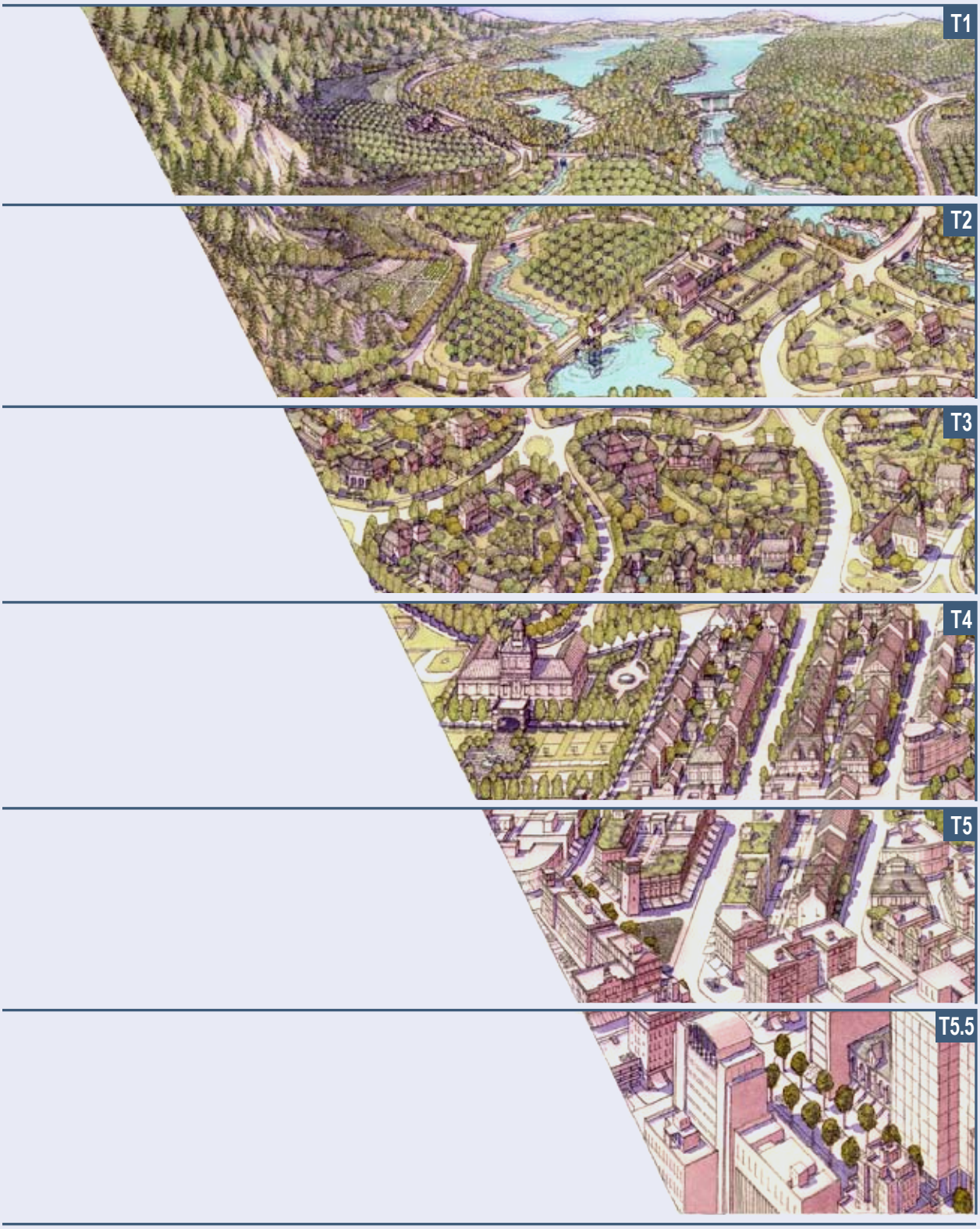
SmartCode



Lawrence, Kansas

July 14, 2009

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ARTICLE 100. GENERAL TO ALL PLANS
21-100.1 AUTHORITY
21-100.2 PURPOSE
21-100.3 APPLICABILITY
21-100.4 PROCESS
21-100.5 WARRANTS AND VARIANCES
21-100.6 INCENTIVES

ARTICLE 200. SECTOR SCALE PLANS
21-200.1 INSTRUCTIONS
21-200.2 (O-1) PRESERVED OPEN SECTOR
21-200.3 (O-2) RESERVED OPEN SECTOR
21-200.4 (G-1) RESTRICTED GROWTH SECTOR
21-2002.5 (G-2) CONTROLLED GROWTH SECTOR
21-200.6 [RESERVED]
21-200.7 (G-4) INFILL GROWTH SECTOR

ARTICLE 300. NEW COMMUNITY SCALE PLANS
21-300.1 INSTRUCTIONS
21-300.2 TRANSECT ZONES
21-300.3 COMMUNITY TYPES
21-300.4 STREETSCAPE REQUIREMENTS
21-300.5 CIVIC FUNCTIONS
21-300.6 SPECIAL REQUIREMENTS

ARTICLE 400. INFILL COMMUNITY SCALE PLANS
21-400.1 INSTRUCTIONS
21-400.2 TRANSECT ZONES
21-400.3 COMMUNITY TYPES
21-400.4 STREETSCAPE REQUIREMENTS
21-400.5 CIVIC FUNCTIONS
21-400.6 SPECIAL REQUIREMENTS
21-400.7 PRE-EXISTING CONDITIONS

ARTICLE 500. BUILDING SCALE PLANS
21-500.1 INSTRUCTIONS
21-500.2 SPECIFIC TO T1 & T2 ZONES
21-500.3 SPECIFIC TO T3 ZONES
21-500.4 SPECIFIC TO T4 ZONES
21-500.5 SPECIFIC TO T5 ZONES
21-500.6 SPECIFIC TO T5.5 ZONES
21-500.7 PRE-EXISTING CONDITIONS
21-500.8 DENSITY CALCULATIONS

ARTICLE 600. STANDARDS & TABLES
21-600.1 TABLE 1 TRANSECT ZONE DESCRIPTIONS
21-600.2 TABLE 2 SECTOR/COMMUNITY ALLOCATION
21-600.3A TABLE 3A VEHICULAR LANE DIMENSIONS
21-600.3B TABLE 3B VEHICULAR LANE/PARKING ASSEMBLIES
21-600.3C TABLE 3C THOROUGHFARE ASSEMBLIES
21-600.4A TABLE 4A PUBLIC FRONTAGES - GENERAL
21-600.4B TABLE 4B PUBLIC FRONTAGES- SPECIFIC
21-600.5 TABLE 5 PUBLIC LIGHTING
21-600.6 TABLE 6 PUBLIC PLANTING
21-600.7 TABLE 7 PRIVATE FRONTAGES
21-600.8 TABLE 8 BUILDING CONFIGURATION
21-600.9 TABLE 9 BUILDING TYPE
21-600.10 TABLE 10 BUILDING FUNCTION - SPECIFIC
21-600.11 TABLE 11 BUILDING FUNCTION - GENERAL
21-600.12 TABLE 12 PARKING CALCULATION
21-600.13 TABLE 13 CIVIC SPACE
21-600.14 TABLE 14 SMARTCODE SUMMARY
21-600.15 TABLE 15 SUMMARY OF SPECIAL DISTRICTS
21-600.16 TABLE 16 DEFINITIONS ILLUSTRATED

ARTICLE 700. DEFINITIONS OF TERMS

APPENDIX A. SPECIFIC TREE PLANTINGS

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21-100.1 AUTHORITY

21-100.1.1 The action of the City of Lawrence, Kansas in the adoption of this Smart Code ("this Code") is authorized under the K.S.A Chapter 12 and the Home Rule authority of the city as granted by the Kansas Constitution.

21-100.1.2 The adoption of this Code is necessary to promote the health, safety, convenience, and general welfare of the citizens of Lawrence, Kansas and to assist in bringing about coordinated, efficient and economical development of the city.

21-100.1.3 This Code was adopted and amended by vote of the Lawrence-Douglas County Planning Commission (the "Planning Commission") and the Lawrence City Commission (the "City Commission").

21-100.2 PURPOSE

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

21-100.2.1 The Region

a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and prairie.
b. That growth strategies should encourage Infill development in parity with Greenfield development.
c. That development contiguous to urban areas should be integrated with the existing urban pattern.
d. That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
e. That transportation corridors should be planned and reserved in coordination with land use.
f. That green corridors should be used to define and connect the urbanized areas.
g. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

21-100.2.2 The Community

a. That Traditional Neighborhood Developments should be compact, pedestrian-oriented and mixed-use.
b. That Traditional Neighborhood Developments should be the preferred pattern of development and that districts specializing in 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 and reduce the length of automobile trips.
e. That within developments, 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 and Commercial activity should be embedded in mixed-use develop-

ments, 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 urban center zones.

21-100.2.3 **The Block and the Building**

a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as public spaces.

b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.

c. That the design of Thoroughfares 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 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 graphic codes that serve as guides for change.

21-100.3 **APPLICABILITY**

21-100.3.1 The SmartCode is an option for development in the City of Lawrence, Kansas and exists parallel to the existing Development Code of The City of Lawrence, Kansas (Development Code). Once a Developer or landowner makes application for the development of their property pursuant to the SmartCode they shall be bound by the provisions of the SmartCode and prohibited from using the Development Code unless stated otherwise in the Smart Code.

21-100.3.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the adopted Fire Codes (Chapter 8 of the Code of the City of Lawrence) and the Building and Construction Codes (Chapter 5 of the Code of the City of Lawrence) (collectively the "Local Health and Safety Codes") and Article 12 Floodplain Management Regulations of the Land Development Code as well as the Conservation of Historic Resources Code (Chapter 22 of the Code of the City of Lawrence). Nothing in this Code shall be interpreted as requiring a violation of State or Federal law.

21-100.3.3 Except where this Code provides for an appeal to another quasi-judicial or administrative body, any person, official or agency aggrieved by a final decision on an application provided for in this Code desiring to appeal said decision shall file the appeal in the district court of Douglas County within thirty (30) days of the making of the decision.

21-100.3.4 Except where otherwise specifically provided in this Code, the Director

of Planning and Development Services shall be the administrative official charged with interpreting and enforcing the provision of this Code.

21-100.3.5 Terms used throughout this Code shall be defined in the Article 7 Definitions of Terms. 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 any other laws or ordinances of Lawrence, Kansas, those of this Code shall take precedence related to the use and application of this Code.

21-100.3.6 The Article 7 Definitions of Terms contains regulatory language that is part of this Code.

21-100.3.7 If any provision or provisions of this Code shall be held to be invalid, illegal, unenforceable or in conflict with existing laws, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

21-100.3.8 All SmartCode applications shall comply with the following sections of Article 11, General Development Standards, of the Land Development Code.

20-1104 Performance Agreements; Guarantees

20-1106 Agreement Not to Protest Formation of a Benefit District

21-100.3.9 Retail Market Impact Anaylsis

a. Applicability

An independent market analysis shall be required for all SmartCode applications, including rezonings, that could result in 100,000 square feet or more of additional floor area for retail businesses in the City. Developments that would create less than 100,000 square feet of added retail space in the City or those that would reoccupy retail space that is already part of the City's retail database, whether currently occupied or currently vacant, shall be exempt from the independent market impact analysis.

See 20-1107 (b) through (e) of the Land Development Code for Market Analysis criteria and process.

21-100.3.10 Traffic Impact Study

A traffic impact study is required when necessary for Article 3, Article 4 and Article 5a applications. See 20-916 of the Land Development Code for details if required.

21-100.4 **PROCESS**

21-100.4.1 Sectors (defined in Article 2) are comprised of Open Spaces and Communities (defined in Articles 3 and 4) which are comprised of Transect Zones (defined by the elements appropriate to them in Article 5 and in Article 6 Standards & Tables).

21-100.4.2 The City hereby creates a Consolidated Review Committee (CRC) comprised of a representative from: Planning and Development Services, Fire, Parks, Public Works, and Utilities. The CRC shall be the administrative approval body for Article 5 applications.

21-100.4.3 Should a violation of an approved plan occur during construction, the Director of Planning and Development Services has the right to require the Developer to stop, remove, and/or mitigate the violation as set forth in 21-100.7.6 of this Code.

21-100.4.4 In order to utilize this Code, a developer must petition for the land at issue

to be rezoned to a SmartCode District pursuant to the rezoning requirements set forth in Section 20-1303 of the Land Development Code.

21-100.4.5 Land for which a Transect Map has previously been adopted by the City shall be rezoned to the Transect Zone identified for that land on the adopted Transect Map.

21-100.4.6 For Greenfield land for which a Transect Map has not been previously adopted by the City and which meets the minimum contiguous acreage requirements in Article 3, the developer may petition to have an entire parcel rezoned to a SmartCode District. The City shall not be required to approve the proposed rezoning; however, if it does not, it shall explain in writing to the developer the specific reasons that it did not approve the requested rezoning. If the City approves the rezoning request, then that land shall immediately be designated as a SmartCode District. In order to obtain this rezoning, the developer does not have to submit a proposed Transect Map with the rezoning application. However, before any development within the SmartCode District may commence, the developer shall comply with the requirements set forth in Section 21-100.4.8.

21-100.4.7 For an Infill project meeting the minimum contiguous acreage requirement, the developer shall submit an Article 4 application, including a Transect Map in compliance with these sections, concurrently with a rezoning application. The Article 4 application shall be submitted for review to the CRC with final approval by the City Commission.

21-100.4.8 Upon rezoning approval by the City, the developer shall submit the appropriate SmartCode applications. For a lot-scale project, the developer shall submit Article 5a (Sec. 21-500.1.5.a) and Article 5b (Sec. 21-500.1.5.b) applications to the CRC. For a Greenfield project meeting the minimum contiguous acreage requirement, the developer shall submit an Article 3 application, including a Transect Map in compliance with these sections to the CRC for review with final approval by the City Commission, followed by Article 5a, and 5b applications. Following an approved Article 4 plan, the developer shall submit Article 5a, and 5b applications to the CRC for approval.

21-100.4.9 Notice

a. Notice of a proposed Article 5a or 5b applications shall be posted on the property covered by the application, in accordance with Sec. 20-1301(q)(4) of the Development Code. In addition, written notice of the application shall be mailed to the Owner of record of all property within 200 feet of the subject property, and to all Registered Neighborhood Associations whose boundaries include the subject property or are adjacent to the neighborhood the subject property is located in. The notice shall be sent by the applicant by regular mail, postage pre-paid. The applicant shall submit a Certificate of Mailing at the time of submission of the application. An application for Article 5a or 5b review will not be considered complete without an executed Certificate of Mailing. The notice shall provide:

1. a brief description of the proposed development activity;
2. the projected date of construction of the proposed use;
3. the person, with contact telephone number and address, designated by the applicant to repond to questions concerning the proposed application;

4. the date the application will be submitted to the CRC for review; and a statement with substantially the following information:
   i. Notice of Lawrence SmartCode Application pending before the Consolidated Review Committee (CRC).
   ii. This letter is being sent to the Owner of property adjoining, or a Registered Neighborhood Association encompassing, the proposed development described further in this letter. It is being sent for the purpose of informing the notified person and other interested parties about the proposed development. This letter is being provided solely to advise adjoining Landowners of the pending proposed development and does not grant the recipient and/or Landowner any additional legal rights to challenge the proposed development beyond those granted as part of the normal appeal process. For further information, contact the applicant's designated representative at (xxx) xxx-xxxx or the Planning and Develpment Services Department at (785) 832-xxxx.

b. The failure to receive notice of an Article 5a or 5b review by an adjoining Landowner or Registered Neighborhood Association will not affect the validity of the Article 5a or 5b approval or review.

21-100.4.10 CRC Review/Action

The CRC will review each Article 5a or 5b application and, within 30 days, the CRC shall take one of the following actions:

a. approve the Article 5a or 5b application;
b. identify those modifications that would allow approval of the Article 5a or 5b application;
c. approve the Article 5a or 5b application with conditions; or
d. disapprove the Article 5a or 5b application.

21-100.4.11 Notice of Decision

Notice of the decision, including the CRC's findings and basis for decision in light of the criteria of Sec. 21-100.4.12, shall be mailed to the applicant and all other parties who have made a written request for notification.

21-100.4.12 Approval Criteria

In order to be approved, Article 5a or Article 5b submissions under this Code shall comply with all of the following criteria:

a. the submission for Article 5a and 5b applications shall contain only platted land or land that is being platted contemporaneously with this submission;
b. the proposed use shall be allowed in the Transect Zone in which it is located;
c. ingress and egress to and from the site and circulation within the site shall provide for safe movement of pedestrian and vehicular traffic not only within the site but on adjacent roadways and shall also conform with adopted corridor or Access Management policies; and,
d. the submission shall provide for the safe movement of pedestrians on the subject site in accordance with the requirements of this Code.

21-100.4.13 Appeals

Appeals of the CRC's decision on Article 5a or 5b applications may be taken to the City Commission by filing a notice of appeal with the Planning Director. Appeals shall be filed within 10 days of a decision to approve or disapprove Article 5a or 5b applications.

21-100.4.14 Right to Appeal

The following persons and entities have standing to appeal the action of the CRC on Article 5a or 5b applications: 1) the applicant; 2) the City Commission; 3) the neighborhood association for the neighborhood the application is located in or is adjacent to; or 4) Owner of any property within 200 feet of subject property.

21-100.4.15 Action on Appeal

a. The City Commission shall consider the appealed Article 5a or 5b decision as a new matter, inviting public comment before acting on the original application. Mailed notice of the City Commission's meeting shall be provided a minimum of 14 days prior to the Commission's meeting.

b. After considering the matter, the City Commission shall act on the original application, applying the criteria of Sec. 21-100.4.12, taking action as provided in Sec. 21-100.4.10 and giving notice of its decision as provided in Sec. 21-100.4.9.

21-100.4.16 Modifications to Approved Plans

a. An applicant who wishes to alter or revise an approved Article 5a or 5b plan shall contact the CRC.

b. The CRC is authorized to approve, without public notice, any modification that complies with the approval criteria of Sec. 21-100.4.12 as long as the CRC determines that the proposed modification does not represent a material change that would create a substantial adverse impact on surrounding Landowners.

c. Any other modification may be approved only after re-notification in accordance with Sec. 21-100.4.9. The CRC's approval of modifications shall be appealable in accordance with the appeal procedures of Sections 21-100.4.13, 21-100.4.14 and 21-100.4.15.

21-100.4.17 A Preliminary Plat shall be submitted that demonstrates compliance with the platting procedures in Section 21-100.4.18 and 21-100.4.19.

21-100.4.18 a. A Developer shall apply for Preliminary Plat approval by submitting an application to the Director of Planning and Development Services.

1. The application shall contain the materials required by this Section, as well as any additional materials required as part of the application form provided by the Director of Planning and Development Services.
2. Each application shall be accompanied by:
   i.The applicable filing fee;
   ii. A completed application form;
   iii. The required number of copies for a complete submission of a Preliminary Plat, and,
   iv. A drainage plan that complies with Chapter IX, Article 9 of the Code of the City of Lawrence, Kansas and amendments thereto.

b. The Planning Commission shall conduct the review of the application at the meeting at which it is scheduled by the Planning Director, unless the Developer shall request deferral to a future meeting. The Planning Commission shall take final action on the Preliminary Plat at a meeting occurring not later than 60 days after the date of receipt of a complete application as determined by the Planning Director.

c. If the Planning Commission finds that the proposed Plat conforms to all of the criteria set forth in this Code the Planning Commission shall approve the

Preliminary Plat.

d. If the Planning Commission finds that the proposed Plan fails in any way to conform to the standards set forth in this Code, the Planning Commission shall, by motion, deny approval of the proposed Preliminary Plat and shall state in the motion the reason(s) for that denial.

e. The Planning Director shall give written notice to the Developer of the action of the Planning Commission. If the Preliminary Plat has been disapproved, or conditionally approved, the notice shall specifically state the ways in which the Preliminary Plat submission fails to conform to this Code.

f. If the deficiency or other reason for denial can be cured through action of the Developer, the Developer may submit a revised application and Preliminary Plat within 60 days after receipt of the written notice and shall not be required to pay a further fee. In case of a resubmission, the Planning Commission shall consider the resubmitted application at the next meeting occurring at least 21 days after receipt of the complete resubmission by the Developer.

g. If the Planning Commission fails to act on the Preliminary Plat within 60 days of the date of their first meeting occurring after the receipt of a Preliminary Plat, determined to be a complete application by the Planning Director, the Developer may, by letter, apply to the Planning Director for a "Certificate of Deemed Approval". If the Planning Director finds that a complete application was received at least 60 days before the date of the letter and that no action has been taken by the Planning Commission, the Planning Director shall issue a "Certificate of Deemed Approval" indicating that "this Preliminary Plat shall be deemed approved due to a failure of the Planning Commission to take timely action in accordance with K.S.A. 12-752(b)."

h. A Preliminary Plat may, at the option of the developer, contain a proposed schedule for submitting Final Plat applications in phases. The Planning Commission may approve the proposed phasing plan if it finds that:

1. The area represented by each proposed phase is of sufficient size to permit the economical installation of Public Improvements;
2. All parts of the necessary public and private improvements plans to serve the development will be provided concurrently with the phase which will first be served by those improvements or part thereof, or with an earlier phase; and
3. That the application for the last phase of the Final Plat will be due no later than the end of the fifth year after approval is given for the Preliminary Plat.

i. Approval of the Preliminary Plat by the Planning Commission shall constitute approval of "the Plat" for purposes K.S.A. 12-752(b), subject only to the following:

1. Submission of a Final Plat, in the form and containing all of the information required by this Code. The Final Plat shall be consistent with the Planning Commission's approval of the Preliminary Plat, including satisfying any conditions imposed on that approval;
2. Completion of Street/Roads and Public Improvements required by the terms of the approval of the Preliminary Plat, or provision of satisfactory Guarantees of Completion of Improvements, in accordance with this Code;

3. Development of Building Envelopes and drainage plans consistent with these Building Envelopes; and
4. Acceptance (or rejection) of all proposed Dedications by the Governing Body.

j. A Preliminary Plat that has been approved by the Planning Commission shall be submitted to the City Commission, as applicable, for its consideration of acceptance of the Dedication of Street/Roads and other public ways, service, and utility Easements and any land dedicated for public purposes.

1. The City Commission shall accept or refuse the Dedication of land for public purposes within 30 days after the first meeting of the City Commission following the date of the Preliminary Plat's submission to the City Clerk. The City Commission may defer action for an additional 30 days for the purpose of allowing for modifications to comply with the requirements established by the City Commission. No additional review and recording fees shall be assessed during that period.
2. If the City Commission defers or refuses these Dedications, it shall advise the Planning Commission of the reasons thereof.
3. Failure of the City Commission to accept affirmatively a Dedication shown on the Preliminary Plat shall be deemed to be a refusal of the proposed Dedication.
4. The City Commission maintains full legislative discretion to reject any proposed Dedication, regardless of the approval of the Preliminary Plat. If the City Commission rejects part or all of a proposed Dedication, the Developer may amend the Preliminary Plat and resubmit it for consideration by the Planning Commission without the rejected Dedication; if the Developer takes no action within 60 days of the rejection of any proposed Dedication, it shall constitute failure of a material condition of the approval of the Preliminary Plat and the Preliminary Plat shall be deemed to have been rejected.

k. Approval of a Preliminary Plat by the Planning Commission shall expire on the later of the following:

1. Eighteen months from the date approval was granted, unless a complete application for Final Plat is submitted by that approval date; or
2. Any application due date as shown on an approved phasing schedule, unless a complete application for Final Plat is submitted by that due date.
3. Upon application by the Developer, the Planning Commission may, if the cause of failure of the Developer to submit a Final Plat is beyond the Developer's control, grant an extension of the time beyond this period, for a period not to exceed one additional year.
4. If a Preliminary Plat expires under this sub-section after one or more Final Plats for a SmartCode application have been approved, then only that portion of the Preliminary Plat that relates to the phases with respect to which no Final Plat has been approved shall expire. If a Final Plat has not been submitted, approved, and filed within this 18-month period, or within an extension period, a Preliminary Plat must be resubmitted to the Planning Commission, reviewed and considered by the Planning Commission in

accordance with the procedures set forth herein.

l. The Developer may initiate review of the Final Plat at any time after approval of the Preliminary Plat by the Planning Commission including satisfaction of all conditions of Preliminary Plat approval. The Final Plat shall be processed in accordance with the provisions of this Code:

1. The Final Plat shall be submitted with an application form provided by the Planning Director. The application shall contain all of the materials required by this Code, as well as any additional materials required by the application form provided by the Planning Director.
2. The Final Plat application shall be accompanied by all required fees, including the fees necessary for recording the Final Plat; and
3. The Final Plat shall be in the format and contain the information required by this Code, except that the Developer, at the Developer's discretion, may delay submission of the recording and electronic copies of the Final Plat until final action on the Final Plat by the Planning Director and, if applicable, by the City Commission.

m. After approval or approval with conditions of a Preliminary Plat by the Planning Commission, the Developer shall have prepared for recording a Final Plat, which is consistent with the action of the Planning Commission and with the formatting and content requirements of this Code. The Planning Director shall review the Final Plat for incorporation of the Planning Commission's recommendations and comments and to insure that the Final Plat is in the required format.

1. If the Planning Director finds that the submitted Final Plat conforms with the content requirements of this Code and is consistent with the Preliminary Plat approved by the Planning Commission, including satisfying any conditions incorporated in that approval, the Planning Director shall approve the Plat and attach to it a formal certification that the submitted Final Plat:
   i. Conforms to the Preliminary Plat previously approved by the Planning Commission;
   ii. Satisfies any conditions of approval imposed by the Planning Commission;
   iii. Includes the same Dedications accepted by the City Commission, subject only to minor technical adjustments;
   iv. Satisfies any conditions of acceptance of Dedications imposed by the City Commission;
   v. Represents a plat for which all required Public Improvements have been completed, or for which adequate Guarantee of Improvements has been provided; and
   vi. Is otherwise consistent with the requirements of this Code for a Final Plat.
2. If the Planning Director finds that the submitted Final Plat is deficient as to format or content or otherwise technically deficient, the Planning Director shall notify the Developer of the deficiency(ies) within 10 working days.
3. If the Planning Director finds that the submitted Final Plat does not substantially comply with the approved Preliminary Plat, including any conditions incorporated in such approval, and with the Dedications shown on the

Preliminary Plat and accepted by the appropriate City Commission, the Planning Director shall place the Final Plat on the agenda of the next Planning Commission meeting for further consideration in accordance with the Preliminary Plat.

4. The Planning Commission approval of the Preliminary Plat combined with the Planning Director's approval as to form and consistency with the approved Preliminary Plat shall constitute Planning Commission approval of the Final Plat. No further action by the Planning Commission shall be necessary or required.

n. If the Planning Director has approved and certified the Final Plat in accordance with this Code, the Planning Director within 10 working days of receipt of the recordable copies of the Final Plat, shall submit the Final Plat to the Chair of the Planning Commission and to the Mayor for signatures. Each of these persons shall, if he or she accepts the certification of the Planning Director, sign the Final Plat, including the "Acceptance of Dedications" certificate; if any of these persons refuse to sign the Final Plat, he or she shall refer the Final Plat to the Planning Commission for consideration at its next meeting in accordance with the requirements of this Code, together with a memorandum explaining the reasons why such person refused to sign it.

o. After all signatures have been obtained, the Planning Director shall forward the recordable copy of the Final Plat to the Register of Deeds for recording. The recorded version of the Plat shall bear the endorsements herein provided, including the endorsement by the City Commission accepting the Dedications.

1. Upon approval and acceptance of all Final Plats that create new Street/Roads, detailed Street/Road plans shall be submitted to the City Engineer for approval prior to filing of the Plat, and these plans shall include the following:
   i. Plan, profile, ditch grades, and cross-sections of all Street/Roads, Alleys and other public ways; and,
   ii. Drainage areas and size and length of cross-road drainage Structures.
2. Prior to the Final Plat being recorded with the Register of Deeds, a digital version of the Plat shall be submitted to the Planning Director in a format approved by the Planning Director. The digital file shall be registered to the State Plane Coordinate Grid System used by the city and county. Any Final Plat not submitted in a digital format will be converted by the City, and the cost for conversion will be paid by the Developer before the Plat can be recorded at the Register of Deeds.
3. Errors found in closure shall be corrected prior to filing the Final Plat.
4. Approval of a Final Plat by the Planning Director and acceptance of Dedications by the City Commission shall be effective for no more than 18 months from the date of acceptance unless all conditions of approval have been completed.

21-100.4.19 All Subdivisions shall comply with the following sections of Article 8, Subdivision Design and Improvements, of the Development Code.

20-810 (e) (1) (2) (3) (Thoroughfare Names and Lot and Block Numbering)

20-810 (f) (1) (2) (3) (Easements)
20-810 (h) (Land in Floodplain Overlay Districts)
20-810 (i) (1) (2) (Resource Preservation—City of Lawrence)
20-810 (k) (Soils and Soil Testing—City of Lawrence)
20-811 (a) (1) (2) (3) (Public Improvement (Construction) Standards)
20-811 (d) (1) (Wastewater Disposal Systems)
20-811 (e) (Water Supply)
20-811 (f) (Telephone, Cable Television, Electrical Lines)
20-811 (h) (1) (2) (Completion of Public Improvements)
20-811 (i) (1) (2) (3) (4) (5) (Escrow Deposit)
20-811 (j) (Irrevocable Letter of Credit)
20-812 Contents of Plats
20-813 (c) (Dedications)
20-813 (f) (Reserved)
20-813 (h) (Enforcement and Penalties)

21-100.4.20 Vesting of Development Rights; Expiration

Upon recording of a Final Plat, development rights in land covered by that Plat shall vest in accordance with K.S.A 12-764.

a. For all purposes other than single-family developments in the event the Developer fails to file an application for Building Permit within 18 months after final approval of the Article 5a or 5b submission has been granted, then such Article 5a or 5b submission shall expire in accordance with the following provisions:

1. For good cause shown, the expiration date may be extended by the City Commission for a period not to exceed 6 months. The application for extension or modification may be made by letter to the Planning Director and will be considered only if received before the expiration date of the Article 5a or 5b submission. The Planning Director shall place such request, with any recommendation of the Planning Director on the agenda of the City Commission.

   The Planning Director shall notify the applicant by mail of the date of the proposed consideration by the City Commission. On that date, the City Commission shall hear from the applicant and the Planning Director and may hear from other interested parties. Only one such extension may be granted;

2. No action by the City shall be necessary to cause the Article 5a or 5b submission to expire. Its expiration shall be considered a condition of the original approval. After the expiration date, or extended expiration date, any further application for a Building Permit or for other development activity on the site shall be considered as though the Article 5a or 5b submission had not been granted.

b. Approval of an Article 5a or 5b submission does not, in itself, vest any rights under K.S.A. Sect. 12-764. For all purposes other than single-family developments rights vest only after the related Building Permit is issued and substantial construction is begun in reliance on that permit.

c. For all purposes other than single-family developments rights in an entire Article 5a or 5b submission shall vest under K.S.A. Sec. 12-764 upon timely issuance

of an initial Building Permit and completion of construction in accordance with that Building Permit, or upon timely completion of substantial site improvements in reliance on the approved Article 5a or 5b submission.

21-100.5 **WARRANTS AND VARIANCES**

21-100.5.1 There shall be two types of deviations from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the CRC pursuant to guidelines developed by the CRC.

21-100.5.2 A Warrant is a minor, technical deviation that would permit a practice that is not consistent with a specific provision of this Code, but is justified by its Purpose (Section 21-100.2). The CRC shall have the authority to approve or disapprove a request for a Warrant.

21-100.5.3 A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only in accordance with the procedures established by the Board of Zoning Appeals.

21-100.5.4 The request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue requiring a Variance.

21-100.5.5 The following standards and requirements shall not be available for Warrants or Variances:

a. The allocation ratios of each Transect Zone. (See Table 14A)
b. The maximum dimensions of traffic lanes. (See Table 3)
c. The required provision of Rear Alleys and Rear Lanes.
d. The minimum Base Residential Densities. (See Table 14B)
e. The permission to build Outbuildings. The provision to build residential units in Outbuildings is contingent upon both the principle building and outbuilding shall be owned by persons who are the record owner of the lot. Either the principle building or outbuilding shall be occupied by persons who are the owner of record of the lot.
f. The requirements for parking. (See Table 12)

21-100.5.6 Approval of a warrant or variance does not grant any vesting rights pursuant to K.S.A. 12-764 and amendments thereto.

21-100.6 **INCENTIVES**

21-100.6.1 To encourage the use of this Code, the City Commission grants the following incentives, to the extent authorized by state law:

a. Development Bonuses

A development bonus is an incentive-based tool that permits an increase in the allowable development potential of a property in exchange for helping the community achieve goals as stated in the Lawrence/Douglas County Comprehensive Land Use Plan. Developments utilizing the Lawrence SmartCode, which contain features it identified as public goals in the table below, may be eligible to increase development potential based upon the number of points earned. The applicant shall make a request for development bonus(es) in writing with the Article 5a application. The request shall state the goal(s) provided, points earned and development bonus redeemed for the points earned. Such information shall also be stated on the approved Article 5a plan.

Public Goal	Points Earned
Goal I: Provision of Moderately Priced Dwelling Units	
Percentage of all dwelling units which are considered to be Moderately-Priced Dwelling Units	100 points for the first 10%; PLUS 10 points for each 1% provided in addition to 10%
Goal II: Provision of transit supportive development	
Location adjacent to Designated Transit Stop	100 points if located directly adjacent to a transit stop and if stop is integrated into the development and transit stop/pedestrian amenities are provided.
Goal III: Ensuring availability of adequate public facilities	
Location within 1/2 mile of a fire station	10 points
Location within 1 mile of a police station	10 points
Location within 1/4 mile of a public park or open space	25 points
Location within 1/4 mile of a school or cultural center	25 points
Redevelopment of an existing commercial or nonresidential center with adequate utility and transportation infrastructure to support redevelopment	75 points
Location adjacent to the intersection of two streets classified as either Minor Arterial or Principle Arterial according to the adopted Major Thoroughfares Map	15 points
Goal IV: Ensuring protection of environmental quality	
Provision of a green roof or rooftop garden to control stormwater runoff (determination of materials used to constitute a green rooftop garden shall be made by the City Stormwater Engineer)	75 points
Construction of a structure with LEED (Leadership in Energy Efficient Design) Certification	100 points per structure certified
Construction of a residential structure with ENERGY STAR certification	15 points per attached or detached dwelling certified

1. Redemption of Development Bonus

i. Increase in Building Height

In a designated T4 or T5 Transect Zone, building height may be increased above the permitted maximum height as stated in Sections 21-500.4.11 and 21-500.5.11 at the rate of 1 story for every 100 points earned. Points earned in any development zone may be transferred to the T4 or T5 Transect Zone for redemption.

ii. Increase in Lot Coverage above Maximum

In a designated T4 or T5 Transect Zone, lot coverage may be increased above the maximum permitted as per Sections 21-500.4.11 and 21-500.5.11 up to 100% coverage for 75 points earned. Only those points earned through provision of features of Goal IV may be redeemed for an increase in lot coverage.

iii. Reduction in Minimum Parking Requirement

The minimum number of parking spaces required may be reduced at a rate of 1 parking space for every 5 points earned. Only those points earned through provision of features of Goal II may be redeemed for a reduction in the minimum parking requirement.

21-100.7 VIOLATIONS, PENALTIES AND ENFORCEMENT

21-100.7.1 Responsibility for Enforcement

The Director of Planning and Development Services is responsible for enforcing this Code, except as otherwise expressly stated.

21-100.7.2 Violations

a. Compliance Required

All Buildings and land used and all Buildings and Structures erected, converted, enlarged, reconstructed, moved or structurally altered shall comply with all applicable provisions of this Code.

b. Types of Violations

Unless otherwise expressly stated by this Code or State law, any violation of this Code, including but not limited to the following, will be subject to the remedies and penalties provided for in this article

1. to use land or Buildings in any way not consistent with the requirements of this Code;
2. to engage in development activity in any way not consistent with the requirements of this Code;
3. to transfer title to any Lots or parts of a development unless the subdivision has received all approvals required under this Code and an approved plan or plat, if required, has been filed in the appropriate office;
4. to submit for recording, any subdivision plat, land division or other development plan that has not been approved in accordance with the procedures of this Code or that does not qualify for an exemption under the Subdivision regulations of this Code;
5. to engage in the use of a Building or land, the use, or development activity requiring one or more permits or approvals under this Code without obtaining all such required permits or approvals;

6. to engage in the use of a Building or land, the use, or development activity requiring one or more permits under this Code in any way inconsistent with any such permit or approval or any conditions imposed thereon;
7. to violate the terms of any permit or approval granted under this Code or any condition imposed on such permit or approval;
8. to obscure, obstruct or destroy any notice required to be posted or otherwise given under this Code; or
9. to violate any lawful order issued by any person or entity under this Code.

21-100.7.3 Occupancy Violations

In all Transect Zones a residential unit shall only be occupied by a Family as defined in this Chapter. On properties that have an Outbuilding with a residential unit, the total number of individuals that reside in both the principal building and outbuilding shall not exceed the total persons allowed in a residential unit as defined by a Family in this Chapter, plus one additional person.

21-100.7.4 Continuing Violations

Each day that a violation remains uncorrected after receiving notice of the violation from the City constitutes a separate violation of this Code for purposes of calculating cumulative penalties.

21-100.7.5 Liability

The Owner, tenant or occupant of any land or Structure, shall be presumed to know of activity occurring on the Premises and thus may be charged with a violation of this Code for any violation found on any Premises subject to this Code. Where an architect, contractor, builder, Agent or other person appears to have participated directly in a violation of this Code, the Codes Enforcement Manager may also charge such person with a violation of this Code. Any person charged with a violation of this Code shall be entitled to personal notice of the violation, in accordance with Sec. 21-100.7.6, and to a hearing before the Board of Zoning Appeals, in accordance with Sec. 21-100.7.11. All persons found to be responsible for the actions or inactions leading to a violation may be charged jointly and severally with violations as a result of the same incident or circumstances.

21-100.7.6 Remedies and Enforcement Powers

The Director of Planning and Development Services may use any of the following remedies and enforcement powers:

a. Withhold Permits & Approvals

The Director of Planning and Development Services or designee may deny or withhold all permits, certificates or other forms of authorization on any land, or Structure or improvements thereon:

1. upon which there is an uncorrected violation of a provision of the Development Code or Smart Code or of a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City; and
2. owned or being developed by a person who owns, developed or otherwise caused an uncorrected violation of a provision of the Development Code or Smart Code or of a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City.

b. Approval of Permits & Approvals with Conditions

Instead of withholding or denying a permit or other authorization, the official with authority to approve the permit or authorization may grant such authorization

only if adequate assurances are in place to ensure correction of the violation and provided that granting the permit or authorization will not compromise the public health, safety or general welfare.

c. Revoke Permits & Approvals

Any permit or other form of authorization required under this Code may be revoked by the Director of Planning and Development Services or designee or by any City official with authority to issue such permit when the Director of Planning and Development Services or designee or other City official determines: (1) that there is departure from the plans, specifications, or conditions as required under terms of the permit, (2) that the development permit was procured by false representation or was issued by mistake, or (3) that any of the provisions of this Smart Code are being violated.

1. Where permits are mistakenly issued, an applicant will be entitled to appeal the permit revocation to the Board of Zoning Appeals.
2. Written notice of revocation shall be served upon the Owner, the Owner's Agent or contractor, or upon any person employed on the Building or Structure for which such permit was issued, or shall be posted in a prominent location, and thereafter construction shall stop.

d. Stop Work

Whenever a Building or part thereof is being constructed, reconstructed, altered or repaired in violation of this Code, the Director of Planning and Development Services or designee may order the work to be immediately stopped.

1. The stop work order shall be in writing and directed to the person doing the work. The stop work order shall State the specific work to be stopped, the specific reasons for the stoppage, and the conditions under which the work may be resumed.
2. Violation of a stop work order constitutes a misdemeanor.

e. Revoke Plans or Related Approvals

Where a violation of this Code involves a failure to comply with approved plans, or conditions to which the approval of such plans was made subject, the City may, upon notice to the applicant and other known parties in interest (including any holders of Building Permits affected), revoke the plan or other approval or condition its continuance on strict compliance with this Code, the provision of financial security to ensure that construction is completed in compliance with approved plans, or such other conditions as the City may reasonably impose. Any required financial security shall be in a form approved by the City.

f. Legal Relief

Pursuant to K.S.A. 12-761(b), the City may commence a civil action or proceeding in District Court to stop any violation of this Code or of a permit, certificate or other form of authorization granted hereunder, to remove a violation, or to restore the Premises in question to the condition in which they existed prior to violation. The relief sought may include:

1. an injunction or other equitable relief;
2. an order in the nature of mandamus or abatement;

3. a judgment or order enforcing any requirement of, or under, this Code to pay a fee or reimburse or compensate the City, including when the City is required or authorized to take specified action at the expense of the Landowner; or
4. any other judgment or order available under Kansas law.

g. Criminal Penalties

Pursuant to K.S.A. 12-761(a), any person, firm, or corporation who shall violate any of the provisions of this Code, or fail to comply with any order or regulation thereunder, or who shall engage in development activity in violation of any specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall, for each and every violation and non-compliance respectively be deemed guilty of a misdemeanor, and upon conviction therefore shall be, for each offense:

1. fined in a sum not less than $10 nor more than $500;
2. imprisoned for not more than six months; or
3. both fined and imprisoned.

h. Other Penalties and Remedies

The City may seek such other penalties and remedies, and employ such other enforcement powers, as are provided by Kansas law for violations of zoning, subdivision, sign, or related provisions.

21-100.7.7 Enforcement by Others

a. Citizens

Pursuant to K.S.A. 12-761(b), any person, the value or use of whose property is or may be affected by a violation of this Code, is authorized to maintain a suit or action in any court of competent jurisdiction to enforce the provisions of this Code and to abate nuisances maintained in violation thereof.

b. State Officials

Pursuant to K.S.A. 12-761(c) and in the case of violations to the floodplain management regulations of Article 12 of the Development Code, the Attorney General and the Chief Engineer of the Division of Water Resources of the Kansas Board of Agriculture are authorized, in addition to other remedies, to institute injunction, mandamus, or other appropriate action or proceeding to prevent, correct or abate the violation.

21-100.7.8 Continuation of Previous Enforcement Actions

Nothing in this Code prohibits the City's continuation of previous enforcement actions, undertaken by the City pursuant to previous and valid ordinances and laws.

21-100.7.9 Remedies Cumulative

The remedies and enforcement powers established in this Code are cumulative, and the City may exercise them in any order.

21-100.7.10 Procedure for Failure to Construct or Install Improvements in the Public Right-of-Way

The failure to construct or install a required improvement located in the public right-of-way as established in an approved Article 3, Article 4, Article 5a or Article 5b plan within one year of issuance of a Building Permit, or failure to construct or install a required improvement located in the public right-of-way as otherwise required in this Code, constitutes a failure to perform a lawfully required duty pur-

suant to K.S.A. 12-6a17.

a. Prior to the City Commission making a finding for a particular property or properties, the City Commission will provide written notice of an opportunity for a hearing to the Landowner of record.

b. After written notice to the Landowner, the City Commission may determine, at a public hearing, that the failure to construct or install a required improvement located in the public right-of-way requires that the City Commission construct or install the improvement, or contract for the construction or installation of the improvement.

c. The construction or installation shall be performed pursuant to all lawfully required procedures.

d. The cost of the construction or installation shall be assessed pursuant to K.S.A. 12-6a17, provided that the City Commission may only use the authority of this section for the following improvements: installation of sidewalks or bicycle or pedestrian paths or trails on public right-of-way; installation or removal, or both, of curbing and pavement adjacent to a public Street and within the public right-of-way; and installation of required Landscaping improvements in the public right-of-way.

21-100.7.11 Appeals of Administrative Decisions

a. Authority and Applicability

Unless specifically provided for otherwise in this Code, the Board of Zoning Appeals is authorized to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the administration or enforcement of the provisions of this Code. The City Commission, Planning Commission and the CRC are not an "administrative officials" for purposes of this Code and the Board of Zoning Appeals shall have no jurisdiction to consider an appeal from any action, determination or failure to act by the City Commission, Planning Commission, or CRC.

b. Application Filing

Appeals of administrative decisions shall be filed with the Planning Director. The appeal shall be filed within 10 Working Days after the administrative official's decision. Appeals may be filed by any person aggrieved, or by any officer of the City, or any governmental agency or body affected by any decision of an administrative official.

c. Effect of Filing

The filing of a complete application for an appeal of administrative decision stays all proceedings in furtherance of the action appealed, unless the official whose decision is being appealed certifies to the Board of Zoning Appeals, after the appeal is filed, that, because of facts stated in the certification that

1. a stay would cause immediate peril to life or property or
2. the situation appealed from is transitory in nature, and therefore, an appeal would seriously interfere with enforcement of this Code.

In each instance, the official whose decision is being appealed shall place in the certificate facts to support the conclusion. In such case, proceedings will not be stayed other than by a restraining order, which may be granted by the Board of Zoning Appeals or by a court of record.

d. Record of Administrative Decision

The official whose decision is being appealed shall transmit to the Board of Zoning Appeals all documents constituting the record upon which the action appealed is taken.

e. Public Hearing Notice

Newspaper and mailed notice of the Board of Zoning Appeals' public hearing on the appeal shall be provided in accordance with Sec. 20-1301(q) of the Development Code. A copy of the notice shall also be mailed to each party to the appeal and to the Planning Commission at least 20 days before the date of the hearing.

f. Review and Decision

1. The Board of Zoning Appeals shall hold a public hearing on the appeal and, following the close of the public hearing, take final action based on the procedures and requirements of this section.
2. In exercising the appeal power, the Board of Zoning Appeals has all the powers of the official from whom the appeal is taken, and the Board of Zoning Appeals may reverse or affirm wholly or in part or may modify the decision being appealed.
3. If the Board of Zoning Appeals determines that it is necessary to obtain additional evidence to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain the needed evidence and to reconsider the decision in light of that evidence.

g. Approval Criteria; Findings of Fact

The Board of Zoning Appeals may reverse an order, requirement, decision, or determination of any administrative official only when the Board of Zoning Appeals finds substantial, factual evidence in the official record of the application that the administrative official erred. The decision of the Board of Zoning Appeals shall be supported by written findings of fact prepared by the Board of Zoning Appeals.

h. Filing and Mailing of Decision

Every decision or determination by the Board of Zoning Appeals shall be:

1. filed in the office of the City Clerk not more than seven (7) Working Days following the date of hearing; and
2. mailed to the applicant and all other parties who have made a written request for notification not more than seven Working Days following the date of the hearing.

i. Date of Effect

Decisions on appeals become effective on the date the Board of Zoning Appeals makes its decision.

j. Appeals

Within 30 days of the date of effect of the Board of Zoning Appeals' decision, any person aggrieved by such decision may maintain an action in District Court to determine the reasonableness of the final decision.

21-200.1 **INSTRUCTIONS**

This Article governs the permissible uses of land within the city that has not been previously transect-mapped.

21-200.2 **(O-1) PRESERVED OPEN SECTOR**

21-200.2.1 The Preserved Open Sector shall be assigned to 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.

21-200.2.2 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. Residual to Clustered Land Developments (CLD)

21-200.2.3 Development and construction within the Preserved Open Sector and the specifications required to do so shall be determined on an individual project basis in public hearing of the City Commission.

21-200.3 **(O-2) RESERVED OPEN SECTOR**

2.3.1 The Reserved Open Sector shall be assigned to open space that should be, but is not yet, protected from development.

21-200.3.2 The Reserved Open Sector shall consist of the aggregate of the following categories:

a. Flood Way and Flood Fringe
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

21-200.4 **(G-1) RESTRICTED GROWTH SECTOR**

21-200.4.1 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.

21-200.4.2 Within the Restricted Growth Sector, Clustered Land Developments (CLD) shall be permitted By Right. CLDs shall consist of no more than one Standard Pedestrian Shed with that portion of its site assigned to the T1 Natural or T2 Rural Zones as specified in Section 21-300.3.1.

21-200.5 **(G-2) CONTROLLED GROWTH SECTOR**

21-200.5.1 The Controlled Growth Sector shall be assigned to those locations where

development is encouraged, as it can support mixed-use by virtue of proximity to a Thoroughfare or Fixed Transit Route.

21-200.5.2 Within the Controlled Growth Sector, Traditional Neighborhood Developments (TND) shall be permitted By Right, as well as CLDs. TNDs shall consist of at least one partial or entire Standard Pedestrian Sheds as specified in Section 21-300.3.2.

21-200.6 **[RESERVED]**

21-200.7 **(G-4) INFILL GROWTH SECTOR**

21-200.7.1 The Infill Growth Sector shall be assigned to areas already developed. Such areas may include conventional suburban developments, greyfield and brownfield sites, and historic urban areas.

21-200.8 **(SD) SPECIAL DISTRICTS**

21-200.8.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of a CLD or a TND as set forth in Article 3.

21-200.8.2 Conditions of development for Districts shall be reviewed by the CRC who shall forward a recommendation to the City Commission for final approval and recorded on Table 16. Alternatively, the provisions of the Land Development Code shall remain applicable to Special Districts.

21-300.1 **INSTRUCTIONS**

21-300.1.1 Once Greenfield land has been rezoned as a SmartCode District, this Code shall be the exclusive and mandatory zoning regulation for land within that SmartCode District. Whenever utilized, the provisions of this Code shall be applied in their entirety, subject to the requirements of Section 21-100.3.2

21-300.1.2 Incentives for the use of this Code are listed in Section 1.6. Development in the "SmartCode Districts" shall be eligible for Section 21-100.6 incentives.

21-300.1.3 New Community Plans shall be submitted in accordance with the provisions of this Code.

21-300.1.4 New Community Plans shall be submitted for review by the CRC and approval by the City Commission. The CRC will review the New Community Plan applications and provide a report on the requests to the City Commission.

21-300.1.5 Notice

a. Notice of a proposed New Community Plan application shall be posted on the property covered by the application, in accordance with Sec. 20-1301(q)(4) of the Development Code. In addition, written notice of the application shall be mailed to the Owner of record of all property within 500 feet of the subject property, and to all Registered Neighborhood Associations whose boundaries include the subject property or are adjacent to the neighborhood the subject property is located in. The notice shall be sent by the applicant by regular mail, postage pre-paid. The applicant shall submit a Certificate of Mailing at the time of submission of the application. An application for New Community Plan review will not be considered complete without an executed Certificate of Mailing. The notice shall provide:

1. a brief description of the proposed development activity;
2. the projected date of construction of the proposed use;
3. the person, with contact telephone number and address, designated by the applicant to repond to questions concerning the proposed application;
4. the date the application will be submitted to the CRC for review; and a statement with substantially the following information:
   i. Notice of Lawrence SmartCode Application pending before the Consolidated Review Committee (CRC).
   ii. This letter is being sent to the Owner of property adjoining, or a Registered Neighborhood Association encompassing, the proposed development described further in this letter. It is being sent for the purpose of informing the notified person and other interested parties about the proposed development. This letter is being provided solely to advise adjoining Landowners of the pending proposed development and does not grant the recipient and/or Landowner any additional legal rights to challenge the proposed development beyond those granted as part of the normal appeal process. For further information, contact the applicant's designated representative at (xxx) xxx-xxxx or the Planning and Develpment Services Department at (785) 832-xxxx.

b. The failure to receive notice of New Community Plan review by an adjoining Landowner or Registered Neighborhood Association will not affect the validity of the New Community Plan approval or review.

21-300.1.6 New Community Plans should respond to the existing conditions of the site, adjacent developments, connecting Thoroughfares, and natural features.

21-300.1.7 New Community Plans shall be structured as at least one partial or entire

Standard or Long Pedestrian Sheds as specified in Section 21-300.3.

21-300.1.8 New Community Plans shall allocate the Transect Zones as specified in Table 14.

21-300.1.9 New Community Plans shall classify land within the project but outside the Standard or Long Pedestrian Sheds as either Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space (CS).

21-300.1.10 New Community Plans shall lay out the Thoroughfare network according to the provisions of Section 21-300.4 and Table 3.

21-300.1.11 New Community Plans shall allocate the Civic Functions according to Section 21-300.5.

21-300.1.12 New Community Plans shall be detailed with the Special Requirements described in Section 21-300.6.

21-300.2 **TRANSECT ZONES**

21-300.2.1 Transect Zones shall be constituted of the elements described in Table 1 and the standards summarized in Table 14. When calculating the allocation of Transect Zones according to Table 14, the allocation shall apply only to the Net Site Area.

21-300.3 **COMMUNITY TYPES**

21-300.3.1 **Clustered Land Development (CLD)**

a. CLDs shall be permitted By Right for New Community Plans of at least 40 contiguous Greenfield acres.

b. A CLD shall consist of one partial or entire Standard Pedestrian Shed (1/4 mile radius). A CLD's Standard Pedestrian Shed shall satisfy the individual Transect Zone requirements as specified in Table 14A. However, a minimum of 50% of the parcel shall be permanently allocated to the T2 Zone.

21-300.3.2 **Traditional Neighborhood Development (TND)**

a. TNDs shall be permitted by right for New Community Plans of at least 60 contiguous Greenfield acres.

b. A TND shall consist of at least one partial or entire Standard or Long Pedestrian Shed (1/4 mile radius). Each Standard Pedestrian Shed within a TND shall satisfy the individual Transect Zone requirements as specified in Table 14A.

21-300.3.3 **[RESERVED]**

21-300.3.4 **[RESERVED]**

21-300.3.5 **Special Districts (SD)**

Special Districts shall be areas dedicated for certain Functions that by virtue of size or incompatibility with other surrounding Building Functions cannot meet the requirements for any Transect Zone or combination of Transect Zones. Conditions of development for Districts shall be determined through review and recommendation by the CRC with final approval by the City Commission and recorded on Table 16.

21-300.4 **STREETSCAPE REQUIREMENTS**

21-300.4.1 **General**

a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.

b. Thoroughfares consist of vehicular lanes and Public Frontages. The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. They include the Types of Planters, Sidewalks, Curbs, streetlights and street trees.

21-300.4.2 **Thoroughfares**

a. Vehicular lanes shall comply with the Thoroughfare Assemblies and Thoroughfare Types set forth in Table 3.
b. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of Private Frontage Lines.
c. All Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network of thoroughfares. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only by Warrant when required by natural site conditions.
d. Lots shall Enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may Enfront a Passage.
e. Thoroughfares along a designated Secondary Grid (Section 21-300.6.1a) may be exempted from the specified Public Frontage requirements.

21-300.4.3 **Public Frontages**

a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.

21-300.4.4 **Specific to Special Districts**

a. The standards for Thoroughfares and Public Frontages within Special Districts shall be determined by Warrant.

21-300.3.5 **CIVIC FUNCTIONS**

21-300.5.1 **General**

a. Places for public use shall be required for each community and designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).
b. Civic Spaces shall be public sites permanently dedicated to open space.
c. Civic Buildings shall be public sites dedicated for buildings operated by governmental or not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the City Commission.

21-300.5.2 **Civic Space (CS) Specific to T3-T5.5 Zones**

a. Each Standard or Long Pedestrian Shed shall assign between 5% and 20% of its area to Civic Space.
b. Civic Spaces shall be designed as described in Table 13.
c. Each Standard or Long Pedestrian Shed shall contain at least one Main Civic Space.
d. Within every Pedestrian Shed, a Civic Space designed as a playground shall be provided.
e. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare.

21-300.5.3 **Civic Buildings (CB) Specific to T3-T5.5 Zones**

a. The Developer shall designate a Meeting Hall or a Third Place within 500 feet of the Main Civic Space of each Standard or Long Pedestrian Shed. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.
b. One Civic Building site should be reserved for an elementary school. The school site may be located within T3 through T5.5 By Right and T1 and T2 by Variance Playing fields larger than 1/4 of an acre should be outside the Standard or Long Pedestrian Shed.

c. Reserved.

d. Civic Building sites shall not occupy more than 20% of the area of each Standard or Long Pedestrian Shed.

e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.

f. Civic Buildings shall not be subject to the standards of Article 5. The design of Civic Buildings shall be approved by Warrant by the CRC.

21-300.5.4 **Civic Functions Specific to T1 & T2 Zones**

a. Civic Buildings related to education, recreation and culture may be located within T1 Natural and T2 Rural Zones only by Variance.

21-300.6 **SPECIAL REQUIREMENTS**

21-300.6.1 A New Community Plan should designate the following special requirements. If the New Community Plan does elect to designate any of these special requirements, then the Developer shall comply with those requirements as designated. Deviation from the special requirements as designated shall require a Warrant or Variance.

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Variances allowing automobile-oriented standards. The Public Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Standard or Long Pedestrian Shed.

b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a shopfront at Sidewalk level along the entire length of the Frontage Line. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer (see Table 16).

c. A designation for mandatory or recommended Gallery/Arcade Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery/Arcade Frontage may be combined with a Retail Frontage as shown in Table 7.

d. A designation of coordinated streetscape Frontage Lines, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.

f. A designation for cross block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings on the first floor.

g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with preservation standards and protocols established by the Conservation of Historic Resources Code (Chapter 22 of the Code of the City of Lawrence).

21-400.1 **INSTRUCTIONS**

21-400.1.1 Subject to Section 21-400.1.2 and 21-400.1.3, a Developer may prepare a proposed Infill Community Plan. In order to obtain approval of the proposed Infill Community Plan, the Developer shall submit the Infill Community Plan for the required rezoning approvals per 21-100.4.4 and 21-100.4.7 and for approval of the actual Infill Community Plan to the City Commission. The CRC will review the Article 4 applications and provide a report on the rezoning request to the Planning Commission and a provide report on the Infill Community Plan request to the City Commission.

21-400.1.2 Preparation of an Infill Community Plan shall require the entity preparing the Plan to meet with and involve the neighborhoods surrounding the Infill project at least once prior to submitting the Infill Community Plan to the CRC. A report showing how neighborhood comments were addressed in the Infill Community Plan shall also be submitted to the CRC along with the Infill Community Plan.

21-400.1.3 Notice

a. Notice of a proposed Infill Community Plan application shall be posted on the property covered by the application, in accordance with Sec. 20-1301(q)(4) of the Development Code. In addition, written notice of the application shall be mailed to the Owner of record of all property within 500 feet of the subject property, and to all Registered Neighborhood Associations whose boundaries include the subject property or are adjacent to the neighborhood the subject property is located in. The notice shall be sent by the applicant by regular mail, postage pre-paid. The applicant shall submit a Certificate of Mailing at the time of submission of the application. An application for Infill Community Plan review will not be considered complete without an executed Certificate of Mailing. The notice shall provide:

1. a brief description of the proposed development activity;
2. the projected date of construction of the proposed use;
3. the person, with contact telephone number and address, designated by the applicant to repond to questions concerning the proposed application;
4. the date the application will be submitted to the CRC for review; and a statement with substantially the following information:
   i. Notice of Lawrence SmartCode Application pending before the Consolidated Review Committee (CRC).
   ii. This letter is being sent to the Owner of property adjoining, or a Registered Neighborhood Association encompassing, the proposed development described further in this letter. It is being sent for the purpose of informing the notified person and other interested parties about the proposed development. This letter is being provided solely to advise adjoining Landowners of the pending proposed development and does not grant the recipient and/or Landowner any additional legal rights to challenge the proposed development beyond those granted as part of the normal appeal process. For further information, contact the applicant's designated representative at (xxx) xxx-xxxx or the Planning and Develpment Services Department at (785) 832-xxxx.

b. The failure to receive notice of Infill Community Plan review by an adjoining Landowner or Registered Neighborhood Association will not affect the validity of the Infill Community Plan approval or review.

21-400.1.4 For any Infill sites comprising at least 30 contiguous acres, the Developer or the Planning and Development Services may prepare an Infill Community Plan.

For sites comprising less than 30 contiguous acres, only Planning and Development Services or its designee shall prepare an Infill Community Plan, except that upon petition by a landowner the Planning Director may allow a landowner to prepare an Infill Community Plan when doing so would be in accordance with the Purpose section of this Code. The Plan area should connect and blend with surrounding urbanism.

21-400.1.5 An Infill Community Plan shall demonstrate compliance with the requirements of the Community Types described in Section 21-400.3 and with the Streetscape requirements set forth in Section 21-400.4.

21-400.1.6 An Infill Community Plan shall demonstrate compliance with the requirements governing Civic Functions within each Community Type as described in Section 21-400.5.

21-400.2 **TRANSECT ZONES**

21-400.2.1 Infill Community Plans shall consist of Infill TNDs. An Infill TND is composed of the same Transect Zones as a TND. When calculating the allocation of Transect Zones according to Table 14, the allocation shall apply only to the Net Site Area.

21-400.3 **COMMUNITY TYPES**

Infill Community Plans shall be based on conserving, completing or creating Transect-based urban structure.

21-400.3.1 **Infill TND**

Infill TNDs shall be urbanized areas of at least 30 contiguous acres. An Infill TND shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Infill TND should be located at an important traffic intersection associated with a Civic or Commercial institution. The edges of the Infill TND should blend into an adjacent development without buffer. An Infill TND shall meet the requirements for a TND as set forth in Table 14.

21-400.3.2 **[RESERVED]**

21-400.3.3 **Special Districts (SD)**

Special Districts shall be areas dedicated for certain Functions that by virtue of size or incompatibility with other surrounding Building Functions cannot meet the requirements for any Transect Zone or combination of Transect Zones.

21-400.4 **STREETSCAPE REQUIREMENTS**

21-400.4.1 **General**

a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.

b. Thoroughfares consist of vehicular lanes and Public Frontages. The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The Public Frontages contribute to the character of the Transect Zone. They include the Types of Planters, Sidewalks, Curbs, streetlights, and street trees.

21-400.4.2 **Thoroughfares**

a. Vehicular lanes shall comply with the standards set forth in Table 3.

b. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of Frontage Lines.

c. All new Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network of thoroughfares. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only by Warrant when required by natural site conditions.

d. Lots shall Enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may Enfront a Passage.
e. Thoroughfares along a designated Secondary Grid (Section 21-400.6.1a) may be exempted from the specified Public Frontage requirements.

21-400.4.3 **Public Frontages**

a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.

21-400.4.4 **Specific to Special Districts**

a. The standards for Thoroughfares and Public Frontages within Special Districts shall be determined by Warrant.

21-400.5 **CIVIC FUNCTIONS**

21-400.5.1 **General**

a. Places for public use shall be required for each community and designated on the Infill Community Plan as Civic Space (CS) and Civic Building (CB).
b. Civic Spaces shall be public sites permanently dedicated to open space.
c. Civic Buildings shall be public sites dedicated for buildings operated by governmental or not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the City Commission.

21-400.5.2 **Civic Space (CS) Specific to T3-T5.5 Zones**

a. Each Standard or Long Pedestrian Shed shall assign between 5% and 20% of its area to Civic Space.
b. Civic Spaces shall be designed as described in Table 13.
c. Each Standard or Long Pedestrian Shed shall contain at least one Main Civic Space.
d. Within every Pedestrian Shed, a Civic Space designed as a playground shall be provided.
e. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare.

21-40.5.3 **Civic Buildings (CB) Specific to T3-T5.5 Zones**

a. The Developer shall designate a Meeting Hall or a Third Place within 500 feet of the Main Civic Space of each Standard or Long Pedestrian Shed. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop
b. One Civic Building site should be reserved for an elementary school. Playing fields larger than 1/4 of an acre should be outside the Standard or Long Pedestrian Shed.
c. One Civic Building lot suitable for a childcare building should be reserved within each Standard or Long Pedestrian Shed.
d. Civic Building sites shall not occupy more than 20% of the area of each Standard or Long Pedestrian Shed.
e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
f. Civic Buildings shall not be subject to the standards of Article 5. The design of Civic Buildings shall be approved by Warrant by the City Commission.

21-400.6 **SPECIAL REQUIREMENTS**

21-400.6.1 An Infill Community Plan shall designate the following special requirements:

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be

more readily considered for Warrants and Variances allowing automobile-oriented standards. The Public Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Standard or Long Pedestrian Shed.

b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a shopfront at Sidewalk level along the entire length of the Frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as illustrated in Table 7. The first floor shall be confined to retail use through the depth of the Second Layer (see Table 16).

c. A designation for mandatory or recommended Gallery/Arcade Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery/Arcade Frontage may be combined with a Retail Frontage as shown in Table 7.

d. A designation of coordinated streetscape Frontage Lines, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

e. A designation of Terminated Vista locations, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the City Commission.

f. A designation for cross block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings on the first floor.

g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with preservation standards and protocols established by the Conservation of Historic Resources Code (Chapter 22 of the Code of the City of Lawrence).

21-400.7 **PRE-EXISTING CONDITIONS**

21-400.7.1 Non-conforming existing buildings may continue to be used as is until a Substantial Modification is requested. Once a Substantial Modification is requested, Planning and Development Services shall require that the Developer remedy the non-conformity.

21-400.7.2 When renovating an existing building, a Developer shall not be required to increase the Required Parking for the building more than the amount of parking that was required prior to the renovation.

21-500.1 **INSTRUCTIONS**

21-500.1.1 Lots and buildings located within a New Community or Infill Community Plan shall be subject to the requirements of this Article. No more than one Principal Building shall be located on a platted lot.

21-500.1.2 Developers may have plans under this Article prepared on their behalf.

21-500.1.3. [Reserved]

21-500.1.4 The requirements described in this Article shall control the Building Disposition, Building Configuration and Building Function, as well as their density, design, landscape, parking, signage, and ambient standards.

21-500.1.5 Building Scale Plans submitted under this Article shall set forth the following, in compliance with the standards described in this Article:

a. For preliminary site and building approval:
- Building Disposition
- Building Configuration
- Building Function
- Required Parking standards
- Pre-Existing Conditions
- Density Calculations

b. For final approval, in addition to the above:
- Design Guidelines
- Landscape Standards
- Signage Standards
- Ambient Standards

21-500.1.6 Building Scale Plans shall show and provide dimensions for topography, thoroughfares, sidewalks, utilities, and easements.

21-500.1.7 Parking requirements for Civic Buildings shall be set by Warrant.

21-500.1.8 Design Guidelines are provided to give guidance to building design. The guidelines are meant to be flexible in their application. Projects should strive to meet the overall objective for each Transect when applying the guildelines.

21-500.2 **SPECIFIC TO NATURAL AND RURAL TRANSECT ZONES (T1 & T2)**

The following shall be applicable to Transect Zones T1 and T2:

21-500.2.1 Buildings in the T1 Zone are permitted only by Variance and in the T2 Zone only by Warrant. Permission to build in T1 and the standards for Building Disposition, Building Configuration, Building Function, parking, architectural, signage, and ambient shall be determined concurrently as Variances, in public hearing of the Board of Zoning Appeals.

21-500.2.2 The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist of native species requiring minimal irrigation, fertilization, and maintenance (Tables 4B and 6). Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F. Storm water management on Thoroughfares shall be through retention and percolation, channeled by curbside swales.

21-500.3 **SPECIFIC TO SUB-URBAN TRANSECT ZONE (T3)**

21-500.3.1 **Building Disposition (T3)**

a. Newly platted lots shall be dimensioned according to Section 21-500.3.11

b. Buildings shall be disposed in relation to the boundaries of their lots according

to Section 21-500.3.11

c. One Principal Building at the Frontage Line, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.

d. Lot coverage by building shall not exceed that shown in Section 21-500.3.11.

e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.

f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 21-500.3.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.

g. 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 Section 21-500.3.11.

h. Building Types shall be as shown in Table 9.

21-500.3.2 **Building Configuration (T3)**

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 21-500.3.11.

b. Building Heights shall conform to Table 8 and be as shown in Section 21-500.3.11.

21-500.3.3 **Building Function (T3)**

a. Buildings in each Transect Zone shall conform to the Building Functions described in Table 10 and 11 and Section 21-500.3.11.

21-500.3.4 **Parking Standards (T3)**

a. Vehicular parking shall be adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions. Within the Long Pedestrian Shed of a TOD, the Adjusted Parking shall be reduced by thirty percent (30%).

b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the Required Parking of the building on the same lot.

c. Parking shall be accessed by the Rear Alley or Rear Lane, when such are available on the New Community or Infill Community Plan.

d. Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen as specified in Section 21-500.3.5b.

e. Open parking areas shall be located at the Second and Third Lot Layers, as shown in Table 16D, except that Driveway aprons and drop-offs may be located at the First Layer.

f. The Required Parking may be provided within one-quarter mile of the lot that it serves.

g. For buildings on Secondary Grids (S-Grids), parking lots may be allowed in the First Layer by Warrant.

21-500.3.5 **Design Guidelines (T3)**

Objective: The Sub-Urban Zone consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions. Buildings in this Transect shall respond to this less

urban environment by ensuring they respect the sub-urban fabric in relation to neighboring structures and respond positively to the pedestrian nature of the area.

a. When multiple building wall materials are combined horizontally they should be combined on each Facade in a manner that places the heavier material at the pedestrian level.
b. Streetscreens should be between 3.5 and 6 feet in height and constructed of a material matching the exterior finishes listed in guideline d. 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.
c. Openings above the first Story should not exceed 40% of the total building wall area, with each Facade being calculated independently.
d. The exterior finish material on all Public Facades should be limited to masonry, wood siding, cementitious siding and/or stucco.
e. Flat roofs should be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
f. Balconies and porches should be made of wood.
g. Fences, if provided at the First Layer, should be painted. Fences at other Layers may be of wood board or chain link.

21-500.3.6 **Environmental Standards (T3)**

a. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
b. The impermeable surface for each lot shall not exceed the ratio of lot coverage as set forth in Table 14F.
c. The management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the Public Frontage.

21-500.3.7 **Landscape Standards (T3)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 40 feet of Frontage Line as illustrated in Table 16D.
b. Trees shall be of various species, naturalistically clustered, with an understory stall below for maintenance.
c. Outdoor storage shall be screened from view from any Frontage Line by a Streetscreen in conformance with Section 21-500.3.5.b.

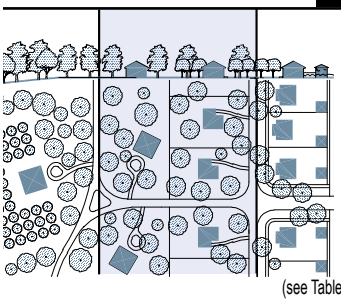
21-500.3.8 **Signage Standards (T3)**

a. One 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.
b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet.
c. There shall be no signage permitted additional to that specified in this section.
e. Signage shall not be lit.
f. All provisions of Chapter V, Article 18, Signs, shall continue to be applicable, and where in conflict with this Code, the stricter provision shall apply.

21-500.3.9 **Ambient Standards (T3)**

a. Sound levels measured at the building Frontage Line shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
b. Average lighting levels measured at the building Frontage Line shall not exceed 1.0 fc (foot-candles).
c. Streetlights shall be in accordance with Table 5.

SECTION 21-500.3.11 **T3**



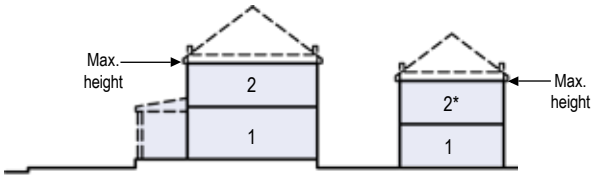
(see Table 1)

BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use
BUILDING HEIGHT (see Table 8)	
a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	60 ft. min 120 ft. max
b. Lot Coverage	60% max
BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	prohibited
c. Rearyard	prohibited
d. Courtyard	prohibited
BUILDING DISPOSITION	
a. Front Setback	24 ft. min.
b. Side Setback	12 ft. min.
c. Rear Setback	12 ft. min.
d. Frontage Buildout	50% min.
OUTBUILDING DISPOSITION	
a. Front Setback	20 ft. min.
b. Side Setback	3 ft. to 6 ft
c. Rear Setback	3 ft. to 23 ft.*
PRIVATE FRONTAGES (see Table 7)	
a. Common Yard	permitted
b. Porch & Fence	permitted
c.Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited
	Refer to Summary Table 14
PARKING PROVISIONS	
See Tables 11 & 12	

* or 12 ft. from center line of a rear alley if a rear alley or rear lane exists

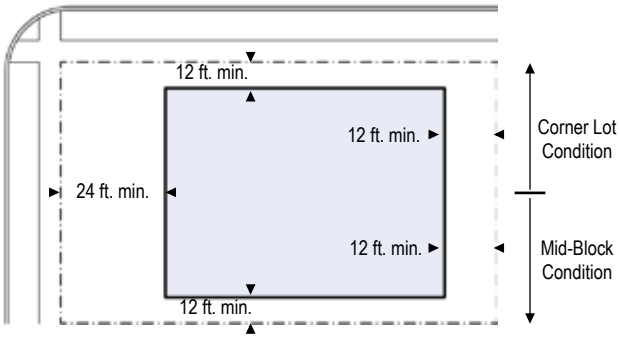
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



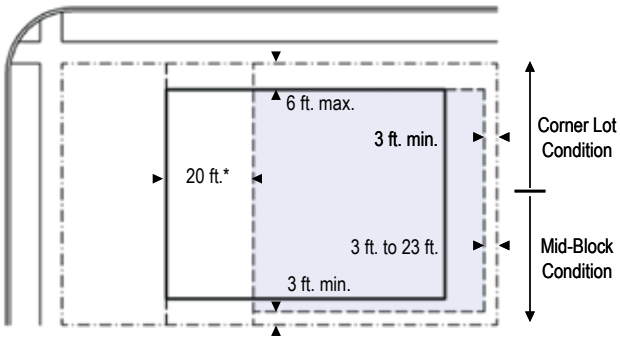
BUILDING DISPOSITION

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 a minumum of 50% of its width of the principal frontage.



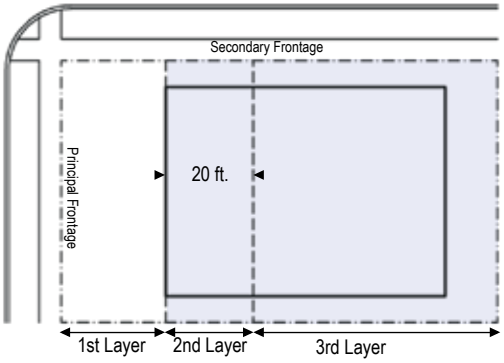
OUTBUILDING DISPOSITION

1. The elevation of the out buildings shall be distanced from the lot lines as shown.
* from front setback line of main building



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



21-500.4 SPECIFIC TO GENERAL URBAN TRANSECT ZONES (T4)

21-500.4.1 Building Disposition (T4)

a. Newly platted lots shall be dimensioned according to Section 21-500.4.11.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 21-500.4.11.
c. One Principal Building at the Frontage Line, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.
d. Lot coverage by building shall not exceed that shown in Section 21-500.4.11.
e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.
f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 21-500.4.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
g. 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 Section 21-500.4.11.
h. Building Types shall be as shown in Table 9.
i. A minimum Residential housing mix of three Types (none less than 20%) shall be required in the General Urban Zone (T4), selected from Table 9.

21-500.4.2 Building Configuration (T4)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 21-500.4.11.
b. Awnings may encroach the public Sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
c. Loading docks and service areas shall be permitted on Frontage Lines only by Warrant.
d. Building Heights shall conform to Table 8 and be as shown in Section 21-500.4.11.

21-500.4.3 Building Function (T4)

a. Buildings in each Transect Zone shall conform to the Building Functions described in Tables 10 and 11 and Section 21-500.4.11.
b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an Outbulding.

21-500.4.4 Parking Standards (T4)

a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the Required Parking of the building on the same lot.
c. Parking shall be accessed by the Rear Alley or Rear Lane, when such are available on the Community Plan.

d. Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen as specified in Section 21-500.4.5b.
e. All parking areas except for Driveways shall be located at the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer.
f. The Required Parking may be provided within one-quarter mile of the site that it serves.
g. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten off-street vehicular parking spaces.
h. For buildings on Secondary Grids (S-Grids), parking lots may be alllowed in the First Layer by Warrant.

21-500.4.5 **Design Guidelines (T4)**

Objective: The General Urban Zone consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks. Buildings in this Transect shall respond to this urban environment by ensuring they respect the residential urban fabric in relation to neighboring structures and respond positively to the pedestrian nature of the area.

a. When multiple building wall materials are combined horizontally they should be combined on each Facade in a manner that places the heavier material at the pedestrian level.
b. Streetscreens should be between 3.5 and 6 feet in height and constructed of a material matching the exterior finishes listed in guideline e. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens should have openings no larger than necessary to allow automobile and pedestrian access.
c. Openings above the first Story should not exceed 40% of the total building wall area, with each Facade being calculated independently.
d. Flat (low slope) roofs should be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
e. The exterior finish material on all Facades should be limited to masonry, wood siding, cementitious siding and/or stucco.
f. Balconies and porches should be made of wood or metal.
g. Fences, if provided within the First Layer should be painted. Fences at other Layers may be of wood board or masonry.

21-500.4.6 **Environmental Standards (T4)**

a. The Public Frontage (Tables 4A and 14D) 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 three stories but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
b. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.

c. Storm water management on Thoroughfares and lots shall be through underground storm drainage channeled by raised Curbs. There shall be no retention or detention required on the individual lots.

21-500.4.7 **Landscape Standards (T4)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 40 feet of Frontage Line as illustrated in Table 16D.
b. Trees of species matching the planting on the Public Frontage as shown in Table 4.
c. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 21-500.4.5.b.

21-500.4.8 **Signage Standards (T4)**

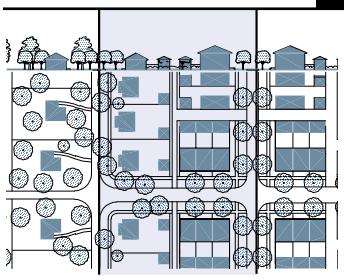
a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet.
c. There shall be no signage permitted additional to that specified in this section.
d. All provisions of Chapter V, Article 18, Signs, shall continue to be applicable, and where in conflict with this Code, the stricter provision shall apply.

21-500.4.9 **Ambient Standards (T4)**

a. Sound levels measured at the building Frontage Line shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
b. Average lighting levels measured at the building Frontage Line shall not exceed 2.0 fc (foot-candles) .
c. Streetlights shall be in accordance with Table 5.

21-500.4.10 **[Reserved]**

SECTION 21-500.4.11 **T4**



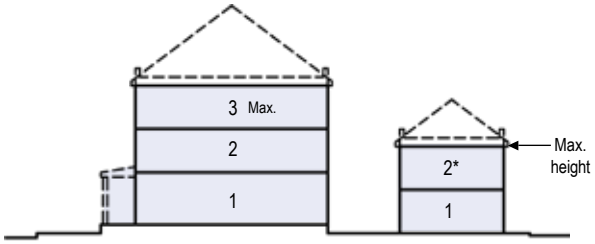
(see Table 1)

BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use
BUILDING HEIGHT (see Table 8)	
a. Principal Building	3 stories max.
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	25 ft min 75 ft max
b. Lot Coverage	70% max
BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	prohibited
BUILDING DISPOSITION	
a. Front Setback	6 ft. min. 25 ft. max.
b. Side Setback	0 ft. min. 25 ft. max
c. Rear Setback	5 ft. min.*
d. Frontage Buildout	
OUTBUILDING DISPOSITION	
a. Front Setback	20 ft. min.
b. Side Setback	0 ft. min. to 3 ft.
c. Rear Setback	3 ft. to 23 ft.**
PRIVATE FRONTAGES (see Table 7)	
a. Common Yard	permitted
b. Porch & Fence	permitted
c.Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited
	Refer to Summary Table 14
PARKING PROVISIONS	
See Tables 11 & 12	

* or 12 ft. from center line of a rear alley if a rear alley or rear lane exists

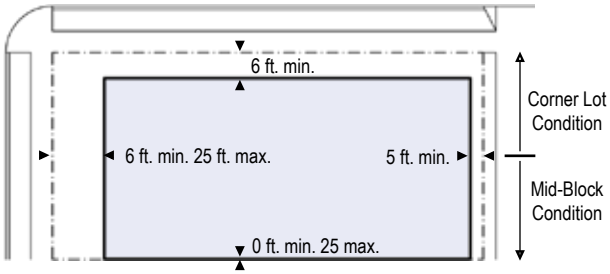
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



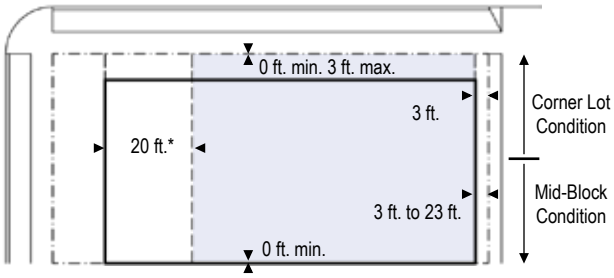
BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Buildings shall have facades along principal frontage lines and elevations along lot lines. (see Table 16E).



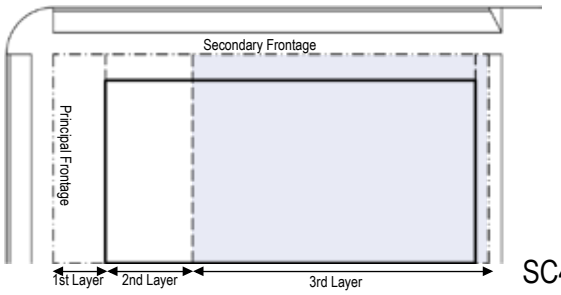
OUTBUILDING PLACEMENT

1. The elevations of the out buildings shall be distances from the lot lines as shown.
* from front setback line of main building



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



21-500.5 **SPECIFIC TO URBAN CENTER TRANSECT ZONES (T5)**

21-500.5.1 **Building Disposition (T5)**

a. Newly platted lots shall be dimensioned according to Section 21-500.5.11.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 21-500.5.11.
c. One Principal Building at the Frontage Line, and one Outbuilding to the rear of the Prinicipal Building, may be built on each lot as shown in Table 16C.
d. Lot coverage by building shall not exceed that shown in Section 21-500.5.11.
e. Facades shall be built parallel to the Principal Frontage Line along a minimum of 70% of its length on the Setback shown in Section 21-500.5.11. In the absence of a building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 21-500.5.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
g. 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 Section 21-500.5.11.
h. Building Types shall be as shown in Table 9.
i. Buildings shall have their Principal Entrances on a Frontage Line.

21-500.5.2 **Building Configuration (T5)**

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 21-500.5.11.
b. Awnings may encroach the public Sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
c. Loading docks and service areas shall be permitted on the Frontage Line only by Warrant.
d. Building Heights shall conform to Table 8 and be as shown in Section 21-500.5.11.
e. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

21-500.5.3 **Building Function (T5)**

a. Buildings in each Transect Zone shall conform to the Building Functions described in Tables 10 and 11 and Section 21-500.5.11.
b. Accessory uses of Open Lodging or Open Office shall be permitted within an Outbuilding.
c. Ground floor Commercial shall be permitted throughout and shall be required at mandatory shopfront Frontages.

21-500.5.4 **Parking Standards (T5)**

a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the same lot.

c. Maximum Parking ratios may be established by the CRC by Warrant.
d. Parking shall be accessed by the Rear Alley or Rear Lane when such is available in the Community Plan.
e. Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen as specified in Section 21-500.5.5b.
f. All parking areas shall be located at the Third Lot Layer .
g. The Required Parking may be provided within one-quarter mile of the site that it serves.
h. The vehicular entrance of a parking lot, parking structure, or garage on a Frontage Line shall be no wider than 30 feet.
i. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line.
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten off-street vehicular parking spaces.
k For buildings on Secondary Grids (S-Grids), parking lots may be alllowed on the Frontage Line by Warrant.

21-500.5.5 **Design Guidelines (T5)**

Objective: The Urban Center Zone consists of higher density mixed-use building types 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 frontages. Buildings in this Transect shall respond to this highly urban environment by ensuring they respect the urban fabric in relation to neighboring structures and respond positively to the pedestrian nature of the area.

a. When multiple building wall materials are combined horizontally they should be combined on each Facade in a manner that places the heavier material at the pedestrian level.
b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the exterior finishes listed in guideline f. 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.
c. Openings above the first Story should not exceed 40% of the total building wall area, with each Facade being calculated independently.
d. The Facades on Retail Frontages should be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
e. Flat (low slope) roofs should be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
f. The exterior finish materials on all Facades should be limited to masonry, concrete, cementicious siding and/or stucco.
g. Balconies, galleries and arcades should be made of concrete, masonry, stucco, painted wood or metal.
h. Streetscreens should be located coplanar with the Frontage Line as shown in Table 16D.

21-500.5.6 **Environmental Standards (T5)**

a. The riparian corridors of waterways should be embanked and crossed by Thoroughfares as required by the Thoroughfare network.
b. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three

stories, but remains predominantly clear of building Frontages. The introduced landscape shall consist of durable species tolerant of soil compaction (Tables 4B and 6).

c. Impermeable surface shall be confined to the ratio of lot coverage, as specified in Table 14F.

d. To the extent not inconsistent with applicable state or federal law, storm water management shall be through underground storm drainage channeled by raised Curbs. There shall be no retention or detention required on the individual lot.

21-500.5.7 **Landscape Standards (T5)**

a. The First Layer as shown in Table 16D shall be landscaped or paved to match the enfronting Public Frontage as shown in Table 4.

b. Trees shall be a species with shade canopies that, at maturity, begin higher than the top of the second Story of buildings.

c. Outdoor storage shall be screened from view from any Frontage Line by a Streetscreen in conformance with Section 21-500.5.5b.

21-500.5.8 **Signage Standards (T5)**

a. One 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.

b. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached perpendicular to the Facade.

c. A single external sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.

d. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

e. All provisions of Chapter V, Article 18, Signs, shall continue to be applicable, and where in conflict with this Code, the stricter provision shall apply.

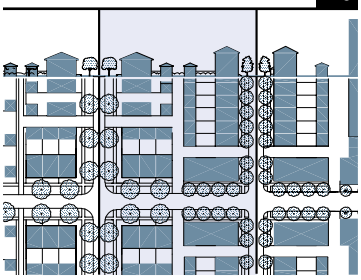
21-500.5.9 **Ambient Standards (T5)**

a. Sound levels measured at the building Frontage Line shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.

b. Average lighting levels measured at the building Frontage Line shall not exceed 5.0 fc (foot-candles).

21-500.5.10 **[Reserved]**

SECTION 21-500.5.11 **T5**



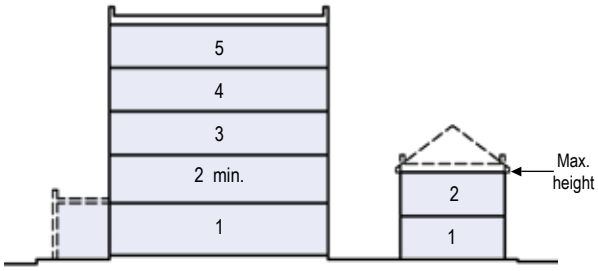
(see Table 1)

BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use
BUILDING HEIGHT (see Table 8)	
a. Principal Building	5 stories max. 2 min.
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	25 ft min 150 ft max
b. Lot Coverage	80% max
BUILDING TYPE (see Table 9)	
a. Edgeyard	prohibited
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
BUILDING DISPOSITION	
a. Front Setback	0 ft. min. 12 ft. max.
b. Side Setback	0 ft. min. 12 ft. max.
c. Rear Setback	3 ft. min.*
d. Frontage Buildout	70% min at setback
OUTBUILDING DISPOSITION	
a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft. min.
c. Rear Setback	3 ft. max.
PRIVATE FRONTAGES (see Table 7)	
a. Common Yard	prohibited
b. Porch & Fence	prohibited
c.Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted
	Refer to Summary Table 14
PARKING PROVISIONS	
See Tables 11 & 12	

* or 12 ft. from center line of alley

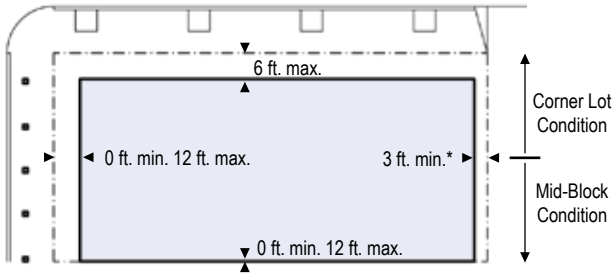
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



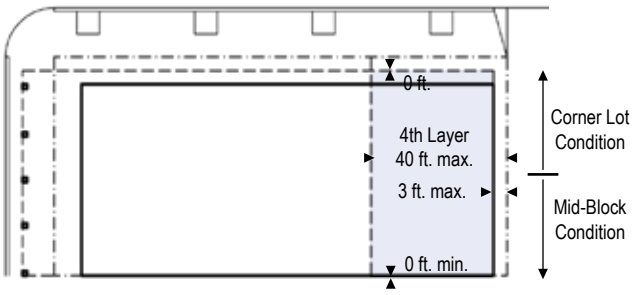
BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along the principal frontage lines and elevations along lot lines (see Table 16E).



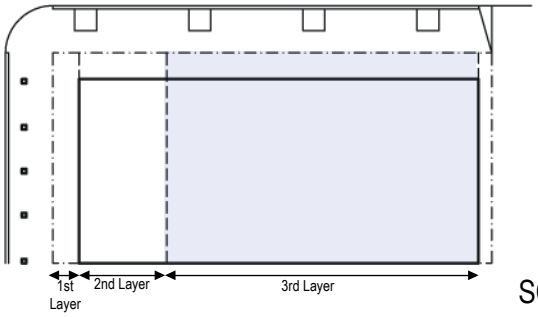
OUTBUILDING DISPOSITION

1. The elevations of the out buildings shall be distances from the lot lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



21-500.6 **SPECIFIC TO URBAN CORE TRANSECT ZONES (T5.5)**

21-500.6.1 **Building Disposition (T5.5)**

a. Newly platted lots shall be dimensioned according to Section 21-500.6.11.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 21-500.6.11.
c. One Principal Building at the Frontage, and one Outbuilding to the rear of the Prinicipal Building, may be built on each lot as shown in Table 16C.
d. Lot coverage by a building shall not exceed that shown in Section 21-500.6.11.
e. Facades shall be built parallel to the Principal Frontage Line along a minimum of 100% of its length on the Setback shown in Section 21-500.6.11.
f. Setbacks for Principal Buildings shall be as shown in Table 14G and in Section 21-500.6.11. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
g. 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 Section 21-500.6.11.
h. Building Types shall be as shown in Table 9.
i. Buildings shall have their Principal Entrances on a Frontage Line.

21-500.6.2 **Building Configuration (T5.5)**

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 21-500.6.11.
b. Awnings may encroach the public Sidewalk without limit and may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
c. Loading docks and service areas shall be permitted on the Frontages Line only by Warrant.
d. Building Heights shall conform to Table 8 and be allocated as required in Section 21-500.6.11.
e. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

21-500.6.3 **Building Function (T5.5)**

a. Buildings in each Transect Zone shall conform to the Building Functions described in Tables 10 and 11 and Section 21-500.6.11.
b. Ground floor Commercial shall be permitted throughout and shall be required at mandatory shopfront Frontage Lines.

21-500.6.4 **Parking Standards (T5.5)**

a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12. The Required Parking is calculated according to Table 11 based on the Building Function. The Adjusted Parking is the Required Parking reduced by the Sharing Factor in Table 12. The Sharing Factor only applies to the amount of parking that is available for sharing among two or more Functions.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
c. Maximum Parking ratios may be established by the CRC.
d. Parking shall be accessed by the Rear Alley or Rear Lane, when such are available on the New Community or Infill Community Plan.

e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 21-500.6.5b.
f. All parking areas shall be located at the Third Lot Layer.
g. The Required Parking may be provided within one-quarter mile of the lot that it serves.
h. The vehicular entrance of a parking lot, parking structure or garage on a Frontage Line shall be no wider than 30 feet.
i. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line.
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
k. For buildings on Secondary Grids (S-Grids), parking lots may be alllowed on the Frontage Line by Warrant (see Section 21-500.8.1a).

21-500.6.5 **[Reserved]**

21-500.6.6 **Environmental Standards (T5.5)**

a. The riparian corridors of waterways may be embanked and crossed by right or enclosed by Thoroughfares as required by the Thoroughfare network.
b. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. New landscape shall consist of durable species tolerant of soil compaction.
c. Impermeable surface shall be confined to the ratio of lot coverage by building as specified in Table 14F.
d. Storm water management shall be through underground storm drainage channeled by raised Curbs. There shall be no retention and detention required on the individual lot.

21-500.6.7 **Landscape Standards (T5.5)**

a. The First Layer as shown in Table 16D shall be landscaped or paved to match the Public Frontage as shown in Table 4.
b. Trees shall be a species with shade canopies that, at maturity, begin higher than the top of the secomd Story of buildings.
c. Trees shall not be required in the First Layer (Table 16D).
d. Outdoor storage shall be screened from view from any Frontage Line by a Streetscreen in conformance with Section 21-500.6.5.b.

21-500.6.8 **Signage Standards (T5.5)**

a. One 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.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Facade.
c. A single external sign band may be applied to the Facade of each building, provided that such sign does not exceed 3 feet in height by any length.
d. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.
e. All provisions of Chapter V, Article 18, Signs, shall continue to be applicable, and where in conflict with this Code, the stricter provision shall apply.

21-500.6.9 **Ambient Standards (T5.5)**

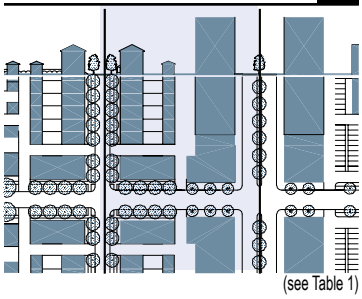
a. Sound levels measured at the building Frontage Line shall not exceed 70 decibels from s`unrise to midnight and 60 decibels from midnight to sunrise.
b. Average lighting levels measured at the building Frontage Line shall not exceed

20 fc (foot-candles).

c. Streetlights shall be in accordance with Table 5.

21-500.6.10 **[Reserved]**

SECTION 21-500.6.11 **T5.5**



(see Table 1)

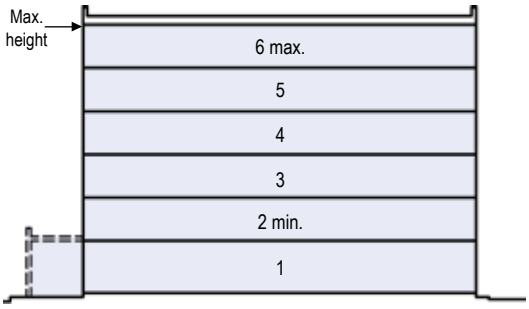
BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use
BUILDING HEIGHT (see Table 8)	
a. Principal Building	6 stories max. 2 min.*
b. Outbuilding	N/A
LOT OCCUPATION	
a. Lot Width	25 ft. min 325 ft. max
b. Lot Coverage	100% max
BUILDING TYPE (see Table 9)	
a. Edgeyard	prohibited
b. Sideyard	prohibited
c. Rearyard	permitted
d. Courtyard	permitted
BUILDING DISPOSITION	
a. Front **Setback**	0 ft.
b. Side **Setback**	0 ft.
c. Rear **Setback**	0 ft.
d. Frontage Buildout	100% min.
OUTBUILDING DISPOSITION	
a. Front	N/A
b. Side	N/A
c. Rear	N/A
PRIVATE FRONTAGES (see Table 7)	
a. Common Yard	prohibited
b. Porch & Fence	prohibited
c.Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	permitted
g. Gallery	permitted **
h. Arcade	permitted **
	Refer to Summary Table 14
PARKING PROVISIONS	
See Tables 11 & 12	

* 6 story permitted at corners only. 5 story max. mid-block

** Permtted at alleys only.

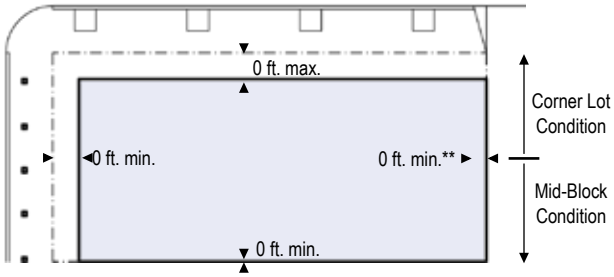
BUILDING HEIGHT

1. Building height shall be measured in number of stories, not including a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



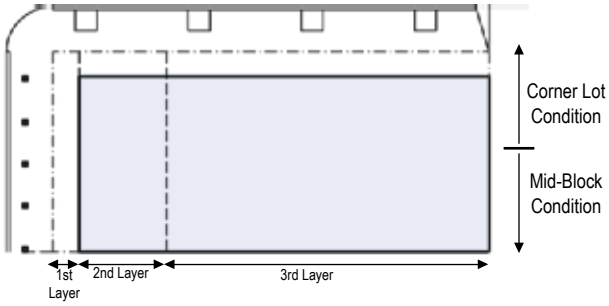
BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along frontage lines and elevations along lot lines (see Table 16.e).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



21-500.7 **PRE-EXISTING CONDITIONS**

21-500.7.1 Non-conforming existing buildings may continue to be used as is until a Substantial Modification is requested. Once a substantial modification is requested, the CRC shall require the Developer remedy the non-conformity.

21-500.7.2 When renovating existing buildings, a Developer shall not be required to increase the Required Parking for the the buildings more than the amount of parking that was required prior to the renovation.

21-500.8 **DENSITY CALCULATIONS**

21-500.8.1 The minimum Base Residential Density for each Transect Zone shall be calculated in terms of Residential units permitted for each Transect Zone by Table 14B.

21-500.8.2 In order to calculate the permissible amount of non-Residential density for each Transect Zone, the number of Residential units shown on Table 14B shall be exchanged for non-Residential density at the following rates:

a. For Lodging: 2 bedrooms for each unit of Base Residential Density.
b. For Office or Retail: 1000 square feet for each unit of Base Residential Density.

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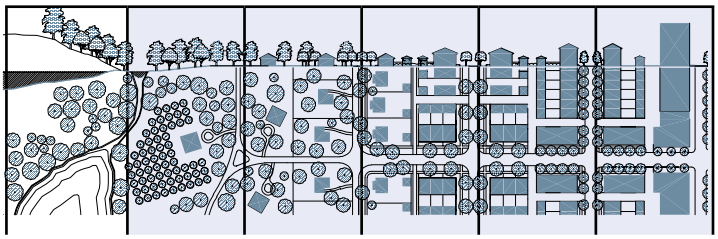
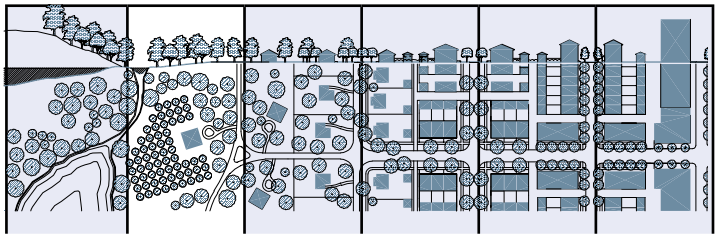
TABLE 1: Transect Zone Descriptions. This table provides a description of the character of each Transect Zone.

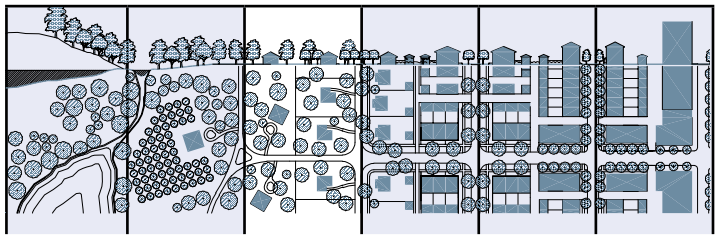
T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



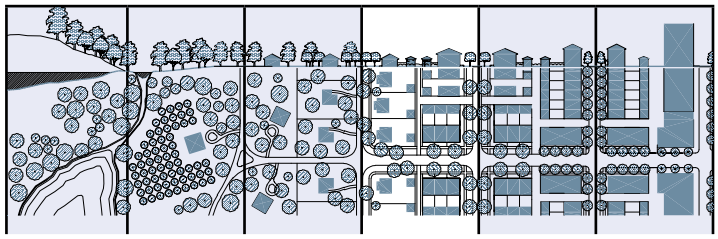
T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.



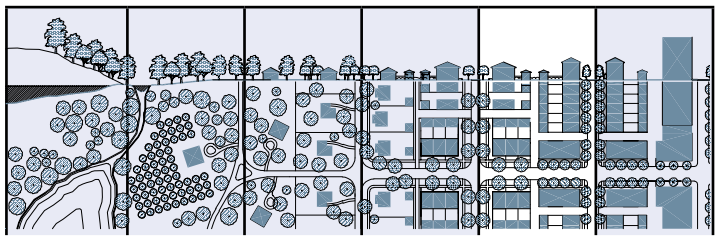
T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.



T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types 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 frontages.



T5.5 THE SPECIAL URBAN CENTER ZONE consists of the highest density mixed-use building types 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 frontages. Because of its historic designation and character, it will be protected from competition in intensity.

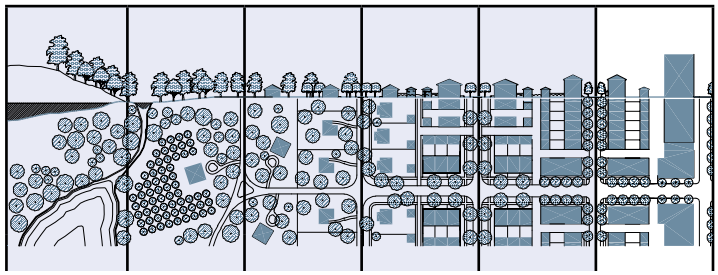


TABLE 2 SECTOR/COMMUNITY ALLOCATION

21-600.2

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.

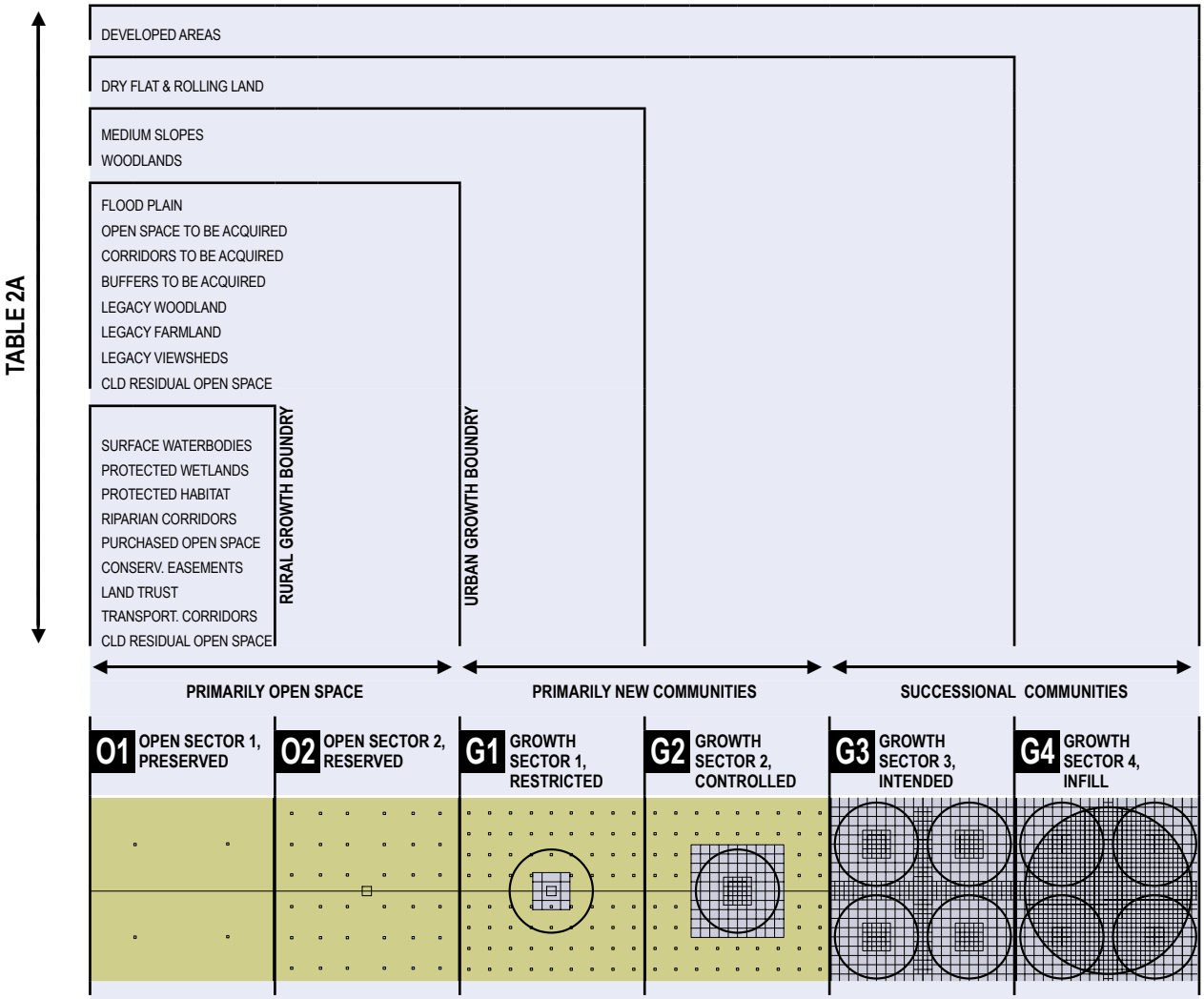


TABLE 2B

			CLD	CLD	TND	TND		TND	
T1	NO MININUM	NO MININUM				N/A			
T2	NO MININUM	NO MININUM	50% MIN	50% MIN	NO MIN	N/A			
T3			10 - 30%	10 - 30%	10 - 30%	N/A			
T4			20 - 40%	20 - 40%	30 - 60%	N/A		VARIABLE	
T5					10 - 30%	N/A		VARIABLE	
T5.5								VARIABLE	

TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths and curb radii to specific **movement types** (described below) in each Transect Zone. Movement types describe expected driver experience on a given thoroughfare. The design speed for pedestrian safety and mobility is the determinant for each of these movement types. Typical assemblies are shown in Table 3B.

Specific locations requiring transit bus and truck routes and truck loading shall be decided by Warrant.

MOVEMENT TYPES

YIELD: Drivers must proceed slowly and with extreme care and must yield in order to pass a parked car or approaching vehicle. Functional equivalent of traffic calming. Design speed of 20 mph or less.

SLOW: Drivers can proceed carefully with an occasional stop to allow a pedestrian to cross or another car to park. Character of the street should make drivers uncomfortable exceeding design speed due to presence of parked cars, enclosure, tight turn radii, and other design elements. Design speed of 20-25 mph.

FREE: Drivers can expect to travel generally without delay at the design speed; street design supports safe pedestrian movement at the higher design speed. This movement type is appropriate for thoroughfares designed to traverse longer distances or connect to higher intensity locations. Design speed of 25-30 mph.

SPEED: Drivers can expect travel similar to conventional street design, but with continued emphasis on pedestrian safety and comfort. Design speed of 30-35 mph.

RURAL: Conventional street design in which drivers can expect a separation of modes - e.g., bike lanes, walking paths, and roads -- allowing automobile travel unimpeded by pedestrians or walkability concerns. This movement is rarely used in traditional town planning but may be needed when traveling through T1, T2, or T3 transect zones. Design speed above 30 mph.

▪ BY RIGHT
▫ BY EXCEPTION

MOVEMENT TYPE	DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T5.5
YIELD	20 mph or less	8 feet	▪	▪	▪	▫	▫	▫
SLOW	20-25 mph	9 feet	▪	▪	▪	▪	▪	▫
FREE	25-30 mph	10 feet	▪	▪	▪	▪	▪	▪
SPEED	30-35 mph	11-12 feet	▪	▪	▪	▫	▫	▫
RURAL	Above 35 mph	12 feet	▪	▪				

MOVEMENT TYPE	DESIGN SPEED	PARKING LANE WIDTH						
YIELD	20 mph or less	(Parallel) 6 feet			▪	▪	▫	
YIELD, SLOW	20-25 mph	(Parallel) 7 feet			▪	▪	▫	▫
SLOW, FREE	20-30 mph	(Angle) 18 feet				▪	▪	▪
FREE, SPEED	25-35 mph	(Parallel) 8 feet			▪	▪	▪	▪

MOVEMENT TYPE	DESIGN SPEED	CURB RADIUS WITH PARKING* (See Table 16b)						
YIELD	20 mph or less	5-10 feet			▪	▪	▫	▫
SLOW	20-25 mph	10-15 feet	▫	▪	▪	▪	▪	▪
FREE	25-30mph	15-20 feet	▫	▪	▪	▪	▪	▪
SPEED	30-35 mph	20-30 feet		▪			▫	▫

* Dimensions with parking on each leg of intersection. Both tangent sections adjacent to the curb return must be parked, or else curb radii must be evaluated using "design vehicle" and AutoTurn or turning templates.

21-600.3B

TABLE 3B: [RESERVED].

21-600.3C

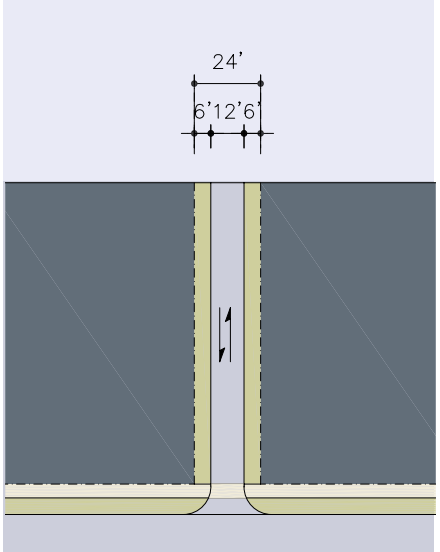
TABLE 3C: Thoroughfare Assemblies. This table assigns the permitted Thoroughfare assemblies by Transect Zone. The following Thoroughfares shall require RA-24-24 mid-block: ST-54-28, ST-50-20, ST-50-30, ST-40-19, AV-75-40, and AV-86-50.

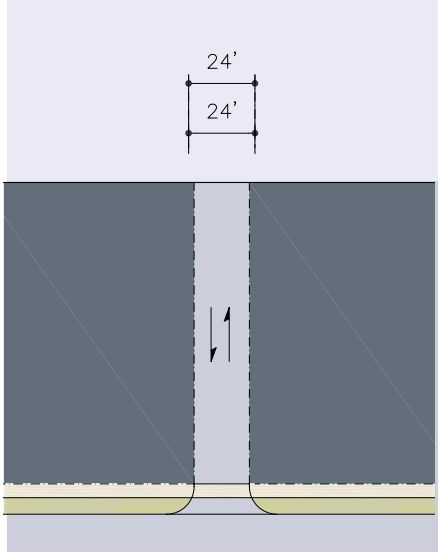
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	RL-24-12	RA-24-24
Thoroughfare Type	Rear Lane	Rear Alley
Transect Zone Assignment	T3, T4	T3, T4, T5, T5.5
Right-of-Way Width	24 feet	24 feet
Pavement Width	12 feet	24 feet
Movement	Yield Movement	Slow Movement
Design Speed	10 MPH	10 MPH
Pedestrian Crossing Time	3.5 seconds	6.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	None	None
Curb Radius	10 feet	10 feet
Public Frontage Type	None	None
Walkway Type	6 feet Sidewalk	None
Planter Type	None	None
Curb Type	Inverted Crown	Inverted Crown
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	None	None

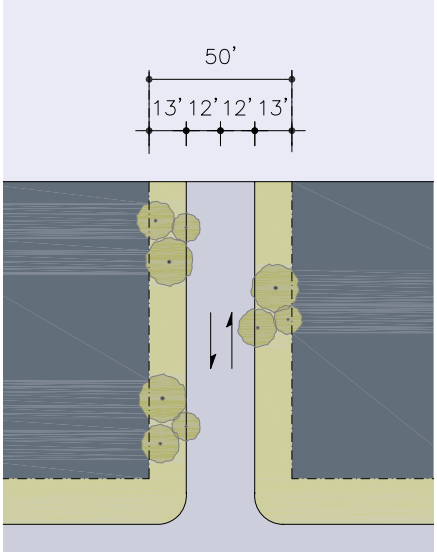
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

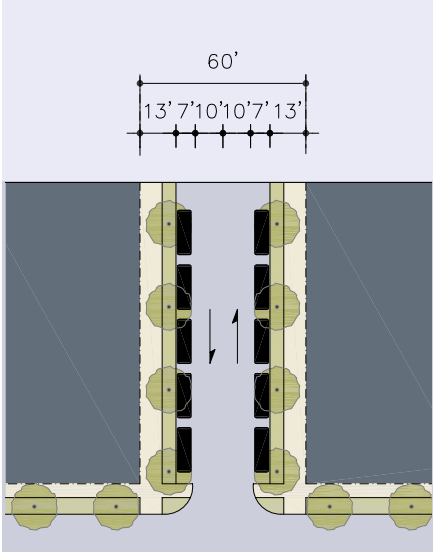
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	RD-50-24	ST-60-34
Thoroughfare Type	Road	Street
Transect Zone Assignment	T1, T2, T3	T3. T4, T5
Right-of-Way Width	50 feet	60 feet
Pavement Width	24 feet	34 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	6.5 seconds	5.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	None	Both Sides @ 7 feet marked
Curb Radius	25 feet	15 feet
Public Frontage Type	Porch and Fence, Common Lawn	ST, FC, DY/LC, PF
Walkway Type	Path optional	6 foot Sidewalk
Planter Type	Continuous swale	7 foot Continuous planter
Curb Type	Swale *	Curb or Swale *
Landscape Type	Trees clustered at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BT	BR

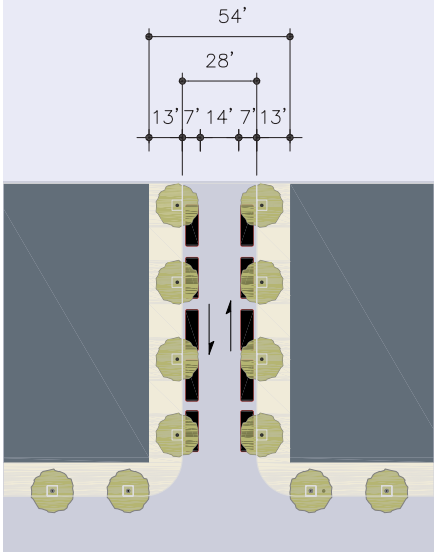
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

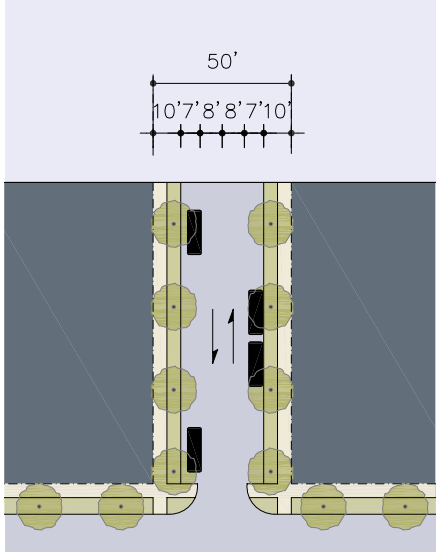
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	ST-54-28	ST-50-30
Thoroughfare Type	Street	Street
Transect Zone Assignment	T3, T4	T3, T4
Right-of-Way Width	54 feet	50 feet
Pavement Width	28 feet	30 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	25 MPH
Pedestrian Crossing Time		4.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked	Both Sides @ 7 feet unmarked
Curb Radius	10 feet	15 feet
Public Frontage Type	CL, PF, ST	CL, PF, ST
Walkway Type	13 foot Sidewalk	5 foot Sidewalk
Planter Type	4x4'' Tree well	5 foot Continuous planter
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BR	

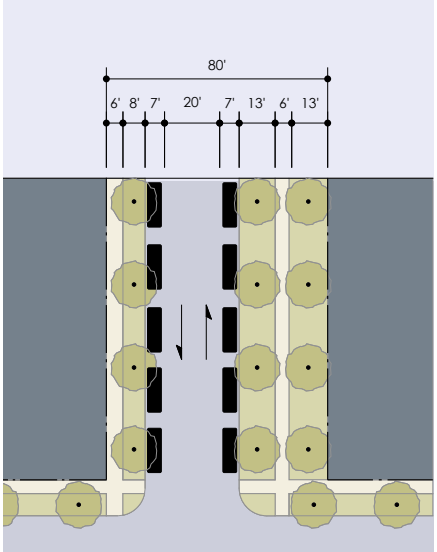
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

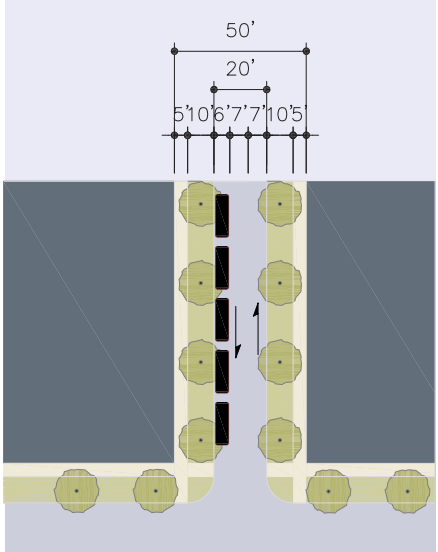
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	ST-80-34	ST-50-20
Thoroughfare Type	Street	Street
Transect Zone Assignment	T3, T4	T3
Right-of-Way Width	80 feet	50 feet
Pavement Width	34 feet	20 feet
Movement	Free Movement	Slow Movement
Design Speed	30 MPH	20 MPH
Pedestrian Crossing Time		
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked	One Side @ 6 feet unmarked
Curb Radius	15 feet	10 feet
Public Frontage Type	CL, PF, ST,	CL, PF,
Walkway Type	6 foot Sidewalk	5 foot Sidewalk
Planter Type	Continuous planters both sides	10 foot Continuous planter
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BR	BR

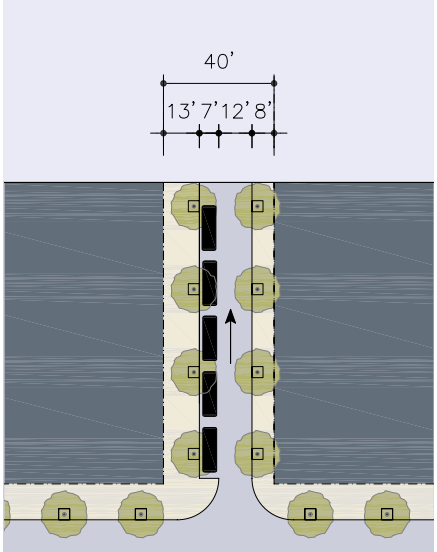
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

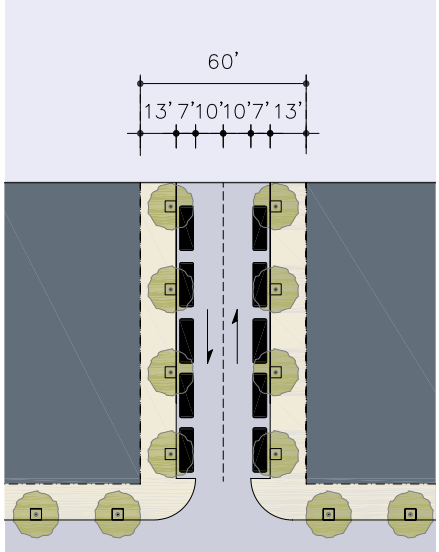
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	ST-40-19	CS-60-34
Thoroughfare Type	Street	Commercial Street
Transect Zone Assignment	T5, T5.5	T5, T5.5
Right-of-Way Width	40 feet	60 feet
Pavement Width	19 feet	34 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	3.5 seconds	10 seconds
Traffic Lanes	1 lane	2 lanes
Parking Lanes	One Side @ 7 feet marked	Both Sides @ 7 feet marked
Curb Radius	15 feet	15 feet
Public Frontage Type	A/G, SF/AW, ST, DY/LC	Gallery/Arcade, Shopfront/Awning
Walkway Type	13 foot Sidewalk	13 foot Sidewalk
Planter Type	4x4'' Tree well	4x4'' Tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision		

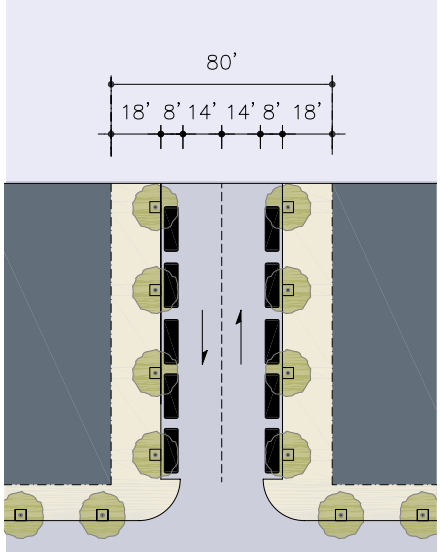
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

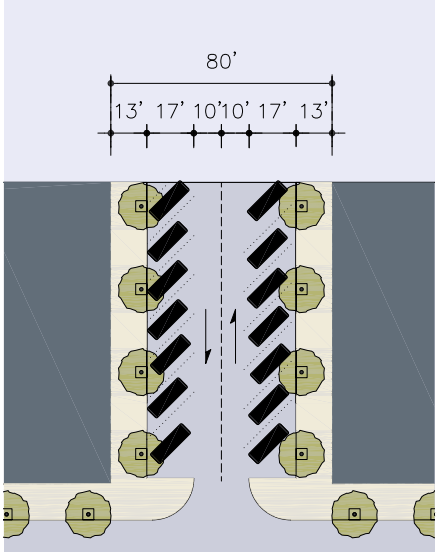
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	CS-80-44	CS-80-54
Thoroughfare Type	Commercial Street	Commercial Street
Transect Zone Assignment	T5, T5.5	T5, T5.5
Right-of-Way Width	80 feet	80 feet
Pavement Width	44 feet	54 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	12 seconds	8 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 8 feet marked	Both Sides @ 7 feet marked
Curb Radius	15 feet	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Walkway Type	18 foot Sidewalk	18 foot Sidewalk
Planter Type	4x4'' Tree well	4X4' Tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision		

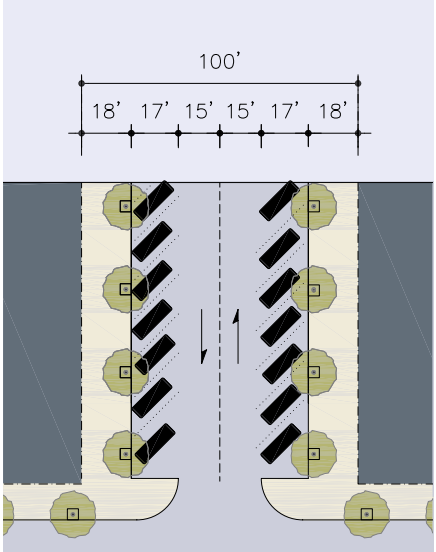
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

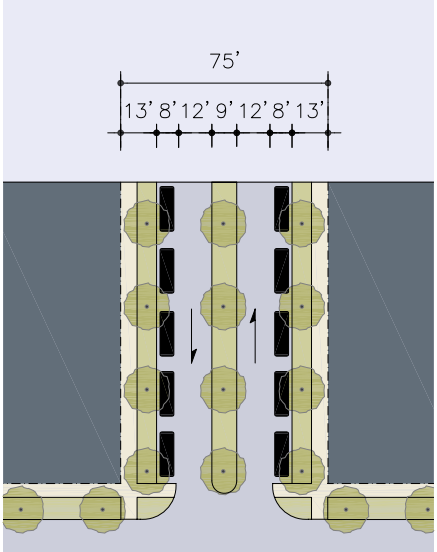
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	CS-100-64	AV-75-40
Thoroughfare Type	Commercial Street	Avenue
Transect Zone Assignment	T5, T5.5	T5, T5.5
Right-of-Way Width	100 feet	75 feet
Pavement Width	64 feet	40 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	8 seconds	13 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides angled @ 17 feet marked	Both Sides @ 8 feet marked
Curb Radius	15 feet	10 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	A/G, S/A, ST, FC, DY/LC
Walkway Type	18 foot Sidewalk	6 foot Sidewalk
Planter Type	4X4'' Tree well	7 foot Continuous planter
Curb Type	Curb	Curb or Swale *
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision		BR, TR

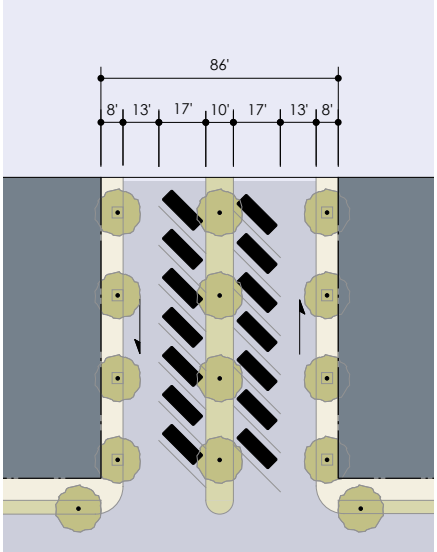
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

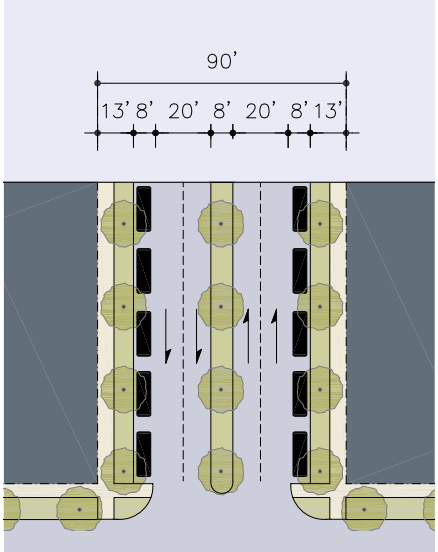
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	AV-86-50	AV-90-56
Thoroughfare Type	Avenue	Avenue
Transect Zone Assignment	T5, T5.5	T5, T5.5
Right-of-Way Width	86 feet	90 feet
Pavement Width	50 feet	56 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	13 seconds	13 seconds
Traffic Lanes	4 lanes	4 lanes
Parking Lanes	Both Sides @ 8 feet marked	Both Sides @ 8 feet marked
Curb Radius	10 feet	10 feet
Public Frontage Type	A/G, S/A, ST, FC	A/G, S/A, ST, FC
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	4X4'' Tree well	7 foot Continuous planter
Curb Type	Curb	Curb or Swale *
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BR, TR	BR, TR

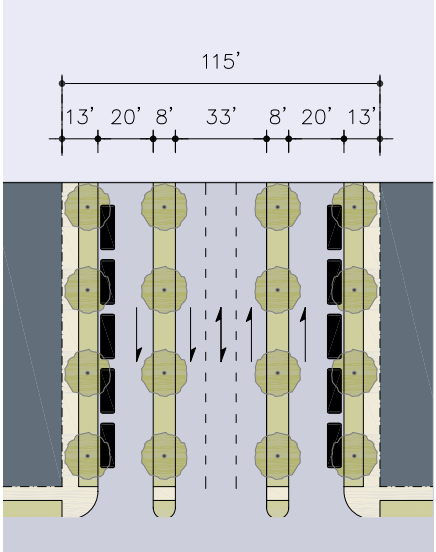
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

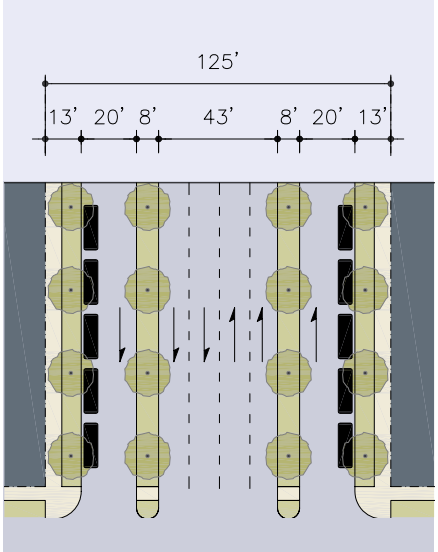
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	BV-115-33	BV-125-43
Thoroughfare Type	Boulevard	Boulevard
Transect Zone Assignment	T3, T4, T5, T5.5	T3, T4, T5, T5.5
Right-of-Way Width	115 feet	125 feet
Pavement Width	20 feet - 33 feet - 20 feet	20 feet - 43 feet - 20 feet
Movement	Free Movement	Free Movement
Design Speed	35 MPH	35 MPH
Pedestrian Crossing Time	6 seconds - 9.5 seconds - 6 seconds	6 seconds - 13 seconds - 6 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way slip roads	4 lanes & two one-way slip roads
Parking Lanes	8 feet	8 feet
Curb Radius	10 feet	10 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot Continuous planter	7 foot Continuous planter
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BR, TR	BR, TR

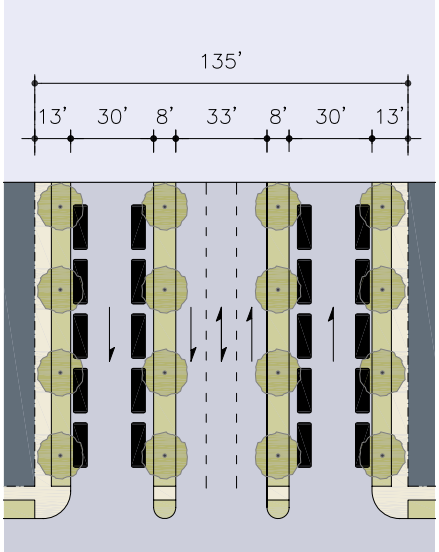
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

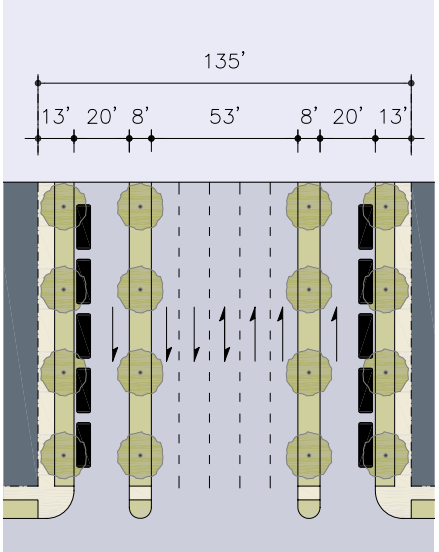
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	BV-135-33	BV-135-53
Thoroughfare Type	Boulevard	Boulevard
Transect Zone Assignment	T3, T4, T5, T5.5	T3, T4, T5, T.5
Right-of-Way Width	135 feet	135 feet
Pavement Width	30 feet - 33 feet - 30 feet	20 feet - 53 feet - 20 feet
Movement	Free Movement	Free Movement
Design Speed	35 MPH	35 MPH
Pedestrian Crossing Time	8.5 seconds - 9.5 seconds - 8.5 seconds	6 seconds - 15 seconds - 6 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way slip roads	5 Lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet	8 feet
Curb Radius	10 feet	10 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot Continuous planter	7 foot Continuous planter
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BR, TR	BR, TR

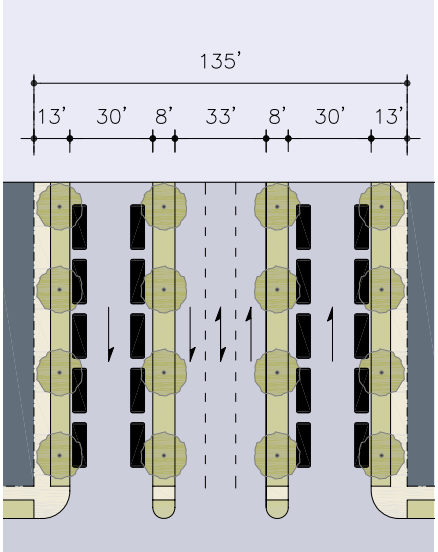
TABLE 3C THOROUGHFARE ASSEMBLIES (continued)

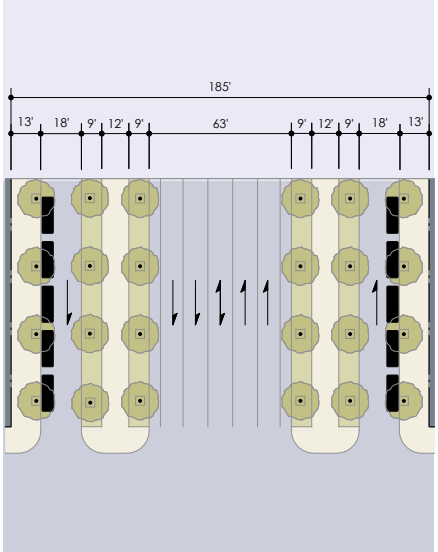
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





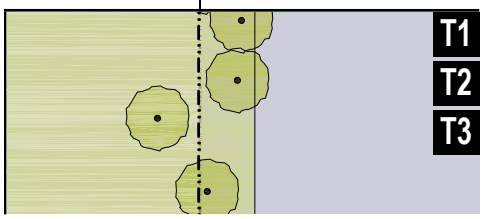
	BV-135-33	BV-185-63
Thoroughfare Type	Boulevard	Boulevard
Transect Zone Assignment	T3, T4, T5, T5.5	T5, T5.5
Right-of-Way Width	135 feet	185 feet
Pavement Width	30 feet - 33 feet - 30 feet	18 feet - 63 feet - 18 feet
Movement	Free Movement	Free Movement
Design Speed	35 MPH	30 MPH
Pedestrian Crossing Time	8.5 seconds - 9.5 seconds - 8.5 seconds	
Traffic Lanes	3 lanes, one turning lane & two one-way slip roads	5 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet	7 feet
Curb Radius	10 feet	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning
Walkway Type	8 foot Sidewalk	13 foot Sidewalk
Planter Type	5 foot Continuous planter adjacent to sidewalk	4X4'' Tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 40' o.c. Avg.	Trees at 40' o.c. Avg.
Transportation Provision	BR, TR	BL, BR, PA

TABLE 4A: Public Frontages - General. This tables sets forth the permissible Public Frontage types by Transect Zone. The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 4B (Public Frontages - Specific)

PLAN

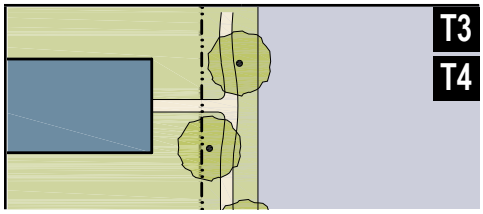
LOT | R.O.W.
PRIVATE FRONTAGE ► | ◄ PUBLIC FRONTAGE

a. (HW) For Highways: 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.

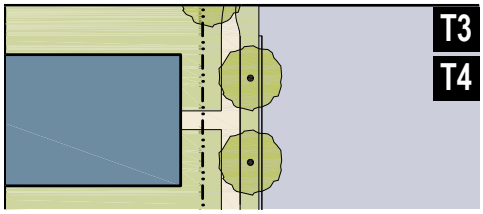


b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters

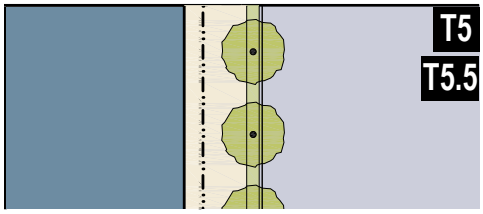
c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



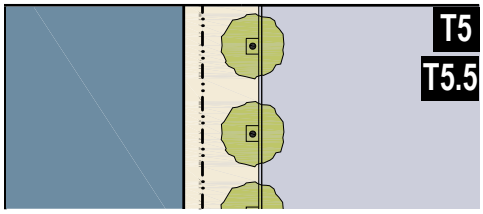
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee.



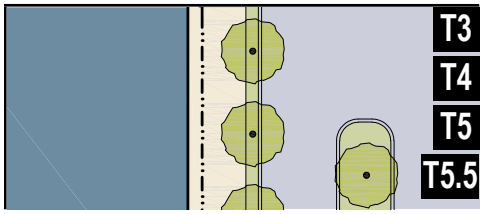
e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.



f. (CS) (AV) For Commercial Streets or Avenues: 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 shopfront entrances.



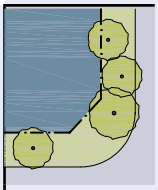
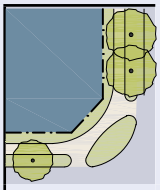
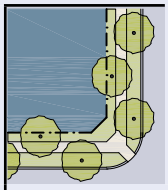
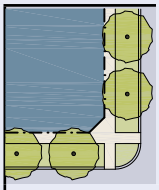
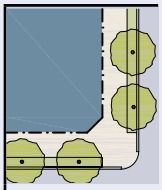
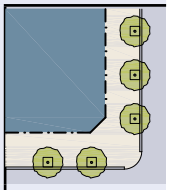
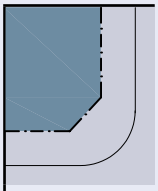
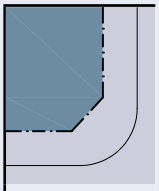
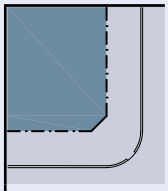
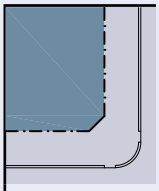
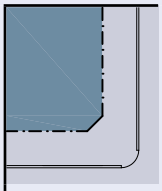
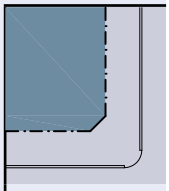
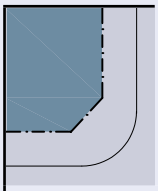
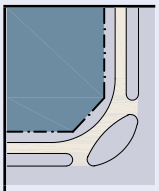
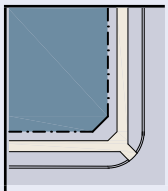
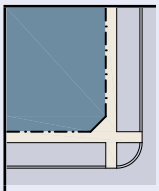
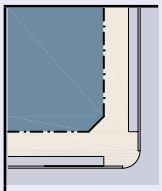
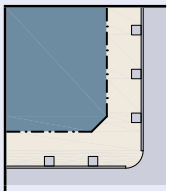
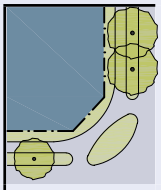
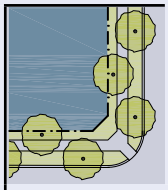
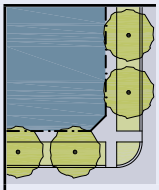
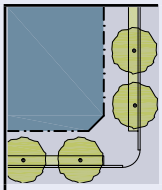
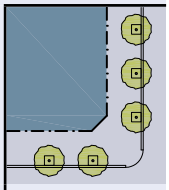
g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.



21-600.4B

Table 4B: Public Frontages - Specific. This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, Sidewalks, and Planters – relative to specific Thoroughfare Types within Transect Zones. Table 4B-a assembles all of the elements for the various Types of Thoroughfares.

R U R A L I I I I I I I I I I I I I I I I I I T R A N S E C T I I I I I I I I I I I I I I I U R B A N

TRANSECT ZONE / Public Frontage Type	T1 T2 T3 HW & RR	T1 T2 T3 RR	T3 T4 RS & SR	T4 T5 RS-SS-AV	T5 T5.5 SS-CS-AV-BV	T5 T5.5 CS-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity.						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d. Planter: The layer which accommodates street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Species	Multiple	Multiple	Alternating	Single	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet
e. [Reserved]						

21-600.5

TABLE 5: Public Lighting. This tables assigns the permitted public lighting by Transect Zone.

	T1	T2	T3	T4	T5	T5.5	SD	Specifications
Cobra Head	▪							
Pipe	▪	▪	▪					
Post		▪	▪	▪				
Column			▪	▪	▪			
Double Column					▪	▪		

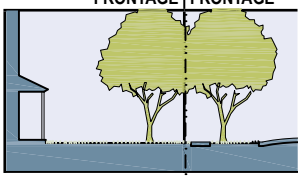
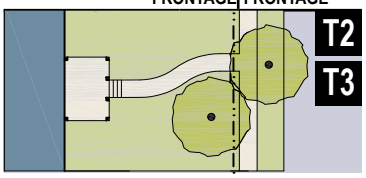
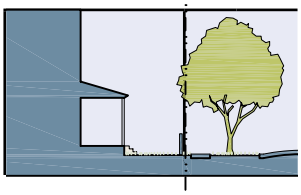
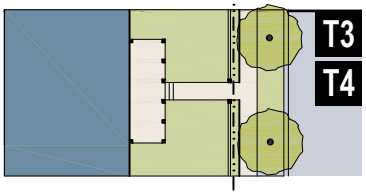
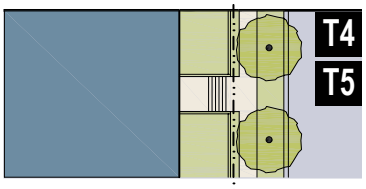
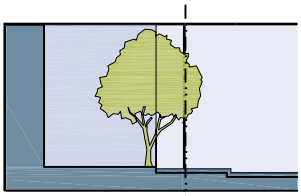
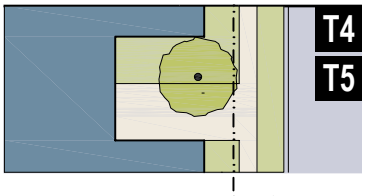
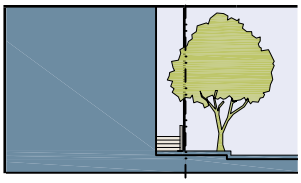
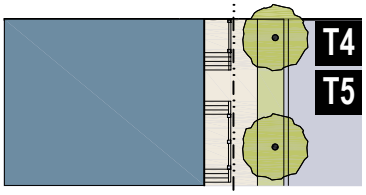
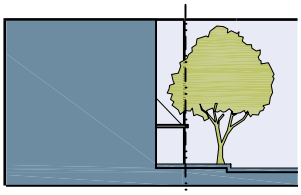
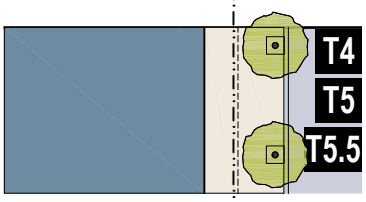
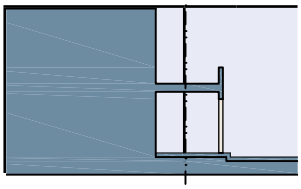
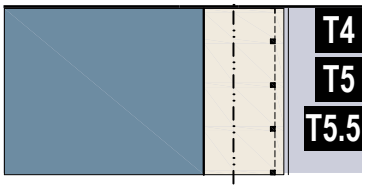
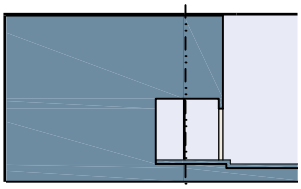
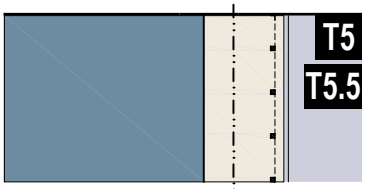
TABLE 6. PUBLIC PLANTING

21-600.6

TABLE 6: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones.

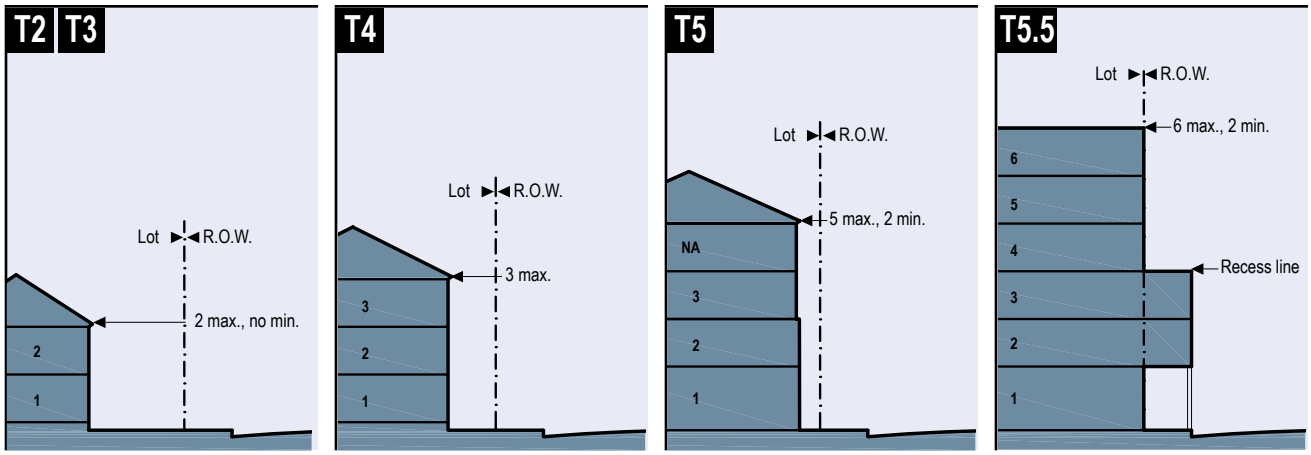
	T1	T2	T3	T4	T5	T5.5	SD	Specifications (see Appendix A for list)
Narrow Columnar	▪	▪	▪	▪	▪	▪		
Oval	▪	▪	▪	▪	▪	▪		
Ball	▪	▪	▪	▪	▪	▪		
Pyramid	▪	▪	▪	▪				
Umbrella	▪	▪	▪	▪				
Vase	▪	▪	▪	▪				

TABLE 7: Private Frontages. This table sets forth the permitted Private Frontage types by Transect Zone.

	SECTION (LOT PRIVATE ► / R.O.W. ◄ PUBLIC FRONTAGE)	PLAN (LOT PRIVATE ► / R.O.W. ◄ PUBLIC FRONTAGE)
a. Common Yard: a 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.		 T2 T3
b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach into the setback. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.		 T3 T4
c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.		 T4 T5
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.		 T4 T5
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.		 T4 T5
f. Shopfront and Awning: 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 the maximum extent possible.		 T4 T5 T5.5
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 may overlap the whole width of the sidewalk to within 2 feet of the curb.		 T4 T5 T5.5
h. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.		 T5 T5.5

21-600.8

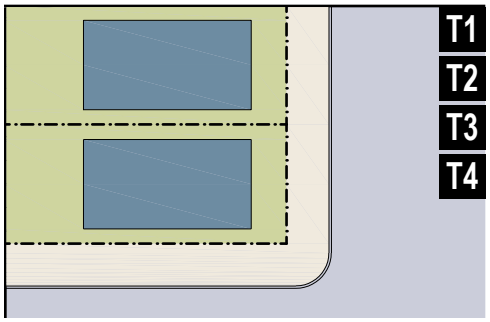
TABLE 8: Building Configuration. This table sets forth the permitted Principal Building Configuration for each Transect Zone.



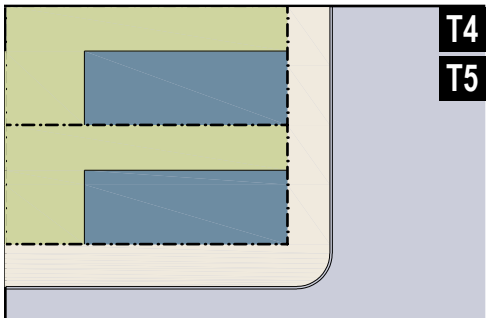
21-600.9

TABLE 9: Building Type. This table sets forth the permitted Building Types by Transect Zone.

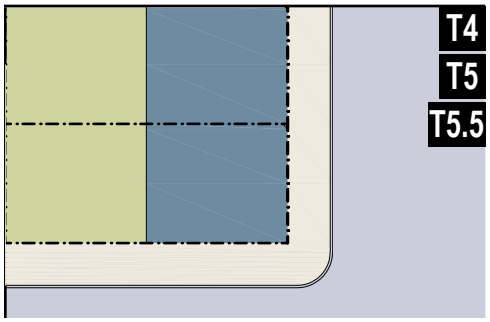
a. Edgeyard: Specific Types - Single family House, Cottage, Villa, Estate House, Urban Villa. A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition 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.



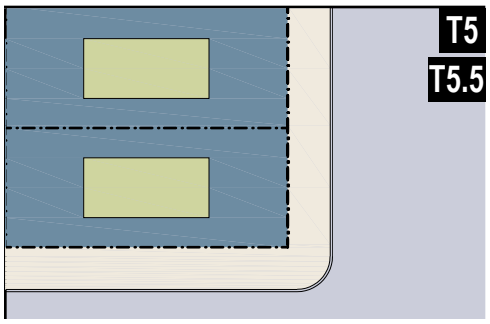
b. Sideyard: Specific Types - Charleston Single House, zero-lot-line house. A building that occupies one side of the lot with the Setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.



c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, 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.



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.



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.

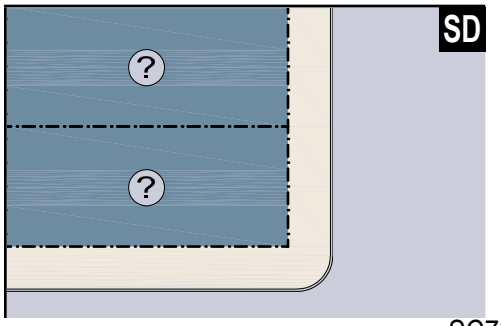


TABLE 10: Specific Function. This table sets forth the permitted Building Functions by Transect Zone and specific function.

a. RESIDENTIAL	T1	T2	T3	T4	T5	T5.5	SD
Apartment Building				▪	▪	▪	
Rearyard House				▪	▪	▪	
Duplex House				▪	▪		
Sideyard House			▪	▪	▪		
Small House <1500 sq ft			▪	▪			
Medium House 1500-3000		▪	▪	▪			
Large House >3000 sq ft		▪	▪				
Outbuilding		▪	▪	▪	▪		
Manufactured House			▫				▫
[Reserved]							
Live-Work/Work-Live Unit			▪	▪	▪	▪	▫
b. LODGING							
Hotel (no room limit)					▪	▪	▫
Inn (up to 12 rooms)		▫		▪	▪	▪	
Inn (up to 5 rooms)		▫	▪	▪	▪	▪	
Hostel				▫	▫	▫	▫
School Dormitory				▪	▪	▪	▪
c. OFFICE							
Office Building				▪	▪	▪	▫
[Reserved]							
d. RETAIL							
Open-Market Building		▪	▪	▪	▪	▪	▪
Retail Building				▪	▪	▪	▫
Display Gallery				▪	▪	▪	▫
Restaurant				▪	▪	▪	▫
Kiosk					▪	▪	▫
Push Cart					▫	▫	▫
[Reserved]							
[Reserved]							
e. CIVIC							
Bus Shelter			▪	▪	▪	▪	▪
Convention Center							▪
Conference Center					▫	▪	▪
[Reserved]							
Fountain or Public Art		▪	▪	▪	▪	▪	▪
Library				▪	▪	▪	▪
Theater					▪	▪	▪
[Reserved]							
Museum					▫	▪	▪
Outdoor Auditorium		▫			▪	▪	▪
Parking Structure					▪	▪	▪
[Reserved]							
[Reserved]							
Sports Stadium						▫	▪
Surface Parking Lot				▫	▫	▫	▪
[Reserved]							

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T5.5	SD
Grain Storage	▪	▪					▫
Livestock Pen	▫	▪					▫
Greenhouse	▪	▪	▫				▫
Stable	▪	▪	▫				▫
Kennel	▪	▪	▫	▫	▫	▫	▫
f. OTHER: AUTOMOTIVE							
Gasoline		▫			▫		▪
Automobile Service							▪
Truck Maintenance							▪
Drive -Through Facility					▫		▪
Rest Stop	▪	▪					▫
Roadside Stand	▪	▪					▫
Billboard							▫
[Reserved]							
[Reserved]							
f. OTHER: CIVIL SUPPORT							
Fire Station			▪	▪	▪	▪	▪
Police Station				▪	▪	▪	▪
Cemetery		▪	▫	▫			▪
Funeral Home				▪	▪		▪
Hospital					▫		▪
Medical Clinic				▫	▪	▪	▪
f. OTHER: EDUCATION							
College					▫		▪
High School				▫	▫		▪
Trade School					▫		▪
Elementary School			▫	▪	▪		▪
Childcare Center		▪	▪	▪	▪	▪	▫
f. OTHER: INDUSTRIAL							
Heavy Industrial Facility							▪
Light Industrial Facility							▪
Truck Depot							▪
Laboratory Facility							▪
Water Supply Facility							▪
Sewer and Waste Facility							▪
Electric Substation	▫	▫	▫	▫	▫		▪
[Reserved]							
Cremation Facility							▪
Warehouse							▪
Produce Storage							▪
Mini-Storage							▪

▪ BY RIGHT
▫ BY WARRANT

21-600.11

TABLE 11: Building Function - General. This table sets forth the permitted Building Functions by Transect Zone and general function.

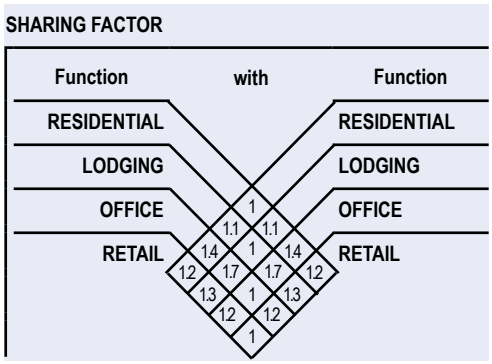
	T3	T4	T5 | T5.5
a. RESIDENTIAL	**Restricted Residential:** The number of residential units on each lot is restricted to one within a principal building and one within an outbuilding, with 2.0 assigned parking places for each. Both the principle building and outbuilding shall be owned by persons who are the record owner of the lot. Either the principle building or outbuilding shall be occupied by persons who are the owner of record of the lot. The habitable area of the Outbuilding shall not exceed 500 square feet.	**Limited Residential:** The number of residential units on each lot is limited by the requirement of 1.5 assigned parking places for each residential unit.	**Open Residential:** The number of residential units on each lot is limited by the requirement of 1.0 assigned parking places for each residential unit. Parking requirements do not apply to T5.5
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 residential unit. Food service may be provided between 5a.m.and 11a.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 place for each bedroom, up to twelve, in addition to the parking requirement for the residential unit. Food service may be provided between 5a.m and 11a.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 place for each bedroom in addition to the parking requirement for the residential unit. Food service may be provided at all times. Parking requirements do not apply to T5.5
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 out 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 residential unit.	**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 outbuilding, 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 residential unit.	**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 in addition to the parking requirement for each residential unit. Parking requirements do not apply to T5.5
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 residential 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 residential unit. This specific function shall be further limited to neighborhood store or food service seating of 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 residential unit. The specific function 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 in addition to the parking requirement of each residential unit. Parking requirements do not apply to T5.5
e. CIVIC	See Table 10	See Table 10	See Table 10
f. OTHER	See Table 10	See Table 10	See Table 10

21-600.12

TABLE 12: Parking Calculation. The Required Parking table summarizes the parking requirements of Table 11 for each site or, conversely, the amount of building allowed on each site given the parking available.

	REQUIRED PARKING (See table 11)		
	T3	T4	T5
RESIDENTIAL	2.0 / residential unit	1.5 / residential unit	1.0 / residential unit
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		

SHARING FACTOR

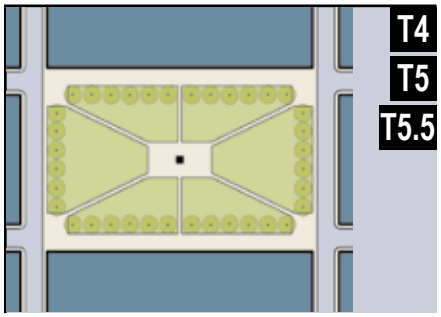


21-600.13

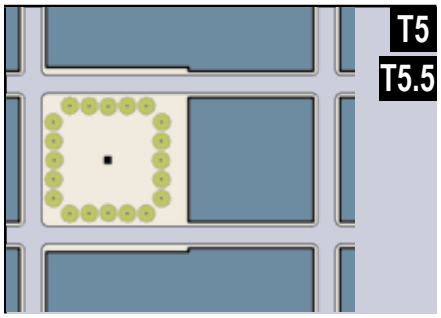
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 15 acres. Larger parks may be approved by warrant as 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 2 acres and the maximum shall be 15 acres.

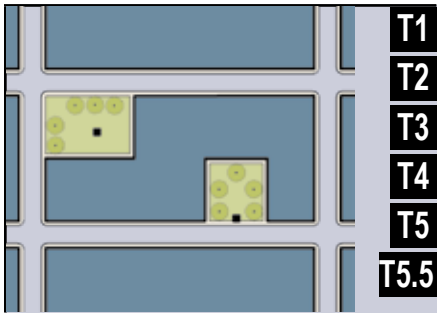
c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be .5 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 shall be located at the intersection of important streets. The minimum size shall be .5 acre and the maximum shall be 2 acres.



e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced. 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.



21-600.14

R U R A L I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I U R B A N

DISTRICTS

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T5.5 SPECIAL URBAN CENTER ZONE	SD SPECIAL DISTRICTS
A. ALLOCATION OF ZONES							(see Table 15)
CLD	no minimum	50% MIN	10 - 30%	20 - 50%	prohibited	prohibited	
TND	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	prohibited	
[Reserved]							
[Reserved]							
B. MINIMUM BASE DENSITY							
Residential Minimum	By Variance Only	1 unit / 20 ac avg.	4 units / ac. gross	12 units / ac. gross	24 units / ac. gross	48 units / ac. gross	
[Reserved]							
Other Functions	By Variance Only	By Variance Only	10 % min.	20% min.	30% min.	50% min.	
C. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max	
D. PUBLIC FRONTAGES							
HW & RR	permitted	permitted	permitted	prohibited	prohibited	prohibited	
BV	prohibited	prohibited	permitted	permitted	permitted	permitted	
SR	prohibited	prohibited	permitted	permitted	prohibited	prohibited	
RS	prohibited	prohibited	permitted	permitted	prohibited	prohibited	
SS & AV	prohibited	prohibited	prohibited	prohibited	permitted	permitted	
CS & AV	prohibited	prohibited	prohibited	prohibited	permitted	permitted	
Rear Lane	prohibited	prohibited	permitted	permitted	prohibited	prohibited	
Rear Alley	prohibited	prohibited	permitted	permitted	required	required	
Path	permitted	permitted	permitted	permitted	prohibited	prohibited	
Passage	prohibited	prohibited	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	prohibited *	prohibited *	prohibited *	
Bicycle Lane	permitted	permitted	permitted	permitted	prohibited	prohibited	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	
						* permitted within Open Spaces	
E. CIVIC SPACES							
Park	permitted	permitted	permitted	prohibited	prohibited	prohibited	
Green	prohibited	prohibited	permitted	permitted	permitted	prohibited	
Square	prohibited	prohibited	prohibited	permitted	permitted	permitted	
Plaza	prohibited	prohibited	prohibited	prohibited	permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	permitted	
F. LOT OCCUPATION							
Lot Width	By Variance Only	By Warrant Only	60 ft. min. 120 ft. max	25 ft. min. 75 ft. max	25 ft. min. 150 ft. max	25 ft. min. 325 ft. max	
Lot Coverage	By Variance Only	By Warrant Only	60% max	70% max	80% max	100% max	
G. BUILDING DISPOSITION							
Front Setback	By Variance Only	48 ft. min.	24 ft. min.	6 ft. min. 25 ft. max	0 ft. min. 12 ft. max	0 ft.	
Side Setback (total)	By Variance Only	96 ft. min.	12 ft. min.	0 ft. min. 25 ft. max.	0 ft. min. 12 ft. max	0 ft.	
Rear Setback	By Variance Only	96 ft. min.	12 ft. min.	5 ft. min. *	3 ft. min. *	0 ft. min.	
						* or 15 ft. from center line of alley	
H. BUILDING TYPE							
Edgeyard	permitted	permitted	permitted	permitted	prohibited	prohibited	
Sideyard	prohibited	prohibited	prohibited	permitted	permitted	prohibited	
Rearyard	prohibited	prohibited	prohibited	permitted	permitted	permitted	
I. PRIVATE FRONTAGES							
Common Yard	not applicable	permitted	permitted	permitted	prohibited	prohibited	
Porch & Fence	not applicable	prohibited	permitted	permitted	prohibited	prohibited	
Terrace or L.C.	not applicable	prohibited	prohibited	permitted	permitted	prohibited	
Forecourt	not applicable	prohibited	prohibited	permitted	permitted	prohibited	
Stoop	not applicable	prohibited	prohibited	permitted	permitted	prohibited	
Shopfront & Awning	not applicable	prohibited	prohibited	permitted	permitted	permitted	
Gallery	not applicable	prohibited	prohibited	permitted	permitted	permitted *	
Arcade	not applicable	prohibited	prohibited	prohibited	permitted	permitted *	
						* at alley only	
J. BUILDING HEIGHT							
Principal Building	not applicable	2 stories max	2 stories max	3 stories max.	5 stories max, 2 min.	6 stories max, 2 min.	
Outbuilding	not applicable	2 stories max	2 stories max	2 stories max	2 stories max	not applicable	
K. BUILDING FUNCTION							
Residential	prohibited	restricted use	restricted use	limited use	open use	open use	
Lodging	prohibited	restricted use	restricted use	limited use	open use	open use	
Office	prohibited	prohibited	restricted use	limited use	open use	open use	
Retail	prohibited	prohibited	restricted use	limited use	open use	open use	

DISPOSITION

CONFIGURATION

FUNCTION

ARTICLE 5

ARTICLE 3, 4

21-600.15

Table 15: Special District Summary. Special Districts (SD) are areas that cannot comply with this Code. The metrics for each column of this table (SD1, SD2, etc.) are to be filled out with the details of each Special District as they currently exist, or as they are permitted.

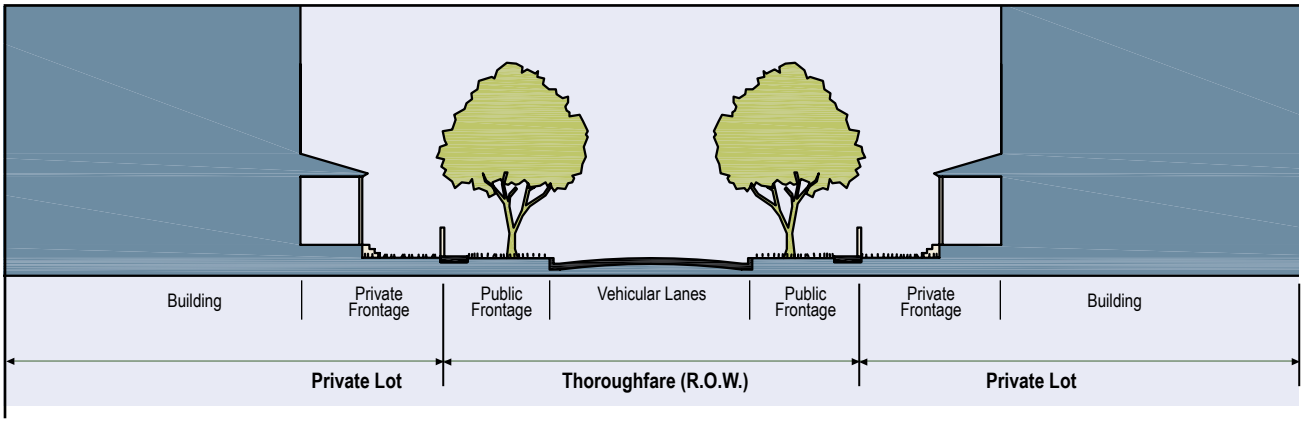
Note: This table to be completed as each Special District is approved.

	DISTRICT SD1	DISTRICT SD2	DISTRICT SD3	DISTRICT SD4	DISTRICT SD5	DISTRICT SD6	DISTRICT SD7	
A. ALLOCATION OF ZONES								
a. CLD / Cluster	X							
b. TND / Village	X							
c. TOD / City	X							
B. BASE DENSITY ALLOCATION								
a. HousingBy Right	X unit/X ac. avg							
b. By TDR	X							
c. Other Functions	X							
C. BLOCK SIZE								
a. Block Perimeter	X							
D. PUBLIC FRONTAGES								
a. Rural Road	X							
b. Standard Road	X							
c. Residential Road	X							
d. Residential Street	X							
e. Standard Street	X							
f. Commercial Street	X							
g. Avenue	X							
h. Boulevard	X							
i. Rear Lane	X							
j. Rear Alley	X							
k.Path	X							
l. Passage	X							
m. Bicycle Trail	X							
n. Bicycle Lane	X							
o. Bicycle Route	X							
E. CIVIC SPACES								
a. Park								
b. Green	X							
c. Square	X							
d. Plaza	X							
e. Playground	X							
F. LOT OCCUPATION								DISPOSITION
a. Lot Width	X							
b. Lot Coverage	X							
G. BUILDING SETBACK								
a. Front Setback	X							
b. Side Setback	X							
c. Rear Setback	X							
H. BUILDING TYPE								
a. Edgeyard	X							
b. Sideyard	X							
c. Rearyard	X							
I. PRIVATE FRONTAGES TYPE								CONFIGURATION
a. Common Yard	X							
b. Porch & Fence	X							
c. Terrance or L.C.	X							
d. Forecourt	X							
e. Stoop	X							
f. Shopfront	X							
g. Gallery	X							
h. Arcade	X							
i. Parking Lot	X							
J. BUILDING HEIGHT								
a. Principal Building	X							
b. Outbuilding	X							
K. BUILDING FUNCTION								FUNCTION
a. Residential								
b. Lodging	X							
c. Office	X							
d. Retail	X							

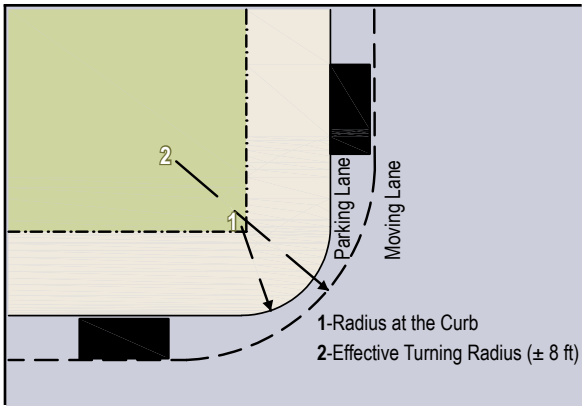
TABLE 16 DEFINITIONS ILLUSTRATED

21-600.16

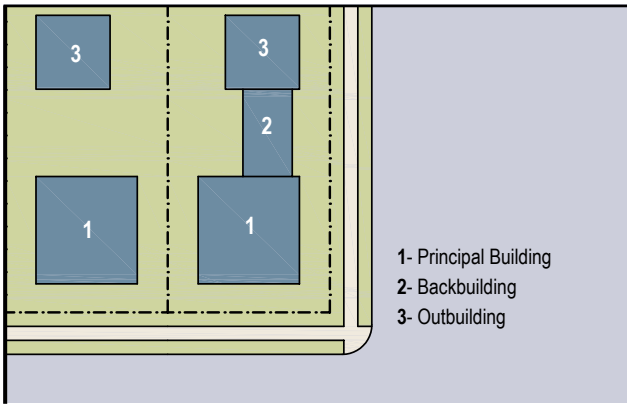
a. THOROUGHFARE & FRONTAGES



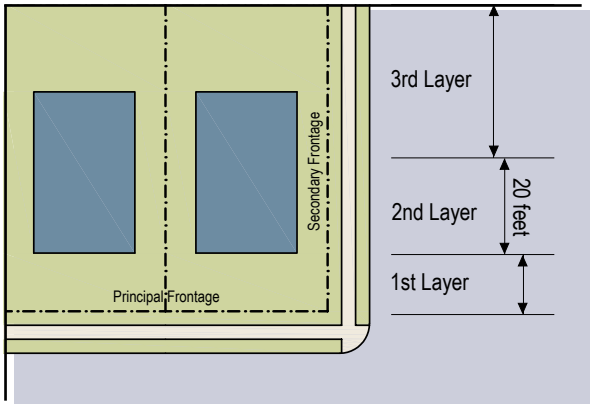
b. TURNING RADIUS



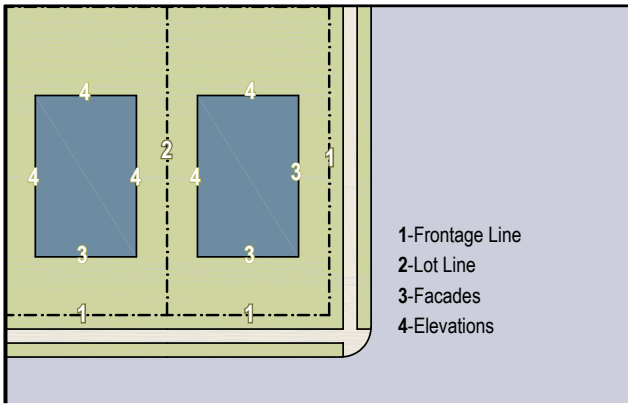
c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES



21-700.1

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 of the term. An accepable reference is City Code Chapter 20 - Lawrence Land Development Code.

DEFINITIONS

Adjusted Parking: the amount of Required Parking adjusted by the Sharing Factor in Table 16.

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. Apartments may be for rent or for sale as condominiums.

Avenue (AV): a Thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

Backbuilding: a single-story structure connecting a Principal Building to an Outbuilding (see Table 16).

Blade Sign: Blade signs may either project from a wall or hang from an overhaning architectural element. Bracket or other suspension shall match style of sign and shall not be computed as part of the allowable size of the sign.

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

Block Face: the aggregate of all the building facades on one side of a Block. The Block Face provides the context for establishing architectural harmony.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance Thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

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

Building Configuration: the form of a building, based on its massing, private frontage, and height.

Building Disposition: the placement of a building on its lot (see Tables 9 & 16).

Building Function: the uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (see Tables 10 & 11).

Building Height: the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare (see Table 8).

Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height.

By Right: a proposal for a Building Plan or New Community Plan that complies with this Code and may thereby be processed administratively, without public hearing.

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

Civic Building: Civic Buildings shall be public sites dedicated for buildings operated

by not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the City Commission. Civic Buildings shall not be subject to the requirements of Article 5.

Civic Function: Civic Functions are composed of Civic Spaces and Civic Buildings.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their Enfronting buildings (see Table 13).

Commercial: the term collectively defining workplace, office and retail functions.

Common Destination: An area of focused community activity defining the approximate center of a Standard or Long Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a bus stop. A Common Destination may act as the social center of a Neighborhood.

Community Type: a category defining the physical form of a settlement. The two basic Community Types addressed in this Code are CLD, and TND.

Context: surroundings made up of the particular combination of elements that create specific habitat.

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

Courtyard Building: a building that occupies the boundaries of its lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).

Dedications: Gift or donation of property by the Owner to a governmental unit. The transfer is conveyed by a Plat or a written separate instrument. The act of dedicating is completed with a formal acceptance by the Governing Body.

Density: the number of 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 three 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.

Developer: the individual or entity submitting an application under the SmartCode.

Driveway: a vehicular lane within a lot, usually leading to a garage.

Edgeyard Building: a building that occupies the center of its lot with setbacks on all sides.

Elevation: an exterior wall of a building not along a Frontage Line.

Enfront: to place an element along a frontage line, as in “porches enfront the street.”

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

Family: (1) A person living alone; (2) two or more persons related by blood, marriage, or legal adoption; (3) in a T1,T2, and T3 Transect Zone a group of not more than three persons not related by blood or marriage, living together as a single

Housekeeping Unit in a residential unit, as distinguished from a group occupying a lodging building; or (4) in a T4, T5 and T5.5 Transect Zone, a group of not more than four persons not related by blood or marriage, living together as a single Housekeeping Unit in a residential unit, as distinguished from a group occupying a lodging building.

Fixed Transit Route: a rail line or designated transit route.

Final Plat: A map of a land Subdivision prepared in a form suitable for filing of record with necessary affidavits, Dedications, restrictions, and acceptances, and with complete bearings and dimensions of all lines defining Lots and Blocks, Streets, Alleys, public areas and other dimensions of land**.**

Frontage Line: those Lot Lines that coincide with a Public Frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines (see Table 16).

Greenfield: an area that consists of open fields and farmland which has not been previously developed. All property shall be considered an Infill (see below) un- less the Developer has demonstrated to the satisfaction of the CRC that the property is a Greenfield.

Greenway: an open space corridor in largely natural conditions which may include Trails for bicycles and pedestrians.

Home Occupation: non-retail Commercial enterprises permitted in Transect Zones T3-6. 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.

Housekeeping Unit: A suite of one or more rooms having separate cooking facilities, used as the domicile of home of one Family.

Independent Building: a building designed by a different architect from the adjacent buildings.

Infill: A infill consists of land which as been previously developed property. All property shall be considered infill, unless the Developer has demonstrated to the satisfaction of the CRC that the property is Greenfield.

Inside 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 Tables 3 and 16)

Long Pedestrian Shed: a Pedestrian Shed of 1/2 mile radius used for mapping community types when a transit stop (bus or rail) is present or proposed as the Common Destination. People have been shown to walk ten minutes to transit.

Layer: a range of depth of a lot within which certain elements are permitted (see Table 16).

Liner Building: a building specifically designed to mask a parking lot or a parking garage from a frontage. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.

Live-Work: a unit that contains a Commercial component anywhere in the unit.

Lodging: premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to Retail use.
Lot: A designated parcel or area of land established by Plat or Subdivision to be used, transferred, developed or built upon as a unit.
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 Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless prevented by topographic conditions or pre-existing Thoroughfare alignments as determined by the CRC.
Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.
Meeting Hall: a building available for gatherings, including conferences. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the Meeting Hall is located.
Mixed Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. Mixed use is one of the principles of TND development from which many of its benefits are derived, including compactness, pedestrian activity, and parking space reduction.
Moderately Priced Dwelling Unit: A dwelling unit marketed and reserved for occupancy by a household whose income is equal to or less than 80% of the City of Lawrence's median household income, as defined by the most current U.S. Department of Housing and Urban Development (HUD) guidelines.
Net Site Area: the Net Site Area shall consist of developable land within a pedestrian shed, excluding land allocated as a Civic Function and Thoroughfares.
Office: premises available for the transaction of general business but excluding Retail and Manufacturing uses.
Outbuilding: an accessory building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas (see Table 16).
Parking Structure: a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first Story or higher.
Passage (PS): a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.
Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.
Planter: the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.
Planning Director: The Director of Planning and Development Services or his or her designee.

Plat: A Subdivision as it is represented as a formal document by drawing and writing and which is presented to the Planning Commission for review and approval in accordance with these Regulations and to the Governing Body for the acceptance of Easements and Dedications.

Primary-Secondary Grid: Thoroughfare designations appearing on the Regulating Plan. Buildings on the P-Grid are subject to all of the provisions of this Code. Buildings on the S-Grid are exempt from certain provisions, allowing for Warranted open parking lots, unlined parking decks, drive-throughs and hermetic building fronts.

Principal Frontage: (See Table 16)

Principal Building: the main building on a lot, usually located toward the frontage (see Table 16).

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

Private Frontage: the privately held layer between the Frontage Line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries.

Public Frontage: the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the Type of Planter, Curb, Sidewalk, street tree and streetlight.

Rear Alley (AL): a vehicular Driveway located to the rear of lots providing access to service areas and parking, 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 (LA): a vehicular Driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. Its streetscape consists of gravel or landscaped edges, 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. This is a more urban type, as the continuous facade spatially defines the public thoroughfare. For its Residential function, this type yields a rowhouse. For its Commercial function, the rear yard can accommodate substantial parking.

Required Parking: The amount of parking per unit as set forth in Table 12.

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage: Frontage Lines designated on a Community Plan that require the provision of a shopfront, causing the ground level to be available for Retail use.

Road (RD): a local, rural and suburban thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or bicycle trail along one or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Grid: see **Primary-Secondary Grid**.

Setback: the area of a lot measured from the lot line to a building Facade or Elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first Story level) which are permitted to encroach into the Setback (see Section 5.2.1 and Table 14G).

Shared Parking Factor: an accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time (see Tables 11 and 12).

Sideyard Building: a building that occupies one side of the lot with a Setback to the other side.

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

SmartCode District: the areas within the jurisdiction where the SmartCode serves as the exclusive and mandatory land use regulation.

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

Special District (SD): Special District designations shall be assigned to areas that, by their intrinsic Building Function, Building Disposition, or Building Configuration, cannot conform to one of the six normative Transect Zones or two Community Types specified by this Code.

Standard Pedestrian Shed: an area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a TND. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered Stories for the purposes of determining building height.

Street (ST): a local urban Thoroughfare of low speed and capacity whose Public Frontage consists of raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by a Planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T5.5).

Streetscape: the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible Private Frontages and the amenities of the Public Frontages.

Streetscreen: sometimes called Streetwall. A freestanding wall built along the Frontage Line, or coplanar with the Facade, often for the purpose of masking a parking lot from the Thoroughfare. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated to avoid blank walls.

Subdivision: The division of a Lot, tract or parcel of land into two or more parts for the purpose, whether immediate or future, of sale or building development.

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

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

Third Place: a private building that includes a space conducive to unstructured social gathering. Examples of Third Places include bars, cafés, and corner stores.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes within a public right-of-way (see Tables 3 and 16).

Transect: a system of ordering human habitats in a range from the most natural to the most urban. The SmartCode is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-Zone): 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 the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T5.5 Urban Core (see Table 1).

Transition Line: a horizontal line spanning the full width of a Facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a category determined by Building Function, Building Disposition, and Building Configuration, including size or extent. Examples include community types, street types, civic space types.

Variance: a ruling that would permit a practice that is not consistent with either a provision or the Purpose of this Code (Section 1.2). Variances are granted by the Board of Zoning 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 is justified by the Purpose of this Code (See Section 1.5).

Work-Live: a mixed-use unit consisting of a Commercial and Residential Function.

Zoning Map: the official zoning map or maps which are a part of the zoning ordinance and delineates the boundaries of the zoning districts including the SmartCode Districts.

Appendix A
Specific Tree Plantings (see Table 6)

OVAL SHAPED TREES

Ash, Urbanite	Fraxinus pennsylvanica 'Urbanite'
Ash, Summit	Fraxinus pennsylvanica 'Summit'
Ash, Cimmaron	Fraxinus pennsylvanica 'Cimmzam'
Birch, River	Betula nigra
Chokecherry, Canadian Red	Prunus virginiana 'Canada Red'
Maple, Red Sunset	Acer rubrum 'Red Sunset'
Maple, Autumn Blaze	Acer x freemanii 'jeffersred'
Maple, Fairview	Acer platanoides 'Fairview'
Maple, Royal Red Maple	Acer platanoides 'Royal Red'
Maple, Norwegian Sunset	Acer truncatum z A. platanoides 'keithsform
Maple, Legacy Sugar	Acer saccharum 'Legacy'
Oak, Bur	Quercus macrocarpa
Oak, Overcup	Quercus lyrata
Oak, Shumard	Quercus shumardii
Tulip Tree (Yellow Poplar)	Liriodendron tulipifera

BALL SHAPED TREES

Ash, Autumn Purple	Fraxinus americana, 'Autumn Purple'
Ash, Patmore	Fraxinus pennsylvanica lanceolata 'Patmore'
Crabapple, Royal Raindrops	Malus sp.
Crabapple, Snowdrift	Malus 'Snowdrift'
Crabapple, Spring Snow	malus 'Spring Snow'
Dogwood, Kousa	Cornus kousa
Goldenrain Tree	Koelreuteria paniculata
Honeylocust, Imperial	Gleditsia triacanthos var. inermis 'Imperial'
Maple, Emerald Queen Norway	Acer platanoides 'Emerald Queen'
Maple, Hedge	Acer compestre
Maple, Pacific Sunset	Acer truncatum x A. platanoides 'Warrenred'
Maple, Tatarian	Acer tataricum
Maple, Trident	Acer buergerianum
Oak, Northern Red	Quercus rubra
Oak, Sawtooth	Quercus acutissima
Oak, SwampWhite	Quercus bicolor
Pear, Aristocrat	Pyrus calleryana 'Aristocrat'
Sweetgum, Cherokee	Liquidamber striracaflua ' Ward'
Sweetgum, Rotundiloba	Liquidamber striracaflua 'rotundiloba'
Smoketree	Cotinus coggygria

PYRAMIDAL SHAPED TREES

Baldcypress	Taxodium distichum
Dawn Redwood	Metasequoia glyptostroboides
Gingko, Autumn Gold	Ginkgo biloba 'Autumn Gold'
Honeylocust, Skyline	Gleditsia triacanthos f. inermis 'Skyline'
Katsura Tree	Cercidiphyllum japonicum
Linden, Greenspire Littleleaf	Tilia cordata 'Greenspire'
Linden, Redmond	Tilia American x euchlora 'Redmond'
Pear, Chanticleer	Pyrus calleryana 'Glen's form'
Planetree, Bloodgood London	Platanus x acerifolia 'Bloodgood'

UMBRELLA SHAPED TREES

Osage Orange 'Whitesheild'	Maclura pomifera 'Whitesheild'
Eastern Redbud	Cercis canadensis
Oklahoma Redbud	Cercis canadensis var. texensis 'Oklahoma'
Crabapple, Prairie fire	Malus 'Prairifire'

VASE SHAPED TREES

Crabapple, Adams	Malus sp. 'Adams'
Elm, Accolade	Ulmus japonica x wilsoniana 'morton'
Elm, Allee	Ulmus parvifolia 'Emer II'
Elm, Frontier	Ulmus 'Frontier'
Honeylocust, Shademaster	Gleditsia triacanthos 'Shademaster'
Lilac, Japanese Tree	Syringa reticulate 'Ivory Silk'
Maple, Amur Flame	Acer ginnala 'Flame'
Zelkova, Green Vase	Zelkova serrata 'Green Vase'
Zelkova, Village Green	Zelkova serrata 'Village Green '

NARROW COLUMNAR SHAPED TREES

Gingko, Magyar	Ginkgo biloba 'Magyar'
Hornbeam, Pyramidal European	Carpinus betulus 'Fastigiata'
Maple, Armstrong	Acer rubrum 'Armstrong'
Maple, Columnar Norway	Acer platanoides 'Conzam'
Maple, Scarlet Sentinel	Acer rubrum 'Scarsen'
Pear, Capital	Pyrus calleryana 'Capital'
Oak, Columnar English	Quercus robur ' Crimson spire'