISM
CYCLING STANDARDS
GENERATIVE CODING
HAZARD MITIGATION STANDARDS
LIGHT IMPRINT MATRIX
LIGHTING DESIGN
NATURAL DRAINAGE STANDARDS
PLACE TYPES TRANSLATION
RESIDENTIAL MARKETS
RETAIL MARKETS
RIPARIAN AND WETLAND BUFFERS
SUBURBAN RETROFIT
SUSTAINABLE URBANISM
 BUILDING ORIENTATION
 COMPOSTING & RECYCLING
 FOOD PRODUCTION
 PUBLIC DARKNESS
 SHADING OF GLAZING
 SOLAR ENERGY
 STORMWATER MANAGEMENT
 SURFACE TO VOLUME RATIO
 TREE CANOPY COVER
 VEHICLE MILES TRAVELED
 WIND POWER
 ZERO NET ENERGY BUILDINGS
THOROUGHFARE ASSEMBLIES

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 and when renovated may meet the standards of the code under which they were originally permitted.
- 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 Warrants 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. 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 for Civic Zones shall be determined by Warrant.

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 Warrant.

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 ZONE T2**

- a. Building Disposition shall be determined by Warrant.

5.6.2 SPECIFIC TO ZONES T3, T4, T5, T6

- 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 Warrant.
- 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 ten percent, relief from front Setback requirements is available by Warrant.

5.6.3 SPECIFIC TO ZONE T6

- 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**

- 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.

- 5.7.2 **SPECIFIC TO ZONES T2, T3, T4, T5**
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.
- 5.7.4 **SPECIFIC TO ZONE T4**
a. Balconies, open porches and bay windows may Encroach the first Layer 50% of its depth. (Table 17d)
- 5.7.5 **SPECIFIC TO ZONES T5, T6**
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 Warrant.
e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
f. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. 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**
a. Buildings in each Transect Zone shall conform to the Functions on Table 10, Table 12 and Table 14l. Functions that do not conform shall require approval by Warrant or Variance as specified on Table 12.
- 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**
a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 10.
- 5.8.4 **SPECIFIC TO ZONES T5, T6**
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**
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**

- a. Parking 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 Warrant, 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 unpaved parking areas may be located at the first Lot Layer. (Table 17d)
- b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer by Warrant.

5.10.3 SPECIFIC TO ZONES T3, T4

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

5.10.4 SPECIFIC TO ZONE T4

- a. All parking areas and garages shall be located at the second or third Layer. (Table 17d)

5.10.5 SPECIFIC TO ZONES T5, T6

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Layer. (Table 17d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 3B.f)
- c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- e. 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**

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14f.

5.11.2 SPECIFIC TO ZONES T2, T3, T4

- a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.2 and Section 5.10.3. (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 Warrant.

5.11.4 SPECIFIC TO ZONE T4

- 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 shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 6.
- c. Lawn shall be permitted By Right.

5.11.5 SPECIFIC TO ZONES T5, T6

- 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.

5.12 SIGNAGE STANDARDS**5.12.1 GENERAL TO ZONES T2, T3, T4, T5, T6**

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

5.12.2 SPECIFIC TO ZONES T2, T3

- a. Signage shall not be illuminated.

5.12.3 SPECIFIC TO ZONES T4, T5, T6

- a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.

5.12.4 SPECIFIC TO ZONES T2, T3, T4

- a. One blade 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.

5.12.5 SPECIFIC TO ZONES T5, T6

- a. Blade 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.

AVAILABLE MODULES FOR ARTICLE 5

- ARCHITECTURAL STANDARDS
- CYCLING STANDARDS
- GENERATIVE CODING
- HAZARD MITIGATION STANDARDS
- LIGHTING DESIGN
- NATURAL DRAINAGE STANDARDS
- NOISE LEVELS
- RESIDENTIAL MARKETS
- RETAIL MARKETS
- RIPARIAN AND WETLAND BUFFERS
- SUBURBAN RETROFIT
- SUSTAINABLE URBANISM
 - BUILDING ORIENTATION
 - COMPOSTING & RECYCLING
 - FOOD PRODUCTION
 - SHADING OF GLAZING
 - SOLAR ENERGY
 - STORMWATER MANAGEMENT
 - SURFACE TO VOLUME RATIO
 - WIND POWER
 - ZERO NET ENERGY BUILDINGS
- VISITABILITY STANDARDS

TABLE 1: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone.

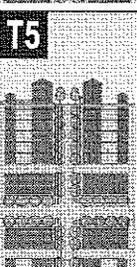
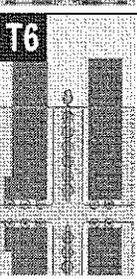
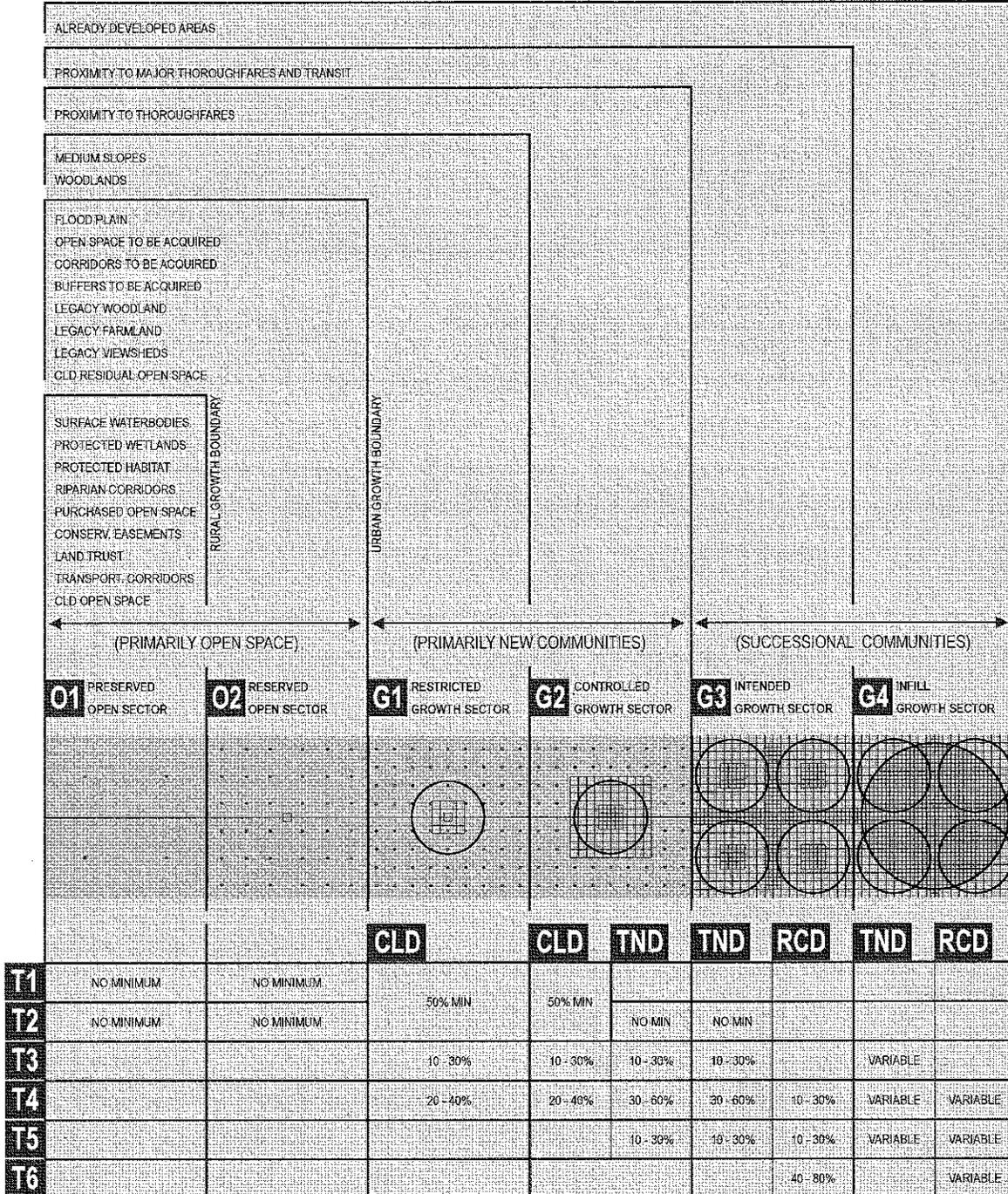
	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways</p>
	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily 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 define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens</p>
	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 3- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
	<p>T-6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: 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 transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>

TABLE 2. SECTOR/COMMUNITY ALLOCATION

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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 intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.



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TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6
Below 20 mph	8 feet	■	■	■	□		
20-25 mph	9 feet	■	■	■	■	□	□
25-35 mph	10 feet	■	■	■	■	■	■
25-35 mph	11 feet	■	■			■	■
Above 35 mph	12 feet	■	■			■	■

- BY RIGHT
- BY WARRANT

DESIGN SPEED	PARKING LANE WIDTH	T1	T2	T3	T4	T5	T6
20-25 mph	(Angle) 18 feet					■	■
20-25 mph	(Parallel) 7 feet				■		
25-35 mph	(Parallel) 8 feet			■	■	■	■
Above 35 mph	(Parallel) 9 feet					■	■

DESIGN SPEED	EFFECTIVE TURNING RADIUS	T1	T2	T3	T4	T5	T6
Below 20 mph	5-10 feet			■	■	■	■
20-25 mph	10-15 feet	■	■	■	■	■	■
25-35 mph	15-20 feet	■	■	■	■	■	■
Above 35 mph	20-30 feet	■	■			□	□

(See Table 17b)

TABLE 3B. VEHICULAR LANE & PARKING ASSEMBLIES

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TABLE 3B: Vehicular Lane/Parking Assemblies. The projected design speeds determine the dimensions of the vehicular lanes and Turning Radii assembled for Thoroughfares.

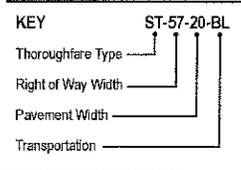
	ONE WAY MOVEMENT		TWO WAY MOVEMENT		
a. NO PARKING	T1 T2 T3	T1 T2 T3	T1 T2 T3	T1 T2	T1 T2
Design ADT	300 VPD	600 VPD	2,500 VPD	22,000 VPD	36,000 VPD
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	9 Seconds	13 Seconds
Design Speed	20-30 MPH	Below 20 MPH	20-25 MPH		35 MPH and above
b. YIELD PARKING	T3 T4		T3 T4		
Design ADT	1,000 VPD		1,000 VPD		
Pedestrian Crossing	5 Seconds		7 Seconds		
Design Speed					
c. PARKING ONE SIDE PARALLEL	T3 T4	T3 T4 T5	T4 T5	T4 T5 T6	T5 T6
Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Design Speed	20-30 MPH		25-30 MPH	25-30 MPH	
d. PARKING BOTH SIDES PARALLEL	T4	T4 T5 T6	T4 T5 T6	T5 T6	T5 T6
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
e. PARKING BOTH SIDES DIAGONAL	T5 T6	T5 T6	T5 T6	T5 T6	T5 T6
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
f. PARKING ACCESS			T3 T4	T5 T6	
Design ADT					
Pedestrian Crossing			3 Seconds	6 Seconds	
Design Speed					

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

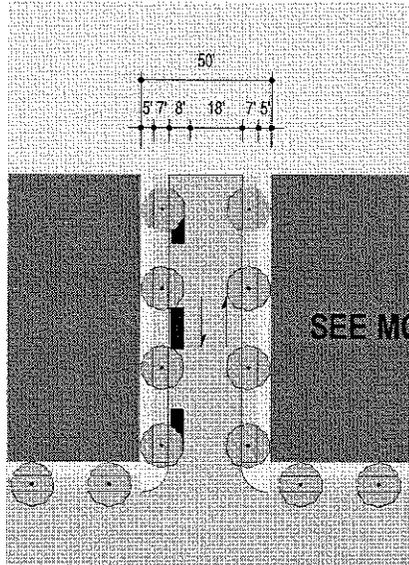
PLAN	
	LOT \blacktriangleright \blacktriangleleft R.O.W. PRIVATE FRONTAGE \blacktriangleright \blacktriangleleft PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	<p>T1 T2 T3</p>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	<p>T1 T2 T3</p>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Alee, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	<p>T3 T4 T5</p>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Alee.</p>	<p>T3 T4 T5 T6</p>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Alee.</p>	<p>T3 T4 T5 T6</p>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.</p>	<p>T5 T6</p>
<p>g. (BV) For Boulevard: This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Alee.</p>	<p>T3 T4 T5 T6</p>

TABLE 4C: Thoroughfare Assemblies. These Thoroughfares are assembled from the elements that appear in Tables 3A and 3B and incorporate the Public Frontages of Table 4A. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

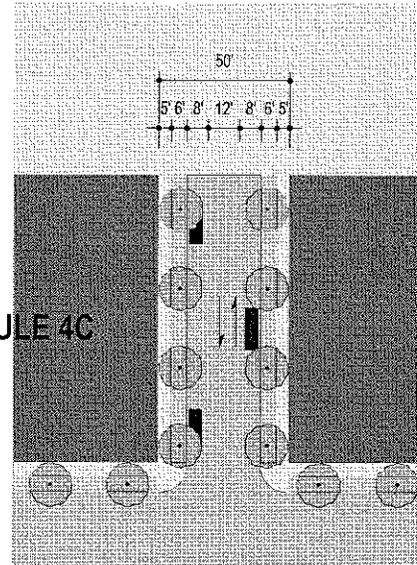


THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



ST-50-26	
Thoroughfare Type	Street
Transsect Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	26 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8 feet marked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	7 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR



ST-50-28	
Thoroughfare Type	Street
Transsect Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planter Type	6 foot continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR

TABLE 5. PUBLIC LIGHTING

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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.

	T1	T2	T3	T4	T5	T6	SD	Specifications
Cobra Head 								<hr/>
Pipe 								<hr/>
Post 								<hr/>
Column 								<hr/>
Double Column 								<hr/>

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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.

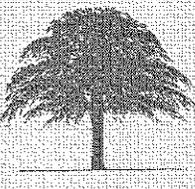
	T1	T2	T3	T4	T5	T6	SD	Specific Lighting
Pole 	•	•	•	•	•	•		_____
Oval 	•	•	•	•	•	•		_____
Ball 	•	•	•	•	•	•		_____
Pyramid 	•	•	•	•				_____
Umbrella 	•	•	•	•				_____
Vase 	•	•	•	•				_____

TABLE 7. PRIVATE FRONTAGES

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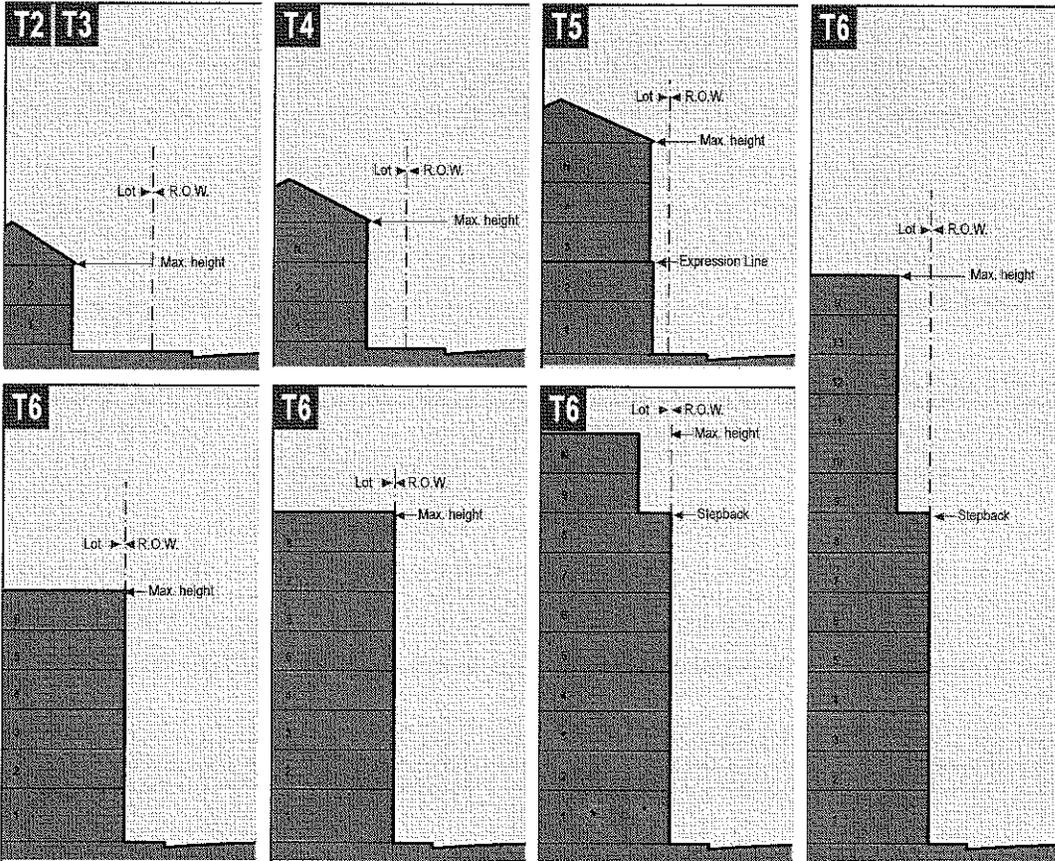
TABLE 7: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
<p>a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>					T2 T3
<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>					T3 T4
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a 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.</p>					T4 T5
<p>d. Forecourt: a Frontage wherein a portion of the Facade 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.</p>					T4 T5 T6
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>					T4 T5 T6
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>					T4 T5 T6
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>					T4 T5 T6
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade 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.</p>					T5 T6

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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.



Stepbacks/Arcade Heights. The diagrams below show Arcade Frontages. Diagrams above apply to all other Frontages.

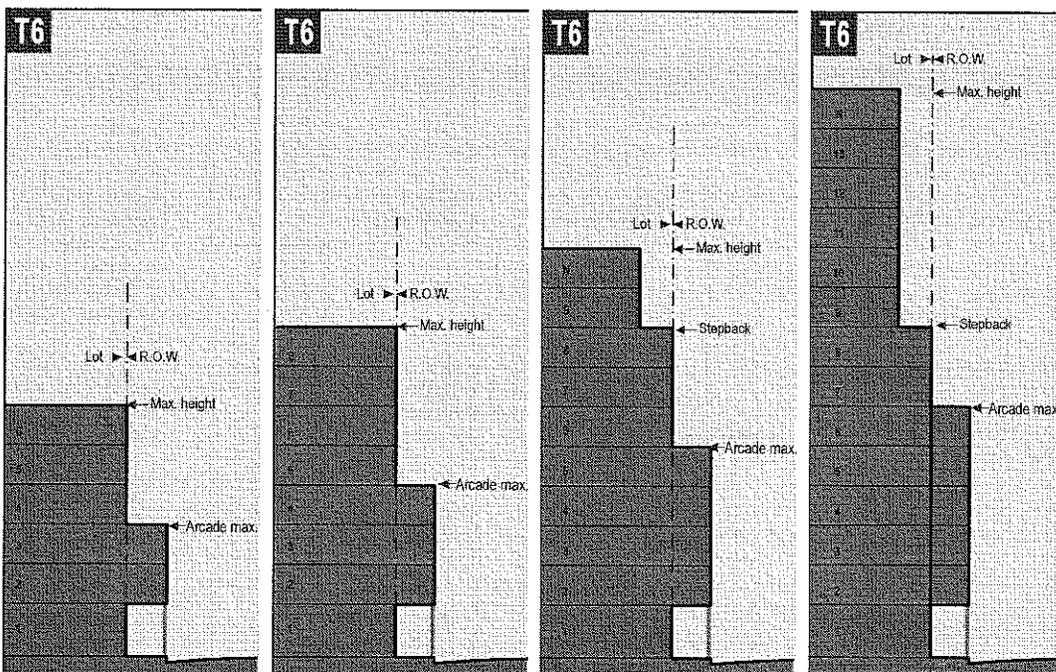
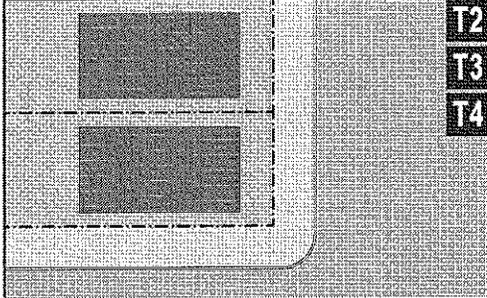
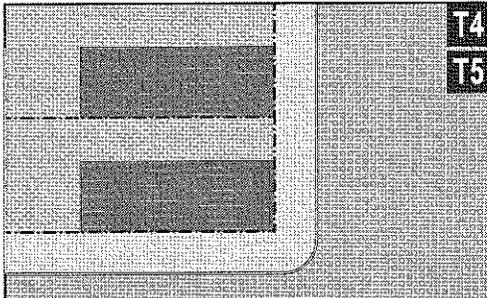
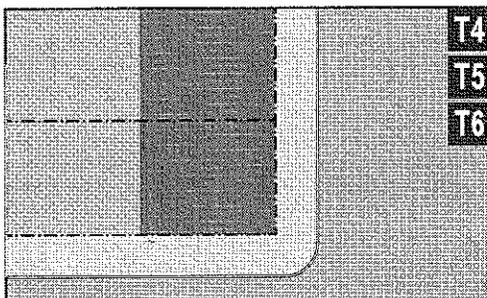
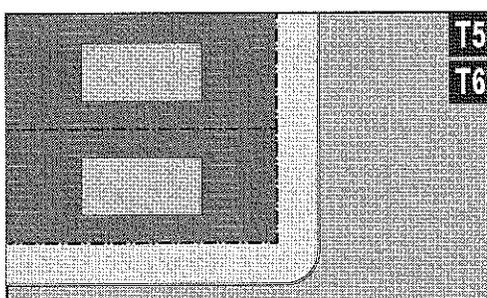
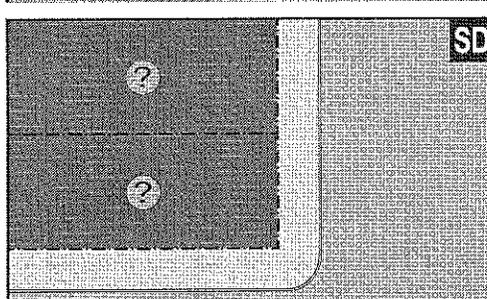


TABLE 9. BUILDING DISPOSITION

SMARTCODE

Municipality

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, 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</p>
<p>b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, 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>T4 T5</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</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>T5 T6</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>

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SMARTCODE

TABLES 10 & 11. BUILDING FUNCTION & PARKING CALCULATIONS

Municipality

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 Warrant, see Table 12.

	T2 T3	T4	T5 T6
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 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to 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 ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places 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 ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided 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 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 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)

	T2 T3	T4	T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		

SHARED PARKING FACTOR

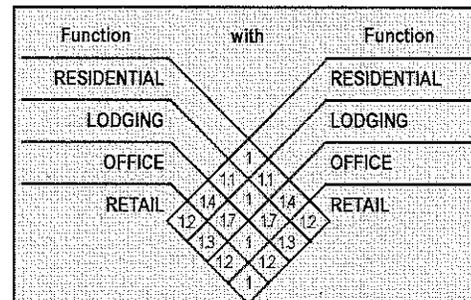


TABLE 12. SPECIFIC FUNCTION & USE

SMARTCODE

Municipality

TABLE 12: Specific Function & 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.

	T1	T2	T3	T4	T5	T6	SD
a. RESIDENTIAL							
Mixed Use Block					■	■	
Flex Building				■	■	■	
Apartment Building				■	■	■	
Live/Work Unit			■	■	■	■	□
Row House				■	■		
Duplex House				■	■		
Courtyard House				■	■		
Sideyard House			■	■	■		
Cottage			■	■			
House	■	■	■				
Villa	■						
Accessory Unit	■	■	■	■			
b. LODGING							
Hotel (no room limit)					■	■	□
Inn (up to 12 rooms)		□		■	■	■	
Bed & Breakfast (up to 5 rooms)		□	■	■	■	■	
S.R.O. hostel			□	□	□	□	□
School Dormitory				■	■	■	■
c. office							
Office Building				■	■	■	□
Live-Work Unit			■	■	■	■	□
d. RETAIL							
Open-Market Building		■	■	■	■	■	■
Retail Building				■	■	■	□
Display Gallery				■	■	■	□
Restaurant				■	■	■	□
Kiosk				■	■	■	□
Push Cart					□	□	□
Liquor Selling Establishment					□	□	□
Adult Entertainment						□	□
e. CIVIC							
Bus Shelter			■	■	■	■	■
Convention Center						□	■
Conference Center						□	■
Exhibition Center						□	■
Fountain or Public Art	■	■	■	■	■	■	■
Library				■	■	■	■
Live Theater					■	■	■
Movie Theater					■	■	■
Museum					□	■	■
Outdoor Auditorium	□	■		■	■	■	■
Parking Structure					■	■	■
Passenger Terminal						□	■
Playground	■	■	■	■	■	■	■
Sports Stadium						□	■
Surface Parking Lot				□	□	□	■
Religious Assembly	■	■	■	■	■	■	■

	T1	T2	T3	T4	T5	T6	SD
f. OTHER: AGRICULTURE							
Grain Storage	■	■					□
Livestock Pen	□	□					□
Greenhouse	■	■	□				□
Stable	■	■	□				□
Kennel	■	■	□	□	□	□	□
f. OTHER: AUTOMOTIVE							
Gasoline		□			□	□	■
Automobile Service							■
Truck Maintenance							■
Drive-Through Facility					□	□	■
Rest Stop	■	■					□
Roadside Stand	■	■					□
Billboard						□	□
Shopping Center							□
Shopping Mall							□
f. OTHER: CIVIL SUPPORT							
Fire Station			■	■	■	■	■
Police Station				■	■	■	■
Cemetery		■	□	□			■
Funeral Home				■	■	■	■
Hospital						□	■
Medical Clinic					□	■	■
f. OTHER: EDUCATION							
College						□	■
High School					□	□	■
Trade School						□	■
Elementary School			□	■	■	■	■
Other- Childcare Center		■	■	■	■	■	□
f. OTHER: INDUSTRIAL							
Heavy Industrial Facility							■
Light Industrial Facility							□
Truck Depot							■
Laboratory Facility							□
Water Supply Facility							■
Sewer and Waste Facility							■
Electric Substation	□	□	□	□	□	□	■
Wireless Transmitter	□	□					■
Cremation Facility							■
Warehouse							□
Produce Storage							■
Mini-Storage							■

■ BY RIGHT
□ BY WARRANT

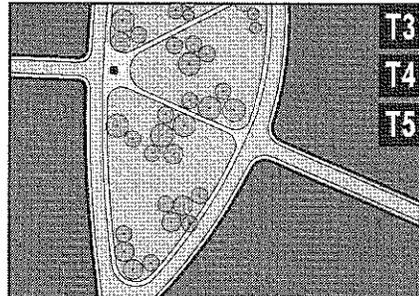
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Municipality

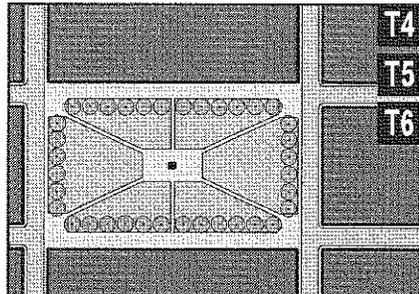
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.



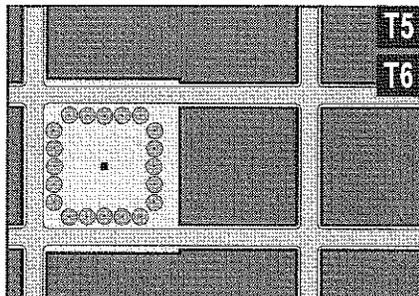
b. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



c. 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.



d. Plaza: An Open Space available for Civic purposes and Commercial activities. 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.



e. Playground: An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. 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.

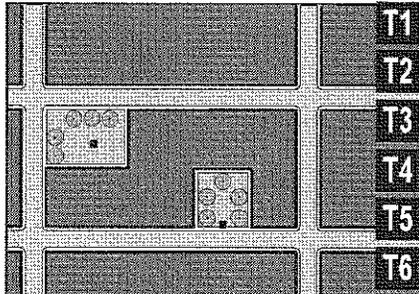
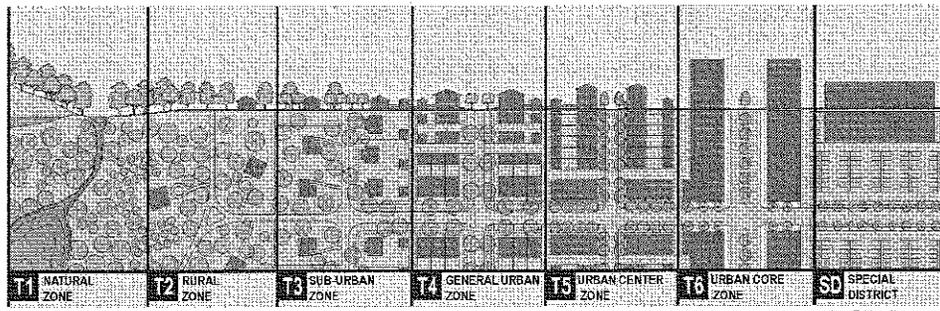


TABLE 14. SMARTCODE SUMMARY

SMARTCODE

Municipality

Note: All requirements in this Table are subject to calibration for local context.



	11 NATURAL ZONE	12 RURAL ZONE	13 SUB-URBAN ZONE	14 GENERAL URBAN ZONE	15 URBAN CENTER ZONE	16 URBAN CORE ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) (see Table 10)							
CLD requires	no minimum	50% min	10 - 30%	20 - 40%	not permitted	not permitted	
TND requires	no minimum	no minimum	10 - 30%	30 - 60%	10 - 30%	not permitted	
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%	40 - 80%	
b. BASE RESIDENTIAL DENSITY (see Section 3.4)							
By Right	not applicable	1 unit / 20 ac. avo.	2 units / ac. gross	4 units / ac. gross	6 units / ac. gross	12 units / ac. gross	
By TDR	by Variance	by Variance	6 units / ac. gross	12 units / ac. gross	24 units / ac. gross	96 units / ac. gross	
Other Functions	by Variance	by Variance	10 - 20%	20 - 30%	30 - 50%	50 - 70%	
c. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max	
d. THOROUGHFARES (see Table 3 and Table 4)							
HW	permitted	permitted	permitted	not permitted	not permitted	not permitted	
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	
JAV	not permitted	not permitted	permitted	permitted	permitted	permitted	
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted	
DR	not permitted	not permitted	permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	not permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted	
Rear Lane	permitted	permitted	permitted	permitted	not permitted	not permitted	
Rear Alley	not permitted	not permitted	permitted	required	required	required	
Path	permitted	permitted	permitted	permitted	not permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	not permitted	not permitted	not permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted	not permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	
e. CIVIC SPACES (see Table 13)							
Park	permitted	permitted	permitted	by Warrant	by Warrant	by Warrant	
Green	not permitted	not permitted	permitted	permitted	permitted	permitted	
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	permitted	
f. LOT OCCUPATION							
Lot Width	not applicable	by Warrant	72 ft. min 120 ft. max	18 ft. min 96 ft. max	16 ft. min 60 ft. max	16 ft. min 70 ft. max	
Lot Coverage	not applicable	by Warrant	60% max	70% max	80% max	80% max	
g. SETBACKS - PRINCIPAL BUILDING (see Table 15)							
(g.1) Front Setback (Principal)	not applicable	14 ft. min	24 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	2 ft. min 12 ft. max	
(g.2) Front Setback (Secondary)	not applicable	14 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	2 ft. min 12 ft. max	
(g.3) Side Setback	not applicable	9 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	
(g.4) Rear Setback	not applicable	9 ft. min	12 ft. min	3 ft. min	3 ft. min	0 ft. min	
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	80% min	
h. SETBACKS - OUTBUILDING (see Table 15)							
(h.1) Front Setback	not applicable	20 ft. min - bldg setback	20 ft. min - bldg setback	20 ft. min - bldg setback	40 ft. max from rear prop.	not applicable	
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min	not applicable	
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	not applicable	
i. BUILDING DISPOSITION (see Table 9)							
Edgeyard	permitted	permitted	permitted	permitted	not permitted	not permitted	
Sideway	not permitted	not permitted	not permitted	permitted	permitted	not permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	permitted	
j. PRIVATE FRONTAGES (see Table 7)							
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	not permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	
k. BUILDING CONFIGURATION (see Table 8)							
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	5 Stories max, 2 min	8 Stories max, 2 min	
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	not applicable	
l. BUILDING FUNCTION (see Table 10 & Table 12)							
Residential	not applicable	restricted use	restricted use	limited use	open use	open use	
Lodging	not applicable	restricted use	restricted use	limited use	open use	open use	
Office	not applicable	restricted use	restricted use	limited use	open use	open use	
Retail	not applicable	restricted use	restricted use	limited use	open use	open use	

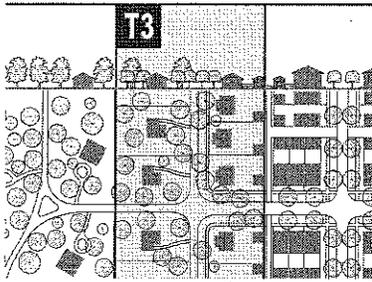
ARTICLE 5
ARTICLE 2, 3, 4

DISPOSITION

CONFIGURATION

FUNCTION

4-71



(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	72 ft. min. 120 ft. max.
Lot Coverage	60% max.

I. BUILDING DISPOSITION (see Table 9)	
Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)	
(g.1) Front Setback Principal	24 ft. min.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min. at setback

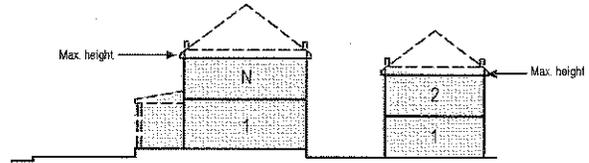
h. SETBACKS - OUTBUILDING (see Table 14h)	
(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft. at corner
(h.3) Rear Setback	3 ft. min.

j. PRIVATE FRONTAGES (see Table 7)	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

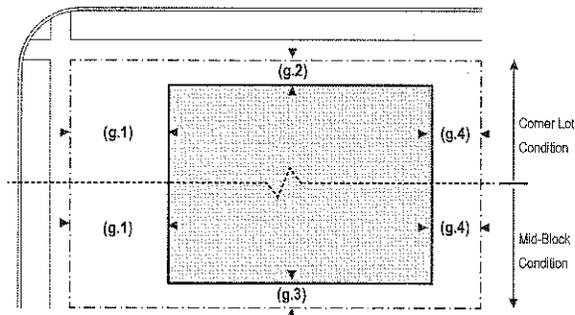
PARKING PROVISIONS	
See Table 10 & Table 11	

*or 15 ft. from center line of alley
 "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

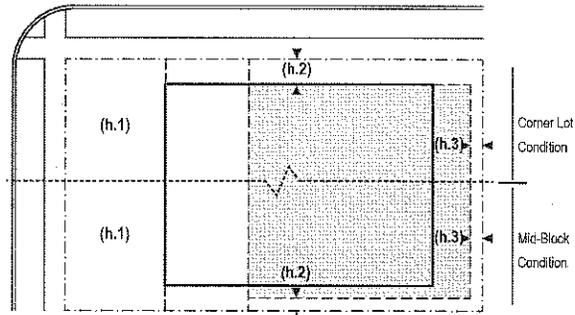
- BUILDING CONFIGURATION**
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum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



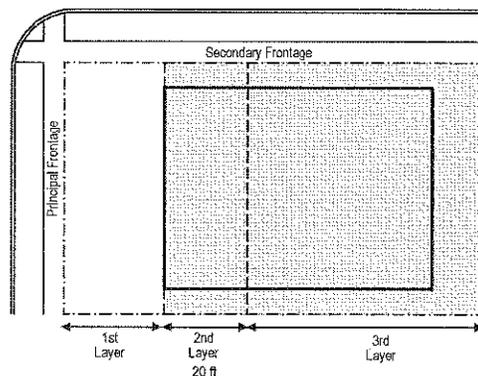
- SETBACKS - PRINCIPAL BLDG**
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

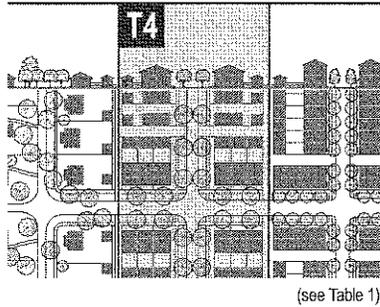


- SETBACKS - OUTBUILDING**
1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



- 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 Warrant.
 3. Trash containers shall be stored within the third Layer.





(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	3 stories max; 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft min; 96 ft max.
Lot Coverage	70% max.

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	6 ft. min.; 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min.; 18 ft. max.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Bulkout	60% min. at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min.

j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS

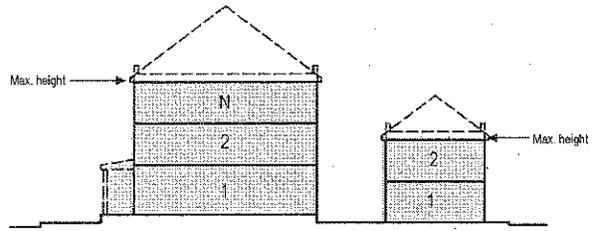
See Table 10 & Table 11

*or 15 ft. from center line of alley

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

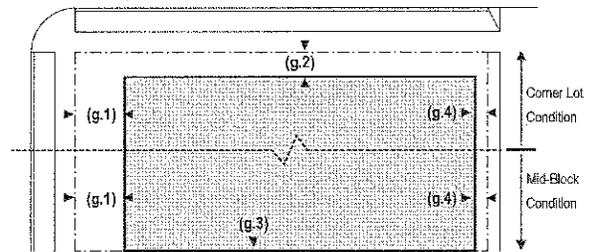
BUILDING CONFIGURATION

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 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



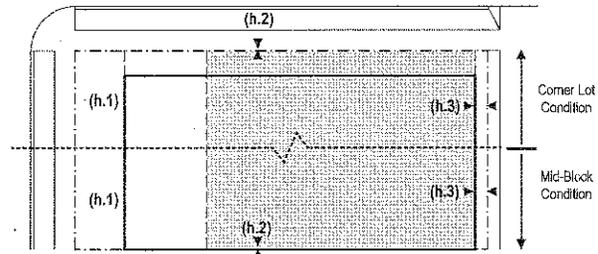
SETBACKS - PRINCIPAL BLDG

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.



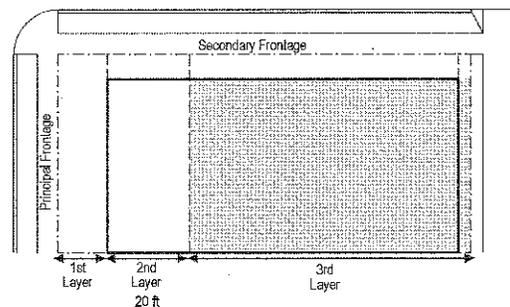
SETBACKS - OUTBUILDING

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

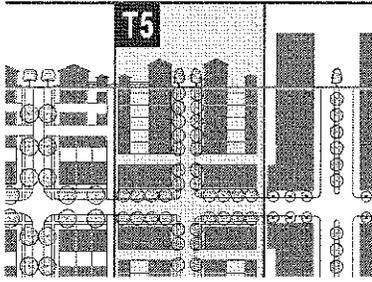


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 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.



Municipality



(see Table 1)

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	5 stories max. 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft. min. 180 ft. max.
Lot Coverage	80% max.

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback-Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback-Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 2 ft. at corner
(h.3) Rear Setback	3 ft. max.

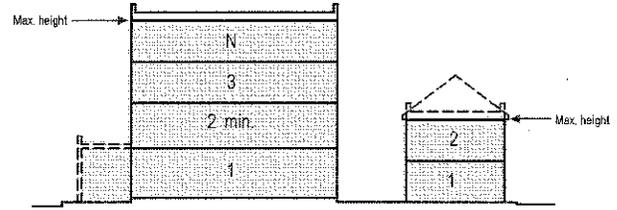
j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

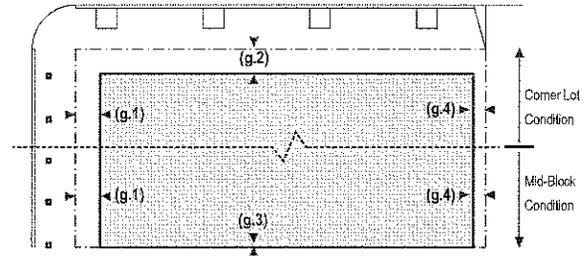
PARKING PROVISIONS
See Table 10 & Table 11

*or 15 ft. from center line of alley
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

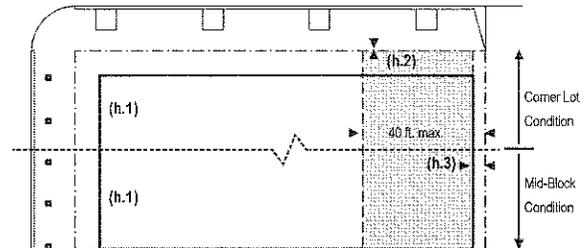
- BUILDING CONFIGURATION**
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
 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.



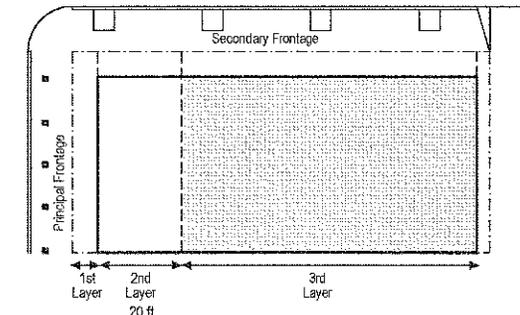
- SETBACKS - PRINCIPAL BLDG**
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

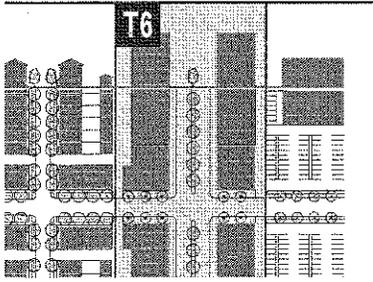


- SETBACKS - OUTBUILDING**
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



- PARKING PLACEMENT**
1. Uncovered parking spaces may be provided within the 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.





(see Table 1)

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	8 stories max. 2 min.
Outbuilding	N/A

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft. min. 700 ft. max.
Lot Coverage	90% max.

i. BUILDING DISPOSITION (see Table 9)

Edgeward	not permitted
Sideward	not permitted
Rearward	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback-Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback-Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

Front Setback	N/A
Side Setback	N/A
Rear Setback	N/A

j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS

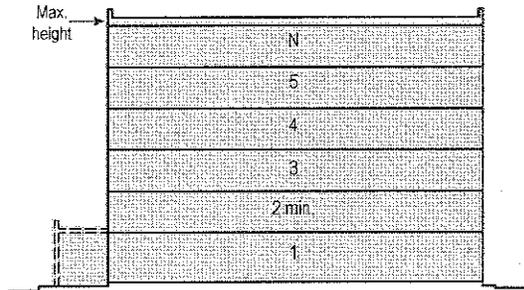
See Table 10 & Table 11

*or 15 ft. from center line of alley

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

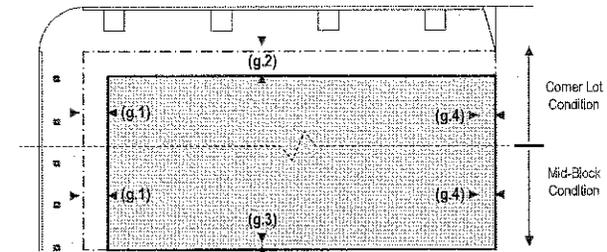
BUILDING CONFIGURATION

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 11 ft with a maximum of 25 ft.
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.



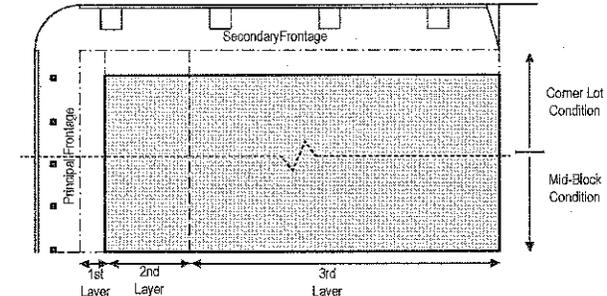
SETBACKS - PRINCIPAL BLDG

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.



PARKING PLACEMENT

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.



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SMARTCODE

TABLE 16. SPECIAL DISTRICT STANDARDS

Municipality

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.

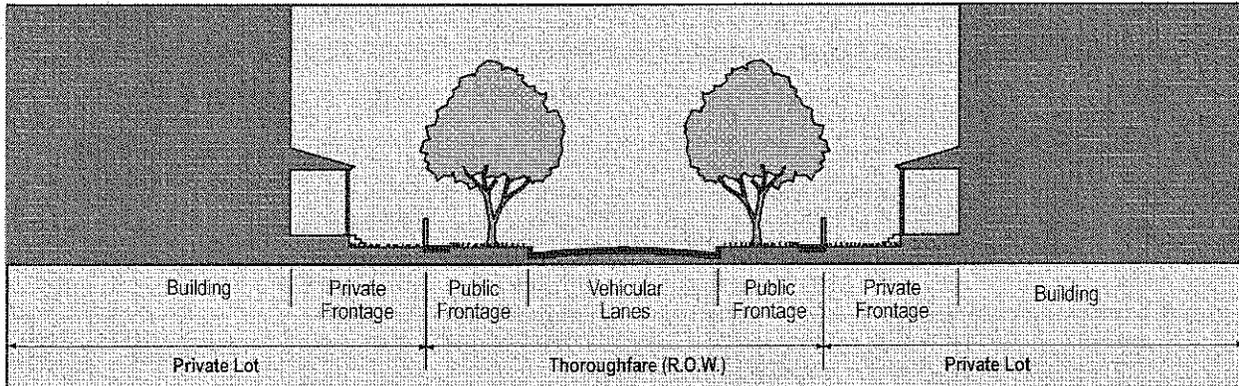
	SD1	SD2	SD3	SD4	SD5	SD6	SD7
a. ALLOCATION OF ZONES							
CLD	X						
TND	X						
TOD	X						
b. BASE RESIDENTIAL DENSITY							
By Right	X						
By TDR	X						
Other Functions	X						
c. BLOCK SIZE							
Block Perimeter	X						
d. THOROUGHFARES							
HW	X						
BV	X						
AV	X						
CS	X						
DR	X						
ST	X						
RD	X						
Rear Lane	X						
Rear Alley	X						
Path	X						
Passage	X						
Bicycle Trail	X						
Bicycle Lane	X						
Bicycle 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						
Ferrecourt	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

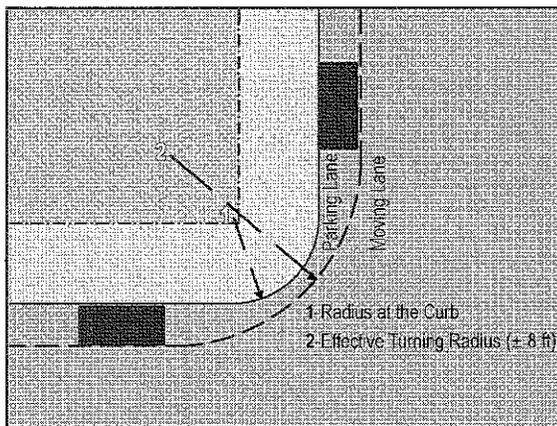
CONFIGURATION

FUNCTION

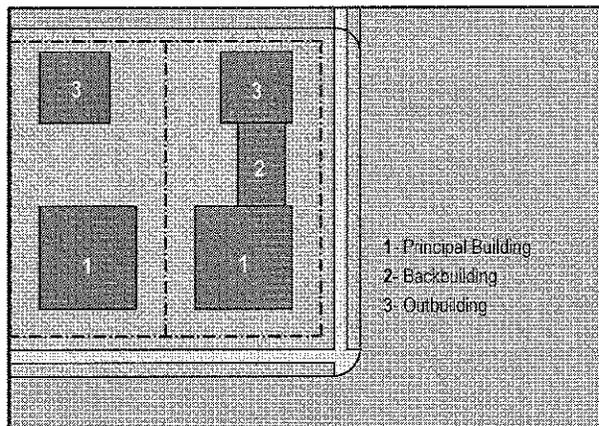
a. THOROUGHFARE & FRONTAGES



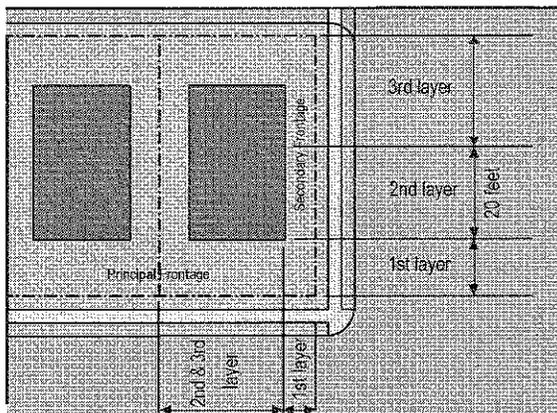
b. TURNING RADIUS



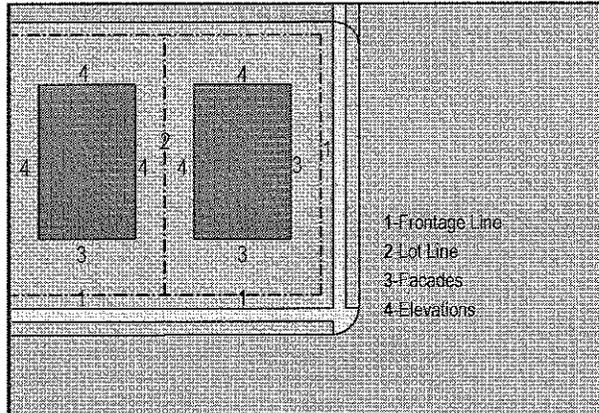
c. BUILDING DISPOSITION



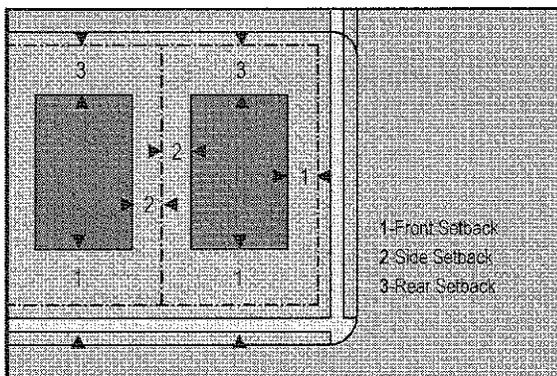
d. LOT LAYERS



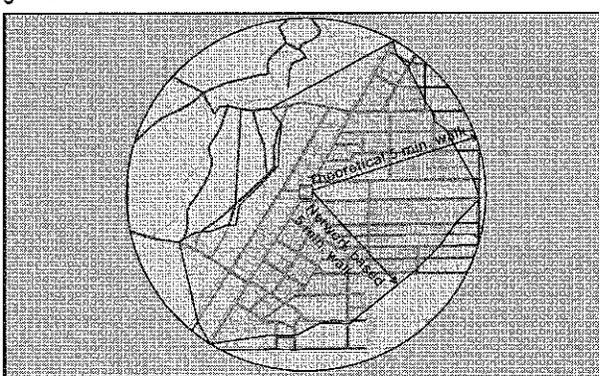
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED



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 SmartCode.

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.

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.)

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**.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 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.

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.

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 SmartCode and is permitted and processed administratively, without public hearing. See **Warrant** 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.

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

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 a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Development and Design Center. See *Section 1.4.3*.

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*.

DDC: Development and Design Center.

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.

Development and Design Center (DDC): A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the Communities and buildings based on it.

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

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.)

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 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**.

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*.

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 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.

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

Growth Sector: one of four Sectors where development is permitted By Right in the SmartCode, 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*.

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.)

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See *Table 10*.

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

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.)

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. 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.

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 Warrant.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

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*.

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.

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.)

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

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**.

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**)

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 SmartCode.

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**.

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.

Sector: a neutral term for a geographic area. In the SmartCode there are six 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.)

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)

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 SmartCode. 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 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*.

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*.

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

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.

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**)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode 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 SmartCode. 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.*

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.

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 SmartCode, 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.*

Warrant: 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*). Warrants are usually granted administratively by the CRC. *See Section 1.5.*

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.

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.*

GLADSTONE CODE REVIEW
Suggested Review Procedure
Adopted by the Planning Commission
At the December 17, 2013 Work Session

INTENT

As Planning Commission, our intent is to review the current Gladstone Municipal Code in the order outlined below. We will add a work session to each scheduled Planning Commission meeting to address this review. If a meeting is not planned due to lack of agenda items, we will instead have a work session to continue the process.

For all Titles other than 17, we will provide notice to the City Council of our recommendations at the time that particular review is complete.

For all Title 17 recommendations, due to the required noticing procedures, we will provide quarterly updates to the City Council of our progress, and then present the complete Title 17 review at one time to be considered. Our hope is that this will save time and a considerable amount of money.

As the review progresses, if there is documentation a Planning Commission member would like to introduce as informational or examples, we will submit this information to Tami Bannick at least one week prior to our meeting in order for it to be included in the formal packet.

- I Code Analysis Ordinance Review January 2012**
- After review, this is mostly housekeeping and we should recommend our codes be updated per the suggestions listed in this document.
- II Review Completed Approximately a Year Ago**
-The city hired a firm approximately a year ago to review our codes to see if there were any issues stopping development. We should look at their suggestions to see what barriers there are for encouraging development in our commercial zones.
- III Title 2 Administration & Personnel**
Specifically Chapter 2.28 Planning Commission
- IV Title 17 Zoning & Development**
Division 4 Section 17.54 Clear Vision Codes
-Since this was a specific area directed from the City Council for improvement, we should start with Division 4 Section 17.54.
- V Title 8 Health & Safety**
Section 8.04 Nuisances
-This topic took up most of the work session, so I feel we should start by looking at this section for clarification and application.

Section 8.12 Noise Control

- VI Title 8 Health & Safety**
Section 8.06 Chronic Nuisances
 -As with Section 8.04, this was the main topic of the work session, so we should address this section for clarification and application.
- VII Title 17 Zoning & Development**
Division 2 Zoning Districts - Commercial
 -To continue looking at encouraging development, we should start with the commercial zoning districts C1, C2, C3 + OP and L1. Clackamas County is combining some of their commercial and industrial districts to make it easier to navigate. Is this something we should consider since our commercial zones are so small?
- VIII Title 17 Zoning & Development**
Division 2 Zoning Districts – Residential
 -Review of residential zones R7.2, R5 and MR. What do we want these zones to look like considering what we will most likely see in the future is redevelopment and in-fill. How can we integrate sustainability into these zones? How about storm water management strategies? Heritage Trees? Seattle’s Green Factor concept?
- IX Title 17 Zoning & Development**
Division 2 Zoning Districts – Other
 -HCAD/Habitat Conservation Area, OS/Open Space, WQ/Water Quality Resource Area, FM/Flood Management. Are these up to current state/federal requirements? How can we ensure these areas are protected yet maximized?
- X Title 17 Zoning & Development**
Division 4
 17.42 General Provisions
 17.44 Building Siting and Design
 17.46 Landscaping
- XI Title 17 Zoning & Development**
Division 4
 17.48 Off-Street Parking and Loading
 -What have other cities done to allow for an active commercial zone while minimizing parking...encourage pedestrian/bicycles? Our downtown core cannot allow for new development because of our parking requirements.
 17.50 Vehicular and Pedestrian Circulation
- XII Title 17 Zoning & Development**
Division 4
 17.52 Signs
 17.53 Billboards

- XIII **Title 17 Zoning & Development**
 - Division 4
 - 17.56 Drainage
 - Progressive storm water management strategies
 - 17.58 Grading and Fill

- XIV **Title 17 Zoning & Development**
 - Division 4
 - 17.60 Utilities
 - 17.61 Wireless Telecommunication Facility

- XV **Title 17 Zoning & Development**
 - Division 4
 - 17.62 Special Uses
 - 17.64 Design Standards and Property Line Adjustments

- XVI **Title 9 Public Peace, Morals & Welfare**
 - Title 10 Vehicles & Traffic**
 - Title 12 Streets, Sidewalks & Public Places**
 - Recommend we engage the police department on where this section could be changed to support their enforcement needs.

