

A. Intent

Description of Intent



Narrative Description of Zone Intent

An environment of highly interconnected, heavily tree-lined neighborhood streetscapes, with single-family housing choices in medium to large footprint building types from Detached House-Large to Detached House-Medium buildings set far from the street.

A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with single-family housing choices in medium to large footprint building types from Detached House-Large to Detached House-Medium buildings behind medium to large setbacks and limited neighborhood-serving services within ancillary buildings.

A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with low to medium intensity housing choices in small to medium footprint building types from Detached House-Compact to Duplex-Stacked buildings near the street to support neighborhood-serving retail and services adjacent to this zone and limited neighborhood-serving services within ancillary buildings.

A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in small to medium footprint building types from Detached House-Compact to Triplex-Quadplex buildings setback from the street to support neighborhood-serving retail and services at some corners in this zone and limited neighborhood-serving services within ancillary buildings.

A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in small to medium footprint building types from Detached House-Compact to Courtyard Buildings setback from the street to support neighborhood-serving retail and services at some corners in this zone and limited neighborhood-serving services within ancillary buildings.

A walkable environment of highly interconnected tree-lined mixed-use streetscapes emphasizing buildings with non-residential frontages at the sidewalk to provide neighborhood retail, services and housing through building types from Rowhouse Small to Live-Work.

A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in medium footprint building types from Duplex-side by side to Courtyard buildings near the street to support neighborhood-serving retail and services at some corners in this zone, and support public transportation.

A walkable environment of highly interconnected, tree-lined mixed-use streetscapes with Rowhouse Large to Mid-Rise buildings and their non-residential ground floor near or at the sidewalk to provide neighborhoods with a high intensity focal point that includes neighborhood-serving retail, services and housing.

A walkable environment of highly interconnected, tree-lined mixed-use streetscapes of high intensity housing choices from Stacked Flats to Mid-Rise buildings with their non-residential ground floor at the sidewalk to reinforce and enhance the vibrant walkable downtown and city core, enabling it to become a complete neighborhood with locally-serving retail, services, entertainment, civic and public uses.

A walkable environment of highly interconnected tree-lined, mixed-use city center streetscapes of the most intense housing choices from Mid-Rise to High-Rise tower buildings and their non-residential ground floor at the sidewalk to provide a regional focal point that reinforces and enhances the vibrant, walkable city core with regionally-serving retail, services, entertainment, civic and public uses.

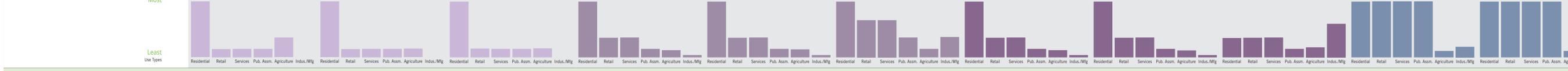
Description of Desired Form

Building Characteristics:	Detached	Detached, Semi-attached	Detached, Semi-attached	Detached, Semi-attached	Detached, Semi-attached	Attached, Semi-detached	Detached, Semi-attached	Attached, Detached	Attached	Attached	Attached
Lot Width Characteristics:	Large Lot	Medium to Large Lot	Small to Medium Lot	Medium to Large Lot	Small to Medium Lot	Medium to Large Lot	Medium to Large Lot	Medium to Large Lot	Medium to Large Lot	Medium to Large Lot	Medium-to-Large Lot
Building Footprint Characteristics:	Medium to Large Footprint	Medium to Large Footprint	Small to Medium Footprint	Small to Medium Footprint	Small to Medium Footprint	Small to Medium Footprint	Medium to Large Footprint	Medium to Large Footprint	Medium to Large Footprint	Medium to Large Footprint	Medium-to-Large Footprint
Front Setback Characteristics:	Large Setback	Medium to Large Setback	Small to Medium Setback	Medium to Large Setback	Small to Medium Setbacks	Small to No Setbacks	Small to Medium Setbacks	Small to No Setbacks	Small to No Setbacks	Simple Wall Plane along ROW, none	Simple Wall Plane along ROW, none
Side Setback Characteristics:	Large Setback	Medium to Large Setback	Small to Medium Setback	Small to Medium Setbacks	Small to Medium Setbacks	Small to No Setbacks	Small to Medium Setbacks	Small to No Setbacks	Small to No Setbacks	Simple Wall Plane along ROW, none	Simple Wall Plane along ROW, none
Height Characteristics:	Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories	Up to 3½ Stories	Up to 5 Stories	Up to 5 Stories	Up to 12 Stories	Unlimited Stories
Ground Floor Elevation Characteristics:	Elevated Ground Floor	Elevated Ground Floor	Elevated Ground Floor	Elevated Ground Floor	Elevated Ground Floor	Flush with Sidewalk	Elevated Ground Floor	Flush with Sidewalk	Flush with Sidewalk	Flush with Sidewalk	Flush with Sidewalk
Primary Frontage Characteristics:	Porches & Common Yards	Common Yards, Porches & Stoops	Stoops & Porches	Stoops & Porches	Stoops & Porches	Galleries, Shopfronts & Terraces	Porches, Stoops & Terraces	Terraces, Stoops & Shopfronts (Open only)	Arcades, Galleries, Terraces & Shopfronts	Arcades, Galleries, Terraces & Shopfronts	Arcades, Galleries, Terraces & Shopfronts
Coverage (Building, Lot):	40%, 45%	50%, 60%	40%, 45%	45%, 50%	50%, 55%	50%, 80%*	50%, 60%	80%, 90%	95%, 100%?	95%, 100%	95%, 100%
Character (Place Type?) Context:	Transitional	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban	Walkable Urban

Replaces Existing Zones

Existing Zones Replaced by This Zone:	SF-2, SF-3	SF-4A, SF-5, SF-5	SF-3	SF-3, SF-4A, SF-4B	MF-1	LO, LR, GR (?)	MF-1, MF-2, MF-3, NO (Open)	MF-4, MF-5, GO (Open)	GR, CS, GO (?)	GR, CS, GO (?)	
---------------------------------------	------------	-------------------	------	--------------------	------	----------------	-----------------------------	-----------------------	----------------	----------------	--

Description of Use



Parking

General Land Use:	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
Requirements:	2/unit	0 < 1,000 sf	2/unit	0 < 1,000 sf	1.5/unit	0 < 1,000 sf	1.5/unit	0 < 1,500 sf	1.5/unit	0 < 1,500 sf	1/unit	0 < 2,500 sf and 2 per 1000sf above first 2,500sf	1.5/unit	0 < 1,500 sf	0.75/unit	0 < 5,000 sf and 2 per 1000sf above first 5,000sf	0.5/unit	0 < 7,500 sf and 2 per 1000sf above first 7,500sf	0.25/unit	0 < 10,000 sf and 2 per 10,000sf above first 10,000sf	0/unit	0
Parking Characteristics:	behind facade edge	on-street	Behind Edge of Facade	on-street	behind facade edge	on-street	behind facade edge	on-street	behind facade edge	on-street	in rear half of lot	on-street	in rear half of lot	on-street	in rear half of lot or below grade	on-street	in rear half of lot or below grade/podium	on-street	in rear half of lot or below grade/podium	on-street	below grade	on-street

B. Sub-Zones

Description of Sub-Zone(s)

Open Sub-Zone																						
Restricted Sub-Zone							X					X					X					

C. Lot Size

Allowed Lot Sizes	Minimum	Maximum																				
Width	75'	125'	50'	100'	40'	100'	40'	100'	40'	100'	40'	100'	40'	100'	75'	200'	75'	250'	40'	100'	40'	100'
Depth	100'		100'	200'	100'	200'	100'	200'	100'	200'	75'	200'	100'	200'	100'	200'	80'	200'	80'	200'	80'	200'

Additional standards for lot size and building footprint apply, see Subsection D Building Form by Building Type.
Maximum width for Cottage Court building types.

D. Building Type Standards

Allowed Primary Building Types

	T3 Edge	T3 Neighborhood Medium	T3 Neighborhood High	T4 Neighborhood Low	T4 Neighborhood Medium	T4 Main Street	T5 Neighborhood Low	T5 Neighborhood Medium	T5 Main Street	T6 Low	T6 Core
1 Carriage House	Carriage House	Carriage House	Carriage House	Carriage House	Carriage House	Carriage House	Carriage House	Carriage House	Carriage House		
2 House: Medium	House: Medium	House: Medium	House: Medium	House: Medium	House: Medium	House: Medium					
3 House: Small		House: Small	House: Small	House: Small	House: Small						
4 House: Compact			House: Compact	House: Compact	House: Compact						
5 Cottage Court		Cottage Court	Cottage Court	Cottage Court	Cottage Court		Cottage Court				
6 Duplex: Side-by-Side				Duplex: S-by-S	Duplex: S-by-S		Duplex: S-by-S				
7 Duplex: Stacked			Duplex: Stckd				Duplex: Stckd				
8 Duplex: Front-and-Back				Duplex: F&B	Duplex: F&B		Duplex: F&B				
9 Rowhouse: Medium					Rowhouse: M	Rowhouse: M	Rowhouse: M				
10 Rowhouse: Large					Rowhouse: L	Rowhouse: L	Rowhouse: L			Rowhouse: L	
11 Tri/Quadplex				Tri/Quadplex	Tri/Quadplex		Tri/Quadplex				
12 Multiplex: Medium					Multiplex: M		Multiplex: M				
13 Multiplex: Large					Multiplex: L		Multiplex: L				
14 Yard Building					Yard Building	Yard Building	Yard Building		Yard Building		
15 Stacked Flats						Stacked Flats		Stacked Flats	Stacked Flats		
16 Main Street						Main Street		Main Street	Main Street	Main Street	
17 Live/Work						Live/Work		Live/Work	Live/Work	Live/Work	
18 Flex (?-Not likely to use)											
19 Mid-Rise								Mid-Rise	Mid-Rise	Mid-Rise	Mid-Rise

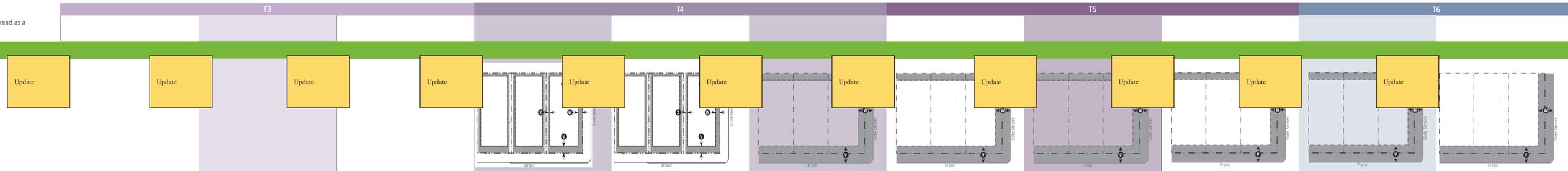


T3				T4				T5				T6																																																											
T3 Edge				T3 Neighborhood Medium				T3 Neighborhood High				T4 Neighborhood Low				T4 Neighborhood Medium				T4 Main Street				T5 Neighborhood Low				T5 Neighborhood Medium				T5 Main Street				T6 Low				T6 Core																															
<p>Key</p> <ul style="list-style-type: none"> --- ROW / Lot Line --- Building Setback Line --- Building Build-to Line ■ Parking Area 																																																																							
<p>Required Spaces, Minimum</p>																																																																							
Residential Uses				2 per unit				2 per unit				1.5 per unit				1.5 per unit				1.5 per unit				1 per unit				1.5 per unit				0.75 per unit				0.50 per unit				0.25 per unit				0 per unit																											
≤1,500 sf																																																																							
>1,500 sf																																																																							
<p>Non-Residential Uses</p>																																																																							
Ground Floor < 1,500 sf				0 < 1,000sf; max 1,000sf per building				0 < 1,000sf; max 1,000sf per building				0 < 1,000sf; max 1,000sf per building				0 < 1,500sf; max 1,500sf per building				0 < 1,500sf; max 1,500sf per building				0 < 2,500sf; 2 per 1,000sf above first 2,500sf				0 < 1,500sf; max 1,500sf per building				0 < 5,000sf; 2 per 1000sf above first 5,000sf				0 < 7,500sf; 2 per 1000sf above first 7,500sf				0 < 10,000sf; 2 per 1000sf above first 10,000sf				0																											
Ground Floor < 5,000 sf																																																																							
Ground Floor > 5,000 sf																																																																							
Upper Floor(s)																																																																							
<p>Flex Space, Live/Work, and Work/Live Uses</p>																																																																							
≤ 2,500sf				N/A								N/A				0 < 1,500sf				0 < 2,500sf				0 < 1,500sf				0 < 2,500sf				0 < 2,500sf				0 < 2,500sf				0 < 2,500sf				N/A																											
> 2,500sf												N/A				2 per 1,000sf > 2,500sf				N/A				2 per 1,000sf > 2,500sf				1 per 1,000sf > 2,500sf				1 per 1,000sf > 2,500sf				1 per 1,000sf > 2,500sf				N/A																															
Sites within 1,500 ft of transit stop, up to identified % of residential allowed without parking.				N/A								10%				10%				15%				50%				15%				65%				65%				65%				N/A																											
No Parking Spaces required for buildings on lots that provide an identified public civic space				N/A								N/A				N/A				√				√				√				√				√				√				√				√																							
No Parking Spaces required for affordable/senior housing units.				√								√				√				√				√				√				√				√				√				√				√				√																			
Off-site parking within x' may be used to meet parking requirements for Residential uses.				N/A								N/A				N/A				300'				N/A				600'				600'				1,200'				1,500'																															
Off-site parking within x' may be used to meet parking requirements for Non-Residential uses.																																																																							
Shared parking may be used to meet parking requirements.																																																																							
<p>Location (Distance from Property Line/ROW)</p>																																																																							
Setback, Minimum				45' 20' 20' 10'				30' 20' 5' 5'				25' 10' 5' 5'				25' 10' 5' 5'				20' 15' 5' 5'				75' 5' 10' 5'				40' 10' 10' 5'				40' 10' 10' 5'				75' 5' 0' 5'				40' 40' 10' 5'				75' 5' 0' 5'				40' 40' 10' 5'																							
Ground floor																																																																							
Upper floor(s)																																																																							
Adjacent to Residential																																																																							
Adjacent to T3																																																																							
Adjacent to Alley																																																																							
<p>Miscellaneous</p>																																																																							
Parking Drive Width (Max.)				10' max.				14' max.				14' max.				14' max.				14' max.				14' max.				14' max.				18' max.																																							
Front, ≤ 40 spaces																																																																							
Front, > 40 spaces																																																																							
Side Street/Alley																																																																							
<p>Parking Requirements</p>																																																																							
All on-street parking spaces adjacent to the lot may be used to meet parking requirements.																																																																							
No parking spaces are required for Accessory Structures less than 500 sf.																																																																							
Residential buildings with at least 5 units shall provide bicycle parking in a secure environment.																																																																							
Bicycle parking shall be provided at a minimum ratio of 1 bicycle space for every 10 vehicular spaces with a maximum requirements of 20 bicycle spaces.																																																																							
For each 10 bicycle parking stalls provided, there shall be allowed a reduction of one required automobile parking stall up to 15 percent of the required automobile parking stalls.																																																																							
All garages shall be screen along the Front by x' of habitable space.																																																																							
<p>Parking Space Design</p>																																																																							
Except for designated disabled parking spaces, no parking space shall be required to be individually-accessible. Tandem, stacking, and valet may be used to meet parking requirements.																																																																							
Parking spaces may be directly accessed from an alley.																																																																							
On lots with alleys, all drives shall be accessed only from alley.																																																																							
On corner lots, all drives shall be accessed only from alley or side street.																																																																							
Off-street parking spaces may be covered.																																																																							
Underground parking may be placed up to the ROW or Property Line.																																																																							
Underground parking shall not be visible from any adjacent sidewalks.																																																																							
Parking spaces shall generally be designed according to the dimensions found in the latest edition of the "Dimensions of Parking" by the Urban Land Institute.																																																																							
If park-lifts or mechanically-ventilated garages are used next to Residential uses, the noise and vibration of the mechanical systems shall be mitigated.																																																																							
On corner lots ≤ 100' wide, maximum length of 60' of parking podium or garage is allowed along a Side Street.																																																																							
Temporary Parking Lots that will be replaced by a permanent building or structure are not subject to the parking location regulations and liner requirements in the Building Form Standards, but shall comply with all landscaping requirements.																																																																							
At least 10% of off-street parking lots shall be reserved for landscaping.																																																																							

Any building wider than x' shall be designed to read as a series of buildings no wider than x' each.

G. Encroachments

Key
 --- ROW / Lot Line
 --- Building Setback Line
 ■ Encroachment Area



Allowed Encroachments	T3 Edge				T3 Neighborhood Medium				T3 Neighborhood High				T4 Neighborhood Low				T4 Neighborhood Medium				T4 Main Street				T5 Neighborhood Low				T5 Neighborhood Medium				T5 Main Street				T6 Low				T6 Core							
	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear	Front	Side St	Side	Rear
Private Frontage	5' max.	5' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	—	—	10' max.	10' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	—	—	0'	0'	N/A	N/A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Steps and/or ramps to Building Entrance	5' max.	5' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	—	—	5' max.	5' max.	N/A	N/A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Features	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	3' max.	—	—	3' max.	3' max.	3' max.	—	3' max.	3' max.	3' max.	—	3' max.	3' max.										
Signage																					A	A	A	A																					A	A		

H. Frontages

Allowed Frontage Types	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards	Front	Side St.	Standards															
1 Common Yard	A	A	16.3.4.###	A	A	16.3.4.###							A	A	16.3.4.###																								
2 Projecting	A	A	16.3.4.050				A	A	16.3.4.050																														
3 Engaged	A	A	16.3.4.060				A	A	16.3.4.060																														
4 Stoop				—	A	16.3.4.070	A	A	16.3.4.070	A	A	16.3.4.070	A	A	16.3.4.070				Stoop (side streets)	A	A	16.3.4.070	A	A	16.3.4.###	Stoop (side streets)				Stoop (side streets)									
5 Dooryard													A	A	16.3.4.###	Dooryard (side streets)				Dooryard	A	A	16.3.4.###	Dooryard (side streets)				Dooryard (side streets)											
6 Terrace																A	A	16.3.4.050	A	—	16.3.4.120	A	A	16.3.4.###	Terrace (side streets)				Terrace (side streets)				Terrace (side streets)						
7 Shopfront																Shopfront (at certain corners)	A	A	16.3.4.060	Shopfront (at certain corners)	A	A	16.3.4.###	Shopfront				Shopfront				Shopfront				Shopfront			
8 Forecourt																									Forecourt				Forecourt				Forecourt						
9 Gallery																Gallery (at certain corners)	A	A	16.3.4.070	Gallery (at certain corners)				Gallery				Gallery				Gallery				Gallery			
10 Arcade																												Arcade				Arcade							
11 Lightwell																																							



Porch	T3									T4									T5									T6					
	Porch			Porch			Porch			Porch			Porch (side streets)			Porch			T5			T6											
J. Sustainable Features																																	
Storm Water Features																																	
Biofiltration Facility	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Disconnected Downspouts	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Flow Through & Infiltration Planters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Infiltration Trench	—	—	A	—	—	A	—	—	A	A	A	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Level Spreader	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Porous Paving	A	A	A	A	A	A	A	A	A	—	—	—	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Rain Garden	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—
Riffle Pools	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Swale: Biofiltration	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Swale: Vegetated/Rock	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Urban Channel	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Vegetated Roof	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
A																																	
Cisterns	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A
Greywater - Simple	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Rain Barrels	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A	—	A	A
Energy Features																																	
Accessory Wind Energy System	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Alternative Paving	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Biomass	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Geothermal Energy	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Solar																																	
Farm	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Parking Lot Lighting	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Roof Paneling	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A
Water Heaters	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A	—	—	A

K. Impervious Surface																														
Impervious Surface	Min. %	Standards																												
Lot Coverage	xx%	16.3.4.060	100%	16.3.4.060	100%	16.3.4.060	100%	16.3.4.060	100%	16.3.4.060	100%	16.3.4.060	100%	16.3.4.060	100%	16.3.4.060														
Building Coverage	xx%	16.3.4.050	95%	16.3.4.050	95%	16.3.4.050	95%	16.3.4.050	95%	16.3.4.050	95%	16.3.4.050	95%	16.3.4.050	95%	16.3.4.050														

L. Open Space																														
Private Open Space																														
Width, Minimum																														
Depth, Minimum																														
Area, Minimum																														
Common Open Space																														
Width, Minimum																														
Depth, Minimum																														
Area, Minimum																														

M. Signage																																												
Allowed Total Number of Signs	T3 Edge				T3 Neighborhood Medium				T3 Neighborhood High				T4 Neighborhood Low				T4 Neighborhood Medium				T4 Main Street				T5 Neighborhood Low				T5 Neighborhood Medium				T5 Main Street				T6 Low				T6 Core			
	Building Signs	1 per building max.	1 per building max.	1 per building max.	0 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.	1 per building max.																						
Ground Signs	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.	1 per primary building max.																											
Allowed Sign Types	Maximum	Standards	Maximum	Standards	Maximum	Standards	Maximum	Standards	Maximum	Standards	Maximum	Standards	Maximum	Standards	Maximum	Standards	Maximum	Standards																										
1 Directional															1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#														
2 Awning															1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#	1 per awning ¹	5.80.#												
3 Canopy															1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy	5.80.#	1 per canopy													
4 Roof																																												
5 Marquee																																												
6 Projecting															1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment													
7 Hanging															1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment													
8 Wall															1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment													
9 Wall mural															1 per establishment ¹		1 per building	5.80.#	1 per building	5.80.#	2 per building	5.80.#																						
10 Window	1 per building ¹	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment	5.80.#	1 per establishment																									
11 Landscape wall	1 per building ¹	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building	5.80.#	1 per building																									
12 Sandwich Board	P ¹		P ¹		1 per building ¹	5.80.#	1 per establishment	5.80.#																																				
13 Yard	1 per building ¹	5.80.#	1 per building	5.80.#																																								
14 Pole/Monument Sign (Freestanding in current code)																																												
Changeable copy signs allowed for public and semi-public uses only.																																												
¹ Allowed as identification signs for non-residential uses only.																																												





N. Allowable Use Types	Restrictions	T3			T4			T5			T6	
		T3 Edge	T3 Neighborhood Medium	T3 Neighborhood High	T4 Neighborhood Low	T4 Neighborhood Medium	T4 Main Street	T4 Neighborhood Low	T4 Neighborhood Medium	T4 Main Street	T6 Low	T6 Core
Allowed Use Types												
Agricultural												
Farmer's Market												
Urban Agriculture (accessory use)		BR	BR	BR		BR	BR	BR	BR	BR	BR	BR
With Animals		?	?	?								
With No Animals												
Industry, Manufacturing & Processing												
Furniture and fixtures, manufacturing												
Laundry, dry cleaning plant	<10,000 sf											
Manufacturing/Assembly, light												
Media production	≤ 5,000 sf											
Metal products fabrication, machine or welding shop												
Printing and publishing	≤ 1,000 sf					< 1,500 sf BR	< 1,500 sf BR					
	>1,000 sf											
Recycling - small collection facility												
Storage:												
Outdoor												
Personal storage facility												
Warehouse	<10,000 sf											
Wholesaling and distribution	<10,000 sf											
	>10,000sf											
Recreation, Education & Public Assembly												
Cemetery		UP	UP	UP								
Commercial recreation facility:												
Indoor	≤3,000 sf											
	>3,000 sf											
Outdoor												
Civic Space (see Civic Space Standards)												
Health/fitness facility	≤3,000 sf											
	>3,000 sf											
Library, Museum, Meeting facility, Place of Worship												
	≤5,000 sf	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
	>5,000 sf	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP
	>20,000 sf	UP	UP	UP								
Public Safety Facility												
School, public or private (K-12)		MUP	MUP	MUP								
Studio: Art, dance, martial arts, music, etc.	≤1,500 sf	< 600 sf BR	< 600 sf BR	< 700 sf BR		< 1,000 sf BR	< 1,000 sf BR		< 2,500 sf MUP	< 2,500 sf MUP	< 5,000 sf BR	BR
	≤3,000 sf								> 2,500 sf MUP	> 2,500 sf MUP	> 5,000 sf MUP	BR
	>3,000 sf											
Theater: cinema or performing arts	≤5,000 sf											
	≤10,000 sf								< 5,000 sf MUP	< 5,000 sf MUP	< 5,000 sf BR	BR
	>10,000 sf								> 5,000 sf UP	> 5,000 sf MUP	> 5,000 sf MUP	BR
Residential												
	per the allowed types in Zone Type											
Dwelling:		BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Accessory/Secondary Unit		BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Single Unit Residence		BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Multi-Unit Residence		BR ¹	BR ¹	BR ¹	BR ¹	BR ¹	BR ¹	BR ¹	BR ¹	BR ¹	BR ¹	BR ¹
Group Housing	≤8 Occupants											
	>8 Occupants											
Homeless Shelter/Transitional/Supportive Housing	≤8 Clients											
	>8 Clients											
Residential Care (small in a home)	≤8 Clients											
Residential Care (large)	>8 Clients											
Home Occupation:												
Main Building	≤300 sf, ≤2 employees	0 employees BR	0 employees BR	0 employees BR			max 1 employee BR	< 2 employees BR		< 2 employees BR	< 3 employees BR	max 1 employee BR
	>300 sf, >2 employees											
Accessory Structure	≤600 sf, ≤4 employees	0 employees BR	0 employees BR	0 employees BR		max 1 employee BR	max 1 employee BR	< 2 employees BR	max 1 employee BR	< 2 employees BR	< 3 employees BR	
	per the allowed types in Zone Type											
>600 sf, >4 employees												
Retail												
General retail, except with any of the following features:												
Alcoholic beverage sales	≤25% gross revenue								BR	MUP	BR	BR
	>25% gross revenue								MUP	MUP	BR	BR
Floor area over	>5,000 sf								BR	BR	BR	BR
	>10,000sf								MUP	BR	BR	BR
On-site production of items sold												
Operating between	1am - 5am											
	5am - 7am											
	11pm - 1am									MUP	MUP	MUP
Drive-through Services												
Providing Entertainment												
Services												
General services, except with any of the following features:												
Floor area over	≤2,000 sf					< 1,500 sf BR	< 1,500 sf BR	< 2,500 sf BR	< 2,500 sf BR	BR	BR	BR
	>5,000 sf					< 2,500 sf MUP	< 2,500 sf MUP	< 5,000 sf MUP		BR	BR	BR
	>10,000sf									MUP	BR	BR
Operating between	1am - 5am											
	5am - 7am											
	11pm - 1am									MUP	BR	BR
Drive-through Services												
ATM									BR	BR	BR	BR
Animal kennel (indoor or outdoor boarding)									MUP	MUP	BR	BR
Animal medical services:												
Animal Clinic									MUP	MUP	MUP	MUP
Animal Hospital									MUP	MUP		
Automobile Filling Station												
Automobile Minor Repair												
Automobile Major Repair												
Day care, Child or Adult:						BR	BR	BR	BR	BR	BR	BR
Day Care Center						MUP	MUP	BR	BR	BR	BR	BR
Family Day Care Home, Large						BR	BR	BR	BR	BR	BR	BR



KEY: BR (By Right) MUP (Minor Use Permit) UP (Use Permit) — (Not Permitted)	T3			T4			T5			T6	
	T3 Edge	T3 Neighborhood Medium	T3 Neighborhood High	T4 Neighborhood Low	T4 Neighborhood Medium	T4 Main Street	T4 Neighborhood Low	T4 Neighborhood Medium	T4 Main Street	T6 Low	T6 Core
Family Day Care Home, Small					BR	BR	BR	BR	BR	BR	BR
Lodging:											
Bed and Breakfast	< 15 rooms MUP	< 15 rooms MUP	< 15 rooms MUP		< 20 rooms MUP	< 20 rooms MUP	BR	BR	BR	BR	
Inn/Lodge							MUP		BR		
Hotel							MUP		BR	BR	BR
Hostel								MUP	MUP	MUP	BR
Mortuary											
Medical services:											
Clinic, urgent care							MUP		MUP	BR	BR
Doctor office					< 1,500 sf BR	< 1,500 sf BR	BR	BR	BR	BR	BR
Extended care							MUP	MUP	MUP		
Office:											
Business, service											
Professional, administrative	≤5,000 sf				< 1,500 sf BR	< 1,500 sf BR	< 2,500 sf BR	< 2,500 sf BR	BR	BR	BR
	>5,000 sf						< 5,000 sf BR		BR	BR	BR
Personal service	≤2,500 sf						< 2,500 sf BR		BR	BR	BR
	≤5,000 sf						< 5,000 sf MUP		MUP	BR	BR
	>5,000 sf										
Rental Service, Consumer Goods							< 5,000 sf BR		BR	BR	BR
Repair Service: Equipment, Appliances, etc.							< 5,000 sf BR		BR	BR	BR
Transportation, Communications, Infrastructure											
Parking facility, public or commercial											
Public Safety facility	≤1,000 sf										
	>1,000 sf										
Temporary Event Parking											
Wireless Communications facility											

