CHARLOTTESVILLE SOUTH DOWNTOWN

[SIA-Phase 1A]

Form-Based Code

by **DPZ Partners**

[draft date v1: 12/19/17]

[draft date v2: 3/23/18]

[revision date v3: 3/28/19]

Notes:

Text in Blue relates to administrative process

Text in Red are references to code

Text in Grey relates to our explanatory notes

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1. GENERAL PROVISIONS

1.1. PURPOSE AND INTENT

1.1.1. The purpose of this Code is to further the City's Comprehensive Plan, by implementing the recommendations of the Strategic Investment Area Plan (SIA) for Phase 1, and also to promote the health, safety or general welfare of the public. This Code's purpose is to provide a predictable framework for redevelopment and context-based zoning regulations to guide the placement, form and use of private and public property and buildings in the SIA.

1.1.2. This Code defines regulations that:

a. Guide the evolution of, and further the goals of the Strategic Investment Area Plan (SIA) as defined in the SIA Plan, dated December 2013.

b. Honor the Residents Bill of Rights and rebuild and preserve existing affordable housing.

c. Support the City's affordable housing policies, and in particular, promote additional affordable housing at every income level, especially those at 30% Average Median Income (AMI) or lower.

d. Enable a greater range of housing, including housing at different levels of AMI, and encourage moderate-density and mixed-use development to increase the residential density and intensity of activity within the SIA in support of viable and diverse, locally-oriented businesses and cultural institutions;

e. Create a healthy neighborhood by providing for public amenities in the forms of a safe, high-quality public realm and active open spaces.

f. Promote small, incremental development, alongside larger development.

g. Provide for walkable streetscapes where active facades address sidewalks and parking and loading are located behind buildings, according to Charlottesville's " Streets that Work Design Guidelines".

h. Support and strengthen the viability of redevelopment activities and priorities for the SIA.

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1.2. APPLICABILITY:

1.2.1. The regulations of this Code apply to all property, structures and uses located within Phase 1 of the SIA, the boundaries of which are indicated in Figure 2.2.

1.2.2. For conflicts and exemptions refer to Section 34-6.

1.2.3. No property, building or structure or part thereof, can be developed except in conformance with regulations for the Transect Zone in which it is situated.

1.2.4. This Code replaces or modifies Chapter 34 of the City's Code according to Table 1.1.

a. Provisions, that are not specifically modified or superseded by this Code according to Table 1.1, apply to all property, structures and uses located within Phase 1 of the SIA.

1.2.5. Any proposed subdivision of land must comply with the requirements of this Code in addition to Chapter 29: Subdivision of Land.

1.2.6. Any proposed PUD within Phase 1 of the SIA must comply with the requirements of this Code in addition to section 34-490. *[Discuss with City if a PUD will still be available for the SIA].*

1.2.7. The request for a Special Use Exception in Phase 1 of the SIA will not be permitted, with the exception of existing projects approved prior to *[date of code adoption]* are vested. *[Discuss with City how to invalidate SUPs in Phase 1 of SIA as no longer relevant as superseded by the Bonus Height provision, irrespective of use.]*

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Table 1.1 Code Article Tracking

Article VI	**Division 3. - Regulations - Downtown Extended Corridor (DE)**		
Article VI: Mixed Use Corridor Districts	Sec. 34-563	Off-street loading areas	Replaced by Section 10.2
	Sec. 34-576	Uses allowed	Replaced by Section 8
	Sec. 34-577	Height regulations	Replaced by Section 6.1
	Sec. 34-578	Street wall regulations	Replaced by Section 6.2
	Sec. 34-579	Buffer regulations	No Change
	Sec. 34-580	Density	Replaced by Fig. 2.3 & Tables 4.1 to 4.3
	Sec. 34-582	Mixed-use developments	Replaced by Fig. 2.3 & Tables 4.1 to 4.3
	Sec. 34-583	Additional regulations	No Change
	Related Sections		
Article I: Administration	Sec. 34-12	Affordable dwelling units	Replaced bySection 1.8
Article IX: General Applicable Regulations	Sec. 34-972	Location, yard areas, and driveways	No Change-except (b) (6) shall not apply
	Sec. 34-973	Off-site locations permitted	No Change-except (6) shall not apply
	Sec. 34-984	Off-street parking requirements	Replaced by Sections 10.1 & 10.2
	Sec. 34-1100	Height - application of district regulations	No Change-except (b) shall not apply
	Sec. 34-1123	Lot area requirements	Replaced by Tables 4.1 to 4.3

1.3. PRE-EXISTING CONDITIONS

1.3.1. Modifications of existing buildings are permitted if such changes result in greater conformance with the regulations of this Code.

1.4. ESTABLISHMENT OF ZONING

1.4.1. Zoning is according to section 34-6.

1.5. INSTRUCTIONS FOR SITE PLAN SUBMISSIONS

1.5.1. Site plan submission requirements are specified in Article VII: Site Plans.

1.5.2. Application and review processes are specified in Article VII: Site Plans, except for:

a. *[Discuss with City if/how to expedite certain permits that follow the Framework Plan and can be approved as"by-right", if not seeking bonus height for affordable housing].*

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1.6. AFFORDABLE HOUSING BONUS

1.6.1. This subsection supersedes section 34-12.

1.6.2. The intent of the affordable housing bonus established herein is to facilitate and accelerate the provision of quality affordable dwelling units within the SIA. Owners are permitted bonus building height within Phase 1 of the SIA in exchange for property owner contributions towards affordable dwelling units that provide a desired and necessary community benefit.

1.6.3. For purposes of this section, four types of affordable dwelling units are defined as follows:

a. **"Moderately priced dwelling units"** (Type 1 ADU) means dwelling units that are affordable to households with incomes between 80% - 100% of the area median income AMI.

b. **"Low income affordable dwelling units"** (Type 2 ADU) means dwelling units that are affordable to households with incomes between 60% - 80% of the area median income AMI.

c. **"Very low income affordable dwelling units"** (Type 3 ADU) means dwelling units that are deeply discounted and affordable to those that are affordable to households with incomes between 30% - 60% of the area median income AMI.

d. **"Extremely low income affordable dwelling units"** (Type 4 ADU) means dwelling units that are deeply discounted and affordable to those that are affordable to households with incomes less than 30% of the AMI.

1.6.4. Affordable dwelling units must be committed to remain affordable for a term not to exceed 30 years. However, the city may establish a minimum term as it deems necessary to ensure the establishment of committed dwelling units. *[Note: CRHA requested this be changed to a minimum term of 30 years].*

1.6.5. The bonus height is permitted if the applicant seeks additional height above that which is permitted by-right, and in the percentage, mix and manner set forth herein.

1.6.6. PERCENTAGE: The percentage of affordable dwelling units is calculated according to Table 1.2.

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1.6.7. MIX & MANNER: Upon providing a binding commitment for a specific mix of affordable housing, and upon approval of a residential project, or the residential portion of a mixed-use project, the applicant is permitted to build up to the approved bonus height within the restrictions of the Transect Zone in which it is situated. The only square footage permitted above the maximum by-right height is that achieved through this bonus.

a. In exchange for bonus height, the applicant must provide affordable dwelling units according to Table 1.2. *[Note: the by-right and bonus heights shown here by PES are different to the assigned heights illustrated for both T5 and T6 in Tables 4.2 and 4.3 respectively. While the maximum height for each is consistent, the point at which the bonus height starts differs. This needs to be discussed further with City and stakeholders].*

Table 1.2: Affordable Dwelling Unit Bonus Heights

T-Zone	By-Right Height	Max. Add'tl Bonus Height	Total Height	Min % of ADUs	Minimum ADUs by Affordability		
					50% of AMI	60% of AMI	80% of AMI
T4	3 Stories	None	3 Stories	10-20%	10%	15%	20%
T5	3 Stories	+ 3 Stories	6 Stories	10-20%	10%	15%	20%
T6	3 Stories	+ 6 Stories	9 Stories	10-20%	10%	15%	20%

Note: Share of units that must be ADUs is calculated on the number of incremental units made possible by the additional height.

1.6.8. The cash contribution is indexed to the Consumer Price Index for Housing in the South Urban Region as published by the Bureau of Labor Statistics and must be adjusted annually based upon the changes made in January to such index.

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1.6.9. If at the time of the Certificate of Occupancy is issued to the building that has received the bonus height, the target accessory dwelling units have not been achieved, the owner must post a performance bond in a form acceptable to the City of Charlottesville. The performance bond is determined based on the value of land per square foot in the area in which the project is located, which may be adjusted from time to time based on market conditions. A flat fee per affordable dwelling unit must be applied if the deficiency is not remedied within one year of issuance of the Certificate of Occupancy. Funds that become available from the forfeiture of the performance bond must be placed into an *[Affordable Housing Trust Fund]* for the City of Charlottesville.

1.6.10. Except as otherwise provided, upon approval of a project that is subject to this section, any site plan submitted for review in conjunction therewith will be acted upon by the director of neighborhood development services or planning commission within twenty-one (21) days after the date such plan was officially submitted.

1.6.11. The city council may from time to time adopt regulations by resolution, for the administration of the provisions of this section. Pursuant to section 34-82(b)(1), the failure of any person to comply with such regulations constitutes unlawful conduct in violation of this section.

1.6.12. Applicants meeting the minimum 15% affordable dwelling unit provisions, may seek the following relief from the parking requirements in Section 2.6, Table 2.2:

a. Up to a maximum 30% reduction of parking requirements for all affordable dwelling units; or

b. Up to a maximum 60% reduction of parking requirements for affordable dwelling units dedicated to elderly housing.

1.6.13. The deletion of one affordable dwelling unit from the required number of units provided may be approved by city council for the provision of the following community amenities:

a. A business support computer lab, provided on or off-site, but within Phase 1 of the SIA. *[Note: if desirable, place conditions for equipment, hours of operation, size of space and/or management].*

b. A child care facility, provided on or off-site, but within Phase 1 of the SIA. *[Note: if desirable, place conditions for equipment, hours of operation, size of space and/or management].*

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2. FRAMEWORK PLAN

2.1. USING THE FRAMEWORK PLAN

2.1.1. The Framework Plan, depicted on Figure 2.2, provides standards to guide future development within Phase I of the SIA.

[Note: The Framework Plan created during the September 2017 Charrette could serve as a draft framework plan for the SIA-Phase I and needs to be reviewed by all property owners. Projects that meet the structure of the Framework Plan by-right, should receive expedited review process and should not be subject to the public hearing process, even if they avail themselves of permitted bonuses. Alternatively, property owners (over a certain threshold of acreage) should be permitted to deviate from certain standards of the Framework Plan and develop their own plan. That would subject property owners to the regular permit process. It requires additional details such as coordinating across property lines to ensure street connectivity and access to open space, and permits deviations from the required retail at grade. Alternatively, if the City wants to approve a Framework Plan definitively and not permit deviations from it, that too is possible.]

2.1.2. The Framework Plan depicts the following:

a. Fixed street connections and trajectory;
b. Variable street connections and trajectory;
c. Variable pedestrian connections;
d. Designation of A or B-streets;
e. Mandatory open space location;
f. Suggested open space location;
g. Permitted open space type(s);
h. Mandatory retail at grade; and
i. Suggested retail at grade.

2.1.3. Projects that meet the standards and alignments of the Framework Plan, in addition to all applicable regulations of the underlying Transect Zones by right, are subject to an expedited review process *[45 to 21 days currently for affordable housing expedited review - discuss new possible terms with City staff]*

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2.1.4. Projects are permitted to deviate from the following standards in the Framework Plan, but are subject to compliance with subsections 2.2 to 2.7: *[Discuss with City how fixed to make the Framework Plan]*

a. Variable streets: Establish a new street trajectory for a variable street only, if it connects to a fixed street where illustrated on the Framework Plan.

b. Retail at grade where required. A minimum of 50% of the ground floor must contain retail uses.

c. Open Space. The designation of an open space type and location.

2.1.5. Sites less than four acres must show compliance with the following standards:

a. The Framework Plan; and

b. The Zoning Map

2.1.6. Sites equal to or over four acres must show compliance with the following standards:

a. The Framework Plan;

b. The Zoning Map; and

c. The submission of a Regulating Plan that:

i. Establishes a street network;

ii. Specifies street design;

iii. Delineates buildable lots;

iv. Delineates open spaces;

v. Specifies open space design;

vi. Specifies off-street parking location and access;

vii. Specifies building heights;

viii. Designates Transect Zones, in compliance with Figure 2.3; and

ix. Establishes special building requirements as described in Section 2.8.

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2.2. THOROUGHFARE NETWORK:

The Framework Plan requires a network of streets, pedestrian or vehicular, that creates blocks within which development will occur. The network of streets must meet the following:

2.2.1. For sites greater than four acres, the street network must divide the Framework Plan area into blocks that meet the block standard requirements defined in Section 5.1.

2.2.2. Where the Framework Plan requires street connectivity between existing streets, the applicant is required to provide the connection.

2.2.3. Where the Framework Plan identifies a variable right of way trajectory, the dedicated right-of-way may deviate from the Framework Plan, provided:

a. Where the right-of-way intersections are identified as fixed, the dedicated right-of-way must connect to each intersection where indicated.

b. Where the right-of-way intersections as identified as variable, the dedicated right-of-way must connect within 200 feet of the location indicated.

2.2.4. Vehicular streets must be designated as A-streets or B-streets in order to provide access to parking facilities, service areas, and for phasing as follows:

a. A-streets are active streets that prioritize pedestrian and bicycle access to commercial and residential spaces, over vehicular access.

b. B-streets are service streets that prioritize vehicular access to parking and service, over pedestrian and bicycle access.

c. Thoroughfares may change between A and B-streets along their length but a B-street segment may not be assigned between two A-street segments.

d. Thoroughfare designation changes are permitted only at street intersections.

2.2.5. Pedestrian streets are permitted as part of the street network as follows:

a. Pedestrian streets are considered equivalent to A-streets.

b. Pedestrian streets must be a minimum of 24 feet in width.

c. Pedestrian streets may not exceed 20% of the total street centerline length within the Framework Plan.

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2.2.6. Bicycle facilities are encouraged within Framework Plans in the following forms:

a. Protected bicycle lanes, located between parallel parking lanes and sidewalks, above or below curbs.

b. Bicycle lanes integrated into pedestrian streets.

c. Shared travel lanes where vehicular speed is managed below 25mph by:

i. Narrow travel lanes, less than or equal to 10 feet in width.

ii. Textured paving such as pavers, bricks, or cobbles, for private streets only. A smooth path should be provided for cyclists within roughly paved travel lanes.

iii. Parallel parking located adjacent to travel lanes.

iv. Street enclosure by buildings creating a 1:1 profile or greater.

v. Canopy street trees.

2.3. THOROUGHFARE DESIGN

All streets within Phase I of the SIA must meet the following:

2.3.1. Sidewalks

a. Sidewalks must be a minimum of 12 feet in width along A-streets and six feet in width along B-streets.

b. Sidewalks must be clear of obstructions for a minimum of six feet in width along A-streets and four feet in width along B-streets, along their entire length.

c. Sidewalks must be continuous along the perimeter of blocks.

d. Crosswalks must be provided at all street intersections.

2.3.2. Outdoor dining

a. Outdoor dining is permitted along A-streets, pedestrian streets, and along and within open spaces.

b. Outdoor dining should be integrated with sidewalks, not separated by changes in grade, permanent walls, or permanent fences.

c. Outdoor furniture should be durable and able to withstand outdoor use. Furniture should be compatible with building color and materials.

2.3.3. Street furnishing

a. Bicycle parking should be provided along all sidewalks and in corrals adjacent to high-volume uses such as theaters, office, and housing.

b. Bicycle racks must be permanently anchored to a concrete footing.

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c. Trash receptacles should be provided along all A-streets, spaced no further than 200 feet apart.
d. Public seating should be provided along streets and open spaces, as follows:
    i. At streets:
        (1) Seating should be located between walkways and on-street parking, regularly spaced along the street trajectory.
        (2) Seating should be provided as fixed benches, tree planter-integrated seating, or in parklets.
    ii. At open spaces:
        (1) Seating should be provided along edges and in groupings within the space.
        (2) Moveable seating and shading should be provided within open spaces.
e. All locations of street furnishings in public right-of-ways must be coordinated with the Department of Public Works, and must provide a continuous accessible path that complies with American with Disabilities Act (ADA) standards.

2.3.4. Street trees must comply with Section 34-870, and Streets that Work and the following:
a. Street trees should be planted along all vehicular streets.
    i. Street trees and planting should be provided within street rights-of-way to provide shade and visual interest.
    ii. Street trees and plantings should be native species, with large canopies.
b. Street trees should be planted parallel to travel lanes, centerline within six feet of curbs, except where the street is a shared space street or it passes through an open space.
c. Thoroughfares with 60 feet of right-of-way or larger:
    i. Street trees should be planted in an allee pattern, regular spacing on both sides of the street.
d. Thoroughfares with less than 60 feet of right-of-way:
    i. Street trees may be planted in an allee pattern or an alternating pattern, regular spacing along the street where tree placement alternates from one side of the travel lanes to the other.
e. Where arcades or galleries are used, street trees should be planted opportunistically, where space allows.

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f. Where medians are installed, street trees should be planted within the median, matching the tree spacing along curbs.
g. Street trees should be spaced along the street according to their mature canopy size, typically between 25 and 40 feet between trees.
h. Street tree wells must be a minimum of four by 10 feet and provided adjacent to the curb.
i. Plantings. In areas or places where plants and trees are planted to grow, the following applies::
    i. Street plantings may be installed in line with street trees and along lot frontages.
    ii. Street plantings may be installed at ground level or in moveable, raised planting boxes or urns.
    iii. Permanent, raised planting boxes, over 12 inches, are not permitted along streets.

2.3.5. On-street parking

a. Street parking should be provided along all street frontages, except where streets pass through designated open spaces.
b. Street parking should be provided as parallel parking spaces.
c. Parallel parking spaces are limited to a maximum of eight feet in width and 22 feet in length.

2.3.6. Travel lanes

a. Except where otherwise required by the City of Charlottesville, vehicular travel lanes may not exceed 10 feet in width per lane.
b. Except where otherwise required by the City of Charlottesville, streets may not include more than two total vehicular travel lanes.

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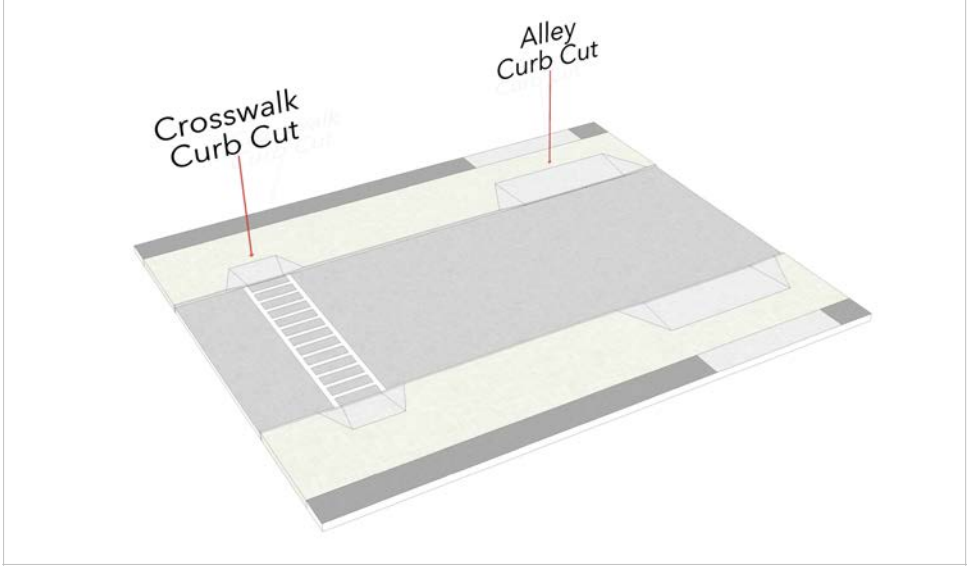
2.3.7. Curbs

a. Curbs must have a maximum vertical dimension of six inches and a minimum dimension of four inches.

2.3.8. Curb cuts

a. Curb cuts must meet all applicable ADA standards and should match Figure 2.1.

Figure 2.1 Curb Cuts



2.3.9. Curb return radii

a. Curb return radii is limited to a 15 foot effective turning radius. Mountable curbs should be utilized where life-safety officials require larger radii.

2.3.10. Lighting

a. Lighting must be provided according to Section 7.11. Lighting.

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2.4. OPEN SPACES

A variety of civic open spaces that are properly sized and well defined by the buildings along their edges must be provided. The form and placement of the civic open space is as important as the size. Where feasible open space type C and D should be "activated" with sidewalk-level commercial uses. The framework plan defines general locations for open space.

2.4.1. An open space, of either type 'C' or 'D' as per Table 2.1, must be provided within Phase 1 of the SIA, in the general location identified in the Framework Plan.

2.4.2. Public open space must meet the following criteria:

a. Existing open space includes publicly accessible space at ground level and at the first floor above grade.

b. Area under permanent kiosks are not considered open space

c. Area within courtyards that are open during normal public hours may be considered open space.

2.5. OPEN SPACE DESIGN

2.5.1. Open space must be selected from and configured as specified in Table 2.1.

a. The illustrations are shown to convey the intended character only.

2.5.2. Open space must be visible and accessible with a minimum of two sides bordering streets, unless constrained by natural conditions. One of the required streets may be in the form of a Pedestrian Passage.

a. Wall, fences and hedges must not exceed 48 inches in height.

2.5.3. Open spaces must contain benches, trash receptacles and bike racks, in keeping with the scale of the place. All furnishings must meet applicable City standards.

2.5.4. Landscape should be primarily of local origin, according to *[Reference section of City Plant List]*.

2.5.5. Property owners may contribute to an open space fund if the following conditions are met: *[City to help define conditions]*

2.5.6. Open spaces should provide for active and passive uses, that are limited by open space types, according to Table 2.2.

2.5.7. Uses listed in Table 2.2 are not exhaustive. Uses not listed in Table 2.2 must be approved by the *[Director of Neighborhood Development Services]*.

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Table 2.1A Open Space Design - Location and Dimensions

Open Space Type		Location and Dimensions			
		Zones	T-Fare Frontage	Size	Dimension
	A. Park	T4	1 side min.	1 ac. min. 10 ac. max.	n/a
	B. Green	T4	2 sides min.	0.5 ac. min. 5 ac. max.	80 ft. min.
	C. Square	T4, T5, T6	2 sides min.	0.2 ac. min. 3 ac. max.	80 ft. min.
	D. Plaza	T5, T6	1 side min.	0.2 ac. min. 2 ac. max.	60 ft. min.
	E. Pocket Park	T4, T5	1 side min.	1,000 sf. min. 0.25 ac. max.	30 ft. min.
	F. Passage (mid-block)	T4, T5, T6	n/a	n/a	12-40 ft. in width

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Table 2.1B Open Space Design - Improvements

Open Space Type		Improvements				
		Impervious Surface	Building Coverage	Landscape	Seating	Lighting
	A. Park	TBD		1 canopy tree per 8,000 sq. feet	1 seat per 2,000 sq. feet	Required along walkways
	B. Green	40% max.	5% max.	1 canopy tree per 4,000 sq. feet	1 seat per 1,500 sq. feet	Required
	C. Square	60% max.	25% max.	1 canopy tree per 4,000 sq. feet	1 seat per 1,000 sq. feet	Required
	D. Plaza	50 - 90%	15% max.	1 canopy tree per 6,000 sq. feet	1 seat per 1,000 sq. feet	Required
	E. Pocket Park	50% max.	3% max.	1 canopy tree per 4,000 sq. feet	1 seat per 1,000 sq. feet	Required
	F. Passage (mid-block)	100% max.	n/a	n/a	n/a	Required

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Table 2.2 Permitted Open Space Uses

Use	A. Park	B. Green	C. Square	D. Plaza	E. Pocket Park	F. Passage (mid-block)
Active Uses						
Athletic Fields (structured)	Permitted	-	-	-	-	-
Athletic Fields (unstructured)	Permitted	Permitted	-	-	-	-
Community Garden	Permitted	Permitted	-	-	Permitted	-
Dog Park (enclosed)	Permitted	-	-	-	-	-
Exercise Equipment	Permitted	Permitted	Permitted	-	Permitted	-
Performance Space	Permitted	Permitted	Permitted	Permitted	-	-
Playground	Permitted	Permitted	Permitted	-	Permitted	-
Paths (walking & cycling)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Skate Park	Permitted	Permitted	Permitted	Permitted	-	-
Swimming Pool	Permitted	-	-	-	-	-
Passive Uses						
Conservation Area	Permitted	Permitted	Permitted	-	-	-
Concerts	Permitted	Permitted	Permitted	Permitted	-	-
Farmers Market	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Festivals	Permitted	-	-	-	-	-
Furniture Games	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Outdoor Dining	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Food Sales	Permitted	Permitted	Permitted	Permitted	-	Permitted
Public Art	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Water Features	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted

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2.6. RETAIL

2.6.1. All ground floor space must meet the storefront requirements in Section 7.6 for a minimum depth of 20 feet in the following conditions:

a. Where retail is required at grade; and

b. Where retail is provided at suggested retail locations.

2.6.2. Retail is discouraged in locations not indicated as required or suggested retail in the Framework Plan. Alternatives include:

a. Neighborhood-scaled retail, not to exceed 1,500 square feet per building footprint.

2.7. SPECIAL BUILDING REQUIREMENTS

Regulating Plans may include the following special building requirements:

2.7.1. Terminated vistas, specifying locations where buildings should respond to axial or deflected terminations of streets and passages with changes in massing, articulation, and design.

2.7.2. Height restrictions, specifying minimum or maximum heights for structures.

2.7.3. Build-to lines, specifying specific required setbacks for buildings in relation to their property lines.

2.7.4. Designated open space, specifying the location, size, and type of open spaces on buildable lots.

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Figure 2.2 Framework Plan ***[see attached, large scale plan]***

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Figure 2.3 Zoning Map ***[see attached, large scale plan]***

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3. TRANSECT ZONES DESCRIBED

Intent: The building form regulations are organized by Transect Zones which differentiate regulatory standards according to intensity of development as opposed to use. Transect Zones address needs and constraints that differ between more and less intense places within a pedestrian supportive framework. Transect Zones coordinate building height, setback, frontages, parking location, and use according to intensity.

3.1. Transect Zones are generally specified as follows:

3.1.1. **T4: Transition Zone**: T4 is a low to moderate intensity single and multi-family residential zone with limited neighborhood-scaled commercial uses. It is limited in height to three stories and intended to function as a transition zone from the single-family neighborhoods to the high intensity, mixed use zones.

3.1.2. **T5: General Zone:** T5 is a medium intensity, mixed-use zone characterized by mid-rise, residential, commercial, institutional or mixed-use buildings. It is limited in height to four stories by-right with two additional stories permitted for affordable housing. Small retailers and service providers, food service establishments, and entertainment venues are encouraged along main streets and at neighborhood centers.

3.1.3. **T6: Center Zone**: T6 is the high intensity mixed-use characterized by taller, mixed-use buildings, offices, hotels, institutions, and apartment buildings, located on an open space type C or D. It is limited in height to five stories by-right with four additional stories permitted for affordable housing. Active uses are encouraged along the ground floor.

3.1.4. **Civic**: The Civic Zone is assigned to publicly or privately owned properties including institutions and public open space.

3.2. Transect Zones are assigned according to Figure 2.2.

3.3. Building and site standards for Transect Zones are summarized in Tables 4.1 to 4.3.

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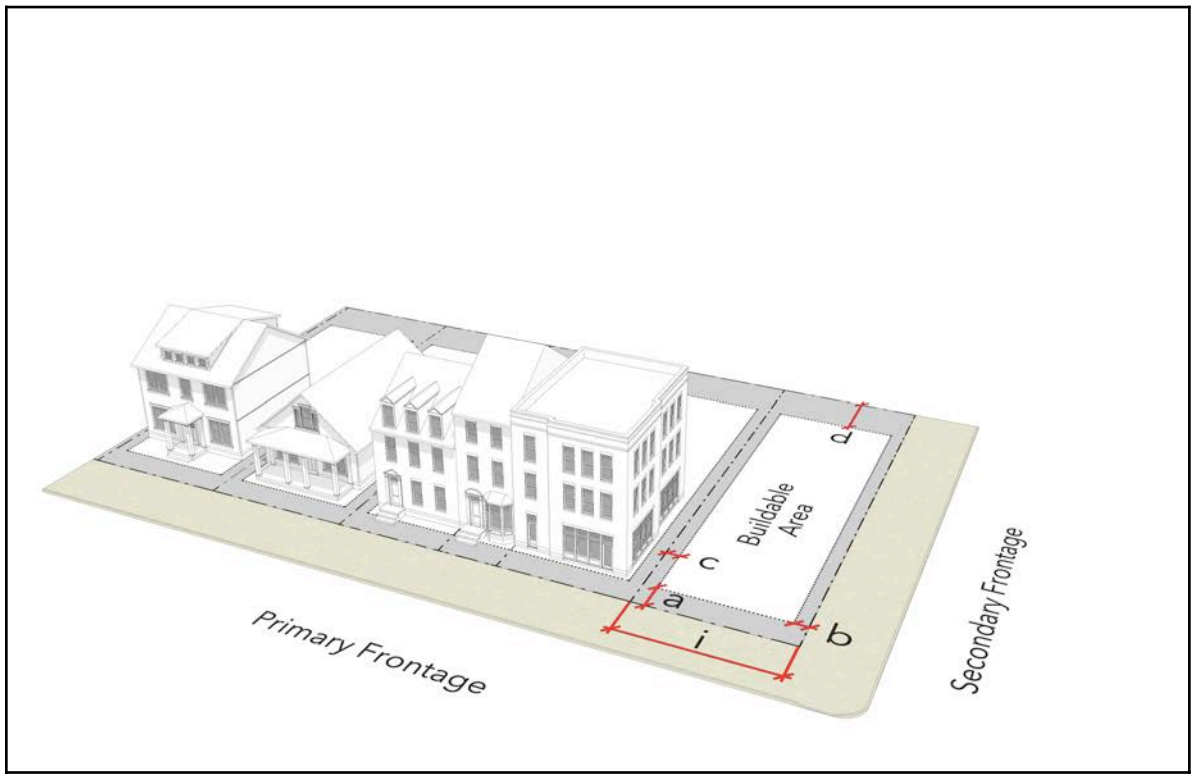
4. BULK STANDARDS

4.1. Form standards are organized by Transect Zone according to Tables 4.1 - 4.3.

Table 4.1 Bulk Standards - T4



Setbacks - Principal Building (feet)		
a	Front, Primary	10 min.
b	Corner Side	10 min.
c	Side	0 or 5 min.
d	Rear	5 min.
Frontage & Lot Occupation (min.)		
	Front	70%
	Side	40%
Lot Occupation		
i	Lot Width	100 ft. max.
	Lot Coverage	60% max.
Building Height (stories, max.)		
	Principal Building	3
	Accessory Building	2

Setbacks - Accessory Building (feet)		
e	Front (PB +)	10 min.
f	Corner Side	10 min.
g	Interior Side	0 or 5 min.
h	Rear	4 min.
Frontage Yard Types [see Table 7.1]		
Common		Not Permitted
Fenced		Permitted
Cluster Court		Permitted
Shallow		Permitted
Urban		Not Permitted
Pedestrian Forecourt		Not Permitted
Vehicular Forecourt		Not Permitted

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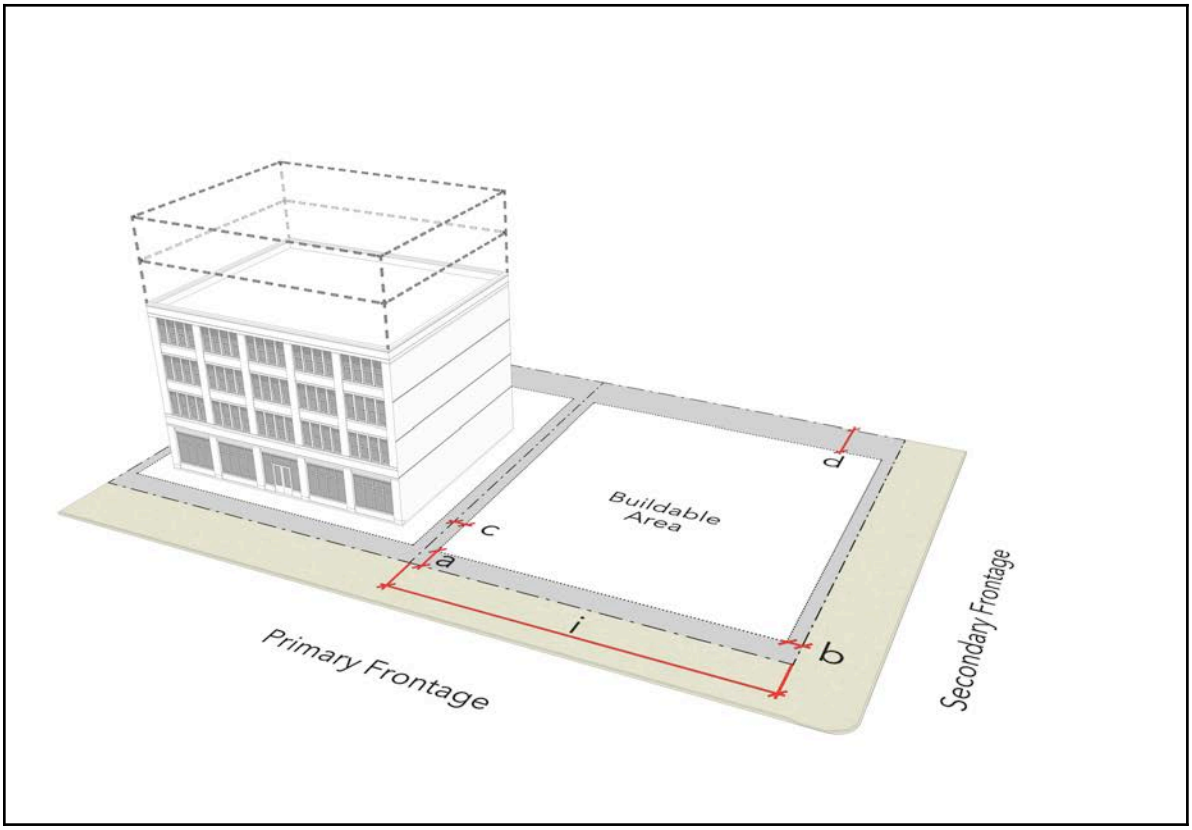
Table 4.2 Bulk Standards - T5



Setbacks - Principal Building (feet)		
a	Front, Primary	5 min.
b	Corner Side	5 min.
c	Side	0 or 5 min.
d	Rear	5 min.
Frontage & Lot Occupation (min.)		
	Front	70%
	Side	40%
Lot Occupation		
i	Lot Width	150 max.
	Lot Coverage	80% max.
Building Height (stories, max.)		
	Principal Building	4(1) / 6(2)
	Accessory Building	2

Setbacks - Accessory Building (feet)		
e	Front (PB +)	10 min.
f	Corner Side	5 min.
g	Interior Side	0 or 5 min.
h	Rear	4 min.

Frontage Yard Types [see Table 7.1]	
Common	Not Permitted
Fenced	Not Permitted
Cluster Court	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Not Permitted

(1) By-Right, max. base height limit

(2) With affordable housing incentive

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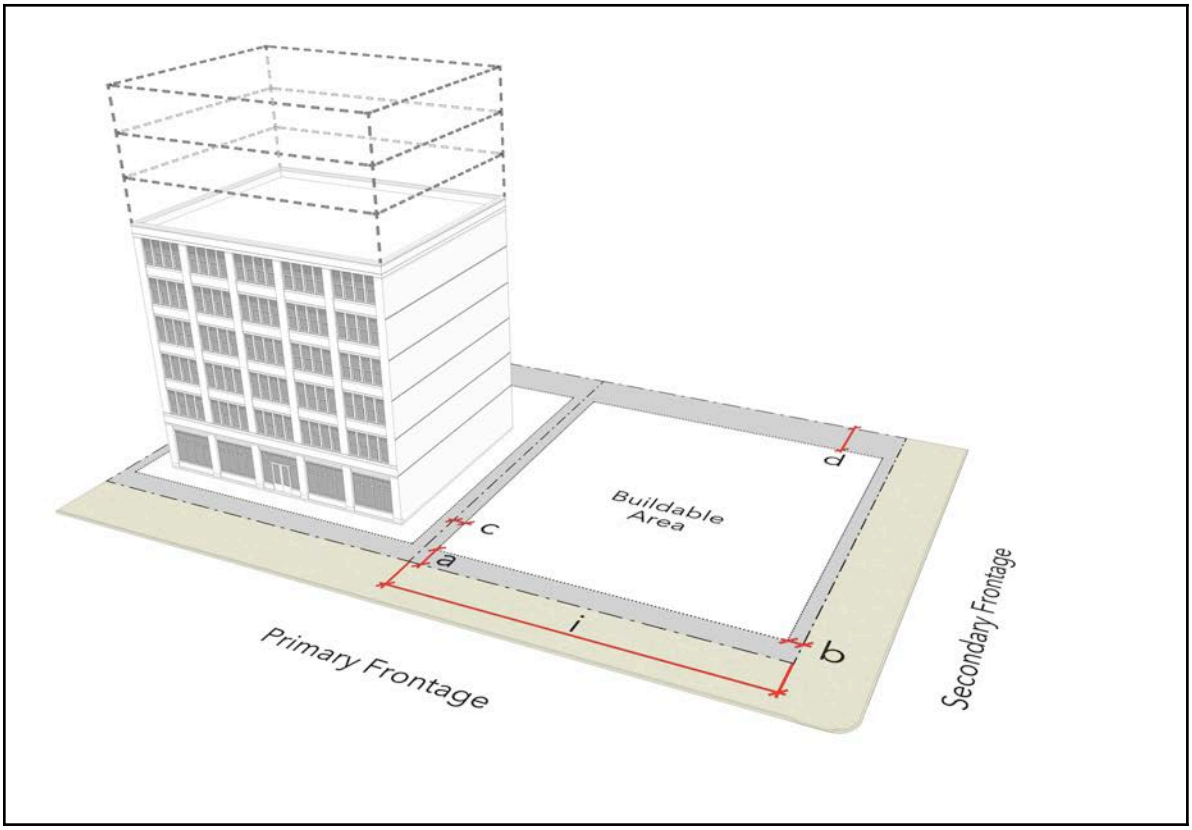
Table 4.3 Bulk Standards - T6



Setbacks - Principal Building (feet)		
a	Front, Primary	0 min., 10 max.
b	Corner Side	0 min., 6 max.
c	Side	0 or 5 min.
d	Rear	2 min.
Frontage & Lot Occupation (min.)		
	Front	90%
	Side	40%
Lot Occupation		
i	Lot Width	15 min,
	Lot Coverage	100% max.
Building Height (stories, max.)		
	Principal Building	5(1) / 9(2)
	Accessory Building	N/A

Setbacks - Accessory Building (feet)		
e	Front	N/A
f	Corner Side	N/A
g	Interior Side	N/A
h	Rear	N/A

Frontage Yard Types [see Table 7.1]	
Common	Not Permitted
Fenced	Not Permitted
Cluster Court	Not Permitted
Shallow	Not Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted

(1) By-Right, max. base height limit

(2) With affordable housing incentive

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5. BLOCK & LOT STANDARDS

5.1. BLOCKS

5.1.1. All proposed developments must be designed within a block structure that is bounded by public right-of-ways on all sides.

5.1.2. The maximum block perimeter is 1,600 feet.

a. Block perimeter is measured as a line circumscribing the block along street rights-of-way, or the back of sidewalks where streets are private.

b. Block faces are considered straight or curved line segments that are combined to create the block perimeter.

c. Where two or more line segments along the block perimeter meet at an internal angle greater than 135 degrees, the line segments are considered to be a single block face.

5.1.3. Any block face longer than 350 feet requires a cross-block passage that bisects the block to facilitate pedestrian movement.

a. Cross-block passages may be provided through parking lots or structures, provided a clearly marked and dedicated pedestrian path is provided.

5.1.4. One block face may be bounded by a non-vehicular pedestrian passage. The passage must have a minimum public right-of-way of 12 feet.

5.1.5. Blocks that are adjacent to public parks may have pedestrian passages on two sides.

5.1.6. Where there is a grade change that cannot be accommodated by ramps or a sloped sidewalk steps are permitted. Site access must comply with visitability standards, ADA standards, and other applicable building codes.

5.1.7. Blocks may be exempt under the following conditions

a. Blocks containing a civic space as defined in Table 2.1,

b. Blocks on slopes greater than 15%

5.1.8. The Framework Plan area may be divided into one or more lot, subject to the following:

a. Lots must follow the dimensional requirements of their applicable zoning category.

b. Lots must abut one or more street.

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6. BUILDING MASSING & MATERIALS

6.1. BUILDING HEIGHT

6.1.1. Building heights are assigned by Transect Zone.

6.1.2. Building height is measured as follows:

a. Building height is measured in above-ground stories, except where specified otherwise.

b. Building height is counted from the highest elevation of adjacent sidewalk grade.

c. Above ground stories are measured from finished floor to finished floor and as follows:

i. Top floors on buildings with flat roofs are measured from finished floor to finished ceiling.

ii. Pitched and angled roofs are measured to the bottom of the eave.

6.1.3. Story height is limited as follows:

a. In T4 story height is limited to 14 feet.

b. In T5 and T6 story height is limited to 16 feet.

c. Medical office buildings and hospitals may exceed maximum story height by up to 20 feet.

d. Commercial uses at grade may exceed maximum story height as follows:

i. In T4 and T5 story height is limited to 20 feet.

ii. In T6 story height is limited to 24 feet.

e. Partial stories less than four feet above ground do not count as a story.

f. Below ground stories are not limited in height.

g. Where stories exceed the maximum height they are counted as multiple stories by dividing the story height by the maximum story height and rounding up.

h. Mezzanines exceeding 50% of the ground floor area are counted as additional stories.

i. Where ground floors are residential or lodging in use, the finished floor must be elevated from sidewalk grade provided the second story finished floor is at least 16 feet above sidewalk grade, as per Figure 6.1.

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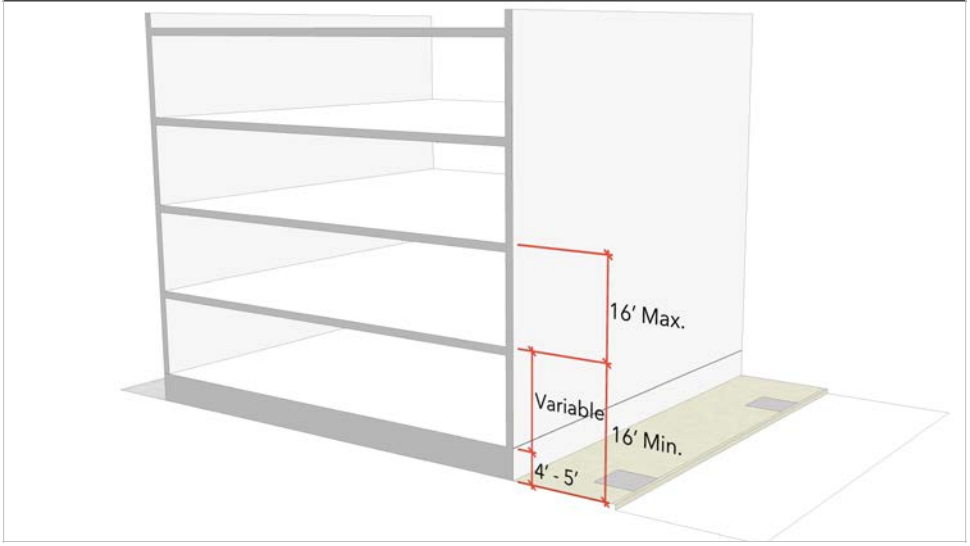
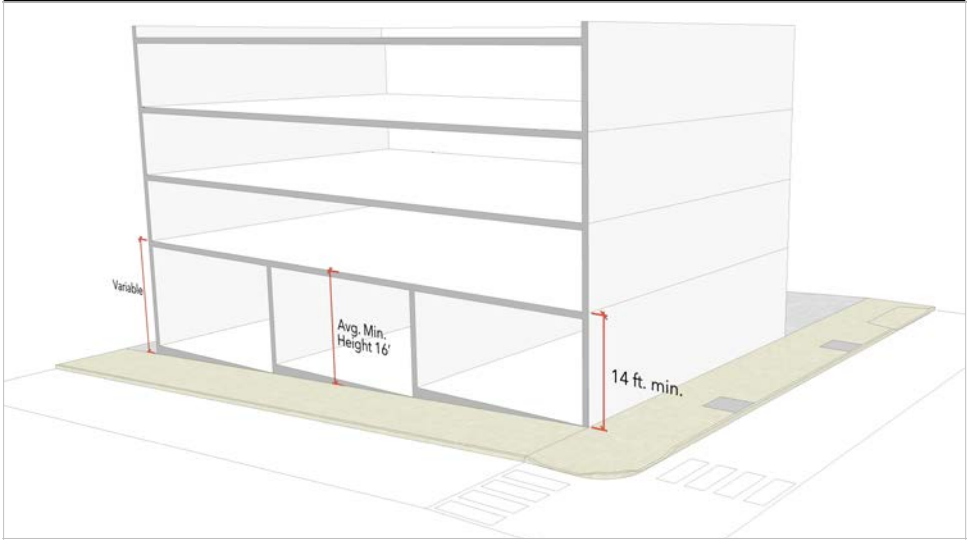
Figure 6.1 Ground Floor Residential Height



j. Where sidewalk grade changes across a building facade:
   i. The average ground floor height measured across the facade should meet the ground floor height requirement, as illustrated in Figure 6.2.
   ii. Ground floor height at the lowest end may be up to two feet lower than the minimum ground floor height.
   iii. Ground floor height at the highest end may exceed the maximum ground floor height.

k. Below ground stories may extend up to three feet above sidewalk grade.

Figure 6.2 Grade Changes with Retail



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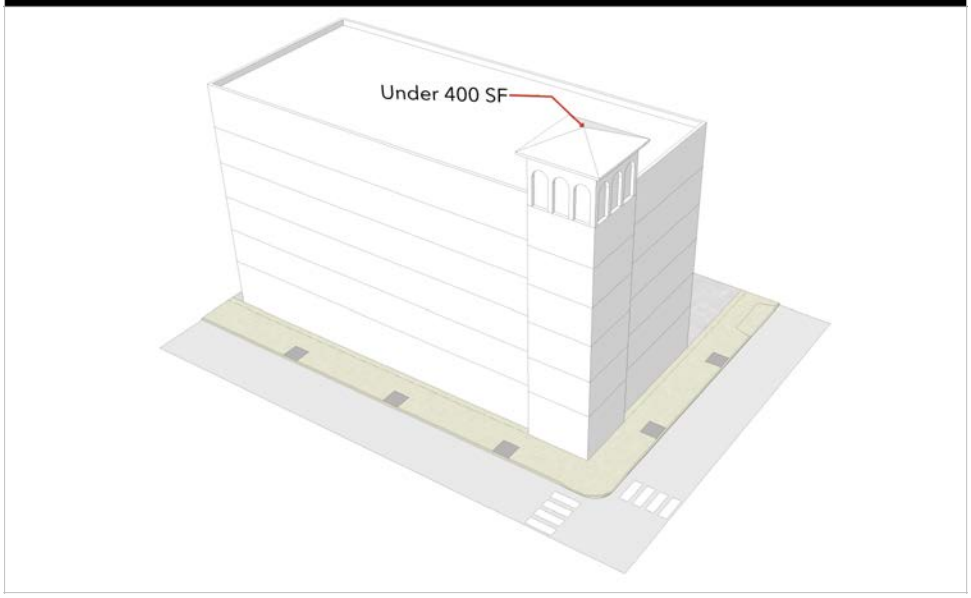
6.1.4. The following are not counted as part of the building height:

a. Rooftop equipment, elevator bulkheads, rooftop stair access, and other non-habitable spaces, excluding parking areas, are restricted according to *[reference section of existing screening requirements - section 34-XX]*.

b. Towers and loggias may exceed the maximum height provided their footprint is equal to, or less than 400 square feet, as illustrated in Figure 6.3.

Figure 6.3 Height Illustrated



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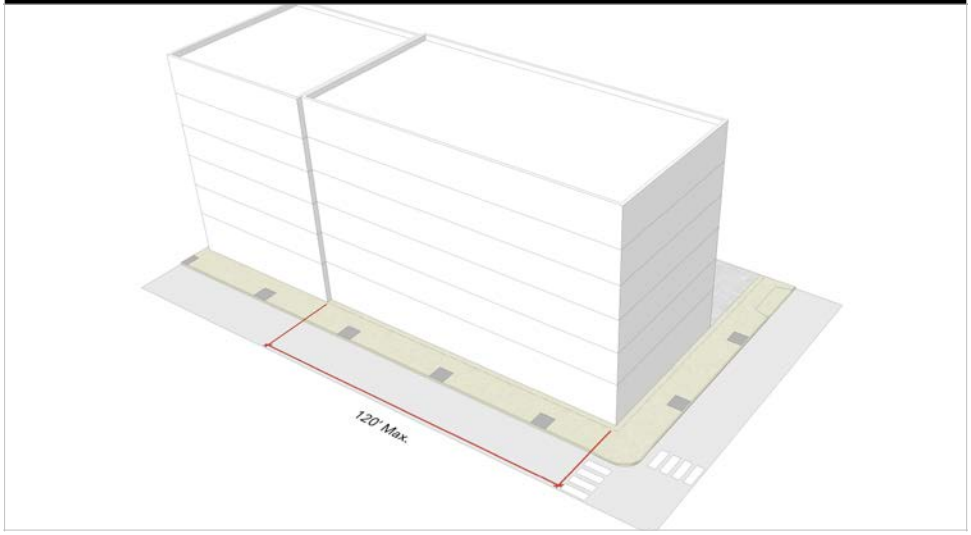
6.2. BUILDING MASS

6.2.1. Maximum facade length

a. Building facades are limited in length to 120 feet along A-streets, pedestrian streets, and open spaces, according to Figure 6.4.

b. Parking structures are exempt from this requirement, however buildings lining parking structures are not.

Figure 6.4 Maximum Facade Length



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6.3. PARKING STRUCTURE HEIGHT

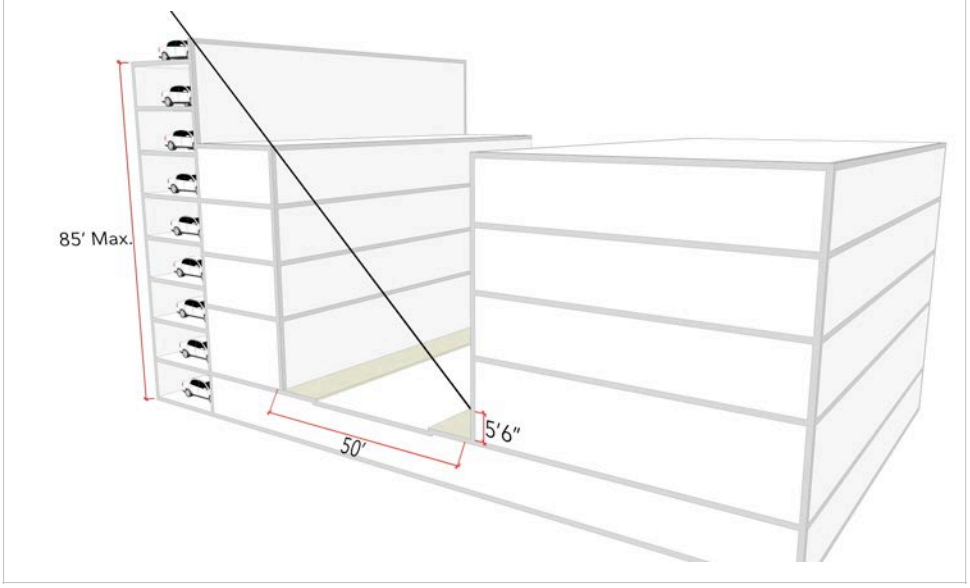
6.3.1. Where parking structures are freestanding, attached to buildings for less than 50% of their perimeter, they are limited to 48 feet in height, measured to the top of parapet or railing where the top floor is used for parking.

6.3.2. Where parking structures are attached to buildings for more than 50% of their perimeter, their maximum height is limited according to Figure 6.5 and as follows:

a. Parking structures may not be visible within 50 feet of lining buildings along A streets, pedestrian streets, and open spaces.

b. Visibility is determined from the point of view of a 5'-6" tall pedestrian at sidewalk level.

Figure 6.5 Parking Structure Height



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7. FRONTAGES

Site and building development is subject to the following urban design guidelines.

7.1. LOT FRONTAGES

7.1.1. Lot lines abutting street rights-of-way and open space are designated as primary frontages or secondary frontages as follows:

a. For lots abutting a right-of-way along a single lot line, the abutting lot line is designated the primary frontage.

b. For corner lots abutting a right-of-way along two connected lot lines, the short side of the lot will be designated the primary frontage, the other lot line is designated the secondary frontage.

7.2. FRONTAGE OCCUPATION AND ACTIVATION

7.2.1. Frontage occupation is regulated by Transect Zone, according to Tables 4.1 to 4.3.

7.2.2. Along A-streets,, ground floor uses must be active for the first 20 feet of building depth. Active uses include:

a. Retail sales and display spaces excluding offices,

b. Food service dining areas, bars, and counters,

c. Open venue spaces,

d. Offices,

e. Conference rooms,

f. Hotel, multi-family, and office lobbies,

g. And lobby and waiting areas for services.

7.2.3. The following are excluded from lot frontage occupation calculations:

a. Pedestrian walkways.

b. Pedestrian forecourts.

c. Vehicular access to parking, less than 10 feet.

7.3. SETBACKS

7.3.1. Buildings must be set back from site boundaries according to Tables 4.1 to 4.3 and the following:

a. Primary front setbacks pertain to the primary frontage;

b. Secondary front setbacks pertain to the secondary frontage;

7.3.2. Where a maximum setback is specified, it pertains only to the amount of building facade required to meet the minimum frontage occupation requirements of Section 7.4: Frontage Yards.

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7.3.3. Where existing utilities or irregular site lines cause conflicts with required setbacks, the *[Director of Neighborhood Development Services]*, may modify setbacks up to five percent.

7.3.4. Screened outdoor areas must be a minimum of five feet from side and rear lot lines.

7.4. FRONTAGE YARDS

7.4.1. Frontage yards must be wholly open to the sky and unobstructed, except for roof projections, elements and permitted encroachments attached to primary and accessory buildings. Projections must not extend into any yards more than three feet.

7.4.2. Applicants must select and specify frontage yard types at primary frontages and secondary frontages.

a. Frontage yard types may be different at primary and secondary frontages.

b. Frontage yard types must be selected from Table 7.1.

7.4.3. Landscaping in frontage yards is subject to the requirements of Table 7.1 and the following:

a. Where the minimum number of required trees cannot be reasonably planted, they may be accommodated as additional streetscape improvements or by fee in lieu.

b. Tree trunks must be a minimum of five feet from street lights, underground utilities, utility meters and service lines, fences, walls, and other ground level obstructions at maturity.

c. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians, bicyclists, or vehicles are prohibited within two feet of walkways at maturity.

7.4.4. Impervious surfaces and walkways in frontage yards are subject to the requirements of Table 7.1 and the following:

a. Where townhouses occupy a common site, each townhouse with an entrance towards a frontage must have a walkway connecting the sidewalk to the townhouse entrance.

b. At cluster courts, the common court must have a walkway connecting the sidewalk at the primary frontage with building entries.

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7.4.5. The following structures and equipment are prohibited in frontage yards:
   a. Pools, jacuzzis, spas, hot tubs, tennis courts, and their related enclosures, pumps, and equipment;
   b. Air conditioning compressors;
   c. Emergency generators;
   d. Dumpsters; and
   e. Parking structure ventilation.

7.4.6. Drive-throughs are prohibited within the SIA.

7.4.7. Any portion of a frontage in T5 and T6 not occupied by buildings, driveways, or walkways must be lined with a streetscreen as follows:
   a. Streetscreens must meet the fencing and wall standards for the frontage yard type.
   b. Streetscreens must be coplanar with the primary building facade or located further into the lot than the facade.
   c. Parking and service areas may not be located between streetscreens and lot lines.

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Table 7.1 Frontage Yard Types

A. Common Yard	
Illustration	
Surface	60% minimum must be landscaped with ground cover, shrubs, trees, or understory trees. Paving is limited to walkways, driveways, and per setback.
Walkways	One per frontage providing access to building entries
Fencing	Permitted at or beyond the building setback line a maximum six feet high, not along frontage lines.

B. Fenced Yard	
Illustration	
Surface	60% minimum must be landscaped with ground cover, shrubs, trees, or understory trees. Paving is limited to walkways, driveways, and per setback.
Walkways	One per frontage providing access to building entries
Fencing	Permitted along frontage lines. Min. three feet max. four feet when within building setback. At or beyond setback line, fence height may be six feet max.

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Table 7.1 Frontage Yard Types

C. Cluster Court	
Illustration	
Surface	50% minimum must be landscaped with ground cover, shrubs, trees, or understory trees. Paving is limited to walkways, driveways, and per setback.
Walkways	Court must be a min. 20 feet wide and a min. 1,000 sf in size and must have a walkway connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted at or beyond the building setback line a maximum six feet high, not along frontage lines.

D. Shallow Yard	
Illustration	
Surface	Must be a max. setback of 10 feet. Landscaped in T4 and may be paved in T5.
Walkways	One per frontage providing access to building entries in T4.
Fencing	Permitted at or interior to the building setback line at primary street frontages. Permitted at or interior to secondary street frontage lines. Minimum height is three feet, maximum height is four feet.

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Table 7.1 Frontage Yard Types

E. Urban Yard	
Illustration	
Surface	Must be paved at sidewalk grade
Walkways	Must be paved at sidewalk grade. Vegetation is permitted in raised containers.
Fencing	Permitted at outdoor seating only a maximum three feet.

F. Pedestrian Forecourt	
Illustration	
Surface	Min. 80% paving at sidewalk grade.
Fencing	Permitted at outdoor seating and at or interior to building setback lines a maximum three feet.
Area	Forecourt: 2,400 sq.ft. max. and a min. 20 ft. wide up to 30% of the allowable frontage, and a max. 30 ft. deep.
Activation	Must be lined with habitable space on 3-sides, or on 2-sides at corner sites.

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Table 7.1 Frontage Yard Types

G. Vehicular Forecourt	
Illustration	
Surface	Driveway must be paved at sidewalk grade. The remainder of frontage setback may be paved or landscaped.
Fencing	Permitted at outdoor seating only a maximum three feet.
Area	Forecourt: 3,000 sq.ft. max.
Activation	Must be lined with habitable space on 3-sides, or on 2-sides at corner sites.

Table 7.2 Frontage Yard Type Summary

	T4	T5	T6
Common	P		
Fenced	P		
Cluster	P		
Shallow	P	P	P
Urban		P	P
Pedestrian Forecourt		P	P
Vehicular Forecourt		P	P

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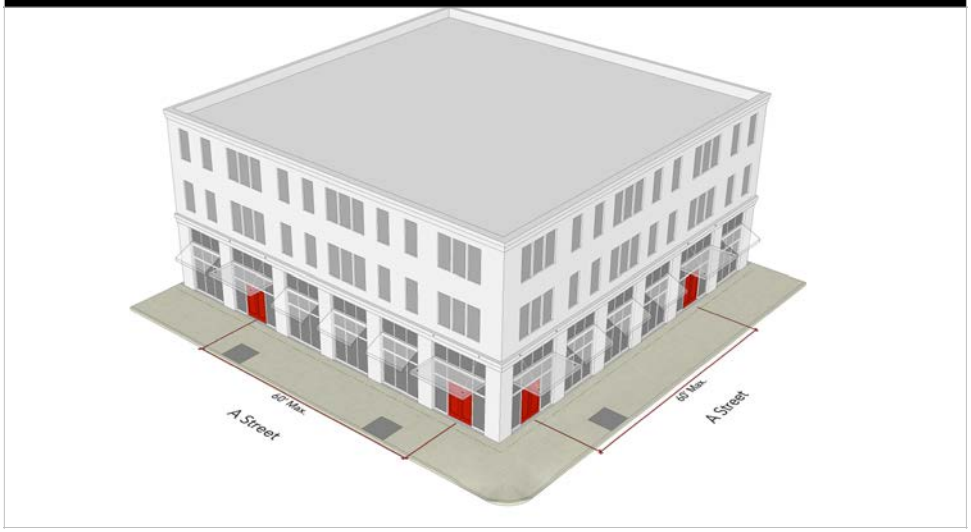
7.5. BUILDING ENTRIES

7.5.1. Frequency of doors

a. Building entries should be spaced no greater than 60 feet apart along A-streets, pedestrian streets, and open spaces, as per Figure 7.1

Figure 7.1 Frequency & Location of Doors on A-streets

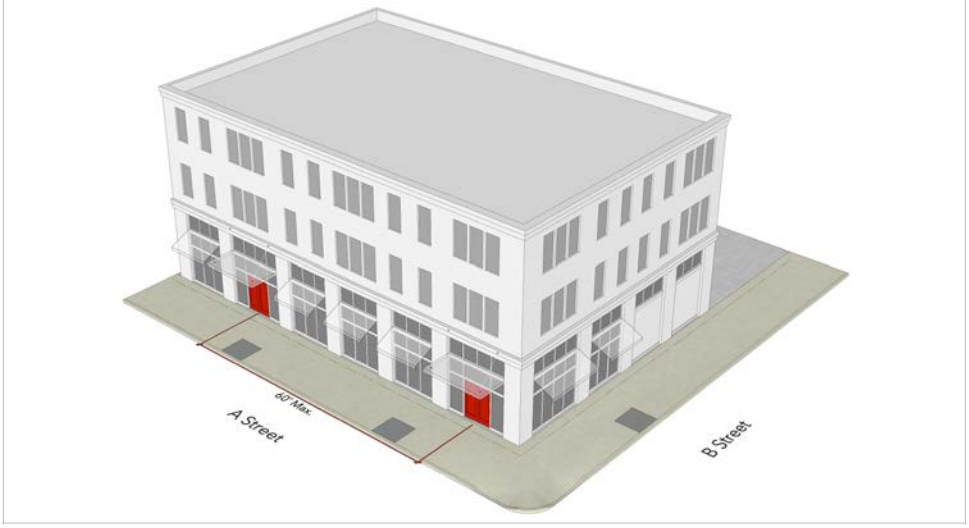


7.5.2. Locations of doors

a. The primary entry to buildings should be located along A-streets, pedestrian streets, or open spaces, as per Figure 7.1.

b. Where tenant spaces occupy a corner, doors should be provided along both streets except where one street is a B-street, as per Figure 7.2.

Figure 7.2 Frequency & Location of Doors on A & B-streets



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7.6. STOREFRONTS

7.6.1. All ground floor commercial spaces should be configured with storefronts along their facades except along B-streets.

7.6.2. Storefront windows, doors, signage, awnings, details and lighting should be designed as a unified composition.

7.6.3. Storefront Windows

a. Storefronts should not be constructed of extruded aluminum frames or panels.

b. Storefront windows should be divided into lower panels and upper transom windows.

c. Transom windows should be between two and four feet in height.

d. Lower panels should extend to at least nine feet above sidewalk grade.

7.6.4. Storefront Doors

a. Storefront entrance doors should be recessed to allow the door to swing out without obstructing pedestrian flow on the sidewalk.

b. Where storefront entrance doors are recessed, the walls of the recess should be a minimum of 70% glazed.

c. Where storefront entrance doors do not extend to the top of adjacent display windows, a glazed transom panel should be installed above the door.

d. Each tenant space should have at least one three-foot wide door at the main entry.

e. Storefront entrances are encouraged at building corners.

f. Where appropriate, sliding or folding doors that allow the activity of the business to open adjacent to and onto the public sidewalk may be installed for restaurants and food services.

g. Rear and side doors facing service alleys and parking lots are encouraged, but not required.

7.6.5. Storefront Bulkheads

a. Storefronts should have a minimum 12-inch high masonry kick plate or bulkhead along all street frontages.

b. Storefront bulkheads should not exceed 36 inches above the adjacent sidewalk.

c. Bulkheads should be designed as an integral component of the overall storefront.

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7.6.6. Security Gates and Shutters

a. Solid metal security gates and solid roll-down shutters are not permitted.

b. Interior link or grill security devices may be permitted if they can be completely enclosed or hidden from view when not in use.

Figure 7.3 Storefront Design

7.6.7. Design for Tenant Flexibility

a. The design of first and second floor commercial spaces should anticipate restaurant requirements.

b. Accommodation for restaurant venting and sewage utilities such as grease traps and interceptors should be designed into the building.

c. Designs should anticipate potential commercial power and gas load needs.

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7.7. GLAZING

7.7.1. Along A-streets, pedestrian streets, and open spaces, ground floor glazing should meet the following:

a. The percentage of glazed wall area should be greater than 70% at storefronts and 35% elsewhere.

b. Reflective, tinted, and low-e glazing is prohibited.

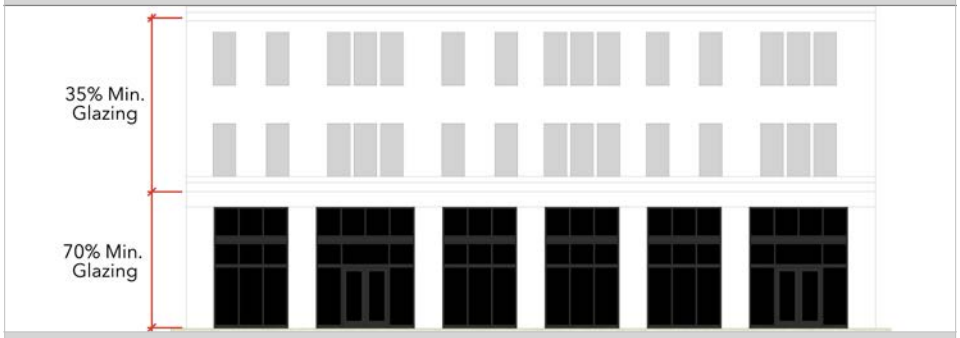
7.7.2. The percentage of glazed wall area of all upper floors along A-streets, pedestrian streets, and open spaces should be greater than 35%..

7.7.3. The percentage of glazed wall area of all upper floors and ground floors along B-streets should be greater than 25%.

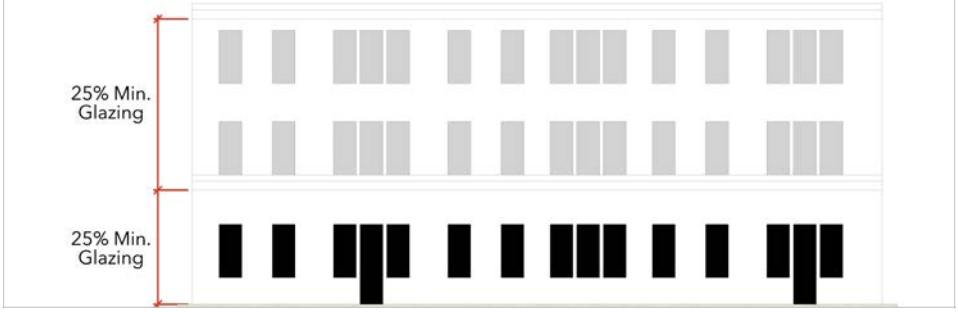
7.7.4. Glazing percentages are calculated according to Figure 7.3.

Figure 7.3 Glazing on A-streets & B-streets

7.3A - A-street



7.3B - B-street



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7.8. ENCROACHMENTS.

7.8.1. Galleries which encroach into the public right-of-way require approval by Public Works.

a. Galleries must be a minimum of 10 feet in depth and a minimum of 14 feet in height, maintaining a 1.2:1 - 2:1 height to width ratio, as per Figure 7.4.

i. Where arcades are within public rights-of-way, they must meet Public Works clearance standards to allow utility access.

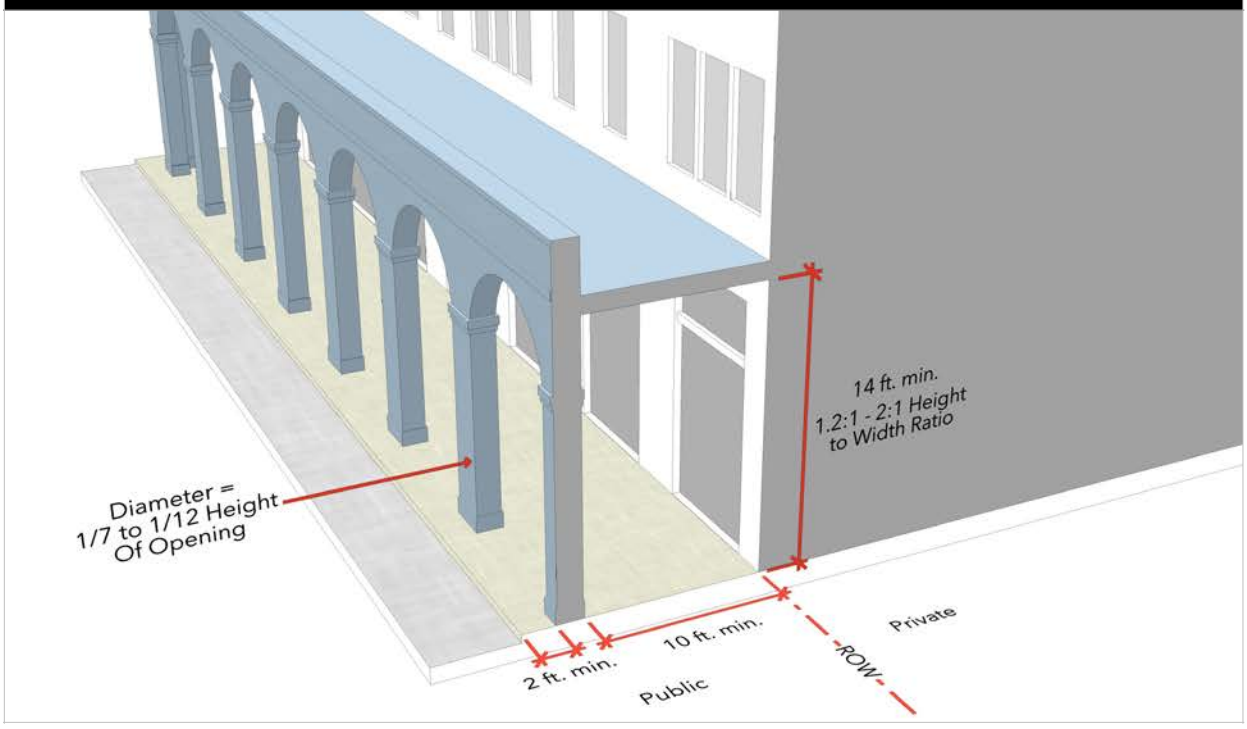
b. Gallery columns should have a diameter between 1/7th and 1/12th their height, measured from the base to the bottom of the entablature or arched opening.

c. Galleries may encroach over sidewalks along A Streets, as per Figure 7.4.

d. Where galleries encroach over sidewalks, they should extend to within two feet of curbs, as per Figure 7.4.

e. Galleries may not change height or width along a facade.

Figure 7.4 Galleries



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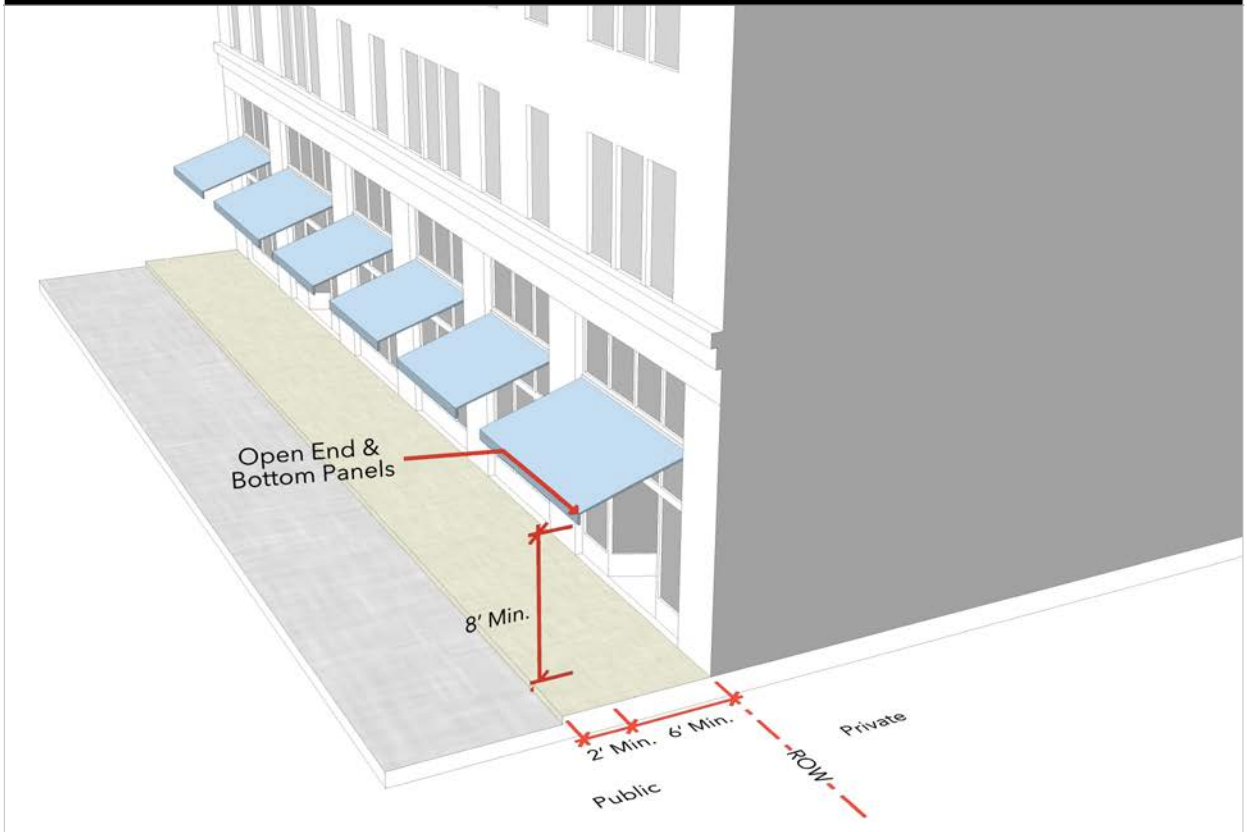
7.8.2. Awnings

a. Awnings must be a minimum of six feet in depth and have a minimum of eight feet of vertical clearance, as per Figure 7.5.
   i. Where canopies are within public rights-of-way, they must meet Public Works clearance standards to allow utility access.
b. Awnings may encroach into building setbacks and over sidewalks to within two feet of curbs.
c. Awnings along storefronts should attach to facades between the storefront display windows and transom windows, as per Figure 7.5.
d. Awnings should not have side or bottom panels, as per Figure 7.5.
e. Awnings should be a minimum of 36 inches wide.
f. Where multiple awnings are installed on a single tenant facade, breaks between awnings should not exceed 12 inches.
g. Awnings may not be backlit or internally illuminated.
h. Awnings may be externally illuminated.
i. Round, half domed, and plastic awnings are prohibited.
j. Awnings should have a slope of 1:3 or less.

Figure 7.5 Awnings



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7.8.3. Canopies

a. Canopies must be a minimum of six feet in depth and have a minimum of eight feet of vertical clearance, as per Figure 7.6.

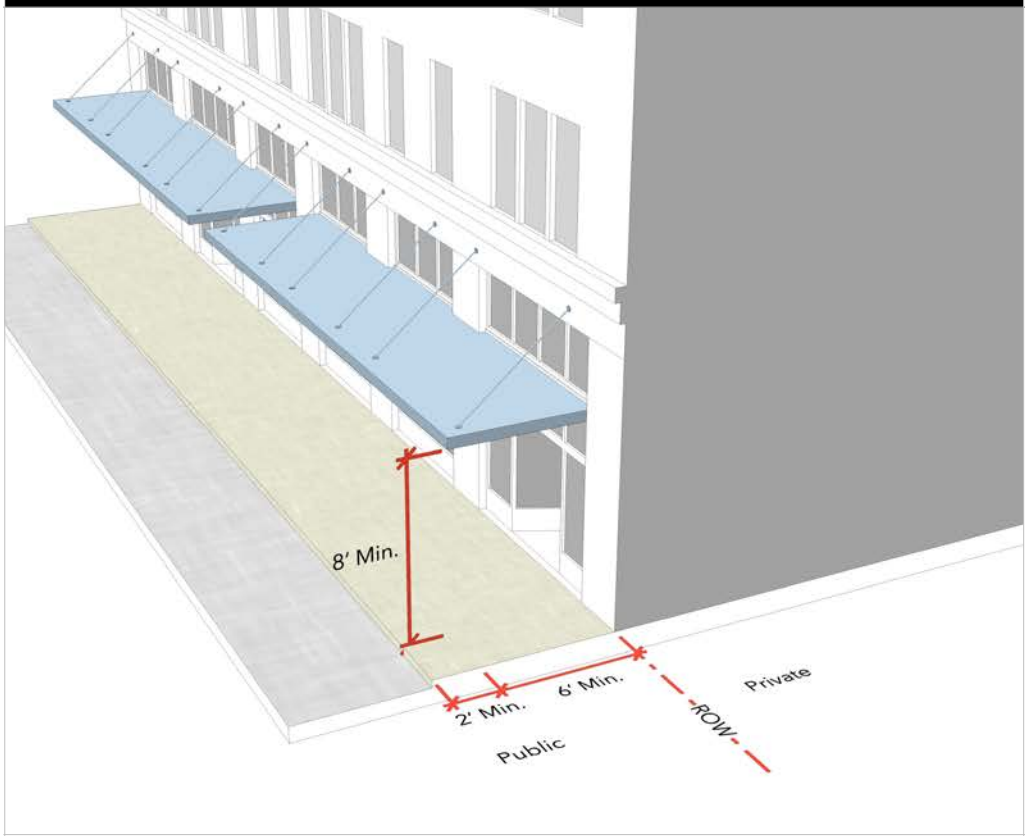
i. Where canopies are within public rights-of-way, they must meet Public Works clearance standards to allow utility access.

b. Canopies may encroach into building setbacks and over sidewalks to within two feet of curbs.

c. Canopies along storefronts should attach to facades between the storefront display windows and transom windows, as per Figure 7.6.

d. Canopies should be continuous across the entire width of tenant facades.

Figure 7.6 Canopies



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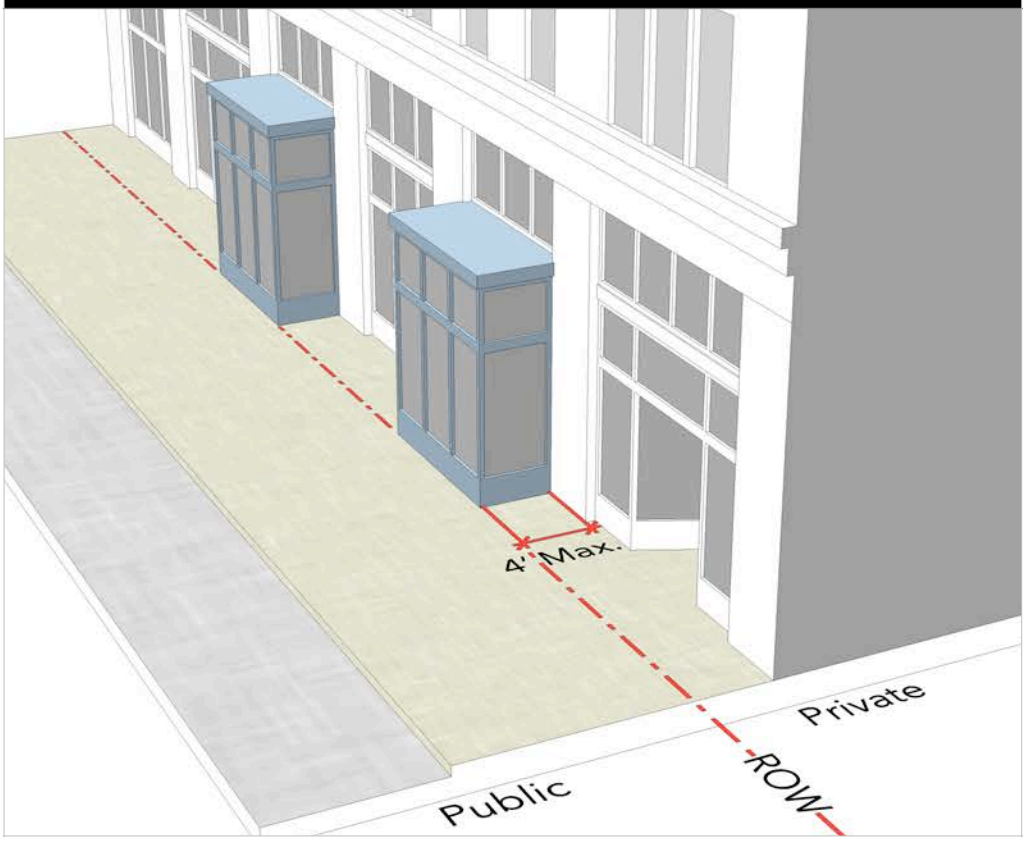
7.8.4. Display windows

a. Retail display windows may encroach into building setbacks a maximum of four feet, as per Figure 7.7, but not into the public right-of-way.

b. Display windows and shop doors must allow a view into the retail space. They should not be blocked by posters or other items affixed directly to glazing.

Figure 7.7 Display Windows



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7.9. WALLS, FENCES, AND TERRACES

7.9.1. Fencing and walls in frontage yards is subject to the requirements of Table 7.1.

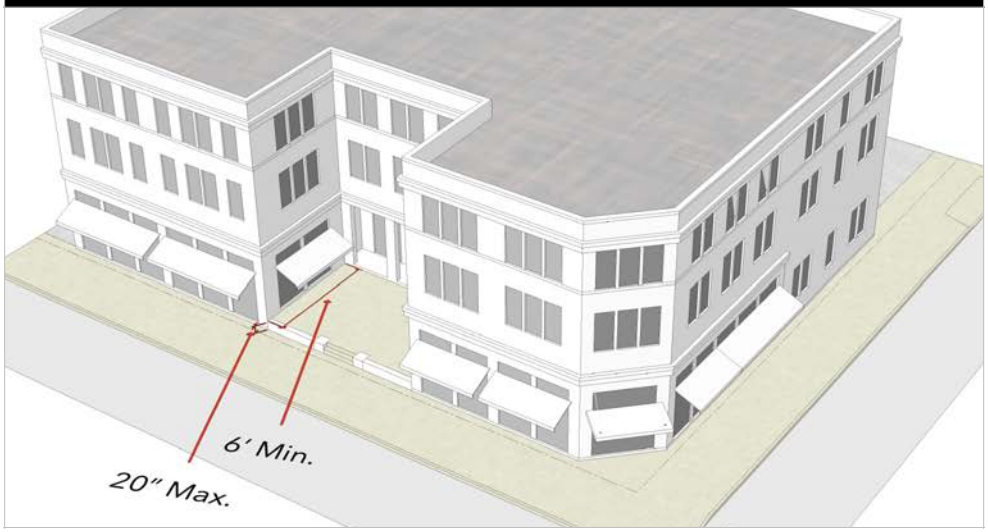
7.9.2. Fencing is prohibited along A-streets, pedestrian streets, and open spaces.

7.9.3. Walls are permitted along A-streets, pedestrian streets, and open spaces as follows:

a. Walls may be used to define pedestrian forecourts and to screen service and parking areas.

7.9.4. Pedestrian forecourts may be terraced with an initial height change of no more than 20 inches from sidewalk grade for a distance of six feet.

Figure 7.8 Terraced Pedestrian Forecourt



7.9.5. A fence must be uniform in construction, design, material, color and pattern, and the fence material must be of a standard material, conventionally used by the fencing industry.

7.9.6. Fencing and wall materials are limited as follows:

a. Chain link, vinyl, unpainted wood, barbed wire, razor wire and electrified fences are prohibited in T4, T5, and T6.

b. Painted wood is permitted in T4.

c. Decorative metal is permitted in T4, T5, and T6.

d. Masonry is permitted in T4, T5, and T6.

e. Masonry is required in T6.

7.9.7. Fencing and walls in frontages must provide complete enclosure by connecting with other walls, fences, hedges or buildings on the lot.

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7.10.MECHANICAL EQUIPMENT

7.10.1.Mechanical equipment and entries to mechanical spaces may not be located along A-streets, pedestrian streets, or open spaces.

7.10.2.Mechanical equipment, including rooftop equipment, should be shielded from view along A-streets, pedestrian streets, and open spaces with architecturally integrated walls or screens.

7.10.3.Mechanical vents may not exhaust within eight feet of sidewalk level.

7.10.4.Mechanical vents should not exhaust along A-streets, pedestrian streets, or open spaces where B-streets, alleys, or rooftop exhaust options are available.

7.10.5.Sound screening is required for any mechanical sounds above 65 dB at sidewalk level.

7.11.LIGHTING

7.11.1.Lighting must be provided along all streets, according to Appendix A of the City of Charlottesville City Standards and Design Manual (SADM) and to the following:

a. Cobra head fixtures are prohibited.
b. Pedestrian-scaled street lamps are required along A-Streets.
c. Boxed fixtures are permitted in parking areas only.
d. Street lights may not impede the required clear area of sidewalks.

7.11.2.Along A-streets:

a. The top of the luminaire should be no higher than 12 feet above the sidewalk.
b. Street lights should be spaced no further than 40 feet apart.
c. Street lights must be installed on both sides of vehicular streets.

7.11.3.Along B-streets:

a. The top of the luminaire should be no higher than 12 feet above the sidewalk.
b. Street lights should be spaced no further than 60 feet apart.
c. Street lights may alternate sides.

7.11.4.Fixtures and Bulbs

a. Lighting should be shielded to avoid uplighting
b. Flood-lighting is not permitted.
c. LED lighting should be diffused or indirect.
d. Fixtures should be coordinated along building facades.

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7.11.5.Color Temperature

a. Exterior lighting color temperature should be between 2700K and 3800K.

7.11.6.Duration of Lighting

a. Interior lighting of storefronts and exterior lighting of signs is recommended until at least 11pm to accentuate storefront displays and promote public safety.
b. Lighting of frontages and alleys is recommended during all nighttime hours.
c. Motion-sensored lighting is not permitted along A-Streets, pedestrian streets, or open spaces.

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8. SIGNAGE

8.1. Signage within the SIA must meet the requirements of this chapter.

8.2. Prohibited Signs are according to section 34-1029 and the following:

8.2.1. Electronic Moveable Signs

a. Computer screen or moveable electronic signs are not permitted.

8.3. Permitted sign types are limited by Transect and the following restrictions according to Table 8.1.

8.3.1. The number of signs per sign type;

8.3.2. The area of signs;

8.3.3. The maximum height of signs;

8.3.4. The height of sign copy.

8.4. A permit is required for the installation or modification of all signs as specified in Table 8.1 and as follows:

8.4.1. Signs specified in section 34-1027 do not require permits but require compliance with this chapter.

8.4.2. Signs not requiring a permit according to Table 8.1 must meet the requirements of this chapter.

8.4.3. Permit requirements and approvals are according to section 34-1025.

8.5. All signs must provide the following clearance except where otherwise specified:

8.5.1. Eight feet over pedestrian ways.

8.5.2. 13.5 feet over vehicular ways and streets

8.6. Illumination is according to section 34-1034.

8.6.1. Signage may not be internally illuminated, except for neon window or vertical signs.

8.7. Maintenance of signs is according to section 34-1035.

8.8. Non-conforming signs are according to section 34-1036.

8.9. Removal of signs is according to section 34-1037.

8.10. Restrictions by sign type are according to the following:

8.10.1. Awning Sign:

a. Signage may be painted or applied to the fringe of an awning or its top surface.

8.10.2. Canopy Sign:

a. Signage may be applied to the top of a canopy.

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8.10.3.Corner Sign (new):

a. Corner signs are only permitted at building corners where each facade abuts a frontage.

8.10.4.Marquee Sign:

a. Marquee signs are only permitted for Theaters.
b. Marquee signs may project to within two feet of curbs.
c. Marquee signs must provide a minimum clearance of 10 feet.
d. Marquee signs may be illuminated.

8.10.5.Painted Wall Sign (new):

a. Painted Wall signs are limited to one per frontage.

8.10.6.Projecting Sign:

a. Projecting signs may project up to 42 inches from the facade.
b. Projecting signs must be below the bottom sill of the second floor.

8.10.7.Sandwich Sign:

a. Sandwich signs may be displayed along the sidewalk adjacent to each tenant space.
b. Sandwich signs must be removed at non-business hours.
c. Sandwich signs must not be located within two feet of a curb.
d. Sandwich signs must provide a minimum three feet of clearance if placed within the public right-of-way.

8.10.8.Temporary Signs (new):

a. Temporary signs are permitted 30 days before an event and no longer than four days following the event.

8.10.9.Wall Sign:

a. Wall signs must be below the bottom sill of the second floor.
b. Wall signs must not cover, cross or otherwise hide any column, belt course or other decorative architectural feature of a building, including any balcony.
c. Wall signs must not project more than six inches from the facade.
d. Plastic or vinyl wall signs are not permitted.

8.10.10.Window Sign (new):

a. Window signs must be applied to the interior of windows
b. Window signs may be painted, applied vinyl, or applied gold leaf letters.

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Table 8.1 Sign Standards

Sign Type	T4	T5	T6	Height (max)	Number of signs (max)	Sign Area (max)	Copy Height (max)
A: Awning Sign	P	P	P	N/A	1 sloping plane plus 1 valance per awning	20 sq. feet	16 inches on sloping plane, 8 inches on valance
B: Canopy Sign		P	P	N/A	1 per canopy	250 sq. inches	18 inches
C: Corner Sign		P	P	6 feet above the eave or parapet	1 per building	40 sq. feet	N/A
D: Freestanding Sign				25 feet	1 per parcel	30 sq. feet	N/A
E: Marquee Sign		P	P	N/A	1 per frontage	60 sq. feet	N/A
F: Monument Sign				6 feet	1 parcel	24 sq. feet	N/A
G: Painted Wall Sign		P	P	N/A	1 per frontage	20 sq. feet along A streets, no limit along B streets	N/A
H: Pole Sign		P	P	12 feet	1 per parcel	12 sq. feet	N/A
I: Projecting Sign	P	P	P	20 feet	1 per tenant	30 sq. feet	8 inches
J: Sandwich Sign	B	B	B	30 inches wide and 42 inches high	1 ground floor tenant	12 sq. feet	N/A
K: Temporary Sign		T	T	N/A	1 per tenant	N/A	10 sq. feet
L: Wall Sign		P	P	20 feet	1 per frontage	100 sq. feet	18 inches
M: Window Sign	P	P	P	N/A	1 per window	20% of window	12 inches

T: temporary sign (restricted time period) with permit

B: permitted during business hours with permit

P: permitted with permit

Blank cells are signs which are not permitted in the respective transect zone

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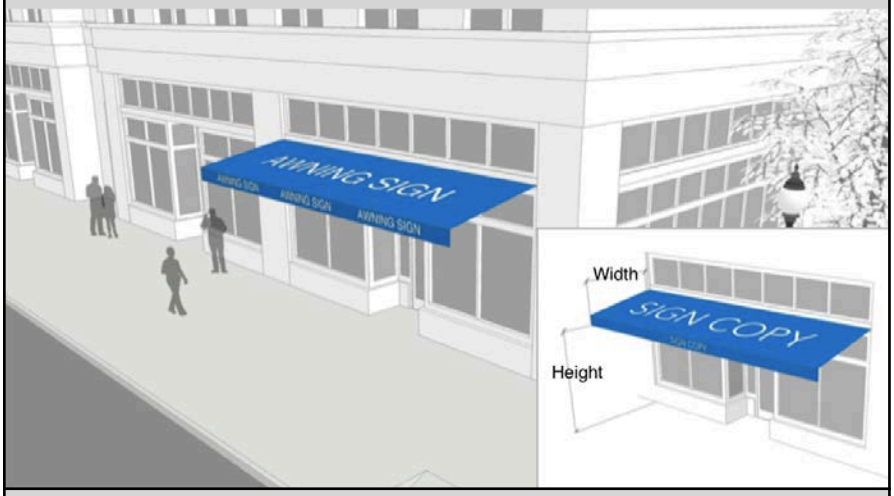
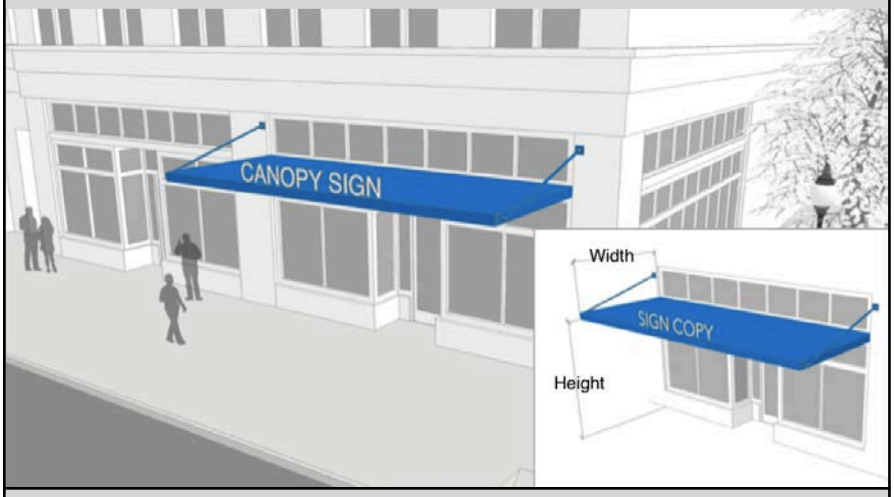
Figure 8.1 Sign Types Illustrated

8.1.A: Awning Sign



8.1.B: Canopy Sign



8.1.C: Corner Sign

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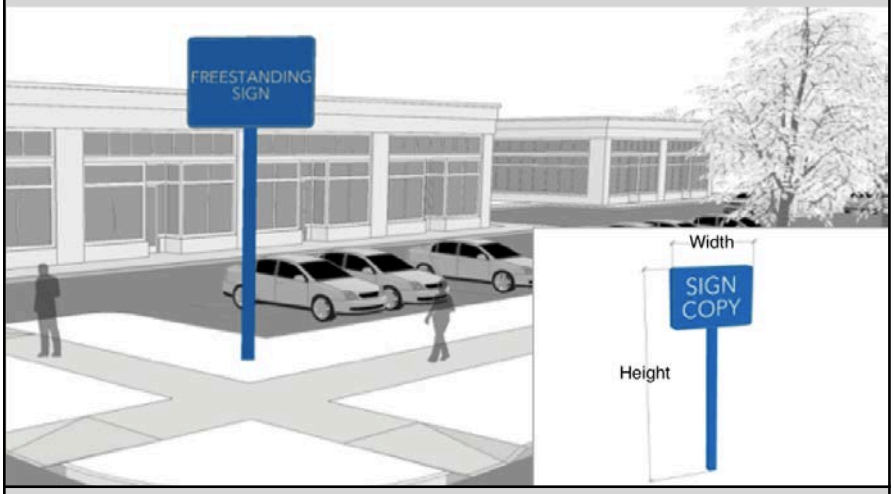
Table 8.1 Sign Types Illustrated

8.1.D: Freestanding Sign



8.1.E: Marquee Sign

8.1.F: Monument Sign

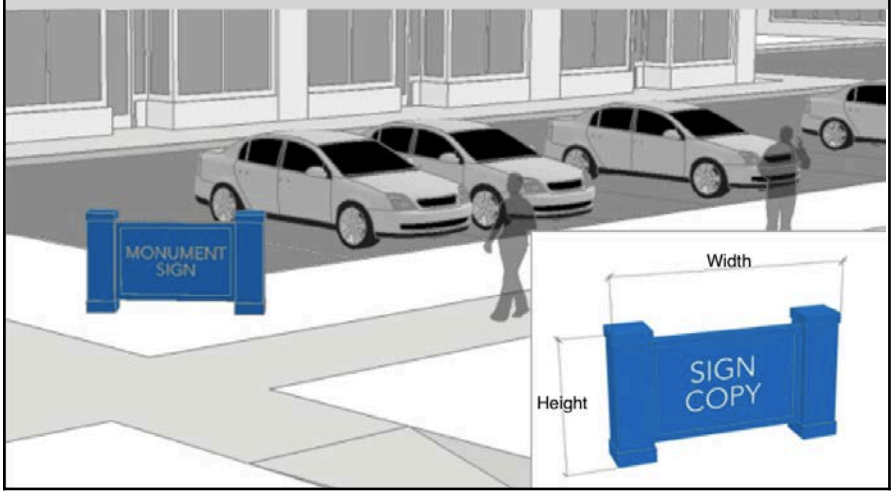


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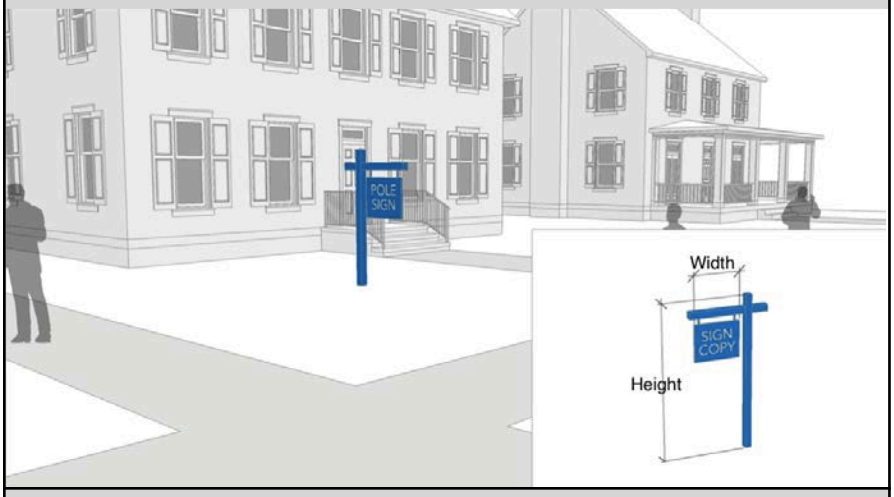
Table 8.1 Sign Types Illustrated

8.1.G: Painted Wall Sign

8.1.H: Pole Sign



8.1.I: Projecting Sign

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Table 8.1 Sign Types Illustrated

8.1.J: Sandwich Sign

8.1.L: Wall Sign

8.1.M: Window Sign

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9. USES

9.1. The uses allowed within the SIA are those identified within Table 9.1 below.

9.2. Uses are limited by Transect Zone according to Table 9.1. Refer to section 34-576 for definition of uses.

Table 8.1 Uses	T4	T5	T6
Residential			
Accessory Apartment (Internal)	B	B	B
Accessory Apartment (External)	A	B	B
Accessory Buildings (Residential)	A	B	B
Adult Assisted Living		B	B
1-8 Residents	B	B	B
>8 Residents		B	B
Adult Day Care		B	B
Amateur Radio Antennas			
Convent/Monastery		B	B
Criminal Justice Facility?			
MF Dwelling		B	B
SF Detached	B	B	B
SF Attached	B	B	B
Townhouse	B	B	B
Two-Family	B	B	B
Family Day Home (1-5 Children)	B	B	B
Family Day Home (6-12 Children)	C	B	B
Home Occupation	B	B	B
Manufactured Home Parks			
Night Watchman's Dwelling			
Nursing Home		C	B
Occupancy (3 Unrelated Persons)	C	B	B
Occupancy (4 Unrelated Persons)	C	B	B
Residential Treatment Facility (1-8)		C	C
Residential Treatment Facility (8+)		C	C
Shelter Care Facility		C	C
Single Room Occupancy Facility		C	C
Temporary Family Health Care		T	T

Table 8.1 Uses	T4	T5	T6
Hotels & Lodging			
Hotels / Motels (Up to 100 keys)		B	B
Hotels / Motels (Over to 100 keys)		B	B
B&B	B	B	B
Homestay		B	B
Inn		B	B
Boarding: Fraternity or Sorority			
Boarding House			
Assembly & Recreation			
Amusement Center			C
Amusement Enterprises (Temporary)		T	T
Amusement Park			C
Arena / Stadium (Indoor)			C
Auditorium		B	B
Arena / Stadium (Outdoor)			C
Amphitheater (Outdoor)		C	C
Movie Theaters		C	C
Music Hall		C	C
Museums (Up to 4000 SF)		B	B
Museums (Up to 10000 SF)		B	B
Indoor Recreational Facility (Public)		B	B
Indoor Rec Facility		B	B
Outdoor Recreational Facilities		B	B
Libraries		B	B
Golf Course			C
Golf Driving Range			C
House of Worship	B	B	B
Clubs (Private)		C	C

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Table 8.1 Uses	T4	T5	T6
Commercial			
Accessory Buildings	B	B	B
Animal Boarding (Outdoor Pens)			
Animal Boarding (Indoor Pens)		C	C
Animal Shelter		C	C
Art Gallery	C	B	B
Art Studio	B	B	B
Art Workshop	B	B	B
Assembly (Temporary)	~~T~~	~~T~~	~~T~~
Assembly Plant (Handcraft)		C	C
Assembly Plant?			
Auto Parts & Equipment Sales			C
Gas Station			B
Auto Rental / Leasing			B
Auto Repair / Service		C	B
Auto Sales		C	C
Tire Sales / Recapping			B
Bakery, Wholesale		B	B
Banks		B	B
Bowling Alleys		B	B
Car Wash		B	B
Catering Business		B	B
Health Clinic		B	B
Public Health Clinic		B	B
Veterinary Clinic (Outdoor Pens)			
Veterinary Clinic (Indoor Pens)		B	B
Contractor's Shop		B	B
Data Center		B	B

Table 8.1 Uses	T4	T5	T6
Commercial			
Daycare Facility	B	B	B
Dry Cleaning Business		B	B
Funeral Homes		B	B
Hospital		C	C
Laundromats		B	B
Manufactured Home & RV Sales		B	B
Check Cashing Facility		B	B
Municipal Government Offices		B	B
Business & Professional Office		B	B
Medical Office		B	B
Philanthropic Office		B	B
Property Mgmt Office		B	B
Other Offices		B	B
Outdoor Storage (Accessory)		A	A
Photography Studios		B	B
Photographic Processing		B	B
Radio / Television Broadcasting		B	B
All Night Restaurant			B
Drive-Thru Restaurant			
Fast Food Restaurant		B	B
Full Service Restaurant	C	B	B
24-Hour Restaurant			~~B~~
Technology Based Business		B	B
Service Business		B	B
Farmers Market	B	B	B
Greenhouse / Nurseries		B	B
Grocery Store		B	B
Convenience Store	B	B	B
General Retail	B	B	B

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Table 8.1 Uses	T4	T5	T6
Commercial			
Home Improvement Center		B	B
Pharmacy		B	B
Shopping Centers		C	B
Shopping Mall			
Temporary Sales		T	T
Other Retail		B	B
Small Breweries		B	B
Micro Producers		B	B
Education			
Elementary School	B	B	B
High School		B	B
College / University		C	C
Artistic Instruction		B	B
Vocational	B	B	B
Other			
Cemetery	C	C	C
Crematorium			
Parking Garage		B	B
Surface Parking (under 20 spaces)		C	C
Surface Parking (over 20 spaces)		C	C
Temporary Parking		T	T
Helipad			
Communication Facilities		C	C
Utility Facility	C	C	C
Utility Lines	B	B	B
Mobile Food Units		P	P
Taxi Stand			
Transit Facility	B	B	B
Towing Service			

Table 8.1 Uses	T4	T5	T6
Industrial			
Accessory Buildings			B
Assembly?			B
Beverage or Food Processing			
Brewery & Bottling Facility			B
Compounding of Cosmetics,			B
Construction Storage Yards			
Contractor's Shop (HAZMAT)			
Correctional Facilities			
Frozen Food Lockers			
Greenhouse / Nurseries (Wholesale)			
Industrial Equip Service & Repair			
Janitorial Service Company			B
Kennels			
Laboratory, Medical		B	B
Laboratory, Pharmaceutical		B	B
Landscape Service Company			
Laundries			B
Manufactured Home Sales			
Manufacturing, Light		B	B
Moving Companies			
Printing / Publishing Facilities		B	B
Open Storage Yard			
Outdoor Storage (Accessory)			
Research and Testing Laboratories		B	B
Self-Storage Companies			C
Warehouses			C
Welding or Machine Shop			C
Wholesale Establishments			C
Salvage or Vehicle Storage Yard			
Rented Storage Buildings			C

Legend

A: Ancillary Use
B: By-Right Use
N: Not Permitted
C: Conditional Use Permit
P: Provisional Use Permit
T: Temporary Use Permit

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10.PARKING STANDARDS

10.1.MINIMUM REQUIRED PARKING

Applicants must identify on-street and off-street parking facility locations and their capacities, limited by the following:

10.1.1.Off-street parking location and access are subject to the requirements of Section 10.2.

10.1.2.Must demonstrate compliance with shared and minimum parking requirements, according to Table 10.2, and the following minimum parking requirements according to Table 10.1.

10.1.3.Parking requirements may be managed collectively utilizing all on-street and off-street spaces within the SIA.

10.1.4.On-street and off-street parking should be shared with common signage and wayfinding through the SIA.

Table 10.1 Minimum Parking Requirements

Uses	T4	T5	T6
Residential	1 spaces / unit 0.5 spaces / adu	1 space / unit 0.5 spaces / adu	0.5 spaces / unit 0.5 spaces / adu
Hotel & Lodging	1 space / 1.5 rooms	0.5 space / room	
Commercial	see below		
Office	N/A	3 spaces / 1,000 sq.ft	2 spaces / 1,000 sq.ft
Food Service	5 spaces / 1,000 sq.ft	4 spaces / 1,000 sq.ft	3 spaces / 1,000 sq.ft
Assembly	1 space / 6 fixed seats + 1 space / employee OR 5 spaces / 1,000 sq.ft. for unfixed seats	1 space / 8 fixed seats + 1 space / employee OR 5 spaces / 1,000 sq.ft. for unfixed seats	
All Other	3 spaces / 1,000 sq.ft	2 spaces / 1,000 sq.ft	1 space / 1,000 sq.ft
Education	Assembly per Assembly use; 1 space / staff + 1 space for every 5 high school students		no minimum
Higher Education	Assembly per Assembly use; 1 space / staff + 1 space for every 3 students		no minimum
All Other	2 spaces / 1,000 sq.ft	1 spaces / 1,000 sq.ft	no minimum

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Table 10.2 Shared Parking Table *[sample - req. mins. to change as needed]*

Use Utilizing Shared Parking	Req. Parking / Min. Standard	Mon - Fri 8am-6pm		Mon - Fri 6pm-12am		Mon - Fri 12am-8am		Sat - Sun 8am-6pm		Sat - Sun 6pm-12am		Sat - Sun 12am-8am	
Residential	60	60%	36	100%	60	100%	60	80%	48	100%	60	100%	60
Hotel & Lodging	0	70%	0	100%	0	100%	0	70%	0	100%	0	100%	0
Commercial													
Office, Ind.	20	100%	20	20%	4	5%	1	5%	1	5%	1	5%	1
Food Service	30	70%	21	100%	30	10%	3	70%	21	100%	30	20%	6
All Other	0	90%	0	80%	0	5%	0	100%	0	70%	0	5%	0
Assembly, Rec.	80	60%	48	100%	80	100%	80	80%	64	100%	80	100%	80
Education	0	60%	0	100%	0	100%	0	80%	0	100%	0	100%	0
All Other	0	70%	0	100%	0	100%	0	70%	0	100%	0	100%	0
Total Req. Spaces	**190**	**125**		**174**		**144**		**134**		**171**		**147**	

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10.2.OFF-STREET PARKING

10.2.1.Off-street parking design

a. All off-street parking stalls and aisles must be dimensioned according to section 34-975, and section 34-977 and the following:

i. Parking space width is measured from the centerline of stripes.

ii. Tandem parking is permitted for all residential uses, limited to two spaces per each tandem space.

iii. Compact car parking may be provided for up to 25% of required parking spaces.

(1) Compact car spaces must be a minimum of eight feet wide and 16 feet long.

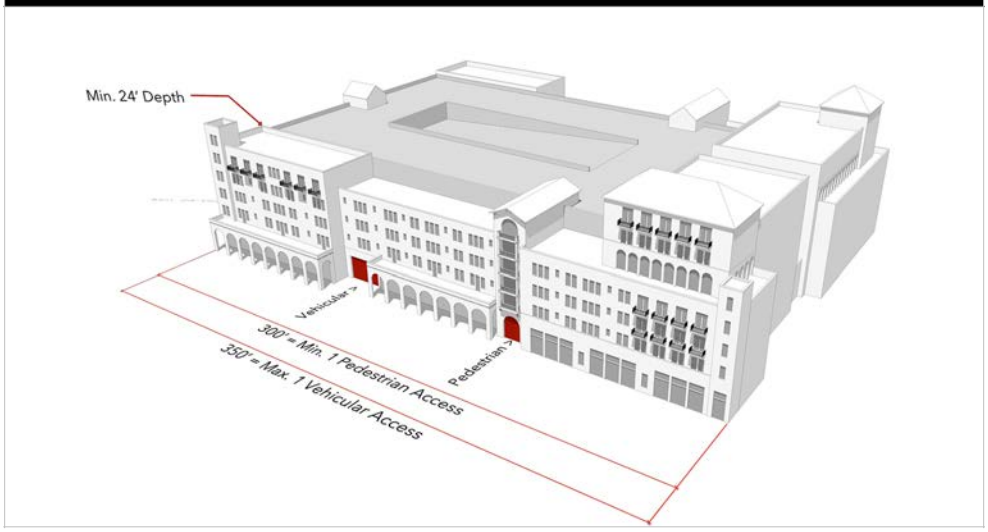
(2) Compact car spaces must be clearly marked or posted for "Compact Cars Only."

10.2.2.Vehicular parking location

a. Off-street parking must be masked from A-streets, pedestrian streets, and open spaces by liner buildings no less than 24 feet in depth.

10.2.3.Vehicular parking access

Figure 10.1 Vehicular Parking Access



a. Underground parking is not restricted provided it is not visible from A-streets, pedestrian streets, or open spaces.

b. Off-street parking facilities may be accessed by vehicles as follows:

i. Vehicular access is prohibited from A-streets, except when the parking is bordered only by A-streets.

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ii. Vehicular access along B-streets must be spaced a minimum of 350 feet centerline to centerline, measured along the block perimeter, as per Figure 10.1.

iii. Vehicular access design is restricted along B-streets as follows:

(1) Paved areas for vehicular access are limited to 24 feet in width.

(2) Breaks in buildings for vehicular access are limited to 40 feet in total width, including pedestrian and bicycle provisions.

c. Pedestrian access to off-street parking must be provided according to Figure 10.1 and as follows:

i. Pedestrian access must be provided from adjacent A-streets, pedestrian streets, and open spaces at a minimum centerline spacing of 300 feet.

ii. Pedestrian access must be a minimum of 12 feet in width.

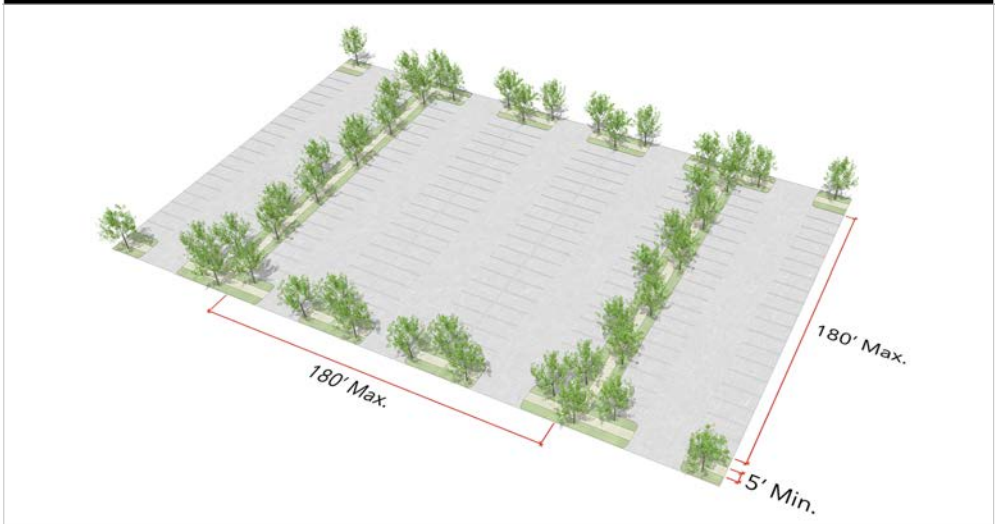
iii. Breaks in buildings for pedestrian access are limited to 24 feet in total width.

10.2.4. Vehicular parking design

a. Off-street parking should be designed to make the most efficient use of land, limiting parking lot size.

b. Surface parking lots with a dimension greater than 180 feet should provide a pedestrian walkway according to Figure 10.2 and as follows:

Figure 10.2 Surface Parking Design



i. Parking lot walkways should span the parking lot in a straight line connecting two ends of the lot.

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ii. Walkways should be no less than five feet wide.

iii. Trees and shrubs should be planted between walkways and parking spaces to provide shade for pedestrians.

c. Surface parking lots must be landscaped according to *[reference section of existing landscape requirements - section 34-XX]*.

d. Portions of parking structures exposed to pedestrian view should be screened as follows:

i. Vegetative installations may be used to screen parking along south and west facing elevations.

ii. Architectural screens, integrated with the architecture of attached or surrounding buildings, may be used to screen any elevation.

(1) Openings should be vertical in proportion, appearing as windows.

(2) The elevation should have between 60% and 75% solid wall.

iii. Photovoltaic panels may be used to screen elevations conducive to solar energy collection.

iv. Parapet walls should be provided at the top floor to shield direct view of rooftop lights.

e. For uses requiring more than 20 off-street spaces, no more than 50% of the required surface lot spaces must be open to the sky. *[Discuss with City]*

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10.3.BICYCLE PARKING

10.3.1.Minimum required bicycle parking is specified by Table 10.3.

Table 10.3 Bicycle Parking Requirements

Uses	Space Requirements
Residential (Multi-Family > 5 units)	0.5 space per unit
Sororities, Fraternities, Dormitories	1 space per 500 sq.ft. of bedroom area
Hotel & Lodging	no min. required
Commercial: Office	0.2 per 1,000 sq.ft.
Commercial: Food Service	0.2 per 1,000 sq.ft.
Commercial: Assembly	1 per 1,000 sq.ft.
Commercial: All Other	0.2 per 1,000 sq.ft.

10.3.2.Bicycle Parking Location

a. Bicycle racks may not be located within:
   i. Five feet of fire hydrants.
   ii. Four feet of loading zones and bus stop markers.
   iii. Three feet of driveways and manholes.
   iv. Two feet of utility meters and tree planters.
b. Bicycle parking located along streets:
   i. Bicycle racks installed parallel to curbs should be set back from the curb a minimum of two feet.
   ii. Bicycle racks installed perpendicular to curbs should allow for a minimum clearance of two feet at the curb and five feet of pedestrian walkway with a 56cm bicycle properly locked to the rack.
   iii. Bicycle racks should be spaced a minimum of 48 inches.
   iv. Bicycle racks should be located within 100 feet of building entries and be visible from the street.
c. Bicycle racks should allow bicycle frames to be locked at two points of contact with the rack.
d. Comb and wave type bicycle racks are prohibited.

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10.4.SERVICE AND LOADING

10.4.1.Service, loading, and deliveries should be provided from alleys and B-streets where available.

10.4.2.Loading spaces must be dimensioned according to section 34-983.

10.4.3.Where alleys or B-streets are not available, on-street loading and deliveries are allowed as follows:

a. On-street loading and deliveries are permitted only within designated Loading Zones.
b. Commercial loading duration may not exceed 20 minutes.
c. Commercial loading must occur between the hours of 6:00 am and 9:00 am, or 2:00 pm and 4:00 pm.
d. Express parcel delivery duration may not exceed 15 minutes.
e. Express parcel delivery must occur between the hours of 8:00 am and 6:00 pm.
f. Residential loading.

10.4.4.Loading docks, dedicated service areas, and refuse service is not permitted along A-streets, pedestrian streets, or open spaces except at service courts, subject to the following:

a. Service courts should be spaced a minimum of 300 feet.
b. Service courts are limited to 40 feet of lot frontage.
c. Service courts should be screened from sidewalk view, noise, and odor.
d. Service courts should be screened by architecturally integrated walls and gates, between five and eight feet in height. Walls may be covered with art, wayfinding signage, or vegetation.
e. Vehicular access to service courts is limited to 14 feet in width.

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11. DEFINITIONS

A-street means active streets that prioritize pedestrian and bicycle access to commercial and residential spaces, over vehicular access.

Affordable dwelling unit, workforce (Type 1 ADU), means dwelling units that are affordable to households with incomes between 80% - 100% of the area mean income (AMI).

Affordable dwelling unit, low income (Type 2 ADU), means dwelling units that are affordable to households with incomes between 60% - 80% of the area mean income (AMI).

Affordable dwelling unit, very low income (Type 3 ADU), means dwelling units that are affordable to households with incomes between 30% - 60% of the area mean income (AMI).

Affordable dwelling unit, very low income (Type 4 ADU), means dwelling units that are affordable to households with incomes less than 30% of the area mean income (AMI).

Allee means a regularly spaced and aligned row of trees usually planted along a thoroughfare or path.

Arcade means a series of arches, supported by columns, or piers. Arcades may cover sidewalks and may front retail storefronts.

Awning means a movable or fixed roof-like structure of canvas or other material, extending over a doorway or from the top of a window, in order to provide protection from the sun.

B-street means service streets that prioritize vehicular access to parking and service, over pedestrian and bicycle access.

Block face means the sum of all the building facades on one side of a block.

Block perimeter means the total length of a line enclosing the block along thoroughfare right-of-ways and lot frontages.

Building height means the vertical distance of a building measured by stories.

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Canopy means a fixed-roofed overhanging structure, which provides shade or protection and is in whole or in part self-supporting with open sides. They often stretch from a building's doorway to a curb.

Cluster Court means a collection of buildings on a semi-public, privately owned open space.

Colonnade means a row of columns joined by an entablature. Colonnades may cover sidewalks and may front retail storefronts.

Display window means a window built to project outward from a storefront for the purpose of displaying merchandise.

Entablature means a horizontal, continuous building element supported by columns or a wall.

Encroachment means a permitted structure that is allowed to extend into the public right-of-way.

Facade, building, means the exterior wall of a building that is set along a frontage line.

Framework plan means a planning tool that coordinates, guides, and informs future development within a specified area.

Forecourt means a private frontage where a portion of the building is close to the frontage line and the central portion is set back.

Frontage line means a property line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other property lines.

Frontage Occupation means the length of the frontage that is occupied by a building.

Frontage Yard Type means the configuration of the area between the facade of the building and the frontage line such as a fenced, shallow, cluster court, etc.

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Gallery means a covered sidewalk in front of a retail storefront that supports either a roof or outdoor balcony above.

Glazing means the transparent area of a building facade.

Habitable Space means building space which use involves human presence with direct view of the enfronting streets or public or private open space, excluding parking garages, self-service storage facilities, warehouses, and display windows separated from retail activity.

Open Space means an outdoor area dedicated for public use. Open space types are defined by the combination of certain physical characteristics including their size, their landscaping and their enfronting buildings. (Syn: Public Open Space, Civic Space)

Pedestrian street means a thoroughfare without vehicular traffic consisting of a right-of-way and public frontage that provides access to lots and Open Spaces.

Setback means the area of a lot measured from the property line to a building facade or elevation that is maintained clear of permanent structures, with the exception of allowed projections.

Streetscreen means a freestanding wall built along the frontage line, or aligned with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

Temporary Structure means the construction or location of a building or use for a determined period of time, such as construction trailers, sale trailers or temporary portable storage containers.

Thoroughfare means a way for use by vehicular and pedestrian traffic and to provide access to lots and Open Spaces, consisting of vehicular lanes and the public frontage. (Syn: street)

Transect Zone means a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the Code template is divided into six Transect zones. These zones describe the physical form and character of a place, according to the density and intensity of its land use and urbanism. Transect Zones 4 through 6 (T4, T5, T6) are referenced in this Code.

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