

AN ORDINANCE 2010-04-01-0278

**AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE,
OF THE CITY CODE OF SAN ANTONIO, TEXAS
REGARDING REGULATIONS FOR FORM BASED ZONING
AND DEVELOPMENT PATTERN.**

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WHEREAS; In January 2005 City Council initiated the development and implementation of form based development; and

WHEREAS; on December 6, 2007 the City Council adopted the Form Based Zoning "FBZ" for implementation within the City South area; and

WHEREAS; on June 18, 2009 the City Council adopted regulations for City-wide application and for Infill Development using "FBZ"; and

WHEREAS, it is the goal of FBZ to encourage a sustainable pattern of development that is pedestrian-oriented, with mixed-uses and a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings; and

WHEREAS, these amendments further the goals of FBZ; and

WHEREAS, a public hearing was held regarding this amendment to the zoning regulations of the San Antonio City Code at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the zoning regulations of the San Antonio City Code; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article II, Section 35-209 is amended as follows:

Sec. 35-209. Form Based Development.

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(a) General to All Plans.

(1) Applicability.

A. This section shall be applicable to any zoning district boundary designated as Form Based Zoning (FBZ) within the City or to any Master Development Pattern Plan (MDPP) in the ETJ. any area zoned "FBZD" (Form Based Zoning District) or to master development pattern plans in the ETJ.

B. FBZ districts are FBZ-T1, FBZ-T2, FBZ-T3, FBZ-T4, FBZ-T5, and FBZ-T6, and are generally referred to as transect zones in this chapter.

C. Adopted form based master plans and associated transect zoning districts are referenced herein as follows:

1. Verano FBZD, December 6, 2007.
2. River North FBZD, April 1, 2010.

D B. The Unified Development Code continues to be applicable to issues not covered by these regulations except where these would conflict with the form based use pattern, in which case the conflict shall be resolved in favor of the form based use pattern. The exceptions shall be that the FBZD and use pattern shall not supersede ~~supereede~~ the requirements of the following districts:

1. Edwards Recharge Zone District (ERZD) requirements.
2. The River Improvement Overlay (RIO) District standards with the exception of the following sections: 35-338 (c), 35-672 (b)(1), 35-672 (b)(2), 35-672 (b)(3), 35-672 (b)(4), 35-673 (f)(3), 35-673 (m), 35-674 (b)(6), and 35-674 (c). Maximum height standards are may be superseded by the form based use pattern standards provided that the project is in conformance with the RIO solar access requirements of subsection 35-673(a).
3. Military Airport Overlay Zone Districts (MAOZ).
4. Viewshed Protection Districts (VP).
5. Airport Hazard Overlay Districts (AHOD).

E C. Terms used throughout these regulations shall take their commonly accepted meanings or as defined for the FBZD in the definitions subsection 35-209(g). In the event of conflicts between these definitions and Appendix A of the Unified Development Code, subsection 35-209(g) shall take precedence.

F D. The definitions of terms contain regulatory language that is integral to these regulations.

G E. Unless otherwise indicated, all section references in these regulations pertain to Chapter 35 of the Code of Ordinances for San Antonio, Texas.

(2) Process.

A. Sectors [defined geographically in subsection 35-209(b)] permit development patterns [defined by extent and intensity in subsection 35-209(c)], which are composed of transect zones [defined by the elements appropriate to them in subsection 35-209(e)].

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C. The CRC shall be comprised of, but not limited to, one (1) representative from each of the following:

- 1 a. Public Works (Stormwater, Transportation);
- 2 b. Planning and Development Services (Engineering, Trees, Land Entitlements, Zoning, and Building Review Division);
- 3 e. SAWS;
- 4 d. CPS Energy;
- 5 e. Parks and Recreation;
- 6 f. Bexar County (if applicable);
- 7 g. VIA Metropolitan Transit;
- 8 h. Fire Department;
- 9 i. School Districts;
- 10 j. Office of Environmental Policy (Bicycle Coordinator).

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(b) Sector Analysis Report.

(1) Instructions. The form based development use pattern is based on regional planning principles that incorporate six (6) sectors. These sectors are based on geographic characteristics (including but not limited to topography and transportation networks) of the planning area. The sectors determine the development pattern(s) that are allowed (as illustrated in table 209-1).

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The sector analysis shall factor existing conditions (including, but not limited to, existing land use, location, lot ~~parcel~~ size, physical geography, and the major thoroughfare plan) with respect to the development pattern requested.

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(c) Development Patterns.

(1) General.

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- H. Specific ~~Optional~~ designations described in subsection 35-209(c) (10) may be designated on the master development pattern plan by the applicant.
- I. Overhead utility lines are not permitted within hamlets, villages and regional centers, unless located in the rear of lots. Infill development patterns are exempt from this clause.
- J. ~~Public frontage streetscape trees shall avoid placement within utility easements.~~

(2) Transect Zones.

- A. Transect zones shall be constituted of the elements in tables 209-3, 209-4 and 209-18. Each development pattern requires a minimum of three (3) transects, with the exception of infill development patterns.
- B. Transect zones in infill development patterns may be calibrated to infill context according to the requirements in subsection 35-209(d).
- C. Transect zones in non-infill development patterns may be calibrated according to the following requirements.
 - 1. A calibrated transect zone may only be developed from a non-calibrated transect zone. Non-calibrated transect zones are T1, T2, T3, T4, T5, and T6 as defined in table 209-18. Only transect zones appropriate to the development pattern in accordance with table 209-18 may be calibrated for that development pattern. Calibrated transect zoning district boundaries shall be designated by adding a numeric designation following the base transect designation, e.g.,

FBZ T4 (T4-1).

2. A calibrated transect zone shall be based on a single non-calibrated transect zone, and shall not establish standards that are outside the parameters set by that non-calibrated transect zone in table 209-18 (C) – (L), section 35-209(e)(3)(E), section 35-209(e)(4)(E), section 35-209(e)(5)(E), and/or section 35-209(e)(6)(E). For instance, a calibrated T5 shall not establish principal building heights that are taller than the principal building heights prescribed by the non-calibrated T5 in table 209-18. A calibrated transect zone overlay district may restrict standards that are permitted in the non-calibrated transect zone, but shall not permit standards that are not permitted in the non-calibrated transect zone.

6. Calibrated transect zone standards shall be in accordance with Table 209-18A.

- D. Separate rezoning actions are required to designate each calibration of the "FBZ" District, per requirements of section 35-357 and 35-209.

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(6) Environmental and Stormwater Requirements.

A. General.

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4. Wetlands shall be subject to a standard of restoration, retention and mitigation as specified below in subsections 35-209(c) (6) (B) through (F) ~~35-209(e) (6) (B) – (F)~~ for each transect zone.

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(8) Thoroughfare Requirements.

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B. Thoroughfares.

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8. Alleys.

- a. All lots in T5 and T6 shall be accessed from an alley. Exemptions shall be made for lots in an Infill Development Pattern that do not abut a pre-existing alley, if lots meet at least one of the following conditions:
 - 1. Lot size is less than 40,000 sq. ft.
 - 2. Lot has river frontage and lot size is less than 90,000 sq. ft.
 - 3. Lot size is less than one-quarter of its block
- b. Temporary driveways may be constructed through the first and second lot layers to provide access to the third lot layer prior to alley construction. Upon construction of alley, temporary driveway shall be closed to vehicular traffic.
- c b. Alleys designated for emergency access must comply with additional standards set forth in the International Fire Code as amended and adopted by the City of San Antonio. Alleys designated for garbage collection must comply with additional standards set forth by the City of San Antonio Solid Waste Management Department.
- d e. Alleys designated to provide access to industrial functions shall be built to the standards listed in subsection 35-506(4)(B)(p). Pavement standards based on the expected 18-kip ESAL loading on the alley.
- e d. In order to accommodate existing right-of-way and building conditions in infill contexts, narrower alley dimensions than those listed in tables 209-6A and 209-6D may be approved upon review of an emergency access plan and finding by the fire department that an additional access road extends to within one hundred fifty (150) feet of all buildings, as described in section 503.1.1 of the International Fire Code.
- f. Where lots abut pre-existing alleys, alleys shall be used to provide vehicular access to the side or rear of property, including parking, utilities, solid waste

disposal, and/or emergency access.

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D. Public Frontages.

1. Public frontages shall be designed as shown in tables (tables 209-6E, 209-6F and 209-18) and allocated within transect zones as specified in table 209-18.
2. Within the public frontages, the prescribed type of streetscape trees and street lights shall be as shown in table 209-6 (public frontage), 209-8 (street lights), 209-21 (street trees and streetscape trees) and 209-18 (summary).
3. Public frontage streetscape trees shall avoid placement within utility easements.

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(9) Civic Requirements.

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C. Civic Buildings (CB) Specific to T3--T6 Zones.

1. Meeting Hall. The developer shall covenant to construct a meeting hall ~~or a third place~~ in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and seating for a transit stop.

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(10) Specific ~~Optional~~ Designations.

- A. A zoning site plan and master development pattern plan may designate one or more of the following ~~optional~~ designations:

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2. Retail frontage designation of mandatory retail frontage requiring that buildings provide a shopfront and awning, gallery, or arcade frontage type at sidewalk level along the entire length of the frontage. The facade shall be glazed no less than seventy (70) percent on the sidewalk-level story. ~~The first floor shall be confined to retail use through the depth of the second lot layer as illustrated in table 209-10C~~

(lot layers).

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9. River Frontage. Designation of mandatory river frontage requiring that lots that abut the San Antonio River meet the following standards:
 - a. Lots shall designate one of the rear or side lot lines that abuts the river as the river frontage lot line.
 - b. A River Lot Layer shall be identified on each lot. The River Lot Layer shall extend from the River Frontage Lot Line to the rear building elevation. For lots with River Lot Layers, the Third Lot Layer shall be defined as the area between the Second Lot Layer and the River Lot Layer.
 - c. Buildings shall provide a principal entrance toward the Primary Frontage, and a River Entrance toward the River Frontage.
 - d. River Setbacks shall be established as prescribed by Table 18 or its specific calibration.
 - e. Stoops, lightwells, balconies, bay windows, awnings, arcades, galleries and terraces may encroach 50% of the depth of the River Lot Layer.
 - f. Parking, loading docks, service entrances, and service yards shall be located and accessed as specified per transect zone, unless the lot is a mid-block lot without access to street or alley. In such cases, access to the interior of the lot may be provided through the First Lot Layer.
10. Specific Architectural Standards. Designation of one or more of the following architectural standards as mandatory for new construction:
 - a. Principal elevation features. Identification of principal elevation features.
 - b. Roof design. Identification of roof design elements such as materials, pitch, and HVAC screening.
 - c. Window / door design. Identification of window and door sizes, proportions, and elements.

- d. Specific frontage features. Identification of detailed private frontage elements. These elements shall conform to the frontage types in table 209-12 and shall not override the standards for those types as listed in that table.
- e. Streetscreen and fence design. Identification of detailed streetscreen and/or fence features, such as height, materials, permeability. These elements shall be more restrictive than the requirements of section 35-209 (e)(2)(E).

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(d) Infill Development.

(1) General.

A. Intent.

- 1. Subsection 35-209(d) shall be appropriate for use in infill contexts where large, contiguous lots ~~pareels~~ are to be developed; or to implement large-scale city initiatives in an infill context. The FBZD is not designed for individual small vacant lots ~~pareels~~ within an actively used urban fabric.
- 2. Subsection 35-209(d) includes requirements and calibration procedures that are specific to infill development and shall be applied exclusively to infill development. Requirements that are applicable to both infill and greenfield development are prescribed by all other sections of 35-209 and 35-357.

B. Definition of Infill. To be considered infill for subsection 35-209(d), the area to be rezoned to FBZD shall meet any one (1) of the following four (4) conditions. For the purpose of this analysis, a street does not constitute previously developed land; instead the status of property on the other side of the street is considered. Any fraction of the perimeter that borders waterfront other than a stream is excluded from the calculation.

- 1. At least seventy-five (75) percent of the boundary of the area to be rezoned to FBZD borders lots ~~pareels~~ that individually are at least fifty (50) percent previously developed, and that in aggregate are at least seventy-five (75) percent previously developed

2. The area to be rezoned to FBZD, in combination with bordering ~~lots~~ ~~parcels~~, forms an aggregate parcel whose boundary is seventy-five (75) percent bounded by ~~lots~~ ~~parcels~~ that individually are at least fifty (50) percent previously developed, and that in aggregate are at least seventy-five (75) percent previously developed.

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(2) Pedestrian Shed Analysis.

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- D. The public consultation process shall include the following:
1. A minimum of two (2) public meetings.
 2. Meeting notifications shall be sent to all property owners and registered neighborhood associations within the pedestrian shed(s) and within two hundred (200) five hundred (500) feet of the pedestrian shed(s) analyzed, and to all owners of property to be rezoned to FBZD.

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(4) Master Development Pattern Plan.

- A. A master development pattern plan (MDPP) shall be submitted and approved for property rezoned to FBZD before any building permits shall be issued.
- B. The MDPP shall follow the standards set forth in subsections 35-209(c), 35-209(d), 35-209(e), and 35-209(f) and shall be in accordance with the provisions of subsection 35-357(h).
- C. Thoroughfare requirements for infill conditions. If specific existing ROW is narrower than the minimum standards for thoroughfares as prescribed by Tables 209-6A, 209-6D, 209-6E and 209-6F, then narrower standards for public frontage elements, travel lanes, parking lanes, and/or other thoroughfare elements shall be permitted for those specific infill conditions.
- D E. In an infill context, one (1) of the following development patterns shall be required:
1. Infill Village.

- a. Context. An infill village shall be appropriate to neighborhood areas that are predominantly residential with one (1) or more mixed use corridors or centers.
- b. Structure. An infill village shall be mapped as at least one (1) complete standard pedestrian shed oriented around and preferably centered on the lots ~~parcels~~ to be rezoned to FBZD. An infill village pedestrian shed analysis shall include all applicable transect zones as prescribed in table 209-18(A). The edges of an infill village should blend into adjacent neighborhoods and/or a downtown without buffers.
- c. Area to be rezoned. The minimum acreage for rezoning shall be ten (10) acres. The area to be rezoned FBZD shall include one (1) or more transect zones. The appropriateness of transect zones included shall be based upon the pedestrian shed analysis of the existing and proposed mix of density and intensity of uses.
- d. Calibration of infill transect zones. Within the infill village area to be rezoned, subcategories of one (1) or more transect zones may be calibrated as specified in subsection 35-209(d)(5).

2. Infill Regional Center.

- a. Context. An infill regional center shall be appropriate to areas that include significant office and retail uses as well as government and other civic institutions of regional importance.
- b. Structure. An infill regional center shall be mapped as at least one (1) complete long pedestrian shed oriented around and preferably centered on the lots ~~parcels~~ to be rezoned to FBZD. An infill regional center pedestrian shed analysis shall include all applicable transect zones as prescribed in table 209-18(A). The edges of an infill regional center should blend into adjacent neighborhoods without buffers.
- c. Area to be rezoned. The minimum acreage for rezoning shall be twenty (20) acres. The area to be

rezoned FBZD shall include one (1) or more transect zones. The appropriateness of transect zones included shall be based upon the pedestrian shed analysis of the existing and proposed mix of density and intensity of uses.

- d. Calibration of infill transect zones. Within the infill regional center area to be rezoned, subcategories of one (1) or more transect zones may be calibrated as specified in subsection 35-209(d)(5).

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(5) Transect Zone Calibration.

- A. The area within an infill village or infill regional center to be rezoned shall use one (1) or more of the six (6) standard transect zones listed in table 209-18 as the base zoning district. In order to preserve and establish the goals of form based zoning through sustainable patterns of development within infill areas and accommodate the unique characteristics of individual neighborhoods one (1) or more calibrated transect ~~zoning zone~~ district boundaries, or combination of transect zoning zone district boundaries standard and calibrated transect zoning zone district boundaries may be designated in a FBZD. Calibrated transect zoning district boundaries shall be designated by adding a numeric designation following the base transect designation, e.g., FBZ T4 (T4-1).
- B. A calibrated transect zone shall be based on a single standard transect zone, and shall not establish standards that are outside the parameters set by that standard transect zone in table 209-18(C) through L, 209-18(C) (L), subsection 35-209(e)(3)(E), subsection 35-209(e)(4)(E), subsection 35-209(e)(5)(E), and/or subsection 35-209(e)(6)(E) 35-209(e-f)(6)(E). For example instance, a calibrated T5 district shall not establish principal building heights that are taller than the principal building height prescribed by the standard T5 district in table 209-18. A calibrated transect zone district may restrict standards that are permitted in the standard transect zone, but shall not permit standards that are not permitted in the base standard transect zone district.
- C. No other sections or tables other than those listed in subsection 35-209(d) (5) (B) shall be calibrated.
- D. The density of the area to be rezoned within an infill village or

infill regional center shall be controlled by the row labeled "Infill ~~Option Development~~" in table 209-18 ~~table 209-18(B)~~.

- E. The calibrated transect zone standards shall be derived by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation prescribed in subsection 25-209(d)(2).
- F. The calibrated transect zone standards shall be documented, attached, and approved as part of the rezoning ordinance.
- G. Calibrated transect zone districts shall be designated by adding a numeric suffix to the base transect zone designation, e.g., a T-6 base zoning, if calibrated, would become a T-6-1, T-6-2, T-6-3, etc. calibrated transect zone district in accordance with table 209-18A.
- H. For structures designated as historic landmarks or for structures identified as having high historic integrity by the Office of Historic Preservation, the existing front setback of the designated or identified structure shall establish the minimum required front setback for that lot.

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(e) Building-Scale Plans.

(1) Instructions.

- A. The requirements in subsection 35-209(e) and in the tables in subsection 35-209(h) shall control the disposition, configuration and function of buildings, as well as their architectural, landscape, parking, and sign standards. Specific ~~Optional~~ designations that are identified or listed on the master development pattern plan shall be mandatory.

(2) General to T2--T6.

A. Building Disposition.

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- 10. Lot Orientation to Street. Lots shall front a vehicular thoroughfare (with the exception of alleys), except that twenty-five (25) percent of the lots within each development pattern transect zone may front a pedestrian

path, green civic space, or conservation area ~~provided the third place shall front a public street.~~

11. Sideyard (Zero Lot Line) Type Buildings. Buildings with sideyard dispositions are permitted in certain transect zones by table 209-18. Such buildings are characterized by occupying at most 100% of one lot line (the "zero lot line").

a. On corner lots, the zero lot line may be either a secondary frontage line or a lot line.

b. In the case of sideyard type buildings, the side setbacks prescribed in table 18 refer only to the non-zero lot line setback.

12. Porte-cochères are allowed in the first lot layer for passenger drop-off and pick-up.

B. Building Configuration.

1. Private frontage types shall be as prescribed in table 209-12 and allocated in table 209-18.

2. Building heights shall be as prescribed in table 209-18.

3. Where minimum stories of two or more are prescribed by table 209-18, single story buildings are permitted if they conform to all of the following requirements:

a. the single-story buildings are no more than 40% of a linear block face

b. the single-story buildings are not located within sixty (60) feet from a street intersection

C. Building Function.

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4. Manufacturing, production, warehousing, wholesale, storage, processing, assembly, and extraction functions shall be determined to be light or heavy within the context of FBZD based on the following performance criteria. If a function conforms with all of the criteria listed in subsection (e) (2)(c) (4) (a) through (m) subsection (e) (2)(e)-(4) (a) — (n), it shall be determined to be light

industrial. If it does not conform to one (1) or more of the criteria, it shall be determined to be heavy industrial.

~~a. Less than ten thousand (10,000) square feet building ground floor area.~~

a b. The use of vehicles with two (2) or more rear axles and/or vehicles that require a Texas commercial drivers license is limited to:

- i. The hours between 6:00 a.m. and 6:00 p.m.
- ii. Fifteen (15) trips per day.

b e. The commercial use of vehicles with one (1) rear axle, excluding employees' personal vehicles, is limited to:

- i. The hours between 4:00 a.m. and 10:00 p.m.
- ii. Fifteen (15) trips between 4:00 a.m. and 10:00 p.m. per day.

c d. No outdoor storage, outdoor disposal containers (unless located in a rear alley and adequately screened), outdoor operations, or outdoor loading docks.

d e. Between the hours of 6:00 a.m. and 6:00 p.m., noise levels measured at the property line do not exceed:

- i. The existing background broadband sound pressure level by more than seven (7) dBA.
- ii. A broadband sound pressure level greater than sixty (60) dBA.

e f. Between the hours of 6:01 p.m. and 5:59 a.m., noise levels measured at the property line do not exceed:

- i. The existing background broadband sound pressure level by more than three (3) dBA.
- ii. A broadband sound pressure level greater than forty-five (45) dBA.

f.g. Exterior lighting conforms to the following criteria:

- i. Lighting fixtures are shielded with a cutoff of less than ninety (90) degrees. All structural parts of the fixture providing the ninety (90) degree cutoff angle are permanently affixed to the general light structure.
- ii. Fixtures with a lamp or lamps rated at a total of more than one thousand eight hundred (1,800) lumens, and flood lamps rated at a total of more than nine hundred (900) lumens, do not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the fixture.
- iii. All lighting is aimed, located, designed, shielded, fitted and maintained so as not to project light into a neighboring use or property.
- iv. Flood lamps and the light source they emit are not visible from the thoroughfare.
- v. All exterior lighting and all lighting or glare resulting from industrial processes are installed and/or shielded in such a manner that the light source is obscured to prevent glare on thoroughfares and other properties.

g.h. At any time and at any point on the property line, ground vibrations do not exceed the limits of displacement prescribed in table 209-16.

h.i. No air contaminants (such as, but not limited to, dust, ash, vapor, carbon, pollen, or other air pollutants) are discharged into the air.

i.j. No smoke is discharged into the atmosphere.

j.k. No refuse is incinerated.

k.l. No liquids are disposed onto the site or into adjacent drainage systems, except for sanitary waste.

l.m. At the property line, odor does not exceed toxic odor thresholds established by ASTM International E679-04.

m.n. The following materials are prohibited:

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D. Parking Standards.

1. Vehicular parking shall be provided as required by the minimum and maximum parking requirements in tables 209-14A and 209-14B. Table 209-14A establishes minimum parking requirements for all parking types (surface, structured, underground). Table 209-14B establishes maximum parking standards for surface parking only. The quantity of required parking spaces shall be adjusted for sharing in accordance with table 209-14C.
2. On-street parking immediately adjacent to the frontage lines of a lot shall count toward the parking requirement of the building on the lot.

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5. Exemptions from required parking.
 - a. Non-residential Retail. The first Retail space under one thousand five hundred (1,500) square feet of non-residential space shall be exempt from required parking calculation.
 - b. Rehabilitated building. Building that has been rehabilitated or retrofitted by an investment greater than fifty (50) percent of the building's value prior to rehabilitation or retrofit. Only the rehabilitated or retrofitted square footage is eligible for the parking exemption.
 - c. Small properties. Lots under 10,000 square feet in size are exempt from required parking.

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7. Underground Parking. Underground structured parking is

allowed in all lot layers.

E. Architectural Standards.

1. Streetscreens shall be made of brick, stucco, or masonry to match the facade of the principal building.
2. Openings above the first story shall not exceed fifty (50) percent of the total building wall area, with each facade being calculated independently.
3. Fences, if provided in the private frontage, shall be constructed at the frontage lines as illustrated in table 209-10C. Fences at lot lines shall be of painted wood board, ironwork, stone, block, tile, stucco, tubular steel, welded wire, or a combination of masonry and metal, cedar posts and welded wire or garden loop. Chain link may be used only in the second and third lot layers. Chain link shall not be installed on street frontage. Fences shall not exceed four (4) feet in height in the first lot layer and six (6) feet in height in the second and third lot layers. Solid fencing is not allowed in the first lot layer.

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G. Sign Standards.

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3. Encroachment. Freestanding signs including monument signs shall have a minimum five-foot setback from frontage lines or a fifteen-foot setback from lot lines (see Table 209-10C ~~see table 209-10D~~) and shall not exceed six (6) feet in height.

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7. Configuration. The following sign configurations are allowed in all transect zones except T3 and T4:

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(3) Specific to Sub-Urban Zones (T3).

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D. (T3) Parking Standards.

1. All parking areas shall be located in the second and/or third lot layers.
2. Garages shall be located in the third lot layer as illustrated in Table 209-10D and table 209-10E ~~table 209-10C~~.

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E. (T3) Architectural Standards.

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- ~~5.~~ Fences, if provided in the private frontage, shall be at the frontage lines as illustrated in table 209-10D. Fences at lot lines shall be of painted wood board or ironwork, with the exception that chain link may be used in the second and third layers. Chain link shall not be installed on street frontage. Fences shall not exceed four (4) feet in height in the first lot layer and six (6) feet in height in the second and third lot layers. Solid fencing is not allowed in the first lot layer.
- 5 ~~6~~. Disposal receptacles shall be stored in the second or third lot layer and shall not be visible from the thoroughfare.
- 6 ~~7~~. Disposal receptacles that serve nonresidential functions shall be screened completely from public view at ground level.

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F. (T3) Landscape Standards.

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2. The first lot layer as shown in table 209-10D & 209-10E ~~table 209-10C~~ shall consist of trees of various species, naturalistically clustered, as well as low maintenance understory.

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(4) Specific to General Urban Zones (T4).

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B. (T4) Building Configuration. ~~[See subsection 35-209(e)(2)(B)].~~

1. Any building with a ground-floor area larger than ninety thousand (90,000) square feet shall meet at least one (1) of the following conditions:
 - a. The building shall be enclosed by a liner building.
 - b. Each building facade shall provide at least one (1) public entrance at the ground-floor level every seventy-five (75) linear feet. If a facade is narrower than seventy-five (75) linear feet, one (1) entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.

C. (T4) Building Function.

1. Ancillary functions to lodging, office, retail, and civic functions shall be permitted within an outbuilding and/or backbuilding.
2. ~~Any single function that occupies a ground floor area larger than ninety thousand (90,000) square feet shall do so only under one (1) of the following conditions:~~
 - a. ~~The building shall be enclosed by a liner building.~~
 - b. ~~Each building facade shall provide at least one (1) public entrance at the ground floor level every seventy five (75) linear feet. If a facade is narrower than seventy five (75) linear feet, one (1) entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.~~

D. (T4) Parking Standards.

* * * * *

3. Garages shall be located in the third lot layer as illustrated in table 209-10D & 209-10E ~~table 209-10C.~~

* * * * *

E. (T4) Architectural Standards.

* * * * *

~~5. Fences, if provided in the private frontage, shall be at the frontage lines as illustrated in table 209-10D. Fences at lot lines shall be of painted wood board or ironwork, with the exception that chain link may be used in the second and third layers. Chain link shall not be installed on street frontage. Fences shall not exceed four (4) feet in height in the first lot layer and six (6) feet in height in the second and third lot layers. Solid fencing is not allowed in the first lot layer.~~

5.6. Disposal receptacles shall be stored in the second or third lot layer and shall not be visible from the thoroughfare.

6.7. Disposal receptacles that serve nonresidential functions shall be screened completely from public view at ground level.

* * * * *

7.8. The maximum length of an individual wall plane that faces a street shall be fifty (50) feet, except under the following conditions:-

F. (T4) Landscape Standards.

* * * * *

2. The first lot layer as shown in table table 209-10D & 209-10E ~~table 209-10C~~ shall be planted with trees. Lawn shall be permitted.

* * * * *

(5) Specific to Urban Center Zones (T5).

* * * * *

B. (T5) Building Configuration.

1. A first level residential function shall be raised a minimum of two (2) feet from average sidewalk grade. Site design shall factor access issues to the public right-of-way. Site design shall provide an accessible pedestrian access route (PAR) and a minimum of one (1) no-step entrance as required by applicable local, state, and federal requirements.

2. Any building with a ground-floor area larger than ninety thousand (90,000) square feet shall meet at least one (1) of the following conditions:

a. The building shall be enclosed by a liner building.

b. Each building facade shall provide at least one (1) public entrance at the ground-floor level every seventy-five (75) linear feet. If a facade is narrower than seventy-five (75) linear feet, one (1) entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.

C. (T5) Building Function.

1. Ancillary functions to lodging, office, retail, and civic functions shall be permitted within an outbuilding and/or backbuilding.

2. First story retail shall be permitted in all buildings.

3. ~~Any single function that occupies a ground floor area larger than ninety thousand (90,000) square feet shall do so only under one (1) of the following conditions:~~

a. ~~The building shall be enclosed by a liner building.~~

b. ~~Each building facade shall provide at least one public entrance at the ground floor level every seventy five (75) linear feet. If a facade is narrower than seventy five (75) linear feet, one (1) entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.~~

D. (T5) Parking Standards.

1. All parking areas shall be located in the second and/or third lot layer as illustrated in table 209-10D & 209-10E ~~table 209-10C~~.

* * * * *

E. (T5) Architectural Standards.

* * * * *

5. Streetscreens shall be located parallel to a frontage line as shown in table 209-10D. ~~Fences, if provided in the private frontage, shall be at the frontage lines as illustrated in table 209-10D. Fences at lot lines shall be of ironwork. Chain link may be used in second and third layers provided that chain link is not installed on street frontage. Fences shall not exceed four (4) feet in height in the first lot layer and six (6) feet in height in the second and third lot layers. Solid fencing is not allowed in the first lot layer.~~
6. Disposal receptacles shall be stored in the second or third lot layer, and shall only be accessible from the back of the building or the alley.
7. Disposal receptacles shall be screened completely from public view at ground level.
 - a. Screening shall consist of a solid wall and be a minimum of six (6) feet in height, or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.
 - b. Screening materials shall conform to transect zone standards as prescribed in subsection 35-209(e) (5)(E)(2).
8. The maximum length of an individual wall plane that faces a street shall be 50 feet, except under the following conditions:
 - a. If a building wall plane facing a street exceeds 50 feet in length, at least two (2) of the following techniques shall be employed to reduce the

perceived mass:

- i. Change materials with each building module to reduce its perceived mass; or
- ii. Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- iii. Change the roof form of each building module to help express the different modules of the building mass; or
- iv. Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

b. If a building wall plane facing a street exceeds 150 feet in length, then massing breaks shall be employed. Massing breaks shall:

- i. Be employed at intervals of no more than 150 feet
- ii. Take the form of a forecourt (see Table 209-12 (d)) or a passage connecting to an internal courtyard
- iii. Extend into the Third Lot Layer and measure at least 25 feet in width

* * * * *

(6) Specific to Urban Core Zones (T6).

* * * * *

B. (T6) Building Configuration. [~~See subsection 35-209(e)(2)(B).~~]

1. Any building with a ground-floor area larger than ninety thousand (90,000) square feet shall meet at least one (1) of the following conditions:
 - a. The building shall be enclosed by a liner building.
 - b. Each building facade shall provide at least one (1) public entrance at the ground-floor level every seventy-five (75) linear feet. If a facade is narrower

than seventy-five (75) linear feet, one (1) entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.

C. (T6) Building Function.

1. Ancillary functions to lodging, office, retail, and civic functions shall be permitted within an outbuilding and/or backbuilding.
2. First story retail shall be permitted in all buildings.
3. ~~Any single function that occupies a ground floor area larger than ninety thousand (90,000) square feet shall do so only under one (1) of the following conditions:~~
 - a. ~~The building shall be enclosed by a liner building.~~
 - b. ~~Each building facade shall provide at least one (1) public entrance at the ground floor level every seventy-five (75) linear feet. If a facade is narrower than seventy-five (75) linear feet, one (1) entrance, which may be either a public entrance or a tenant/resident entrance, shall be provided along that facade. Corner entrances count for both facades.~~

* * * * *

E. (T6) Architectural Standards.

* * * * *

5. Streetscreens shall be located parallel to a frontage line as shown in table 209-10D. ~~Fences, if provided in the private frontage, shall be at the frontage lines as illustrated in table 209-10D. Fences at lot lines shall be of ironwork. Chain link may be used in second and third layers provided that chain link is not installed on street frontage. Fences shall not exceed four (4) feet in height in the first lot layer and six (6) feet in height in the second and third lot layers. Solid fencing is not allowed in the first lot layer.~~

* * * * *

8. The maximum length of an individual wall plane that faces a street shall be 50 feet, except under the following conditions:

- a. If a building wall plane facing a street exceeds 50 feet in length, at least two (2) of the following techniques shall be employed to reduce the perceived mass:
 - v. Change materials with each building module to reduce its perceived mass; or
 - vi. Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
 - vii. Change the roof form of each building module to help express the different modules of the building mass; or
 - viii. Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
- b. If a building wall plane facing a street exceeds 150 feet in length, then massing breaks shall be employed. Massing breaks shall:
 - iv. Be employed at intervals of no more than 150 feet
 - v. Take the form of a forecourt (see Table 209-12 (d)) or a passage connecting to an internal courtyard
 - vi. Extend into the Third Lot Layer and measure at least 25 feet in width

* * * * *

(f) Guidelines for Transit Facilities, Bicycle Parking, and Schools.

* * * * *

(2) Bicycle Parking Guidelines.

- A. Short term bicycle parking shall be free, prevalent, visible, well lit,

and convenient to building entrances. This type of parking is intended for customers, visitors and messengers who generally park for two hours or less, and is typically in the form of a bicycle rack.

- B. Long term bicycle parking provides a secure and weather-protected place to park bicycles. Parking shall be covered or indoors, and may be located in space such as under stairways, at the end of hallways, basements, or in unused areas of parking structures. This type of parking is intended for employees, students, residents and commuters who generally stay at a site for several hours and may be access controlled by the user. Bicycle lockers or enclosed cages are typical.
- C. Bicycle parking requirements are referenced in tables 209-14C and 14D.

* * * * *

- (g) Definitions. The definitions in this subsection 35-209(g) are specific to subsections 35-209 and 35-357.

* * * * *

B-Grid Street: a secondary street usually located on the periphery of a development where non-pedestrian-oriented uses are allowed and where vehicular traffic, not pedestrian traffic, takes precedence.

Backbuilding: a single-story structure connecting a principal building to an outbuilding (see table 209-10B ~~see table 209-10~~).

Bicycle Facility: Reference table 209-7.

* * * * *

Effective Turning Radius: the measurement of the inside turning radius taking into account an on-street parking lane.

Elevation: the exterior walls of a building not along a frontage line. See facade (table 209-10C ~~table 209-10D~~).

Emergency/Transitional Center: a residential facility for the homeless integrated with food preparation facilities, social services and counseling programs to assist in the transition to self-sufficiency and independent living.

* * * * *

Free Movement: vehicular movement on dedicated, striped travel lanes.

Frontage Buildout: ~~The percentage of a building facade that is built within the parameters of the required setbacks.~~ The percentage of a building facade that is required to be located between the minimum and maximum setbacks, measured as a proportion of the lot's width. Squares, plazas, forecourts and pedestrian breezeways shall be considered as buildings for the calculation of frontage buildout.

Frontage Line: the lot line that separates the public frontage from the private frontage. (see table 209-10C ~~see table 209-10D~~)

FIPS: Federal Information Processing Standards. A standardized set of numeric or alphabetic codes issued by the National Institute of Standards and Technology (NIST) to ensure uniform identification of geographic entities through all federal government agencies.

* * * * *

Light Court: a private frontage parallel to the sidewalk that provides direct access to levels below grade in patio or walkway form.

Liner Building: a functional ancillary building with a minimum depth of twenty-five (25) ~~twenty (20)~~ feet, specifically designed to mask the primary use of a single function over ninety thousand (90,000) square feet on the ground floor, a primary function parking lot, or a parking structure from a frontage using a mix of residential, office and/or commercial functions. The building shall cover the entirety of the frontage line(s). Pedestrian and vehicular access shall be allowed as stated in subsection 35-209(f).

Linear Corridor: a civic space, park, green, square or plaza, minimum two (2) blocks in length, that is longer than it is wide and follows the trajectories of natural corridors or the built environment.

Live/Work: a dwelling unit that contains a commercial component. A live/work unit is a fee-simple unit on a lot with the commercial component anywhere within the unit.

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

Lot Layer: a range of depth of a lot within which certain elements are permitted (see table 209-10D & 209-10E ~~see table 209-10D~~). The first lot layer is

measured from the property line to the front building facade. The second layer extends twenty (20) feet behind the first layer. The third layer extends from the rear of the second layer to the rear lot line.

Lot Line: the line demarcating the division between one property and another.

* * * * *

Park and Ride Facility (Transit): a facility used for parking by transit riders while they use transit agency services. Park-and-ride facilities are generally established as collector sites for transit service. Park-and-ride facilities may also serve as collector sites for vanpools and carpools, and as transit facilities. The facility may have limited passenger amenities such as shelters, seating and posted route and schedule information.

Parking Lot: a ~~lot parcel of land~~ or portion thereof used for the temporary storage of motorized or non-motorized vehicles.

Parking Structure: a building containing two (2) or more stories of parking. Parking structures shall have liner buildings of two (2) stories or more on the primary and secondary frontages.

* * * * *

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. In its residential form, this type yields a rowhouse. For its commercial form, the rear yard can accommodate substantial parking.

Recess Line: a line prescribed for the full width of a facade, above which there is a stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the enfronting public space.

Regional Center: a development pattern consisting of one long pedestrian shed with a strong retail core.

* * * * *

Road (RD): a local, rural and suburban thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or bicycle trail along one (1) or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural transect zones (T1--T3).

Secondary Frontage Line: only found on corner lots, the frontage facing a right-of-way that does not bear the address of the property and is not used to measure the lot width. Also known as a reverse frontage (See Table 209-10C See Table 209-10D).

Sector: a neutral term for a geographic area. In the form-based development use pattern there are six (6) specific sectors that establish the boundaries for several kinds of development. Two (2) sectors represent unbuildable open space (preserve and reserve) and the other four (4) are urban growth sectors of varying intensity (restricted, controlled, and intended growth sectors, and the infill sector). Sectors address the regional scale while transect zones address the physical character of communities. Sectors contain development patterns (hamlet, village, and regional center) which contain prescribed transect zones, which contain design standards appropriate to those T-zones.

Service: Labor which does not in itself produce a tangible commodity.

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 as permitted by each transect-. [See subsection (e)(3)(A) and table 209-18G 209-17G).

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 (See table 209-14C).

Shopping Center: a structure with one (1) owner that is strictly retail and includes three (3) or more businesses within the same building.

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

Sideyard Building: a residential building where the structure occupies at most one hundred (100) percent of one (1) lot line.

Sloped Roof: a roof with a rise (height) to span (width) ratio of at least 5:12.

Slow Movement: vehicular movement on roadway that does not include striped, dedicated lanes of travel but includes enough width for cars to pass each

other comfortably at a slow speed.

* * * * *

Terrace: a private frontage wherein the facade is set back from the primary frontage line by an elevated, level, landscaped and/or surfaced area directly adjacent to a principal building uncovered by a permanent roof.

~~Third Place~~: a private building that includes a space conducive to unstructured social gathering. ~~Third places are usually bars, cafes, and corner stores.~~

Thoroughfare: thoroughfares describe all of the elements required within the transportation right-of-way. This includes, but is not limited to, vehicular lanes, parking lanes, curbs, plantings, and sidewalks.

* * * * *

Transect: a system of ordering human habitats in a range from the most natural to the most urban. The form-based development use pattern is based upon six (6) 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: 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. (See tables 209-3 and 209-4).

* * * * *

(h) (g) Standards and Tables.

Overview:

Table 209-1 Relationship Between Sectors and Development Patterns
Outline of the Code

Development Patterns:

Table 209-2 Sector Analysis

Table 209-3A Transect System Illustration

~~Table 209-3B Infill Transect Zones~~

Table 209-4 Transect Zone Descriptions

Table 209-5A Sustainable Design Option Point System

Table 209-5B Residential Types For Sustainable Design Option

Table 209-6A Thoroughfare Design: Design Speed, Parking Lane Widths
and Curb Radius

Table 209-6B Thoroughfare Design: Effective Turning Radius

Table 209-6C Thoroughfare Design: Turning Radius

Table 209-6D Thoroughfare Design: Travel Lanes and Parking Provisions

Table 209-6E Thoroughfare Design: Public Frontages - General

Table 209-6F Thoroughfare Design: Public Frontages - Specific

Table 209-6G Thoroughfare Design: Complete Assemblies

Table 209-7 Bicycle Facility Design Guide

Table 209-8 Street Lighting Design Requirements

Table 209-9A Civic Space Types

Table 209-9B Allowable Public Transit Facilities

Table 209-10A Thoroughfare & Frontage

Table 209-10B Building Disposition

Table 209-10C Frontage & Lot Lines

Table 209-10D & 209-10E Lot Layers

Table 209-10 Explanatory Diagrams

Building-Scale Plans:

Table 209-11 Building Disposition

Table 209-12 Private Frontages

Table 209-13A Intensity of Function ~~General Function~~

Table 209-13B Specific Function by Transect

Table 209-14A Parking Standards: Minimum Required Parking

Table 209-14B Parking Standards: Maximum Allowable Parking ~~Sharing Factor~~

Table 209-14C Parking Standards: Sharing Factor ~~Minimum Required Bicycle Parking~~

Table 209-14D Parking Standards: Minimum Required ~~Long Term~~ Bicycle Parking

Table 209-15 Residential Building Types

Table 209-16 Vibration Levels for Industrial Functions

(Tables ~~209-16--209-17~~ Reserved)

Summary:

Table 209-18 Transect Zone Summary

Table 209-18A1 Transect Zone Summary: River North Calibration

Table 209-19 Reserved

Table 209-20 Light Imprint Storm Drainage Summary

Table 209-21 Street Tree and Streetscape Tree Illustrations

TABLE 209-1: RELATIONSHIP BETWEEN SECTORS AND DEVELOPMENT PATTERNS

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-1: The following table shows the relationship between the sectors and the development patterns.

	SECTORS	DEVELOPMENT PATTERNS
OPEN SPACE	S1 PRESERVE OPEN SPACE SECTORS	
	S2 RESERVED OPEN SPACE SECTORS	
NEW DEVELOPMENT	S3 RESTRICTED GROWTH SECTORS	H HAMLET
	S4 CONTROLLED GROWTH SECTORS	H V HAMLET VILLAGE
	S5 INTENDED GROWTH SECTORS	V R VILLAGE REGIONAL CENTER
INFILL DEVELOPMENT	S6 INFILL SECTORS	IR IV INFILL VILLAGE INFILL REGIONAL CENTER

TABLE 209-2 SECTOR ANALYSIS

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-2 Sector Analysis: Sector determination is based on geographic characteristics as described here and in subsection 35-209(b), 35-209(e).

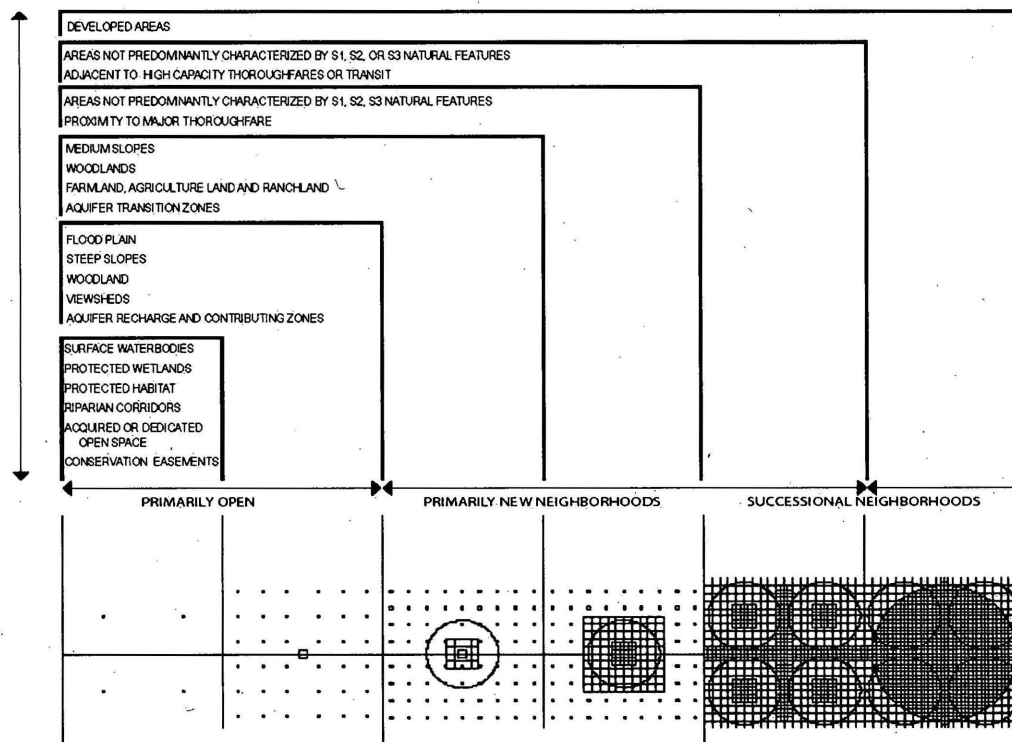


TABLE 209-3 TRANSECT SYSTEM ILLUSTRATION and 209-3B INFILL TRANSECT ZONES

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-3 Transect System Illustration: The urban to rural Transect organizes the elements of the built environment into six categories called Transect Zones described generally in Table 209-4 and specifically in Table 209-18.

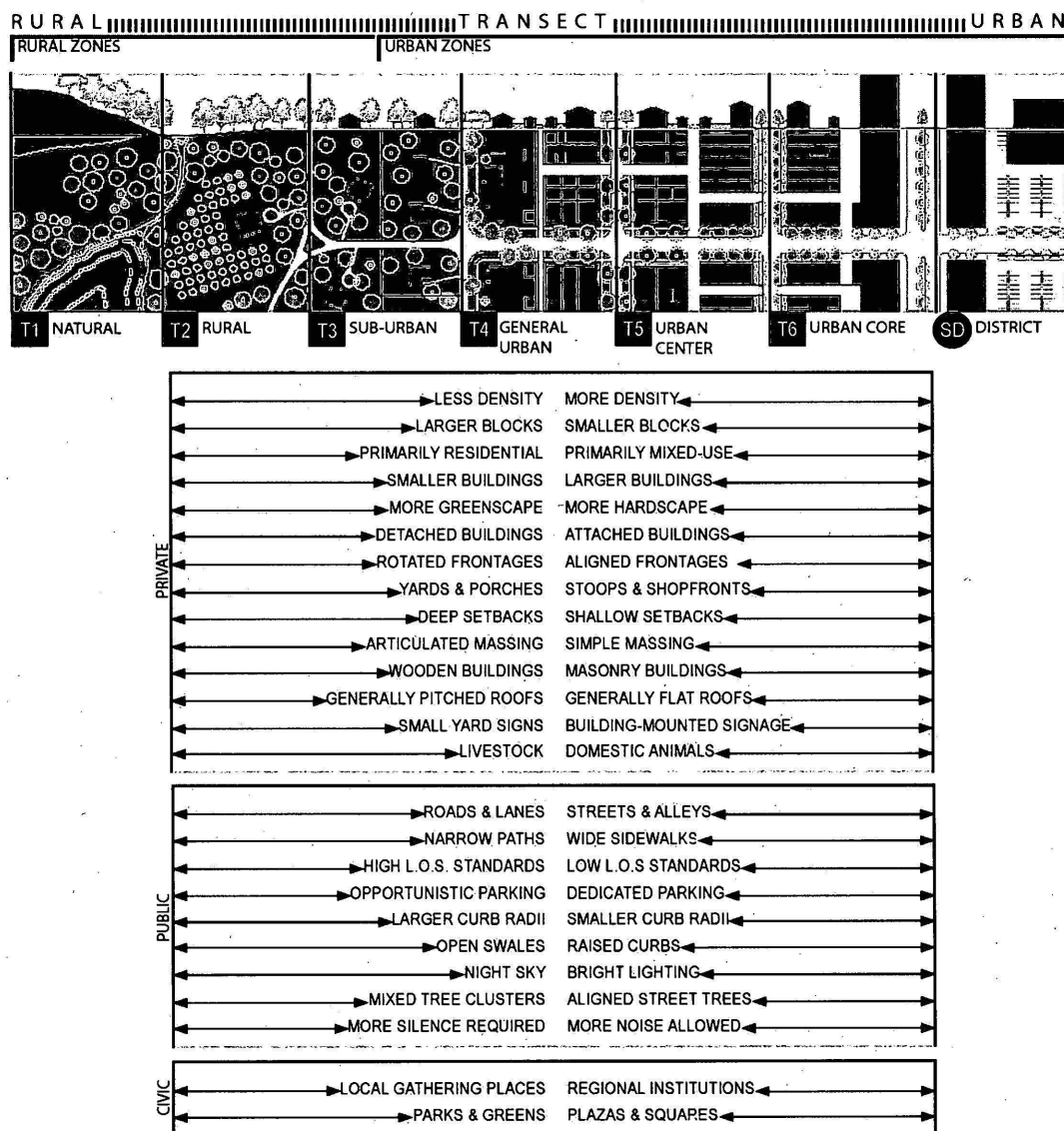


TABLE 209-4 TRANSECT ZONE DESCRIPTIONS

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-4 Transect Zone Descriptions: The following are general descriptions of the character of each Transect Zone.

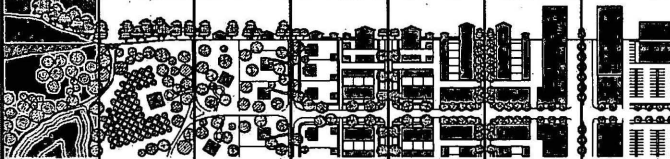
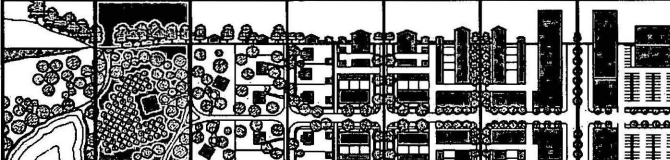
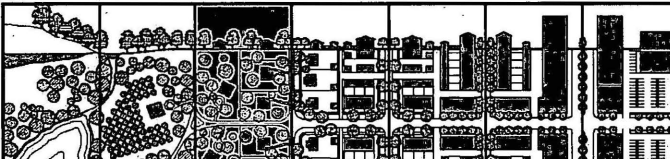
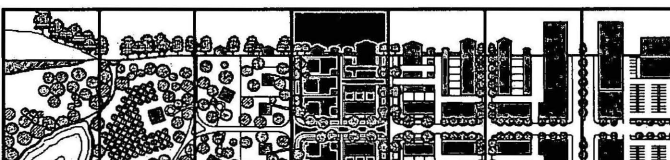
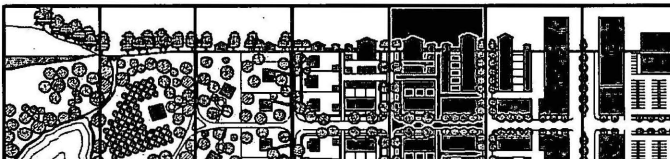
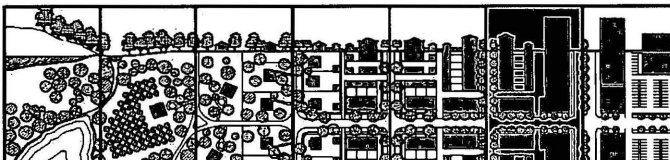
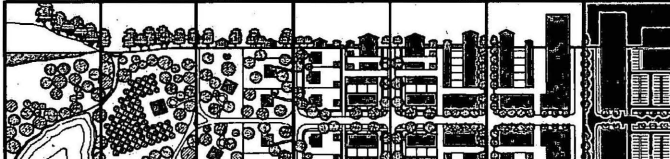
T1 THE NATURAL ZONE consists of lands existing in or restored to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. It is primarily a natural landscape and development is restricted to civic and agricultural functions.	
T2 THE RURAL ZONE consists of sparsely settled lands in an open or cultivated state. These may include woodland, wetlands, grasslands and irrigable deserts. Development is limited to agricultural functions.	
T3 THE SUB-URBAN ZONE is defined by landscaped yards surrounding 1-2 story single-family houses, with porches and fences and restricted office, lodging and retail functions. Planting is naturalistic with deep setbacks. Blocks may be large to accommodate natural conditions.	
T4 THE GENERAL URBAN ZONE is primarily residential urban fabric with a mix of residential building types. Retail, lodging and office functions are limited to locations along boulevards, standard streets and avenues. Streets typically define medium-sized blocks.	
T5 THE URBAN CENTER ZONE consists of attached, multistory buildings that integrate retail, office, residential, lodging and civic functions. Well-lit, highly-interconnected street networks include wide sidewalks, formal streetscape tree planting and buildings set close to the frontages to accommodate substantial pedestrian activity.	
T6 THE URBAN CORE ZONE contains medium to high density mixed use attached, multistory buildings. Well-lit, highly-interconnected street networks include formal streetscape tree arrangements, wide sidewalks, little to no building setbacks and high pedestrian and transit activity.	
SD THE SPECIALIZED DISTRICT ZONE contains areas that by their intrinsic function, disposition, or configuration, cannot conform to one of the six Transect Zones.	

TABLE 209-5A SUSTAINABLE DESIGN OPTION POINT SYSTEM

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-5A Sustainable Design Option Point System: To qualify for the density bonus sustainable design option a minimum of 24 points are required and must be identified on this table. The first column under the "Credit" heading identifies the range of points for each category. The second column under the "Credit" heading lists the total number of possible points available for each category (as indicated on the MDPP submittal). Additional documentation from the appropriate agency shall be required upon submittal of the MDPP to verify attributed points.

SUSTAINABLE DESIGN OPTION POINT SYSTEM				
CATEGORY	CREDIT IDENTIFIER	DESCRIPTION	CREDIT	
WATER	STORMWATER MANAGEMENT (VOLUME)	Retain (infiltrate, reuse or evapotranspire) 1" of rainfall from a percentage of the project's development footprint. ¹		5.0
		20% of development footprint	1.0	
		40% of development footprint	2.0	
		60% of development footprint	3.0	
		80% of development footprint	4.0	
		100% of development footprint	5.0	
WATER	STORMWATER MANAGEMENT (QUALITY)	Remove 80% of the incremental increase in the annual mass loading of total suspended solids from a percentage of the project's development footprint. ²		5.0
		20% of development footprint	1.0	
		40% of development footprint	2.0	
		60% of development footprint	3.0	
		80% of development footprint	4.0	
		100% of development footprint	5.0	
WATER	STORMWATER MANAGEMENT (FLOWRATE)	Detain flowrate of post-development runoff to pre-development rates. ³		1.0
		2 year floodplain	1.0	
		5, 25 and 100 year floodplains (where FILO is available)	1.0	
WATER	NON-POTABLE WATER	Provide non-potable water source for irrigation for 50% of primary land uses.		1.0
		Non-residential uses	1.0	
		Residential Uses	1.0	
WATER	HABITAT AND WETLAND CONSERVATION	Conserve 100% of all riparian corridors (as defined by floodplain Administrator) with a buffer from the edge of the floodplain of at least 50 ft. for seasonally dry and 100 ft. for constant flowing riparian areas.		1.0
AIR	MINIMUM SITE DISTURBANCE	Percentage of land area left undisturbed per Development Pattern - Hamlet (20%), Village (15%), Regional Center (20%) excluding area prohibited from development by law (i.e. floodplains).		1.0
AIR	ENHANCED RESTORATION	Area restored must be 25% greater than the area requiring the restoration and must exceed 5% of the total natural area to which it is contiguous.		1.0
AIR	HEAT ISLAND REDUCTION	Provide combination of the following on 50% of non-roof impervious site landscape: shade, paving materials with solar reflectance index (SRI) of at least 29, or open grid pavement pattern. ⁴		1.0
AIR	REDUCED AUTOMOBILE DEPENDENCE	Centerline miles of bicycle lanes, multi-use paths and/or routes to centerline miles of proposed streets excluding sidewalks along streets.		4.0
		1 to 10	1.0	
		1 to 7	2.0	
		1 to 4	3.0	
		1 to 2	4.0	

TABLE 209-5A SUSTAINABLE DESIGN OPTION POINT SYSTEM

FORM BASED DEVELOPMENT

Use Pattern

SUSTAINABLE DESIGN OPTION POINT SYSTEM				
CATEGORY	CREDIT IDENTIFIER	DESCRIPTION	CREDIT	
AIR	TREE CANOPY	Preserve or mitigate tree canopy at 5% above mandatory area taken as an overall project average as defined by 35% for hamlets and villages and 40% for regional centers.		1.0
AIR	DEDICATED TRANSIT LANE	Dedicate one transportation transportation lane to be used only for public mass transit.		1.0
HEALTH	BROWNFIELD REMEDIATION	Locate project on a site (part or all) that is documented as contaminated (Voluntary Cleanup Program or ASTM E1903-07 Phase II Environmental Site Assessment) or on a site designated as a Brownfield by a local, state or federal agency. Use cleanup methods for 100% of the remediation that treat, reduce or eliminate the volume or toxicity of the contaminated material. ⁵		4.0
		1-5 Acres	1.0	
		6-10 Acres	2.0	
		11-15 Acres	3.0	
		16-20 Acres	4.0	
HEALTH	ACCESS TO ACTIVE SPACES	50% of all lots must be within 1/2 mile of general playfields; soccer, baseball, basketball and/or other sports fields.		1.0
HEALTH	ACCESS TO TRANSPORTATION ALTERNATIVES	50% of all planned buildings are within 1/4 of a multi-use trail or bicycle lane of at least 3 miles in length length or a public transit stop.		1.0
HEALTH	GREEN BUILDING	Master Development Pattern Plans shall construct Green Buildings in accordance with LEED		5.0
		25% of total buildings in MDPP Certified LEED (silver level)	1.0	
		25% of total buildings in MDPP Certified LEED (gold level)	2.0	
		25% of total buildings in MDPP Certified LEED (platinum level)	3.0	
		26%-50% of total buildings in MDPP Certified LEED (silver level)	2.0	
		26%-50% of total buildings in MDPP Certified LEED (gold level)	3.0	
		26%-50% of total buildings in MDPP Certified LEED (platinum level)	4.0	
		51%-75% of total buildings in MDPP Certified Green (silver level)	3.0	
		51%-75% of total buildings in MDPP Certified LEED (gold level)	4.0	
		51%-75% of total buildings in MDPP Certified LEED (platinum level)	5.0	
HEALTH	LOCAL GREEN BUILDING	Master Development Pattern Plans shall construct Green Buildings in accordance with Metropolitan Partnership for Energy.		4.0
		35 % of total buildings in MDPP Certified Green Level 1	1.0	
		35 % of total buildings in MDPP Certified Green Level 2	2.0	
		35 % of total buildings in MDPP Certified Green Level 3	3.0	
HEALTH	GREEN DESIGN	LEED ND - certified Development Pattern. For Master Development Pattern Plans with multiple Development Patterns; points may be earned for up to three Development Patterns.		12.0
		LEED ND Silver Level	2.0	
		LEED ND Gold Level	3.0	
		LEED ND Platinum Level	4.0	
HEALTH	ACCESS TO ACTIVITY	Provide on-site lockers and changing facilities.	1.0	
		Provide on-site locker, changing and shower facilities.	2.0	
LAND DESIGN	PUBLIC CIVIC USES	Donation of land (within the city limits or extra territorial jurisdiction) for civic space (acres) above and beyond current requirements. ⁶		1.0

TABLE 209-5A SUSTAINABLE DESIGN OPTION POINT SYSTEM

FORM BASED DEVELOPMENT

Use Pattern

SUSTAINABLE DESIGN OPTION POINT SYSTEM				
CATEGORY	CREDIT IDENTIFIER	DESCRIPTION	CREDIT	
LAND DESIGN	STEEP SLOPE PROTECTION	No development on pre-project slopes of greater than 15%.		1.0
LAND DESIGN	STREET NETWORK	Street grid density ratio of project >20 (centerline miles/sq miles of project), excluding alleys and regulatory floodplains.		1.0
LAND DESIGN	PEDESTRIAN CORRIDOR/DESTINATION	Minimum two blocks in length of a mixture of park, open space, retail frontage, water features, plaza and new/existing landscaping along a linear corridor.		1.0
LAND DESIGN	CIVIC SPACE	Provide at least 6% of civic space per pedestrian shed. ⁷		1.0
LAND DESIGN	ACCESS TO EXTERNAL CONNECTIVITY	Provide through streets along the project boundary at intervals of 800 feet. ⁸		1.0
LAND DESIGN	COMMUNITY GARDEN	Cumulative 1/2 acre community garden per pedestrian shed (food production garden). ⁹		1.0
LAND DESIGN	DIVERSITY OF HOUSING TYPES	Add at least one extra housing type in at least two T-Zones in each development pattern.		1.0
LAND DESIGN	COOPERATIVE PARKING PLAN	One or more cooperative parking plans registered in accordance with 35-526 (g).		1.0
OTHER	INNOVATIVE INTEGRATION OF ENVIRONMENTAL CREDITS	If the applicant meets requirements in at least three of the four categories (Water, Air, Health, Land Design) of design standards an extra point shall be awarded.		1.0

TOTAL POINTS AVAILABLE	61.0
POINTS REQUIRED FOR DENSITY BONUS	24.0 (40%)

- ¹ Use all surfaces that are typically impervious to compute footprint even if the surfaces are constructed to be pervious.
² Use all surfaces that are typically impervious to compute footprint even if the surfaces are constructed to be pervious. Use TCEQ TGM for guidance on computation.
³ FILO = Fee in lieu of on-site detention
⁴ Includes only streets, alleys and associated sidewalks. Excludes private parking lots
⁵ Excludes the capping or translocation of contaminated material to an offsite location.
⁶ One point per 100 acres (i.e. school, university, fire, police, municipal, etc.).
⁷ The current minimum is 5% per pedestrian shed.
⁸ Does not apply to limited access roads, railroads, flood plains, pipelines, etc.
⁹ Not included as civic space

TABLE 209-5B RESIDENTIAL TYPES FOR SUSTAINABLE DESIGN OPTION

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-5B Residential Types for Sustainable Design Option Residential Housing Mix Options: To qualify for the density bonus under the sustainable design option, a housing mix phasing plan that references the following residential types must be submitted with the MDPP in accordance with subsection 35-209(c)(5)(C) 35-209(d)(5)(C). Table 209-15 defines the Transect Zones in which the following residential types are allowed. Equivalent types are residential buildings that function in the same manner as the residential types and for the purposes of this code count under the specified category for the Housing Mix Phasing Plan. For example, a casita functions in the same way as a cottage and therefore can not be counted as two residential types in the Housing Mix Phasing Plan.

RESIDENTIAL TYPE	NOTES	EQUIVALENT TYPES
DETACHED HOUSE	45-120 ft. wide lots	
ESTATE HOUSE	>720 ft. wide lots	Villa, Mansion, Country House
COTTAGE	< 45 ft. wide lots	Casita
SIDEYARD HOUSE	45-70 ft. wide lots	Zero Lot Line
TOWNHOUSE		Rowhouse
DUPLEX, TRIPLEX, QUADPLEX		Stacked Flats ²
APARTMENT BUILDING	> 5 units	Stacked Flats ² , Lofts
MIXED USE BUILDING	2 or more units	Tower on Podium, Liner Building
COURTYARD BUILDING		Hybrid Court, Bungalow Court
LIVE/WORK UNIT	1 unit	
ACCESSORY UNIT	An accessory unit to any one of the following primary structures: Detached House, Estate House, Cottage, Sideyard House, Townhouse, or Live/Work unit. ¹	

¹ Any structure that has an accessory unit would enter the "accessory unit" category. Both the primary and accessory structures are counted together as one type. The primary structure may not be double counted toward another category.

² The type of stacked flat must be identified in the Housing Mix Phasing Plan to determine the residential type it counts towards.

TABLE 209-6A, 209-6B AND 209-6C THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-6A Design Speed: Appropriate design speeds, parking lane widths and curb radii vary by transect zone. To calculate the effective turning radius, add a minimum of 8 feet to the curb radius; all thoroughfare assemblies are subject to review by the CRC at the MDPP stage.

		T1	T2	T3	T4	T5	T6
CLASSIFICATION	DESIGN SPEED						
Alley	Below 20 mph	■	■	■	■	■	■
Non-Alley	20-25 mph	■	■	■	■	■	■
Non-Alley	25-35 mph	■	■	■	■	■	■
Non-Alley	Below 20 mph	■	■	■	■	■	■
Non-Alley	Above 35 mph	■	■	■	■	■	■

CLASSIFICATION	PARKING LANE WIDTH	T1	T2	T3	T4	T5	T6
Non-Alley	(Angle) 18 ft.					■	■
Non-Alley	(Parallel) 8 ft.				■		
Non-Alley	(Parallel) 8 ft.			■	■	■	■
Non-Alley	(Parallel) 9 ft.					■	■

CLASSIFICATION	CURB RADIUS	T1	T2	T3	T4	T5	T6
Non-Alley	10 ft.			■	■	■	■
Non-Alley	10 ft. - 15 ft.	■	■	■	■	■	■
Non-Alley	15 ft. - 20 ft.	■	■	■	■	■	■
Non-Alley	20 ft. - 30 ft.	■	■	■	■	■	■
Alley	Alley Apron	■	■	■	■	■	■

TABLE 209-6B Effective Turning Radius: The effective turning radius is based on the curb radius and the width of the parking lane.

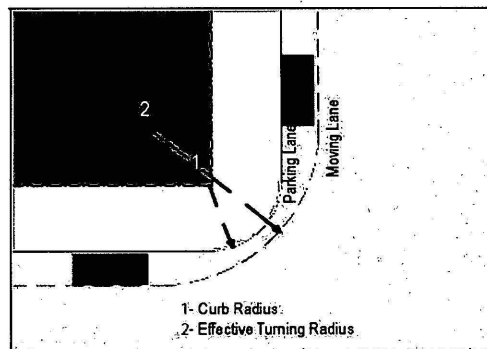


TABLE 209-6C Turning Radius: This diagram provides the minimum turning radius for a pumper truck. The minimum inside radius for a pumper truck is 25' and minimum outside radius is 50'.

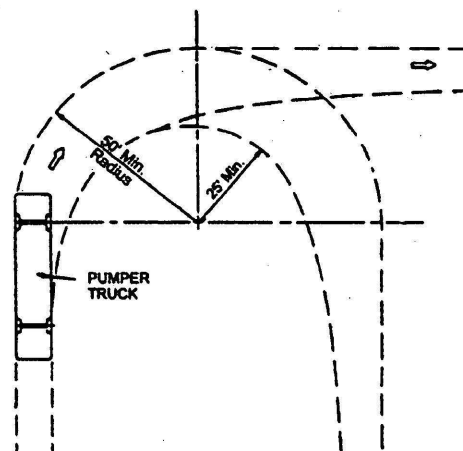


TABLE 209-6D THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-6D Travel Lanes and Parking Provisions: Appropriate travel and parking lane configurations vary by Transect Zone and design speed. Narrower lane widths may be allowed upon review of emergency access plan and finding by the Fire Department that an additional access road extends to within 150 feet of all buildings, as described in section 503.1.1 of International Fire Code. Illustrations surrounded by dashed boxes are examples of designs that would be subject to conditions specified in boxes 1 and 2. Wider lanes than an 11 ft. minimum may be permitted on designated public transit routes regardless of transect zone. The number, dimensions and configuration of medians are subject to emergency access plan review.

	ONE WAY MOVEMENT		TWO WAY MOVEMENT	
	T3 T4 T5 T6	T1 T2	T1 T2	T3
a. NO PARKING	 3 seconds	 5 seconds	 5 seconds	 5 seconds
b. YIELD PARKING			 7 seconds	
c. PARKING ONE SIDE PARALLEL	 5 seconds		 8 seconds	 11 seconds
d. PARKING BOTH SIDES PARALLEL	 10 seconds		 10 seconds	 13 seconds
e. PARKING BOTH SIDES DIAGONAL	 15 seconds	 17 seconds	 17 seconds	 20 seconds
f. PARKING ACCESS (Not Designed for Fire Department access)			 3 seconds	 6 seconds
g. PARKING ON SLIP ROAD				 120'

BOX 1

To be considered only if appropriate secondary access is provided, (e.g. 20' alley with no parking).

BOX 2

To be considered only if proposed streetscape details provide sufficient emergency access (e.g. bicycle lanes incorporated into side medians).

TABLE 209-6E THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-6E Public Frontages - General: The layer between the principal or secondary frontage line and the edge of the vehicular lane includes sidewalks, planters, lighting and curbs. Bicycle Facilities may be part of the public frontage; please see table 209-7 for Bicycle Facility Design Guidelines and subsection 35-209(e)(2)(D)(6) 35-209(f)(2)(D)(6) and tables 209-14D, 209-14D&E for bicycle parking standards. For more information reference subsection 35-209(c)(8)(E) 35-209(d)(8)(E).

	LOT PRIVATE FRONTAGE	LOT LINE PUBLIC FRONTAGE	R.O.W.
a. (PW) For Parkways: A one or two way free movement street with no on-street parking, an open swale drained by percolation, a wide planting strip with naturally clustered landscaping, and a 13-24 ft public frontage. Sidewalks are not required.			T1 T2
b. (RR) For Rural Roads: A one or two way, slow movement street with no on street parking, a wide planting strip with naturally clustered landscaping, open swale drained by percolation, and a 13-24 ft public frontage width. Sidewalks are not required.			T1 T2 T3
c. (RS) For Residential Street: A two-way yield street with on-street parking on both sides, a wide planting strip with regularly placed landscaping, a raised curb drained by inlets, and 13-24 ft. public frontage width. Sidewalks are required.			T3 T4
d. (SS) For Standard Streets: A two way free movement street with on-street parking on both sides, a wide planting strip in T3 and T4, and a narrow planting strip in T5 and T6 with regularly placed landscaping, a raised curb drained by inlets, and a 13-36 ft. public frontage width. Sidewalks are required.			T3 T4 T5 T6
e. (AV) For Avenues: A thoroughfare with two, one way, free-movement streets divided by a median, on-street parking on both sides, a wide planting strip in T3 and T4, and a narrow planting strip in T5 and T6 with regularly placed landscaping, a raised curb drained by inlets, and a 13-36 ft. public frontage width. Sidewalks are required.			T3 T4 T5 T6
f. (CS) For Commercial Streets: A one or two way, free movement street with parking on both sides, single planters with opportunistic landscaping, a raised curb drained by inlets, and a 16-36 ft, public frontage. Sidewalks are required.			T5 T6
g. (BV) For Boulevards: A thoroughfare that combines free movement travel lanes with yield movement slip lanes. Medians are used to separate yield lanes from free movement lanes, and in some cases, free movement lanes from each other. The public frontage includes wide planting strips in T3 & T4 & narrow planting strips or single planters in T5 & T6, regularly placed landscaping, raised curbs drained by inlets, and a 13-36 ft, public frontage width. Sidewalks are required.			T3 T4 T5 T6
h. (AL) For Alleys: A private or public one-way yield street with an alley apron.			T1 T2 T3 T4 T5 T6

TABLE 209-6F THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-6F Public Frontages - Specific: These diagrams prescribe dimensions for Public Frontage elements - Curbs, Sidewalks and Planters - relative to Transect Zones for non-alley thoroughfares. Section A combines the individual elements in sections b, c and d. Bicycle Facilities may be part of the public frontage; please see table 209-7 for Bicycle Facility Design Guidelines and subsection 35-209(e)(2)(D)(6), 35-209(f)(2)(D)(6), 35-209(f)(2) 35-209(g)(2), and tables 209-14D 209-14D&E for bicycle parking standards. Locally appropriate planting species are specified on Table 209-21.

TRANSECT ZONES	RURAL						TRANSECT						URBAN	
	T1	T2	T3	T1	T2	T3	T3	T4	T4	T5	T5	T6	T5	T6
a. Combined Elements Assembly: The principal variables are the type and dimension of Curbs, sidewalks, and planters.														
TOTAL WIDTH	16-24 ft.						13-24 ft.						16-26 ft.	
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage														
TYPE	Open Swale						Raised Curb						Raised Curb	
c. Sidewalk: The pavement dedicated exclusively to pedestrian activity.														
TYPE	Sidewalk Optional*						Sidewalk						Sidewalk	
WIDTH	5-8 ft.*						5-8 ft.						12-20 ft.	
d. Planting Strip: The surface area layer that accommodates street trees and other landscape.														
ARRANGEMENT	Clustered						Regular						Regular	
PLANTING STRIP TYPE	Wide Planting Strip						Wide Planting Strip						Narrow Planting Strip	
PLANTING STRIP WIDTH	8 ft. - 16 ft.						8 ft. - 12 ft.						4 ft. - 6 ft.	
TREE SPACING	Average 30 ft. o.c.						Average 30 ft. o.c.						Average 30 ft. o.c.	

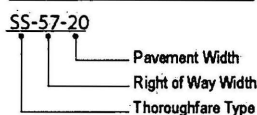
*Sidewalk required for residential or commercial buildings

TABLE 209-6G THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

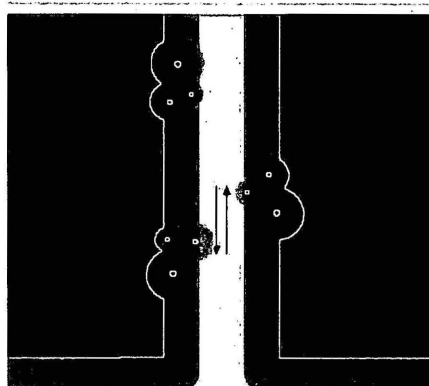
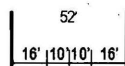
Use Pattern

TABLE 209-6G Complete Assemblies: Examples assembled from the elements in Tables 209-6A through 209-6F. Assemblies are identified by a key consisting of the thoroughfare type, followed by the right-of-way width, followed by the pavement width (for example: SS-57-20).



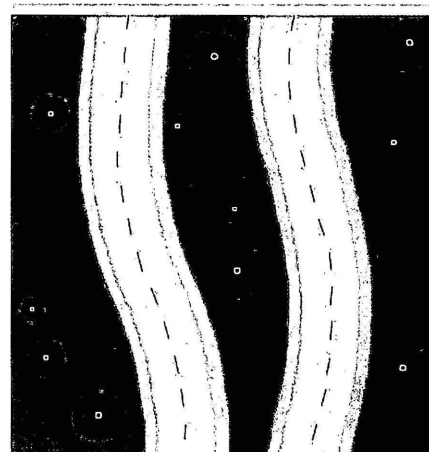
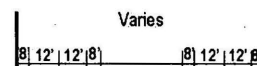
THOROUGHFARE TYPES

RR:	Rural Road
PW:	Parkway
AL:	Alley
RS:	Residential Street
SS:	Standard Street
CS:	Commercial Street
BV:	Boulevard
AV:	Avenue



RR-52-20

Transect	T1, T2
Type	Rural Road
Movement	Slow Movement
Traffic Lanes	2 Lanes @ 10 ft.
Parking Lanes	None
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	None
Planter Width	16 ft.
Total R.O.W.	52 ft.
Curb Radius	10-15 ft.
Design Speed	Below 20 MPH
Road Edge Treatment	Swale
Planter Type	Continuous Planting Strip



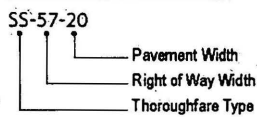
PW-Var-72

Transect	T1, T2
Type	Parkway
Movement	Free Movement
Traffic Lanes	4 lanes @ 12 ft.
Parking Lanes	None
Bike Lanes	None
Total Pavement Width	72 ft.
Median	None
Sidewalk Width	None
Planter Width	None
Total R.O.W.	Varies
Curb Radius	20-30 ft.
Design Speed	35 MPH
Road Edge Treatment	Swale
Planter Type	Continuous Planting Strip

TABLE 209-6G THOROUGHFARE DESIGN

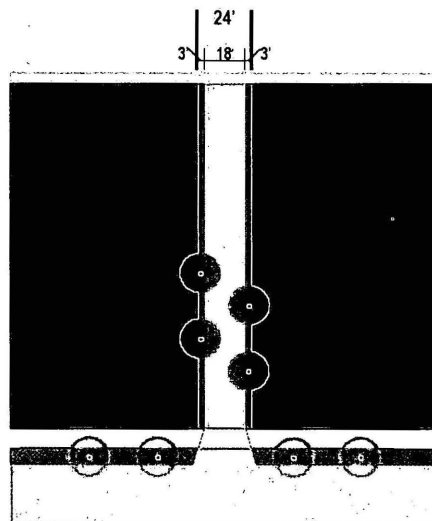
FORM BASED DEVELOPMENT

Use Pattern



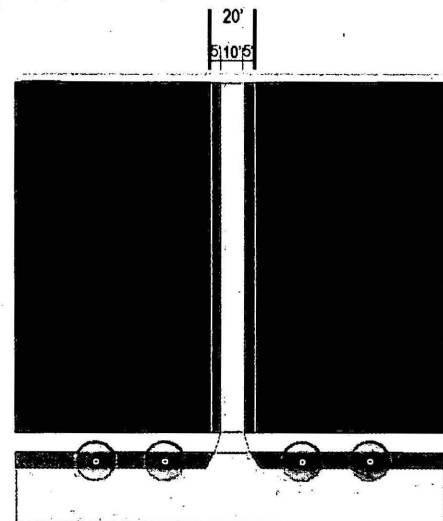
THOROUGHFARE TYPES

RR: Rural Road
PW: Parkway
AL: Alley
RS: Residential Street
SS: Standard Street
CS: Commercial Street
BV: Boulevard
AV: Avenue



AL-24-18

Transect	T3, T4, T5, T6
Type	Alley
Movement	Yield Movement
Traffic Lanes	Yield @ 18 ft.
Parking Lanes	None
Bike Lanes	None
Total Pavement Width	18 ft.
Median	None
Sidewalk Width	None
Planter Width	3 ft. both sides
Total R.O.W.	24 ft.
Curb Radius	Alley apron
Design Speed	15 MPH
Road Edge Treatment	Inverted crown with header curb
Planter Type	None



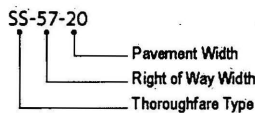
(R)AL-20-10

Transect	T3, T4, T5, T6
Type	Residential Alley
Movement	Yield Movement
Traffic Lanes	Yield @ 10 ft.
Parking Lanes	Unmarked both sides
Bike Lanes	None
Total Pavement Width	10 feet, plus 5 feet pervious base each side
Median	None
Sidewalk Width	None
Planter Width	None
Total R.O.W.	20 ft.
Curb Radius	Alley Apron
Design Speed	15 MPH
Road Edge Treatment	Inverted crown with header curb
Planter Type	None

TABLE 209-6G THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

Use Pattern

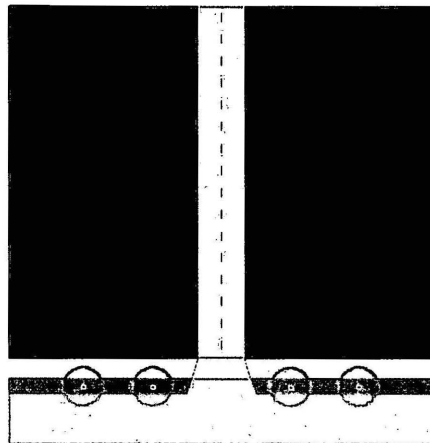


THOROUGHFARE TYPES

RR: Rural Road
PW: Parkway
AL: Alley
RS: Residential Street
SS: Standard Street
CS: Commercial Street
BV: Boulevard
AV: Avenue

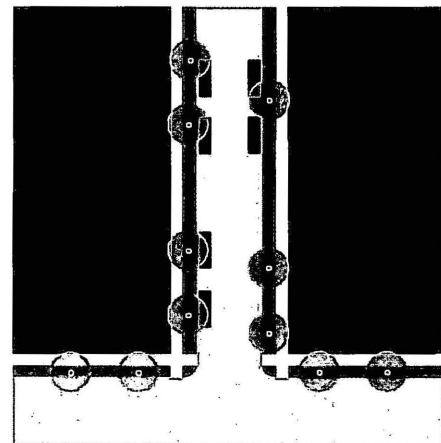
20'
10' 10'

56'
5' 8' 30' 8' 5'



(C) AL-20-20

Transect	T4, T5, T6
Type	Commercial Alley
Movement	Slow Movement
Traffic Lanes	Two one ways @ 10 ft.
Parking Lanes	Unmarked both sides
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	None
Planter Width	None
Total R.O.W.	20 ft.
Curb Radius	Alley Apron
Design Speed	15 MPH
Road Edge Treatment	Inverted crown with header curb
Planter Type	None



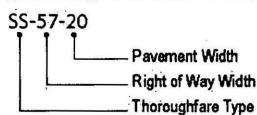
RS-56-30

Transect	T3, T4
Type	Residential Street
Movement	Yield Movement
Traffic Lanes	Yield @ 30 ft.
Parking Lanes	Unmarked both sides
Bike Lanes	None
Total Pavement Width	30 ft.
Median	None
Sidewalk Width	.5 ft. both sides
Planter Width	8 ft. both sides
Total R.O.W.	56 ft.
Curb Radius	10 ft.
Design Speed	15-20 MPH
Road Edge Treatment	Open Swale (T3) or Raised Curb (T4)
Planter Type	Continuous Planting Strip

TABLE 209-6G THOROUGHFARE DESIGN

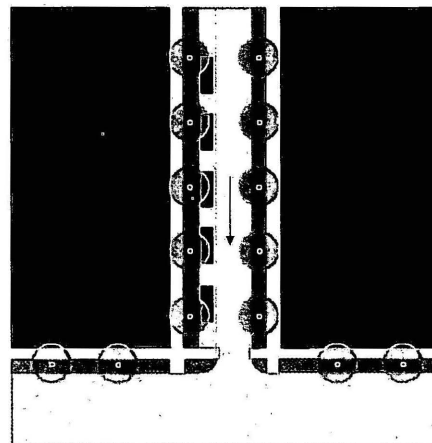
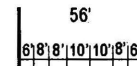
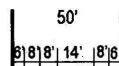
FORM BASED DEVELOPMENT

Use Pattern



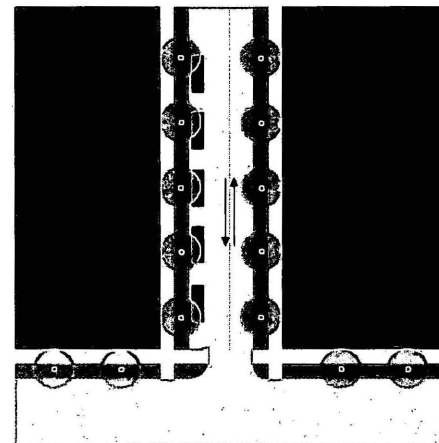
THOROUGHFARE TYPES

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commercial Street
- BV: Boulevard
- AV: Avenue



SS-50-22

Transect	T3, T4
Type	Standard Street
Movement	Free Movement
Traffic Lanes	One One-Way @ 14 ft.
Parking Lanes	One side @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	6 ft.
Planter Width	8 ft.
Total R.O.W.	50 ft.
Curb Radius	10-15 ft.
Design Speed	20-25 MPH
Road Edge Treatment	Raised Curb
Planter Type	Continuous Planting Strip



SS-56-28

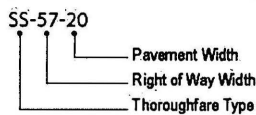
Transect	T5, T6
Type	Standard Street
Movement	Free Movement
Traffic Lanes	Two One-Way @ 10 ft.
Parking Lanes	One side @ 8 feet marked
Bike Lanes	None
Total Pavement Width	28 ft.*
Median	None
Sidewalk Width	6 ft.
Planter Width	8 ft.
Total R.O.W.	56 ft.*
Curb Radius	10-15 ft.
Design Speed	25 MPH
Road Edge Treatment	Raised Curb
Planter Type	Continuous Planting Strip

*May require additional additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network

TABLE 209-6G THOROUGHFARE DESIGN

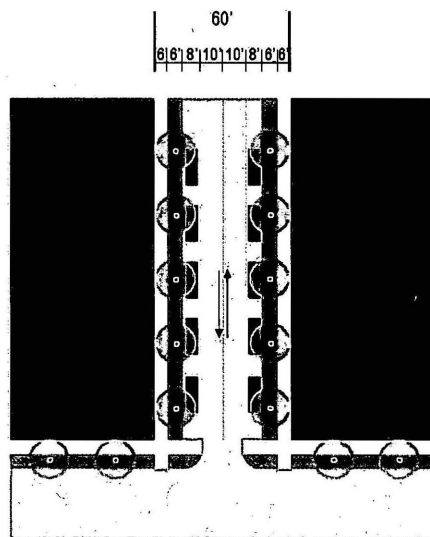
FORM BASED DEVELOPMENT

Use Pattern



THOROUGHFARE TYPES

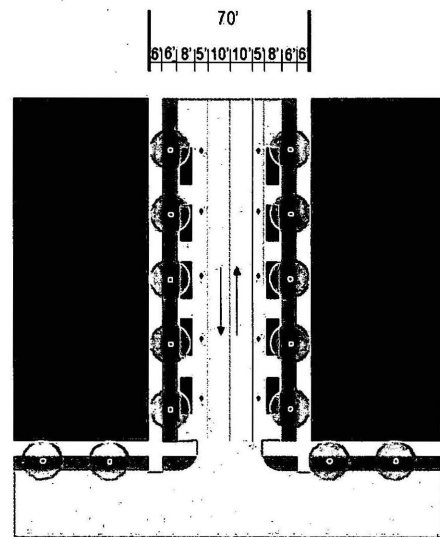
RR:	Rural Road
PW:	Parkway
AL:	Alley
RS:	Residential Street
SS:	Standard Street
CS:	Commercial Street
BV:	Boulevard
AV:	Avenue



SS-60-36

Transect	T5, T6
Type	Standard Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 10 ft.
Parking Lanes	8 ft. marked
Bike Lanes	None
Total Pavement Width	36 ft.
Median	None
Sidewalk Width	6 ft.
Planter Width	6 ft.
Total R.O.W.	60 ft.*
Curb Radius	10-15 ft.
Design Speed	20-25 MPH
Road Edge Treatment	Curb
Planter Type	Continuous Planting Strip

*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network (see SS 72-46)



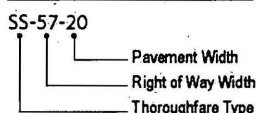
SS 70-46 (SS 62-36 with Bike Lanes)

Transect	T5, T6
Type	Standard Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 10 ft.
Parking Lanes	8 ft. marked
Bike Lanes	5 ft. marked
Total Pavement Width	46 ft.
Median	None
Sidewalk Width	6 ft.
Planter Width	6 ft.
Total R.O.W.	70 ft.*
Curb Radius	10-15 ft.
Design Speed	20-25 MPH
Road Edge Treatment	Curb
Planter Type	Continuous Planting Strip

TABLE 209-6G THOROUGHFARE DESIGN

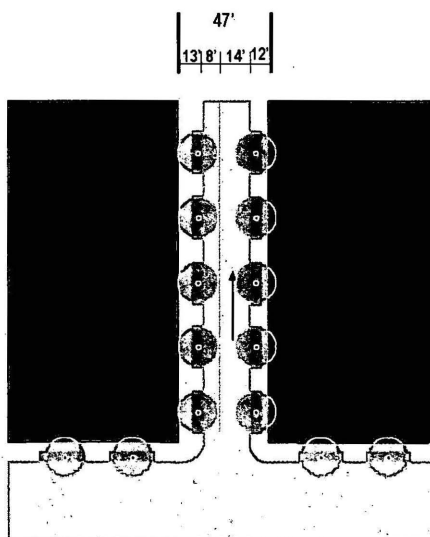
FORM BASED DEVELOPMENT

Use Pattern



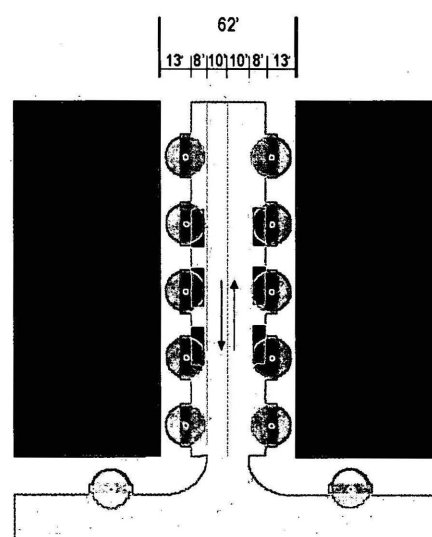
THOROUGHFARE TYPES

RR: Rural Road
PW: Parkway
AL: Alley
RS: Residential Street
SS: Standard Street
CS: Commercial Street
BV: Boulevard
AV: Avenue



CS-47-22

Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	One One-Way @ 12 ft.
Parking Lanes	One side @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	20 ft.
Median	None
Sidewalk Width	13 ft. / 12 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	47 ft.*
Curb Radius	15 ft.
Design Speed	25-30 MPH
Road Edge Treatment	Curb
Planter Type	Tree Wells
*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network	



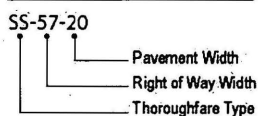
CS-62-36

Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 10 ft. lanes
Parking Lanes	Both sides @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	36 ft.
Median	None
Sidewalk Width	13 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	62 ft.*
Curb Radius	15 ft.
Design Speed	25 MPH
Road Edge Treatment	Curb
Planter Type	Tree Wells
*May require additional 10-12 feet of right-of-way and pavement width to meet connectivity with Bicycle Network	

TABLE 209-6G THOROUGHFARE DESIGN

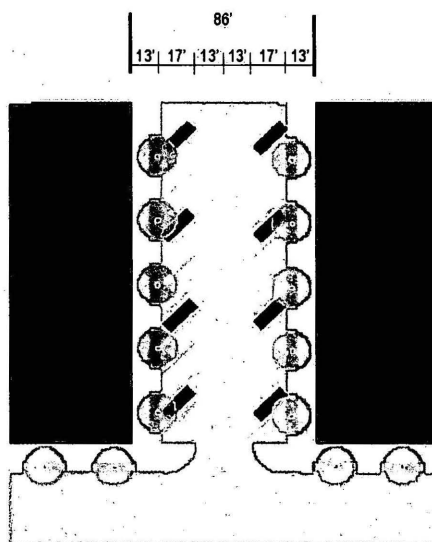
FORM BASED DEVELOPMENT

Use Pattern



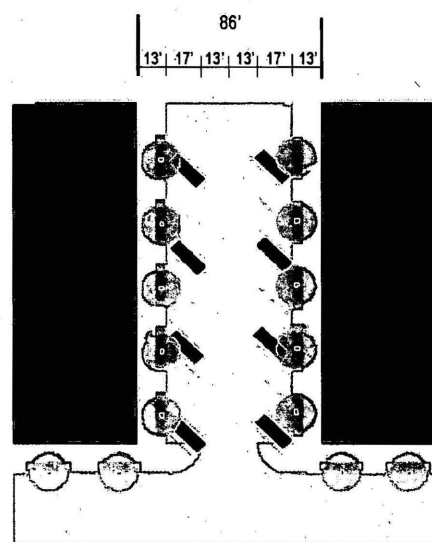
THOROUGHFARE TYPES

RR: Rural Road
PW: Parkway
AL: Alley
RS: Residential Street
SS: Standard Street
CS: Commercial Street
BV: Boulevard
AV: Avenue



CS-86-60

Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 13 ft.
Parking Lanes	Both sides angled @ 17 ft. marked
Bike Lanes	None
Total Pavement Width	54 feet
Median	none
Sidewalk Width	13 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	86 ft.
Curb Radius	15 ft.
Design Speed	25-30 MPH
Road Edge Treatment	Curb
Planter Type	Tree Wells



CS-86-60- Reverse Back in Parking

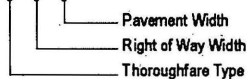
Transect	T5, T6
Type	Commercial Street
Movement	Free Movement
Traffic Lanes	Two One-Ways @ 13 ft.
Parking Lanes	Both sides angled @ 17 ft. marked
Bike Lanes	None
Total Pavement Width	54 ft.
Median	none
Sidewalk Width	13 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	86 ft.
Curb Radius	15 ft.
Design Speed	25-30 MPH
Road Edge Treatment	Curb
Planter Type	Tree Wells

TABLE 209-6G THOROUGHFARE DESIGN

FORM BASED DEVELOPMENT

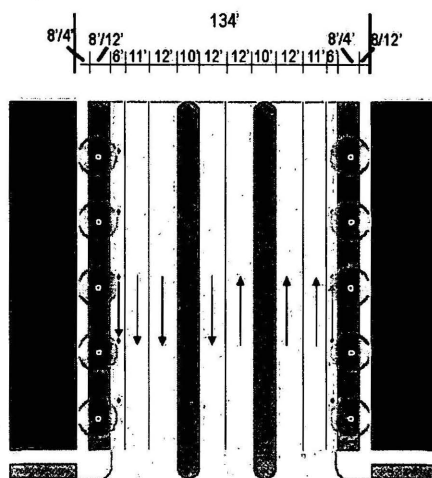
Use Pattern

SS-57-20



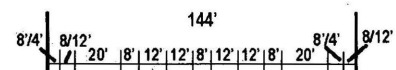
THOROUGHFARE TYPES

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commercial Street
- BV: Boulevard
- AV: Avenue



BV-134-82

Transect	T3, T4, T5, T6
Type	Transit Boulevard
Movement	Free Movement
Traffic Lanes	4 lanes Automobile @ 12 or 11 ft.; 2 Bus lanes @ 12 ft.
Parking Lanes	None
Bike Lanes	2 bike lanes @ 6 ft.
Total Pavement Width	82 feet
Median	2 medians @ 10 ft.
Sidewalk Width	8 ft. (T3, T4) 12 ft. (T5, T6)
Planter Width	8 ft. (T3, T4) 4 ft. (T5, T6)
Total R.O.W.	134 ft.
Curb Radius	10-15 ft.
Design Speed	35 MPH & Above; below 20 MPH slip roads
Road Edge Treatment	Curb
Planter Type	Continuous Planting Strip



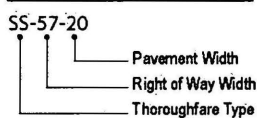
BV-144-88

Transect	T3, T4, T5, T6
Type	Boulevard
Movement	Free Movement
Traffic Lanes	4 lanes @ 12 ft.
Parking Lanes	8 ft. (unmarked in a 20 foot lane)
Bike Lanes	None
Total Pavement Width	88 ft.
Median	3 Medians @ 8 ft.
Sidewalk Width	8 ft. (T3, T4) 12 ft. (T5, T6)
Planter Width	8 ft. (T3, T4) 4 ft. (T5, T6)
Total R.O.W.	144 ft.
Curb Radius	10-15 ft.
Design Speed	35 MPH & Above; below 20 MPH slip roads
Road Edge Treatment	Curb
Planter Type	Continuous Planting Strip

TABLE 209-6G THOROUGHFARE DESIGN

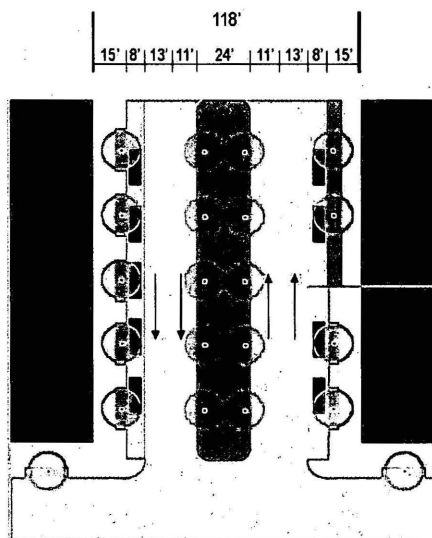
FORM BASED DEVELOPMENT

Use Pattern



THOROUGHFARE TYPES

- RR: Rural Road
- PW: Parkway
- AL: Alley
- RS: Residential Street
- SS: Standard Street
- CS: Commercial Street
- BV: Boulevard
- AV: Avenue



AV-118-64

Transect	T5, T6
Type	Avenue
Movement	Free Movement
Traffic Lanes	Two One-Ways @13 or 11 ft.
Parking Lanes	Both sides @ 8 ft. marked
Bike Lanes	None
Total Pavement Width	64 feet
Median	24 ft.
Sidewalk Width	15 ft.
Planter Width	Tree wells 5' x 20'
Total R.O.W.	118 ft.
Curb Radius	15 ft.
Design Speed	20-25 MPH
Road Edge Treatment	Curb
Planter Type	Tree Wells

TABLE 209-7 BICYCLE FACILITY DESIGN GUIDE

FORM BASED DEVELOPMENT

Use Pattern

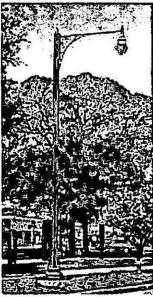
COMMON BICYCLE FACILITIES		
BICYCLE LANE: The portion of a roadway designated by striping, signage, and markings located outside of the vehicle lane for the exclusive use of bicyclists. (Minimum 5 feet wide)		
BICYCLE ROUTE: A roadway, which is open to both bicycle and motor vehicle travel that has been designated by signage, as a preferred route for bicycle use. Routes may be located on existing roadways, streets with curb lanes, or roads with a paved shoulder that meet the minimum lane width requirement. (Minimum outside lane width of 14 feet)		
MULTI-USE OR SHARED-USE PATH: A multi-use path separated from the roadway by an open space or barrier (minimum 3 feet wide). Shared-use paths may also be used by pedestrians, skaters, wheelchair users, joggers and other non-motorized users. (Minimum 8 feet wide; Recommended 10 to 12 feet wide)		

TABLE 209-8 STREET LIGHTING DESIGN REQUIREMENTS

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-8 Street Lighting Design Requirements: Requirements vary according to Transect Zone. All lighting components shall be approved by the utility company.

	T1	T2	T3	T4	T5	T6
Light Post 	20-35 Ft. tall 3-7 ft. Arm length*	20-35 Ft. tall 3-7 ft. Arm length*	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.	20-35 Ft. tall, 3-7 ft. Arm length* only permitted at intersections.
Lamp 	18-25 Ft. tall 0.5-2.9 ft. arm length*	18-25 Ft. tall 0.5-2.9 ft. arm length*	15-20 Ft. tall 0.5-2.9 ft. arm length*	12-18 Ft. tall 0.5-2.9 ft. arm length*	10-16 Ft. tall 0.5-2.9 ft. arm length*	10-16 Ft. tall 0.5-2.9 ft. arm length*
Candlestick 		12-18 Ft. tall	12-18 Ft. tall	12-18 Ft. tall	10-16 Ft. tall	10-16 Ft. tall
Candelabra 					10-16 Ft. tall	10-16 Ft. tall

*Arm length is measured at a right angle from the pole to the light.

TABLE 209-9A CIVIC SPACE TYPES AND 209-9B PUBLIC TRANSIT

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-9A Civic Space Types: The 5 permitted types of civic space are diagrammed and described in this table. For more information reference subsection 35-209(c)(9) ~~35-209(d)(9)~~.

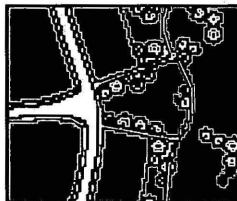
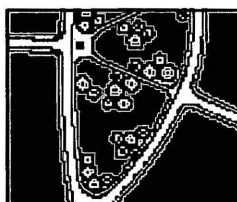
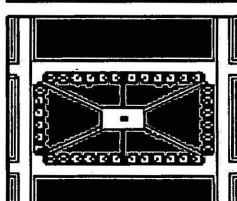
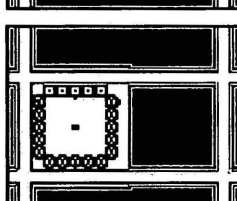
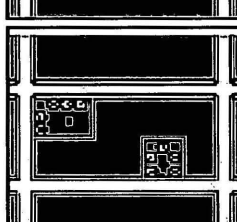
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors. The minimum size shall be 8 acres.	 T1 T2 T3
b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of vegetation and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres. Greens may be linear, following the trajectories of natural corridors.	 T3 T4 T5
c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at major intersections. The minimum size shall be 1/2 acre and the maximum shall be 5 acres. Squares may be linear following the trajectories of the built environment.	 T4 T5 T6
d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. The minimum size shall be 1/2 acre and the maximum shall be 2 acres. Plazas may be linear following the trajectories of the built environment.	 T5 T6
e. Playground: An open space designed for children's recreation. A playground may include an open shelter and 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.	 T1 T2 T3 T4 T5 T6

TABLE 209-9B Allowable Public Transit Facilities by Transect Zone:

TYPE OF TRANSIT	T1	T2	T3	T4	T5	T6	SD
TRANSIT SHELTER			■	■	■	■	■
TRANSIT CENTER					■	■	■
PARK AND RIDE			■	■			■

TABLE 209-10 EXPLANATORY DIAGRAMS

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-10A Thoroughfare & Frontage: This diagram shows how the Thoroughfare Design and Public Frontages (Table 209-6 209-6), as well as Private Frontages (Table 209-12) come together to create a streetscape.

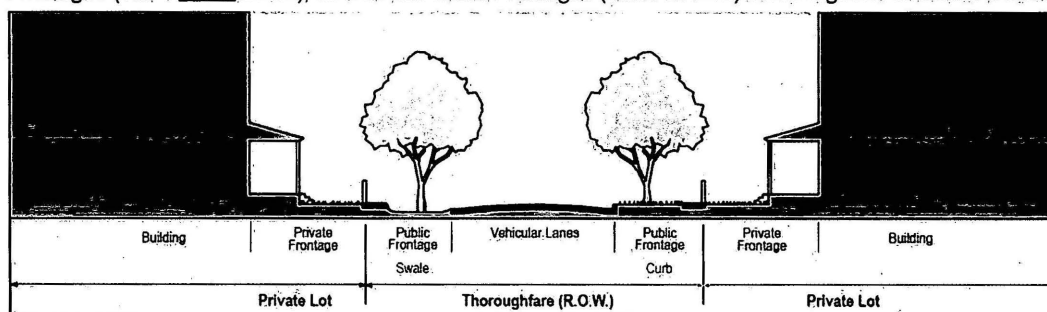


TABLE 209-10B Building Disposition: This diagram illustrates where the Principal, Backbuilding, and Outbuildings are located in relation to each other on the lot.

TABLE 209-10C 209-10D Frontage & Lot Lines: This diagram illustrates the location of the Frontage Lines, Lot Lines, Facades, and Elevations on each parcel.

TABLE 209-10D & 209-10E 209-10F Lot Layers: This diagram illustrates the location and dimensions of lot layers.

TABLE 209-10B. BUILDING DISPOSITION

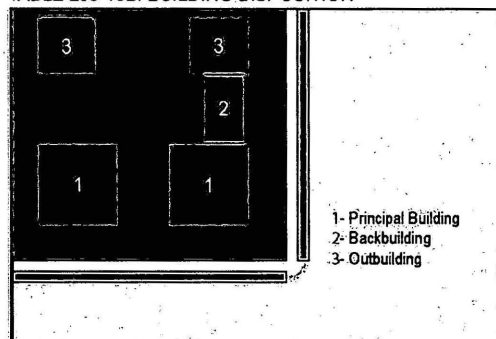


TABLE 209-10C 209-10D FRONTAGE & LOT LINES

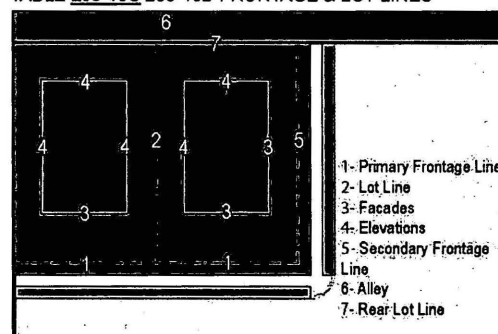


TABLE 209-10E LOT LAYERS WITH RIVER FRONTAGE

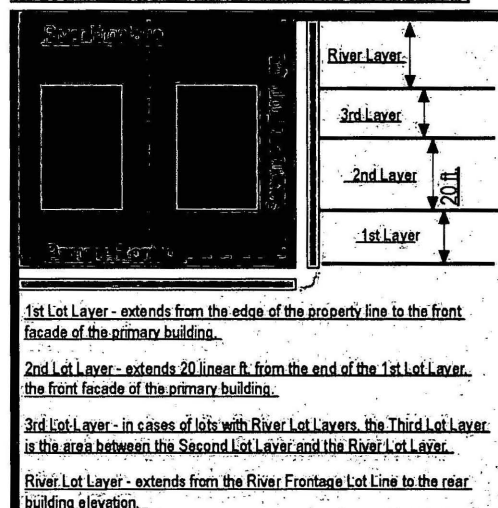


TABLE 209-10D 209-10F LOT LAYERS

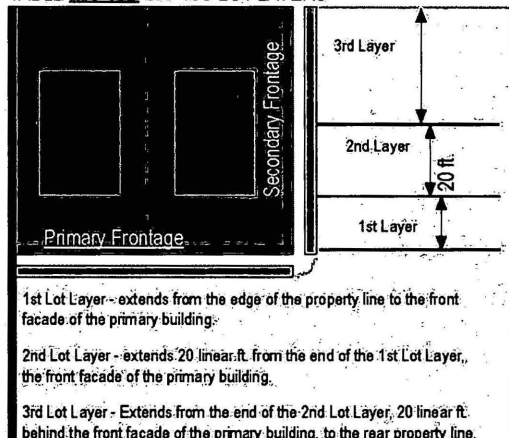


TABLE 209-11 BUILDING DISPOSITION

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-11 Building Disposition: The 5 permitted types of building disposition are diagramed and described in this table.

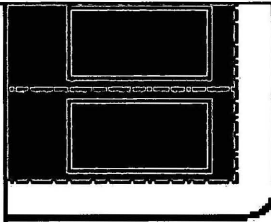
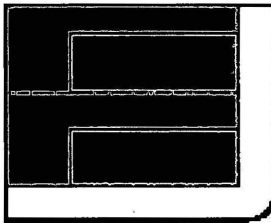
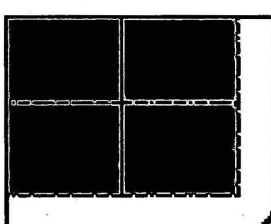
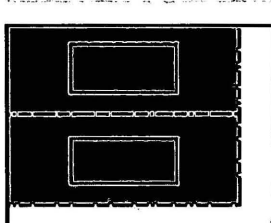
a. Edge Yard: A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding.	 T1 T2 T3 T4
b. Side Yard: 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.	 T3 T4 T5
c. Rear Yard: 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.	 T4 T5 T6
d. Court Yard: 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.	 T4 T5 T6

TABLE 209-12 PRIVATE FRONTAGES

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-12 Private Frontage: The 8 permitted private frontage types are described and diagrammed in this table.

	SECTION	PLAN		
a. Common Yard: a frontage wherein the facade is set back substantially from the primary frontage line. The front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from higher speed thoroughfares.				T1 T2 T3
b. Porch: a frontage wherein the facade with an attached porch is set back from the primary frontage line. A fence at the frontage lines maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.				T2 T3 T4
c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage lines by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.				T4 T5
d. Forecourt: a frontage wherein a portion of the facade is close to the frontage lines and the central portion is set back. The forecourt created is suitable for vehicular drop-offs.				T4 T5 T6
e. Stoop: a frontage wherein the facade is aligned close to the frontage lines with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is an exterior stair and landing. This type is suitable for ground-floor residential use.				T4 T5 T6
f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage lines with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.				T4 T5 T6
g. Gallery: a frontage wherein the facade is aligned close to the frontage lines with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.				T4 T5 T6
h. Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage lines. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.				T5 T6

TABLE 209-13A INTENSITY OF FUNCTION

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-13A Intensity of Function: Intensity varies by transect zone. Three categories of intensity - restricted, limited and open - regulate the maximum buildout for each lot. For T1 and T2, see table 209-13B.

	T1	T2	T3	T4	T5/T6
a. RESIDENTIAL			Restricted Residential: The number of dwellings on each lot is restricted to one within a principal building and one within an accessory unit, with 1.25 to 1.5 parking places for each. Both dwellings shall be under single ownership. The habitable area of the accessory unit shall not exceed 800 sq. ft.	Limited Residential: The number of dwellings on each lot is limited by the requirement of 1.0 to 1.25 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Table 209-14).	Open Residential: The number of dwellings on each lot is limited by the requirement of 0.75 to 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (Table 209-14).
b. LODGING			Restricted Lodging: The number of bedrooms available on each lot for lodging is limited to 5 and by the requirement of 0.8 to 1.0 assigned parking place for each bedroom.	Limited Lodging: The number of bedrooms available on each lot for lodging is limited to the requirement of 0.8 to 1.1 assigned parking place for each bedroom, up to twelve.	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 0.5 to 1.2 assigned parking place for each bedroom.
c. OFFICE/ SERVICE	Residential, Lodging, Office, Retail, Civic, and Other restricted to 1 unit/100 gross acres max.	Residential, Lodging, Office, Retail, Civic, and Other restricted to 1 unit/20 gross acres max.	Restricted Office: The building area available for office use on each lot is restricted to the first story and by the requirement of 3.0 to 5.0 assigned parking places per 1000 square feet of net office space.	Limited Office: The building area available for office use on each lot is limited by the requirement of 3.0 to 5.0 assigned parking places per 1000 square feet of net office space.	Open Office: The building area available for office use on each lot is limited by the requirement of 2.0 to 4.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL			Restricted Retail: The building area available for retail use is restricted to one block corner locations at the first story and by the requirement of 3.0 to 4.5 assigned parking places per 1000 square feet of net retail space.	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations on residential streets, to the first 2 stories of buildings on standard streets and avenues and is permitted along the entire block face of boulevards and commercial streets. The building area is also limited by the requirement of 3.0 to 5.0 assigned parking places per 1000 square feet of net retail space.	Open Retail: The building area available for retail use is limited by the requirement of 2.0 to 4.0 assigned parking places per 1000 square feet of net retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC			See Table 209-13B.	See Table 209-13B.	See Table 209-13B.
f. OTHER			See Table 209-13B.	See Table 209-13B.	See Table 209-13B.

TABLE 209-13B SPECIFIC FUNCTION BY TRANSECT

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-13B Specific Function by Transect: This table regulates the permitted functions by Transect Zone. Functions not found in this table are prohibited. For more information on Specific Use Permits, reference Sec 35-423.

a. RESIDENTIAL*	T1	T2	T3	T4	T5	T6	SD
Emergency/Transitional Shelter					■	■	
Home Occupation			■	■	■	■	
Residential Care Facility			■	■	■		
General Residential		■	■	■		■	

KEY	
■	Permitted By Right
□	Permitted on B-Grid Streets only
S	Specific Use

b. LODGING							
Hotel (no room limit)					S	S	
Inn (up to 12 rooms)		■		■	■	■	
Inn (up to 5 rooms)		■	■	■	■	■	
Private Dormitory				■	■	■	

c. OFFICE / SERVICE							
Office Space				■	■	■	
Live-Work Unit			■	■	■	■	
Professional & Personal Services				■	■	■	

d. RETAIL							
Open-Market		■		■	■	■	
Retail Space			■	■	■	■	
Restaurant				■	■	■	
Bar/Tavern				■	■	■	

e. CIVIC							
Bus Shelter			■	■	■	■	■
Convention Center					■	■	
Visitors Center	■	■	■	■	■	■	■
Fountain or Public Art		■	■	■	■	■	
Library			■	■	■	■	
Theater				■	■	■	
Museum			■	■	■	■	
Outdoor Auditorium		■	■	■	■	■	
Sports Stadium						■	■
Religious Assembly	■	■	■	■	■	■	
Public Utility Structure or Facility		S	S	S	S	S	

* Residential building types are continued on Table 209-15.

TABLE 209-138 SPECIFIC FUNCTION BY TRANSECT (CONTINUED)

FORM BASED DEVELOPMENT

Use Pattern

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	■	■					
Livestock Pen	■	■					
Nursery/Greenhouse	■	■	■				
Stable	■	■					
Outdoor Kennel	■	■					

KEY	
■	Permitted By Right
□	Permitted on B-Grid Streets only
S	Specific Use

f. OTHER: AUTOMOTIVE

Gasoline Station		■	■	■	■	■	
Automobile Service / Repair				□	■ □	■ □	
Truck Maintenance					□	□	■
Drive-Through Facility					■	■	
Rest Stop	■	■					
Outdoor Vehicle Sales							■
Shopping Center							■
Primary Use Parking Lot				■	■	■	
Parking Structure*				■	■	■	
Truck Depot							■

f. OTHER: CIVIL SUPPORT

Fire Station			■	■	■	■	
Police Station			■	■	■	■	
Cemetery		■					■
Funeral Home				■	■	■	
Hospital					■	■	■
Medical Clinic				■	■	■	

f. OTHER: EDUCATION

College/University				■	■	■	
High School			■	■	■	■	
Trade School				■	■	■	
Elementary School			■	■	■	■	
Other-Childcare Center		■	■	■	■	■	

f. OTHER: INDUSTRIAL

Heavy Industrial Facility							■
Light Industrial Facility					■	■	■
Wireless Facilities		S	S	S	S	S	
Ancillary Light Industrial Use				■	■	■	

* All parking structures shall have a liner building of at least two stories and 25 ft. 20 ft. depth on the primary and secondary frontages.

TABLE 209-14A - 209-14D PARKING STANDARDS

FORM BASED DEVELOPMENT

Use Pattern

TABLE 209-14A, 209-14B, and 209-14C Parking Requirements and Sharing Factor: The Minimum Required Parking table (209-14A & 14B) summarizes the parking requirements of Table 209-13A for each site or, conversely, the amount of building allowed on each site given the parking available. Use the Sharing Factor (209-14C) to account for shared parking spaces. When three functions share parking, use the lowest factor so that enough parking is assured.

TABLE 209-14A

MINIMUM REQUIRED PARKING (See Table 209-13A)				
	T2/T3	T4	T5	T6
RESIDENTIAL	1.25 / dwelling	1.0 / dwelling	0.75 / dwelling	0.75 / dwelling
LODGING	0.8 / bedroom	0.8 / bedroom	0.5 / bedroom 0.8 / bedroom	0.5 / bedroom 0.8 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
CIVIC	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts			
OTHER	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts			

TABLE 209-14B

MAXIMUM ALLOWABLE REQUIRED PARKING (See Table 209-13A)				
	T2/T3	T4	T5/T6	
RESIDENTIAL	1.5 / dwelling	1.25 / dwelling	1.0 / dwelling	
LODGING	1.0 / bedroom	1.1 / bedroom	1.2 / bedroom	
OFFICE	5.0 / 1000 sq. ft.	5.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	
RETAIL	5.0 / 1000 sq. ft. 4.5 / 1000 sq. ft.	5.0 / 1000 sq. ft. 4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	
CIVIC	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts			
OTHER	Refer to Table 35-526-3b: Parking in Nonresidential Use Districts			

TABLE 209-14C

SHARING FACTOR		
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL

EXAMPLE

The residential function requires 10 spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces. A second way to calculate: If there is a total of 16 spaces available for residential and office, multiplying this by the factor 1.4 gives the equivalent of 22 spaces. Buildings may be designed to a functional density corresponding to 22 parking spaces.

TABLE 209-14D and 209-14E Minimum Required Bicycle Parking and Minimum Required Long Term Bicycle Parking: The Required Bicycle Parking table (209-14D) summarizes the parking requirements for each site by transect zone. The Minimum Required Long Term Bicycle Parking table (209-14E) depicts the minimum percentage of long term parking spaces that are required per Transect Zone. For example, a 100-unit residential complex with 3000 square feet of retail in T3 would be required to have 15 total bicycle parking spaces including one long-term space. That same site located in a T5 would be required to have a total 65 bicycle parking spaces including a minimum of 13 long-term spaces.

TABLE 209-14D

MINIMUM REQUIRED BICYCLE PARKING						
	 Short-term	 Long-Term	 Short-Term	 Long-Term	 Short-Term	 Long-Term
RESIDENTIAL and LODGING	1.0 / 30 units	1.0 / 14 units	1.0 / 20 units	1.0 / 4 units	2.0 / 20 units	2.0 / 4 units
OFFICE	1.0 / 20,000 sq. ft.	1.0 / 5,000 sq. ft.	1.0 / 10,000 sq. ft.	1.0 / 2,500 sq. ft.	2.0 / 10,000 sq. ft.	2.0 / 2,500 sq. ft.
RETAIL	1.0 / 10,000 sq. ft.	1.0 / 20,000 sq. ft.	1.0 / 5,000 sq. ft.	1.0 / 12,000 sq. ft.	2.0 / 5,000 sq. ft.	2.0 / 12,000 sq. ft.
CIVIC	1.0 / 40,000 sq. ft.	1.0 / 60,000 sq. ft.	1.0 / 20,000 sq. ft.	1.0 / 40,000 sq. ft.	2.0 / 20,000 sq. ft.	2.0 / 40,000 sq. ft.
OTHER	1.0 / 60,000 sq. ft.	min. 2	1.0 / 40,000 sq. ft.	min. 2	2.0 / 40,000 sq. ft.	min. 2

TABLE 209-14E

MINIMUM REQUIRED BICYCLE PARKING			
	1000 sq. ft.	2000 sq. ft.	4000 sq. ft.
RESIDENTIAL & LODGING	1.0 / 9 units	1.0 / 5 units	1.0 / 2 units
OFFICE	1.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
RETAIL	1.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	6.0 / 1000 sq. ft.
CIVIC	2.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	6.0 / 1000 sq. ft.
OTHER	1.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.

TABLE 209-14E

MINIMUM REQUIRED LONG-TERM BICYCLE PARKING	
5%	of total required bicycle parking or 1 space (which ever is greater)
5%	of total required bicycle parking or 1 space (which ever is greater)
10%	of total required bicycle parking or 1 space (which ever is greater)
20%	of total required bicycle parking or 1 space (which ever is greater)
40%	of total required bicycle parking or 1 space (which ever is greater)

TABLE 209-15 RESIDENTIAL BUILDING TYPES AND

FORM BASED DEVELOPMENT

TABLE 209-16 VIBRATION LEVELS FOR INDUSTRIAL FUNCTIONS

Use Pattern

TABLE 209-15 Residential Building Types: The location of permitted residential building types varies by transect zone.

a. RESIDENTIAL	T1	T2	T3	T4	T5	T6	SD	
Apartment building				■	■	■		■ Permitted
Townhouse				■	■	■		
Duplex				■	■			
Sideyard House			■	■	■			
Cottage			■	■				
Detached House		■	■	■				
Estate House		■						
Accessory Unit		■	■	■	■			
Loft					■	■		
Live / Work Unit			■	■	■	■		
Courtyard Building*				■	■	■		*Courtyard Building includes Hybrid Court and Bungalow Court
Stacked Flats				■	■	■		
Triplex				■	■			
Quadplex				■	■			
Mixed-Use Building**				■	■	■		**Mixed Use Building includes Tower on Podium, Commercial Block and Liner Buildings

TABLE 209-16 Vibration Levels for Industrial Functions: This table is to be used to determine vibration thresholds for Section 35-209(e)(2)(C)(4) 35-209(f)(2)(C)(4).

Frequency (Cycles Per Second)	Vibration in Inches	
	Steady-State	Impact
0 to 10	0.0005	0.0010
10 to 20	0.0004	0.0008
20 to 30	0.0003	0.0005
30 to 40	0.0002	0.0004
40 and over	0.0001	0.0002

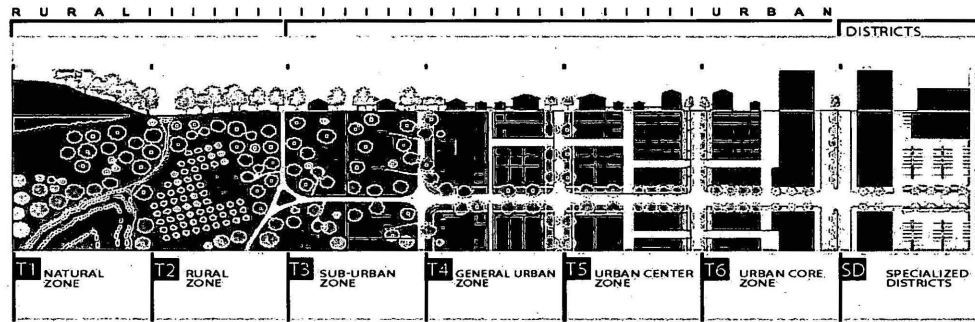


TABLE 209-18 TRANSECT ZONE SUMMARY

A. ALLOCATION OF ZONES							
Hamlet (H)	50 % min.		10 - 40 %	10 - 40 %	not permitted	not permitted	not applicable
Village (V)	no minimum	no minimum	10 - 40 %	20 - 60 %	10 - 45 %	not permitted	not applicable
Regional Center (R)	no minimum	no minimum	not permitted	10 - 40 %	10 - 60 %	20 - 70 %	not applicable
Infill Village	not permitted	not permitted	10 - 80 %	10 - 80 %	10 - 80 %	not permitted	not applicable
Infill Regional Center	not permitted	not permitted	not permitted	10 - 80 %	10 - 80 %	10 - 80 %	not applicable
B. OVERALL DENSITY							
By Right	not applicable	not applicable	2 units / ac. gross max.	4 units / ac. gross max.	6 units / ac. gross max.	12 units / ac. gross max.	9 units / ac. gross max.
By Density Bonus	not applicable	not applicable	4 units / ac. gross min.	8 units / ac. gross min.	12 units / ac. gross min.	no min. ¹	not applicable
Other Functions	not applicable	not applicable	0 - 20 %	10 - 30 %	30 - 60 %	30 - 70 %	not applicable
Infill Option	not applicable	not applicable	2 units / ac. gross min.	4 units / ac. gross min.	6 units / ac. gross min.	no min.	not applicable
C. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max ²	3400 ft. max
Block Face Length	no maximum	no maximum	700 ft. max	700 ft. max	600 ft. max	800 ft. max	850 ft. max
D. PUBLIC FRONTAGES (see Table 209-6E and 209-6F)							
PW	permitted	permitted	not permitted	not permitted	not permitted	not permitted	permitted
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
RR	permitted	permitted	permitted	not permitted	not permitted	not permitted	permitted
RS	not permitted	not permitted	permitted	permitted	not permitted	not permitted	permitted
SS & AV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
CS & AV	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted
Alley	not permitted	not permitted	permitted	permitted	required	required	permitted
E. CIVIC SPACE (see Table 209-9A)							
Park	permitted	permitted	permitted	not permitted	not permitted	not permitted	permitted
Green	not permitted	not permitted	permitted	permitted	permitted	not permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted
F. LOT OCCUPATION							
Primary Frontage Width	not applicable	720 ft. min.	35 ft. - 120 ft.	25 ft. - 200 ft.	18 ft. - 300 ft.	no min. - no max.	50 ft. - 850 ft.
Lot Coverage ³	not applicable	by variance	60% max	70% max	80% max	80% max	90% max
G. SETBACKS - PRINCIPAL BUILDING							
Front Setback (Primary)	not applicable	48 ft. min.	20 ft. min.	6 ft. min. 18 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	10 ft. - 30 ft.
Front Setback (Secondary)	not applicable	48 ft. min.	0 ft. or 12 ft. min. ⁴	6 ft. min. 18 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	10 ft. - 30 ft.
Side Setback ⁵	not applicable	96 ft. min.	12 ft. min.	0 ft. min.	0 ft. min. 24 ft. max ⁶	0 ft. min. 24 ft. max	10 ft. - 30 ft.
Rear	not applicable	96 ft. min.	12 ft. min.	3 ft. min.	3 ft. min.	0 ft. min.	10 ft. - 30 ft.
Frontage Buildout	not applicable	not applicable	40% min.	60% min.	80% min.	80% min.	40%
H. SETBACKS - OUTBUILDING							
Front Setback	not applicable	20 ft. min. + bldg setback	20 ft. min. + bldg setback	24 ft. min. + bldg setback	40 ft. min. from rear prop. line	3 rd lot layer	20-30 ft. + bldg setback
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. or 3 ft.	0 ft. min.	no max. no min.	0 ft. - 10 ft.
Rear Setback ⁶	not applicable	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. max	no max. no min.	3 ft. min.
I. BUILDING DISPOSITION (see Table 209-11)							
Edge Yard	permitted	permitted	permitted	permitted	not permitted	not permitted	permitted
Side Yard	not permitted	not permitted	permitted	permitted	permitted	not permitted	permitted
Rear Yard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
Court Yard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
J. PRIVATE FRONTAGES (see Table 209-12)							
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	not applicable
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	not applicable
Terrace or L.C.	not applicable	not permitted	not permitted	permitted	permitted	not permitted	not applicable
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	not applicable
K. BUILDING HEIGHT							
Principal Building	not applicable	2 stories max.	2 stories max.	4 stories max.	6 stories max., 2 min. ⁶	15 stories max., 2 min. ⁶	8 stories max.
Outbuilding	not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	3 stories max.	2 stories max.
L. FUNCTION (see Tables 209-13A & 209-13B) ^a							
Residential	see table 209-13B	see table 209-13B	restricted use.	limited use	open use	open use	see table 209-13B
Lodging	see table 209-13B	see table 209-13B	restricted use.	limited use	open use	open use	see table 209-13B
Office/Service	see table 209-13B	see table 209-13B	restricted use.	limited use	open use	open use	see table 209-13B
Retail	see table 209-13B	see table 209-13B	restricted use.	limited use	open use	open use	see table 209-13B

SECTION (e)

SECTION (b) & (c)

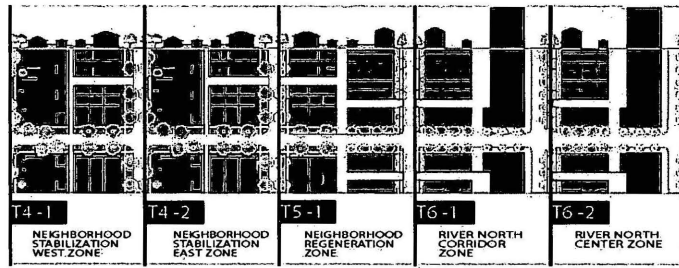
- For purposes of calculating other functions use 16 ac/ gross min.
- 3000 ft. max. for blocks with parking structures
- Refers to the percentage of the lot that can be covered by the structure
- For sidewalk buildings, see section 209-62.2.1.1. A side setback of 6 ft. shall only be allowed on one side of the lot if the sidewalk is to be built.
- The rear setback shall be measured from the rear lot line as defined on table 209-12C.3. For the purpose of measuring the rear setback, the rear yard may not include easements or rights-of-way that are indicated in section 209-12C.3.
- Single story buildings are permitted if they follow all of the following requirements:
 - the buildings are no more than 40 ft. of a linear block face
 - the buildings are not located on street corners
- For specific function, see table 209-13B

DESIGN

CONSTRUCTION

FUNCTION

FORM BASED DEVELOPMENT
Use Pattern



A. ALLOCATION OF ZONES see section 35-209(c)					
Infill Regional Center					
B. OVERALL DENSITY see section 35-209(c)					
Infill Option					
C. BLOCK SIZE					
Block Perimeter	1600 ft. max	1600 ft. max	1600 ft. max	1600 ft. max	2000 ft. max
Block Face Length	400 ft. max	400 ft. max	400 ft. max	400 ft. max	600 ft. max
D. PUBLIC FRONTAGES (see Table 209-6E and 209-6F)					
PW	not permitted	not permitted	not permitted	not permitted	not permitted
BV	permitted	permitted	permitted	permitted	permitted
RR	not permitted	not permitted	not permitted	not permitted	not permitted
RS	permitted	permitted	permitted	permitted	permitted
SS & AV	permitted	permitted	permitted	permitted	permitted
CS & AV	not permitted	not permitted	permitted	permitted	permitted
Alley	permitted	permitted	required*	required*	required*
E. CIVIC SPACE (see Table 209-9A)					
Park	not permitted	not permitted	not permitted	not permitted	not permitted
Green	permitted	permitted	permitted	permitted	permitted
Square	permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
F. LOT OCCUPATION					
Primary Frontage Width	25 ft. min. 200 ft. max	25 ft. min. 200 ft. max	18 ft. min. 300 ft. max	no min. - no max	no min. - no max
Lot Coverage ¹	70% max	70% max	80% max	85% max	90% max
G. SETBACKS - PRINCIPAL BUILDING					
Front Setback (Primary)	10 ft. min. 15 ft. max	10 ft. min. 15 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max
River Setback	n/a	n/a	n/a	n/a	15 ft. min. 20 ft. max
Front Setback (Secondary)	8 ft. min. 10 ft. max	8 ft. min. 10 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max
Side Setback ²	0 ft. min. 7 ft. max	0 ft. min. 7 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max
Rear	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.
Frontage Buildout	80% min.	80% min.	80% min.	80% min.	80% min.
H. SETBACKS - OUTBUILDING					
Front Setback	24 ft. min. + bldg setback	24 ft. min. + bldg setback	40 ft. min. from rear prop line	3" lot layer	3" lot layer
Side Setback	0 ft. or 3 ft.	0 ft. or 3 ft.	0 ft. min.	no max, no min.	no max, no min.
Rear Setback ³	3 ft. min.	3 ft. min.	3 ft. max	no max, no min.	no max, no min.
I. BUILDING DISPOSITION (see Table 209-11)					
Edge Yard	permitted	permitted	not permitted	not permitted	not permitted
Side Yard	permitted	permitted	permitted	not permitted	not permitted
Rear Yard	permitted	permitted	permitted	permitted	permitted
Court Yard	permitted	permitted	permitted	permitted	permitted
J. PRIVATE FRONTAGES (see Table 209-12)					
Common Yard	not permitted	not permitted	not permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	not permitted	not permitted	not permitted
Terrace or L.C.	permitted	permitted	permitted	not permitted	not permitted
Forecourt	permitted	permitted	permitted	permitted	permitted
Scoop	permitted	permitted	permitted	permitted	permitted
Shopfront & Awning	permitted	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted	permitted
Arcade	not permitted	not permitted	permitted	permitted	permitted
K. BUILDING HEIGHT					
Principal Building	3 stories max.	4 stories max.	2 stories min., 4 max. ⁴	2 stories min., 8 max. ⁴	2 stories min., 10 max. ⁴
Outbuilding	2 stories max.	2 stories max.	2 stories max.	3 stories max.	3 stories max.
L. FUNCTION (see Tables 209-13A & 209-13B)**					
Residential	limited use	limited use	open use	open use	open use
Lodging	limited use	limited use	open use	open use	open use
Office / Service	limited use	limited use	open use	open use	open use
Retail	limited use	limited use	open use	open use	open use

SECTION (e)
SECTION (b) & (c)

1. Refers to the percentage of the lot that can be covered by the structure.
2. For sidewalk buildings, see section 209-6E(2)(X)(11).
3. The rear setback shall be measured from the rear lot line as defined on table 209-10C.
4. Single story buildings are permitted if they follow all of the following requirements:
a. the buildings are no more than 40% of a linear block face.
b. the buildings are not located on street corners.
* See Section 209-6E(2)(X)(8).
** For specific function, see table 209-13B.

TABLE 209-20 Light Imprint Storm Drainage: This table illustrates the best management practice suggestions for mitigation purposes.

	R U R A L						U R B A N DISTRICTS	
	T1	T2	T3	T4	T5	T6	SD	
	NATURAL ZONE	RURAL ZONE	SUB-URBAN ZONE	GENERAL URBAN ZONE	URBAN CENTER ZONE	URBAN CORE ZONE	SPECIAL DISTRICTS	
a. PAVING								
Compacted Earth	■	■					■	
Wood Planks	■	■					■	
McAdam Stone / Tar		■	■				■	
Plastic Mesh / Geomast		■	■	■			■	
Crushed Stone / Shell		■	■	■			■	
Cast/Pressed Concrete Paver Block			■	■			■	
Grassed Cellular Plastic			■	■		■	■	
Grassed Cellular Concrete			■	■		■	■	
Pervious Asphalt			■	■	■		■	
Asphalt			■	■	■	■	■	
Concrete			■	■	■	■	■	
Stamped Asphalt			■	■	■	■	■	
Stamped Concrete			■	■	■	■	■	
Pee Gravel			■	■	■	■	■	
Stone Paving Blocks			■	■	■	■	■	
Wood Paving Blocks on Concrete				■	■	■	■	
Asphalt Paving Blocks				■	■	■	■	
b. CHANNEL								
Natural Creek	■	■					■	
Terracing	■	■					■	
Vegetative Swale	■	■	■			■	■	
Drainage Ditch	■	■	■				■	
Stone / Rip Rap Channels		■	■				■	
Vegetative / Stone Swale			■	■		■	■	
Grassed Cellular Concrete			■	■		■	■	
Grassed Cellular Plastic			■	■		■	■	
Soakaway Trench			■	■			■	
Slope Avenue			■	■			■	
French Drain			■	■			■	
Concrete Pipe			■	■	■	■	■	
Outlet			■	■	■	■	■	
Masonry Trough			■	■	■	■	■	
Planting Strip Trench			■	■	■	■	■	
Canal			■	■	■	■	■	
Sculpted Watercourse, cascades				■	■	■	■	
Concrete Trough				■	■	■	■	
Shallow Channel Footpath / Rainwater Conveyor				■	■	■	■	
Archimedian Screw					■	■	■	
c. STORAGE								
Irrigation Pond		■	■				■	
Retention Basin with Sloping Bank		■	■				■	
Retention Basin with Fence		■	■	■			■	
Retention Hollow			■	■			■	
Detention Pond			■	■			■	
Vegetative Purification Bed			■	■		■	■	
Flowing Park			■	■	■		■	
Retention Pond			■	■	■		■	
Landscaped Tree Wells				■	■	■	■	
Pond / Fountain				■	■	■	■	
Grated Tree Wells				■	■	■	■	
Underground Valt/Pipe/Cistern-Compacted Metal				■	■	■	■	
Underground Valt/Pipe/Cistern-Precast Concrete				■	■	■	■	
Underground Valt/Pipe/Cistern-Cast in Place Concrete				■	■	■	■	
Underground Valt/Pipe/Cistern-Plastic				■	■	■	■	
Paved Basin					■	■	■	
d. FILTRATION								
Wetland/ Swamp	■	■					■	
Filtration Ponds	■	■					■	
Shallow Marsh	■	■	■				■	
Surface Landscape	■	■	■	■			■	
Natural Vegetation	■	■	■	■	■	■	■	
Green Finger		■	■				■	
Bio-Retention Swale		■	■			■	■	
Purification Biotope		■	■	■			■	
Roof Garden		■	■		■	■	■	
Rain Garden		■	■			■	■	
Detention Pond			■	■			■	
Grassed Cellular Concrete			■	■		■	■	
Grassed Cellular Plastic			■	■		■	■	
Waterscapes			■	■	■	■	■	
Grassy Swales	■	■	■	■	■	■	■	
Vegetative Filter Strips	■	■	■	■	■	■	■	
Wet Basins	■	■	■	■	■	■	■	
Constructed Wetlands	■	■	■	■	■	■	■	
Bioretention	■	■	■	■	■	■	■	

TABLE 209-20 LIGHT IMPRINT STORM DRAINAGE

FORM BASED DEVELOPMENT
Use Pattern

TABLE 209-21: Street Tree and Streetscape Tree Illustrations: Trees in the Public and Private frontages vary in form and by the shape of the canopy, soil compaction tolerance, effect on pavement, height of tree and other factors which determine the types of permitted species within transect zones.

PLANTING CHARACTER			T1 NATURAL CLUSTERED MULTIPLE DIVERSE	T2 NATURAL CLUSTERED MULTIPLE DIVERSE	T3 NATURAL & ORNAMENTAL REGULAR ALTERNATING NATURALISTIC	T4 ALLEE REGULAR SINGLE OR ALTERNATING	T5 ALLEE REGULAR SINGLE	T6 OPPORTUNISTIC SINGLE	UDC
NUMBER OF SPECIES	FORM	NOTES							SIZE
TREES									
MEXICAN SYCAMORE		60' OR TALLER-FAST GROWING, WIDE CROWN, TWIGS FALL, LIFTS PAVEMENT. TALLS FALL	X	X	X	X			L
MONTEZUMA CYPRESS		60' OR TALLER, 30' SPREAD, PYRAMIDAL, WET SOILS OK, DROUGHT TOLERANT NATIVE	X	X	X	X			L
BUR OAK		60' OR TALLER- LARGE, BLACKLAND PRAIRIE	X	X	X	X	X		L
PECAN		60', RIPARIAN, SLOW GROWING, GOOD SHADE, NUTS, TWIGS	X	X	X				L
MEXICAN WHITE LIVE OAK (MONTERREY OAK)		50' NATIVE TO SOUTH TEXAS, UPRIGHT WHEN YOUNG, CAN GET TO 60'	X	X	X	X	X	X	NOT LISTED
SOUTHERN LIVE OAK		60' TALL, BROAD SHAPE, NATIVE, DURABLE, LONG LIVED, GOOD STREET TREE GIVEN ROOM TO	X	X	X	X	X	X	M-L
SABAL PALM		60', 70' TALL, NATIVE TO SOUTH TEXAS, NARROW FORM		X	X	X	X		NOT LISTED
WINDMILL PALM		30' - 50' TALL, NARROW FORM		X	X	X	X		NOT LISTED
SHUMARD OAK		TO 120' ON RICH BOTTOMLAND SOILS, 60' WIDE, DECIDUOUS	X	X	X				L
CHICKAPIN OAK		MEDIUM SIZED TREE, 30' X 30', LUSH GREEN LEAVES, SOME FALL COLOR	X		X	X	X	X	M-L
ARIZONA CYPRESS		40' TALL, EVERGREEN, BLUE-GRAY, DROUGHT TOLERANT	X	X	X				M-L
TEXAS RED OAK		40 TO 50' TALL AND WIDE, FALL COLOR, DROUGHT TOLERANT	X	X	X	X	X	X	M-L
CEDAR ELM		40 TO 50' TALL AND WIDE, SOME FALL COLOR, DROUGHT TOLERANT	X	X	X	X	X	X	M-L
ANAQUA		30 TO 40', WHITE FLOWERS, FRUITS, EVERGREEN	X	X	X				M-L
WILD OLIVE		15' X 15', FLOWERING NATIVE, WILDLIFE ATTRACTOR	X	X	X				NOT LISTED
GOLDBALL LEAD TREE		15-18' VERY DROUGHT TOLERANT, ROUNDED CROWN, MULTI-TRUNK, YELLOW FLOWERS	X	X	X	X			S-M
MESQUITE		30 TO 40', SPINES, DECIDUOUS, NATIVE TO BRUSH COUNTRY, BLOOMS, CAN BE INVASIVE	X	X					S-M
ESCAPMENT BLACK CHERRY		50-60', DECIDUOUS, WHITE FLOWERS, FALL COLOR, BLACK FRUITS, GLOSSY GREEN	X	X	X				M-L
LACEY OAK		30' TALL, DECIDUOUS AND SPREADING FORM	X	X	X	X	X		M
MEXICAN PLUM		25' TALL, FLOWERING, FRUITS, DECIDUOUS	X	X	X				S-M
SMALL TREES									
GRAPE MYRTLE		15 TO 40' TALL, DEPENDS ON VARIETY, ORNAMENTAL, SHOWY FLOWER COLORS			X	X			NOT LISTED
RUSTY BLACKHAW VIBURNUM		15' LARGE SHRUB OR SMALL TREE, WHITE FLOWERS, RED, BERRIES, EXOTIC	X	X					S
CONDALIA		15' BRUSHY SMALL TREE WITH SPINES, WILDLIFE ATTRACTOR, EXTREMELY DROUGHT TOLERANT	X	X					S-M
RETAMA		15' LARGE SHRUB / SMALL TREE, EXTREMELY DROUGHT TOLERANT	X	X					S-M
VAUPOH		15' LARGE SHRUB / SMALL TREE, EXTREMELY DROUGHT TOLERANT, NATIVE, RED BERRIES	X	X	X	X			S-M
EVE'S NECKLACE		15', FALL COLOR, PINK FLOWERS	X	X	X				M-L
TEXAS PERSIMMON		15', NATIVE, DROUGHT TOLERANT, FEMALE HAS BLACK FRUITS, SMOOTH BARK	X	X					S-M
VITEX		SMALL TREE TO 15'-25' LARGE SHRUB	X	X	X				S-M
ANACACHO ORCHID TREE		15', WHITE FLOWERS, SEMI-EVERGREEN	X	X	X	X			S-M
TEXAS REDBUD		15'-25' FLOWERING TREE, GOOD UNDERSTORY TREE	X	X	X	X	X		S-M
DESERT WILLOW		15'-25' SMALL FLOWERING TREE, DROUGHT TOLERANT, ADAPTABLE	X	X					S
TEXAS MOUNTAIN LAUREL		TO 30' IN GOOD SOIL, SMALL EVO, NATIVE, BLOOMS PURPLE AND SMELLS LIKE GRAPE BUSHLEAF	X	X	X	X	X		S
MEXICAN BUCCOYE		15' SMALL TREE, PINK FLOWERS, YELLOW FALL COLOR, NATIVE, DROUGHT TOLERANT	X	X	X	X			S

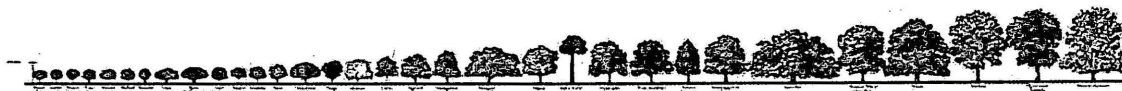


TABLE 209-21 STREET TREE AND STREETScape TREE ILLUSTRATIONS

FORM BASED DEVELOPMENT
Use Pattern

Chapter 35, Article III, Section 35-357 is amended as follows:

"FBZD" Form Based Zoning Development ~~District~~.

The Form Based Zoning Development ~~District~~ is a compilation of various special transect districts ~~district~~ established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space for large planned developments. Hamlets, villages and regional centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable. ~~and transect zones.~~

Section 35-357 is hereby amended as follows:

(f) Zoning Site Plan.

- (1) A zoning site plan shall be filed with any request for "FBZ" zoning. An application for "FBZ" zoning shall not be deemed complete unless accompanied by a zoning site plan: that designates the applicable standard transect zoning district boundaries as listed in table 209-18, and all calibrated transect zoning district boundaries, if any.
- (2) A zoning site plan shall include the following information:
 - A. Legal description and exhibit of the property at appropriate scale showing the boundaries of the area to be zoned "FBZ."
 - B. Location of development patterns (e.g. hamlets, villages and regional centers) and specialized districts. A metes and bounds description of each development pattern and specialized district (if applicable) and an exhibit showing the boundaries of the development pattern or specialized district shall be provided.
 - C. Location of transect zones-, uncalibrated and/or calibrated per 35-209(c)(2)(C) or 35-209(d). Transect zones shall be clearly identified and include a table with acreage notation (precise to 1/100th of an acre). A table that specifies the allocation of transect zones within each development pattern expressed in total acreage and as a percentage of the total acreage of the development pattern shall be provided. A Geographic Information System (GIS)

shapefile shall be submitted that identifies the transect zones with x, y coordinates projected to the following coordinate system:
NAD 1983 StatePlane Texas South Central FIPS 4204 Feet.

- D. Location of pedestrian sheds.
 - E. Location of mandatory streets (avenues, boulevards, commercial streets and standard streets that provide connectivity between development patterns and/or provide connectivity to major regional arterials). Final review and approval of street classification and right-of-way width in accordance with tables 209-6A through 6G shall occur with the review of the master development pattern plan.
 - F. Land use allocation table for each specialized district (if applicable). Land uses within each specialized district shall also be shown on the site plan.
 - G. Trip generation worksheet that corresponds to traffic study required in subsection 35-209(a) (5).
 - H. Location of specific designations per 35-209 (c)(10).
- (3) The zoning site plan shall be governed by subsection 35-421(c) completeness review and subsection 35-421(e) approval criteria of this chapter. The zoning site plan shall also be reviewed for compliance with the terms of this section and section 35-209.
 - (4) A zoning site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the application for rezoning to "FBZ." The zoning ordinance shall provide that adherence to the zoning site plan, or the amended zoning site plan, is required within the "FBZD" provided, however, that a rezoning shall not be required for the approval of a minor change to the zoning site plan as defined in subsection 35-357(g) (2).
 - (5) The zoning site plan approved by city council shall accompany all subsequent development applications (including, but not limited to, master development pattern plans, plats and building plans). Approval of a zoning site plan shall not imply subsequent approval of a master development pattern plan, plat, or building plan.

* * * * *

(g) **Amendments to Zoning Site Plan.**

* * * * *

(2) A minor amendment to a zoning site plan shall include:

- A. An accumulated deviation of five (5) percent or less of the total acreage of the development pattern. The deviation shall be in the size and/or location of a transect zone, subject to the following:
 - 1. A change to a transect zone shall maintain the overall allocation of transect zones within the permitted range for each development pattern as listed in table 209-18 transect zone summary.
 - 2. A transect zone shall only be changed to a lower transect zone or the next highest transect zone.
 - 3. Once the five (5) percent accumulated limit has been reached, further amendments shall be deemed a major amendment.
 - 4. Any change to a specialized district shall be deemed a major amendment.
- B. A deviation in the location of a mandatory street on the zoning site plan of less than three (3) maximum blocks length as defined for that transect zone. The deviation shall not prevent the connection of existing streets, streets on the major thoroughfare plan, or recorded streets on adjacent properties that are not within the FBZD.
- C. The addition of a street(s) to ensure adequate connectivity and capacity.
- D. An accumulated total deviation of five (5) percent or less, of the total acreage of the development pattern, in the size and location of the pedestrian shed.
- E. A change in the housing mix indicated for the sustainable design option as long as the change is in compliance with the housing mix and phasing requirements.
- F. A change in the specifics of a calibration as long as the change is in compliance with the calibration requirements of 35-209(c)(2)(C) and/or 35-209(d).

- (3) Any other revision to an "FBZD" site plan not described in subsection 35-357(g)(2) above shall be deemed a major change.

(h) **Master Development Pattern Plan Required.**

- (1) A master development pattern plan shall be required for every form based development. A master development pattern plan shall include all areas within a form based development to include all development patterns and specialized districts. A master development pattern plan shall be approved through the master development plan (MDP) process in section 35-412 master development plan with coordination provided by the CRC.
- (2) A master development pattern plan application shall include the following information:
- A. The approved zoning site plan shall clearly identify the transect zoning district boundaries and all calibrated transect zoning district boundariess, and be accompanied by a table as described in subsection 35-357(h)(2)(C).
- B. A master development pattern site plan showing the location and extent of:
- ~~1.~~ ~~Transect Zones. Transect zones shall be clearly identified and be accompanied by a table as described in subsection 35-357(h)(2)(C).~~
 - ~~1.~~ 2. Pedestrian sheds.
 - ~~2.~~ 3. Street designations, by type including description of thoroughfare design as referenced in table 209-6.
 - ~~3.~~ 4. Bicycle network.
 - ~~4.~~ 5. Transit network.
 - ~~5.~~ 6. Civic functions including civic spaces, civic building sites, and civic spaces for transit.
 - ~~6.~~ 7. School reserve (if applicable).
 - ~~7.~~ 8. Conservation easement boundaries (if applicable).
 - ~~8.~~ 9. B-Grid designations (if applicable).
 - ~~9.~~ 10. Mandatory and recommended frontage designations (if applicable).
 - ~~10.~~ 11. Cross block passage designations (if applicable).
 - ~~11.~~ 12. Terminated vista designations (if applicable).
 - ~~12.~~ 13. General distribution of residential and other (nonresidential) functions by transect zone.
- C. Master development pattern plan tables shall include:
1. Allocation of transect zones within each development pattern expressed in acres (precise to 1/100th of an acre)

- and as a percentage of the total acreage of the development pattern.
2. Maximum block size within each transect zone.
 3. Civic space allocation by pedestrian shed.
 4. School area allocation by development pattern plan (if applicable).
 5. If B-Grids are designated, measurement ratio of B-Grid frontages to pedestrian shed frontages.
 6. Range of permitted private frontages, parks, lot occupation, building setbacks, building disposition, and building height by transect zone.

* * * * *

SECTION 4. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 5. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 6. The City Clerk is directed to publish notice of these amendments to Chapter 35, Unified Development Code of the City Code of the City of San Antonio, Texas. Publication shall be in an official newspaper of general circulation in accordance with Section 17 of the City Charter.

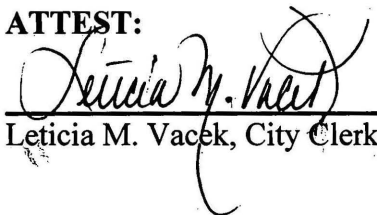
SECTION 7. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

SECTION 8. This ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this the 1st day of April, 2010.


M A Y O R
Julián Castro

ATTEST:

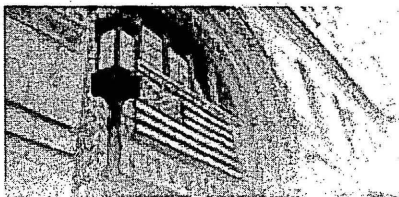


Leticia M. Vacek, City Clerk

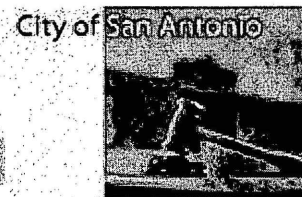
APPROVED AS TO FORM:



for Michael Bernard, City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 41

Name:	41, Z-2						
Date:	04/01/2010						
Time:	02:31:42 PM						
Vote Type:	Motion to Approve						
Description:	An Ordinance approving an amendment to Chapter 35 of the Municipal Code, the Unified Development Code regarding the Form Based Zoning District and Development Pattern.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Leticia Cantu	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				