September 2024

DEVELOPMENT PLAN

I-25 Erie Gateway South PD District

TOWN OF ERIE
1874

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CHAPTER 1 PURPOSE AND APPLICABILITY OF THESE DEVELOPMENT STANDARDS

01.01 Purpose

The development standards in this document carry out the intent of the Town's vision for the Gateway/I-25 site by classifying and regulating the uses and form of land and structures within the I-25 Erie Gateway South Planned Development District (hereafter referred to as the "District"). This Planned Development-Development Plan (PD-DP) includes an expanded planning area bounded by County Road 10 to the north, I-25 to the east, Erie Parkway to the south, and County Road 7 to the west. As property may annex into the Town within this planning area, this PD-DP shall be applied. This PD-DP may also be applied to areas directly adjacent to the planning area to ensure greater continuity within the greater I-25 Gateway area.

01.02 Applicability

The following standards apply to all land uses, subdivisions, and development within the District, as follows:

A. **New land uses or structures, changes to land uses or structures.** It shall be unlawful, and a violation of this PD-DP for any person to establish, construct, reconstruct, alter, or replace any use of land or structure, unless the proposed construction complies with all applicable provisions of this PD-DP.

B. **Subdivisions.** Any subdivision of land proposed within the Town after the effective date of this PD-DP shall be consistent with the parcel size requirements of the proposed building types, Chapter 5 Subdivision Standards, Design, and Improvements of Title 10, Town of Erie Unified Development Code, and all other applicable requirements of this PD-DP.

C. **Continuation of an existing land use.** An existing land use is lawful and not in violation of this PD-DP only when operated and maintained in compliance with all applicable provisions of this PD-DP. However, the requirements of this PD-DP are not retroactive in their effect on a land use that was lawfully established before the effective date of this PD-DP or any applicable amendment.

D. **Conflicting requirements.**

1. PD-DP and Municipal Code provisions. If conflicts occur between requirements of this PD-DP, or between this PD-DP and the Erie Municipal Code, or other regulations of the Town, this PD-DP shall govern. Existing Municipal Code regulations that govern issues not governed by the requirements of this PD-DP continue to be applicable.

2. Development agreements. If conflicts occur between the requirements of this PD-DP and standards adopted as part of any development agreement, the requirements of the development agreement shall apply. A development agreement vests on approval, but it shall not change otherwise applicable PD-DP requirements.

3. Private agreements. This PD-DP applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction, without affecting the applicability of any agreement or restriction. The Town shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement, or a portion thereof.

01.03 Approval Procedures

All subdivision and site plan land use applications for development within the PD-DP shall be reviewed under the Erie Municipal Code's review and approval procedures as modified below.

A. Subdivision land use applications shall follow provisions under procedure for review of final plats of the Erie Municipal Code. The sketch plan and preliminary plat submittal and review procedures shall not be required.

B. All site plan and site plan amendment land use applications shall follow provisions under procedure for administrative site plan review.

C. Appeals of final decisions, made on a subdivision, site plan or an amendment of either, shall be made to the board of adjustment and shall follow the review and approval procedures for appeals in the Erie Municipal Code.

01.04 Alternative Equivalent Compliance

Land use applications for development in this PD-DP, are eligible to utilize the Alternative Equivalent Compliance process outlined in Chapter 6 of the Unified Development Code (UDC). Alternative equivalent compliance is a procedure that allows development to occur where the intent of a design related provision is met through an alternate design. It is not a general waiver of regulations; rather, it permits a site-specific plan that is equal to or better than the strict application of a design standard. The alternative equivalent compliance process in the UDC shall be followed with the following exceptions:

A. **Applicability.** Applicability shall be expanded to include illustratives, parking, architectural standards, street network plan, and street types within the PD-DP.

B. **Criteria.** To grant approval for an alternative equivalent compliance, the Director shall find that the following criteria are met:

   1. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.
   2. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard.
   3. The proposed alternative substantially achieves the intent of the PD-DP which includes:
      a. The provision of a diversity of building types;
      b. The orientation of buildings adhere to frontage type standards and their appropriate relationship to adjacent uses, streets, plazas, open spaces and paths;
      c. The inclusion of appropriate connections, orientations and design intent for pedestrian, bicycles, mass transit, and vehicles as identified in the street type plan; and,
   4. The location, purpose and connectivity of the public and civic spaces plan.

CHAPTER 2 REGULATING PLAN

02.01 Purpose

This chapter establishes the regulating plan that designates the land use zones applied to property within the District and adopts the regulating plan as the Development Plan (DP).

02.02 Regulating Plan and Regulating Zones

The regulating plan is hereby incorporated into this PD-DP by reference as though it were fully included here.

A. **Regulating zones established.** The District shall be divided into regulating zones. The regulating zones shown in Table 2-1 are hereby established and shall be shown in the regulating plan. The legal boundary of the zoning districts shown on the regulating plan are general and subject to change at platting with final road and lot alignments.

B. **Interpretation of regulating zone boundaries.** If there is uncertainty about the location of any zone boundary shown on the official regulating plan, the location of the boundary shall be determined by the Director as follows:

   1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the zone boundary, as applicable;

   2. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned street or alley.

C. **Regulating zone elements.** Building types, frontage types, street types, and public and civic space types are among the primary elements that define the character of each regulating zone.

   1. Building types. The character of a place is substantially defined by the position of private buildings on its site, the configuration of the building, and also its function. The building's position and configuration together determine type, which supports the intended uses and defines its built character.

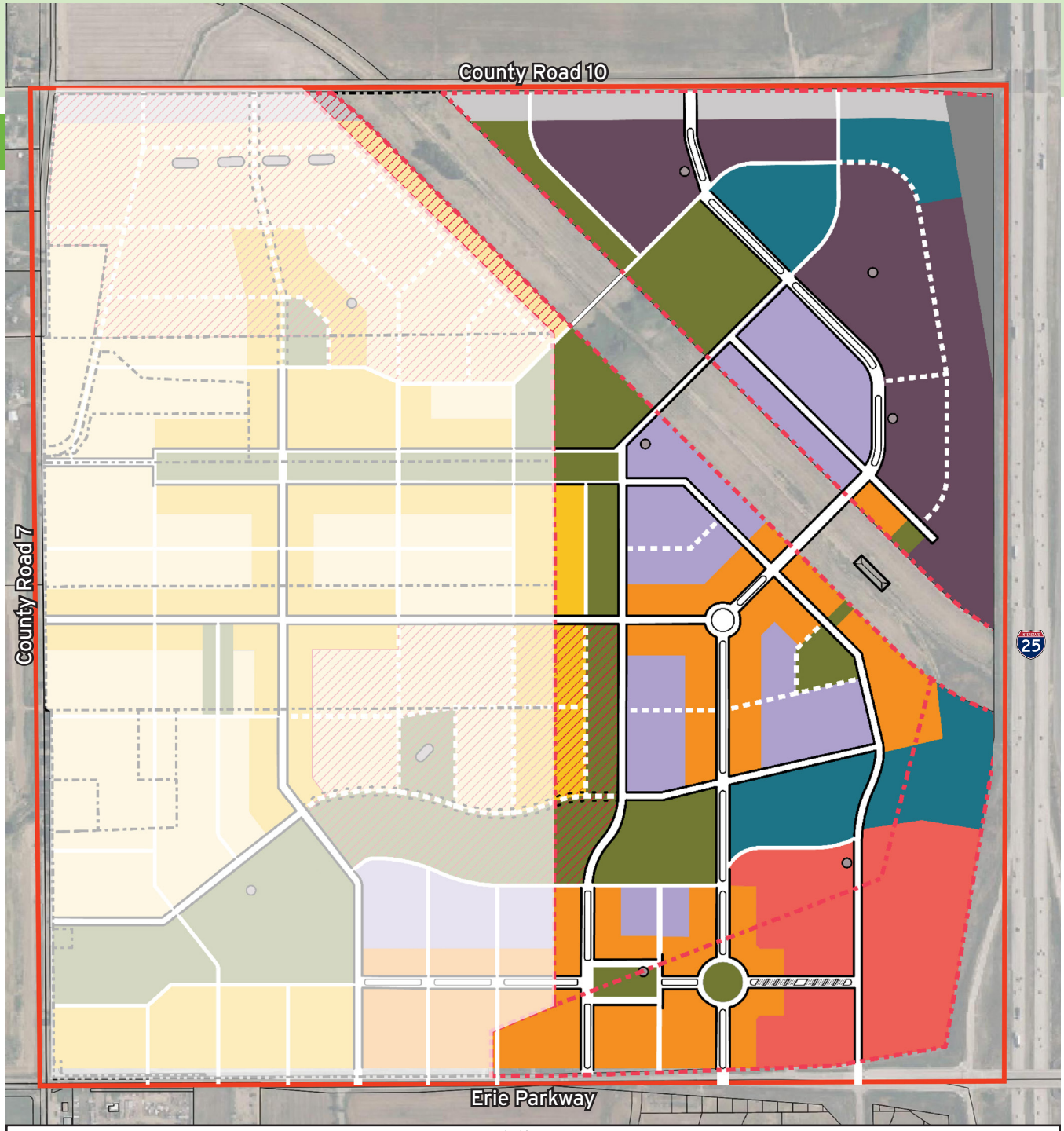
   2. Frontage types. A frontage is the privately-held area between the façade of a building and the lot line. The variables of frontage are the dimensional depth of the front yard or setback and various architectural elements that define the transition from the public realm of the street and the private realm of the building.

   3. Street types. Streets are the principal structuring devices of the built environment that provide mobility for all modes of transportation. Streets fundamentally determine the physical context of the District and the types of buildings that can be accommodated.

   4. Public and Civic Space Types. A variety of public and civic spaces, appropriate to their regulating zone, are an integral component of a livable and equitable urban fabric.

Regulating Zones		
Zone		Section
VL	Village - Low	04.02
VM	Village - Medium	04.03
VH	Village - High	04.04
NC	Neighborhood Center	04.05
CC	Commercial Center	04.06
EH	Employment Hub	04.07
POS	Parks & Open Space	-
PF - SM	Public Facility - Stormwater Management	-
PF - UE	Public Facility - Utility Easement	-
PF - I	Public Facility - I-25 Interchange	-

Table 2-1 Regulating Zones



Regulating Zones

- **VL** VILLAGE - LOW
- **VM** VILLAGE - MEDIUM
- **VH** VILLAGE - HIGH
- **NC** NEIGHBORHOOD CENTER
- **CC** COMMERCIAL CENTER
- **EH** Employment Hub
- **POS** PARKS & OPEN SPACE
- **PF - SM** PUBLIC FACILITY - STORMWATER MANAGEMENT
- **PF - UE** PUBLIC FACILITY - UTILITY EASEMENT
- **PF - I** PUBLIC FACILITY - I-25 INTERCHANGE
- NOTE: Hatched areas designate Regulating Zones for oil and gas operation sites upon their closure and remediation. Gray dots are capped oil wells. .

Figure 2-1 Regulating Plan

The legal boundary of the zoning districts shown are general and subject to change at platting with final road and lot alignments. The areas shown scaled back are not included in the preliminary zoning, but could opt to zone into the PD after annexation into the Town.

CHAPTER 3 DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

03.01 Purpose

This chapter describes the Town's requirements for the approval of proposed development and new land uses.

03.02 General Requirements for Development and New Land Uses

Each land use and/or structure within the Town shall be established, constructed, reconstructed, altered, moved, or replaced in compliance with the following requirements:

A. **Permitted uses.** The land use shall be allowed by this PD-DP in the zone designated to the site. The basis for determining whether a use is allowable is described in Section 03.03 (Permitted Land Uses).

B. **Approval requirements.** Any approval required by Section 03.03 (Permitted Land Uses) shall be obtained before the issuance of any required storm water, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation.

C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this PD-DP, and any applicable conditions imposed by a previously granted approval, except where any of these are superseded by the standards and requirements of an adopted and current regulating plan.

D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with Chapter 5 Subdivision Standards, Design, and Improvements of Title 10, Town of Erie Unified Development Code.

03.03 Permitted and Special Review Land Uses

A. **Permitted land uses.** The uses permitted and allowed by Special Review by this PD-DP in each zone are listed in Table 3-1, together with the type of approval required for each use.

1. Establishment of a permitted use.

   a. Any one or more land uses identified as being permitted within a specific zone may be established on any parcel within that zone, subject to Subsection B of this section, and compliance with all applicable requirements of this PD-DP.

   b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables at the same time, and at least one of those uses are allowed only by Special Review, as required by Subsection B of this section, then the overall project shall be subject to Special Review.

2. Use not listed.

   a. A land use that is not listed and is determined by the Director to not be included under the definition of a listed land use, is not allowed within the District, except as otherwise provided in Subsection A.3 of this section.

   b. A land use that is not listed in Table 3-1 within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3 of this section.

3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in this article is allowable as follows:

   a. Required findings. The Director may determine that a proposed use is similar to and compatible with a listed use and may be allowed, only after first making all of the following findings with the determination:

i. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;

ii. The use will be consistent with the purposes of the applicable zone;

iii. The use will be consistent with the Comprehensive Plan; and

iv. The use will be compatible with the other uses allowed in the zone.

A determination that a use qualifies as a similar and compatible use, and the findings supporting the determination shall be in writing.

b. Applicable standards and permit requirements. When the Director determines that a proposed, but unlisted use is similar and compatible to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, and what other standards and requirements of this PD-DP apply.

c. Referral for determination. The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Planning Commission for a determination at a public meeting.

B. **Table of Uses.** Table 3-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this PD-DP, and shown as "P" uses in the table;

2. Allowed subject to the approval of a Special Review Use pursuant to the Municipal Code, and shown as "S" uses in the table;

3. Not allowed in particular zones, and shown as "–" in the table.

Land Use	REGULATING ZONE							
	VL	VM	VH	NC	CC	EH	POS	PF-SM
RESIDENTIAL USES								
HOUSEHOLD LIVING								
Dwelling, Duplex	P	P	P	P	-	S	-	-
Dwelling, Live/Work	P	P	P	P	P	P	-	-
Dwelling, Multi-Family	S	P	P	P	S	P	-	-
Dwelling, Single-Family, Attached	P	P	P	P	-	S	-	-
Dwelling, Single-Family, Detached	P	P	-	-	-	-	-	-
Manufactured Home Park	S	-	-	-	-	-	-	-
GROUP LIVING								
Group Home, Residential	S	P	P	P	-	-	-	-
Group Home, Large	-	-	-	P	P	S	-	-
Group Home, Small	P	P	P	P	P	-	-	-
Nursing Home or Assisted Living Facility	P	P	P	S	S	S	-	-
PUBLIC/INSTITUTIONAL USES								
CHILD CARE								
Child Care Center, Large	P	P	P	S	S	S	S	-
Child Care Center, Small	P	P	P	P	P	P	S	-
COMMUNITY FACILITIES								
Community Center (Public)	S	P	P	S	P	P	P	S
Governmental Office	-	S	P	P	P	P	S	-
Neighborhood Recreation Center (Indoor/Outdoor)	P	P	P	P	P	P	P	S
Public Works Facility	-	-	-	-	S	P	-	S
Public Safety Station	S	S	P	P	P	P	S	S
Transit Center	S	S	P	P	P	P	S	-
CULTURAL FACILITES								
Botanical Garden	S	-	-	S	P	P	P	P
Library	P	P	P	P	P	P	S	-
Museum	S	S	P	P	P	P	S	-
EDUCATIONAL USE								
College or University	S	-	S	P	P	P	-	-
Commercial School	S	-	S	P	P	P	-	-
School - Public	P	P	P	P	S	S	S	-
School - Private	S	S	P	P	S	S	-	-

Key		
"P" Permitted	"S" Special Review Use	" - " Not Permitted

Table 3-1 Permitted Land Uses

Land Use	REGULATING ZONE							
	VL	VM	VH	NC	CC	EH	POS	PF-SM
HUMAN HEALTH SERVICES								
Dental or Medical Office, Clinic, Lab	-	S	P	P	P	P	-	-
Laboratory	-	-	-	-	-	P	-	-
Substance Abuse Treatment Facility, Outpatient	S	S	P	P	P	P	-	-
Urgent Care Facility	-	-	S	S	P	P	-	-
PARKS AND OPEN SPACE								
Athletic Fields and Courts	P	P	S	S	-	P	P	P
Community Garden	P	P	P	P	S	P	P	P
Open Space	P	P	P	P	P	P	P	P
Outdoor Amphitheater, Public	-	-	-	-	-	P	P	P
Park	P	P	P	P	P	P	P	P
RELIGIOUS ASSEMBLY								
Religious Assembly	P	P	P	P	P	P	S	-
WIRELESS COMMUNICATION FACILITIES								
Alternative Tower Structure and Base Station	S	S	S	S	S	S	S	S
Towers	S	S	S	S	S	S	S	S
UTILITY FACILITIES								
Utility Facility, Major	S	S	S	S	S	S	-	S
Utility Facility, Minor	S	S	S	S	S	S	-	S
Utility, Town-Owned	S	S	S	S	S	S	S	S
COMMERCIAL USES								
AGRICULTURAL								
Agricultural Cultivation	P	S	-	-	-	-	S	-
Agricultural Event Center	P	S	-	-	-	-	S	-
Agricultural Grazing	P	-	-	-	-	-	S	-
Agricultural Breeding	S	-	-	-	-	-	S	-
ANIMAL SALES AND CARE								
Animal Hospital, Large Animals (Indoor)	P	-	-	-	-	-	-	-
Animal Hospital, Large Animals (Outdoor Facilities)	S	-	-	-	-	-	-	-
Animal Hospital, Small Animals (Indoor)	P	P	P	P	P	P	-	-
Animal Hospital, Small Animals (Outdoor Facilities)	P	-	-	-	-	S	-	-
Stables	P	S	-	-	-	-	S	-
Kennel or Animal Day Care (Indoor)	P	-	P	P	-	P	-	-

Key					
"P"	Permitted	"S"	Special Review Use	" - "	Not Permitted

Table 3-1 Permitted Land Uses (continued)

Land Use	REGULATING ZONE							
	VL	VM	VH	NC	CC	EH	POS	PF-SM
Kennel or Animal Day Care (Outdoor Facilities)	P	-	-	-	-	P	-	-
ASSEMBLY								
General Assembly	-	-	-	P	P	P	S	-
Residential Assembly (HOA)	P	P	S	-	-	-	-	-
FINANCIAL INSTITUTIONS								
Automated Teller Machine (Freestanding)	-	-	P	P	P	P	S	-
Bank	-	-	P	P	P	P	-	-
FOOD AND BEVERAGE SERVICE								
Tavern	-	-	P	P	P	P	-	-
Nightclub	-	-	-	P	P	P	-	-
Restaurant	S	P	P	P	P	P	-	-
Restaurant with drive-through or drive-up service	-	-	-	-	S[1]	-	-	-
OFFICE								
Office, Business or Professional	S	S	P	P	P	P	S	-
Recording or Broadcasting Studio	S	-	P	P	P	P	-	-
PARKING								
Parking Lot	P	P	S	S	S	P	P	S
Parking Structure	P	P	P	P	P	P	S	S
RECREATION/ENTERTAINMENT, INDOOR								
Commercial Amusement, Indoor	-	-	S	P	P	P	S	-
RECREATION/ENTERTAINMENT, OUTDOOR								
Outdoor Recreation, Commercial	S	-	-	-	-	P	S	S
RETAIL SERVICES AND SERVICE								
Funeral Parlor, Mortuary or Crematory	S	-	S	S	-	P	-	-
General Retail	S	P	P	P	P	P	S	S
Personal Service Establishment	S	P	P	P	P	P	-	-
Pharmacy	-	P	P	P	P	P	-	-
Repair Shop, Appliances	-	-	-	-	P	P	-	-
VEHICLES AND EQUIPMENT								
Car Wash	-	-	-	-	-	P	-	-
Fuel Station	-	-	-	-	S [1]	S [1]	-	-
Vehicle Service and Repair, Light	-	-	-	-	-	P	-	-

Key		
"P" Permitted	"S" Special Review Use	" - " Not Permitted

Table 3-1 Permitted Land Uses (continued)

Land Use	REGULATING ZONE							
	VL	VM	VH	NC	CC	EH	POS	PF-SM
VISITOR ACCOMMODATION								
Bed and Breakfast	P	P	P	P	P	-	-	-
Hotel or Motel	-	-	P	P	P	P	-	-
MANUFACTURING AND LIGHT INDUSTRIAL USES								
INDUSTRIAL SERVICE								
Building Materials and Lumber Sales	-	-	-	-	-	S	-	-
Industrial, Light	-	-	-	-	-	P	-	-
Light Equipment Sales, Service and Rental	-	-	-	-	-	S	-	-
Research and Development Facility	-	-	-	S	S	P	-	-
MANUFACTURING AND PRODUCTION								
Light Manufacturing, General	-	-	-	-	-	P	-	-
WAREHOUSE AND FREIGHT MOVEMENT								
Bus Lot/Maintenance Facility	-	-	-	-	-	S	-	-
Wholesale Distribution Center	-	-	-	-	-	P	-	-

Notes
1. Restaurant drive-through or drive-up service must be an ancillary use.
2. Fuel stations must be an ancillary use.

Key					
"P"	Permitted	"S"	Special Review Use	" - "	Not Permitted

Table 3-1 Permitted Land Uses (continued)

CHAPTER 4 GENERAL REGULATING ZONE STANDARDS

04.01 General Provisions

A. **Purpose.** This chapter provides basic standards for site layout and building form for development within each regulating zone.

B. **Alternative Equivalent Compliance.** Development in the Districct may utilize the Alternative Equivalent Compliance process outlined in Chapter 6 of the UDC. Alternative equivalent compliance is a procedure that allows development to occur where the intent of a design related provision is met through an alternative design. It is not a general waiver of regulations; rather, it permits a site-specific plan that is equal to or better than the strict application of a design standard. The Alternative Equivalent Compliance process in the UDC shall be followed with the following modifications:

1. Applicability. Applicability shall be expanded to include Parking, Architectural Standards, Illustratives, and Thoroughfare Types within this PD-DP.

2. Criteria. To grant approval for an alternative equivalent compliance in the District, the Director shall find that the following criteria are met:

a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.

b. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

c. The proposed alternative substantially achieves the intent of this PD-DP which includes the:

i. Provision of a diversity of Building Types;

ii. The orientation of buildings adhere to frontage type standards and their appropriate relationship to adjacent uses, streets, plazas, open spaces and paths;

iii. The inclusion of appropriate connections, orientations and design intent for pedestrian, bicycles, mass transit, and vehicles as identified in Chapter 6 Street Type Plan; and,

iv. The location, purpose and connectivity of the Civic and Open Spaces Plan.

Regulating Zone Standards					
Regulating Zone		See Section	Building Height	Commercial Density	Residential Density
VL	Village - Low	04.02	2 stories maximum	N/A	3.5 du/ac minimum
VM	Village - Medium	04.03	3 stories maximum	N/A	10 du/ac minimum
VH	Village - High	04.04	5 stories maximum	N/A	25 du/ac minimum
NC	Neighborhood Center	04.05	7 stories maximum	N/A	30 du/ac minimum
CC	Commercial Center	04.06	8 stories maximum	.25 FAR minimum	60 du/ac minimum
EH	Employment Hub	04.07	6 stories maximum	N/A	60 du/ac maximum

04.02 VL
Village-Low Zone

Uses are generally characterized by moderately-sized single-family residential development but may also include duplexes, multi-family dwellings, and bed-and-breakfast inns. Limited amounts of agricultural uses are also permitted. Buildings are not taller than two stories, and are generally surface parked.



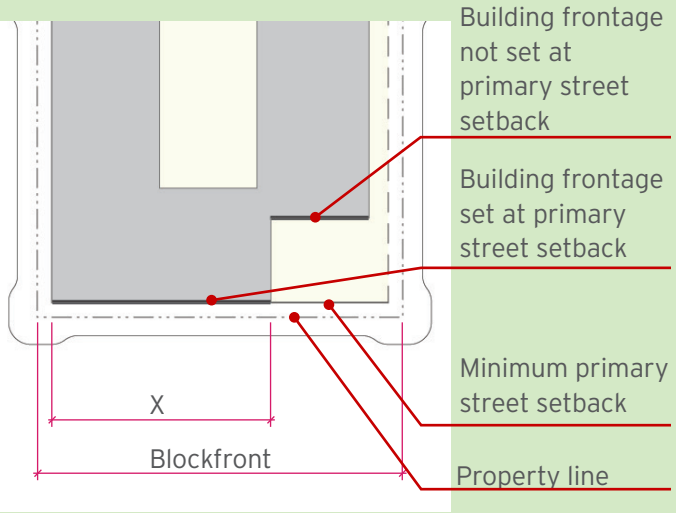
A. Built Form	
Minimum Commercial Density	N/A
Minimum Residential Density	3.5 du/ac
Maximum Lot Coverage	65%
Minimum Frontage Occupancy	N/A

B. Permitted Building Types		
Building Type	**Maximum Stories**	**See Section**
Single Family Dwelling	2	05.05
Manufactured Home	2	05.08
Multi-Family Plex	2	05.010
Bungalow Court	1	05.012
Flex Block	2	05.017
Flex Shed	1	05.018
C. Building Placement		
Setback	**Minimum**	**Maximum**
Note: Building code and private utility easement requirements shall supersede the setback standards set forth below if there is a conflict.		
Primary Building		
a. Primary street	15 ft	-
b. Side street	8 ft	-
c. Side Yard	8 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	8 ft	-
Accessory Building		
a. Primary street	20 ft	-
b. Side street	4 ft	-
c. Side Yard	4 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	4 ft	-

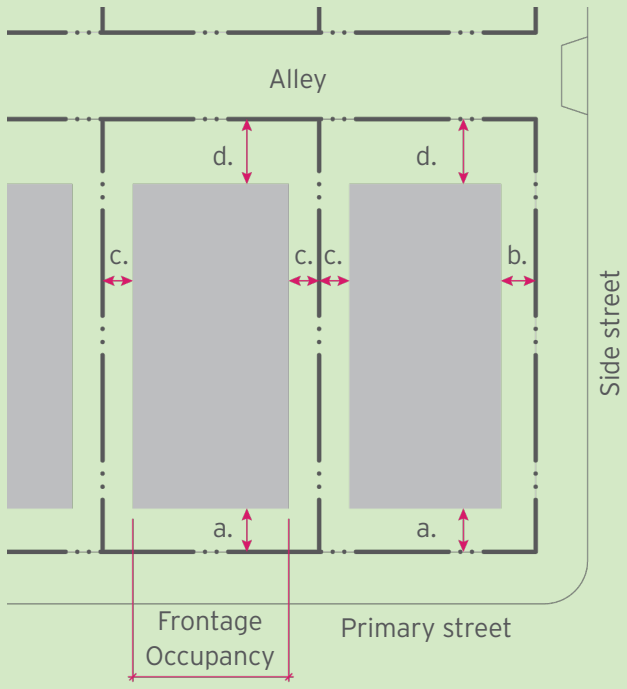
D. Encroachments into Setback				
Encroachment Type	Maximum into Setback a.	b.	c.	d./e.
Primary Building				
Porch	8 ft	2 ft	1 ft	3 ft
Stoop	8 ft	2 ft	1 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	3 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	2 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	3 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft

E. Permitted Frontage Types	
Frontage Type	See Section
Yard/Porch	05.021
Stoop	05.022
Fence & Hedge	05.023
Front-Loaded Garage	05.024
Shopfront	05.027

F. Parking		
Parking Placement	Minimum Setback	See Section
a. Primary street	20 ft	Site Planning Conceptual Diagram
b. Side street	8 ft	
c. Side Yard	5 ft	
d. Rear Yard (Alley)	N/A	
e. Rear Yard (No Alley)	3 ft	



Minimum Building Frontage Occupancy Diagram
The Regulating Zone standards require a minimum percentage of the building frontage to be set between the maximum and minimum setback lines (X). The remainder of the building frontage may be set any distance behind the minimum setback line.



Site Planning Conceptual Diagram

04.03 VM
Village-Medium Zone

Uses are generally characterized by small-lot single-family residential development (attached or detached), duplexes, townhomes, and small apartment buildings, but may also include home-offices or workspaces, and bed-and-breakfast inns. Limited amounts of local service retail, particularly at intersections, are also permitted. Buildings are not taller than three stories, and are generally surface parked on the side or rear of the lot.



A. Built Form	
Minimum Commercial Density	N/A
Minimum Residential Density	10 du/ac
Maximum Lot Coverage	75%
Minimum Frontage Occupancy	75%

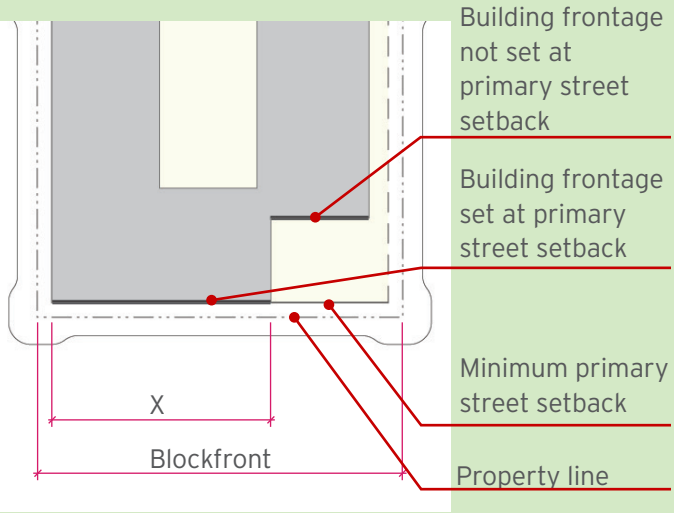
B. Permitted Building Types		
Building Type	**Maximum Stories**	**See Section**
Single Family Dwelling	3	05.05
Rowhouse	3	05.06
Attached Single Family Dwelling	3	05.07
Flex Loft	3	05.09
Multi-Family Plex	3	05.010
Bungalow Court	3	05.012
Flex Block	2	05.017

C. Building Placement		
Setback	**Minimum**	**Maximum**
Note: Building code and private utility easement requirements shall supersede the setback standards set forth below if there is a conflict.		
Primary Building		
a. Primary street	10 ft	15 ft
b. Side street	6 ft	8 ft
c. Side Yard	4 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	4 ft	-
Accessory Building		
a. Primary street	15 ft	-
b. Side street	4 ft	-
c. Side Yard	4 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	4 ft	-

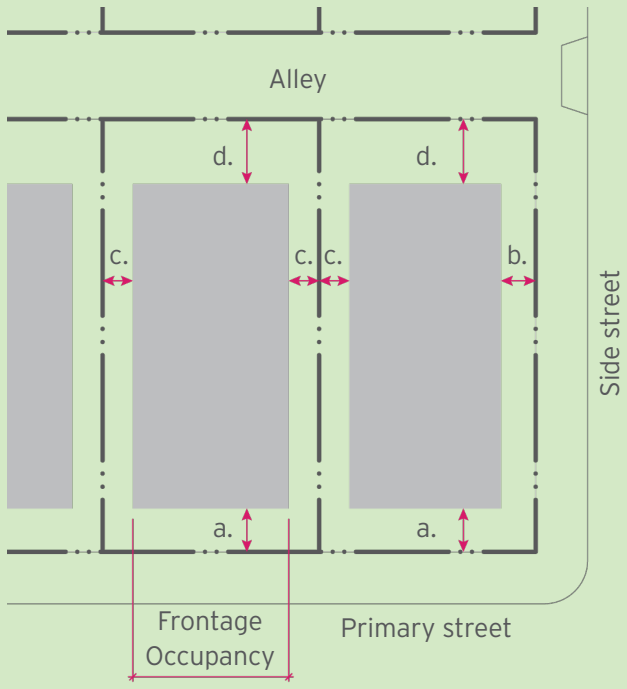
D. Encroachments into Setback				
Encroachment Type	Maximum into Setback			
	a.	b.	c.	d./e.
Primary Building				
Porch	5 ft	2 ft	1 ft	3 ft
Stoop	8 ft	2 ft	1 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	3 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	2 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	3 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft

E. Permitted Frontage Types	
Frontage Type	See Section
Yard/Porch	05.021
Stoop	05.022
Fence & Hedge	05.023
Residential Terrace	05.025
Shopfront	05.027

F. Parking		
Parking Placement	Minimum Setback	See Section
a. Primary street	20 ft	Site Planning Conceptual Diagram
b. Side street	3 ft	
c. Side Yard	5 ft	
d. Rear Yard (Alley)	N/A	
e. Rear Yard (No Alley)	3 ft	



Minimum Building Frontage Occupancy Diagram
The Regulating Zone standards require a minimum percentage of the building frontage shall be set between the maximum and minimum setback lines (X). The remainder of the building frontage may be set any distance behind the minimum setback line.



Site Planning Conceptual Diagram

04.04 VH
Village-High Zone

Uses are generally the same as Village-Medium Zone, but with a diverse mix of uses throughout and no preference for residential uses. It is generally characterized by duplexes, townhomes, and small apartment buildings, as well as live-work spaces, home-offices or workspaces, and bed-and-breakfast inns. Retail and small office structures are found throughout. Buildings are not taller than five stories, and are surface parked on the side or rear of the lot.



A. Urban Form	
Minimum Commercial Density	N/A
Minimum Residential Density	25 du/ac
Maximum Lot Coverage	80%
Minimum Frontage Occupancy	65%

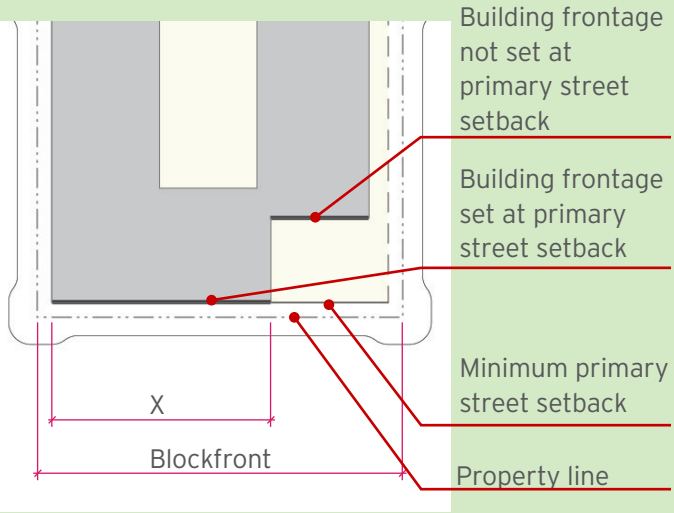
B. Permitted Building Types		
Building Type	**Maximum Stories**	**See Section**
Rowhouse	4	05.06
Attached Single Family Dwelling	4	05.07
Flex Loft	3	05.09
Multi-Family Plex	5	05.010
Walk-Up Dwelling	5	05.011
Bungalow Court	3	05.012
Urban Block	5	05.014
Flex Block	2	05.017

C. Building Placement		
Setback	**Minimum**	**Maximum**
Note: Building code and private utility easement requirements shall supersede the setback standards set forth below if there is a conflict.		
Primary Building		
a. Primary street	6 ft	15 ft
b. Side street	6 ft	8 ft
c. Side Yard	4 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	4 ft	-
Accessory Building		
a. Primary street	15 ft	-
b. Side street	4 ft	-
c. Side Yard	4 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	4 ft	-

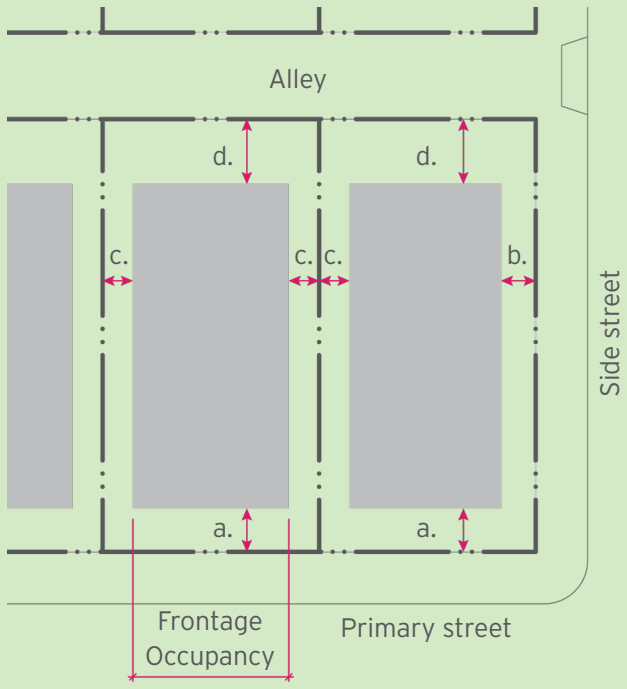
D. Encroachments into Setback				
Encroachment Type	Maximum into Setback			
	a.	b.	c.	d./e.
Primary Building				
Porch	5 ft	2 ft	1 ft	3 ft
Stoop	8 ft	2 ft	1 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	5 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	2 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	3 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft

E. Permitted Frontage Types	
Frontage Type	See Section
Yard/Porch	05.021
Stoop	05.022
Fence & Hedge	05.023
Residential Terrace	05.025
Commercial Terrace	05.026
Shopfront	05.027

F. Parking		
Parking Placement	Minimum Setback	See Section
a. Primary street	20 ft	Site Planning Conceptual Diagram
b. Side street	3 ft	
c. Side Yard	5 ft	
d. Rear Yard (Alley)	N/A	
e. Rear Yard (No Alley)	3 ft	



Minimum Building Frontage Occupancy Diagram
The Regulating Zone standards require a minimum percentage of the building frontage shall be set between the maximum and minimum setback lines (X). The remainder of the building frontage may be set any distance behind the minimum setback line.



Site Planning Conceptual Diagram

04.05 NC
Neighborhood Center Zone

Neighborhood Center Zone includes a diverse mix of uses at higher intensities than Village-High Zone. Residential building types generally include townhome and urban apartment buildings as well as live-work spaces. Retail, hotel, and office uses are permitted. Buildings are not taller than seven stories, and may have a mix of garage and/or surface parking in the rear of the lot or middle of the block, screened from view.



A. Urban Form	
Minimum Commercial Density	N/A
Minimum Residential Density	30 du/ac
Maximum Lot Coverage	90%
Minimum Frontage Occupancy	75%

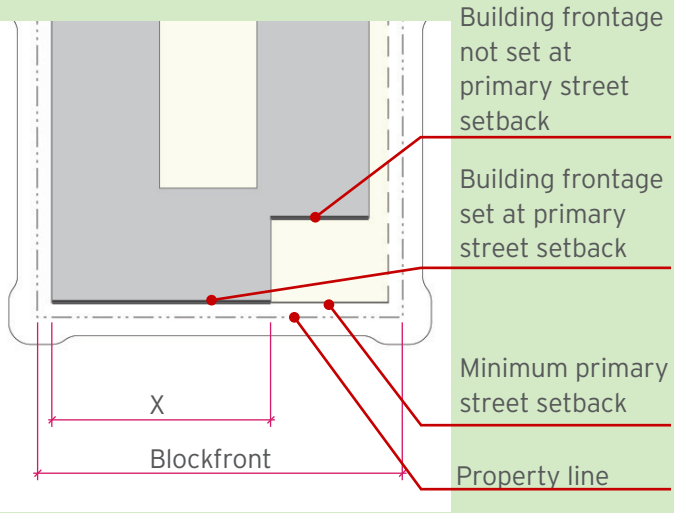
B. Permitted Building Types		
Building Type	**Maximum Stories**	**See Section**
Rowhouse	4	05.06
Attached Single Family Dwelling	4	05.07
Flex Loft	3	05.09
Multi-Family Plex	4	05.010
Walk-Up Dwelling	7	05.011
Bungalow Court	3	05.012
Urban Block	7	05.014
Large Format - Type I	2	05.015
Flex Block	2	05.017

C. Building Placement		
Setback	**Minimum**	**Maximum**
Note: Building code and private utility easement requirements shall supersede the setback standards set forth below if there is a conflict.		
Primary Building		
a. Primary street	-	8 ft
b. Side street	-	8 ft
c. Side Yard	-	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	-	-
Accessory Building		
a. Primary street	20 ft	-
b. Side street	3 ft	-
c. Side Yard	3 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	5 ft	-

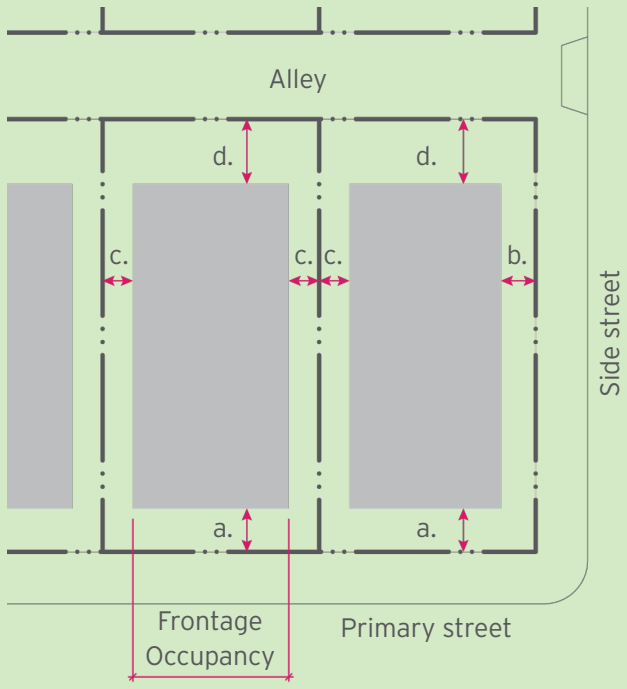
D. Encroachments into Setback				
Encroachment Type	Maximum into Setback			
	a.	b.	c.	d./e.
Primary Building				
Stoop	4 ft	2 ft	2 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	5 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	2 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	2 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft

E. Permitted Frontage Types	
Frontage Type	See Section
Stoop	05.022
Fence & Hedge	05.023
Residential Terrace	05.025
Commercial Terrace	05.026
Shopfront	05.027

F. Parking		
Parking Placement	Minimum Setback	See Section
a. Primary street	20 ft	Site Planning Conceptual Diagram
b. Side street	3 ft	
c. Side Yard	5 ft	
d. Rear Yard (Alley)	N/A	
e. Rear Yard (No Alley)	3 ft	



Minimum Building Frontage Occupancy Diagram
The Regulating Zone standards require a minimum percentage of the building frontage shall be set between the maximum and minimum setback lines (X). The remainder of the building frontage may be set any distance behind the minimum setback line.



Site Planning Conceptual Diagram

04.06 CC
Commercial Center Zone

Commercial Center includes a diverse mix of uses at higher intensities than Neighborhood Center Zone. Many individual buildings may have a mix of uses. Residential building types generally include apartment buildings as well as live-work spaces. Retail, office, and hotel uses are permitted. Buildings are not taller than eight stories, and will have surface lots or garages screened from view or below ground.



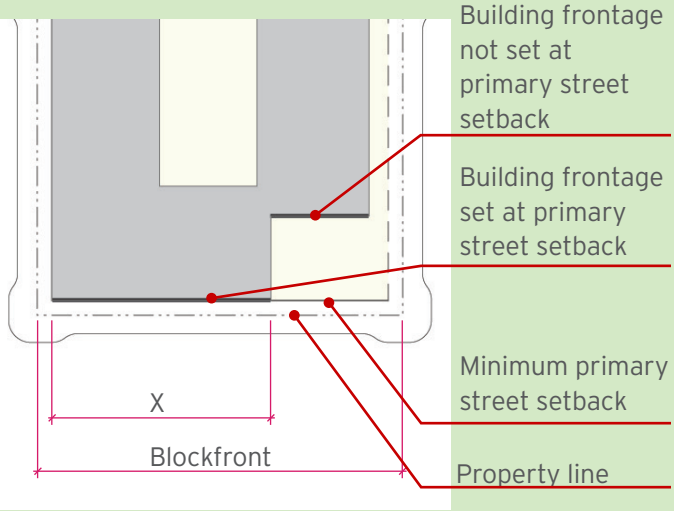
A. Urban Form	
Minimum Commercial Density	.25 FAR
Minimum Residential Density	60 du/ac
Maximum Lot Coverage	90%
Minimum Frontage Occupancy	85%

B. Permitted Building Types		
Building Type	**Maximum Stories**	**See Section**
Attached Single Family Dwelling	4	05.07
Flex Loft	4	05.09
Walk-Up Dwelling	8	05.011
Urban Block	8	05.014
Large Format - Type I	2	05.015
Large Format - Type II	2	05.016
Flex Block	4	05.017
Flex Shed	2	05.018
Fuel Station	1	05.019
C. Building Placement		
Setback	**Minimum**	**Maximum**
Note: Building code and private utility easement requirements shall supersede the setback standards set forth below if there is a conflict.		
Primary Building		
a. Primary street	-	10 ft
b. Side street	-	5 ft
c. Side Yard	-	5 ft
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	-	-
Accessory Building		
a. Primary street	20 ft	-
b. Side street	3 ft	-
c. Side Yard	3 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	3 ft	-

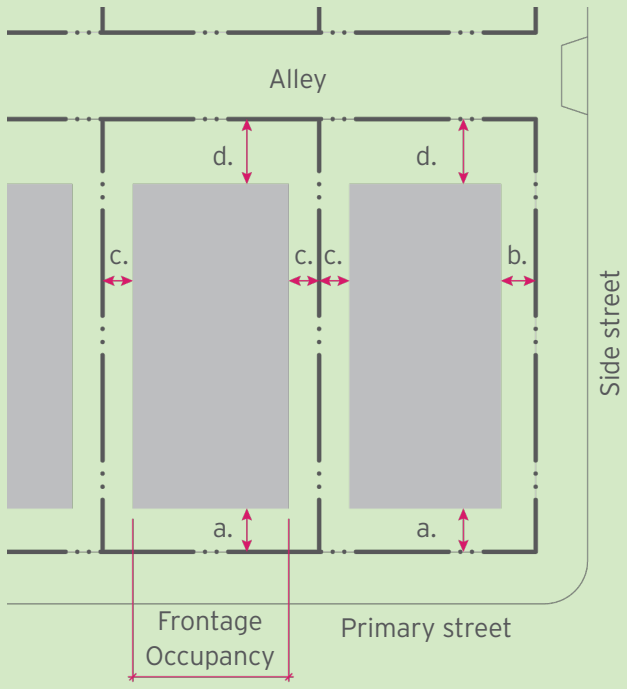
D. Encroachments into Setback				
Encroachment Type	Maximum into Setback			
	a.	b.	c.	d./e.
Primary Building				
Porch	4 ft	2 ft	2 ft	-
Stoop	4 ft	2 ft	2 ft	-
Balcony	6 ft	2 ft	-	-
Bay Window	4 ft	2 ft	-	-
Oriel Window	6 ft	2 ft	2 ft	-
Unenclosed Stair	2 ft	2 ft	-	-
Eave	4 ft	2 ft	3 ft	-
Chimney	-	2 ft	-	-

E. Permitted Frontage Types	
Frontage Type	See Section
Stoop	05.022
Fence & Hedge	05.023
Commercial Terrace	05.026
Shopfront	05.027

F. Parking		
Parking Placement	Minimum Setback	See Section
a. Primary street	20 ft	Site Planning Conceptual Diagram
b. Side street	3 ft	
c. Side Yard	5 ft	
d. Rear Yard (Alley)	N/A	
e. Rear Yard (No Alley)	3 ft	



Minimum Building Frontage Occupancy Diagram
The Regulating Zone standards require a minimum percentage of the building frontage shall be set between the maximum and minimum setback lines (X). The remainder of the building frontage may be set any distance behind the minimum setback line.



Site Planning Conceptual Diagram

04.07 EH
Employment Hub Zone

Employment Hub includes a diverse mix of use, some of which are not permitted in other zones of the District. Many individual buildings may have a mix of uses. Retail, office, light manufacturing, and warehousing uses are permitted along with multi-family residential. Buildings are not taller than six stories, and will have surface lots or garages and loading areas screened from view or below ground.



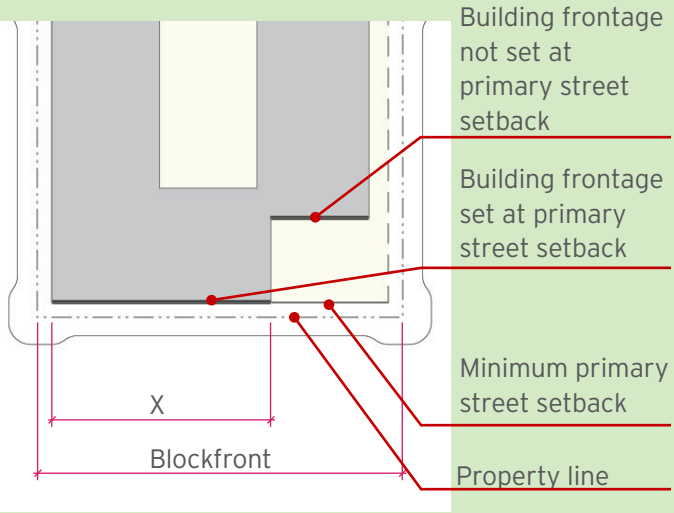
A. Urban Form	
Minimum Commercial Density	N/A
Maximum Residential Density	60 du/ac
Maximum Lot Coverage	90%
Frontage Occupancy	N/A

B. Permitted Building Types		
Building Type	**Maximum Stories**	**See Section**
Flex Loft	6	05.09
Walk-Up Dwelling	6	05.011
Urban Block	6	05.014
Large Format - Type I	4	05.015
Large Format - Type II	4	05.016
Flex Block	4	05.017
Flex Shed	4	05.018
Fuel Station	1	05.019
C. Building Placement		
Setback	**Minimum**	**Maximum**
Note: Building code and private utility easement requirements shall supersede the setback standards set forth below if there is a conflict.		
Primary Building		
a. Primary street	8 ft	-
b. Side street	6 ft	-
c. Side Yard	6 ft	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	4 ft	-
Accessory Building		
a. Primary street	-	-
b. Side street	-	-
c. Side Yard	-	-
d. Rear Yard (Alley)	5 ft	-
e. Rear Yard (No Alley)	-	--

D. Encroachments into Setback				
Encroachment Type	Maximum into Setback			
	a.	b.	c.	d./e.
Primary Building				
Porch	4 ft	2 ft	2 ft	-
Stoop	4 ft	2 ft	2 ft	-
Balcony	4 ft	2 ft	2 ft	2 ft
Bay Window	4 ft	2 ft	2 ft	-
Oriel Window	2 ft	2 ft	2 ft	-
Unenclosed Stair	2 ft	2 ft	2 ft	-
Awning	4 ft	2 ft	2 ft	2 ft
Eave	4 ft	2 ft	2 ft	2 ft
Chimney	-	2 ft	2 ft	-

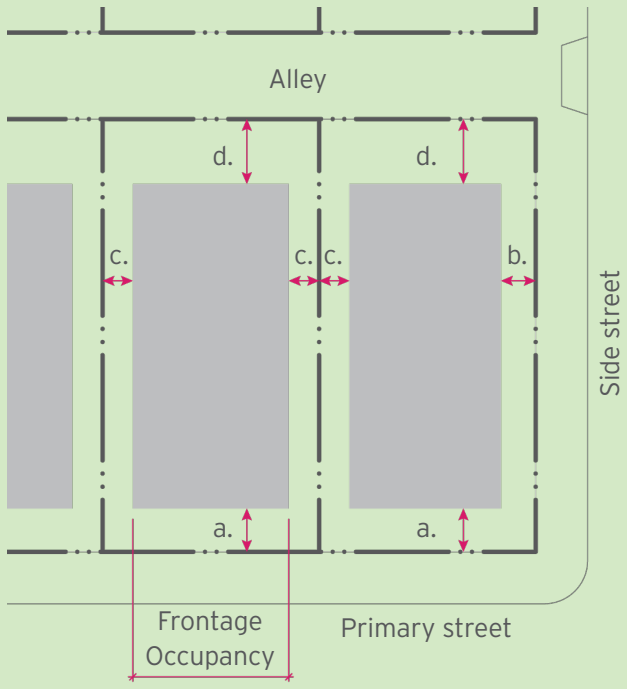
E. Permitted Frontage Types	
Frontage Type	See Section
Stoop	05.022
Fence & Hedge	05.023
Commercial Terrace	05.026
Shopfront	05.027

F. Parking		
Parking Placement	Minimum Setback	See Section
a. Primary street	8 ft	Site Planning Conceptual Diagram
b. Side street	3 ft	
c. Side Yard	5 ft	
d. Rear Yard (Alley)	N/A	
e. Rear Yard (No Alley)	3 ft	



Minimum Building Frontage Occupancy Diagram

The Regulating Zone standards require a minimum percentage of the building frontage shall be set between the maximum and minimum setback lines (X). The remainder of the building frontage may be set any distance behind the minimum setback line.



Site Planning Conceptual Diagram

CHAPTER 5 STANDARDS FOR ALL DEVELOPMENT AND LAND USES

05.01 Purpose and Applicability

A. This chapter expands upon the zoning district development standards of Chapter 4 by addressing additional details of site planning, project design, and the operation of land uses. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and is consistent with the Comprehensive Plan and the regulating plan.

B. The requirements of this chapter shall apply to all proposed development and new land uses, and shall be considered in combination with the standards for the applicable zoning district in Chapter 4.

05.02 Large Lot Standards

To ensure new development on sites larger than 85,000 sf is consistent with the intent of this PD-DP, the following development standards shall apply.

A. **Pedestrian-oriented street grid.** Sites larger than 85,000 sf shall employ either of the two following strategies. See Figure 5-1.

1. New streets and alleys.

   a. New development on sites larger than 85,000 sf shall provide new streets, curbs, gutters, and sidewalks.

   b. New streets, curbs, gutters, and sidewalks shall be designed per the requirements of Chapter 6 Street Types.

   c. Alleys shall be introduced to provide access to parking and services.

2. Conceptual subdivision.

   a. Divide the parcel into smaller "design" parcels in order to establish a framework that accommodates smaller-scale pedestrian-oriented buildings. Parcels intended for design purposes, but may be recorded as separate, legal parcels.

   b. Internal circulation shall be provided by public streets or private drive aisles. Drive aisles shall be designed to meet the street standards in Chapter 6.

B. **Multiple buildings.** The minimum number of buildings and building types shall conform to Table 5-1.

Lots Larger than 85,000 sf		
Regulating Zone	**Minimum Number of Buildings**	**Minimum Number of Building Types**
Village Low	N/A	N/A
Village Medium	2	2
Village High	2	3
Neighborhood Center	3	2
Commercial Center	3	3
Employment Hub	2	N/A
Parks/Open Space	N/A	N/A
Public Facility - Stormwater	N/A	N/A

Table 5-1 Minimum Buildings and Building Types

C. **New streets.** The location of new streets and blocks shall be generally consistent with Chapter 6 Street Types.

D. **New blocks.** All new and modified blocks shall be designed per the following requirements::

1. Length: 400 ft maximum
2. Width: 400 ft maximum

3. The Director may approve longer block lengths when physical site constraints are present.
4. Blocks longer than 300 ft shall provide:
    a. a pedestrian passage through the block that connects the primary street to the rear street or the side street to the opposite side street; and
    b. a mid-block crosswalk across the street to connect to the facing block.

E. **Building Fronts and Backs.** All building fronts shall face other building fronts or Open Spaces. Under no circumstances shall a building front face the rear of another building dominated by service uses and garages.

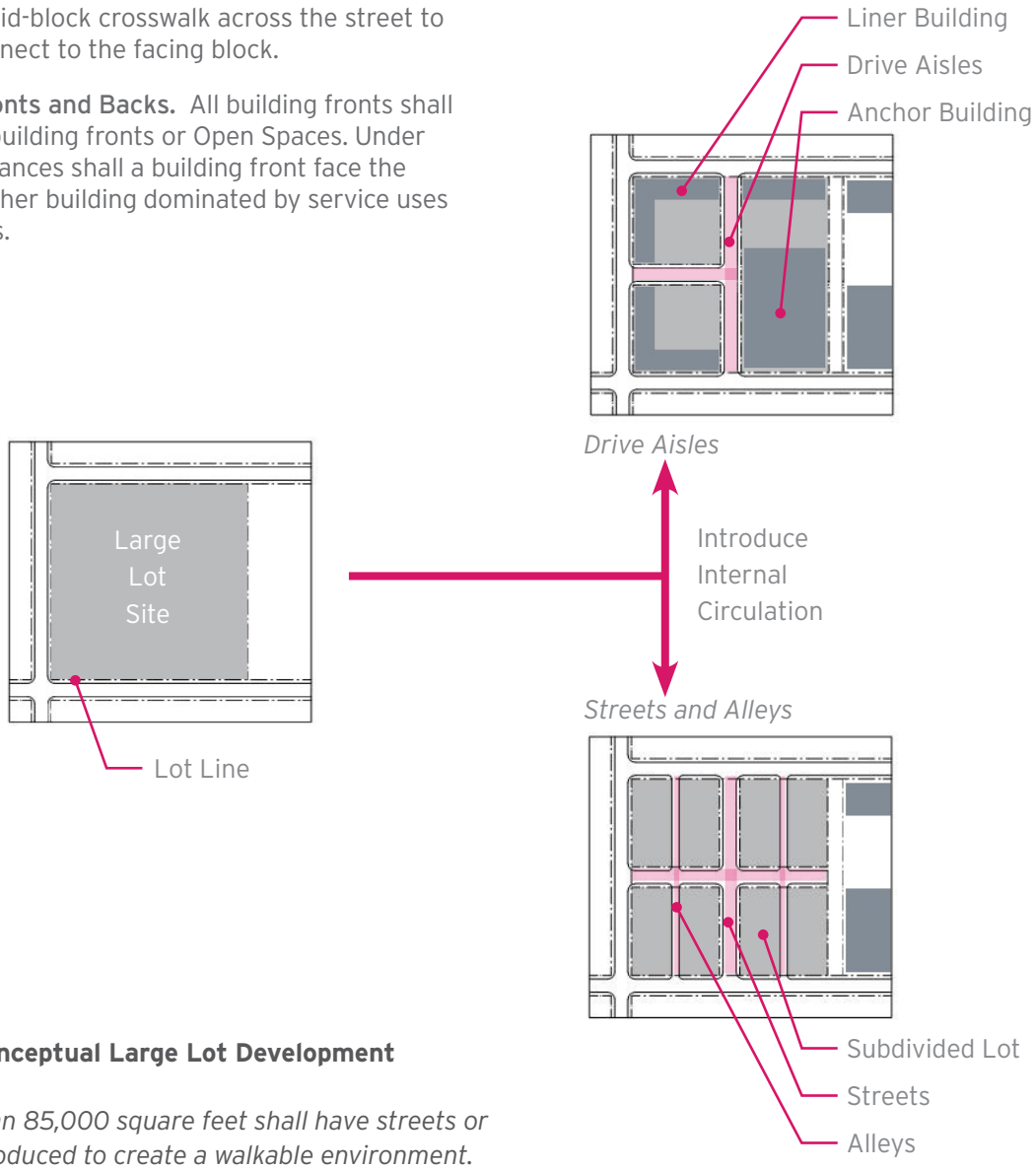


Figure 5-1 - Conceptual Large Lot Development Diagram
Lots greater than 85,000 square feet shall have streets or drive aisles introduced to create a walkable environment.

05.03 Building Type Standards

In order to provide for a variety of uses and household types and to create a walkable urban environment, this PD-DP provides for a diversity of building types, from single-family rowhouses to large format buildings. Once a particular building type is selected, development must adhere to the type-specific standards and guidelines. These include lot width, pedestrian access, parking, outdoor space, landscape, frontage types, building massing, and in some cases, maximum width.

The selected building types for each area will be chosen at the time of development. While there is flexibility within the choice of building types for each area, only certain building types may be appropriate for a particular area given adjacent uses and other requirements.

05.04 Explanation of Building Type Standards

The building type standards and guidelines cover the following:

A. **Intent Statement**
This statement describes the development intent and typical characteristics for the respective building type.

B. **Lot Size**
All buildings shall be designed per the applicable lot width and depth standards.

C. **Building Height and Massing**
Height standards regulate the maximum building height and is determined by the regulating zone in which it is located. Some building types require horizontal or vertical plane breaks or both (see also Figure 5-4).

A maximum allowed footprint per story is presented for certain building types. The maximum allowable footprint per story limits the percentage of occupiable space per building story in relationship to the building's ground-floor footprint (see Figure 5-2). For example, a four-story building that limits the maximum allowable footprint of the fourth story to X percent may satisfy this requirement by providing stepbacks, decks, patios, building articulation, or similar massing strategies that assure that the fourth story occupies no more than X percent of the building. Balconies shall count toward the maximum allowable footprint unless they are open to the sky or at least 18 ft in height.

These standards intend to articulate new development and avoid monotonous, block-like building designs in favor of more varied building designs with reduced bulk at the upper stories.

D. **Access**
This standard regulates the location and orientation of building and lot entries.

E. **Parking and Service**
Building type parking standards provide parking design regulations that are specific to each building type. See Chapter 7 (Parking and Loading) for parking space requirements.

F. **Outdoor Space**
Each building type requires a specific amount of outdoor space to be designated on site. Such outdoor space may either be private, only accessible to the occupants, or open to the general public. Outdoor space may be located at grade, atop a podium or at the rooftop unless the location is restricted by the selected building type. Regardless of location, the design of outdoor space shall maximize solar access.

Balconies with a minimum usable depth of five feet and an area of over 59 sqft shall count towards fulfilling the required amount.

Setbacks less than three feet in depth shall not count towards fulfilling the required amount.

Required outdoor space may be shared between adjacent buildings, as long as the cumulative minimum requirements for each are satisfied (see Figure 5-2).

G. **Frontage**
This standard lists which frontage types are permitted for each building type. Developments must also comply with the permitted frontage type standards of the applicable regulating zone.

Façade width standards regulate the maximum width of a building façade. If the frontage length exceeds the maximum façade width, the façade must be broken by providing any two of the following techniques:

1. Provide a plane break with one façade set behind the other by at least two feet.
2. Provide a material change with a plane break of at least two inches in depth to emphasize the difference in materials.
3. Provide a change in the overall type, size, spacing, or proportion of windows or fenestration system or change in sill heights and header conditions. This option is applicable only to vertically proportioned windows.
4. Provide a change in façade compositional strategy including roof heights, and roof types. For example, a symmetrical façade may be placed next to a façade with a repetitive bay system that is not symmetrical.

H. **Additional Standards**
Additional standards address attributes specific to each building type.

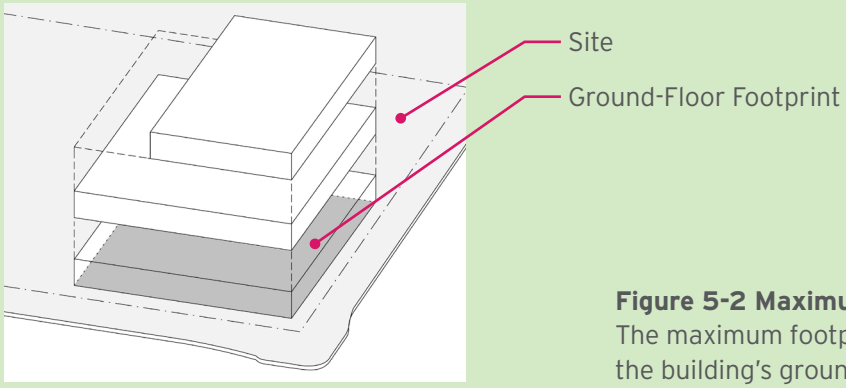


Figure 5-2 Maximum Footprint per Story Diagram
The maximum footprint per story is computed based on the building's ground floor footprint, not the overall site area.

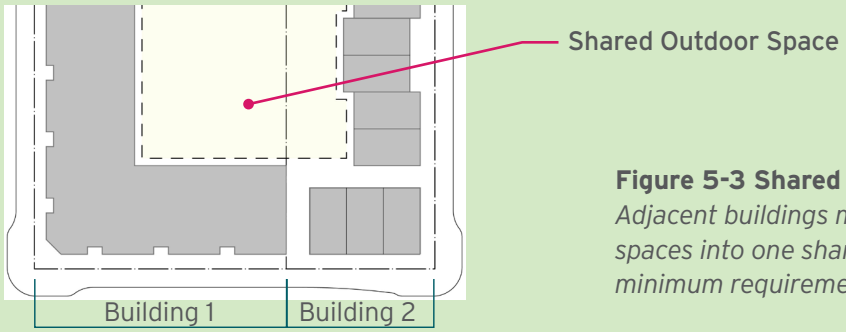
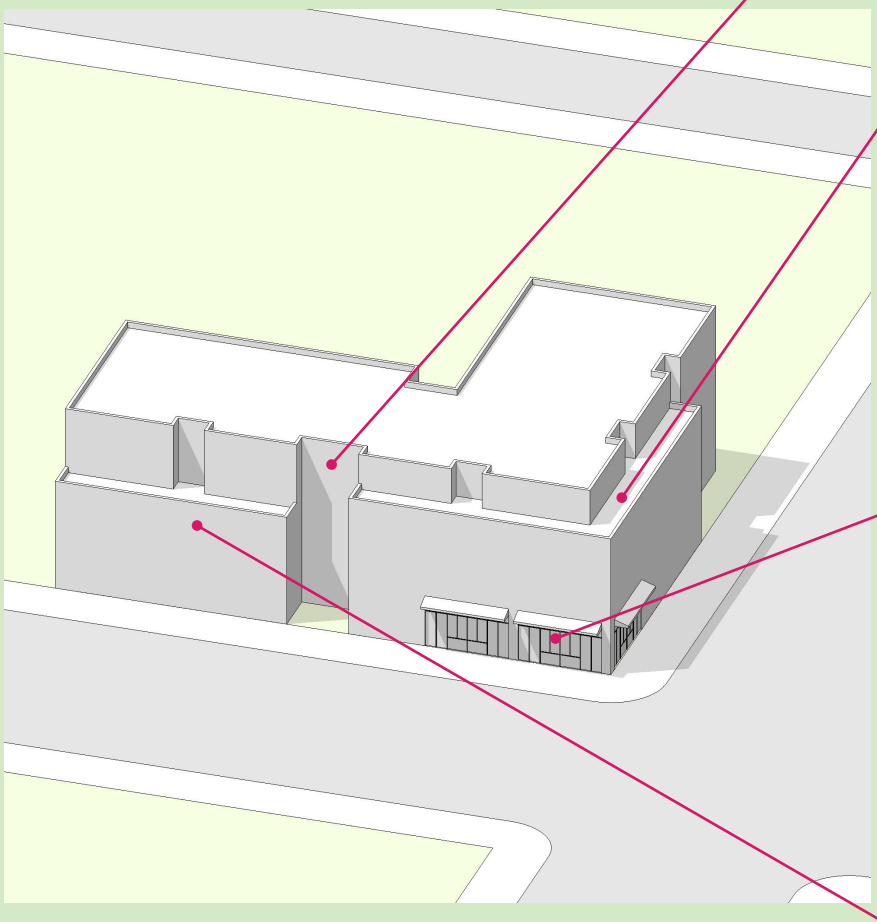


Figure 5-3 Shared Outdoor Space Diagram
Adjacent buildings may combine the required outdoor spaces into one shared space provided the cumulative minimum requirements for each building is met.



Plane Break
The area of the building where the plane of the façade varies in depth. Plane breaks can be horizontal or vertical.

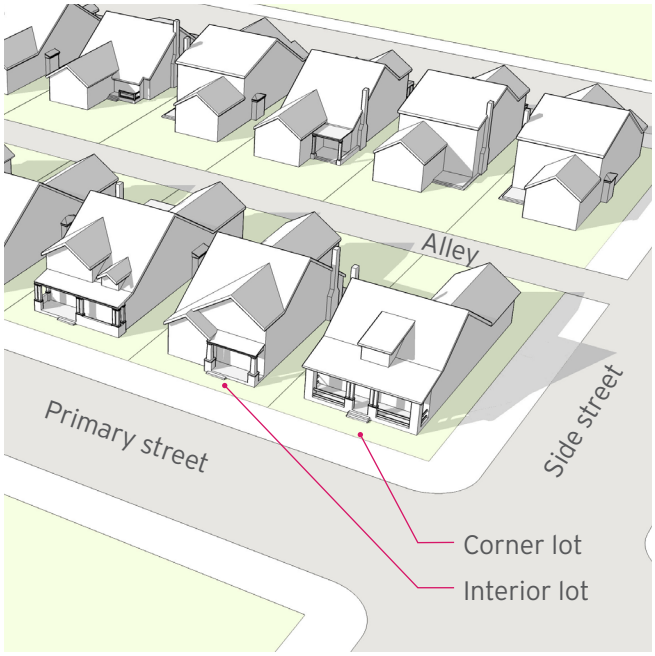
Outdoor Space
Each building type requires the lot area to be occupied by a certain percentage of outdoor space area, which can be accommodated in a variety of ways, for instance through gardens, yards, patios, courtyards, roof decks, etc. per building type standards.

Frontage Type
Each building has certain façade conditions that are called frontage types. Each frontage interacts differently with the street and therefore is appropriate for different areas and building types.

Maximum Footprint per Story
The floor area of upper stories shall be less than the area of the building footprint at grade as indicated by the maximum allowed footprint per story charts on each building type section.

Figure 5-4 Building Type Elements

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05.05 Single-Family Dwelling

A. **Intent Statement**
A freestanding structure occupied by one primary residence.

B. **Lot Size**

1. Lot Width: 35 ft min.
2. Lot Depth: 75 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Maximum building dimension along primary street frontage: 40 ft
3. Side street building dimension longer than 50 ft in length shall provide at least one plane break of at least two feet in depth.
4. Above ground-floor stories may occupy the full ground floor footprint area.
5. Attic space not exceeding 75% of the ground floor area may be occupied and not count as a story.

D. **Access**

1. The primary entrance to the dwelling shall be accessed directly from and face the street.
2. For a dwelling with no street frontage, the primary entrance shall be accessed directly from and face a public paseo.
3. If a paseo is present, it shall connect to a street or open space, not an alley or driveway.
4. Primary pedestrian access is not permitted from an alley.
5. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking from the street.
6. Where an alley is not present, parking and services shall be accessed by a 12 ft wide, maximum, driveway.

E. **Parking and Service**

1. Parking may be accommodated on the surface, in a carport, or in a garage.
2. Garages may be attached or detached from the primary dwelling.
3. Where an alley is present:
   a. garages, carports, and surface parking shall be accessed from the alley.
   b. garages may accommodate up to three cars, but garage doors shall not be wider than 18 ft.
   c. services, utilities and trash container areas shall be located off the alley
4. Where an alley is not present:
   a. garages may accommodate no more than two cars when fronting a street.
   b. garages for interior lots shall be located at least 20 ft behind the front façade of the house.
   c. garages for corner lots shall be accessed from the side street.

d. services, above-ground equipment, and trash container areas shall be located at least 10 ft behind the front façade of the house and be screened from view of the street with a hedge or fence.

F. **Outdoor Space**

1. At least 20% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks, and setback areas greater than three feet in depth.
3. Landscaped outdoor space shall be planted with drought-tolerant plants.

G. **Frontage**

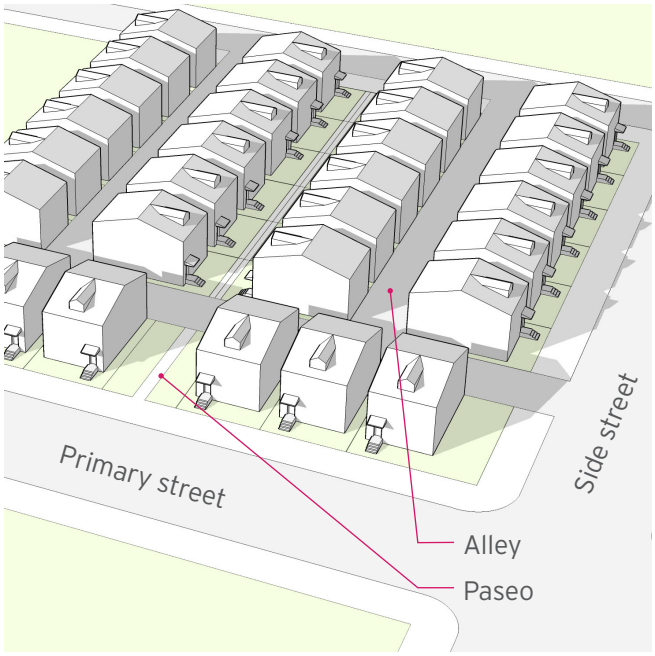
1. Applicable Frontage Standards apply per Section 05.019. Permitted frontage types: yard/porch, stoop, residential terrace, and front-loaded garage.
2. Front setbacks per regulating zone standards, Chapter 4 except that:
   a. Unenclosed porches may encroach into the setback area to within two feet of primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. A dwelling's ground level shall be designed so that the ground floor living areas, rather than sleeping and utility rooms, are oriented toward the fronting street.
4. The front setback along a paseo shall be at least 15 ft from the center-line of the sidewalk resulting in a building face-to-face width of at least 30 ft. Where a porch is present, there shall be a minimum width of 25 ft between the face of the porch and the face of the primary building across the paseo.

H. **Additional Standards**

N/A



Single-Family Dwelling Illustrative Photo



05.06 Rowhouse

A. **Intent Statement**
A structure that is a vertically oriented single family dwelling usually with a garage on the ground floor. Unlike an attached single family dwelling, a rowhouse is freestanding and does not share common walls with adjacent structures.

B. **Lot Size**

1. Lot Width: 16 ft min. to 34 ft max.
2. Lot Depth: 45 ft min.
3. Distance between Dwellings: 5 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Above ground-floor stories may occupy 100% of the maximum footprint per story.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground-floor footprint area.
4. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet in depth.
5. A multi-story dwelling can be stacked over a separate ground-floor unit.

D. **Access**

1. The primary entrance to the dwelling shall be accessed directly from and face the street or a paseo.
2. If a paseo is present, it shall connect to a street or open space, not an alley or driveway.
3. In order to accommodate grade, front entrances may be raised up to six feet above the grade of the adjacent sidewalk. Landscaping or architecturally-compatible materials shall screen exposed concrete foundation walls.
4. Primary pedestrian access is not permitted from an alley.
5. Building fronts shall not face building backs.
6. Parking and services shall be accessed through the alley.

E. **Parking and Service**

1. Parking may be accommodated on the surface, in a carport, or garage.
2. Tandem spaces are permitted.
3. Garages may be attached or detached from the primary dwelling.
4. Garages shall be accessed from the alley.
5. Services, utilities and trash container areas shall be located off the alley.
6. Parking and services shall not be accessed from the street.

F. **Outdoor Space**

1. At least 10% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, decks, and accessible rooftop gardens/ decks. Setback areas do not count toward required outdoor space.
3. Landscaped outdoor space shall be planted with drought-tolerant plants.

G. **Frontage**

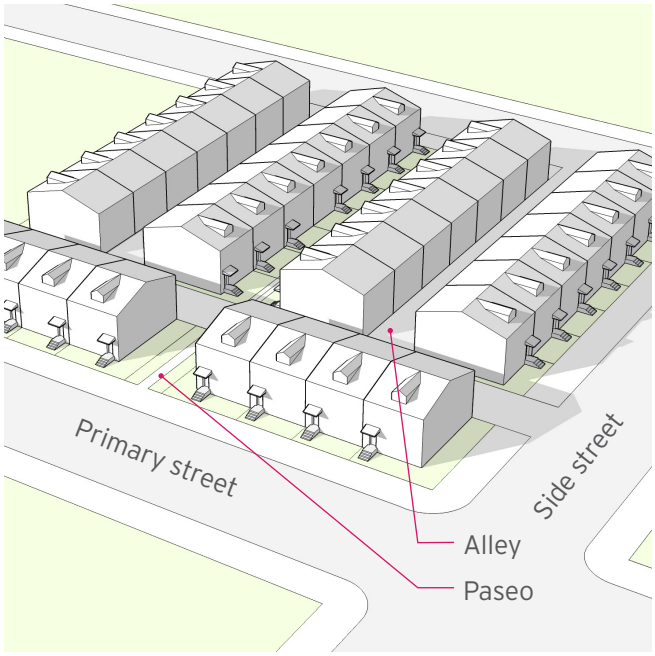
1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: yard/porch, stoop and residential terrace.
2. Front setbacks per regulating zone standards, Chapter 4 except that:
   a. Unenclosed porches may encroach into the setback area to within two feet of primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. A dwelling's ground level shall be designed so that the ground-floor living areas, sleeping rooms and/or home office space, are oriented toward the fronting street. Garages may not front the street.
4. The front setback along a paseo shall be at least 15 ft from the center-line of the sidewalk resulting in a building face-to-face width of at least 30 ft. Where a porch is present, there shall be a minimum width of 25 ft between the face of the porch and the face of the primary building across the paseo.

H. **Additional Standards**

N/A



Rowhouse Illustrative Photo



05.07 Attached Single Family Dwelling

A. **Intent Statement**
A structure that consists of at least two primary residences with common walls, side by side along the building frontage. The structure has individual garages for each unit, accessed from an alley, or may have a shared parking structure with dedicated spaces.

B. **Lot Size**

1. Lot Width: 14 ft min to 30 ft max.
2. Lot Depth: 50 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Above ground-floor stories may occupy 100% of the maximum footprint per story.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.
4. Facade strings shall have at least one encroachment per 100 linear feet, such as a porch, balcony, or plane break of at least two feet in depth. The combined length of plane breaks shall occupy at least 10% of the total façade length.
5. Facade strings shall not be composed of more than seven attached single family dwellings.
6. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet in depth.
7. A multi-story dwelling can be stacked over a separate ground-floor unit.

D. **Access**

1. The primary entrance to the dwelling shall be accessed directly from and face the street or a public paseo.
2. If a paseo is present, it shall connect to a street or open space, not an alley or driveway.
3. In order to accommodate grade, front entrances may be no higher than six feet above grade of the adjacent sidewalk. Landscaping or architecturally-compatible materials shall screen exposed concrete foundation walls.
4. Primary pedestrian access is not permitted from an alley.
5. Parking and services shall be accessed through an alley.

E. **Parking and Service**

1. Parking may be accommodated on the surface, in a carport, or garage.
2. Tandem spaces are permitted.
3. Garages may be attached or detached from the primary dwelling.
4. Garages shall be accessed from the alley.
5. Services, utilities and trash container areas shall be located off the alley.
6. Parking and services shall not be accessed from the street.

F. **Outdoor Space**

1. At least 10% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, decks, and accessible rooftop gardens/ decks. Setback areas do not count toward required outdoor space.
3. Landscaped outdoor space shall be planted with drought-tolerant plants from the Town's landscape code.

G. **Frontage**

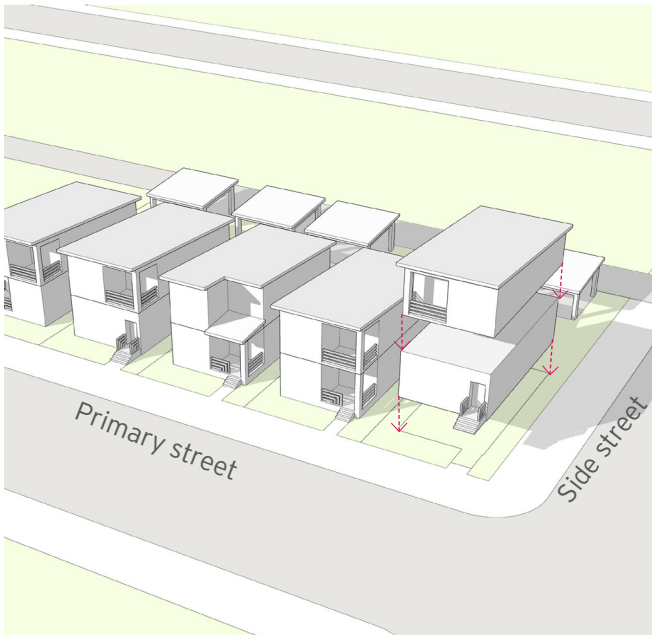
1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: yard/porch, stoop, and residential terrace.
2. Front setbacks per zoning standards, Chapter 4 except that:
   a. unenclosed porches may encroach into the setback area to within two feet of primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. A dwelling's ground level shall be designed so that the ground floor living areas, sleeping rooms and or home office space, are oriented toward the fronting street. Garages may not front the street.
4. The front setback along a paseo shall be at least 15 ft from the center-line of the sidewalk resulting in a building face-to-face width of at least 30 ft. Where a porch is present, there shall be a minimum width of 25 ft between the face of the porch and the face of the primary building across the paseo.

H. **Additional Standards**

N/A



Attached Single Family Dwelling Illustrative Photo



05.08 Manufactured Home

A. **Intent Statement**
A structure that is built in the controlled environment of a manufacturing plant and is transported in one or more sections on a permanent chassis.

B. **Lot Size**

N/A

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Maximum building dimension along primary street Frontage: 40 ft

D. **Access**

1. The primary entrance to the dwelling shall be accessed directly from and face the street.
2. For a dwelling with no street frontage, the primary entrance shall be accessed directly from and face a public paseo.
3. If a paseo is present, it shall connect to a street or open space, not an alley or driveway.
4. Primary pedestrian access is not permitted from an alley.
5. Where an alley is present parking and services shall be accessed through the alley.
6. Where an alley is not present, parking and services shall be accessed by a 12 ft wide, maximum, driveway.

E. **Parking and Service**

1. Parking may be accommodated on the surface, in a carport, or in a garage.
2. Garages may be attached or detached from the primary dwelling.
3. Where an alley is present:
   a. garages, carports, and surface parking shall be accessed from the alley.
   b. services, utilities and trash container areas shall be located off the alley, when practicable.
4. Where an alley is not present:
   a. garages may accommodate no more than two cars.
   b. services, above-ground equipment, and trash container areas shall be located at least 10 ft behind the front façade of the house and be screened from view of the street with a hedge or fence.

F. **Outdoor Space**

1. At least 20% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks, and setback areas greater than three feet in depth.
3. Landscaped outdoor space shall be planted with drought-tolerant plants.

G. **Frontage**

1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: yard/porch and stoop.
2. Front setbacks per zoning standards, Chapter 4 except that:
   a. unenclosed porches may encroach into the setback area to within two feet of primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.

H. **Additional Standards**

1. Skirting shall be provided along all sides of each manufactured home to screen the crawlspace of the building.
2. Landscaping or architecturally-compatible materials shall screen exposed concrete foundation walls.



Manufactured Home Illustrative Photo



05.09 Flex Loft

A. **Intent Statement**
An integrated residence and workspace, occupied by a single unit. Often two or more such units shall be arranged side by side along the primary street or structurally modified to accommodate joint residential and work occupancy.

B. **Lot Size**

1. Lot Width: 16 ft min to 30 ft max.
2. Lot Depth: 45 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Above ground-floor stories may occupy 100% of the maximum footprint per story.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.
4. Facade strings shall not be composed of more than 10 attached flex loft units.
5. Façade strings shall have at least one encroachment per 100 linear feet, such as a porch, balcony, or plane break of at least two feet. The combined length of plane breaks shall occupy at least 10% of the façade length.
6. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet in depth.

D. **Access**

1. The primary entrance to the building shall be accessed directly from and face the street except that primary residential entries may also be accessed through the workspace, a paseo between units, or from the rear.
2. Entrances to ground floor work spaces shall be at grade, when topography allows.
3. Parking and services shall be accessed through the alley.

E. **Parking and Service**

1. Parking and services shall be located to the rear of the property or internal to the block.
2. Garages and surface lots shall face the alley and be screened from view from the side street by a garden wall, fence, or hedge.
3. Services, aboveground equipment, and trash container areas shall be located on the alley, or to the rear of the building accessed by a driveway.

F. **Outdoor Space**

1. At least 10% of the lot area shall be provided as outdoor space.
2. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, yards, decks, and accessible rooftop gardens/decks. Setback areas do not count toward required outdoor space.

G. **Frontage**

1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: stoop, shopfront, and commercial terrace.
2. Front setbacks per zoning standards, Chapter 4 except that:
   a. upper story porches or balconies (unenclosed) may encroach into the setback area up to the property line of primary and side street; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. Ground-floor street frontage.
   a. Retail, service, restaurant, office, and/or cottage industry are required on ground-floor primary building frontage, with residential on upper levels or behind the frontage use.
   b. The workspace directly adjacent to the sidewalk/street shall contain an active use and not be used exclusively for storage or warehousing.
   c. The workspace on the ground floor should be oriented toward the street to allow pedestrian exposure and direct access to the work space.
   d. The workspace on the ground floor should have a minimum of 50 percent transparency from top of floor to bottom of ceiling, measured along the length of the primary building frontage. Transparency refers to an open view into the building, such as a window.

H. **Additional Standards**

N/A



Flex Loft Illustrative Photo



05.010 Multi-Family Plex

A. **Intent Statement**
A structure that consists of at least two primary dwelling units compatible with the scale of detached single-family dwellings. A multi-family plex can accommodate up to six units.

B. **Lot Size**

1. Lot Width: 35 ft min.
2. Lot Depth: 75 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. The upper stories may occupy the full ground floor footprint area.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.
4. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet in depth.

D. **Access**

1. At least one primary entrance to a dwelling unit shall be accessed directly from and face the street.
2. Primary pedestrian access is not permitted from an alley.
3. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking access from the street.
4. Where an alley is not present, parking and services shall be accessed by a 12 ft wide, maximum, driveway.
5. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a 16 ft wide, maximum, driveway.

E. **Parking and Service**

1. Parking may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Where an alley is present, garages and surface lots shall face the alley and be screened from view from the side street by a garden wall, fence, or hedge.
4. Where an alley is present, services, utilities and trash container areas shall be located on the alley.

F. **Outdoor Space**

1. At least 15% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, decks, and setback areas greater than three feet in depth.
3. Landscaped outdoor space shall be planted with drought-tolerant plants.

G. **Frontage**

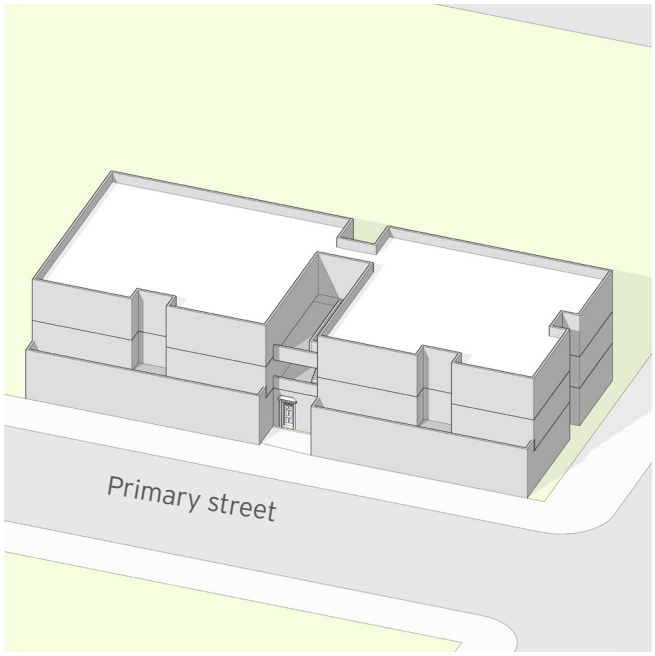
1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: yard/porch and stoop.
2. Front Setbacks per zoning standards, Chapter 4 except that:
   a. unenclosed porches may encroach into the setback area to within two feet of primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. A dwelling's ground level shall be designed so that the ground floor living areas, rather than sleeping and service rooms, are oriented toward the fronting street.

H. **Additional Standards**

N/A



Multi-Family Plex Illustrative Photo



05.011 Walk-Up Dwelling

A. **Intent Statement**
A structure that consists of four to 12 dwelling units accessed from one common staircase accommodating up to four units per floor.

B. **Lot Size**

1. Lot Width: 50 ft min.
2. Lot Depth: 100 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. The upper stories may occupy the full ground floor footprint area.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.
4. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet in depth.
5. Where the building is repeated, it shall front the primary street or the perimeter of a block
6. Repeated buildings shall be provided with different materials, colors and/or architectural styles, so as to not appear as a project.
7. No more than three walk-up dwellings shall be joined end-to-end. In such cases, no more than two adjoining structures shall repeat the same facade.
8. Notwithstanding above, a fourth walk-up dwelling containing no more than three units per floor may be added to the string if it turns the corner.

D. **Access**

1. All units shall be accessed from a common stair lobby. However, ground floor units may also be accessed from the primary street.
2. Primary pedestrian access to the common stair lobby shall be provided from the street. A second access may be provided from the rear.
3. Primary pedestrian access is not permitted from an alley.
4. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking access from the street.
5. Where an alley is not present, parking and services may be accessed by a 16 ft wide, maximum, driveway or adjoining lot.

E. **Parking and Service**

1. Parking may be accommodated as tuck-under at the rear of the building, at grade or in an underground garage.
2. Tandem spaces are permitted.
3. Where an alley is present, garages and surface lots shall face the alley and be screened from view from the side street by a garden wall, fence, or hedge.
4. Where an alley is present, services, utilities and trash container areas shall be located on the alley.

F. **Outdoor Space**

1. At least 15% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, decks, and accessible rooftop gardens/ decks. Setback areas do not count toward required outdoor space.
3. Required outdoor space can be shared between adjacent building types, as long as the cumulative minimum requirements for each type are satisfied.
4. Landscaped outdoor space shall be planted with drought-tolerant plants from the Town's landscape code.

G. **Frontage**

1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: yard/porch and stoop.
2. Front setbacks per zoning standards, Chapter 4 except that:
   a. unenclosed porches may encroach into the setback area to within two feet of primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. A dwelling's ground level shall be designed so that the ground floor living areas, rather than sleeping and service rooms, are oriented toward the fronting street.

H. **Additional Standards**

N/A



Walk-Up Dwelling Illustrative Photo



05.012 Bungalow Court

A. **Intent Statement**
Four or more single-family dwellings arranged on either side of a paseo accommodated in a public easement from which the primary entrances are accessed.

B. **Lot Size**

1. Lot Width: 27 ft min. to 50 ft maximum
2. Lot Depth: Not regulated
3. Distance between Dwellings: 5 ft min.

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Maximum building dimension along primary street frontage or common green: 40 feet
3. Side street building façades longer than 50 ft in length shall provide at least one plane break of at least two feet in depth.
4. A second story may occupy the full ground-floor footprint area.
5. Attic space not exceeding 75% of the ground-floor area may be occupied and not count as a story.

D. **Access**

1. The primary entrance to the dwelling shall be accessed directly from and face the street or the paseo.
2. Primary pedestrian access is not permitted from an alley.
3. The paseo shall connect to a street or open space, not an alley or driveway.
4. Parking and services shall be accessed through an alley.

E. **Parking and Service**

1. Parking may be accommodated at grade on the lot, in a carport, or in a garage.
2. Garages may be attached or detached from the primary dwelling and they shall face the alley.
3. Services, utilities and trash container areas shall be located on the alley.

F. **Outdoor Space**

1. At least 20% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, yards, decks, and paseos.
3. Landscaped outdoor space shall be planted with drought-tolerant plants.
4. Required outdoor space can be shared between adjacent building types, as long as the cumulative minimum requirements for each type are satisfied.

G. **Frontage**

1. Applicable frontage standards apply per Section 05.019. Permitted frontage types: yard/porch and stoop.
2. Front setbacks per zoning standards, Chapter 4 except that:
   a. unenclosed porches may encroach up to five feet beyond the setback area at primary and side street property lines; and
   b. bay windows and enclosed porches may encroach up to two ft beyond the minimum setback line.
3. The front setback along a paseo shall be at least 15 ft from the center-line of the sidewalk resulting in a building face-to-face width of at least 30 ft. Where a porch is present, there shall be a minimum width of 25 ft between the face of the porch and the face of the primary building across the paseo.
4. A dwelling's ground level shall be designed so that the ground-floor living areas, rather than sleeping and service rooms, are oriented toward the fronting street and/or paseo.

H. **Additional Standards**

1. Fences, walls or hedges are allowed along the paseo, provided they are setback from the walkway by at least two feet and are no taller than four feet.



Bungalow Court Illustrative Photo



05.013 Urban Block

A. **Intent Statement**
A highly-flexible structure designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. **Lot Size**

N/A

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. The upper stories may occupy the full ground floor footprint area, except buildings with more than four stories, in which case the uppermost story may only occupy up to 75% of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: 200 ft
4. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the building facade, whichever is less, along all streets. This requirement is not applicable for facades along service or fire lanes and alleys

D. **Access**

1. Primary access to ground-floor spaces shall be directly from the street and shall occur at a maximum interval of 60 ft.
2. Retail entrances fronting primary and side streets shall remain accessible and unlocked during regular business hours.
3. Primary entrances to upper floors shall be accessed through:
   a. an interior courtyard;
   b. a lobby that is accessed directly from the street or a surface parking lot in the rear of the building; and/or
   c. stoops entered from the street.

E. **Parking and Service**

1. Parking may be accommodated in an underground garage, aboveground garage, or surface lot behind the building.
2. Parking lots and garages shall be located at the rear of the building and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is present:
   a. parking shall be accessed through the alley.
   b. services, aboveground equipment, and trash container areas shall be located on the alley.
4. Where an alley is not present, parking entrances to garages and/or driveways shall be located as close to the side or rear of the lot.

F. **Outdoor Space**

1. At least 10% of the ground-floor footprint area of the urban block building shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and decks.

G. **Frontage**

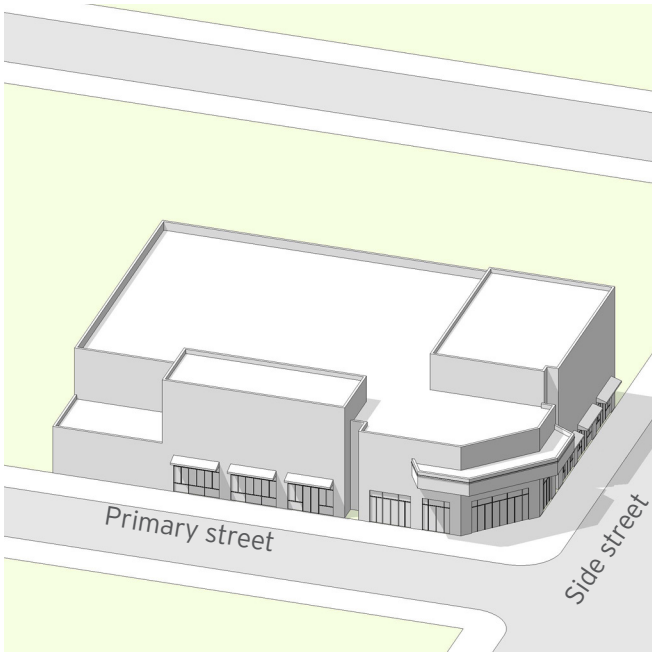
1. Applicable frontage standards apply per Section 05.019. Permitted frontages: stoop, shopfront, industrial shop, and commercial terrace.
2. Front setbacks per zoning standards, Chapter 4 except that:
   a. upper story porches or balconies (unenclosed) may encroach into the setback area up to the property line of primary and side street; and
   b. bay windows and enclosed porches may encroach up to two feet beyond the minimum setback line.
3. When an urban block's ground level is non-residential, it shall be designed so that the ground floor areas are made up primarily of retail, office or workspace, visible in part, to the public through ground-floor windows.

H. **Additional Standards**

N/A



Urban Block Illustrative Photo



05.014 Large Format - Type I

A. **Intent Statement**
The Large Format Type I building accommodates the need for large-footprint anchor retailers or cinemas while providing active uses at secondary frontages. Ground-floor storefronts or other liner uses avoid exposing blank walls on street fronts.

B. **Lot Size**

N/A

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. The maximum anchor floor plate is 60,000 sf. The Town may grant an exception for cinemas, concert halls, or other live performance spaces.
3. Street façade width: No limit, except that a maximum of 150 ft of the anchor use may be exposed to a building frontage line. Anchor buildings that are longer than 150 ft must be lined with other uses for the portion of the frontage exceeding 150 ft.

D. **Access**

1. Primary access to each ground-floor anchor shall be directly from the street and shall occur at a maximum interval of 200 ft. Liner buildings shall be accessible directly from the street and shall occur at a maximum interval of 60 ft. All retail spaces should be accessed from a ground-floor, single-tenant entry along a street, courtyard, or alley.
2. Primary retail entrances shall remain accessible and unlocked during regular business hours.
3. In addition to the building's required primary entrances, there may be ancillary entrances to the building from parking garages and areas.

E. **Parking and Service**

1. Parking may be accommodated in an underground garage, aboveground garage, rooftop garage, surface lot behind the building, or a combination thereof.
2. Parking lots and garages shall be located at the rear of the building and screened from adjacent streets with walls, fences, or hedges
3. Where an alley is present:
   a. parking shall be accessed through the alley.
   b. services, aboveground equipment, and trash container areas shall be located on the alley.
4. Where an alley is not present, parking entrances to garages and/or driveway shall be located as close to the side or rear of the lot.

F. **Outdoor Space**
N/A

G. **Frontage**

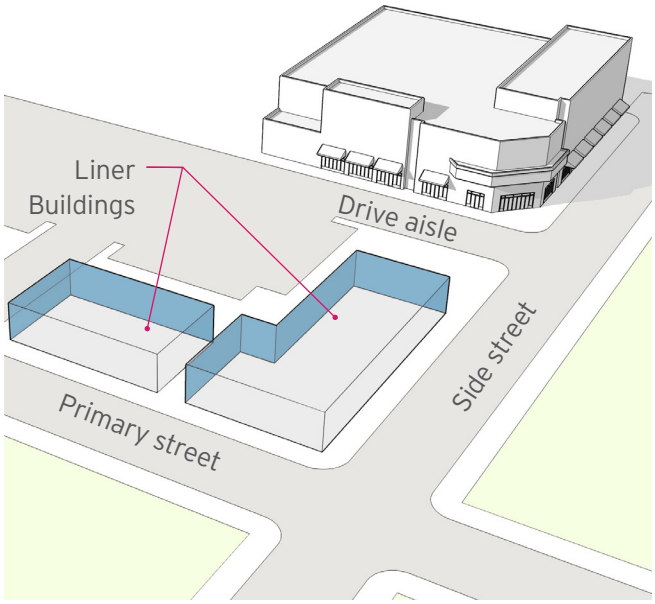
1. Applicable frontage standards apply per Section 05.019. Permitted frontages: shopfront, and commercial terrace
2. Front setbacks per zoning standards, Chapter 4.
3. A Large Format Type I building type shall be designed so that the ground floor areas, are made up primarily of retail, office or work space, visible, in part to the public, through ground floor windows

H. **Additional Standards**

N/A



Large Format Illustrative Photo



05.015 Large Format - Type II

A. **Intent Statement**
The Large Format Type II building accommodates the need for large-footprint anchor retailers or cinemas at the interior of the lot while providing active uses along primary streets in the form of liner buildings. Ground-floor shopfronts or other liner uses shall be utilized to avoid exposing blank walls on street fronts.

B. **Lot Size**

N/A

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. The maximum anchor floor plate is 80,000 sf. The Town may grant an exception for cinemas, concert halls, or other live performance spaces.
3. Façade Width: No limit

D. **Access**

1. Primary access to each ground-floor anchor is typically from the parking. Liner buildings may be either attached to the anchor, or detached and align the primary street. These shall be accessible directly from the street and the parking and shall occur at a maximum interval of 60 ft. All retail spaces along streets should be accessed from a ground-floor, single-tenant entry along a street, courtyard, or alley.
2. Retail entrances along street frontages shall remain accessible and unlocked during regular business hours.
3. In addition to the building's required primary entrances, there may be ancillary entrances to the building from parking garages and areas.

E. **Parking and Service**

1. Parking may be accommodated in a surface lot, or roofdeck or any combination thereof.
2. Parking lots may front the large format building provided that at least 70% of the perimeter of the parking is screened by liner buildings which are accessible from the perimeter streets.
3. Where an alley is present services, above ground equipment, and trash container areas shall be located on the alley.

F. **Outdoor Space**
N/A

G. **Frontage**

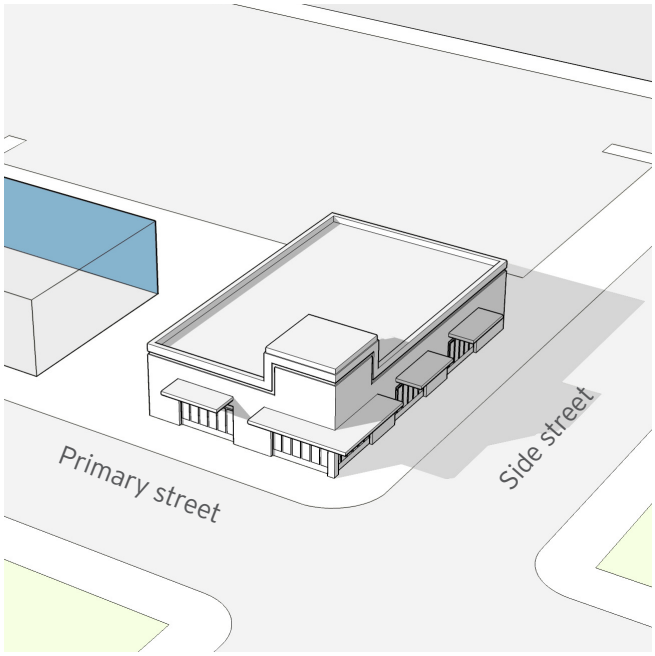
1. Applicable frontage standards apply per Section 05.019. Permitted frontages: shopfront, and commercial terrace.
2. Front setbacks per zoning standards, Chapter 4.
3. A Large Format - Type II building type as well as its associated liner buildings shall be designed so that the ground floor areas are made up primarily of retail, office, or work space visible in part, to the public through ground-floor windows.

H. **Additional Standards**

N/A



Large Format Illustrative Photo



05.016 Flex Block

A. **Intent Statement**
A small square foot freestanding building designed for commercial use. Flex Blocks are especially suitable as liner buildings that screen surface parking from the primary street.

B. **Lot Size**

N/A

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. A second story may occupy the full ground floor footprint area.

D. **Access**

1. Primary access to ground-floor spaces shall be directly from the street.
2. Access is also permitted from adjacent surface parking, but not in lieu of street frontage access.
3. Building and retail entrances fronting primary and side streets shall remain accessible and unlocked during regular business hours.

E. **Parking and Service**

1. Parking may be accommodated in a surface lot behind the building, tuck-under, or a combination thereof.
2. Where an alley is present:
   a. parking shall be accessed through the alley.
   b. services, aboveground equipment, and trash container areas shall be located on the alley.

F. **Outdoor Space**
N/A

G. **Frontage**

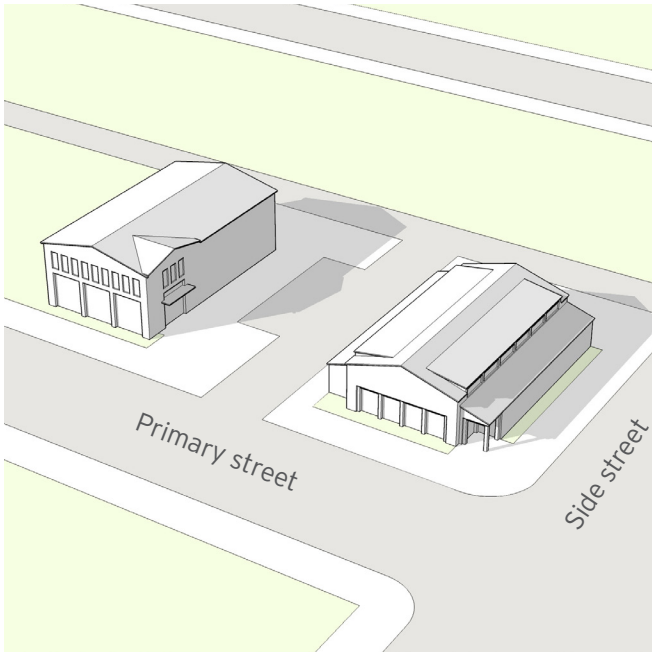
1. Applicable frontage standards apply per Section 05.019. Permitted frontages: shopfront, and commercial terrace.
2. Front setbacks per zoning standards,Chapter 4.

H. **Additional Standards**

N/A



Flex Block Illustrative Photo



05.017 Flex Shed

A. **Intent Statement**
A building designed for occupancy by market halls, light manufacturing, workshops, and warehouse uses.

B. **Lot Size**

1. Lot Width: N/A
2. Lot Depth: 100 ft

C. **Building Height and Massing**

1. Maximum Height: per regulating zone
2. Maximum building dimension along primary street frontages: 200 ft.
3. Façades greater than 175 ft in length must have at least one plane break of at least 20 ft in length and 10 ft in depth.

D. **Access**
Primary access to ground-floor spaces shall be directly from the street or from adjacent surface parking.

E. **Parking and Service**

1. Parking may be accommodated in a surface lot behind or on the side of the building.
2. Parking lots shall be screened from view from adjacent streets with walls, fences, or hedges Where an alley is not present, parking entrances shall be located as close to the side or rear of the lot.

F. **Outdoor Space**
Where optional outdoor space is provided it shall be landscaped with native landscaping or hardscaped. Permeable paving is encouraged.

G. **Frontage**

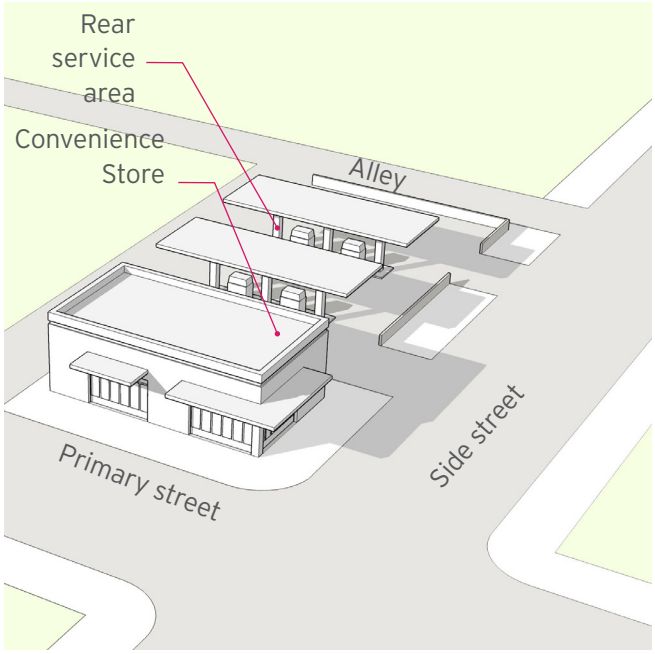
1. Applicable frontage standards apply per Section 05.019. Permitted frontages: shopfront, and commercial terrace.
2. Front setbacks per zoning standards, Chapter 4.

H. **Additional Standards**

N/A



Flex Shed Building Illustrative Photo



05.018 Fuel Station

A. **Intent Statement**
The fuel station is a functionally-specific building type that accommodates the utilitarian use within a pedestrian-friendly urban environment.

B. **Lot Size**

N/A

C. **Building Height and Massing**

Maximum Height: one story.

D. **Access**

1. Pedestrian access to the fuel station shall be accommodated from the street frontage and the rear service area.
2. Retail entrances along street frontages shall remain accessible and unlocked during regular business hours.
3. In addition to the building's required primary entrances, there may be ancillary entrances to the building from parking areas and garages.

E. **Parking and Service**

Outdoor solid waste and recyclable storage areas shall be screened by a solid masonry wall with a height of six feet, or as approved by the Review Authority. The wall design, materials, and colors shall be compatible with the primary structures on the site.

F. **Outdoor Space**

Where optional outdoor space is provided it shall be landscaped with native landscaping or hardscaped.

G. **Frontage**

1. Applicable frontage standards apply per Section 05.019. Permitted frontages: shopfront.
2. Front setbacks per zoning standards, Chapter 4.

H. **Additional Standards**

1. Fuel facilities shall be located at the rear of the lot while the convenience store/pay station shall be located along the primary street frontage.
2. Exterior lights, including canopy, perimeter, and flood, shall be stationary and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be high intensity. Lighting fixtures/lamps shall be the most energy efficient available.
3. Signs, banners, and promotional flags shall comply with Chapter 9 (Signs).

05.019 Frontage Type Standards

A building's frontage is the interface between the public realm and private development. This PD-DP recognizes that the successful design of this interface significantly contributes to the realization of an active and engaging built environment.

Buildings within the District shall have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical frontage types that are permitted. Standards include dimensional criteria, criteria for openings, as well as criteria for the ground plane immediately adjacent to the frontage, such as minimum glazing (see Figure 5-5). The maximum length of blank walls facing the street is limited to 15 horizontal feet for any one stretch.

Permitted Frontage Types	
Building Type	Section
Yard/Porch	05.021
Stoop	05.022
Fence & Hedge	05.023
Front Loaded Garage	05.024
Residential Terrace	05.025
Commercial Terrace	05.026
Shopfront	05.027

Table 5-2 Permitted Frontage Types

05.020 Explanation of Standards

The frontage type standards and guidelines cover the following:

A. **Intent Statement**
This statement describes the building-to-street relationship that each frontage type is meant to achieve.

B. **Entries**
These standards address entries at the blockfronts, not those that are internal to the site.

C. **Dimensions**
Specific dimensions of features like massing, entry height, openings, and setbacks are delineated here.

D. **Paving and Landscaping**
This standard addresses the area between the property line and building face.

E. **Furnishing Zone**
This standard addresses furnishing within front setbacks.

F. **Additional Standards and Guidelines**
These standards and guidelines provide additional direction in shaping the appropriate building-to-street relationship.

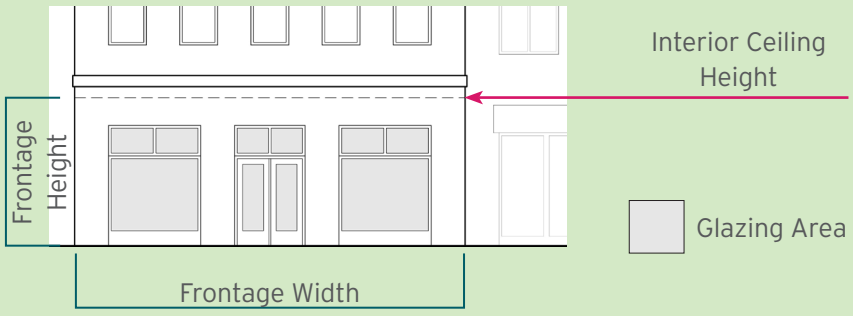


Figure 5-5 Minimum Frontage Glazing Conceptual Diagram
The frontage glazing area shall be measured from the finished floor to the bottom of ceiling of the ground floor.

05.021 Yard/Porch

A. **Intent Statement**
Yards provide a physical transition from the sidewalk/public realm to the private residence. Porches are highly encouraged for community building by facilitating neighbor-to-neighbor interaction and visibility. They activate street frontages with residents that provide "eyes on the street."

B. **Entries**

1. Single-family dwellings should have primary entries accessible directly from the sidewalk.
2. When porches are incorporated, they shall be placed on the primary façade and entrance of a dwelling.

C. **Dimensions**

1. Porch Width: 8 ft min.
2. Porch Depth: 6 ft min.

D. **Paving and Landscaping**

Landscaped yards shall be planted with drought-tolerant plants.

E. **Furnishing Zone**

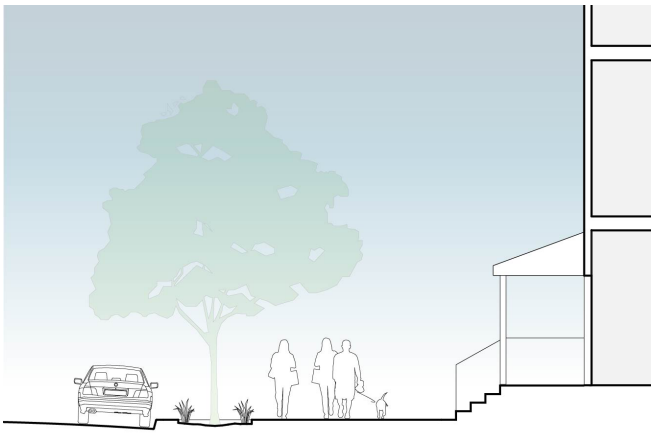
N/A

F. **Additional Standards and Guidelines**

1. Porches may encroach into front yard setbacks.
2. Low garden walls, fences, and hedges may be placed to delineate frontages but shall not be taller than four feet in height measured from the adjacent sidewalk grade.



Yard/Porch Illustrative Photo



Yard/Porch Conceptual Diagram

05.022 Stoop

A. **Intent Statement**
Stoops are elevated entry stairs and landings, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks and may be covered.

B. **Entries**
Stoops shall be placed on the primary façade and entrance of a dwelling.

C. **Dimensions**

1. Stoop Width: 4 ft min.
2. Stoop Depth: 4 ft min.

D. **Paving and Landscaping**

Landscaped yards shall be planted with drought-tolerant plants from the Town's landscape code.

E. **Furnishing Zone**

N/A

F. **Additional Standards and Guidelines**

1. Stoops may encroach into front yard setbacks.
2. Low garden walls, fences, and hedges may be placed to delineate frontages but shall not be taller than four feet in height measured from the adjacent sidewalk grade.
3. Awnings, canopies, and roofs may cover stoops.



Stoop Illustrative Photo



Stoop Conceptual Diagram

05.023 Fence and Hedge

A. **Intent Statement**
Fence and hedge frontages provide a green buffer for residential ground-floor uses at heavily-trafficked streets. The fence and hedge frontages provide privacy.

B. **Entries**
Entries shall be recessed behind fence and hedge. There shall be a break for pedestrian access at least every 200 ft.

C. **Dimensions**
The fence shall not be taller than four feet measured from the adjacent sidewalk grade.

D. **Paving and Landscaping**

Landscaped yards shall be planted with drought-tolerant plants.

E. **Furnishing Zone**

N/A

F. **Additional Standards and Guidelines**

1. Hedges shall be thick enough to obscure the fence.
2. Hedges shall not obscure windows above the ground floor along the primary frontage.
3. Fence tops shall not be visible above hedge upon maturation of landscaping.



Fence and Hedge Illustrative Photo



Fence and Hedge Conceptual Diagram

05.024 Front Loaded Garage

A. **Intent Statement**
Front loaded garages for single-family dwellings are only permitted for lots without alley access. The garage is setback from the primary face of the building so that the street frontage is human-scaled and occupied by habitable uses that provide "eyes on the street."

B. **Entries**

1. Front-loaded garage façades must have distinct pedestrian and automobile entries.
2. Front-loaded garages must be used in conjunction with either a yard/porch or stoop frontage type for pedestrian access from the sidewalk.

C. **Dimensions**

1. Driveway. The drive aisle may not be wider than 12 feet at back of sidewalk, where the driveway meets the sidewalk, for at least four feet in length.
2. Garage. The garage must be setback from the primary face of the building a minimum of 20 feet.

D. **Paving and Landscaping**

Landscaped yards shall be planted with drought-tolerant plants from the Town's landscape code.

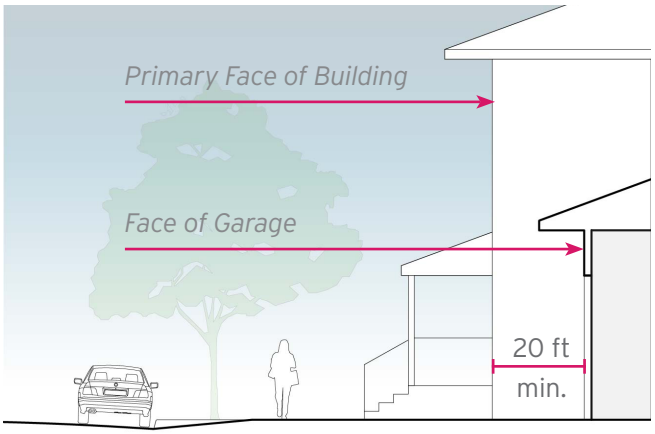
E. **Furnishing Zone**

N/A

F. **Additional Standards**
Yard/porch and stoop frontages may encroach into front yard setbacks.



Front-Loaded Garage Conceptual Rendering



Front-Loaded Garage Conceptual Diagram

05.025 Residential Terrace

A. **Intent Statement**
An elevated terrace separates and sets back the façade from the sidewalk and street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are also useful to accommodate grade changes in the topography.

B. **Entries**
Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. **Dimensions**

1. Terraces may be raised up to 3 feet above the adjacent sidewalk.
2. The overall height of the perimeter wall or fence shall not exceed 4 feet above the sidewalk level.
3. Terraces shall be at least 7 feet deep.

D. **Paving and Landscaping**

Landscaped yards shall be planted with drought-tolerant plants from the Town's landscape code.

E. **Furnishing Zone**

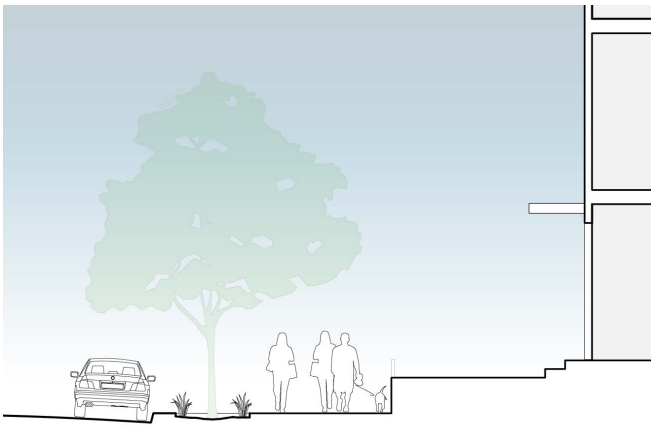
N/A

F. **Additional Standards and Guidelines**

1. Residential terraces may be used in conjunction with either a yard/porch or stoop frontage type.
2. Yard/porch and stoop frontages may encroach into the terrace.



Residential Terrace Illustrative Photo



Residential Terrace Conceptual Diagram

05.026 Commercial Terrace

A. **Intent Statement**
Terraces provide outdoor dining and seating for ground floor commercial uses.

B. **Entries**
Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. **Dimensions**

1. Terraces may be raised up to 3 feet above the adjacent sidewalk.
2. Terraces shall be at least 7 feet deep.
3. Terraces may be recessed from the Frontage line up to 8 feet.
4. The terrace frontage shall be designed to be subdivided into 30-foot bays for commercial leasing flexibility and functionality.

D. **Paving and Landscaping**

N/A

E. **Furnishing Zone**

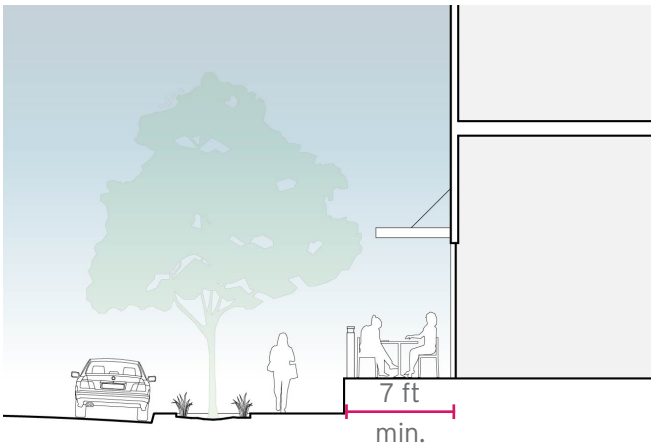
1. Outdoor furniture shall be durable.
2. Terraces shall be clearly delineated with permeable fencing, low walls or landscaping.

F. **Additional Standards and Guidelines**

1. Terraces must be setback sufficiently from the curb to accommodate the pedestrian right-of-way and street trees.
2. Awnings, signs, etc. shall be located at least 8 feet above the terrace.
3. Terraces shall be used in conjunction with shopfront frontages.



Commercial Terrace Illustrative Photo



Commercial Terrace Conceptual Diagram

05.027 Shopfront

A. **Intent Statement**
Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses but may accommodate other uses. Shopfront frontages may provide outdoor seating areas and outdoor displays.

B. **Entries**
Entries shall be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. **Dimensions**

1. Shopfronts shall be between 12 to 25 ft high, measured from the interior finished floor to the bottom of the ceiling of the shopfront space.
2. Shopfront spaces shall be set no more than 12 inches above the adjacent sidewalk at the primary entrance.

D. **Paving and Landscaping**
The area between the property line and the building face shall be paved.

E. **Furnishing Zone**

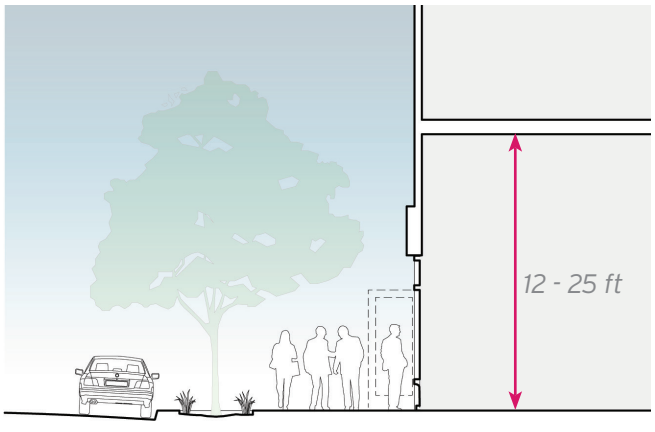
1. Outdoor seating may be provided in front setbacks.
2. Product displays (e.g. flowers, food, merchandise displays) are encouraged near Shopfront entries.

F. **Additional Standards and Guidelines**

1. At least 60% of the shopfront façade area at the ground floor shall be glazed. Glazing shall be transparent and clear; opaque, highly reflective, and dark tinting are not permitted. The sill height of a shopfront window shall be no more than 30 inches high measured from the adjacent finished sidewalk.
2. Unoccupied shopfront shall be temporarily covered from the inside with white or light color paper, fabric or film, which may contain a graphic image or otherwise permitted signs.
3. The maximum length of blank walls facing the street is limited to 15 horizontal feet for any one stretch.



Shopfront Illustrative Photo



Shopfront Conceptual Diagram

05.028 Landscaping Standards

A. **Purpose.** The purpose of this section is to improve the physical appearance of private property within the PD-DP, and to provide appropriate landscape buffers where necessary.

B. **Landscaping required.** All parts of a parcel not devoted to decks, patios, structures, and similar improvements, driveway and/or parking improvements, lighting, sidewalks, signs, and solid waste/recyclable materials collection and storage shall be landscaped in compliance with this section and this PD-DP.

1. To conserve water, the installation of water-efficient and/or drought-tolerant landscape materials is strongly encouraged.
2. New hardscapes installed on a site as part of a development project not included as pervious site landscaping should be designed as semi-impervious hardscape or direct stormwater runoff to retention or infiltration points on the site.

C. **Landscaping Standards.**

1. Protective curbing. Required landscaping shall be protected with a minimum six-inch-high concrete curb, except where adjacent to sidewalks, unimproved paths, bioswales or other low-impact development features, bicycle paths, or where otherwise deemed unnecessary by the Director to allow for stormwater discharge into landscaping areas.
2. Safety requirements. Landscape materials shall be located so that at maturity they do not:
    a. Interfere with safe sight distances for bicycle, pedestrian, or vehicular traffic;
    b. Conflict with overhead lights, utility lines, street signs, or walkway lights; or
    c. Block bicycle or pedestrian ways, tree understories shall be trimmed to maintain eight feet of clearance above bicycle and pedestrian ways.
3. Turf lawns. Yards shall primarily be landscaped with drought-tolerant plants. Turf lawns shall be limited to a maximum 20 percent of the total landscaped area on the site.
    a. Turf lawns shall be prohibited:
        i. In any area of five feet or less in width or depth; or
        ii. On any slope exceeding 10 percent (25 percent, where other project water-saving techniques compensate for the increased runoff). A level buffer zone of 18 inches shall be provided between bermed lawn areas and any hardscape (e.g., any street, walkway, or similar feature).
4. Water features. Decorative water features (e.g., fountains, ponds, waterfalls) shall have recirculating water systems.
5. Trees.
    a. All trees shall be adequately supported when planted. The supports shall be maintained until the trees are capable of withstanding the force of wind on their own and removed before damage could potentially occur to the tree trunk.
    b. Tree root barriers shall be installed where trees are placed within five feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees. The Director may waive this requirement where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage public improvements.

6. Pet Relief Areas. Planting areas adjacent to multi-family buildings shall provide pet relief pickup stations every 60 feet. Planting materials shall be designed to accommodate pet relief at reasonable intervals near residential building entries.

D. **Landscaping of parking lots.** Parking lots, where provided, shall be landscaped as follows:

1. Landscape materials. Landscaping shall be provided throughout the parking lot as a combination of ground cover, shrubs, and trees. Trees not less than six feet in planted height and 24-gallon container in size shall be planted throughout the parcel and along any street frontage.

2. Curbing. Areas containing plant materials shall be bordered by a minimum six-inch-high concrete curb, except adjacent to bicycle paths, or where otherwise deemed unnecessary by the Director.

3. Perimeter landscaping. All surface parking areas shall be screened from streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped.

a. Adjacent to streets.

i. A parking area adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable building type;

ii. Landscaping shall be designed and maintained to screen cars from view from the street to a minimum height of three feet, but shall not exceed the maximum allowable height within a traffic safety visibility area. However, where the finished elevation of the parking area is lower at the boundary line than the abutting property elevation, the change in elevation may be used in lieu of, or in combination with, additional screening to satisfy this requirement.

iii. Screening materials may include a combination of plant materials, earth berms, raised planters, or other screening devices which meet the intent of this requirement.

iv. Shade trees shall be provided at a minimum rate of one for every 25 linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.

b. Adjacent to side or rear property lines. Parking areas for nonresidential uses shall provide a perimeter landscape strip at least eight feet wide (inside dimension) where the parking area adjoins a side or rear property line.

i. The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required equal or greater to eight feet (inside dimension).

ii. Trees shall be provided at the rate of one for each 25 linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.

c. Adjacent to residential use. A parking area for a nonresidential use adjoining a residential use shall provide a landscaped setback with a minimum 10-foot width between the parking area and the common property line bordering the residential use.

i. A solid decorative masonry wall or fence, except for approved pedestrian access, and landscape buffer shall be provided along the property line to address land use compatibility issues (e.g., light/glare and nuisance noise) as determined by the review authority.

ii. Trees shall be provided at the rate of one for each 25 linear feet of landscaped area, or other spacing as determined by the Director to be appropriate to the site and surrounding development.

4. Interior parking lot landscaping.

   a. Amount of landscaping. At a minimum, one shade tree shall be provided for every five parking spaces for parking lots with more than nine parking spaces.

   b. Location of landscaping. Landscaping shall be evenly dispersed throughout the parking area, as follows:

      i. Parking lots with two rows of parking or less shall include a minimum of one landscaped island (between parking stalls) planted with a large shade tree, for every ten parking spaces. See Figure 5-6.

      ii. Parking lots with more than two rows of parking shall include a landscaped median for every other row. The landscaped median shall include a paseo for access to and from the parked vehicles. Where landscaped medians are provided, a landscaped island planted with a large shade tree shall also be provided a minimum of one every 15 parking spaces. See Figure 5-7.

      iii. Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.

   c. Groundwater recharge. The design of parking lot landscape areas shall consider, and may, where appropriate, be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing, and groundwater recharge. Curbing may be eliminated where landscaping is designed for groundwater recharge.

E. **Visual obstructions.** Landscaping that is primarily intended or designed for enclosure purposes within a required front setback area shall not exceed four feet in height measured from the adjacent sidewalk grade. See also Visibility/Sight Distance recommendations of the NACTO Urban street Design Guide.

F. **Irrigation system requirements.**

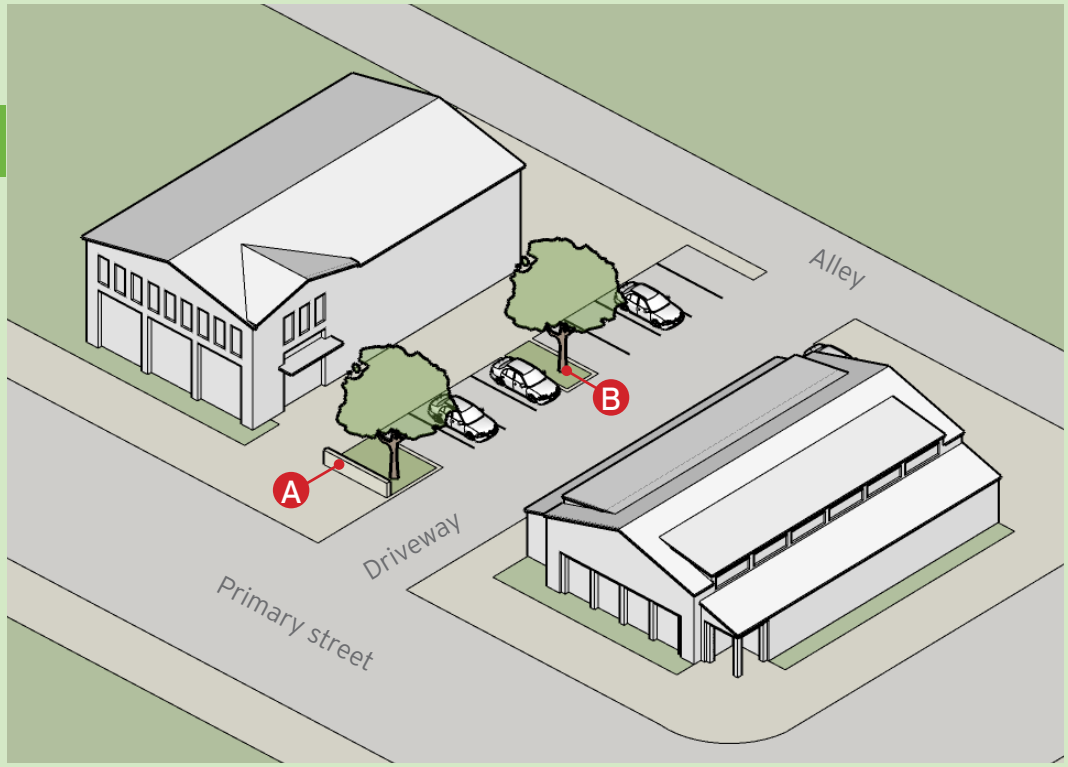
   1. All landscaped areas except those approved for maintenance with intentionally unirrigated native plants shall include an automatic irrigation system.

   2. Water-efficient systems (e.g., bubbler-type, drip, mini-spray, or similar system) shall be used unless infeasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas. Lawn areas shall be sized and shaped so they can be efficiently irrigated. Spray or runoff onto paved areas shall be avoided.

   3. Dual or multi-program controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., ground cover, lawn, shrub, tree areas) or a variety of solar aspects. Soil moisture-sensing devices and rain sensors shall be used to minimize or eliminate overwatering.

   4. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.

   5. Sprinkler heads shall have matched precipitation rates within each valve zone.



Key

- A Parking Screen
- B Landscaped Island
- C Landscaped Median
- D Pedestrian Path
- E Liner Building
- F Paseo Access

Figure 5-6 Parking Lot with Up To 2 Rows Conceptual Diagram

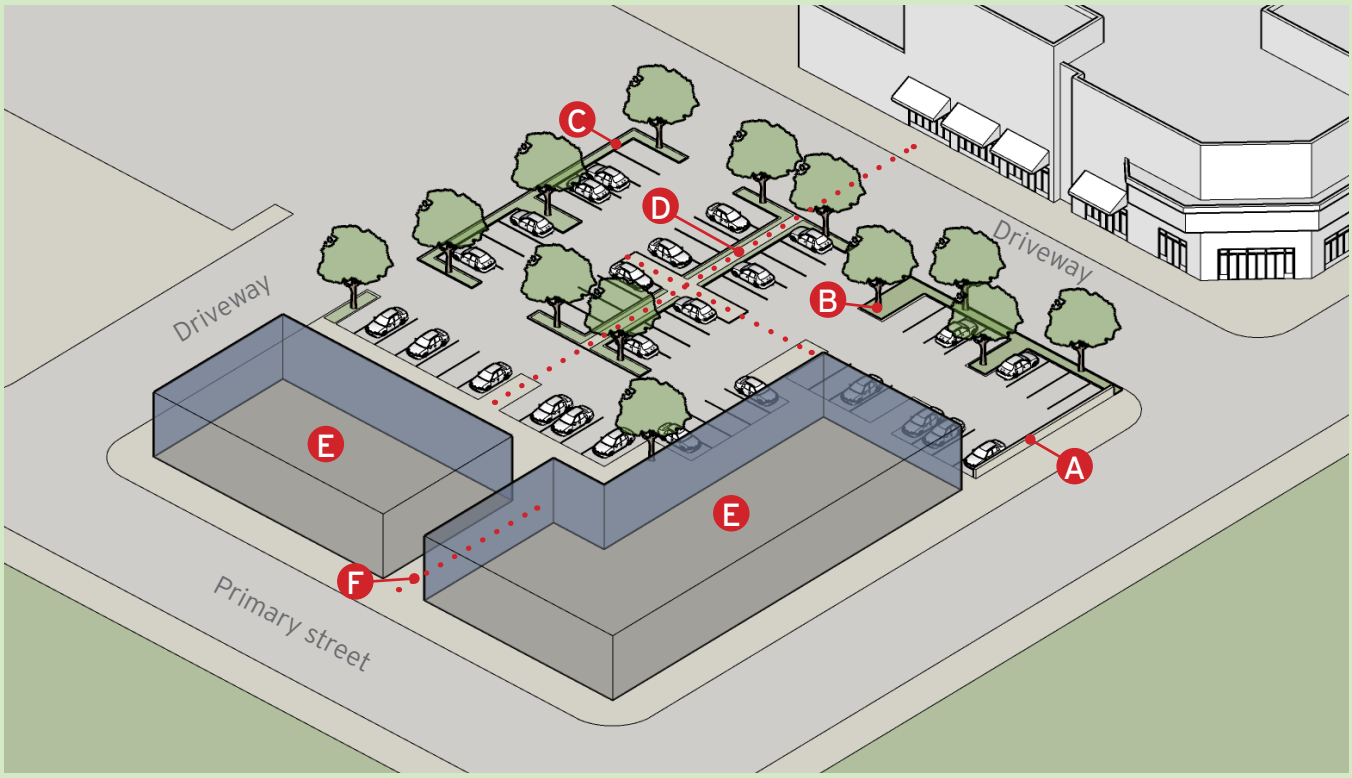


Figure 5-7 Parking Lot with More Than 2 Rows Conceptual Diagram

6. Check valves are required where elevation differential may cause low head drainage.

G. **Maintenance.**

1. Landscape Maintenance.

   a. All landscaping (e.g., ground cover, hedges, lawns, shrubs, and trees) shall be maintained in a healthful and thriving condition at all times, and free of weeds, debris, and deceased plants.

   b. Trees required by this section shall be maintained so that all branches over pedestrian walkways are eight feet above the walkway grade and so that all branches over vehicular travel ways are 16 feet above the grade of the travel way. All pruning shall comply with the Standards of the National Arborist Association.

   c. Deceased plant materials must be removed and replaced within one month with the same species and size specified in the accepted plans.

      Exceptions: Trees that die three years or more after installation, or are structurally damaged shall be replaced by a minimum 24-inch box size container of the same species specified on the accepted plans. Other types of plants that die three years or more after installation shall be replaced with a specimen two container sizes larger than that specified on the accepted plans.

   d. All fences and walls which have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.

2. Irrigation system maintenance.

   a. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this section.

   b. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas.

05.029 Outdoor Lighting

Outdoor lighting on the site of a multi-family or nonresidential structure or use shall comply with the following requirements. These standards do not apply to lighting along public rights-of-way.

A. **Maximum height.** A freestanding outdoor light fixture shall be limited to a maximum height of 16 feet, measured from adjacent normal grade to the top of the fixture(s). The fixture shall be considered to be the highest portion of the light fixture. When not located adjacent to a single-family residential lot, the Director may grant exceptions to the maximum height of freestanding outdoor light fixture(s) with the finding that the proposed height is consistent with surrounding land uses and is compatible with the existing or proposed surrounding structures. Exceptions to the maximum height should not be made by the Director for proposed freestanding lights that are adjacent to single-family residential lots.

B. **Energy efficiency.** Outdoor lighting shall utilize energy-efficient (LED or other lighting technology that is of equal or greater energy efficiency) fixtures and lamps with full cutoff luminaries.

C. **Position of light fixtures.** All lighting fixtures shall be properly directed, recessed, and fully shielded (e.g., downward and away from adjoining properties) to reduce light bleed and glare onto adjacent properties or public rights-of-way, by:

   1. Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and

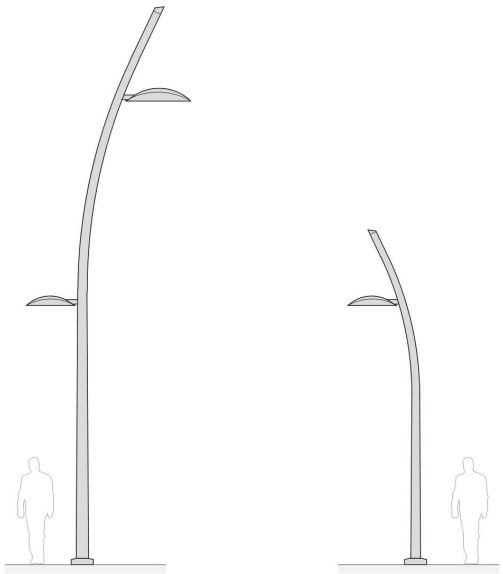
   2. Confining glare and reflections within the boundaries of the subject site to the maximum extent feasible.

D. **Maximum illumination.** No lighting on private property shall produce an illumination level greater than one foot-candle on any property within the VL and VM zones except on the site of the light source.

E. **Backlighting, Uplighting and Glare (BUG) rating.** All outdoor light fixtures are subject to the BUG rating limits established by the current Energy Code prior to the issuance of an electrical permit.

F. **No blinking, flashing, or high intensity.** No permanently installed lighting shall blink, flash, flutter, or be of unusually high intensity or brightness, or change light brightness, color, or intensity, as determined by the Director.

G. **New light fixtures on commercial buildings.** Installation of new light fixtures on commercial buildings shall be subject to review and approval by the Director.



Tandem and Pedestrian Outdoor Lights

05.030 Setback Requirements and Exceptions

A. **Purpose.** This section provides standards for the location, required size, and allowable uses of setbacks. Setback standards provide open areas around structures for access to and around structures; access to natural light, ventilation and direct sunlight; separation between potentially conflicting activities; space for privacy, landscaping and recreation; and visibility and traffic safety.

B. **Setback requirements.**

1. Minimum setbacks for all structures.

   a. Each structure shall comply with the front, interior side, street side, and rear setback requirements of the applicable zone, except as otherwise provided by this section.

   b. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into an access easement or street right-of-way, except as provided by this section.

2. Exemptions from setback requirements. The minimum setback requirements of this PD-DP do not apply to the following:

   a. An architectural projection into a required setback allowed by subsection E of this section (Allowed Projections into Setbacks).

   b. A fence or wall four feet or less in height, when located outside of a front, street side setback, or traffic safety visibility area.

   c. Any detached deck, earthwork, step, terrace, and other site design element that is placed directly upon grade and does not exceed a height of 18 inches above the surrounding grade at any point; with the exception of encroachments into the front setback (see subsection F.1.a of this section).

d. A sign in compliance with Chapter 9 (Signs).

e. A retaining wall less than 30 inches in height above finished grade. Refer to subsection D.3 of this section (Retaining Walls) for retaining wall height requirements.

C. **Measurement of setbacks.** Setbacks shall be measured and applied as follows, except that the Director may require different setback measurement methods where unusual parcel configuration makes the following infeasible or ineffective:

1. Primary street setback. A primary street setback shall be measured at right angles from the nearest point on the front property line of the parcel (or edge of access easement on a private street) to the nearest point of the wall of the structure, except as modified below. The front property line shall be determined from the street frontage from which the property takes its street address and/or the property line to which the primary building entry faces. The Director, in consultation with the Building Official, shall determine the location of the front property line when in question.

   a. Mapped street. Where the Town has identified a right-of-way for the future construction of a new street or the widening of an existing street in the Street Framework Plan (Figure 6-1), a required primary or side street setback shall be measured from the planned street.

2. Side yard setback. The side yard setback shall be measured at right angles from the nearest point on the side property line of the parcel to the nearest point of the wall of the structure, establishing a setback line parallel to the side property line, which extends between the front and rear setbacks.

3. Side street setback. The side street setback on the street side of a corner parcel shall be measured from the nearest point on the side property line bounding the street, or the edge of an easement for a private road, edge of a right-of-way, or the inside edge of the sidewalk, whichever results in the greatest setback from the existing or future street.

4. Rear setback. The rear setback shall be measured at right angles from the nearest point on the rear property line opposite the primary street property line, to the nearest line of the structure, establishing a setback line parallel to the rear property line.

   a. The Director shall determine the location of the required rear setback on a double-frontage parcel.

   b. Where a parcel has no rear lot line because its side lot lines converge to a point, an assumed line five feet long within the parcel, parallel to, and at a maximum distance from the front lot line, shall be deemed to be the rear lot line for the purpose of determining the depth of the required rear setback.

D. **Limitations on the use of setbacks.**

1. Mechanical and utility equipment. See Subsection F.3 of this section (Setback requirements for specific structures).

2. Parking. Parking spaces shall not be located within required front or side setback areas. See also Chapter 7 Parking and Loading.

   a. Residential parking spaces may be located within a required side yard or rear setback area, provided they are separated from the side or rear property line by a minimum three-foot-wide landscaped buffer other than the side used for vehicle access; the three-foot-wide landscape buffer shall not apply to an uncovered parking space located within a rear setback area which abuts an alley and is screened from the alley with a six-foot fence.

   b. Parking spaces located within a detached garage or carport shall be subject to the minimum setback for an accessory building.

c. Parking of other than passenger vehicles shall comply with the setback requirements of Section 07.010 (Parking of Other Than Passenger Vehicles).

3. Storage. No primary street or side street setback shall be used for the accumulation, placement, or storage of automobiles or other motor vehicles, storage containers/metal boxes, building materials, junk, machinery, or scrap, except for the following:

   a. Automobiles and trucks, not in excess of one-ton capacity, regularly in use, that are parked on a designated driveway composed of concrete, asphalt, pavers or other surface approved by the Director.

   b. A single recreational vehicle or boat may be allowed when stored in the rear yard or outside of a required primary street, side street, or side yard setback, and when screened by a six-foot-tall fence and/or landscaping element. See also Section 07.010 (Parking of Other Than Passenger Vehicles).

   c. Building materials required for construction on the parcel immediately before and during a construction project which has a valid building permit in force.

4. Storage of trailers in nonresidential zones prohibited. No trailer shall be stored or parked within any required primary street or side street setback area in any nonresidential zoning district except where limited display areas are authorized through minor use permit approval.

5. Structures. A required setback area shall not be occupied by a structure other than those identified by Subsection B.2 of this section.

E. **Allowed architectural projections into setbacks.** Where allowed in the applicable zone in Chapter 4, an architectural feature attached to a primary structure may extend beyond the wall of the structure and into a required setback. See also Figure 5-8.

1. Awnings and canopies may project up to eight feet or 33% of the distance between the building face and the curb, whichever is less, with the exception of a canopy projecting over the primary entrance of a residential lobby of no greater than eight feet in width, which may project to the curb line.

2. Support for the canopy's structure in the form of two posts no greater than four inches in diameter may be provided at least two feet from the back of the curb.

3. Minimum vertical clearance for awnings and canopies is eight feet if it is removable or retractable and 12 ft if is fixed or permanent.

4. Awnings shall not obscure storefront signage.

5. Canvas and high-quality fabric shall be used, rather than vinyl or other materials.

6. No individual habitable projecting or encroaching space may exceed 15 horizontal feet in length.

7. Minimum vertical clearance of projecting spaces above the ground floor is 21 ft from the sidewalk on shopfront and nine feet on other frontage types.

8. Non-habitable projecting/ encroaching spaces, defined as spaces used by occupants that are not enclosed by walls and a roof, such as balconies, may extend no more than six feet from the building face into the public right-of-way, but shall not extend beyond the property line.

9. Minimum vertical clearance of projections is nine feet from the sidewalk.

10. Balconies are encouraged on projects facing major public spaces such as parks, playgrounds, and plazas.

11. Balconies are permitted on internal courtyard spaces.

12. Stoops and porches may encroach into the primary street setback up to eight feet from a building face, but shall not extend beyond the property line.

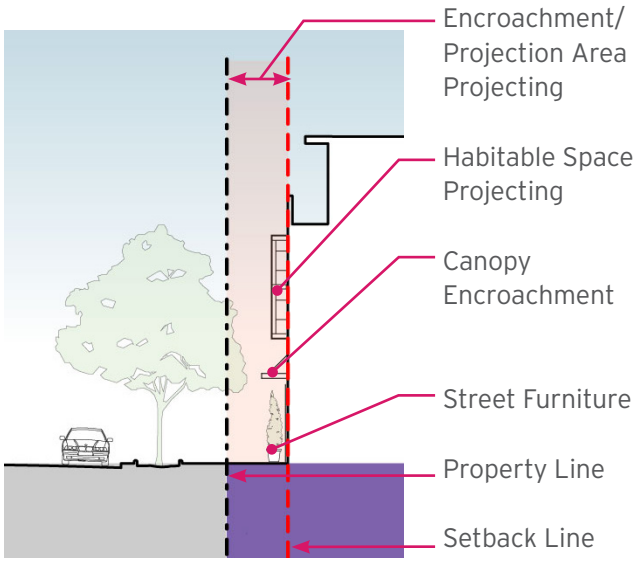


Figure 5-8 Encroachment/ Projections Diagram
The Encroachment/Projection area will depend on whether there is optimal minimum clearance between the structure and dry utilities in the sidewalk.

F. **Setback requirements for specific structures.**

1. Decks and other site design elements.
   a. Uncovered and unenclosed ground level (less than 18 inches above grade) decks or patios may project or extend to the front property line only if:
      i. A drainage plan is accepted by the Town Engineer; and
      ii. The design of the deck is approved by the Director.
   b. Railings on decks located within the primary street or side street setbacks of a corner parcel shall receive approval of the Director to determine whether traffic or safety hazards or impacts would be created. The maximum height of railings shall not exceed the maximum height for a fence, wall, or landscape element as established by Section 05.032 (Walls, Fences, and Hedges).
   c. A detached aboveground deck, freestanding solar device, steps, terrace, or other site design element that requires a building permit shall comply with the setback requirements of this PD-DP.
   d. Decks may not be used to meet off-street parking requirements.
2. Fences. Section 05.032 (Walls, Fences, and Hedges).
3. Mechanical, electrical, and utility equipment. Ground-mounted mechanical equipment located outside of a structure shall comply with the setback requirements of the applicable zone. Examples of this equipment include: heating, ventilation, and air conditioning; swimming pool pumps and filters, and similar equipment; and transformers, cable television distribution boxes, and similar utility equipment that is not underground. Service, utility, and mechanical equipment that is visible from the street shall be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers shall be screened. The Director may approve an exception to this requirement within a required side yard or rear setback area, where there is no feasible alternative location that complies with the setback requirements of the zone.

05.031 Architectural Standards

The additional standards of this section apply to all development in the District. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development is consistent with the goal of human-scale mixed-use environment in which each individual building furthers the overall District vision.

A. **Building Massing, Scale, and Architecture**

1. Buildings shall have fenestration that establishes a clear pattern on the façade (with special attention paid to façades that are visible from a public street) and that provides depth and additional articulation.
2. Building massing shall include a variation in wall planes and height as well as roof forms to reduce the perceived scale of the building.

B. **Building Façades**

1. Building materials shall be durable. EIFS is not permitted at the ground level.
2. Material changes shall also provide a plane break of at least two inches in depth to emphasize the difference in materials.



Variation in building mass, material, and color create a sense of depth and visual interest along large building façades.

C. **Architectural Lighting**

1. Lighting on buildings shall be oriented to pedestrians in terms of scale, design, and location.
2. All exterior lighting shall be shielded or directed toward the areas to be lit to limit spill-over onto off-site uses.
3. Alleys shall have lights mounted on outbuildings or garages.

D. **Entrances**

1. The primary entrance to buildings shall be oriented to the street front, rather than to the parking lot, alley, or interior of lot.
2. Where necessary due to topography, ramps shall be provided in a manner that is architecturally compatible and integrated into the overall site design.

E. **Windows**

1. Highly-reflective, mirrored, heavily-tinted and opaque glazing are not permitted (except that opaque glazing may be used as spandrel glass). Window glazing must be transparent with clear or limited UV tint so as to provide views to and from the inside of the building and the street.
2. Outer surface of window frames set within masonry, stucco or simulated masonry or stucco walls shall be recessed from the wall surface by at least two inches.



Storefront windows oriented toward the street and appropriately placed within the depth of the wall.

3. If exterior window shutters are used, they shall be sized and mounted appropriately to fit the window (with appropriate hardware even if actually non-operable).
4. Windows of vacant ground-floor tenant spaces shall be covered with butcher paper, painted or otherwise improved plywood, or other window covering.
5. Windows, vents, and courtyards shall be placed and oriented to enhance cross-ventilation and cooling.

05.032 Walls, Fences, and Hedges

A. Garden walls, retaining walls, hedges, and fences may be used to define the edge between adjoining private properties. Walls, hedges, and fences facing the public street shall also comply with the frontage type standards (see Section 05.019).

B. No fence, wall, or hedge shall exceed six feet in height.

C. Garden walls, retaining walls, hedges and fences shall be built at least 18 inches from the property line, to allow room for footings and planting.

D. Walls and fences shall not be used at shopfronts, except where they are necessary to accommodate grade changes.

E. Solid perimeter walls shall be constructed of high quality enduring construction materials such as masonry or ornamental metal. Retaining walls shall be masonry, stone, or finished concrete when they are visible from the street. Concrete block and interlocking concrete pavers (such as keystone) are not permitted.

F. No plastic or vinyl fencing shall be permitted within setbacks, unless the material is a recycled plastic lumber (RPL).

G. Walls and fences should be architecturally enhanced and complemented by adjoining landscaping. Tiered planting should be provided adjacent to perimeter walls to soften their appearance from surrounding area



Garden Wall Illustrative Photo



Architectural Fence Illustrative Photo

CHAPTER 6 STREET STANDARDS

06.01 Purpose

The requirements of this chapter are intended to ensure that streets within the District are developed in a manner that create a vibrant, mixed-use, pedestrian-environment; to promote a healthy and safe community; and to implement the policies of the Erie Comprehensive Plan and Transportation and Mobility Plan.

06.02 Conformity to the Street Network Plan

A. Street layout shall generally conform to the Street Network Plan, Figure 6-1, except that the Director may approve new streets or approve alteration of proposed streets that meet the standards contained in this Chapter.
   1. Designated framework streets shall conform in location and street type, identified as solid lines in the Street Network Plan.
   2. Undesignated streets shall conform in street type, identified as dashed lines in the Street Network Plan, but may shift in location.

B. Alleys are not shown in the Street Network Plan to allow for flexibility, but shall be included as part of a development project. Alleys are encouraged throughout the entire District, but are required for blocks in V-M, V-H, and NC zones, except that the Director may approve their exclusion on a case-by-case basis.

06.03 Intersections

A. Minimum curb return radius shall be 15' for local road-to-local road intersections and 20' for collector intersections.

B. Minimum length of tangent between reverse curves shall be 100' for local roads and 200' for collector roads.

C. Cross-street (four cornered) intersections are encouraged.

D. Street intersections shall be spaced 150' minimum from centerlines.

E. Streets shall be at approximately right angles within 70 feet of the center of an intersection and grades shall be limited to 3%.

F. Wherever two streets intersect at an angle of less than 75°, special pavement, channelization, right-of-way and/or sight easement restrictions may be required by the Town Engineer.

G. Intersections with a street of more than three travel lanes, shall provide high-visibility continental crosswalk markings, see NACTO's ***Urban Street Design Guide***.

06.04 Street Design Standards

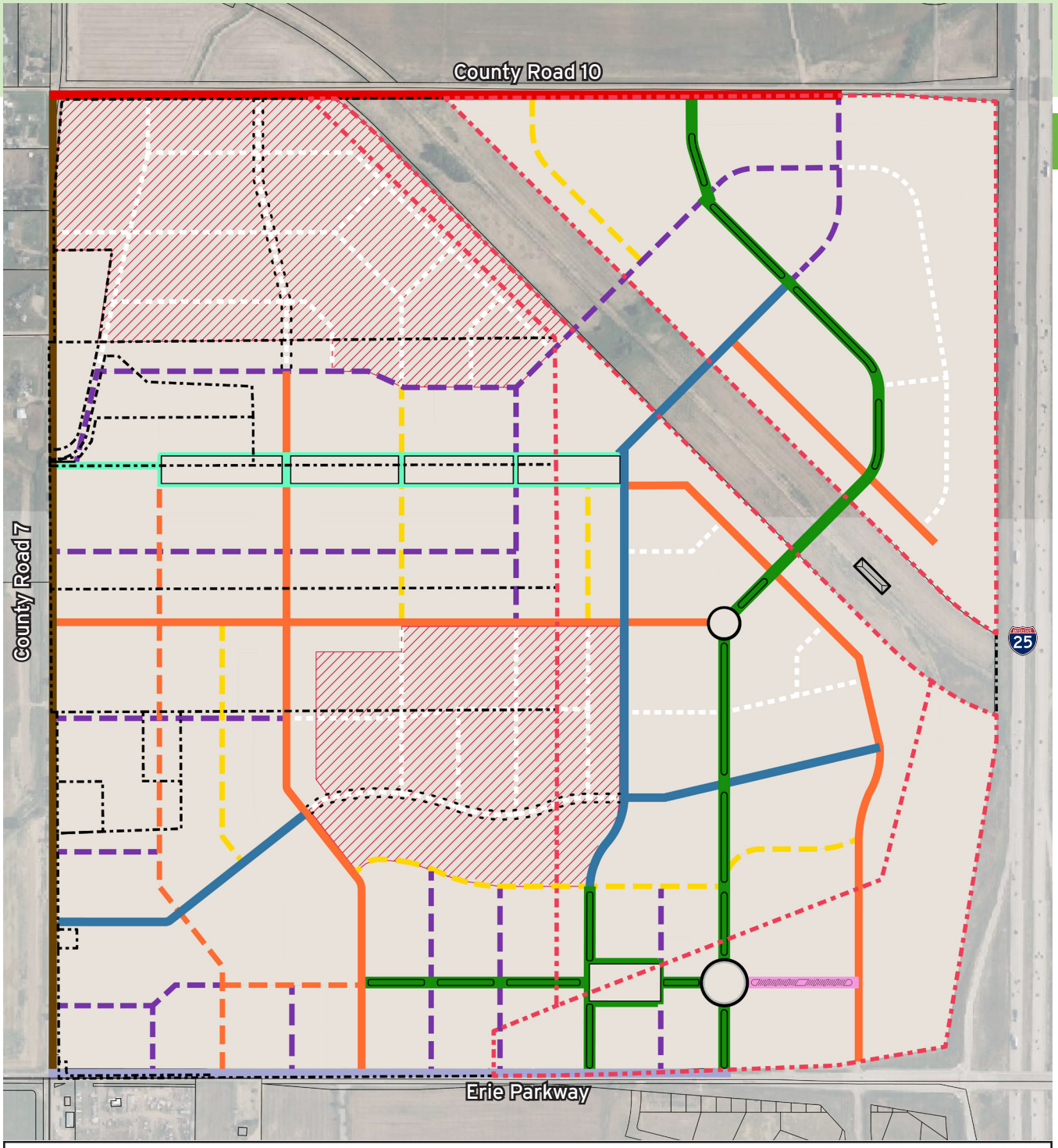
A. These standards shall apply to both public and private streets.

B. New streets and alley sections shall conform to the following standards and guidelines per Denver Regional Council of Governments ***Regional Complete Streets Toolkit.***

C. The arrangement of new streets shall provide for their continuation between adjacent properties.

D. Cul-de-sacs and dead-end streets shall not be permitted except that the Town may approve a cul-de-sac when there is a physical barrier – such as a rail line, public utility, limited access highway, or steep undevelopable slope that prevents the construction of a through street, and that there is no reasonable way to provide vehicular access to a connecting street.

E. Wherever a pedestrian must cross more than three travel and/or turn lanes, intersections shall employ at least two of the following safety techniques. See the Town's Pedestrian Crossing Treatment Policy.
   1. Curb extensions;
   2. Pedestrian safety islands;
   3. Leading pedestrian intervals;
   4. Rectangular rapid flashing beacons;
   5. Right-turn-on-red restrictions;
   6. Raised crosswalks/speed tables;
   7. Raised intersections.



Street Types

- Greenway Boulevard
- Main Street
- Parkside Street
- Primary Street
- Typical Street
- Residential Street
- Erie Parkway
- County Road 7
- County Road 10
- Couplet Boulevard

NOTE: Solid lines are Designated Framework Streets. Dashed lines are Undesignated network streets.

NOTE: Hatched areas are oil and gas operation sites.

Figure 6-1 Street Network Plan

06.05 Greenway Boulevard

A. **Intent Statement**

The Greenway Boulevard street type provides dedicated space for pedestrians, bicycles, passenger vehicles, and passive recreation. The center median provides opportunity for various types of dedicated pedestrian amenities.

B. **Dimensions**

1. Overall ROW: 104 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. **Parkway/Furnishing Zone**

1. VH, NC, and CC zones.
   a. Street trees shall be planted within the parkway in pits with 7 ft x 7 ft minimum tree grates with breakout rings.
   b. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks.
   c. Street furniture such as benches and transit shelters shall be provided where appropriate.
2. VL, VM, EH, POS, and PF-SM zones.
   a. Street trees shall be planted within the landscaped parkway.
   b. Parkways shall be planted with drought-tolerant plants.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

1. A buffered bicycle lane shall be provided on both sides of the street.
2. Raised islands shall be provided at intersections with a 6 foot minimum clearance between the edge of curb and the raised island.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.
5. Where feasible, parkways shall be enlarged to support street tree health.

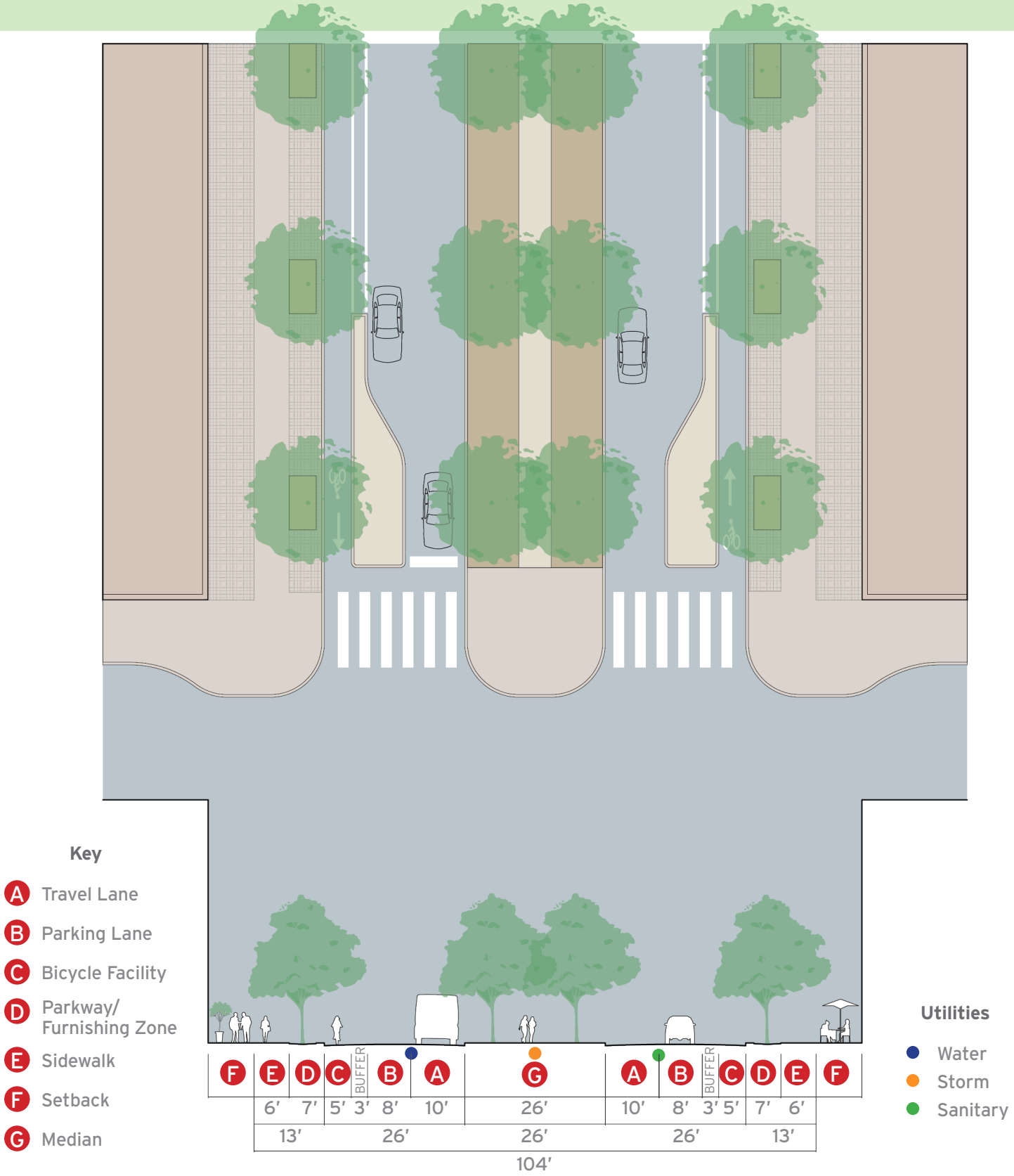


Figure 6-2 Greenway Boulevard Illustrative Plan and Section

06.06 Main Street

A. **Intent Statement**

The Main Street street type is a flexible and highly-programmable street at the heart of the District. Diagonal parking at the center of the street provides convenient parking for this active retail area. Main Street can also be closed to vehicular traffic for farmers markets, festivals and civic uses.

B. **Dimensions**

1. Overall ROW: 104 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.
3. Raised crosswalks may be employed to emphasize the pedestrian nature of the street.

D. **Parkway/Furnishing Zone**

1. Street trees shall be planted within the parkway in pits with 7 ft x 7 ft minimum tree grates with breakout rings.
2. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks (see Chapter 10).
3. Street furniture such as benches and transit shelters shall be provided where appropriate.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

Sharrows shall be provided in each travel lane to connect bicycles to the regional bicycle network.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. The roadway shall be paved with pavers or colored concrete to emphasize the pedestrian nature of the street.
5. The center median/diagonal parking area shall be planted with shade trees in raised planters at 30 foot intervals.
6. Where feasible, parkways shall be enlarged to support street tree health.

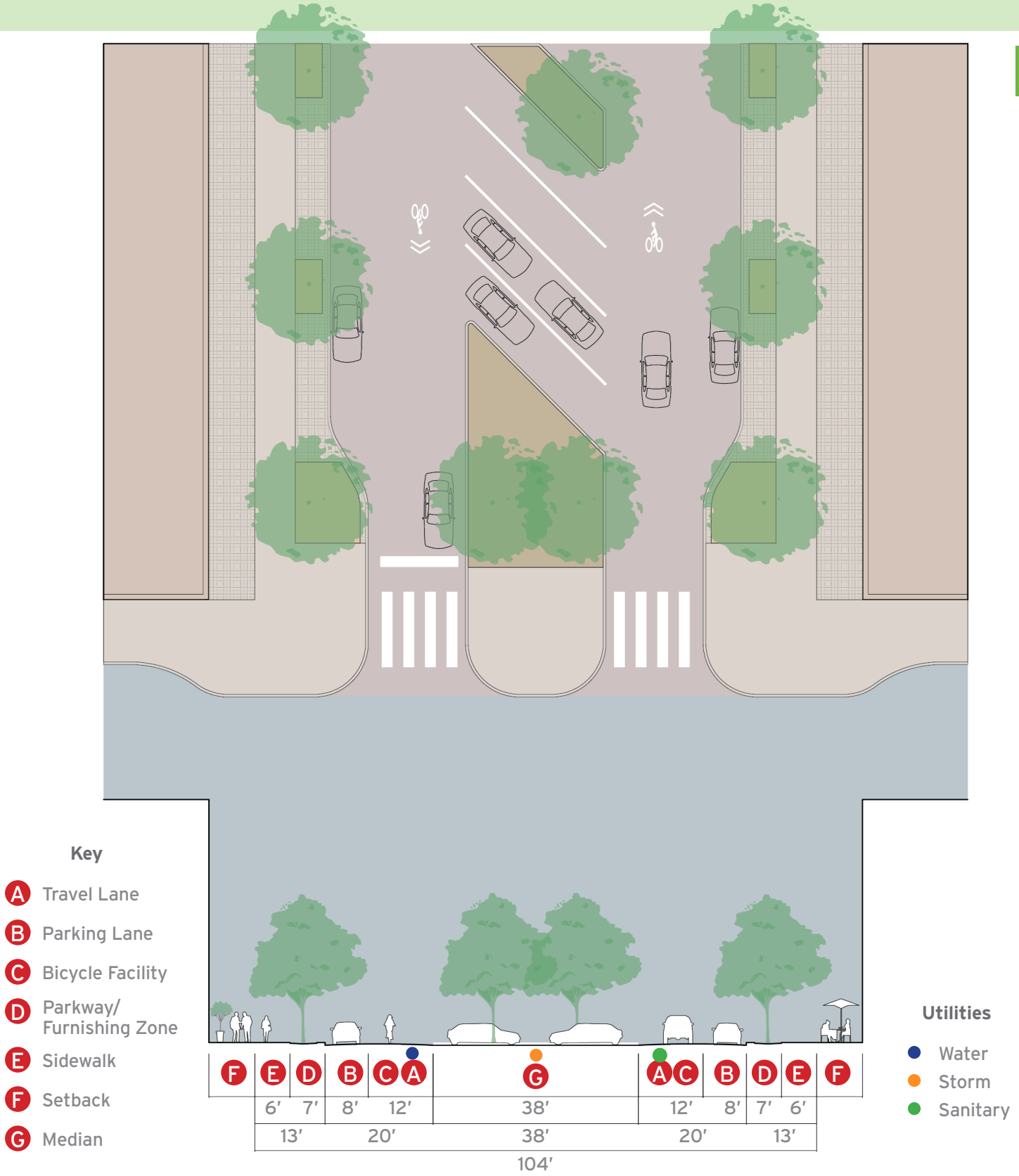


Figure 6-3 Main Street Illustrative Plan and Section

06.07 Parkside Street

A. **Intent Statement**

The Parkside Street type provides dedicated space for pedestrians, bicycles, and passenger vehicles alongside public parks and open space that links to the regional trails system.

B. **Dimensions**

1. Overall ROW: 80 ft
2. The setback dimension is determined by the Regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. **Parkway/Furnishing Zone**

1. Street trees shall be planted within the landscaped parkway.
2. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.
3. Street furniture such as benches and bicycle racks shall be provided where appropriate.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

1. A grade-separated cycle track shall be provided along the side of the street adjacent to the park or open space.
2. They cycle track shall be differentiated from the abutting sidewalk.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. The position of the sidewalk and parkway adjacent to the park or open space may be switched dependant on the design of the park or open space. Regardless, the sidewalk adjacent to the park or open space shall be lined with shade trees.
5. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.
6. Where feasible, parkways shall be enlarged to support street tree health.

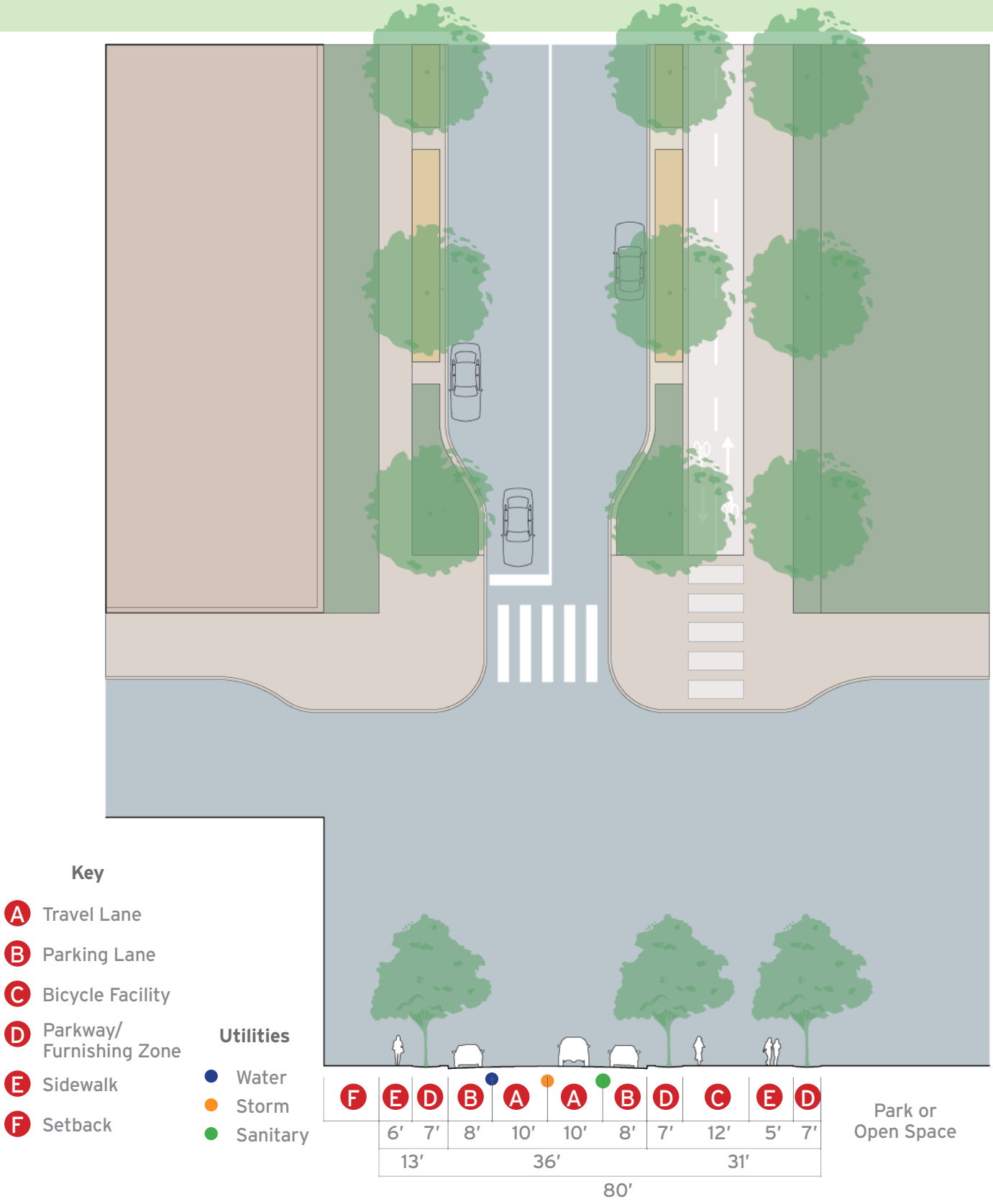


Figure 6-4 Parkside Street Illustrative Plan and Section

06.08 Primary Street

A. **Intent Statement**

The Primary Street type provides dedicated space for pedestrians, bicycles, and passenger vehicles to connect the various neighborhoods within the District.

B. **Dimensions**

1. Overall ROW: 76 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions to shorten the length of crosswalks.

D. **Parkway/Furnishing Zone**

1. VH, NC, and CC zones.
   a. Street trees shall be planted within the parkway in pits with 7 ft x 7 ft minimum tree grates with breakout rings.
   b. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks.
   c. Street furniture such as benches and transit shelters shall be provided where appropriate.
2. VL, VM, EH, POS, and PF-SM zones.
   a. Street trees shall be planted within the landscaped parkway.
   b. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

A protected bicycle lane shall be provided on both sides of the street.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.
5. Where feasible, parkways shall be enlarged to support street tree health.

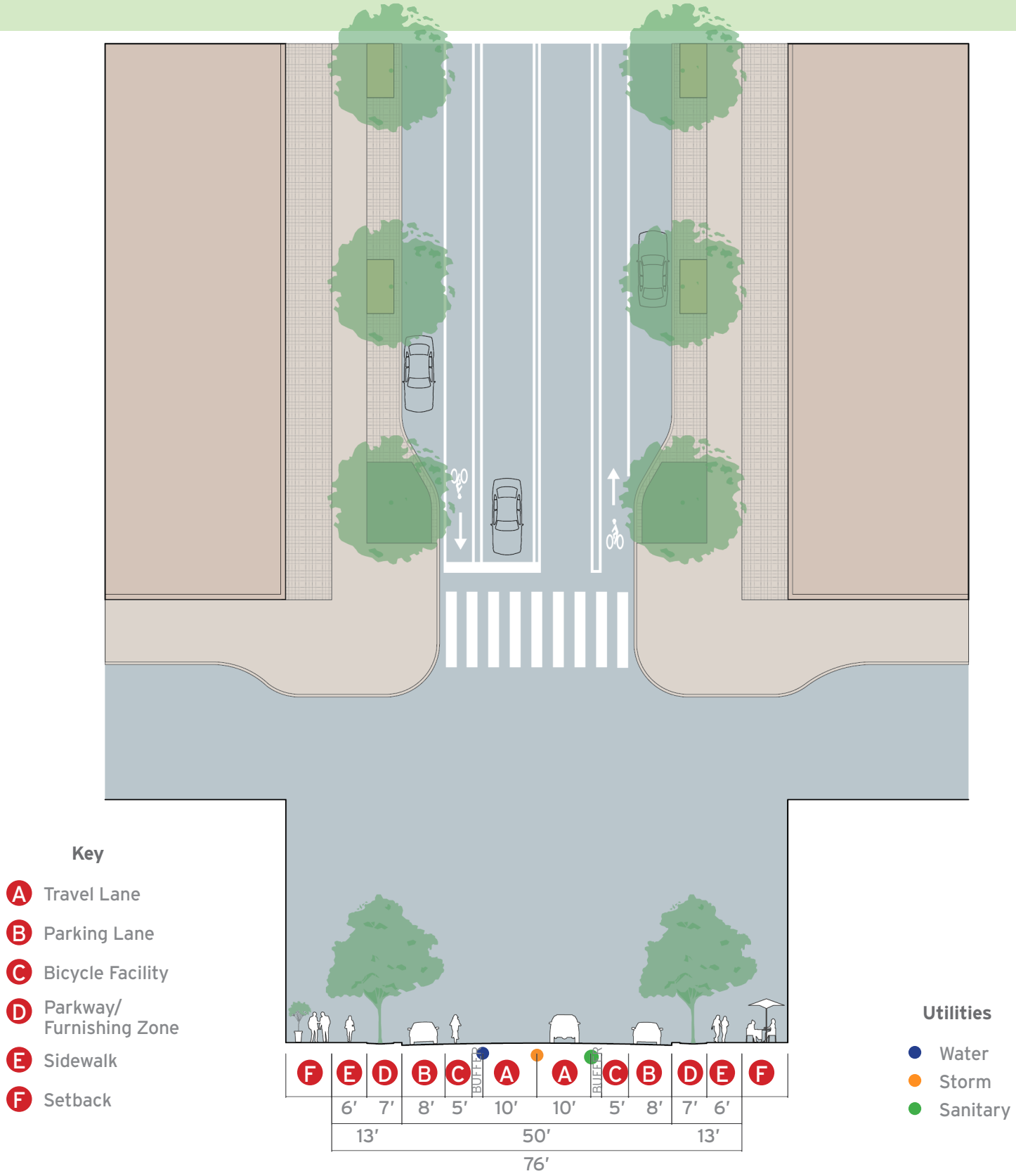


Figure 6-5 Primary Street Illustrative Plan and Section

06.09 Typical Street

A. **Intent Statement**

The Typical Street type provides vehicular travel lanes in both directions and wide shaded sidewalks for local neighborhood circulation. Large landscaped parkways provide opportunities to incorporate stormwater planters and other LID strategies throughout the District.

B. **Dimensions**

1. Overall ROW: 67 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions to shorten the length of crosswalks.

D. **Parkway/Furnishing Zone**

1. VH, NC, and CC zones.
   a. Street trees shall be planted within the parkway in pits with 7 ft x 7 ft minimum tree grates with breakout rings.
   b. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks.
   c. Street furniture such as benches and transit shelters shall be provided where appropriate.
2. VL, VM, EH, POS, and PF-SM zones.
   a. Street trees shall be planted within the landscaped parkway.
   b. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.
3. Paved step-out areas, typically 1.5 ft wide at the curb provide passengers of parked cars to access the sidewalk without stepping through landscaped parkways or stormwater planters.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

There are no separated bicycle facilites within the Typical Street type because traffic speed shall be slow enough for safely riding bicycles in the travel lane.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.

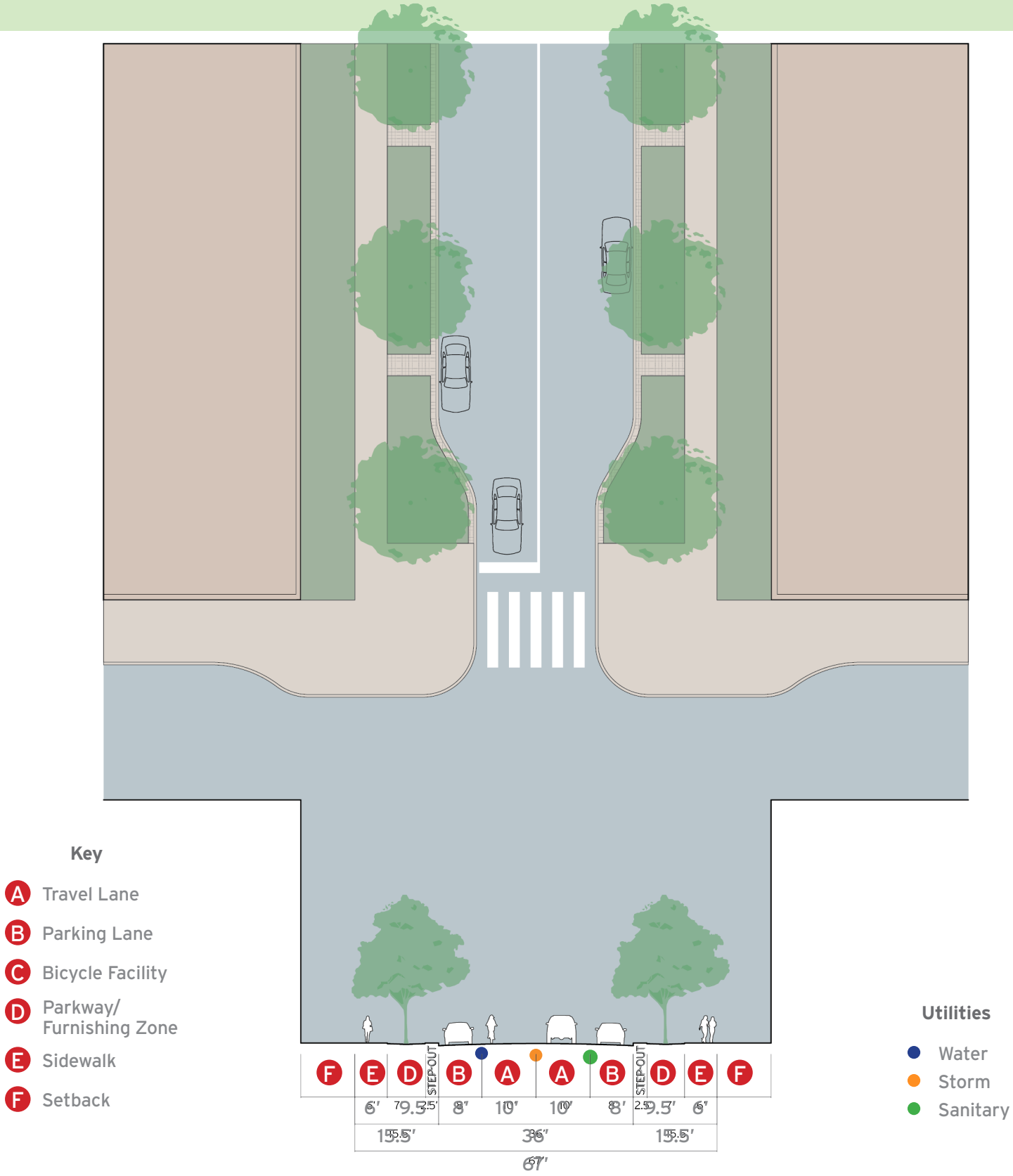


Figure 6-6 Typical Street Illustrative Plan and Section

06.010 Residential Street

A. **Intent Statement**

The Residential Street type provides a low-traffic, low-speed, primarily residential street with wide sidewalks and street trees located within the parking lanes. The Residential Street type is not appropriate within the CC and EH zones

B. **Dimensions**

1. Overall ROW: 48 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions to shorten the length of crosswalks.

D. **Parkway/Furnishing Zone/Parking Lane**

1. Street trees shall be planted within the parkway/parking lane in 7 ft x 10 ft minimum curb extensions.
2. Street trees shall be provided at 30 foot intervals.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

There are no separated bicycle facilites within the Residential Street type because traffic speed shall be slow enough for safely riding bicycles in the travel lane.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. Where this Residential Street type is provided, an alley shall also be provided to service the blocks.

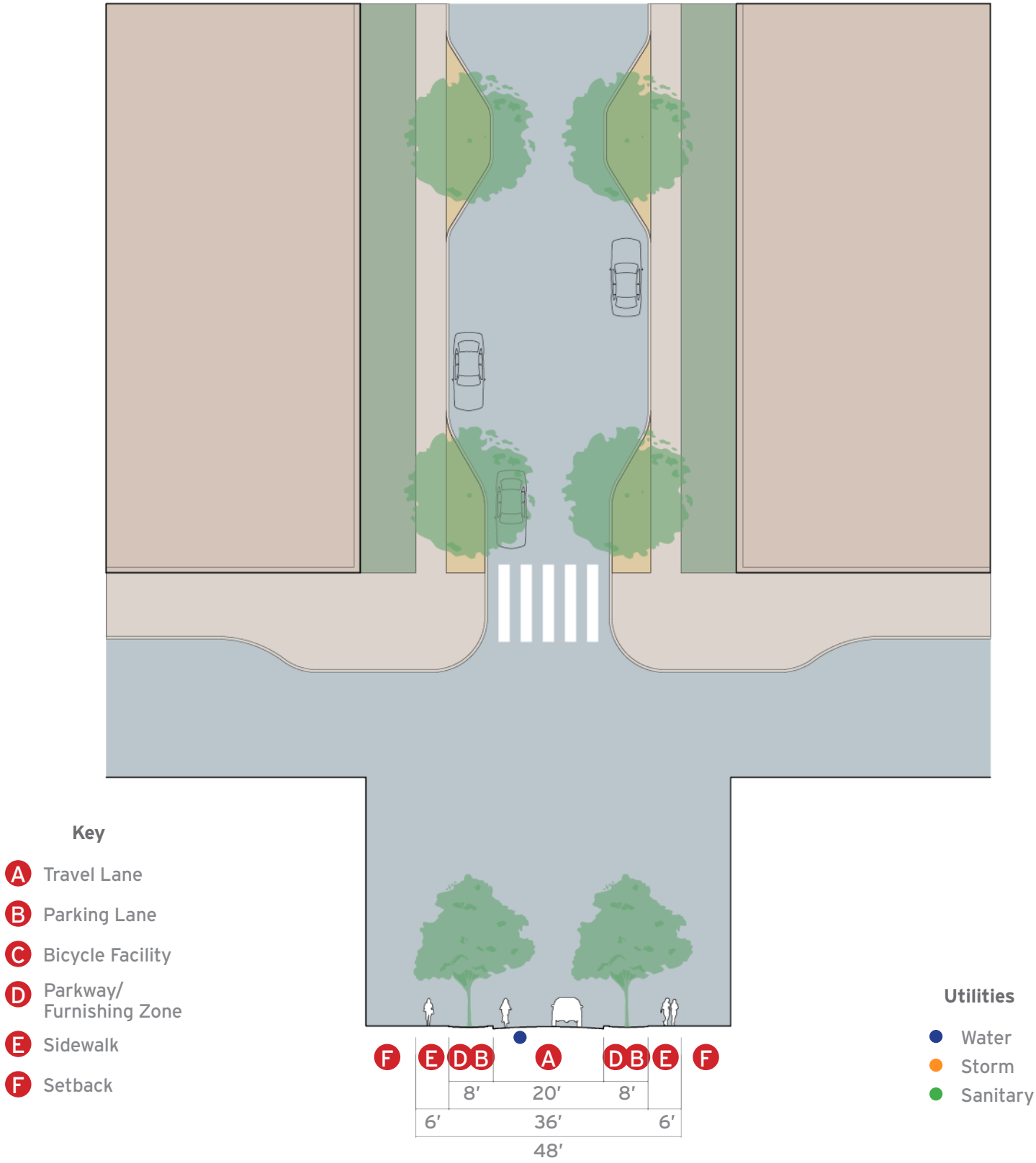


Figure 6-7 Residential Street Illustrative Plan and Section

06.011 Erie Parkway Boulevard

A. **Intent Statement**

The Erie Parkway street type is a multi-lane boulevard that provides regional connectivity with pedestrian-friendly frontage roads for an active and welcoming gateway to the District.

B. **Dimensions**

1. Overall ROW: 150 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.
3. Raised crosswalks shall be provided across frontage roads to slow traffic speeds and provide pedestrians safe crossings.
4. Trails or bicycle facilities may be incorporated into the median, where appropriate.

D. **Parkway/Furnishing Zone**

1. VH, NC, and CC zones.
   a. Street trees shall be planted within the parkway in pits with 7 ft x 7 ft minimum tree grates with breakout rings.
   b. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks.
   c. Street furniture such as benches and transit shelters shall be provided where appropriate.
2. VM, EH, POS, and PF-SM zones.
   a. Street trees shall be planted within the landscaped parkway.
   b. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

Sharrows shall be provided within frontage roads to connect bicycles to the regional bicycle network.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. Street trees shall be planted within medians.
5. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.
6. Transit shelters shall be provided at medians where appropriate.
7. Frontage roads shall be paved with decorative pavers, colored concrete or other material that is different from the travel lane paving.

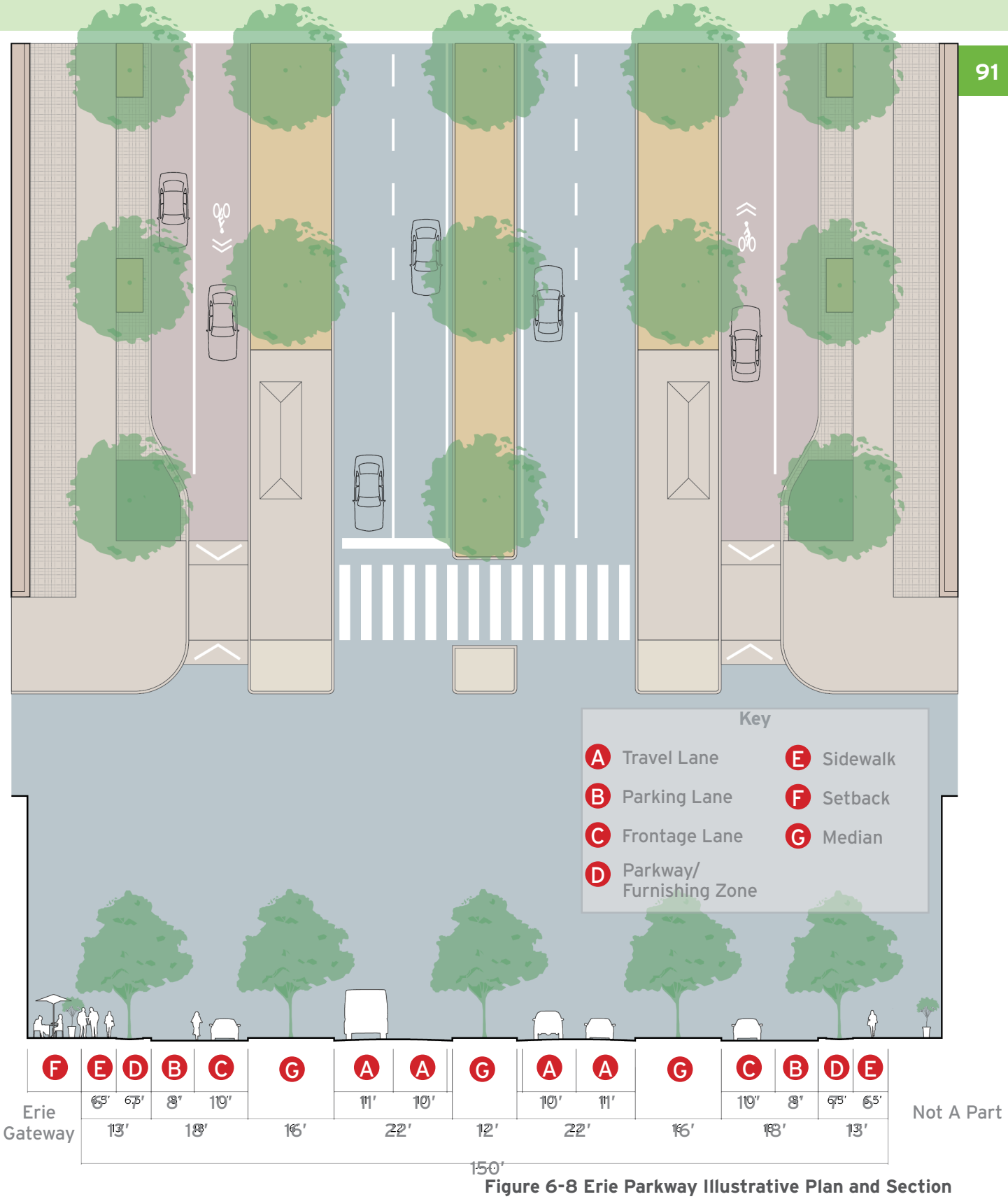


Figure 6-8 Erie Parkway Illustrative Plan and Section

06.012 County Road 7

A. **Intent Statement**

County Road 7 provides dedicated space for pedestrians, bicycles, and passenger vehicles to connect the District with the surrounding communities.

B. **Dimensions**

1. Overall ROW: 104 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ protected median refuges to shorten the length of crosswalks.
3. Raised crosswalks shall be provided across the cycle track to slow traffic speeds and provide pedestrians safe crossings.

D. **Parkway/Furnishing Zone**

1. Street trees shall be planted within the landscaped parkway.
2. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

A grade-separated cycle track shall be provided along the side of the street adjacent to the District.

G. **Additional Standards and Guidelines**

1. Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zone.
2. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible.
3. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.
4. Medians shall be landscaped with native or adapted landscaping. Street trees shall be planted within landscaped medians.
5. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.

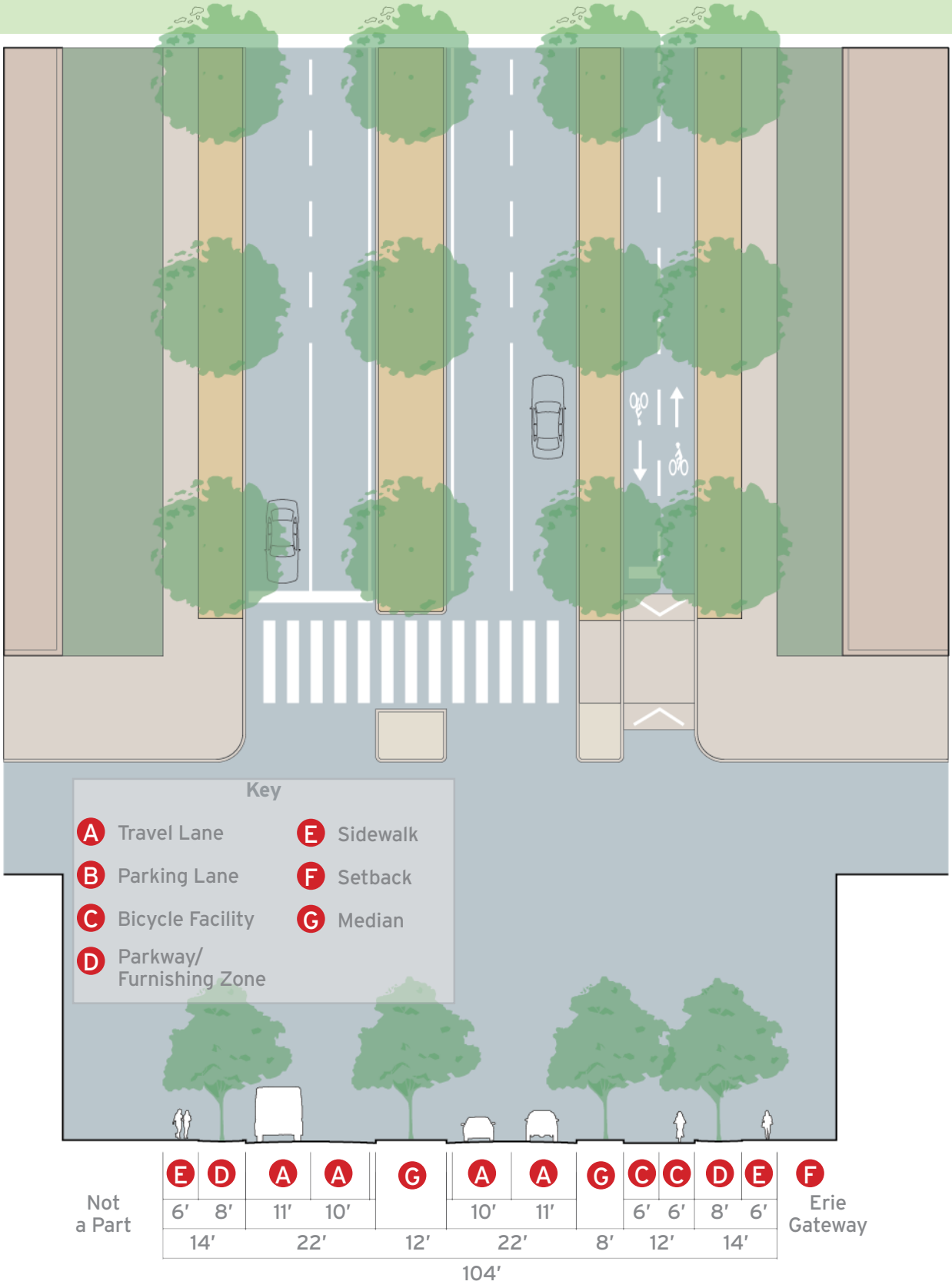


Figure 6-9 County Road 7 Illustrative Plan and Section

06.013 County Road 10

A. **Intent Statement**

County Road 10 provides dedicated space for pedestrians, bicycles, and passenger vehicles to connect the District with the surrounding communities.

B. **Dimensions**

1. Overall ROW: 100 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ protected median refuges to shorten the length of crosswalks.
3. Raised crosswalks shall be provided across the cycle track to slow traffic speeds and provide pedestrians safe crossings.

D. **Parkway/Furnishing Zone**

1. Street trees shall be planted within the landscaped parkway.
2. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.

E. **Setback Areas**

Per utility easement regulations.

F. **Bicycle Facilities**

A grade-separated cycle track shall be provided along the side of the street adjacent to the District.

G. **Additional Standards and Guidelines**

1. Medians shall be landscaped with drought-tolerant plants from the Town's landscape code. Street trees shall be planted within landscaped medians.
2. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.

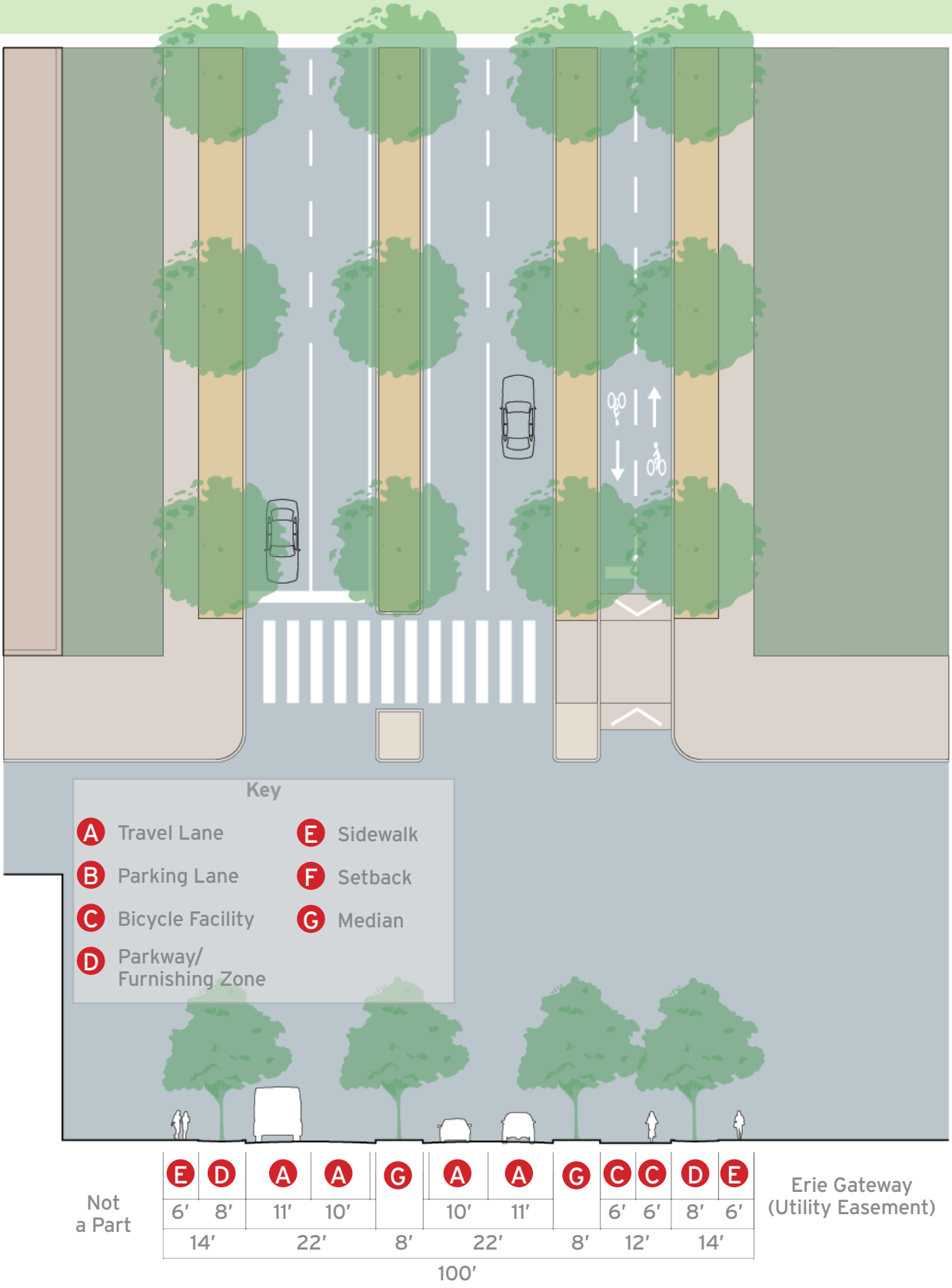


Figure 6-10 County Road 10 Illustrative Plan and Section

06.014 Couplet

A. **Intent Statement**

The Couplet provides dedicated space for pedestrians, bicycles, and passenger vehicles, along with a large central median for recreation. This east-west street will connect the District with developments across the County Road 7. This street type provides a phased approach for when one property is ready for development before its adjacent neighbor: one half of the couplet may be built as a two way road without parking or bicycle lanes. Upon the adjacent parcel's development the second half can be built and the final orientation of the section, as shown, may be fully realized.

B. **Dimensions**

1. Overall ROW: 202 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).

C. **Pedestrian Zone**

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. **Parkway/Furnishing Zone**

1. Street trees shall be planted within the landscaped parkway.
2. Parkways shall be landscaped with drought-tolerant plants from the Town's landscape code.

E. **Setback Areas**

1. Non-residential ground floors.
   a. Setbacks shall be paved and at the grade of the sidewalk.
   b. Street furniture, product displays, and outdoor dining are permitted.
   c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
   a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
   b. Setbacks shall be landscaped with drought-tolerant plants from the Town's landscape code.
   c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. **Bicycle Facilities**

A bicycle lane shall be provided on both sides of the street. A buffered bike lane may be considered, if appropriate.

G. **Additional Standards and Guidelines**

1. The central medians shall be developed as usable park space given their large dimensions.
2. Shade trees shall line pedestrian pathways within the median parks.
3. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.
4. Where feasible, parkways shall be enlarged to support street tree health.

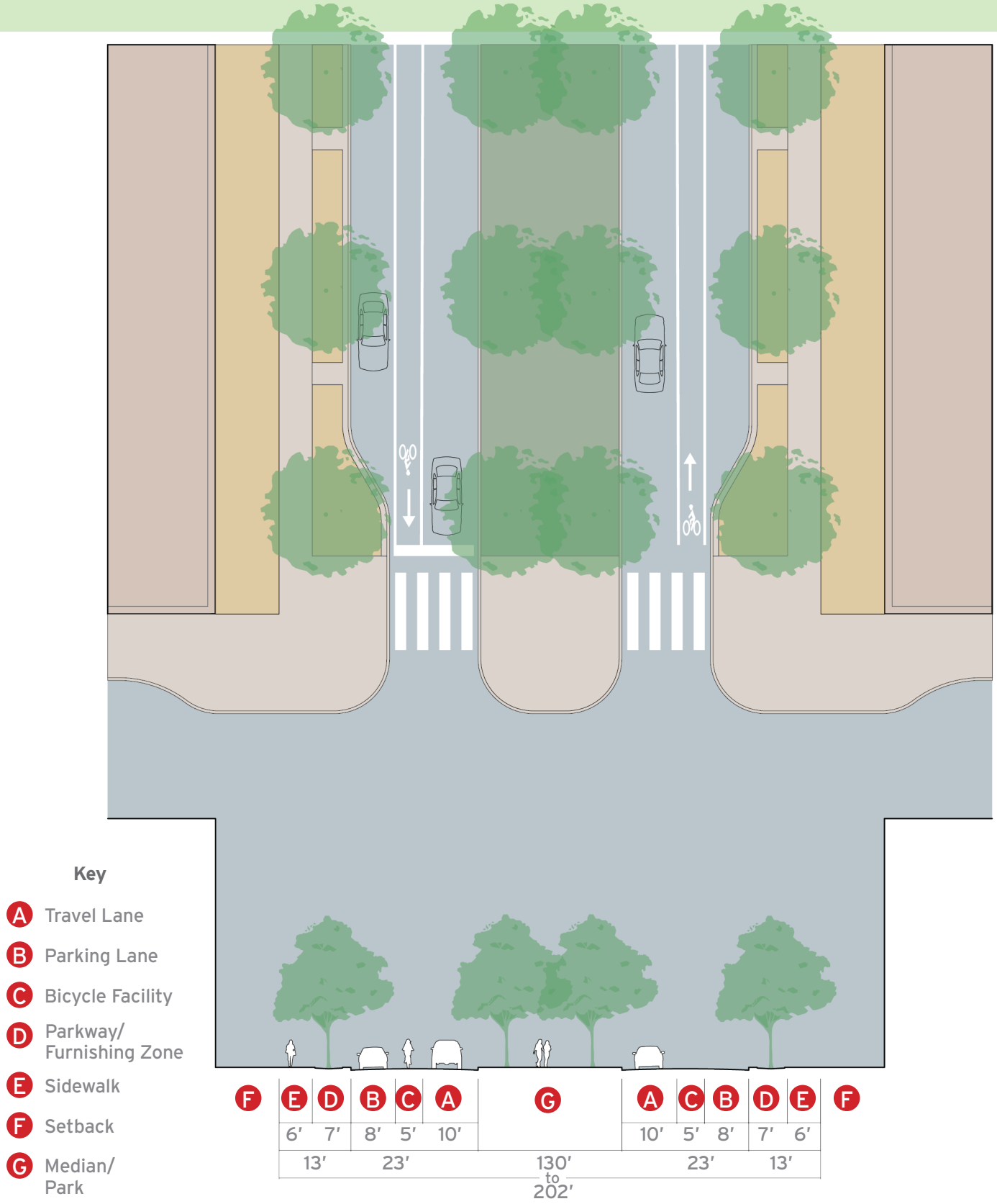


Figure 6-11 Couplet Illustrative Plan and Section

06.015 Alleys

A. **Intent Statement**

Alleys shall be incorporated throughout the District to remove service and utility functions from the more pedestrian-friendly block fronts.

B. **Dimensions**

1. Overall ROW:
   a. without utilities: 20 ft
   b. with one utility: 25 ft
   c. with two utilities: 30 ft
2. The setback dimension is determined by the regulating zone (see Chapter 4).
3. 30 ft minimum building face to building face dimension shall be provided along the alley.

C. **Pedestrian Zone**

Not applicable.

D. **Parkway/Furnishing Zone**

Not applicable.

E. **Setback Areas**

Per utility easement regulations.

F. **Bicycle Facilities**

Not applicable.

G. **Additional Standards and Guidelines**

1. Where public utilities are located within alleys, Town standards shall apply.
2. Easements shall be landscaped or paved with permeable hardscape.
3. If fire access is provided from the alley, the permeable hardscape must be designed for the weight of the fire truck.
4. Bioswales, stormwater planters or other LID strategies shall be incorporated where appropriate.
5. Parking shall be accessed from the alley.
6. Turning radii for service and fire trucks must be considered in de

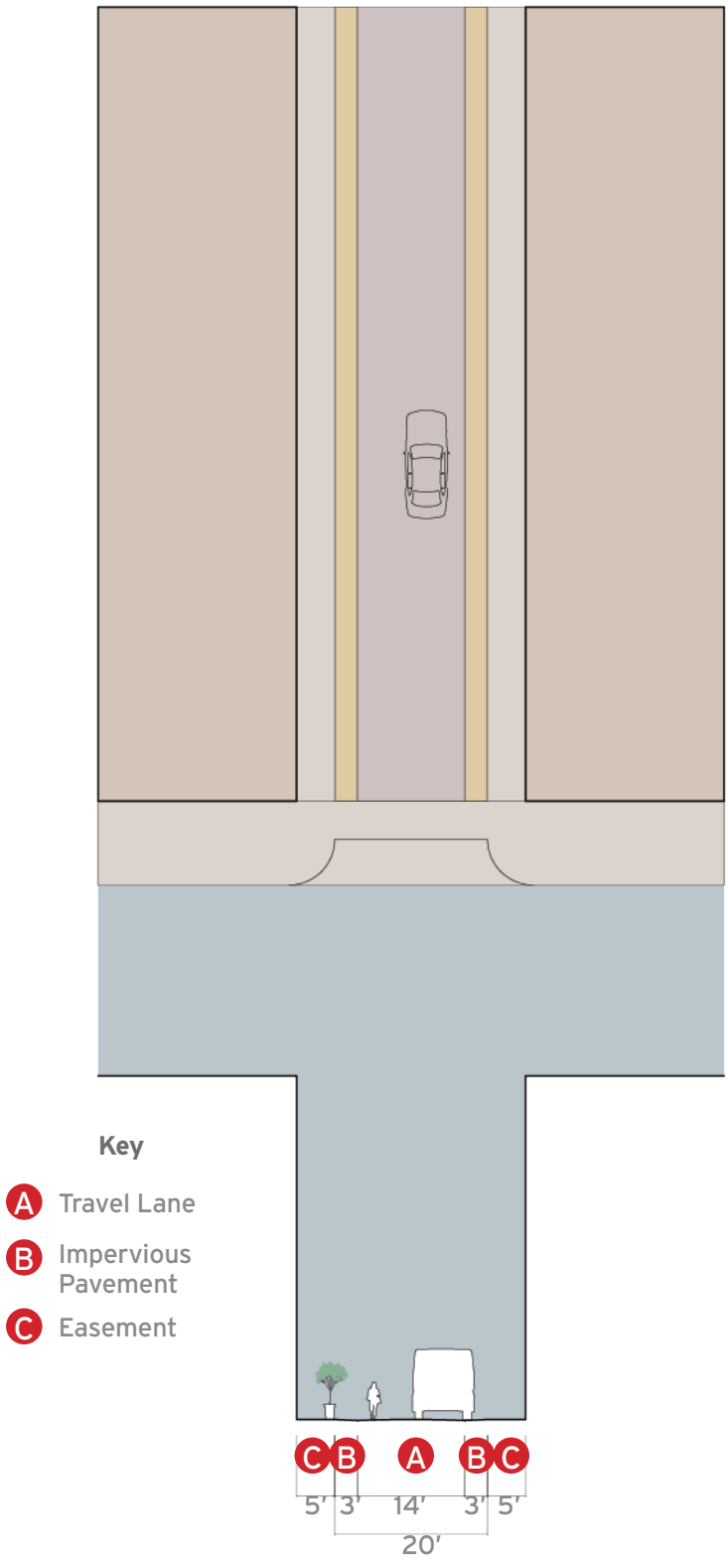


Figure 6-12 Typical Alley Illustrative Plan and Section

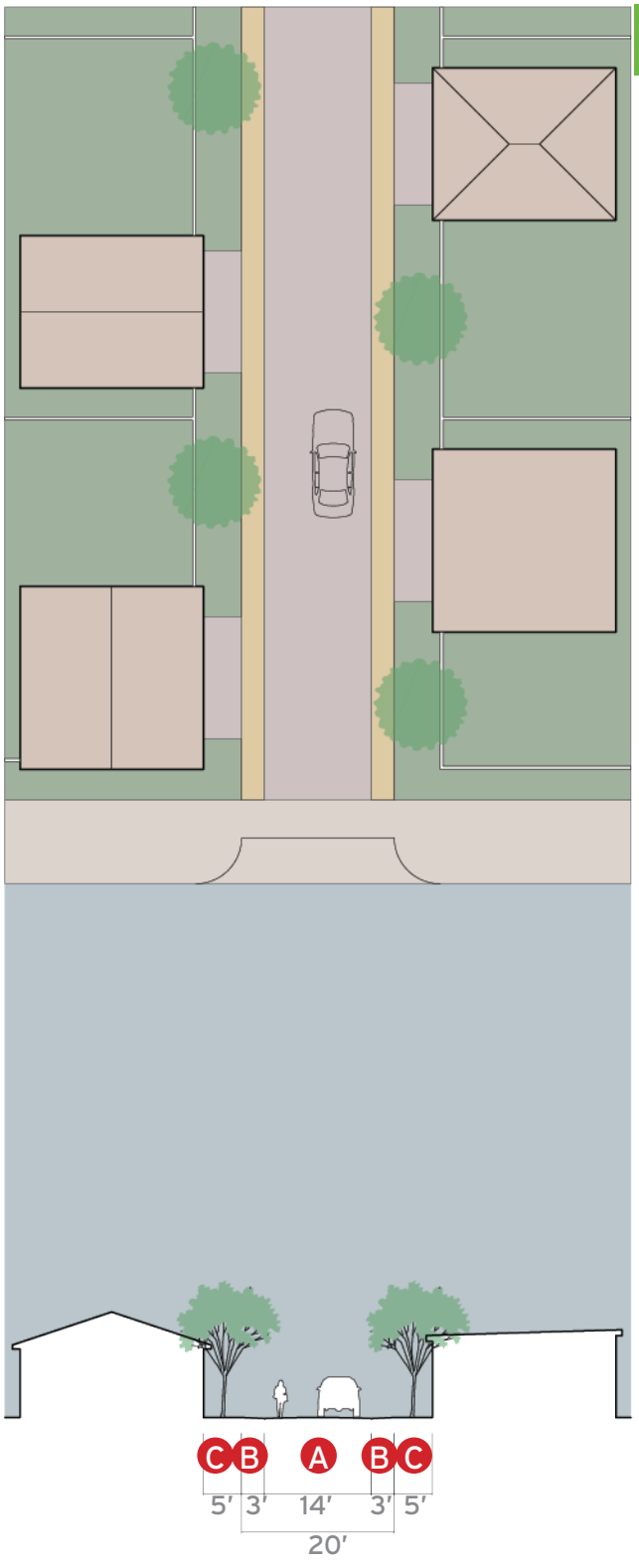


Figure 6-13 Green Alley Illustrative Plan and Section

CHAPTER 7 PARKING AND LOADING

07.01 Purpose

The requirements of this chapter are intended to ensure that off-street parking and loading facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific building types, when provided.

07.02 Applicability

A. **Off-street parking.** Certain building types require off-street parking, while others do not. Where no parking requirement is established by the building type, there is no minimum parking requirement. There are no minimum parking requirements for accessory dwelling units.

B. **Loading Required.** Certain building types require loading facilities in compliance with this chapter.

07.03 General Parking Regulations

A. **Vehicles for sale.** A vehicle may be parked or placed on private property for the purpose of displaying the vehicle for hire, rental, or sale in VL and VM zones. Up to two vehicles are permitted to be on the property provided the registered owner of the vehicle must occupy the dwelling unit as their principal residence.

B. **Cargo/shipping containers.** No cargo/shipping/storage container (e.g., metal "Seatrain" or other similar cargo container) shall be stored within a designated parking space, loading area or residential driveway for longer than 21 calendar days.

07.04 Number of Parking Spaces Required

A. **Parking requirements by Building Type.** Each building type shall provide the number of off-street parking spaces required by Table 7-1.

B. **Excessive parking.**

1. The Town discourages providing more off-street parking spaces than required by this chapter in order to avoid the heat-island effect, inefficient use of land, unnecessary pavement, and excessive stormwater runoff from paved surfaces.
2. Except as otherwise provided, the total provision of nonresidential parking spaces shall not exceed the maximum allowed in Table 7-1.

Building Type	Parking Spaces Required	
	Residential minimum	Nonresidential maximum*
Single Family Dwelling	2	-
Rowhouse	1	-
Attached Single Family Dwelling	1	-
Manufactured Home	1	-
Flex Loft	1/DU	-
Multi-Family Plex	1/DU	-
Walk-Up Dwelling	1/DU	-
Bungalow Court	1/DU	-
Urban Block	1/DU	5/1,000sf
Large Format - Type I	-	5/1,000sf
Large Format - Type II	-	5/1,000sf
Flex Block	-	5/1,000sf
Flex Shed		5/1,000sf
Fuel Station		3/1,000sf

*Additional parking may be provided per the standards set in this chapter.

Table 7-1 Parking Requirements by Building Type

3. Additional nonresidential parking spaces may be provided, to a maximum of 20 percent over the otherwise allowed maximum, provided that, at a minimum, the additional spaces are located underground, above ground, or otherwise in a garage.

C. **Accessible parking requirements.** Accessible parking shall be provided pursuant to the requirements of the Building Code and ADA.

07.05 Bicycle Parking

Each multi-family project and non-residential land use shall provide bicycle parking in compliance with this section.

A. **Number of bicycle spaces required.**

1. Short-term bicycle parking space. Commercial and multi-family projects must provide permanently anchored bicycle racks within 200 feet of the visitors' entrance. To enhance security and visibility, the bicycle racks shall be readily visible to passers-by. There shall be a minimum of one rack with capacity for two bicycles.
2. Long-term bicycle parking. When off-street vehicular parking spaces are provided, then secure bicycle parking for five percent of the off-street vehicle parking spaces shall also be provided. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:
    a. Covered, lockable enclosures with permanently anchored racks for bicycles.
    b. Lockable bicycle rooms with permanently anchored racks.
    c. Lockable, permanently anchored bicycle lockers.

B. **Bicycle parking design.** Each bicycle parking space shall include a stationary parking facility to adequately secure the required number of bicycle spaces. Each bicycle parking space shall be a minimum of two feet in width and six feet in length, with a minimum of seven feet of overhead clearance, and shall be conveniently located and generally within proximity to the main entrance of a structure. No portion of a required bicycle parking space shall encroach onto the public right-of-way, designated vehicle or pedestrian travel ways, or other internal circulation areas, nor be obstructed in any way to hinder safe and easy access for bicycle users.

07.06 Parking Design and Development Standards

Parking areas, where provided, shall be designed, constructed, and properly maintained in compliance with the following requirements.

A. **Access to parking.** Access to parking areas shall be provided as follows for all parking areas other than garages for single-family dwelling units or garages that serve individual dwelling units as part of a multi-family residential project.

1. Parking areas shall provide suitable maneuvering area so that vehicles enter from and exit to a public street in a forward direction only. This requirement does not apply to alleys, unless so specified in a specific zone.
2. Parking lots shall be designed to prevent access at any point other than at designated access drives.
3. A nonresidential development that provides 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 24 feet from the street right-of-way, to provide a queuing or stacking area for vehicles entering and exiting the parking area.

4. A minimum unobstructed clearance height of 16 feet shall be maintained above areas accessible to vehicles within nonresidential developments.

B. **Access to adjacent sites.**

1. Nonresidential developments.

a. Applicants for nonresidential developments shall provide on-site vehicle and pedestrian access to parking areas on adjacent nonresidential properties, where practicable to provide for convenience, safety, and efficient circulation.

b. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved to form by the Town Attorney, guaranteeing the continued availability and maintenance of the shared access between the properties.

2. Multi-family residential developments. Shared pedestrian access between adjacent multi-family residential developments is also strongly encouraged.

C. **Location of parking.** Parking areas shall be located per the building type standards. See Subsection 05.030.D (Limitations on the use of Setbacks) for limitations on the location of parking with respect to required setback areas.

D. **Lighting.** Parking lot lighting shall be provided in compliance with Section 05.029 (Outdoor Lighting).

E. **Proper grading, surfacing, and maintenance of parking lots required.**

1. All off-street parking facilities shall be properly graded and drained so as to dispose of all surface water accumulated within the area of the parking lot.

2. In no instance shall a storm drainage facility be designed to allow the flow of water into abutting property.

3. Parking areas serving single-family homes may be surfaced with permeable pavers or other all-weather surface.

F. **Vehicle overhang and wheel stops/curbing.**

1. Continuous concrete curbing at least six inches high and six inches in depth shall be provided for parking spaces located adjacent to fences, walls, walkways, property lines, landscaped areas, and structures.

2. Single- or double-tire wheel stops shall be installed, in addition to continuous curbing, where parking spaces abut landscaped areas, property lines, or walkways in order to avoid vehicle overhang into such areas.

3. Wheel stops may be provided in lieu of continuous curbing only when the parking space is adjacent to a landscaped area and the drainage is directed to the landscaped area.

G. Continuous curb cuts prohibited. Access to an off-street parking lot shall not be allowed to occur through the use of a continuous curb cut.

H. Deviation from standards requires a detailed study approved by the Director. No proposed parking layout that deviates from the standards identified in this section and which could create a safety hazard(s) shall be allowed unless the developer provides a detailed, stamped report or study prepared by a registered transportation engineer which demonstrates to the satisfaction of the Town Engineer and Director that the parking layout is a viable alternative and is consistent with the purpose of this chapter.

07.07 Driveways and Site Access

Each driveway providing site access from a street, alley, or other public right-of-way shall be designed, constructed, and properly maintained in compliance with the following. The Director may modify the requirements of this section through a Variance in consultation with the Town Engineer.

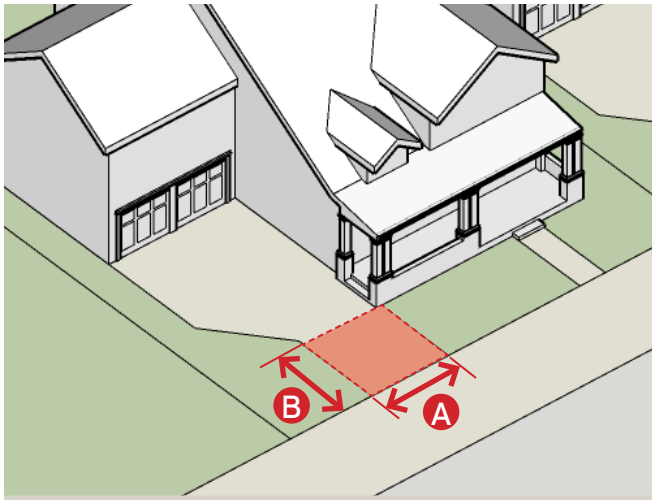
A. **Number of driveways.** The number and placement of Driveways shall be limited as follows; provided, that second driveways or additional curb cuts may be approved by the Director:

1. Single and low Multi-Family Dwellings. A lot with up to four dwelling units shall be allowed one driveway, except that:
    a. A circular driveway may be allowed on a parcel with 70 feet or more of street frontage; and
    b. A parcel within the VM zone with a Frontage of 200 feet or more may have two separate driveways; provided, that they are separated by a minimum of 100 feet, or lesser distance as approved by the Town Engineer based on considerations of site topography and traffic safety.
    c. A driveway accessible from an alley shall be included when determining the maximum number of driveways provided the driveway complies with all other standards of this PD regarding surfacing, distance, maximum area of hardscape on a parcel, etc. In the event that a driveway from an alley would prove too burdensome or prohibitively expensive, a driveway accessible from the fronting street may be approved.
2. Multi-family and nonresidential projects.
    a. A multi-family project with more than four dwelling units or nonresidential development project on a parcel of two acres or less shall have the number of driveways approved by the Town Engineer.
    b. Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.

B. **Distance from street corners.** Each driveway shall be separated from the nearest street intersection as follows, except where the Town Engineer allows a lesser separation.
1. A minimum of 100 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street; and
2. For parcels with frontages less than 150 feet, the minimum distance shall be 40 feet.

C. **Driveway spacing.** Driveways shall be separated along a street frontage as follows:
1. Single and low Multi-Family residential developments. Driveways on abutting properties shall be separated by at least six feet, unless the Town Engineer approves a shared, single driveway. The six-foot separation shall not include the transition or wing sections on each side of the driveway.
2. Multi-family and nonresidential developments. Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of 50 feet. The Town Engineer may approve exceptions to this standard.

D. **Driveway dimensions.**
1. Single dwelling. Each single dwelling shall provide a driveway leading to an off-street parking space(s) with a maximum width of eight feet for a one-car garage/carport. A driveway for a two-car garage/carport may not be wider than 12 feet from where it meets the sidewalk (A) for at least six feet in length (B), see Figure 7-1. See Subsection H of this section for exceptions for detached garages.
2. Multi-family and nonresidential development.
    a. A driveway for a multi-family or nonresidential development shall have a maximum paved width of 12 feet for a one-way driveway and 22 feet for a two-way driveway.
    b. The maximum driveway width shall be 22 feet, exclusive of any area provided for a median divider.



Garage/ Carport CapaTown	Maximum Throat Width of Driveway at Sidewalk A	Minimum Throat Length of Driveway at Sidewalk B
One Car	8	6
Two Car	12	6

Figure 7-1 Driveway Throat Dimensions Diagram

E. **Clearance from obstructions.**

1. The nearest edge of a driveway curb cut shall be at least five feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facility.
2. Street trees shall be a minimum of eight feet from the driveway access, measured at the trunk.
3. A driveway shall have an overhead clearance of 14 feet in height except within a parking structure, which may be reduced to seven feet, six inches.

F. **Surfacing.**

1. Within the NC and CC zones, driveways shall be paved and permanently maintained with asphalt, concrete, permeable pavers/concrete or other approved paving units as allowed by the Town Engineer.
2. Minimum paved length. Except where any portion of a driveway is allowed to be unpaved by this PD-DP or the Town Engineer, each driveway shall be paved with a hard, durable surface for a minimum length of 20 feet from the public right-of-way.
3. A driveway with a slope of 15 percent or more shall be paved with asphalt or concrete in all cases.
4. Maximum amount of single-family hardscape paving allowed for parking area.
   a. Other than on a paved driveway, single-family front setback areas shall not be used for storage or parking of motor vehicles.
   b. Paved driveways shall be limited to no more than 30 percent of the front or street side setback area in order to limit the amount of hardscape paving in these areas.
   c. No parking shall be allowed in the landscaped areas. Vegetated or pervious pavers may be used for temporary or designated off-street parking when designed for vehicle parking.
   d. Increases to the maximum amount of allowable hardscape paving may be approved by the Director if necessary to provide safe ingress and egress for the site.

G. **Access to off-street parking.**

1. Driveways shall not be altered, expanded beyond the allowable maximum dimensions, or temporarily blocked to prevent access from the public right-of-way to the off-street parking space(s).
2. Garage access from an alley. An attached garage or detached garage accessible to vehicles from an alley shall be located per the setback requirements of the applicable building type.

07.08 Loading Space Requirements

Off-street loading spaces shall be provided as required by this section. The Director may modify these requirements through a variance, where the Director first determines that the operating, shipping, and delivery characteristics of the use do not require the number or type of loading spaces required by this section.

A. **Number of loading spaces required.** Nonresidential uses shall provide off-street loading spaces in compliance with Table 7-2.

1. A land use not specifically listed in this section shall provide loading spaces as required by the Director. The Director shall use the requirements in Table 7-2 as a guide in determining the appropriate number of off-street loading spaces required for the use.
2. In any case where Table 7-2 expresses a loading requirement based on floor area in square feet (for example: 5,000 to 10,000 sf), "sf" shall mean square feet of gross leasable floor area, unless stated otherwise.
3. Loading docks instead of loading spaces shall be required at big-box stores, home improvement centers, and large shopping centers, as determined by the Director.
4. Loading spaces, rather than loading docks, shall be required for convenience stores, offices, restaurants, and small shopping centers where truck deliveries occur on a regular basis, but where the Director determines that a loading dock is not necessary.

Total Gross Floor Area (sf)	Loading Spaces Required
Under 15,000	None required
15,000 to 50,000	1 space
Over 50,000	2 spaces

Table 7-2 Required Off-street Loading Spaces

B. **Standards for off-street loading areas.** Off-street loading areas comply with the following standards:

1. Dimensions. Loading spaces shall be a minimum of 12 feet in width and 40 feet in length, with 14 feet of vertical clearance.
2. Lighting. Loading areas shall have lighting capable of providing adequate illumination for security and safety; lighting shall also comply with the requirements of Section 05.029 (Outdoor Lighting).
3. Location. Loading spaces shall be:
   a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible.
   b. Situated to ensure that the loading facility is screened from adjacent streets.
   c. Situated to ensure that loading and unloading takes place on site and in no case faces a public street, or is located within a required front or street side setback, adjacent public right-of-way, or other on-site traffic circulation areas.
   d. Situated to ensure that all vehicular maneuvers occur on site. The loading areas shall allow vehicles to enter from and exit to a public street in a forward motion only.
   e. Situated to avoid adverse impacts upon neighboring residential properties. The review authority may restrict times allowed for loading and deliveries for loading spaces that are located closer than 100 feet to a residential zone.
4. Loading ramps. Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions, and overhead clearances.
5. Screening. Loading areas shall be screened from abutting parcels and streets with a combination of dense landscaping and solid masonry walls with a minimum height of six feet.

6. Striping.
    a. Loading spaces shall be striped and identified for "loading only."
    b. The striping and "loading only" notations shall be continuously maintained in a clear and visible manner in compliance with the accepted plans.
7. Surfacing.
    a. All loading areas shall be surfaced with asphalt, concrete pavement, or comparable material and shall be graded to dispose of all surface water.
    b. All grading plans relating to the loading facilities shall be reviewed and accepted by the Town Engineer before any work can commence.

07.09 Parking of Other Than Passenger Vehicles

A. **Other than passenger vehicles.** This category of vehicles covered by this section includes barbecue trailers, buses, camper trailers, catering trucks, commercial trucks, concrete trucks, concrete or cement pumps, dump trucks, flatbed trucks, golf carts, mail trucks, milk trucks, motor homes, pleasure and commercial boats, recreational vehicles, truck rigs, utility trailers, and similar vehicles that are not passenger vehicles or standard pickup trucks.

B. **No parking within street setbacks.** None of the vehicles identified in Subsection A of this section may be parked permanently within any required front or street side setback in VL zone.

C. **Loading and unloading only.** Pickups with campers, pleasure boats, recreational vehicles, and similar vehicles may park in the required front setback in VL and VM zones for the purpose of loading or unloading, not to exceed 24 hours within a seven-day period.

D. **Parking in rear and side setbacks.** Operative boats and large pickup campers, motor homes, recreation vehicles, utility trailers, and vacation trailers shall be allowed to be parked or stored in a required rear or side setback in VL only if screened on the side and front. In these instances, the provision of adequate light and air to a neighbor's window shall not be obstructed.

E. **Normal vehicle maintenance.** With the exception of performing normal vehicle maintenance on passenger vehicles or standard pickup trucks, no vehicle or appurtenances shall be dismantled within any residential area of the planning area. Residential and incidental vehicle maintenance shall be limited to battery changing, oil changes, and tuneups, and other operations generally referred to as normal preventive maintenance.

CHAPTER 8 CIVIC & PUBLIC SPACE NETWORK & STANDARDS

08.01 Purpose

The purpose of this chapter is to encourage the appropriate use of public spaces for commercial and other nongovernmental purposes and to ensure that pedestrian connections are established between buildings and the public realm. Provisions are included related to the establishment of outdoor seating areas for restaurants, information kiosks, art installations, and other methods of creating positive activity on sidewalks.

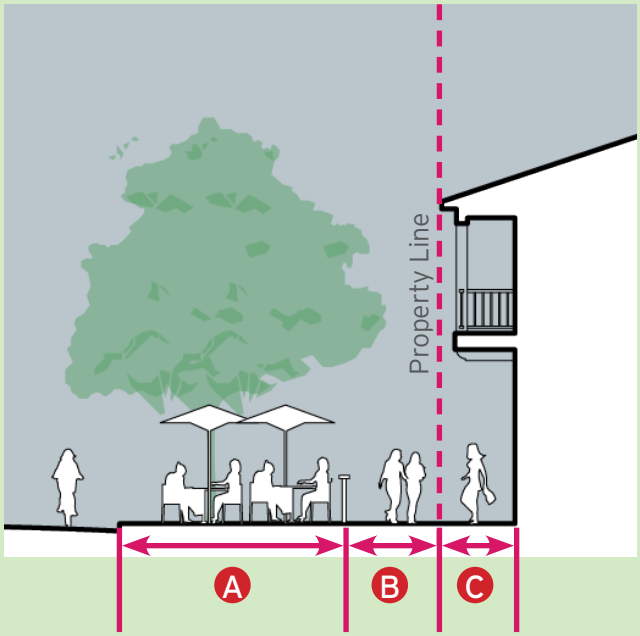
08.02 General Sidewalk Use Provisions

The following applies to the use of all sidewalk areas:

A. **Clear path of travel required.** At least five feet clear area should be provided to allow for unimpeded pedestrian traffic around any obstruction.

B. **Sidewalk may be used by adjacent properties.** Public sidewalks may be used by adjacent businesses for seating and/or display areas. It is recommended that seating or display, occur in the "Furnishing Zone" of the sidewalk, adjacent to the curb, so as not to impede the path of travel for pedestrians. See Figure 8-1. Restaurants serving alcoholic beverages and/or providing entertainment are permitted, provided those activities are ancillary to the restaurant use, the seating area is cordoned off, and appropriate permits are obtained from the local licensing authority to allow for the consumption of alcohol outside of the premises.

C. **Placement of sidewalk amenities.** Chairs and tables for outdoor dining and carts for merchant display may be permitted on sidewalks within the Furnishing Zone adjacent to the sidewalk, paseos and other public rights-of-way within VH, NC and CC zoning districts provided that at least 5-feet of sidewalk or paseo remains clear for pedestrian passage. See Figure 8-1.



A Furnishing Zone
B Clear Path of Travel
C Front Setback Area

Figure 8-1 Furnishing Zone Conceptual Diagram



Shaded outdoor dining area within the furnishing zone.

D. **Entries must remain accessible.** The sidewalk use shall not infringe on the full width of the building entrance or otherwise impede access to and from buildings.

E. **Materials.** Materials used in pedestrian-oriented spaces shall be used as follows:

   1. Attractive, durable, slip-resistant, of high quality, and compatible in color and pattern with a project's design.
   2. Surfaces in pedestrian circulation areas shall provide hard, stable surfaces and that permit comfortable maneuverability for people of all abilities.
   3. Wherever a pathway crosses a drive aisle, loading area, or parking area, the pathway shall be made identifiable by the use of elevation changes, changes in paving materials, striping and/or the use of integral colors.
   4. To provide adequate power for temporary uses and to ensure proper maintenance, at least two outlets shall be provided for every 2,000 square feet of pedestrian-oriented space.

F. **Street Furniture.** Street furniture, seating, waste receptacles, lighting, bike racks, bollards, and similar devices, significantly enhance the usability of the public realm. Street furniture shall be based on a clean aesthetic with a high degree of functionality that maintains a respect for the human scale.

08.03 Outdoor Seating Standards

Sidewalk seating shall be allowed in conjunction with the operation of an indoor restaurant and other commercial establishments, subject to the following minimum requirements and limitations:

A. **Location and configuration.** The sidewalk seating area shall be no wider than the actual street frontage of the commercial establishment unless agreement with a neighboring business or property owner, is obtained in writing.

B. **Maintenance.** All exterior surfaces shall be easily cleanable and shall be kept clean at all times.

08.04 Pedestrian Connections

All buildings within the PD-DP shall be accessible via a path or walkway from a public sidewalk according to the following provisions:

A. **Pedestrian pathways.**

   1. Pedestrian links shall be attractive and well-marked.
   2. A continuous and direct pedestrian path shall be provided between the most proximate public sidewalk and the primary entrance to all on-site buildings with the fewest possible vehicular crossings.
   3. A continuous paseo shall be provided from all parking areas to the primary entrance of all buildings.
   4. Clear and continuous paths shall be provided from every primary building entrance to all transit stops and crosswalks directly adjoining the site.
   5. Special pedestrian paths/connections shall be provided between adjoining lots where those uses are compatible.
   6. Paseo between buildings shall be provided when needed to create pedestrian connections to primary building entrances and parking areas (see Figure 8-2).

B. **Pathways in parking areas.** Where parking areas are located between a public right-of-way and a primary entrance into a site's primary use structure, a continuous and well-designated paseo shall be provided through the parking area that connects the public right-of-way and said entrance.

C. **Building location.** Where possible, the building should be located as close to the public sidewalk as possible to create a direct pedestrian connection to primary building entries (without requiring the pedestrian to cross a parking lot).

08.05 Paseo Development Standards

A. **Purpose.** When provided, paseos shall be designed and constructed according to the Standards contained in this section to create safe, active environments that are visible by passersby.

B. **Standards.**

1. A paseo shall be at least 10 feet in width.
2. A paseo shall contain an unobstructed circulation path at least five feet in width, connecting the street on which the paseo fronts.
3. Seating areas, storefronts, shop windows, and outdoor display of goods are all encouraged within paseos to create a safe active environment.
4. Where any building wall or walls adjoin a paseo and where such wall or walls exceed a height of 60 feet for an aggregate length of more than 120 feet, the wall or walls shall be set back from the paseo by a minimum distance of 10 feet. Paseo Development Standards

C. **Purpose.** When provided, paseos shall be designed and constructed according to the Standards contained in this section to create safe, active environments that are visible by passersby.

08.06 Civic and Public Space Network.

The location of Civic and Public Spaces shall conform to Figure 8-3. The type, character and requirements of each civic and public space shall conform to the Town's Mixed-Use Development Parks & Open Space Vision Guide.

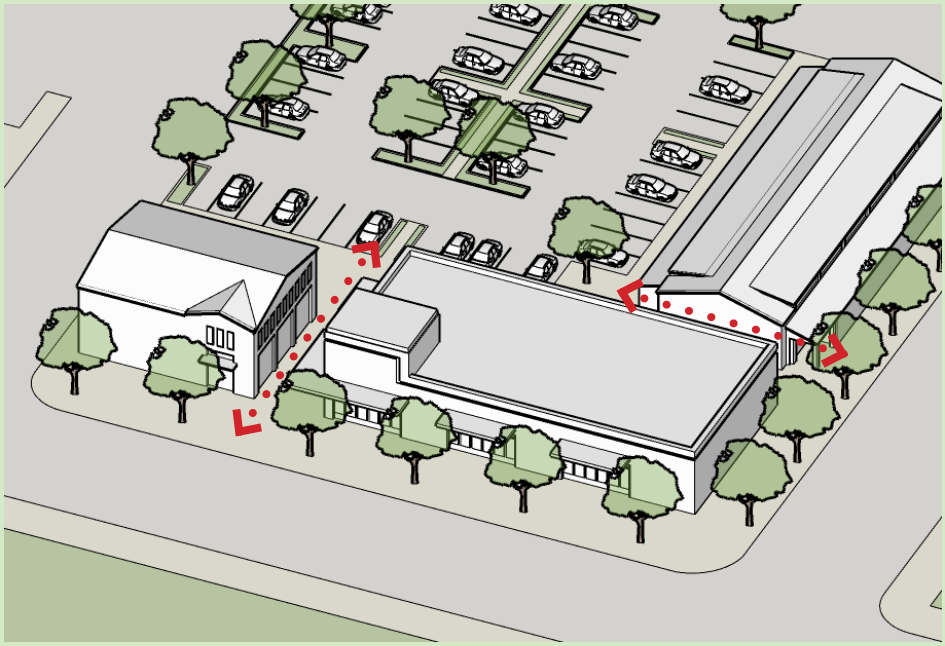
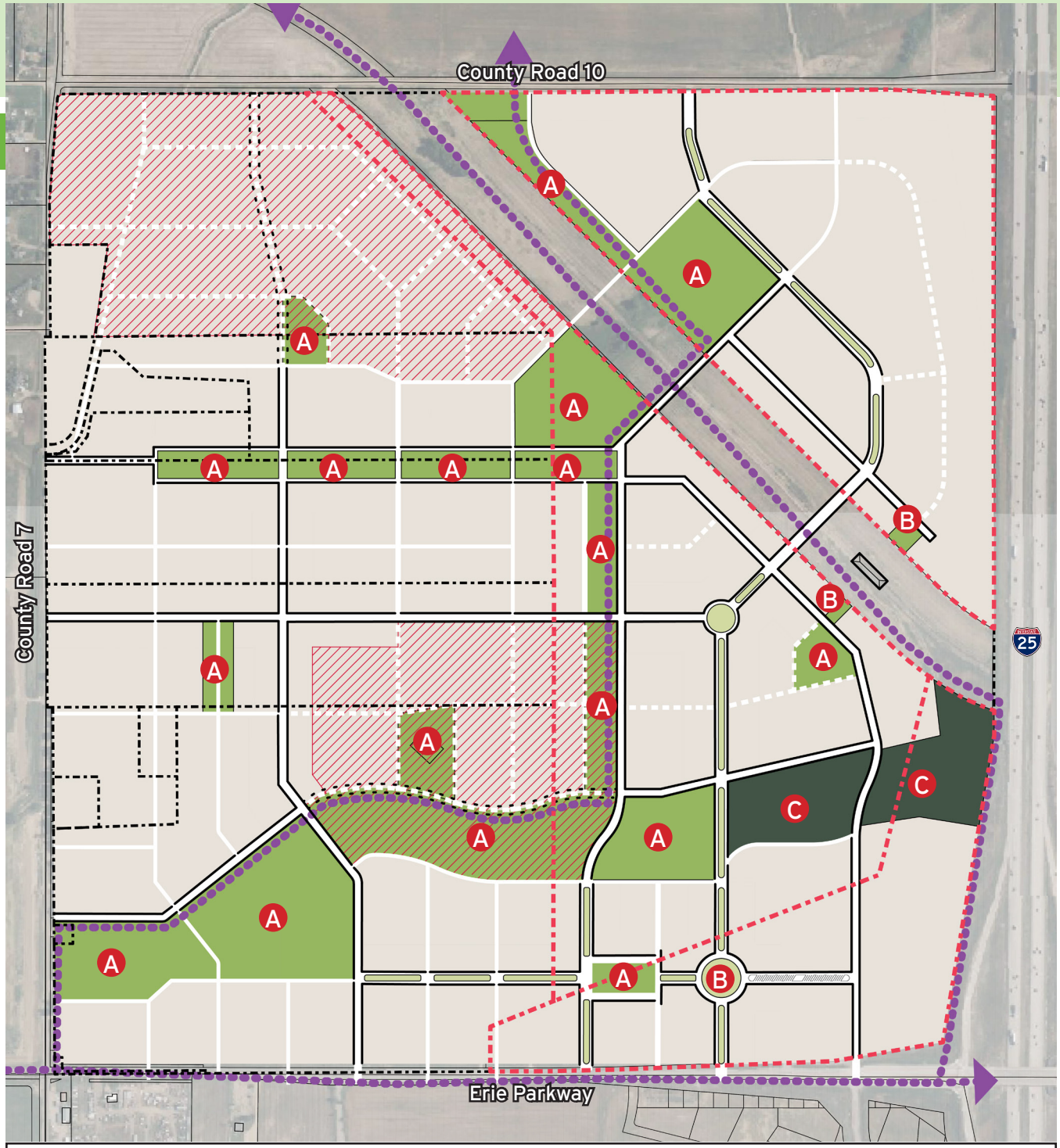


Figure 8-2 Paseo Connection to Parking



Key

- A — Park
- B — Civic Space
- C — Dual-Use Detention Basin
- Spine Trail

NOTE: Hatched areas are oil and gas operation sites.

Figure 8-3 Civic and Public Space Network Plan

CHAPTER 9 SIGNS

09.01 Purpose

A. **Purpose of chapter.** The regulations established by this chapter are intended to appropriately limit the number, placement, size, and type of signs allowed within the District and to require the proper maintenance of signs.

B. **Purpose of limitations.** The purposes of these limitations and requirements are to:

1. Avoid traffic safety hazards to bicyclists, motorists, and pedestrians caused by visual distractions and obstructions.
2. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the District as a place to live, work, and shop.
3. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached.
4. Safeguard and protect the public health, safety, and general welfare.
5. Advance community design standards and safety standards as identified in the General Plan.
6. Maintain and improve the quality of the District's appearance by subjecting certain signs to design review to ensure that their size, placement, and aesthetics are appropriate to their site and surroundings.

09.02 Applicability

A. **Signs regulated.** The requirements of this chapter shall apply to all signs in all District zones.

B. **Applicability to sign content.** The provisions of this chapter do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or noncommercial.

09.03 Prohibited Signs

All signs not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include the following:

A. Abandoned signs;

B. Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except when incorporated into an approved canopy sign.

C. Moving signs, and other similar signs that are stationary but contain moving parts;

D. Any sign containing any obscene wording or images not protected by the FIrst Amendment of the US Constitution;

E. Cabinet Signs. A sign with its text and/or logo symbols and artwork on a translucent face panel that is mounted within a metal frame or cabinet that contains the lighting fixtures which illuminate the sign face from behind.

F. LED Signs. Any sign that utilizes LEDs (light emitting diodes) as pixels.

G. Signs attached to or suspended from a boat, float, vehicle, or other movable objects parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way, except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of the vehicle.

H. Signs burned, cut, or otherwise marked on or otherwise affixed to a hillside or tree;

I. Signs with reflective material.

09.04 General Requirements for Permitted Signs

A. **Site Design.** In general, signs shall have mutually unifying elements which may include uniformity in materials, color, size, height, letter style, sign type, shape, lighting, location on buildings, and design motif.

1. All signs shall be constructed of high quality durable materials.
2. Raceways and exposed conduit are not permitted.
3. Materials and textures of signs shall be compatible with the architectural character of the site and building. Supporting sign structures of freestanding signs shall match the primary finish and colors of the associated building(s).
4. Wayfinding and directional signage systems shall be of a unified graphical system

B. **Sign area measurement.** Sign area measurement to determine compliance with the sign area limitations of this chapter shall occur as follows:

1. Sign height. Sign height is the vertical distance of the sign area.
2. Projection. Projection is measured as the distance from the face of the building to which a sign is mounted to the furthest point on the sign away from the wall.
3. Clearance. Clearance is measured as the shortest distance between the bottom of a sign and the grade below.
4. Area of single-faced signs.
    a. Sign area is the entire surface area of a sign, including non-structural trim, frame, or other material or color forming an integral part of the display or used to differentiate the sign's contents from the background against which they are placed. The supports, uprights, or structures on which any sign is mounted shall not be included in measuring sign area.

    b. A building's architectural features, structural supports, and landscape elements shall not be included within the sign area.

    c. An awning, canopy, or wall sign area shall be measured by including within a single continuous rectilinear perimeter of not more than eight straight lines that enclose the extreme limits of writing, representation, lines, emblems, or figures contained within all modules together with any air space, materials, or colors forming an integral part or background of the display or materials used to differentiate such sign from the structure against which the sign is placed.
5. Area of multi-faced signs. All sign faces visible from one point shall be counted and considered part of the maximum total sign area allowance for a sign.
    a. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and are part of the same sign structure, the sign area shall be computed as the measurement of one of the two faces.

    b. When a sign has more than two display surfaces that are visible from the same viewpoint, or the sign is a three-dimensional object, the area of such sign is the largest display surface visible from any single direction.
6. Area of multiple signs.
    a. Whenever more than one sign is placed on a freestanding structure, or on a projecting structure, the combination of signs shall be considered as one sign for the purpose of computing sign area and determining the number of signs on a site.

    b. Total sign area shall be computed by adding the areas of the individual signs.
7. **Sign illumination.** Illumination of signs shall be in accordance with the following requirements, in addition to the standards provided in Section 09.05 for each sign type.
    a. Internally illuminated signs. No internally illuminated sign shall include any exposed light source, except that neon or aesthetically equivalent tube lighting is permitted where neon is allowed.

    b. Externally illuminated signs.

i. All signs that use external illumination shall have their lighting directed in such a manner as to illuminate only the face of the sign without causing glare.

ii. Projecting light fixtures shall be simple and unobtrusive in appearance, and shall not obscure the graphics of the sign.

c. No illuminated sign located within 300 feet of any property in a VL or VM district may be illuminated between the hours of 11:00 p.m. or one-half hour after the use to which it is appurtenant is closed, whichever is later, and 7:00 a.m.

d. Light sources which flash, rotate, move, or create the illusion of movement are prohibited, except as provided for in the Erie Unified Development Code.

09.05 Permanent Signs

The standards in this section apply to all permanent signs. Permanent signs may be subject to additional standards set out elsewhere in these regulations and the Unified Development Code. Where conflicts between these standards and the Unified Development Code arise, these regulations shall apply. See Table 9-1.

A. Awning signs.

1. Awnings that contain signs shall be designed to be compatible with the storefront in scale, proportion, material, and color.
2. No awnings with signs shall extend above the roof line of any building, or the first story, whichever is less.
3. No sign mounted to an awning shall project beyond, above, or below the face of the awning.
4. The principal function of any awning with a sign must be to provide shelter for a window, door, or outdoor seating area.

B. Canopy signs.

1. Canopies with signs shall be designed to be compatible with the storefront in scale, proportion, and color.
2. Signs on a canopy shall not be permitted to wrap the canopy.
3. No sign mounted to a canopy shall project below the face of the canopy. Signs mounted to the top of a canopy shall be designed such that:

a. They are comprised of channel letters or other three dimensional forms;

b. The mounting hardware and supporting structures of the sign are concealed from view;

c. The sign does not extend more than two feet above the top of the canopy, or extend above the nearest roofline, whichever is less.

C. Window signs. A window sign may be painted on, attached to, or placed within four feet of the inside of a window.

D. Murals.

1. A painting or similar work of art affixed directly to a wall of a building or structure that is approved by the Planning and Development Director as a mural.
2. This section applies to murals on multi-family and non-residential property.
3. Murals may be located on a principal or accessory structure façade, or other structure within a site.

E. Projecting signs.

1. Projecting signs shall be placed near a building entrance or an access point to a walkway.
2. Projecting signs shall be placed a minimum of 10 feet apart on multi-tenant buildings, unless there is less than 10 feet separating tenant entrances.

3. Projecting signs may encroach into easements and rights of way, pursuant to the terms of a license agreement with the Town of Erie.

F. Freestanding signs.

1. All freestanding signs shall be located outside of the vision clearance area.
2. A freestanding sign may be affixed to a retaining wall not located within the right of way. The minimum setback does not apply to a sign affixed to such a retaining wall.
3. Internally lit cabinet signs are not permitted.
4. All freestanding signs shall be located along a primary or secondary public street frontage. Only one primary frontage shall be allowed. Sites may have more than one secondary frontage.
5. Primary and secondary freestanding signs shall be located a minimum of 75 feet apart.
6. All freestanding signs must be constructed of an opaque background of uniform color, and shall be of high quality materials that are compatible with the building. Freestanding sign bases and support shall be constructed of brick, stone, wood, decorative concrete, high quality metal, or other similar materials.
7. All freestanding signs shall have an architectural base and border on all sides that is consistent with and/or complements the building materials.
8. Properties adjacent to I-25 may have an additional freestanding sign oriented to I-25. Freestanding signs oriented toward I-25 may have an additional 50 percent increase in the maximum area and an additional 100 percent increase in the maximum height.

G. Wall signs.

1. Wall signs shall be designed to be compatible with the building in scale, proportions, and color.
2. Wall signs shall not obstruct any portion of a window, doorway, or other architectural detail.
3. No sign, including cut-out letters, may project from the building more than eight inches.
4. No wall sign shall extend above the roof or parapet line of any building.
5. Internally lit cabinet signs are not permitted.
6. Wall signs may be located on primary and secondary public street frontages. Only one primary frontage shall be designated per site. Sites may have more than one secondary frontage.
7. The area allowance for wall signs shall include any sign area utilized on a canopy sign, awning sign, illuminated window sign, or a projecting sign.
8. In addition to the signs in this section, buildings with secondary rear entrances may have a six square foot unlit sign above each entrance, one per tenant.
9. Wall signs oriented toward I-25 may have an additional 50 percent increase in the maximum area and an additional 100 percent increase in the maximum sign height.

09.06 Temporary Signs

The purpose of temporary signs is to display messages for a temporary duration. Temporary signs shall not be used to circumvent the regulations that apply to permanent signs or to add permanent signs to a property in addition to that which is allowed by these regulations.

A. Fabric signs (banners).

1. Fabric signs placed on a wall shall not obstruct any portion of a window, doorway, or other architectural detail.
2. Fabric signs mounted on the ground may not be located within the vision clearance area.
3. Fabric signs may be installed for civic events on a utility pole with the consent of both the utility provider and the Department of Planning and Development. A fabric sign shall be securely attached to the utility pole,

and shall maintain 8 ft of clearance over any walkway.

4. Any interruption in the use of a nonconforming sign(s) that continues for 60 days or more shall be deemed to be an abandonment of the sign(s). Subsequent use shall comply with the regulations of this chapter. Nonoccupation or nonoperation of the building or business advertised on the sign shall be deemed an interruption of the use of the sign(s).

B. Sandwich board signs.

1. High quality materials and artistic designs shall be used in the construction of sandwich board signs. No plastic board or plastic letters shall be permitted.
2. A sandwich board sign shall not obstruct pedestrian circulation. A minimum of four feet of sidewalk clearance shall be maintained at all times.
3. Sandwich board signs must be removed each day at close of business.
4. Sandwich board signs must be anchored to the ground or weighted sufficiently to prevent movement by wind.
5. Sandwich board signs may be placed in right-of-way on a sidewalk or on a private walkway immediately adjacent to the building frontage with the primary entry of a tenant or site.

C. Site signs.

1. Site signs are not intended to be installed in place of a permanent sign.
2. Site signs are only allowed on properties with active listings for sale or for rent, or on properties with active building permits.
3. Site signs may not be located within a vision clearance area.

D. Temporary window signs.

1. Temporary window signs are allowed in all locations where permanent window signs are allowed.
2. The temporary window sign area allowance is in addition to the area allowance for permanent window signs. If a site does not utilize all of the permanent allowance, that area may be used for temporary window signage, in addition to the area listed below.
3. Temporary window signs shall be affixed to the window such that the fastener (e.g. tape) is not highly visible, or signs shall be mounted inside of the building for viewing through the window.

Sign Type	REGULATING ZONE						Maximum Allowed	Maximum Area	Illumination Allowed	Subject to Maximum Wall Sign Allowance
	VL	VM	VH	NC	CC	EH				
Permanent Signs										
Awning Signs	-	✓	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per Awning face	40% of Awning face	No	Yes
Canopy Signs	-	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per Canopy face	20% of Canopy face, or 15 sq, whichever is less	Yes	Yes
Window Signs	✓	✓	✓	✓	✓	✓	Limited to Maximum Area	10% of Door or Window	No	No
Mural	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	Limited to Maximum Area	75% of eligible building facade	No	No
Projecting Signs	-	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per tenant entry, not to exceed 2 per tenant	9 sf per sign	Yes	Yes
Freestanding Signs	-	-	-	-	-	✓ (P)	1 per drive entry, not to exceed 2 per street frontage	32 sf per sign	No	No
Wall Signs	-	-	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per tenant per frontage	50 sf	Yes	N/A
Temporary Signs										
Fabric Signs	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per tenant	32 sf	No	N/A
Sandwich Board Signs	✓	✓	✓	✓	✓	✓	1 per tenant	12 sf	No	N/A
Site Signs	✓	✓	✓	✓	✓	✓	1 per street frontage	32 sf	No	N/A
Temporary Window Sign	✓	✓	✓	✓	✓	✓	Limited to Maximum Area	25% of Door or Window	No	N/A
Note: (P) Permit required.										

Table 9-1 Permitted Signs

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Projecting Sign



Wall Sign



Sandwich Board Sign



Fabric Banner Sign



Wall Sign



Awning Sign



Canopy Sign



Window Sign



Freestanding Sign



Projecting Sign

CHAPTER 10 GLOSSARY

A

Abut: Having property lines, street lines, or zoning district lines in common.

Accessory Structure: A structure attached to or detached from a primary structure located on the same premises that is customarily incidental and subordinate to the primary structure or use.

Accessory Use: A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary use is located.

Alley: A street type as defined in Chapter 6.

Architectural Feature. An exterior building feature including roof, windows, doors, porches, etc.

Architectural Projection. Any attached building feature that extends beyond the structural envelope or above the roof or parapet line into a required setback area or maximum building height. Projecting features are defined as:

1. Awning;
2. Balcony;
3. Bay window;
4. Chimney;
5. Cornice;
6. Deck;
7. Eave;
8. Fire escape;
9. Greenhouse window;
10. Landing;
11. Roof overhang;
12. Patio;
13. Porch.

B

Bioswale: A channel designed to concentrate and convey stormwater runoff while removing pollution and debris. One of several LID devices, bioswales can also be beneficial in recharging groundwater. They are typically vegetated or mulched or filled with rocks. A bioswale consists of a narrow drainage course following either a straight or meandering path, with gently sloped safely maximize the time water spends in the swale, which aids the collection and removal of pollutants, silt and debris.

Block: The primary bounded areas defined for the purpose of site organization used to regulate the land uses, heights, and design requirements in the PD-DP.

Block Front: The plane of the edge of each side of a block or section of a block facing a public or private right-of-way or open space.

Building Frontage: A building wall adjacent to a parcel boundary that abuts a public right-of-way. A primary building frontage provides the main pedestrian entrance to the building. A secondary building frontage abuts a side street, rear entrance, or has an entrance from other than a public right-of-way.

Building Face: The exterior wall of a building.

Building Height: See Section 05.04 (Explanation of Building Type Standards).

Building Type: A structure category determined by function, disposition on the lot, and configuration. See Section 05.03 (Building Type Standards).

Bungalow Court: A building type as defined in Section 05.03 (Building Type Standards).

C

Civic and Public Space Network Plan: A plan that identifies and fixes the location and general configuration of open spaces. See Chapter 8 (Civic and Public Space Network and Standards).

Commercial Terrace: A frontage type as defined in Section 5.019 (Frontage Type Standards).

Conceptual: Examples that depict one possible design that would substantially conform to the standards, but are not determinative.

Couplet: A Street Type as defined in Section 06.014 and illustrated in Figure 6-11 it is distinguished by its large central median for recreation.

D

Deck: A raised flat floored area, open to the sky, greater than 18 inches in height at any point above the ground.

Density: The relationship between the number of residential dwelling units existing or permitted on a site and the total area of the site. Typically expressed as the number of housing units per acre, unless otherwise stated.

Drive Aisle: A vehicular lane within a lot that may give access to parking spaces, service and/or utility areas.

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

Dwelling or Dwelling Unit: A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

E

Easement: A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Enclosed Porch: A portion of a building that protrudes from the primary massing of a building and is fully enclosed by walls and a roof.

Encroachment: Any structural element (including architectural features) that extends from the building face into the public right-of-way or setback.

Encroachment Area: The area of land between the building face and the back of the curb or setback, where encroachments may be located.

F

Facade: A building face that is along a frontage.

Facade string: A series of attached single family dwelling or flex loft units attached together in a single building.

Facade Width: The horizontal distance of a single building facade.

Fence: A constructed, unroofed barrier of wood, metal, masonry, or other material as allowed by this PD-DP, that is intended to enclose, separate, define, secure, protect, and/or screen one or more areas of a site and supports no load other than its own weight. Includes freestanding masonry walls.

Fenestration: The arrangement and design of windows and other openings on a building's facade.

Finished Grade: The ground surface after the completion of grading and building construction.

Flex Block: A building type as defined in Section 05.03 (Building Type Standards).

Flex Loft: A building type as defined in Section 05.03 (Building Type Standards).

Flex Shed: A building type as defined in Section 05.03 (Building Type Standards).

Floor Area Ratio (FAR): The Floor Area Ratio (FAR) is the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (excluding

carports) shall be determined by multiplying the Floor Area Ratio (FAR) by the total net area of the site (FAR x Net Site Area = Maximum Allowable Floor Area).

Fronts of Buildings: The face of a building where the primary pedestrian entrance is located. Unless otherwise noted, the fronts of buildings shall align with streets (not alleys), paseos or public open spaces.

Frontage: The privately held area between the facade of a building and the lot line.

Frontage Occupancy: The minimum percentage of the block front that must contain a building. Frontage Occupancy requirements shall apply to the first three stories of a building.

Frontage Road: A slow-speed outer lane(s) of a multi-way boulevard such as Erie Parkway Boulevard, as illustrated in Figure 6-8.

Frontage Type: As defined in Section 5.019 (Frontage Type Standards).

Front Yard: The privately held area between the building and the sidewalk or street, typically landscaped.

Fuel Station: A building type as defined in Section 05.03 (Building Type Standards).

Furnishing Zone: A multi-purpose area that serves as a buffer between the pedestrian travel way and the vehicular travel way and parking on the street. It provides space for sidewalk appurtenances such as street trees, planting strips, street furniture, public art, sidewalk café seating, sign poles, temporary signage, signal and electrical cabinets, fire hydrants, bicycle racks and bus shelters.

G

Garage, or Carport: Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 7 (Parking and Loading).

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.
2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

A garage or carport complies with the requirements of this PD-DP for "covered" parking spaces.

Glazing Area: That portion of a door or window that is composed of glass.

Green Alley: A Street Type as defined in Section 06.615 a Green Alley utilizes pervious surfaces within easement area as illustrated in Figure 6-13. It is used in lower density residential areas.

Ground Plane: A horizontal plane of reference from which vertical measurements can be taken. Usually the ground plane refers to the adjacent grade at the sidewalk.

H

Habitable Encroaching Space: The portion of the building containing habitable space enclosed by walls and a roof that projects beyond the building face along the ground floor.

Habitable Projecting Space: The portion of the building containing habitable space enclosed by walls and a roof that projects beyond the building face and is raised a minimum of nine feet from the sidewalk, such as oriel windows.

Habitable Space: Space in a structure that is occupiable and is used primarily for living, sleeping, eating, selling of goods, or cooking. Bathrooms, closets, halls, storage areas, and utility spaces are not considered habitable spaces.

Hardscape: Non-living elements of landscaping that primarily consist of paving materials such as brick, stone, wood, and concrete.

Height: The vertical distance between the highest point of the adjacent grade and the average roof plate of building, not including rooftop amenities.

I

Illustrative: Examples that illustrate one possible design that would substantially conform to the standards, but are not determinative.

Industrial Shop: A frontage type as defined in Section 5.019 (Frontage Type Standards).

K

L

Land Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Landscaped Parkway: A parkway that is planted with native and climate-appropriate vegetation.

Large Format Type I: A building type as defined in Section 05.03 (Building Type Standards).

Large Format Type II: A building type as defined in Section 05.03 (Building Type Standards).

Large Lot: A lot with a contiguous area of 60,000 gross square feet or more.

Liner Building: A building that fronts a primary street to screen parking from the public realm.

Live/Work: A land use type that is used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary commercial use and is occupied by the business owner or employee(s) of the primary commercial use.

Lot, or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by applicable Subdivision Map Act.

Lot Area: Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights-of-way.

Lot Coverage. See "Site Coverage."

Lot Line: Any recorded boundary of a lot.

Lot Width: The horizontal distance between the side lot line, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Low-Impact Development (LID): A site development strategy that uses natural and engineered infiltration and storage techniques to control storm water where it is generated. Used as an alternative to or in combination with conventional Storm Water Management Ponds, LID combines conservation practices with distributed storm water source controls and pollution prevention to maintain or restore watershed functions. LID devices provide temporary retention areas; increase infiltration; allow for nutrient (pollutant) removal; and control the release of storm water into adjacent waterways, in this way helping to maintain the water balance on a site and reducing the detrimental effects that traditional end-of-pipe systems have on waterways and the groundwater supply.

M

Multi-family Plex: A building type as defined in Section 05.03 (Building Type Standards).

N

Natural, or Existing Grade: The contour of the ground surface before grading.

Non-Habitable Encroaching Space: The portion of the building containing non-habitable space that extends beyond the building face along the ground floor, which is not enclosed by walls and a roof, such as a stoop.

Non-Habitable Projecting Space: The portion of the building containing non-habitable space that extends

beyond the building face, which is not enclosed by walls and a roof and is raised a minimum of nine feet from the ground floor, such as a balcony.

Non-Habitable Space: The portion of a building which is not enclosed by walls and a roof, such as a stoop, balcony, or roof deck.

O

Open Space: Public outdoor space reserved for active and passive recreation.

P

Parcel: See "Lot, or Parcel."

Parkway: The strip of land within the public right-of-way between the sidewalk and the curb.

Paseo: A paved pedestrian passageway providing access into or through a block.

Paved Parkway: A parkway that is hardscaped to extend the usuable pedestrian area within the public right-of-way.

Pedestrian Oriented: Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Design amenities related to the street level such as awnings, paseos, arcades;
3. Visibility into buildings at the street level;
4. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
5. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
6. Signs oriented and scaled to the pedestrian rather than the motorist;
7. Landscaping; and
8. Street furniture.

Pedestrian Path: A paved passageway providing access into or through a block.

Plane Break: A vertical or horizontal offset in a building face used to create articulation and break up long wall planes.

Primary Entrance or Principal Entrance: The main point of access for pedestrians into a building.

Primary Street: A street at which the majority of lots on that street have their primary entrance.

Primary Structure: A structure that accommodates the primary use of the site.

Primary Use: The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

Projecting Space: A portion of the building that extends beyond the building face into the public right-of-way or setback that is raised a minimum of nine feet from the sidewalk or open space.

Projection: An architectural element or portion of the building that extends beyond the building face into the public right-of-way or setback that is raised a minimum of nine feet from the sidewalk or open space.

Property Line: The recorded boundary of a parcel of land.

Public Realm: Composed of public rights of way and private front yards, the public realm is the communal social setting of urban life.

Q

R

Residential Terrace: A frontage type as defined in Section 5.019 (Frontage Type Standards).

Roadway: The area in the right of way as measured from curb to curb intended for vehicular travel, as well as bicycle travel, in designated areas.

Rowhouse: A building type as defined in Section 05.03 (Building Type Standards).

S

Setback: The distance between the lot line and a building providing a transition between the public or semi-public domain and the private uses on the lot.

Shared Parking: The use of a parking space to serve two or more individual land uses.

Shopfront: A frontage type as defined in Section 5.019 (Frontage Type Standards).

Side Street: A street at which the minority of lots on that street have their primary entrance.

Side Yard: The private (or semi-private) open space located on the sides of buildings.

Sidewalk Grade: A level plane along the top of the sidewalk pavement.

Single Family Dwelling: A building type as defined in Section 05.03 (Building Type Standards).

Site: A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site Coverage: The percentage of total site area occupied by structures, sidewalks, paved driveways, and other impervious surfaces.

Standards: Established rules for objective measures to which development must substantially conform. "Standards" are identified in this PD-DP by use of the terms "will" or "shall."

Stepback: The horizontal distance between the building facade of one story and the building facade of the story below.

Step-out Area: A paved area that sits adjacent to the top curb and measuring 2'0" in width inclusive of the curb, allowing passengers of parked cars to access the sidewalk without stepping through landscaped parkways or stormwater planters as illustrated in Figure 6-6,

Stoop: A frontage type as defined in Section 5.019 (Frontage Type Standards).

Stormwater Planter: A contained vegetated areas that collects stormwater runoff in denser urban locations, where insufficient land exists for ground water recharge. Typically found on lower-level rooftops of buildings, or at ground level adjacent to buildings, their size, shape and plant content is designed to manage and filter some of the rainwater coming off a roof or other impervious surface. Rainwater runoff enters the planter and is filtered through a layer of mulch, soil and sand before it is released into the stormwater drainage system.

Story: A floor level of habitable space within a building, excluding attics, raised basements, and rooftop amenities.

Street: A public or private thoroughfare, which affords principal means of access to the abutting lot. See Chapter 3 (Street Types).

Street Network Plan: A plan that identifies and fixes the location and general configuration of streets. See Chapter 3 (Street Types).

T

Tandem Parking: A parking configuration in which two cars park one in front of the other, rear to front, which requires the car in the back to be moved in order to get the car in front out of the parking space.

Temporary Structure: A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary Use: A use of land that is designed, operated and occupies a site for a limited time, typically less than 12 months.

Tenant: A person renting or leasing a housing unit or nonresidential space.

U

Unenclosed Porch: A covered outdoor space attached to a building that is open on at least one side.

Urban Block: A building type as defined in Section 05.03 (Building Type Standards).

Use: See "Land Use."

Use, Primary: See "Primary Use."

V

W

Walkways: Land which is intended primarily to provide pedestrian access.

Walk-up Dwelling: A building type as defined in Section 05.03 (Building Type Standards).

Y

Yard/Porch: A frontage type as defined in Section 5.019 (Frontage Type Standards).

Z

Zoning District: Any district established by Chapter 4 (General Zone Standards), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).