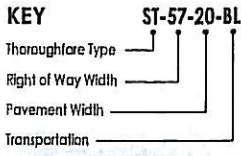
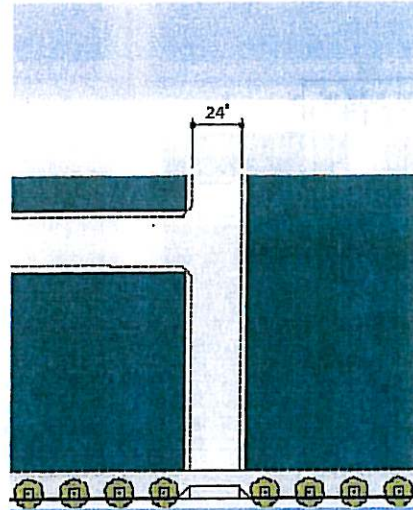


**TABLE 2A: Thoroughfare Assemblies.** These thoroughfares are assembled from the elements that appear in Tables 3A and 3B and incorporate the Public Frontages of Table 4. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. These thoroughfare diagrams are intended as illustrations and suggestions only, and in no way limit plans to using these thoroughfares.



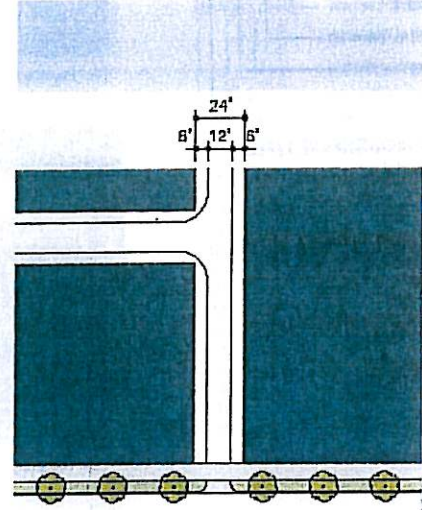
**THOROUGHFARE TYPES**

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



**RA-24-24**

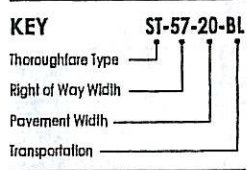
Thoroughfare Type	Rear Alley
Transect Zone Assignment	T6, T5, T4
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	6.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	5 feet
Public Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Inverted Crown
Landscape Type	None
Transportation Provision	None



**RL-24-12**

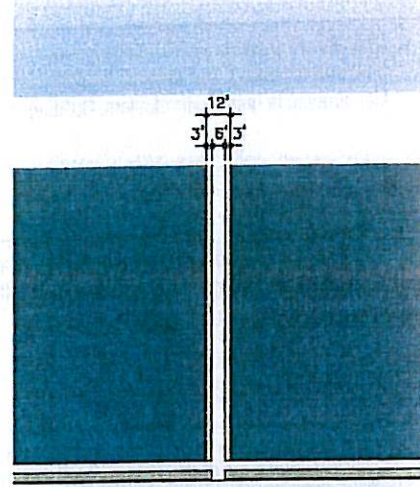
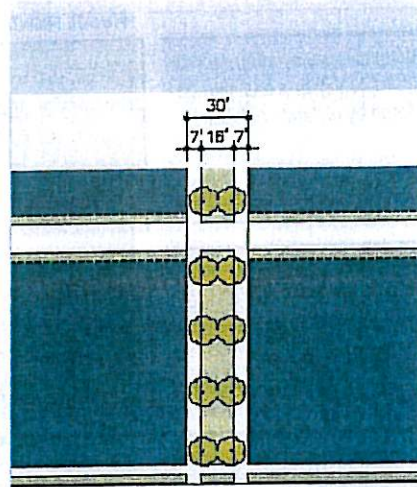
Thoroughfare Type	Rear Lane
Transect Zone Assignment	T4, T3
Right-of-Way Width	24 feet
Pavement Width	12 feet
Movement	Yield Movement
Design Speed	10 MPH
Pedestrian Crossing Time	3.5 seconds
Traffic Lanes	1 lane
Parking Lanes	None
Curb Radius	5 feet
Public Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Inverted Crown
Landscape Type	None
Transportation Provision	None

**TABLE 2A: Thoroughfare Assemblies.** These thoroughfares are assembled from the elements that appear in Tables 3A and 3B and incorporate the Public Frontages of Table 4. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. These thoroughfare diagrams are intended as illustrations and suggestions only, and in no way limit plans to using these thoroughfares.



**THOROUGHFARE TYPES**

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



Thoroughfare Type	Path
Transect Zone Assignment	15, T4, T3
Right-of-Way Width	30 feet
Pavement Width	7 feet, 7 feet
Movement	Pedestrian Movement
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	N/A
Parking Lanes	N/A
Curb Radius	N/A
Public frontage Type	PF, CY
Walkway Type	Two 7 foot sidewalks
Planter Type	16 foot continuous planter at center
Curb Type	None
Landscape Type	Trees @ 30 foot spacing
Transportation Provision	PT, BT

**PT-30-14**

Thoroughfare Type	Path
Transect Zone Assignment	15, T4, T3
Right-of-Way Width	30 feet
Pavement Width	7 feet, 7 feet
Movement	Pedestrian Movement
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	N/A
Parking Lanes	N/A
Curb Radius	N/A
Public frontage Type	PF, CY
Walkway Type	Two 7 foot sidewalks
Planter Type	16 foot continuous planter at center
Curb Type	None
Landscape Type	Trees @ 30 foot spacing
Transportation Provision	PT, BT

**PT-12-6**






Thoroughfare Type	Path
Transect Zone Assignment	15, T4
Right-of-Way Width	12 feet
Pavement Width	6 feet
Movement	Pedestrian Movement
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	N/A
Parking Lanes	N/A
Curb Radius	N/A
Public frontage Type	N/A
Walkway Type	6 foot sidewalk
Planter Type	3 foot continuous planter each side
Curb Type	None
Landscape Type	None
Transportation Provision	PT

TABLE 3: Public Frontages - General The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table 4B (Public Frontages - Specific)

		PLAN			
		LOT	R.O.W.		
		PRIVATE FRONTAGE >	< PUBLIC FRONTAGE		
<p>a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>		<p>T1 T2 T3</p>			
<p>b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters</p>		<p>T1 T2 T3</p>			
<p>c. (RD) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arranged in naturalistic clusters.</p>		<p>T3 T4</p>			
<p>d. (ST) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.</p>		<p>T3 T4</p>			
<p>e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced alley.</p>		<p>T4 T5 T6</p>			
<p>f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.</p>		<p>T5 T6</p>			
<p>g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</p>		<p>T3 T4 T5 T6</p>			



**TABLE 5: Public Lighting.** Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.

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

**TABLE 6: Public Planting.** This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The local planning office selects species appropriate for the bioregion.

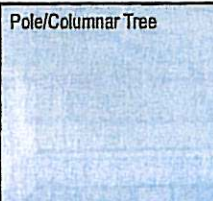




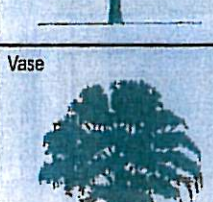
	T1	T2	T3	T4	T5	T6	SD	Specific Planting
<b>Pole/Columnar Tree</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Oval</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Ball</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Pyramid</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Umbrella</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Vase</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
<p>a. <b>Common Yard (CY):</b> a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>					T2 T3
<p>b. <b>Porch &amp; Fence (PF):</b> a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.</p>					T3 T4
<p>c. <b>Terrace or Lightwell (DY/LW):</b> a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes. Syn: Dooryard</p>					T4 T5
<p>d. <b>Forecourt (FC):</b> a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>					T4 T5 T6
<p>e. <b>Stoop (ST):</b> a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>					T4 T5 T6
<p>f. <b>Shopfront and Awning (SF/AW):</b> a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>					T4 T5 T6
<p>g. <b>Gallery (GA):</b> a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>					T5 T6
<p>h. <b>Arcade (AR):</b> a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>					T5 T6

**TABLE 8: Building Configuration.** This table shows prescribed building heights for each Transect Zone. The vertical extent of a building is measured by number of stories, not including a raised basement or an inhabited attic. Heights are measured from the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof. The term "tower" here refers to an attached or detached addition to a building, not to an entire building.

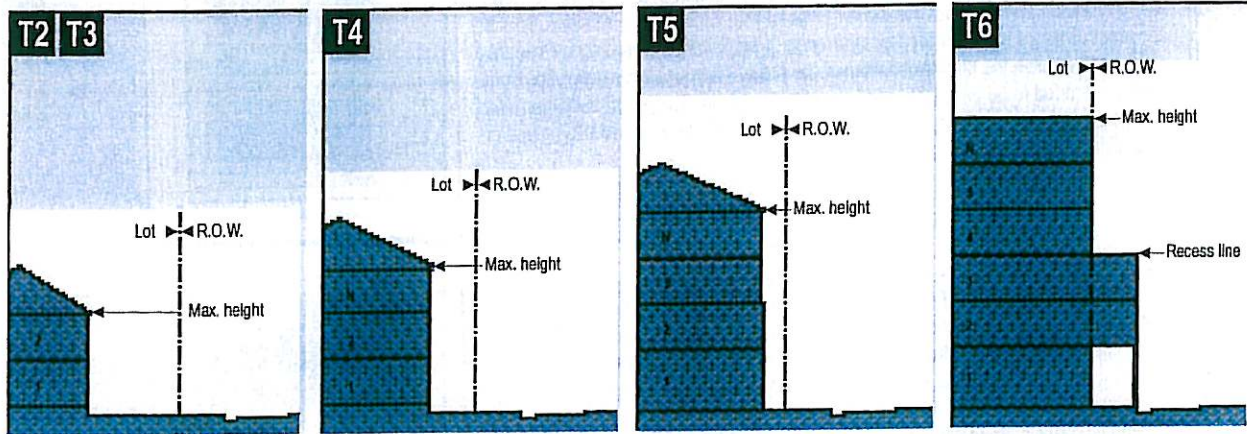




TABLE 9: Building Type. This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types for each Transect Zone.

<p>a. <b>Edgeyard:</b> Specific Types - Single family House, Cottage, Villa, Estate House, Urban Villa. A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>		<p>T2 T3 T4</p>
<p>b. <b>Sideyard:</b> Specific Types - Charleston Single House, zero-lot-line house. A building that occupies one side of the lot with the Setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.</p>		<p>T4 T5</p>
<p>c. <b>Rearyard:</b> Specific Types - Townhouse, Rowhouse, Live-Work unit, perimeter block. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4 T5 T6</p>
<p>d. <b>Courtyard:</b> Specific Types - Patio House. A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<p>T4 T5 T6</p>
<p>e. <b>Specialized:</b> A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>		<p>SD</p>

**TABLE 10:** Specific Function. This table expands the Building Function categories of Table 11 to delegate specific functions within Transect Zones. Table 10 should be customized for local character and requirements.

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

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

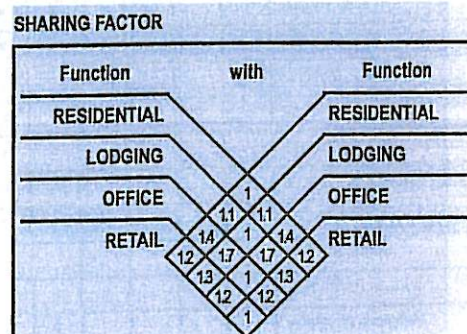
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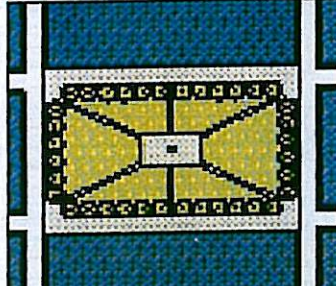
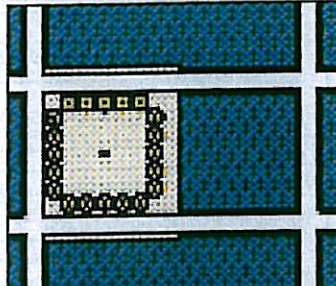
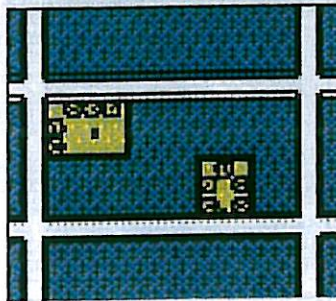
TABLE 11: Building Function - General. This table categorizes building functions within Transect Zones. For greater precision describing the functions, see Table 12.

	T3	T4	T5   T6
a. RESIDENTIAL	<b>Restricted Residential:</b> The number of dwellings on each lot is restricted to one within a principal building and one within an ancillary building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the ancillary dwelling shall not exceed 500 square feet.	<b>Limited Residential:</b> The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 12).	<b>Open Residential:</b> The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 12).
b. LODGING	<b>Restricted Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. Food service may be provided in the a.m.	<b>Limited Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	<b>Open Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times.
c. OFFICE	<b>Restricted Office:</b> The building area available for office use on each lot is restricted to the first story of the principal or the ancillary building and by the requirement of 2.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Limited Office:</b> The building area available for office use on each lot is limited to the first story of the principal building and/or to the ancillary building, and by the requirement of 2.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Open Office:</b> The building area available for office use on each lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	<b>Restricted Retail:</b> The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the requirement of 2.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling. This specific use shall be further limited to neighborhood store or food service seating of no more than 20.	<b>Limited Retail:</b> The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	<b>Open Retail:</b> The building area available for retail use is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net retail space.
e. CIVIC	See Table 12	See Table 12	See Table 12
f. OTHER	See Table 12	See Table 12	See Table 12

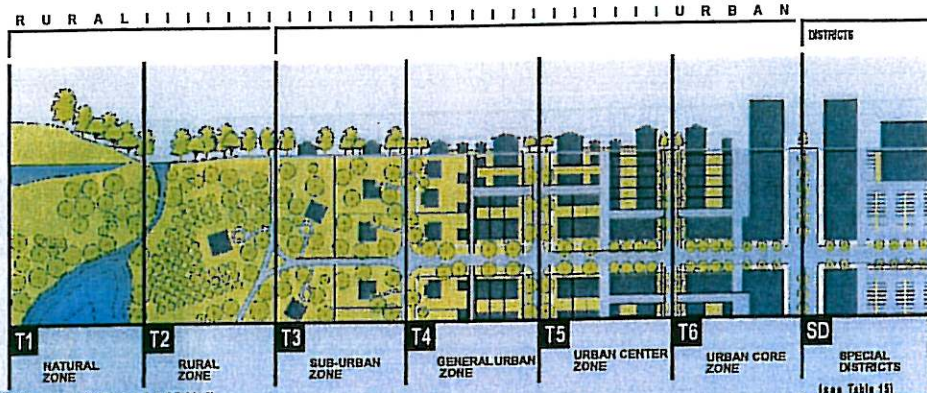
TABLE 12: Parking Calculation. The Required Parking table summarizes the parking requirements of Table 11 for each site or, conversely, the amount of building allowed on each site given the parking available.

	REQUIRED PARKING (See table 11)		
	T2   T3	T4	T5   T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
CIVIC	To be determined by warrant		
OTHER	To be determined by warrant		



<p><b>a. Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 15 acres. Larger parks may be approved by warrant as districts in all zones.</p>	 <p>T1 T2 T3</p>
<p><b>b. Green:</b> An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.</p>	 <p>T3 T4 T5</p>
<p><b>c. Square:</b> An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1 acre and the maximum shall be 5 acres.</p>	 <p>T4 T5 T5</p>
<p><b>d. Plaza:</b> An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 1 acre and the maximum shall be 2 acres.</p>	 <p>T5 T6</p>
<p><b>e. Playground:</b> An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <p>T1 T2 T3 T4 T5 T6</p>

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



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICTS (see Table 15)
<b>A. ALLOCATION OF ZONES</b> (see Section 3.1 and Table 2)							
CLD	no minimum	50% MIN	10 - 30%	20 - 40%	prohibited		
THD	no minimum		10 - 30%	30 - 60 %	10 - 30%	prohibited	
RCD	no minimum		prohibited	10 - 30%	10 - 30%	40 - 80%	
TDD	no minimum		prohibited	0 - 30%	0 - 30%	40 - 100%	
<b>B. BASE RESIDENTIAL DENSITY</b> (see Section 3.4)							
By Right	3 unit / 100 ac. avg.	3 unit / 20 ac. avg.	6 units / ac. gross	20 units / ac. gross	40 units / ac. gross	60 units / ac. gross	
By TDR	by Variance		8 units / ac. gross	20 units / ac. gross	40 units / ac. gross	66 units / ac. gross	
Other Functions	by Variance		10 - 20% min.	20 - 30% min	30 - 50% min	50 - 70% min	
<b>C. BLOCK SIZE</b>							
Block Perimeter	no maximum		3000 ft. max.	2400 ft. max.	2000 ft. max.	2000 ft. max.	* 3000 ft. max with parking structures
<b>D. PUBLIC FRONTAGES</b> (see Tables 3 and 4)							
HW & RR	permitted			prohibited			
BV	prohibited		permitted				
RD	prohibited		permitted		prohibited		
ET	prohibited		permitted		prohibited		
SE & AV	prohibited			permitted			
CE & AV	prohibited				permitted		
Rear Lane	permitted				prohibited		
Rear Alley	prohibited			permitted			
Path	permitted				prohibited		
Passage	prohibited		permitted				
Bicycle Trail	permitted			prohibited *			
Bicycle Lane	permitted				prohibited		
Bicycle Route	permitted						* permitted within Open Spaces
<b>E. CIVIC SPACES</b> (see Table 13)							
Park	permitted				prohibited		
Green	prohibited		permitted			prohibited	
Square	prohibited			permitted			
Plaza	prohibited				permitted		
Playground	permitted						
<b>F. LOT OCCUPATION</b>							
Lot Width	by Variance	by Warrant	48 ft. min 120 ft. max	24 ft. min 72 ft. max	18 ft. min 150 ft. max	18 ft. min 700 ft. max	
Lot Coverage	by Variance	by Warrant	60% max	70% max	80% max	90% max	
<b>G. BUILDING DISPOSITION</b>							
Front Setback	by Variance	TBD	18 ft. min	6 ft. min 18 ft. max	0 ft. min 6 ft. max	0 ft. min 6 ft. max	
Side Setback	by Variance	TBD	6 ft. min	0 ft. total min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	
Rear Setback	by Variance	TBD	6 ft. min	3 ft. min *	3 ft. min *	0 ft. min	* or 15 ft. from center line of alley
<b>H. BUILDING TYPE</b> (see Table 9)							
Edgeyard	prohibited	permitted			prohibited		
Sideyard	prohibited			permitted		prohibited	
Rearyard	prohibited			permitted			
<b>I. PRIVATE FRONTAGES</b> (see Table 7)							
Common Yard	not applicable	permitted		prohibited			
Porch & Fence	not applicable	prohibited	permitted		prohibited		
Terrace or L.C.	not applicable	prohibited		permitted		prohibited	
Forecourt	not applicable	prohibited		permitted			
Keyp	not applicable	prohibited		permitted			
Shopfront & Awning	not applicable	prohibited		permitted			
Gallery	not applicable	prohibited			permitted		
Arcade	not applicable	prohibited			permitted		
<b>J. BUILDING HEIGHT</b> (see Table 8)							
Principal Building	not applicable	2.5 stories max		3.5 stories max, 1 min	6 stories max, 2 min	6 stories max, 2 min	
Outbuilding	not applicable	2 stories max		2 stories max	2 stories max	not applicable	
<b>K. BUILDING FUNCTION</b> (see Table 10 & 11)							
Residential	prohibited	restricted use		limited use	open use		
Lodging	prohibited	restricted use		limited use	open use		
Office	prohibited		restricted use	limited use	open use		
Retail	prohibited		restricted use	limited use	open use		

ARTICLE 5  
ARTICLE 3, 3.4

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

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

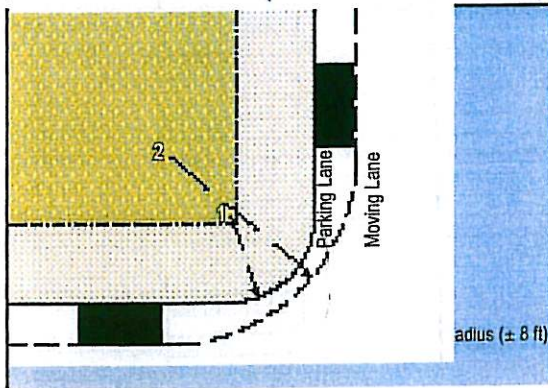
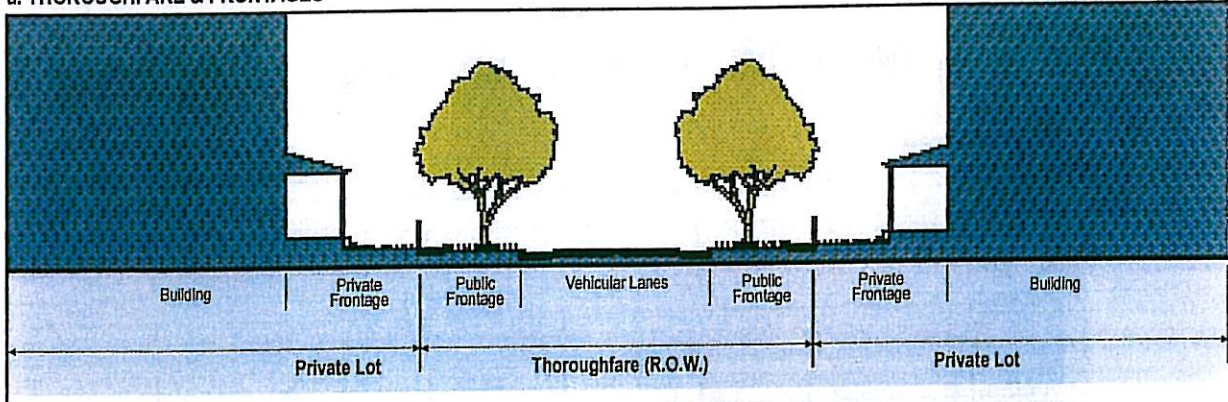
	DISTRICT SD1	DISTRICT SD2	DISTRICT SD3	DISTRICT SD4	DISTRICT SD5	DISTRICT SD6	DISTRICT SD7	
<b>A. ALLOCATION OF ZONES</b>								
a. CLD / Cluster	X							
b. TND / Village	X							
c. TOD / Town	X							
<b>B. BASE DENSITY ALLOCATION</b>								
a. HousingBy Right	X	unvXac.avg						
b. By TDR	X				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

DESCRIPTION

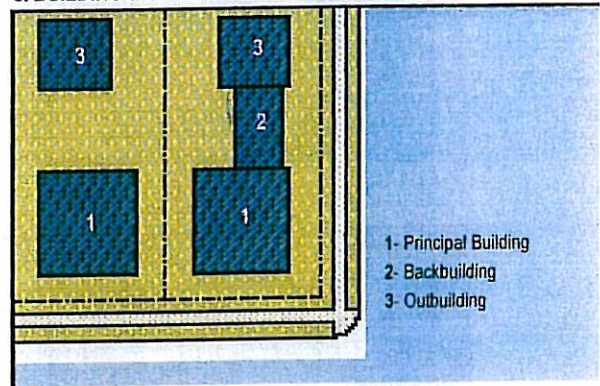
CONSERVATION

FUNCTION

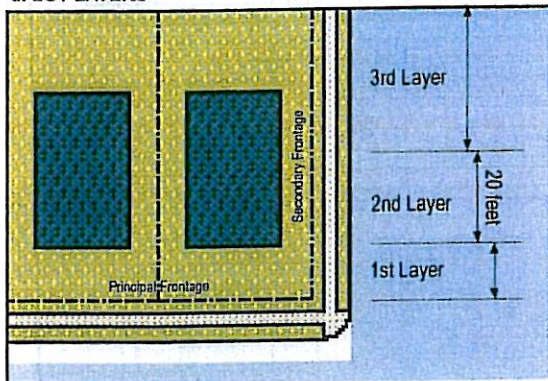
a. THOROUGHFARE & FRONTAGES



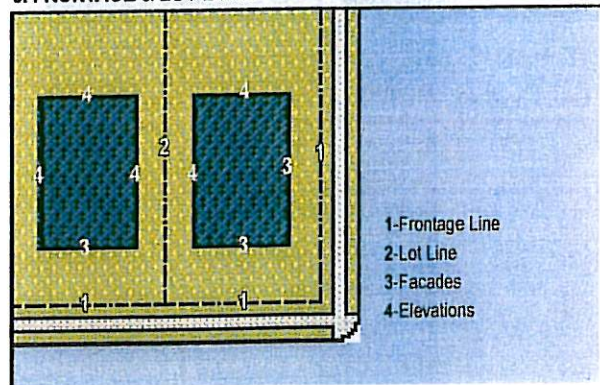
c. BUILDING DISPOSITION



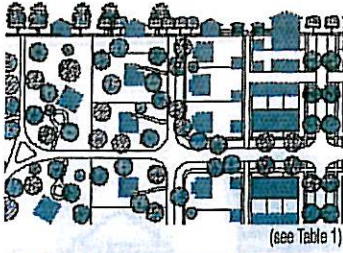
d. LOT LAYERS



e. FRONTAGE & LOT LINES



T3



(see Table 1)

**BUILDING FUNCTION** (see Table 10, 11 & Table 14)

a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use

**BUILDING HEIGHT** (see Table 8)

a. Principal Building	2.5 stories max.
b. Outbuilding	2 stories max.

**LOT OCCUPATION**

a. Lot Width	48 ft. min 120 ft. max
b. Lot Coverage	60% max

**BUILDING TYPE** (see Table 9)

a. Edgeyard	permitted
b. Sideyard	not permitted
c. Rearyard	not permitted
d. Courtyard	not permitted

**BUILDING DISPOSITION**

a. Front Setback (P)	18 ft. min.
b. Front Setback (S)	12 ft. min.
c. Side Setback	6 ft. min.
d. Rear Setback	6 ft. min.
e. Frontage Buildout	40% min at setback

**OUTBUILDING DISPOSITION**

a. Front Setback	20 ft. min. + bldg setback
b. Side Setback	3 ft. or 6 ft
c. Rear Setback	3 ft. min

**PRIVATE FRONTAGES** (see Table 7)

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	not permitted
d. Forecourt	not permitted
e. Stoop	not permitted
f. Shopfront & Awning	not permitted
g. Gallery	not permitted
h. Arcade	not permitted

Refer to Summary Table 14

**PARKING PROVISIONS**

See Table 10 & Table 11

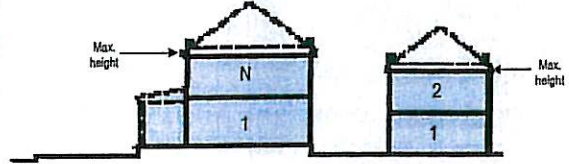
\* or 15 ft. from center line of alley

Graphics are illustrative only. Please refer to actual metrics for setback and height information.

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

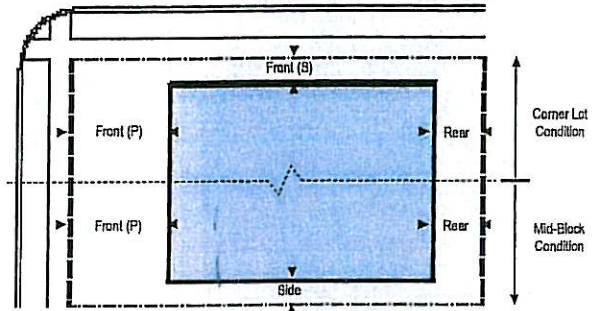
**BUILDING HEIGHT**

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, with a minimum height of 10 feet.
3. Height shall be measured to the eave or roof deck.



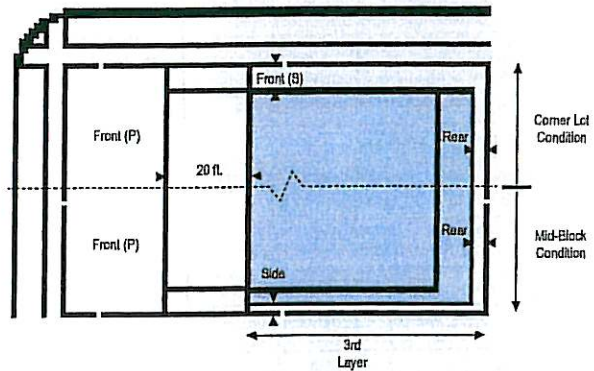
**BUILDING DISPOSITION**

1. The Facades and Elevations of principal buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



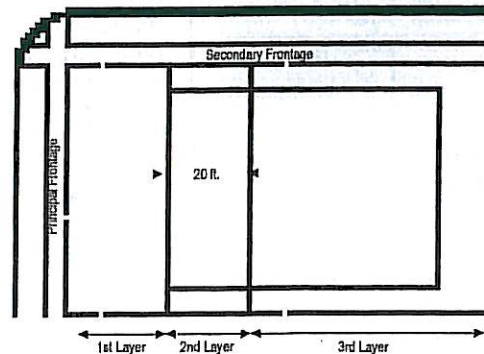
**OUTBUILDING DISPOSITION**

1. The elevation of the out building shall be distanced from the lot line as shown.



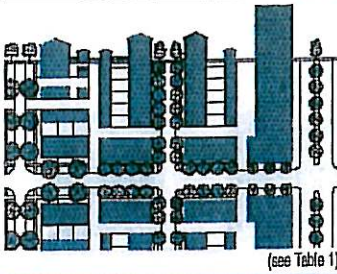
**PARKING PLACEMENT**

1. Uncovered parking spaces n be provided within the 2nd and Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stowed within the 3rd Layer.





T4



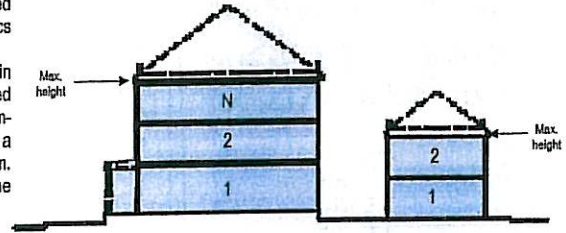
(see Table 1)

BUILDING FUNCTION (see Table 10, 11 & Table 14)	
a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use
BUILDING HEIGHT (see Table 8)	
a. Principal Building	3.5 stories max, 1 min
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	24 ft. min 72 ft. max
b. Lot Coverage	70% max
BUILDING TYPE (see Table 9)	
a. Edgeward	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
BUILDING DISPOSITION	
a. Front Setback (P)	6 ft. min. 18 ft. max.
b. Front Setback (S)	6 ft. min. 18 ft. max
c. Side Setback	0 ft. min.
d. Rear Setback	3 ft. min.*
e. Frontage Buildout	60% min at setback
OUTBUILDING DISPOSITION	
a. Front Setback	24 ft. min. + bldg. setback
b. Side Setback	0 ft. min. or 3 ft.
c. Rear Setback	3 ft. min
PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	not permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Sloop	permitted
f. Shopfront & Awning	permitted
g. Gallery	not permitted
h. Arcade	not permitted
Refer to Summary Table 14	
PARKING PROVISIONS	
See Table 10 & Table 11	

\* or 15 ft. from center line of alley  
Graphics are illustrative only. Please refer to actual metrics for setback and height information.  
"N" stands for any stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

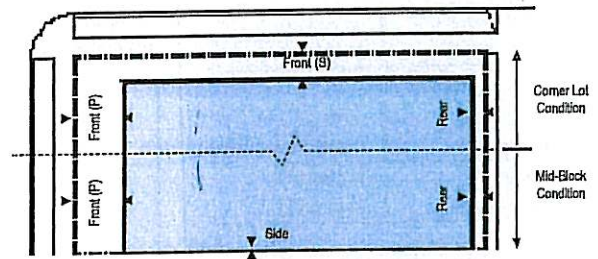
**BUILDING HEIGHT**

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft. with no maximum.
3. Height shall be measured to the eave or roof deck.



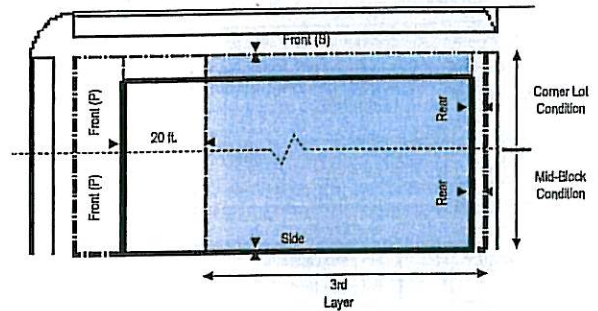
**BUILDING DISPOSITION**

1. The Facades and Elevations of principal buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



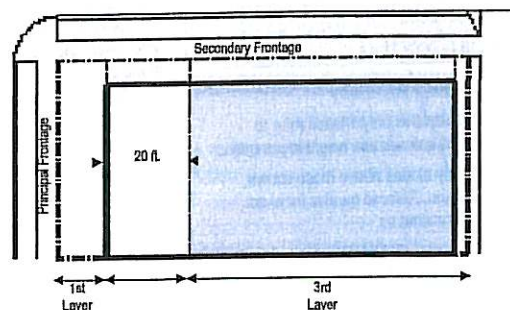
**OUTBUILDING PLACEMENT**

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

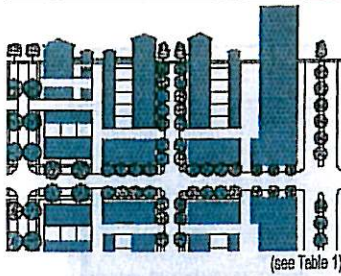


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer.



T5



(see Table 1)

**BUILDING FUNCTION** (see Table 10, 11 & Table 14)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

**BUILDING HEIGHT** (see Table 8)

a. Principal Building	2 stories max. 2 min.
b. Outbuilding	2 stories max.

**LOT OCCUPATION**

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

**BUILDING TYPE** (see Table 9)

a. Edgeyard	not permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted

**BUILDING DISPOSITION**

a. Front Setback (P)	0 ft. min. 6 ft. max.
a. Front Setback (S)	0 ft. min. 6 ft. max.
b. Side Setback	0 ft. min. 24 ft. max.
c. Rear Setback	3 ft. min.*
d. Frontage Buildout	80% min at setback

**OUTBUILDING DISPOSITION**

a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft. min.
c. Rear Setback	3 ft. min.

**PRIVATE FRONTAGES** (see Table 7)

a. Common Lawn	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

**PARKING PROVISIONS**

See Table 10 & Table 11

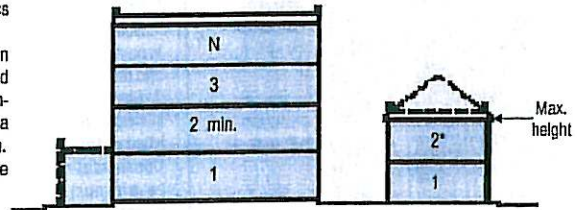
\* or 15 ft. from center line of alley

Graphics are illustrative only. Please refer to actual metrics for setback and height information.

\*N\* stands for any stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

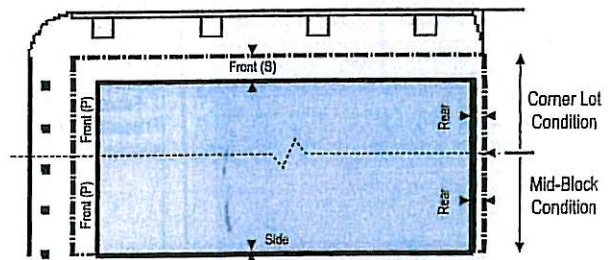
**BUILDING HEIGHT**

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck.



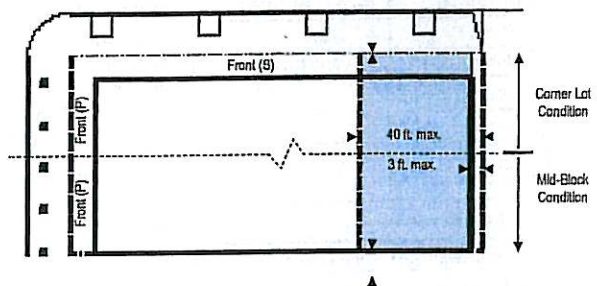
**BUILDING DISPOSITION**

1. The Facades and Elevations of principal buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



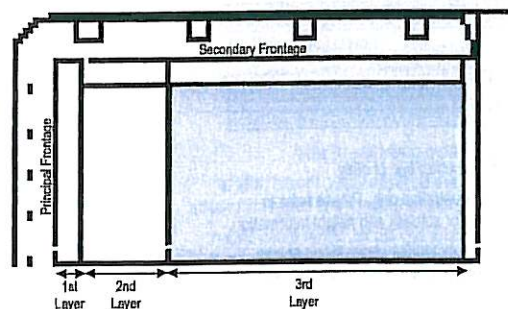
**OUTBUILDING DISPOSITION**

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

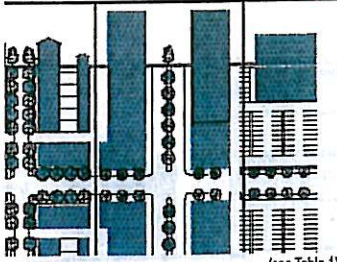


**PARKING PROVISIONS**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram.



T6



(see Table 1)

**BUILDING FUNCTION** (see Table 10 ,11 & Table 14)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

**BUILDING HEIGHT** (see Table 8)

a. Principal Building	8 stories max. 2 min.
b. Outbuilding	N/A

**LOT OCCUPATION**

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

**BUILDING TYPE** (see Table 5)

a. Edgeyard	not permitted
b. Sideyard	not permitted
c. Rearyard	permitted
d. Courtyard	permitted

**BUILDING DISPOSITION**

a. Front Setback (P)	0 ft. min. 6 ft. max.
a. Front Setback (S)	0 ft. min. 6 ft. max.
b. Side Setback	0 ft. min. 24 ft. max.
c. Rear Setback	0 ft. min.
d. Frontage Buildout	80% min. at setback

**OUTBUILDING DISPOSITION**

a. Front	N/A
b. Side	N/A
c. Rear	N/A

**PRIVATE FRONTAGES** (see Table 7)

a. Common Lawn	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	not permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

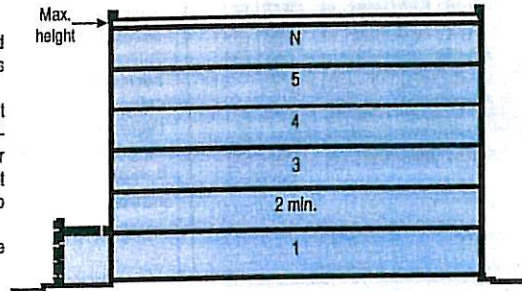
Refer to Summary Table 14

**PARKING PROVISIONS**

See Table 10 & Table 11

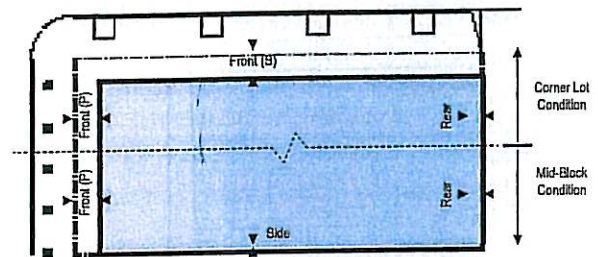
**BUILDING HEIGHT**

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck.



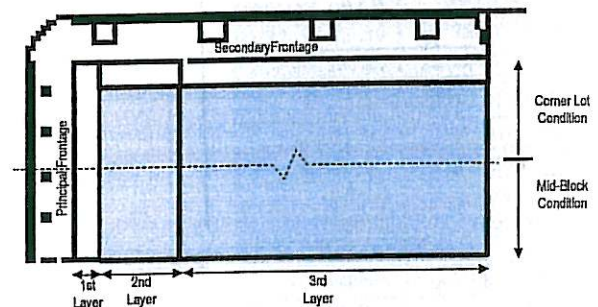
**BUILDING DISPOSITION**

1. The Facades and Elevations of principal buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



**PARKING PROVISIONS**

1. Uncovered parking sp be provided within the 3rd shown in the diagram.
2. Covered parking sha vided within the 3rd Layer in the diagram.
3. Trash containers shall within the 3rd Layer as the diagram.



\* or 15 ft. from center line of alley

Graphics are illustrative only. Please refer to actual metrics for setback and height information.

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

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Planning Office shall determine the correct definition of the term.

**DEFINITIONS**

**Ancillary Unit:** an apartment not greater than 600 square feet sharing ownership and utility connections with a Principal Building. An Ancillary Unit may or may not be within an outbuilding. Ancillary Units do not count toward maximum density calculations (see Tables 4, 10 and 11).

**Apartment:** a dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

**Avenue (AV):** a thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues typically have at least two travel lanes (one in each direction) and parallel parking. Avenues may be equipped with a landscaped median. The Public Frontage has curb, gutter and sidewalk. When located in T3 and T4, Avenues usually have trees located in planters and when located in T5 and T6, Avenues usually have tree wells and wider sidewalks. Avenues become collectors upon exiting urban areas.

**Backbuilding:** a single-story structure connecting a principal building to an outbuilding (see Table 11)

**Bicycle Lane (BL):** a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

**Bicycle Route (BR):** a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

**Bicycle Trail (BT):** a bicycle way running independently of a high-speed vehicular thoroughfare.

**Bill of Assurance:** a general description of any proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.

**Block:** the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

**Boulevard (BV):** a thoroughfare designed for high vehicular capacity and moderate speed that is typically located in T5 and T6. Boulevards are long-distance thoroughfares that serve a city-wide function by connecting urbanized areas. Boulevards typically have at least four travel lanes (two in each direction) and may have parallel parking. Boulevards are usually equipped with slip roads that buffer the sidewalks and buildings or alternately may have a median. The Public Frontage has curb, gutter, sidewalk and trees located in either planters or tree wells. Boulevards become arterials upon exiting urban areas.

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

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

**Building Disposition:** the placement of a building on its lot (see Tables 4, 6 & 11).

**Building Function:** the uses accommodated by a building and its lot. (see Table 7).

**Building Height:** is measured as the vertical distance above the highest sidewalk elevation measured to the base of a parapet or roofline of a flat roof, the eave of a pitched roof or the deck line of a mansard roof. Where building heights are measured in stories, no story height shall exceed 15 feet. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare (see Table 4).

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

**By Right Permit:** a proposal for a building or community plan that complies with this code and may thereby be processed administratively, without public hearing (see **Deviations**).

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

**Civic Building:** a building designed specifically for a civic function.

**Civic Parking Reserve:** parking structure or lot within a quarter-mile of the site that it serves. Space may be leased or bought from this Reserve to satisfy parking requirements.

**Civic Space:** an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings.

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

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

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

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

**Cottage:** an edgeyard building type. A single-family dwelling, on a regular lot, often shared with an ancillary building in the reyard.

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

**Curb:** the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system.

**Density:** the number of dwelling units within a standard measure of land area, usually given as units per acre.

**Design Review Board (DRB):** a board established by the developer that must approve all building plans prior to the issuance of a building permit and a Certificate of Occupancy.

**Design Speed:** is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

**Development Review Committee (DRC):** Usually part of the Planning Department, a DRC is composed of one representative from each of the regulatory agencies that have jurisdiction of over the permitting of a project (Planning Department, Fire Department, Bryant Corporation or public utility, Sanitation Department, and Street Department).

**Driveway:** a vehicular lane within a lot, usually leading to a garage. A Driveway in the First Layer may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constraints of a parking lot.

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

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

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

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

**Estate House (Syn.: Country house, Villa):** an edgeyard building type. A single-family dwelling on a very large lot of rural character, often shared by one or more ancillary buildings

**Facade:** the exterior wall of a building that is set along a Frontage Line (see **Elevation; Frontage Line**).

**Frontage:** The area adjacent to the street. This includes the Public Frontage (the area within the Right of Way between the curb and the lot line) and the Private Frontage (the area of a private lot adjacent to the street).

**Frontage Line:** those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

**GIS (Geographic Information System):** a computerized program in widespread municipal use that organizes data on maps. Various municipal departments can input information including the location of wetlands, thoroughfares, water/sewer lines, boundaries, building footprints, schools, zoning, land-use, etc. GIS makes information available as layered databases.

**Greenfield:** a project planned for an undeveloped area outside the existing urban fabric. See **Infill**.

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

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

**Home Occupation:** non-retail commercial enterprises permitted in Zones T3-6. The work quarters should be invisible from the frontage, located either within the house or in an outbuilding.

**House** (Syn.: Single): an edgeyard building type. A single-family dwelling on a large lot, often shared with an ancillary building in the rearyard.

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

**Infill:** a project within existing urban fabric.

**Inside Turning Radius:** the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

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

**Layer:** a range of depth of a lot within which certain elements are permitted.

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

**Live-Work:** a fee-simple dwelling unit that contains a Commercial component anywhere in the unit. (Syn.: Flexhouse.) (See **Work-Live**.)

**Lodging:** premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to retail use.

**Lot Line:** the boundary that legally and geometrically demarcates a lot (see **Frontage Line**). Such lines appear graphically on Community and Site Plans. Codes reference lot lines as the baseline for measuring setbacks.

**Lot Width:** the length of the principal Frontage Line of a lot.

**Major Exception:** are major departures from the TND Overlay or the approved TND Plan. A Major Exception is any ruling on a deviation other than a Minor Exception. Major Exceptions shall be granted by the Bryant Planning Department and subject to review by the Planning Commission and City Council.

**Manufacturing:** premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.

**Master Plan:** a rendered plan that reflects the character of the overall development and shows the phasing for the entire tract.

**Meeting Hall:** a building available for gatherings, including conferences. If constructed, the Meeting Hall may be used for the marketing purposes of the development.

**Minor Exception:** are minor departures from the TND Overlay or the approved TND Plan and shall be granted administratively through the Bryant Planning Department. A Minor Exception is a ruling that would

permit a practice that is not consistent with a specific provision of this TND Overlay or the approved TND Plan but is justified by the Intent (Section 1.2).

**Mixed Use:** multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. Mixed use is one of the principles of TND development from which many of its benefits are derived, including compactness, pedestrian activity, and parking space reduction.

**Neighborhood:** an urbanized area at least 40 acres that is primarily Residential. A Neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.

**Net Developable Area, Net Site Area:** the developable areas of a site.

**Office:** premises available for the transaction of general business but excluding retail, artisan and manufacturing uses.

**Outbuilding:** an accessory building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas.

**Parking Structure:** a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

**Passage (PS):** a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

**Path (PT):** a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network. **Patternbook:** a book showing the Architectural Standards such as building design, style, materials and colors; and Landscape Standards such as trees, plans and layout that the development in the TND Plan must adhere to.

**Pedestrian Shed:** An area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. The Common Destination should have the present or future capacity to accommodate a T5 Transect Zone for TND and a T6 Zone for RCD. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used for mapping when transit is present or proposed. (Sometimes called a "walkshed" or "walkable catchment.") A Linear Pedestrian Shed is elongated to follow a Commercial corridor. See Standard, Long, or Linear Pedestrian Shed.

**Planter:** the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

**Principal Building:** the main building on a lot, usually located toward the frontage.

**Private Club:** an establishment serving alcohol that must be permitted by the Arkansas ABC.

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

**Public Frontage:** the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight.

**Rear Alley (AL):** a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

**Rear Lane (LA):** a vehicular driveway located to the rear of lots providing access to parking and outbuildings

and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by inverted crown or percolation.

**Rearyard Building:** a building that occupies the full frontage line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous facade spatially defines the public thoroughfare. For its residential function, this type yields a rowhouse. For its commercial function, the rear yard can accommodate substantial parking. **Regulating Plan:** a plan that assigns Transect Zones to the entire TND Overlay District development. This plan identifies the Transect Zones that will govern each tract of land within the TND Overlay District area.

**Residential:** premises available for long-term human dwelling.

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

**Retail Frontage Line:** Frontage Lines designated on a Community Plan that require the provision of a Shop-front, causing the ground level to be available for retail use.

**Road (RD):** a thoroughfare of low vehicular speed and capacity that is located in T3 and T4. Roads are local and suburban thoroughfares with low intensity residential uses. Roads are typically two-way travel and do not usually have parking. The Public Frontage may have curb and gutter or swales; sidewalks, walking paths or bicycle trails; and trees located in planters or natural clusters.

**Rowhouse:** a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (Syn: Townhouse; see Rearyard Building).

**Rural Boundary Line:** the extent of potential urban growth as determined by existing geographical determinants. The rural boundary is permanent.

**Service Boundary Line:** the extent of potential or feasible urban growth as determined by the extension of infrastructure, principally sewer.

**Setback:** the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

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

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

**Sidewalk:** the paved layer of the public frontage dedicated exclusively to pedestrian activity.

**Specialized Building:** a building that is not subject to Residential, Commercial, or Lodging classification. Most specialized buildings are dedicated to manufacturing and transportation, and are distorted by the trajectories of machinery.

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



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

**Street (ST):** a local urban thoroughfare of low speed and capacity that is located in T3, T4 and T5. Streets are local thoroughfares in urban areas with predominately residential uses. Streets may have one or two-way travel, typically with one or two travel lanes and parallel parking. Streets have curb, gutter, sidewalks and trees located in planters.

**Streetscape:** the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, street-lights, etc.).

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

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

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

**Thoroughfare:** a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

**Traditional Neighborhood Development (TND):** a Community Type based upon a Standard Pedestrian Shed oriented toward a Common Destination consisting of a mixed-use center or corridor, and having a minimum developable area of 40 acres. A TND may be comprised of a partial or entire Standard Pedestrian Shed or more than one Standard Pedestrian Shed. (Syn.: Village, Urban Village).

**Traditional Neighborhood Development (TND) Plan:** a Plan for a Traditional Neighborhood prepared according to this Traditional Neighborhood Development Overlay District Ordinance. A TND Plan consists of two elements: a Master Plan and a Regulating Plan.

**Town Center:** the mixed-use center or main Commercial corridor of a community. A Town Center in a hamlet or small TND may consist of little more than a meeting hall, corner store, and main civic space. A Town Center for RCD or TOD communities may be a substantial downtown Commercial area, often connected to other Town Centers by transit.

**Townhouse:** Syn. Rowhouse. (See **Rearyard Building**.)

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

**Transect Zone (T-Zone):** Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core.

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

**Type:** a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: **Building Type**.)

**Urban Street (US):** a thoroughfare of low speed and capacity that is located in T5 and T6. Urban Streets are local thoroughfares in urban centers with more intensive commercial or civic uses. Urban Streets may have one or two-way travel, typically with one or two travel lanes and parallel or angle parking. The Public Frontage has curb, gutter and wider sidewalks. Urban Streets may have trees located in tree wells.

**Work-Live:** a fee-simple mixed-use unit with a substantial Commercial component that may accommodate employees and walk-in trade. (Syn.: Live-With.) (See **Live-Work**.)