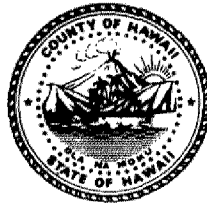


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MEMORANDUM
NO. 12-05

TO: Staff

FROM: BJ Leithead Todd *BJL*
Planning Director

DATE: June 27, 2012

SUBJECT: KONA CDP, VILLAGE DESIGN GUIDELINES

The attached document, "Village Design Guidelines" (VDG), as amended, is approved for use.

The VDG was adopted as Attachment B of the Kona Community Development Plan (CDP), which was approved by the County Council in September 2008 as Ordinance 08-131. The Kona CDP Action Committee (AC), has approved and forwarded to the Planning Director a number of specific amendments for the VDG. These amendments seek to improve calibration of the VDG to local conditions and to update the VDG with advances in the state of knowledge of regulating design for compact walkable villages, as defined in SmartCode publications.

The Planning Director agrees with the Kona CDP AC approved changes, and pursuant to Article 1, Section 1.1 "Authority" of the VDG, hereby amends the VDG to incorporate the Kona CDP AC approved changes to the VDG.

The adopted and amended VDG is one of the instruments of implementation of the Kona CDP to provide standards of development for Traditional Neighborhood Development (TND) and Transit Oriented Development (TOD) villages. This is a form-based code, which envisions and encourages a compact, walkable, and mixed-used physical outcome at the community, block, and building levels. The VDG aids in promoting a comfortable, safe, and ecologically sustainable community. With the amended changes, the VDG is more able to promote this form.

ATTACHMENT B
VILLAGE DESIGN GUIDELINES

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ARTICLE 1. GENERAL

1.1. AUTHORITY

- 1.1.1. These guidelines govern Village Design Zones permitted under a Project District (PD) application before the Planning Director in accordance with Chapter 23 (Subdivisions) and Chapter 25 (Zoning) of the Hawaii County Code and Rule 15 of the County of Hawaii Planning Department Rules of Practice and Procedure.
- 1.1.2. These guidelines were adopted as one of the instruments of implementation of the Kona Community Development Plan (KCDP) to provide standards of development for Traditional Neighborhood Design (TND) and Transit-Oriented Design (TOD) villages. This is a form-based code, meaning it envisions and encourages a certain physical outcome at the community, BLOCK, or building level. This form is compact, walkable, and mixed-use, and is meant to be comfortable, safe, and ecologically sustainable.
- 1.1.3. The basis of these guidelines is the SmartCode version 9.0 published by the New Urban Publications Inc. It has been "calibrated" to fit with the Kona CDP. The SmartCode embodies the state of knowledge of regulating design to result in compact walkable villages, and the intent is to take advantage of the collective knowledge of other jurisdictions who use the SmartCode as well as future updates by the authors of the SmartCode.
- 1.1.4. The Planning Director may amend these guidelines with approval by the Kona Action Committee to improve calibration of these guidelines to the local conditions and update with advances in the state of knowledge.

1.2. INTERPRETATION

- 1.2.1. Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1.2.2. Capitalized and underline terms used throughout this Code are defined in Article 7 Definitions of Terms. Those terms not defined in Article 7 shall be accorded their commonly accepted meanings.

1.3. INTENT

The intent and purpose of these guidelines are to enable, encourage, and qualify the implementation of the following policies:

1.3.1. THE REGION

- a. That the region retain its natural and visual character derived from topography, coastlines, and other natural features.
- b. That growth strategies encourage infill and redevelopment in parity with new communities.
- c. That development contiguous to urban areas be structured in the pattern of infill Village Development TND and be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas be organized in the pattern of Cluster Development (CLD), TND or Transit Oriented (TOD) RCD.

- e. That AFFORDABLE HOUSING should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation corridors be planned and reserved in coordination with land use.
- g. That green corridors be used to define and connect the urbanized areas.
- h. That the region include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.3.2. THE VILLAGE

- a. That Clusters, Villages and TODs REGIONAL CENTERS be compact, pedestrian-oriented and MIXED USE.
- b. That ordinary activities of daily living occur within walking distance of most dwellings, allowing independence to those who do not drive.
- c. That interconnected networks of transportation corridors/Thoroughfares be designed to disperse traffic and reduce the length of automobile trips.
- d. That within neighborhoods, a range of housing types and price levels be provided to accommodate diverse ages and incomes.
- e. That appropriate building DENSITIES and land uses be provided within walking distance of transit stops.
- f. That CIVIC, institutional, and COMMERCIAL activity impart a focused town center and gathering place.
- g. That schools could be sized and located to enable children to walk or bicycle to them.
- h. That a range of OPEN SPACE including parks, squares, and playgrounds should be distributed within neighborhoods and villages.
- i. That the growth of the village stays within a defined edge and thereby helps to establish a compact sense of place.

1.3.3. THE BLOCK AND THE BUILDING

- a. That buildings and landscaping contribute to the physical definition of transportation corridors/Thoroughfares as CIVIC places.
- b. That development adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That the design of streets and buildings reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design grow from local climate, topography, building practice and fit with Kona's history and lifestyle.
- e. That buildings provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That CIVIC BUILDINGS and public gathering places be provided as locations that reinforce community identity and support self-government.
- g. That CIVIC BUILDINGS be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the village.
- h. That the preservation and renewal of historic buildings be facilitated, to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured through form-based guidelines or codes.

1.3.4. THE TRANSECT

- a. That Villages should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions on Table 1 shall constitute the Purpose of these Zones with regard to the general character of each of these environments.

1.4. SCOPE

- 1.4.1. The following general rules of construction shall apply to these guidelines:
 - a. Numerical metrics shall take precedence over graphic metrics.
 - b. The diagrams and illustrations within these guidelines are considered regulatory in nature and are legally binding
 - c. Unless defined herein, the definition of a term in these guidelines shall take precedence over the definition of the same term elsewhere in the Hawaii County Code.
 - d. The provisions of these guidelines, when in conflict, shall take precedence over other provisions in the Hawaii County Code.

1.5. PROCESS

- 1.5.1. **Compliance with Chapter 25 (Zoning):** These guidelines shall be administered in accordance with the procedural requirements of Article 6, Division 4 (Project Districts) of Chapter 25 (Zoning) of the Hawaii County Code except that Section 25-6-42 (Minimum land area required) and Section 25-6-43 (Permitted Uses) shall not be applicable to project district applications under these guidelines:
- 1.5.2. **Compliance with Chapter 23 (Subdivisions):** These guidelines shall be administered in accordance with the following provisions of Chapter 23 (Subdivisions) of the Hawaii County Code. The following general rules of construction shall apply to these guidelines:
 - a. Division 1 (General Provisions) of Article 2 (Administration);
 - b. Division 5 (Utilities) of Article 3 (Design Standards);
 - c. Article 5 (Final Plat) in its entirety;
 - d. Article 6 (Improvements) in its entirety;
 - e. Article 7 (Inspection and Certification) in its entirety; and
 - f. Article 8 (Safety Flood Hazard District Requirements) in its entirety.

All other provisions set forth in Chapter 23 (Subdivisions) of the Hawaii County Code shall not be applicable to project district applications under these guidelines.

- 1.5.3. **Compliance with Rule 15 (Project Districts):** These guidelines shall be administered in accordance with the procedural requirements of Rule 15 (Project Districts) of the County of Hawaii Planning Department Rules of Practice and Procedure except that Section 15-3 (Minimum land area required) and Section 15-4 (Permitted Uses) shall not be applicable to project district applications under these guidelines.
- 1.5.4. If there is any conflict between the provisions of Chapter 23, Chapter 25, and Rule 15, the provisions of Rule 15 shall take precedence in Village Design Zone applications under these guidelines.

- 1.5.5. **Village Design Zone Application Process.** In addition to complying with the Chapter 23, Chapter 25, and Rule 15 provisions as set forth in 1.5.1, 1.5.2, 1.5.3 above, a project district application shall demonstrate compliance with the design and planning provisions set forth in these guidelines. Project district applications under these guidelines that do not require any Warrants or Variances for the design and planning provisions set forth below shall be reviewed administratively by the Planning Director without further recourse to public consultation.
- 1.5.6. The following process shall be used when reviewing applications under the design and planning provisions set forth in these guidelines;
- a. An applicant shall submit a Community Scale Plan to the Planning Director demonstrating compliance with all Community Scale Plan requirements set forth below.
 - b. Following approval of the Community Scale Plan, an applicant shall submit a Building scale plan to the Planning Director demonstrating compliance with all Building Scale Plan requirements set forth below.
 - c. An applicant may not apply for a building permit prior to approval of a Building Scale Plan for the parcel at issue.

1.6. WARRANTS AND VARIANCES

- 1.6.1. There shall be two types of deviation from the requirements of these guidelines: Warrants and Variances. Whether a deviation requires a WARRANT or VARIANCE shall be determined by the Planning Director.
- 1.6.2. A WARRANT is a ruling that would permit a practice that is not consistent with a specific provision of these guidelines but is justified by the provisions of Section 1.3 Intent. The Planning Director shall have the authority to approve or disapprove administratively a request for a WARRANT.
- 1.6.3. A VARIANCE is any ruling on a deviation other than a WARRANT. VARIANCES shall be granted only in accordance with the procedures for zoning code variances.
- 1.6.4. The request for a VARIANCE shall not subject the entire application to public notice, but only that portion necessary to rule on the specific issue requiring the relief.
- 1.6.5. The following standards and requirements shall not be available for WARRANTS or VARIANCES because they tend to seriously subvert the desired outcome of compact, walkable and diverse communities:
- a. The maximum dimensions of traffic lanes. (See Table 2, Thoroughfare Assemblies)
 - b. The required provision of REAR ALLEYS and REAR LANES.
 - c. The minimum BASE RESIDENTIAL DENSITIES. (See Table 12.)
 - d. The permission to build ACCESSORY BUILDINGS.
 - e. The minimum requirements for parking. (See Table 9.)
- 1.6.6. There are two types of permitted deviations from the requirements of these guidelines Warrants and Variances.
- 1.6.7. A Warrant permits a practice that is not consistent with a specific provision of these guidelines but is justified by the provisions of Section 1.3 Intent. A Warrant may be granted for a dimensional deviation of less than 10% of the specified standard, if no specific criterion for

granting of the Warrant is specified. The Planning Director shall have the authority to administratively approve or disapprove a request for a Warrant.

- 1.6.8. A Variance allows a deviation from a requirement under these guidelines that exceeds that permitted by a Warrant. All requests for Variances shall be heard in accordance with Rule 6 of the County of Hawaii Planning Department Rules of Practice and Procedure. A request for a Variance shall not subject the entire project application to a public hearing, but only that portion necessary to rule on the specific issue requiring the Variance.

1.7. INCENTIVES

The following incentives shall apply to applications seeking approval with these guidelines:

- 1.7.1. **Expedited Review.** Within ninety (90) days after a project district application has been accepted by the Planning Director, the Director shall forward the application to the Planning Commission.
- 1.7.2. **Environmental Review Concurrent Processing.** The Planning Director shall enable and allow the applicant to concurrently process the environmental document according to the procedures of HRS Chapter 343 and the National Environmental Policy Act (NEPA), as applies
- 1.7.3. **State Land Use Boundary Amendment Concurrent Processing.** If a State Land Use District Boundary Amendment is necessary, The Planning Director may accept the application, review the application to determine consistency with the decision criteria below, suspend the processing of the Project District until a decision is made by the State Land Use Commission and express the County's support of the application before the State Land Use Commission as consistent with the County of Hawaii CDP and County of Hawaii General Plan. The Project District process may then immediately resume upon favorable approval by the State Land Use Commission.
- 1.7.4. **Village Design Zones and Rebuttable Presumption.** The Planning Director, Planning Commission and County Council shall review a Village Design Zone Project District application with a rebuttable presumption that the project furthers the Purpose of Chapter 25 Zoning Code and is consistent with the goals, objectives, and policies of the County General Plan and County of Hawaii CDP, provided that the proposed location is generally consistent with the Official County of Hawaii Land Use Map and the master plan consistent with the Village Design Zone.

ARTICLE 2. PROCESS

2.1. APPLICABILITY

- 2.1.1. **Types of Applications.** These guidelines apply to three levels of scale: a VILLAGE UNIT request for a Project District rezoning application; a village plan for a TND/RCD meeting the requirements of Article 3 or an INFILL VILLAGE TND/RCD meeting the requirements of Article 4; and a site plan for a subdivision or building permit approval within an approved TND/TOD meeting the requirements of Article 5.
- 2.1.2. **Pre-Application.** An applicant may discuss informally the intent of the proposed plan with the Design Center. No fees shall be collected for Pre-Application Conference, its purpose being to familiarize the Planning Department with the proposed Plan and the applicant with the development procedures in the KCDP planning area. The applicant should share sketch plans

and data showing existing site conditions and the proposed layout and development of the plan. The purpose and intent of the Pre-Application Conference allows both parties to identify potential challenges, opportunities and items that need to be addressed.

- 2.1.3. **Charette.** Where desired or required to have multi-disciplinary input from various agencies and/or the public to formulate the community or building scale site plan, the Design Center may assist the applicant to organize this meeting(s).

2.2. APPLICATIONS

- 2.2.1. **Types of Plans.** For an applicant preparing a rezoning application for a TND or RCD Project District, go to section 2.2.2 below. Prior to the first subdivision or plan approval application within the rezoned RCD or TND Project District, the Planning Director shall have approved a Village Scale Plan meeting the requirements of Article 3 or Article 4 pursuant to the procedures of Hawaii County Code section 25-6-46 (review and approval of site plans). For any subdivision or building permit application covered by the approved Village Scale Plan, the requirements and standards of Article 5 shall apply.
- 2.2.2. **Project District Rezoning for an RCD or TND.** The RCD or TND Project District application shall include a plan and conditions that include the following:
- a. Metes and bounds description of the RCD or TND that meets the requirements for defining a PEDESTRIAN SHED;
 - b. Identify whether the defined area is a TOD/RCD (REGIONAL COMMERCIAL CENTER), TOD/TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT), or a TND (not associated with a transit stop);
 - c. Incorporation of the VDG Rules by reference, which thereby commits the rezoned area to the requirements governing the range of uses, densities, open space, and building forms set forth in the VDG;
 - d. Any infrastructure requirements for the project district.
- 2.2.3. **VILLAGE SCALE PLAN.** Subsequent to a RCD/TND Project District approval or through a PUD, the Planning Director shall review and approve the VILLAGE SCALE PLAN, pursuant to the requirements of Article 3 or 4.
- 2.2.4. **BUILDING SCALE PLAN.** A subdivision application within an area governed by a VILLAGE SCALE PLAN shall include the BUILDING SCALE PLAN requirements of Article 5a (Section 5.1.3.a). A subsequent site plan application shall include the Building Scale Plan requirements of Article 5b (Section 5.1.3.b).

2.3. ORGANIZATION OF THE CODE

- 2.3.1. **Determine Scale of the Plan.** For an applicant preparing a rezoning application for a Project District, go to Article 3 for guidelines to prepare a village scale plan. For an applicant preparing a rezoning application for a Project District of 10 acres or more within an existing TOD or TND, go to Article 4 for guidelines to prepare a SPECIAL AREA PLAN. For an applicant desiring to build within an approved TOD or TND Project District, go to Article 5 to prepare a building scale plan to submit for subdivision or site plan approval.

2.3.2. Steps to Prepare a Village Scale Plan. The village scale plan is adopted by ordinance as part of the Project District rezoning, and thereby becomes a Regulating Plan. The Planning Director may administratively approve minor adjustments to the plan. Major changes must be adopted legislatively as an amendment to the rezoning ordinance.

- a. Determine the VILLAGE UNIT Types. There are two village unit types: a TND and a RCD. Either type may qualify as a TOD. A TOD has a transit station at its center and allows for a higher density. The Kona CDP Land Use Map determines the VILLAGE UNIT type as follows:
 - i. Intended Growth Areas. Future growth is directed to the TOD villages along the main and secondary transit routes. The Land Use Map identifies TODs that are intended as neighborhood villages (TND/TOD) and regional centers (RCD/TOD). For guidelines relating to the TODs, go to Article 3.
 - ii. Infill Growth Areas. Most of the TODs are New Communities. However, the Land Use Map also identifies existing communities intended to be redeveloped—the Kailua Village Redevelopment TOD and the Rural Towns TODs. Additionally, smaller projects adjacent to existing development are encouraged—these types of New Communities are called Infill TNDs. For guidelines relating to INFILL Redevelopment or Infill New Communities, go to Article 4.
 - iii. Controlled Growth Areas. Areas outside of the TODs identified on the Land Use Map but within the designated Urban Area may also be developed as TNDs. If this area is already urban-zoned (RS, RM, RD, CG, CV, CN, MCX), the applicant follows the PUD procedure to have the village scale plan approved. If the area requires rezoning, then the applicant follows the procedures for a Project District rezoning as set forth in the Kona CDP. If the project qualifies as an INFILL TND, then go to Article 4; otherwise, go to Article 3.
 - iv. Open Areas. Village scale plans should identify open spaces when applicable. There are two types of open spaces:
 - 1) Preserved Open Space. The Preserved Open Space consists of the Sensitive Resources identified on the Environmental Resources Map that are to be protected from development in perpetuity.
 - 2) Reserved Open Space. The Reserved Open Space consists of the Greenbelt area surrounding TODs and TNDs established by transferring density (TDR).
- b. Allocate Transect Zones. TRANSECT ZONES (T-ZONES) organize the density, complexity, and intensity of the land use within the TND or RCD village. The operating principle is that there is an urban core with a main center focus such as a transit station and plaza. This urban core area, which is spatially defined based on walkable distances called PEDESTRIAN SHEDS, has the highest density, complexity, and intensity of uses. Table 1 describes the TRANSECT ZONES. The TRANSECT ZONES that correspond to the urban core, secondary area, and greenbelt referred to in the Kona CDP are as follows:
 - i. Urban Core
 - 1) T-5 Urban Center
 - 2) T-4 General Urban

- ii. Secondary Area: T-3 Suburban
- iii. Greenbelt:
 - 1) Greenbelt1: GB1 Greenbelt
 - 2) Greenbelt2: GB2 Rural Zone

2.3.3. Steps to Prepare a Building Scale Plan. An applicant shall submit a preliminary plan, have that reviewed, then a final plan. The final plan would add landscaping details.

- a. Determine the Building Disposition (i.e., lot configuration and building placement relative to setbacks). Note that setbacks (Table 11g and Table 11h) are provided as ranges. In general, they become shallower as the TRANSECT ZONES become more urban. A zero lot line streetwall is often desirable in the most urban conditions, because it strongly defines the street space. The side setbacks in T4 and T5 are a minimum of zero to allow ROWHOUSES and TOWNHOUSES.
- b. Determine the Building CONFIGURATION (i.e., building form). The form of a building is determined by its height and type of PRIVATE FRONTAGE. The PRIVATE FRONTAGE occupies the front setback area or encroaches into the SIDEWALK area within the right-of-way. The range of depth of a LOT within which certain elements are permitted is called a LAYER (see Table 14). The design principle is to bring the buildings closer to the streets to create an inviting streetscape and put “eyes on the streets” to create a safer ambience. The maximum height of buildings should be proportional to the street width to avoid an enclosed “canyon” effect.
- c. Determine the Building Function. The permitted uses are flexible to encourage a mixing of uses horizontally (among buildings, lots, BLOCKS and vertically (within buildings). The range of uses become increasingly flexible from the T-3 to the T-5 Zones. The uses are grouped into the following categories: RESIDENTIAL, LODGING, OFFICE, RETAIL, CIVIC, and Other. The Other category includes certain types of uses that are discouraged within the TNDs or RCDs, such as automobile-dependent uses (e.g., automobile service, drive-through facilities, shopping centers), industrial uses, and agricultural uses.
- d. Calculate the Parking Requirements and Density Rights. The Buildable DENSITY is determined by the actual parking requirements. The parking requirements are determined by the Building FUNCTIONS and allows for shared parking among mixed Building FUNCTIONS. The provision for T5 that retail spaces under 1500 square feet are exempt from parking requirements is included as it encourages the kind of smaller independent shops that contribute to urban vitality. It also helps keep existing small-lot Main Street downtowns legal for rebuilding without the need for conjoining lots. And it maintains commercial sidewalks free of curb cuts for off-street parking. Once the parking requirements are calculated, then the density by Building FUNCTION can be determined. The EFFECTIVE PARKING may be increased in TODs to effectively increase the permitted density. ACCESSORY UNITS are not included in the density calculation to encourage this residential use.

- e. Develop the Landscaping Plan. The landscaping standards regulate the extent of paving, lawns, and trees. Note the requirement that in T4, trees in the private frontage are required to match trees in the public frontage (see Table 5 PRIVATE FRONTAGES). While this may seem like an unnecessary effort to control private choice, consider that trees in the private frontage are actually a major part of the viewshed of the public frontage, and contribute to the shade of the public realm. Many trees in older neighborhoods that contribute to their distinctive character are actually growing on the private frontage. While it may seem off that lawn is permitted BY RIGHT in T4 but not in T3 where lawns have reigned in the past, the rationale is that a lawn is not a natural type of planting, and is not considered environmentally sustainable in large areas. (It requires fertilizers that run off into streams or the aquifer.) Therefore it is allowed in the more urban (less natural) Transect Zone where lots are smaller and yards more intensely used, which is where lawn outperforms other species.

ARTICLE 3. VILLAGE SCALE PLANS—NEW VILLAGES

3.1. INSTRUCTIONS

- 3.1.1. Within the TND TODs and RCD TODs as shown on the Official Kona Land Use Map, the provisions of Article 3 and these Guidelines in general shall be available By Right, upon request by the applicant.
- 3.1.2. Once the Hawaii County Council approves the Project District, the area shall become a Village Planning Area. Within the Village Planning Area, these Guidelines shall be the exclusive and mandatory regulation, and its provisions shall be applied in their entirety.
- 3.1.3. New Village Plans may be prepared by an applicant or by the Planning Department.
- 3.1.4. New Village Plans shall include a Regulating Plan consisting of one or more maps showing the following, in compliance with the standards described in this Article:
 - a. TRANSECT ZONES
 - b. CIVIC ZONES
 - c. THOROUGHFARE network
 - d. SPECIAL DISTRICTS, if any
 - e. Number of WARRANTS or VARIANCES, if any.
- 3.1.5. New Village Plans shall include one set of preliminary site plans for each Transect Zone, as provided by Table 12 and sections 5.1.3.a.

3.2. SEQUENCE OF COMMUNITY DESIGN

- 3.2.1. Structure the site using one or several PEDESTRIAN SHEDS, which should be located according to existing conditions, such as connecting Thoroughfares, adjacent developments, and natural features. The site or any New VILLAGE UNIT (TND, RCD/TOD) within it may be smaller or larger than its PEDESTRIAN SHED.
- 3.2.2. Adjust the PEDESTRIAN SHEDS as necessary to include land falling between or outside them. An ADJUSTED PEDESTRIAN SHED becomes the boundary of a VILLAGE UNIT.

- 3.2.3. Allocate the areas of TRANSECT ZONES (T-Zones) (Section 3.4) within the boundaries of each VILLAGE UNIT as appropriate to its type. See Sections 3.3 and 3.4 and Table 12a.
- 3.2.4. Assign CIVIC ZONES shall according to Section 3.5.
- 3.2.5. Assign SPECIAL DISTRICTS, if any, according to Section 3.6.
- 3.2.6. Layout the THOROUGHFARE network according to Section 3.7.
- 3.2.7. Calculate DENSITY and determine the greenbelt area according to Section 3.8.
- 3.2.8. Remnants of the site outside the ADJUSTED PEDESTRIAN SHED(s) shall be assigned to TRANSECT ZONES or CIVIC SPACE or SPECIAL DISTRICT by WARRANT.

3.3. VILLAGE UNIT TYPES

- 3.3.1. **TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)**
 - a. A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) shall be permitted within the TOD neighborhood, existing urban zoned areas, infill areas, or other remaining areas within the Urban Area.
 - b. A TND shall be structured by one Standard or LINEAR PEDESTRIAN SHED and shall be no fewer than 14 acres and no more than 160 acres. See Article 4 for infill TND acreage requirements in or adjacent to existing development.
 - c. A TND shall include TRANSECT ZONES as allocated on Table 12a.
 - d. Larger sites shall be designed and developed as multiple Communities, each subject to the individual TRANSECT ZONE requirements for its type as allocated on Table 12a. The simultaneous planning of adjacent parcels is encouraged.
- 3.3.2. **REGIONAL CENTER DEVELOPMENT (RCD)**
 - a. A REGIONAL CENTER DEVELOPMENT (RCD) shall be permitted within the TOD REGIONAL CENTERS as designated by the Official Kona Land Use Map.
 - b. An RCD shall be structured by one LONG PEDESTRIAN SHED or LINEAR PEDESTRIAN SHED and shall consist of no fewer than 14 acres and no more than 640 acres. Applications for Project District for parcels as small as 14 acres may be approved by the Planning Director if they are located in areas designated as an RCD on the Kona Official Land Use Map.
 - c. An RCD shall include TRANSECT ZONES as allocated on Table 12a.
 - d. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual TRANSECT ZONE requirements for TND as allocated on Table 12a. The simultaneous planning of adjacent parcels is encouraged.
- 3.3.3. **TRANSIT ORIENTED DEVELOPMENT (TOD)**
 - a. Any TND or RCD designated as TOD are permitted the higher DENSITY represented by the EFFECTIVE PARKING allowance in Section 5.8.2d.
 - b. Any TOD may also apply for DENSITY increases up to 20% for T4 and T5 by WARRANT.

3.4. TRANSECT ZONES

- 3.4.1. TRANSECT ZONES shall be assigned and mapped on each New Village Plan according to the percentages allocated on Tables 12.

- 3.4.2. A Transect Zone may include any of the elements indicated for its T-zone number throughout this Code, in accordance with Intent described in Table 1 and the metric standards summarized in Table 12.

3.5. CIVIC ZONES

3.5.1. GENERAL

- a. CIVIC ZONES dedicated for public use shall be required for each VILLAGE UNIT and designated on the New Village Plan as CIVIC SPACE (CS) and CIVIC BUILDING (CB).
- b. CIVIC SPACE Zones are public sites permanently dedicated to Open Space.
- c. CIVIC BUILDING Zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the Planning Director.
- d. A CIVIC ZONE may be permitted by WARRANT if it does not occupy more than 20% of a PEDESTRIAN SHED, otherwise it is subject to the creation of a SPECIAL DISTRICT. See Section 3.6.
- e. Parking for CIVIC ZONES shall be determined by WARRANT. CIVIC parking lots may remain unpaved if graded, compacted and landscaped.

3.5.2. CIVIC SPACE (CS)

- a. Each PEDESTRIAN SHED shall assign at least 5% of its URBANIZED area to CIVIC SPACE.
- b. CIVIC SPACES shall be designed as generally described in Table 10, approved by WARRANT, and distributed throughout TRANSECT ZONES as described in Table 12e.
- c. Those portions of the GB Greenbelt that occur within a development parcel shall be part of the CIVIC SPACE allocation and should conform to the CIVIC SPACE types specified in Table 11.
- d. Each PEDESTRIAN SHED shall contain at least one MAIN CIVIC SPACE. The MAIN CIVIC SPACE shall be within 800 feet of the geographic center of each PEDESTRIAN SHED, unless topographic conditions, pre-existing THOROUGHFARE alignments or other circumstances prevent such location. A MAIN CIVIC SPACE shall conform to one of the types specified in Table 11b, 11c, or 11d.
- e. Within 1000 feet of every LOT in RESIDENTIAL use, a CIVIC SPACE designed and equipped as a playground shall be provided. A playground shall conform to Table 11e.
- f. Each CIVIC SPACE should have a minimum of 50% of its perimeter enfronting a THOROUGHFARE, except for playgrounds.
- g. Parks may be permitted in TRANSECT ZONES T4 and T5 by WARRANT.

3.5.3. CIVIC BUILDINGS (CB)

- a. The applicant 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 bench for a transit stop.
- b. One CIVIC BUILDING LOT shall be reserved for an elementary school. It shall be reserved up to five (5) years for the construction of a neighborhood school, and then may be sold by the developer if unused.
The school site may be within any TRANSECT ZONE.
- c. One CIVIC BUILDING LOT suitable for a childcare building shall be reserved within each Pedestrian Shed. The owner or a homeowners' association or other community council may organize, fund and construct an appropriate building as the need arises. This site shall be reserved up to three (3) years and then may be sold if unused.

- d. CIVIC BUILDING sites shall not occupy more than 20% of the area of each PEDESTRIAN SHED.
- e. CIVIC BUILDING sites should be located within or adjacent to a CIVIC SPACE, or at the axial termination of a significant Thoroughfare.
- f. CIVIC BUILDINGS shall not be subject to the standards of Article 5. The particulars of their design shall be determined by WARRANT.

3.6. SPECIAL DISTRICTS

- 3.6.1. SPECIAL DISTRICT designations shall be assigned to areas that, by their intrinsic size, FUNCTION, or CONFIGURATION, cannot conform to the requirements of any TRANSECT ZONE or combination of zones. Conditions of development for new SPECIAL DISTRICTS shall be determined in public hearing of the County Council and recorded on Table 14.

3.7. THOROUGHFARE STANDARDS

3.7.1. GENERAL

- a. THOROUGHFARES are intended for use by vehicular and pedestrian traffic and to provide access to LOTS and OPEN SPACES.
- b. THOROUGHFARES shall generally consist of vehicular lanes and PUBLIC FRONTAGES.
- c. THOROUGHFARES shall be designed in context with the urban form and desired design speed of the TRANSECT ZONES through which they pass. The PUBLIC FRONTAGES of THOROUGHFARES that pass from one TRANSECT ZONE to another shall be adjusted accordingly or, alternatively, the TRANSECT ZONE may follow the alignment of the THOROUGHFARE to the depth of one LOT, retaining a single PUBLIC FRONTAGE throughout its trajectory.
- d. Within the more urban TRANSECT ZONES (T3 through T5) pedestrian comfort shall be a primary consideration of the THOROUGHFARE. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The THOROUGHFARE network shall be designed to define BLOCKS not exceeding the size prescribed in Table 12c. The perimeter shall be measured as the sum of LOT FRONTAGE LINES. BLOCK perimeter at the edge of the development parcel shall be subject to approval by WARRANT. BLOCK perimeter may be reduced by PASSAGES by WARRANT.
- f. All THOROUGHFARES shall terminate at other THOROUGHFARES, forming a network. Internal THOROUGHFARES shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by WARRANT to accommodate specific site conditions only.
- g. Each LOT shall ENFRONT a vehicular THOROUGHFARE, except that 20% of the LOTS within each TRANSECT ZONE may ENFRONT a PASSAGE.
- h. THOROUGHFARES along a designated B-GRID may be exempted by WARRANT from one or more of the specified PUBLIC FRONTAGE or PRIVATE FRONTAGE requirements. See Table 5
- i. Standards for PATHS and BICYCLE TRAILS shall be approved by WARRANT.

3.7.2. VEHICULAR LANES

- a. THOROUGHFARES may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 2.

- b. A bicycle network consisting of BICYCLE TRAILS, BICYCLE ROUTES and BICYCLE LANES should be provided throughout as defined in Article 7 Definitions of Terms and allocated as specified in Table 12d. BICYCLE ROUTES should be marked with Sharrows. The village bicycle network shall be connected to existing or proposed regional networks wherever possible.

3.7.3. PUBLIC FRONTAGES

- a. GENERAL TO ALL ZONES
 - i. The PUBLIC FRONTAGE contributes to the character of the TRANSECT ZONE, and includes the types of SIDEWALK, CURB, planter, bicycle facilities, and street trees.
 - ii. PUBLIC FRONTAGES shall be allocated within TRANSECT ZONES as specified in Table 12d.
- b. SPECIFIC TO ZONES T3
 - i. The PUBLIC FRONTAGE shall include trees of various species, naturalistically clustered, as well as understory.
 - ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawn shall be permitted only by WARRANT.
- c. SPECIFIC TO ZONES T4, T5
 - i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
- d. SPECIFIC TO ZONE T4
 - i. The PUBLIC FRONTAGE shall include trees planted in a regularly-spaced ALLEE pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one STORY.
- e. SPECIFIC TO ZONE T5
 - i. The PUBLIC FRONTAGE shall include trees planted in a regularly-spaced ALLEE pattern of single species with shade canopies of a height that, at maturity, clears at least one STORY. At RETAIL FRONTAGES, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.
 - ii. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.

3.8. DENSITY CALCULATIONS

- 3.8.1. All areas of the New Village Plan site that are not part of the GB-1 Greenbelt shall be considered cumulatively the NET SITE AREA. The NET SITE AREA shall be allocated to the various TRANSECT ZONES according to the parameters specified in Table 12a.
- 3.8.2. DENSITY shall be expressed in terms of housing units per acre as specified for the area of each TRANSECT ZONE by Table 12b. For purposes of DENSITY calculation, the TRANSECT ZONES include the THOROUGHFARES but not land assigned to CIVIC ZONES (CS and CB). Twenty percent (20%) shall be in the AFFORDABLE HOUSING range.
- 3.8.3. The BASE DENSITY of the VILLAGE UNIT may be increased by the TRANSFER OF DEVELOPMENT RIGHTS (TDR). An increase in housing units by TDR shall be factored in when meeting the AFFORDABLE HOUSING requirements. The potential DENSITY of area preserved as GB1 or GB2 may be transferred to the T4 or T5 portions of the Village Plan.
- 3.8.4. The housing and other FUNCTIONS for each TRANSECT ZONE shall be subject to adjustment at the building scale as limited by Table 8, Table 9 and Section 5.8.

3.9. SPECIAL REQUIREMENTS

- 3.9.1. A New or Community Village Plan may designate any of the following SPECIAL REQUIREMENTS:
- a. A differentiation of the THOROUGHFARES as A-GRID and B-GRID. Buildings along the A-GRID shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-GRID may be more readily considered for WARRANTS allowing automobile-oriented standards. The FRONTAGES assigned to the B-GRID shall not exceed 30% of the total length of FRONTAGES within a PEDESTRIAN SHED.
 - b. Designations for Mandatory and/or Recommended RETAIL FRONTAGE requiring or advising that a building provide a SHOPFRONT at SIDEWALK level along the entire length of its PRIVATE FRONTAGE. The SHOPFRONT shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the SIDEWALK as generally illustrated in Table 5 and specified in Article 5. The first floor should be confined to RETAIL use through the depth of the second LAYER. (Table 14d)
 - c. Designations for Mandatory and/or Recommended GALLERY FRONTAGE, requiring or advising that a building provide a permanent cover over the SIDEWALK, either cantilevered or supported by columns. The GALLERY FRONTAGE designation may be combined with a RETAIL FRONTAGE designation.
 - d. A designation for Coordinated FRONTAGE, requiring that the PUBLIC FRONTAGE (Table 2) and PRIVATE FRONTAGE (Table 5) be coordinated as a single, coherent landscape and paving design.
 - e. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Design Center.
 - f. A designation for Cross BLOCK Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

ARTICLE 4. VILLAGE SCALE PLANS-- INFILL

4.1. MINIMUM AREA REQUIREMENTS

- 4.1.1. Within the Urban Area of the Kona Community Development Plan, or other areas designated as INFILL, The Planning Department shall prepare, or have prepared on its behalf, INFILL REGULATING PLANS to guide further development. INFILL REGULATING PLANS shall be prepared in a process of public consultation subject to approval by the County Council
- 4.1.2. INFILL REGULATING PLANS shall consider, at minimum, an area the size of the Pedestrian Shed commensurate with its Village type as listed in Section 4.2
- 4.1.3. INFILL REGULATING PLANS shall consist of one or more maps showing the following:
- a. The outline(s) of the PEDESTRIAN SHED(S) and the boundaries of the VILLAGE UNIT(S).
 - b. TRANSECT ZONES and CIVIC ZONES within each PEDESTRIAN SHED assigned according to the analysis of existing conditions and future needs.
 - c. A THOROUGHFARE network, existing or planned (Table 2)
 - d. SPECIAL DISTRICTS, if any (Section 4.5)

- e. SPECIAL REQUIREMENTS, if any (Section 4.7)
 - f. A record of WARRANTS or VARIANCES.
- 4.1.4. Within any area subject to an approved Infill Regulating Plan, these Guidelines become the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 5 in accordance with the provisions of this Code. The DC shall administratively approve Building Scale Plans requiring no VARIANCES.
- 4.1.5. The owner of a contiguous parcel 10 acres or more within an area subject to an Infill Regulating Plan may apply to prepare a Special Area Plan. In consultation with the Planning Department, a SPECIAL AREA PLAN may assign new TRANSECT ZONES, CIVIC ZONES, THOROUGHFARES, SPECIAL DISTRICTS (if any) and SPECIAL REQUIREMENTS (if any) as provided in these Guidelines, with appropriate transitions to abutting areas.
- 4.1.6. The owner of a contiguous parcel of 14 acres or more, whether inside or outside an area already subject to an infill Regulating Plan, may initiate the preparation of a New VILLAGE UNIT plan. VILLAGE UNIT plans for the Urban Area, or other areas designated as Infill by the Planning Department, shall consider, at minimum, an area the size of the Pedestrian Shed commensurate with its Village type as listed in Section 4.2, even if it overlaps adjacent parcels. Both the site and plan area should connect and blend with surrounding urbanism.

4.2. VILLAGE UNIT TYPES

- 4.2.1. Infill Regulating Plans shall encompass the Village Unit types below. The allocation percentages of Table 12a do not apply.
- 4.2.2. INFILL TND (Traditional Neighborhood Development)
- a. An INFILL TND should be assigned to neighborhood areas that are predominantly residential with one or more MIXED USE CORRIDORS or centers. An INFILL TND shall be mapped as at least one complete Standard Pedestrian Shed, which may be adjusted as a NETWORK PEDESTRIAN SHED, oriented around one or more existing or planned Common Destinations.
 - b. The edges of an INFILL TND should blend into adjacent neighborhoods and/or a downtown without buffers.
- 4.2.3. INFILL RCD (Regional Center Development)
- a. An INFILL RCD shall consist of the Redevelopment areas identified on the Official Land Use Map—Kailua Village TOD and the Rural Towns TODs. These areas include significant OFFICE and RETAIL uses as well as government and other CIVIC institutions of regional importance. These INFILL RCDs should be mapped as at least one complete LONG or LINEAR PEDESTRIAN SHED, which may be adjusted as a NETWORK PEDESTRIAN SHED, oriented around an important MIXED USE CORRIDOR or center.
 - b. The edges of these INFILL RCDs should blend into adjacent neighborhoods without buffers.

- c. As TODs, the higher DENSITY represented by the EFFECTIVE PARKING allowance in Section 5.8.2d apply.
- d. Any TOD may also apply for DENSITY increases up to 20% for T4 and T5 by WARRANT.

4.3. TRANSECT ZONES

- 4.3.1. A TRANSECT ZONE shall include elements indicated by Article 3, Article 5, and Article 6.

4.4. CIVIC ZONES

4.4.1. GENERAL

- a. Infill Plans should designate CIVIC SPACE Zones (CS) and CIVIC BUILDING Zones (CB).
- b. A CIVIC ZONE may be permitted by WARRANT if it does not occupy more than 20% of a PEDESTRIAN SHED, otherwise it is subject to the creation of a SPECIAL DISTRICT. See Section 4.5.
- c. Parking provisions for CIVIC ZONES shall be determined by WARRANT.

4.4.2. CIVIC SPACE ZONES (CS)

- a. CIVIC SPACES shall be generally designed as described in Table 10, their type determined by the surrounding or adjacent TRANSECT ZONE in a process of public consultation subject to the approval of the Design Center.

4.4.3. CIVIC BUILDING ZONES (CB)

- a. CIVIC BUILDINGS shall be permitted by WARRANT in any TRANSECT ZONE.
- b. CIVIC BUILDINGS shall not be subject to the Requirements of Article 5. The particulars of their design shall be determined by WARRANT.

4.5. SPECIAL DISTRICTS

- 4.5.1. Areas that, by their intrinsic size, FUNCTION, or CONFIGURATION, cannot conform to the requirements of any TRANSECT ZONE or combination of zones shall be designated as SPECIAL DISTRICTS by the Planning Director in the process of preparing an Infill Plan.
- 4.5.2. Conditions of development for SPECIAL DISTRICTS shall be determined by the Design Center and recorded on Table 14.

4.6. PRE-EXISTING CONDITIONS

- 4.6.1. Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in the same use and form until a Substantial Modification occurs or is requested, at which time the Design Center shall determine the provisions of this Section that shall apply.
- 4.6.2. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
- 4.6.3. Where buildings exist on adjacent Lots, the DC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 4.6.4. The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to

that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Tables 8 and 9.

4.7. SPECIAL REQUIREMENTS

- 4.7.1. An Infill Community Plan may designate any of the following SPECIAL REQUIREMENTS:
- a. A differentiation of the THOROUGHFARES as A-GRID and B-GRID. Buildings along the A-GRID shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-GRID may be more readily considered for Warrants allowing automobile-oriented standards. The FRONTAGES assigned to the B-GRID shall not exceed 30% of the total length of FRONTAGES within a PEDESTRIAN SHED.
 - b. Designations for Mandatory and/or Recommended RETAIL FRONTAGE requiring or advising that a building provide a SHOPFRONT at SIDEWALK level along the entire length of its PRIVATE FRONTAGE. The SHOPFRONT shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the SIDEWALK as generally illustrated in Table 4 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second LAYER. (Table 15d.)
 - c. Designations for Mandatory and/or Recommended GALLERY FRONTAGE, requiring or advising that a building provide a permanent cover over the SIDEWALK, either cantilevered or supported by columns. The GALLERY FRONTAGE designation may be combined with a RETAIL FRONTAGE designation.
 - d. A designation for Coordinated FRONTAGE, requiring that the PUBLIC FRONTAGE (Table 2) and PRIVATE FRONTAGE (Table 5) be coordinated as a single, coherent landscape and paving design.
 - e. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Design Center.
 - f. A designation for Cross BLOCK PASSAGES, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

ARTICLE 5. BUILDING SCALE PLANS

5.1. INSTRUCTIONS

- 5.1.1. LOTS and buildings located within a New, Redevelopment, or Infill Village Plan governed by this Code and previously approved shall be subject to the requirements of this Article.
- 5.1.2. Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
- a. For preliminary site and building approval:
 - Building Disposition
 - Building CONFIGURATION
 - Building FUNCTION
 - Parking Location Standards
 - b. For final approval, in addition to the above:
 - Landscape Standards
 - Signage Standards
 - Special Requirements, if any
 - Architectural Standards

- 5.1.3. SPECIAL DISTRICTS that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

5.2. PRE-EXISTING CONDITIONS

- 5.2.1. Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the DC shall determine the provisions of this section that shall apply.
- 5.2.2. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
- 5.2.3. Where buildings exist on adjacent Lots, the DC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 5.2.4. The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 8 and Table 9.

5.3. SPECIAL REQUIREMENTS

- 5.3.1. A New VILLAGE UNIT Plan or an Infill Community Plan may designate any of the following Special Requirements to be applied according to the standards of this Article:
- a. A differentiation of the THOROUGHFARES as A-GRID and B-GRID. Buildings along the A-GRID shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-GRID may be more readily considered for WARRANTS allowing automobile-oriented standards. The FRONTAGES assigned to the B-GRID shall not exceed 30% of the total length of FRONTAGES within a PEDESTRIAN SHED.
 - b. Designations for Mandatory and/or Recommended RETAIL FRONTAGE requiring or advising that a building provide a SHOPFRONT at SIDEWALK level along the entire length of its PRIVATE FRONTAGE. The SHOPFRONT shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the SIDEWALK as generally illustrated in Table 4 and specified in Article 5. The first floor shall be confined to RETAIL use through the depth of the second Layer (Table 15d.)
 - c. Designations for Mandatory and/or Recommended GALLERY FRONTAGE, requiring or advising that a building provide a permanent cover over the SIDEWALK, either cantilevered or supported by columns. The GALLERY FRONTAGE designation may be combined with RETAIL FRONTAGE designation.
 - d. A designation for COORDINATED FRONTAGE, requiring that the PUBLIC FRONTAGE (Table 2) and PRIVATE FRONTAGE (Table 5) be coordinated as a single, coherent landscape and paving design.
 - e. Designations for Mandatory and/or Recommended TERMINATED VISTA locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the DC.

- f. A designation for Cross BLOCK PASSAGES, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5.4. CIVIC ZONES

5.4.1. General

- a. CIVIC ZONES are designated on INFILL REGULATING PLANS as CIVIC SPACE (CS) or CIVIC BUILDING (CB).
- b. Parking for CIVIC ZONES shall be determined by WARRANT.

5.4.2. Civic Space Zones (CS)

- a. CIVIC SPACES shall be generally designed as described in Table 11.

5.4.3. Civic Building Zones (CB)

- a. CIVIC BUILDINGS shall not be subject to the requirements of this Article. The particulars of their design shall be determined by WARRANT.

5.5. BUILDING DISPOSITION

5.5.1. Specific to Zones GB2, T3, T4, T5

- a. Newly platted LOTS shall be dimensioned according to Table 12f and Tables 13.
- b. Building DISPOSITION types shall be as shown in Table 7 and Table 12i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 12g, Table 12h, and Tables 13.
- d. One Principal Building at the FRONTAGE, and one Outbuilding to the rear of the Principal Building, may be built on each LOT as shown in Table 15c.
- e. LOT coverage by building shall not exceed that recorded in Table 12f and Tables 13.
- f. Facades shall be built parallel to a rectilinear PRINCIPAL FRONTAGE LINE or to the tangent of a curved PRINCIPAL FRONTAGE LINE, and along a minimum percentage of the FRONTAGE width at the SETBACK, as specified as on Table 12g and Tables 13.
- g. Setbacks for Principal Buildings shall be as shown in Table 12g and Tables 13. In the case of an Infill LOT, Setbacks shall match one of the existing adjacent SETBACKS. SETBACKS may otherwise be adjusted by WARRANT.
- h. Rear SETBACKS for Outbuildings shall be a minimum of 15 feet measured from the centerline of the REAR ALLEY or REAR LANE easement. In the absence of REAR ALLEY or REAR LANE, the rear SETBACK shall be as shown in Table 12h and Tables 13.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by WARRANT.

5.5.2. Specific to Zone T5

- a. The PRINCIPLE ENTRANCE shall be on a FRONTAGE LINE.

5.6. BUILDING CONFIGURATION

5.6.1. General to zones GB2, T3, T4, T5

- a. The PRIVATE FRONTAGE of buildings shall conform to and be allocated in accordance with Table 5 and Table 12j.
- b. Buildings on corner LOTS shall have two PRIVATE FRONTAGES as shown in Table 15.e. Prescriptions for the second and third LAYERS pertain only to the PRINCIPAL FRONTAGE. Prescriptions for the first LAYER pertain to both FRONTAGES.
- c. Building Heights, SETBACKS shall conform to Table 6 and Table 12j.
- d. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor COMMERCIAL FUNCTION, which shall be a minimum of 11 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional STORY.
- e. In a PARKING STRUCTURE or garage, each level counts as a single STORY regardless of its relationship to habitable Stories.
- f. Height limits do not apply to ATTICS or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

5.6.2. Specific to zone T3

- a. No portion of the PRIVATE FRONTAGE may encroach the SIDEWALK.
- b. Open lanais may encroach the first LAYER 75% of its depth. (Table 15d)
- c. Balconies and bay windows may encroach the First LAYER 25% of its depth.

5.6.3. Specific to zone T4

- a. Balconies, open lanais and bay windows may encroach the first LAYER 100% of its depth. (Table 15d)
- b. AWNINGS may encroach the SIDEWALK to within two feet of the CURB but must clear the SIDEWALK vertically by at least 8 feet.

5.6.4. Specific to zones T5

- a. Awnings and GALLERIES may encroach the SIDEWALK to within two feet of the CURB but must clear the SIDEWALK vertically by at least 8 feet.
- b. STOOPS, LIGHTWELLS, balconies, bay windows, and terraces may encroach the first LAYER 100% of its depth (Table 15d)
- c. In the absence of a building FACADE along any part of a FRONTAGE LINE, a STREETSCREEN shall be built co-planar with the Facade.
- d. STREETSCREENS should be between 3.5 and 6 feet in height. The STREETSCREEN may be replaced by a hedge or fence by WARRANT. STREETSCREENS shall have openings no larger than necessary to allow automobile and pedestrian access.
- e. A first level RESIDENTIAL or LODGING FUNCTION should be raised a minimum of 2 feet from average SIDEWALK grade.

5.7. BUILDING FUNCTION

5.7.1. General to zones GB2, T3, T4, T5

- a. Buildings in each TRANSECT ZONE shall conform to the FUNCTIONS on Table 8 and Table 10 and Table 12k. FUNCTIONS that do not conform shall require approval by Warrant or Variance as specified on Table 10.

5.7.2. Specific to zone GB2,T3

- a. Accessory FUNCTIONS of Restricted LODGING or Restricted OFFICE shall be permitted within an ACCESSORY UNIT. See Table 8.
- 5.7.3. Specific to zones T4, T5
- a. Accessory FUNCTIONS of Limited LODGING or Limited OFFICE shall be permitted within an ACCESSORY UNIT. See Table 8.
- 5.7.4. Specific to zones T5
- a. First STORY COMMERCIAL FUNCTIONS shall be permitted.
 - b. Manufacturing FUNCTIONS within the first Story may be permitted by WARRANT.

5.8. PARKING AND DENSITY CALCULATIONS

- 5.8.1. Specific to zone GB2, T3
- a. Buildable DENSITY on a LOT shall be determined by the actual parking provided within the LOT as applied to the FUNCTIONS permitted in Table 8.
- 5.8.2. Specific to zones T4, T5
- a. Buildable DENSITY on a LOT shall be determined by the sum of the actual parking calculated as that provided (1) within the LOT (2) along the parking lane corresponding to the LOT FRONTAGE, and (3) by purchase or lease from a CIVIC PARKING RESERVE within the PEDESTRIAN SHED, if available.
 - b. The actual parking may be adjusted upward according to the SHARED PARKING FACTOR of Table 9 to determine the EFFECTIVE PARKING. The SHARED PARKING FACTOR is available for any two FUNCTIONS within any pair of adjacent BLOCKS.
 - c. Based on the EFFECTIVE PARKING available, the DENSITY of the projected FUNCTION may be determined according to Table 8.
 - d. Within the overlay area of a TRANSIT-ORIENTED DEVELOPMENT (TOD) the EFFECTIVE PARKING may be further adjusted upward by 30%.
 - e. The total DENSITY within each TRANSECT ZONE shall not exceed that specified by an approved Regulating Maps based on Article 3 or Article 4.
 - f. ACCESSORY UNITS do not count toward DENSITY calculations.
 - g. Liner Buildings less than 30 feet deep and no more than two STORIES shall be exempt from parking requirements.

5.9. PARKING LOCATION STANDARDS

- 5.9.1. General to zones GB2, T3, T4, T5
- a. Parking shall be accessed by REAR ALLEYS or REAR LANES when such are available on the REGULATING MAPS.
 - b. Open parking areas shall be masked from the FRONTAGE by a Building or STREETSCREEN.
 - c. For buildings on B-GRIDS, open parking areas may be allowed unmasked on the FRONTAGE, except for corner lots at intersections with the A-GRID.
- 5.9.2. Specific to zones GB2, T3
- a. Open parking areas shall be located at the second and third LOT LAYERS, except that DRIVEWAYS, drop-offs and unpaved parking areas may be located at the first LOT LAYER. (Table 15d)

- b. Garages shall be located at the third LAYER except that side- or rear-entry types may be allowed in the first or second LAYER.
- 5.9.3. Specific to zones T3, T4
 - a. DRIVEWAYS at FRONTAGES shall be no wider than 10 feet in the first LAYER.
- 5.9.4. Specific to zone T4
 - a. All parking areas and garages shall be located at the second or third LAYER.
- 5.9.5. Specific to zones T5
 - a. All parking lots, garages, and PARKING STRUCTURES shall be located at the second or third LAYER. (Table 15d)
 - b. Vehicular entrances to parking lots, garages, and PARKING STRUCTURES shall be no wider than 24 feet at the FRONTAGE.
 - c. Pedestrian exits from all parking lots, garages, and PARKING STRUCTURES should be directly to a FRONTAGE LINE (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.
 - d. PARKING STRUCTURES on the A-GRID shall have LINER BUILDINGS lining the first and second STORIES.
 - e. A minimum of one bicycle rack place should be provided within the PUBLIC or PRIVATE FRONTAGE for every ten vehicular parking spaces.

5.10. LANDSCAPE STANDARDS

- 5.10.1. General to zones GB2, T3, T4, T5
 - a. Impermeable surface shall be confined to the ratio of LOT coverage specified in Table 12f.
- 5.10.2. Specific to zones GB2, T3, T4
 - a. The first LAYER may not be paved, with the exception of DRIVEWAYS as specified in Section 5.10.3, Sections 5.10.4 and Section 5.10.5. (Table 15d)
 - b. The minimum required landscape area shall be thirty (30) percent of the first layer of Principal and Secondary Frontages.
 - c. Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.
- 5.10.3. Specific to zone T3
 - a. One (1) Tree shall be planted within the first Layer for every 800 square feet of landscape area, or any portion thereof. (Table 15d)
 - i. Substitutions:
 - 1) One (1) Tree may be substituted for two (2) Understory Trees;
 - 2) One (1) Understory Tree may be substituted for six (6) Shrubs.
 - ii. Tree Preservation Credit:
 - 1) One (1) Tree may be substituted for an existing Tree to be preserved provided that:

- It is four (4) Inches DBH or greater;
- Possesses a healthy and full canopy;
- Has incurred no damage that would undermine it's long-term vitality and quality.

b. Trees shall be naturalistically clustered.

c. Turfgrass lawns shall be permitted by WARRANT.

5.10.4. Specific to zone T4

- a. A minimum of one (1) Understory Tree or six (6) Shrubs shall be planted within the first LAYER for every 500 square feet of first layer Landscape Area. (Table 15d)
 - i. Next door Neighbor Tree Credit: Trees or Understory Trees planted in a next door neighbor's FIRST LAYER may count toward lot's FIRST LAYER requirement.
- b. Trees, if planted, should match the species of adjacent Street Trees on the Public Frontage.
- c. Turfgrass lawns shall be permitted by WARRANT.
- d. Porous paving materials are encouraged in order to increase storm water infiltration on site.

5.10.5. Specific to zones T5

- a. Trees shall not be required in the first LAYER.
- b. The first LAYER may be paved to match the pavement of the PUBLIC FRONTAGE.
- c. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of Tree.
- d. Porous paving materials are encouraged in order to increase storm water infiltration on site.

5.11. **SIGNAGE STANDARDS**

5.11.1. General to zones GB2, T3, T4, T5

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the PRINCIPAL ENTRANCE or at a mailbox.

5.11.2. Specific to zones GB2, T3

- a. SIGNAGE shall not be illuminated.

5.11.3. Specific to zones T4, T5

- a. Signage shall be externally illuminated, except that signage within the SHOPFRONT glazing may be neon lit.

5.11.4. Specific to zones GB2, T3, T4

- a. One blade sign for each business may be permanently installed perpendicular to the FAÇADE within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the SIDEWALK.

5.11.5. Specific to zones T5

- a. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached to and should be perpendicular to the FAÇADE, and shall clear 8 feet above the SIDEWALK.
- b. A single external permanent sign band may be applied to the FAÇADE of each building, providing that such sign not exceed 3 feet in height by any length.

ARTICLE 6. STANDARDS AND TABLES

TABLE 1. TRANSECT ZONE DESCRIPTIONS

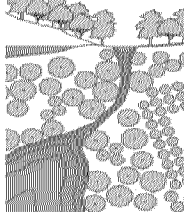
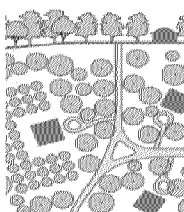
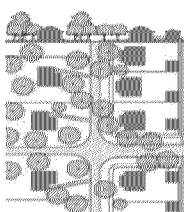
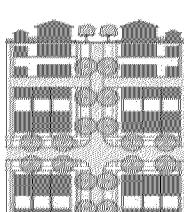
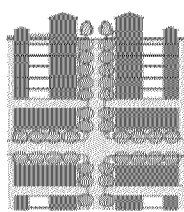
	GB1 GB-1 Greenbelt GB-1 Greenbelt Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Natural Landscape with some agricultural use Not applicable Not applicable Not applicable Parks, Greenways
	GB2 GB-2 Rural GB-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Primarily agricultural with woodland & wetland and scattered buildings Variable Setbacks Not applicable 1- to 2-Story Parks, Greenways
	T3 T-3 Sub-Urban T03 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep except on steep slopes. Blocks may be large and the roads irregular to accommodate natural conditions.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally Large and variable front and side yard Setbacks Lanais fences, naturalistic tree planting 1- to 2-Story with some 3-Story Parks, Greenways
	T4 T-4 General Urban T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized Blocks.	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Shallow to medium front and side yard Setbacks Porches, fences, Dooryards 2- to 3-Story with a few Mixed Use buildings Squares, Greens
	T5 T-5 Urban Center T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row-houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks	General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:	Shops mixed with Townhouses, larger Apartment houses, Offices work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity. Shallow Setbacks or none; buildings oriented to street defining a street wall Stoops, Shopfronts, Galleries 2- to 3-Story by Right, with up to 5-Story by Warrant, with some variation Parks, Plazas, and Squares, median landscaping.

TABLE 2. THOROUGHFARE ASSEMBLIES

KEY		XX- XX- XX- XX
Thoroughfare Type		
Right of Way Width		
Pavement Width		
Transportation		
THOROUGHFARE TYPES		
Highway:		HW
Boulevard:		BV
Avenue:		AV
Commercial Street:		CS
Drive:		DR
Street:		ST
Road:		RD
Rear Alley:		RA
Rear Lane:		RL
Bicycle Lane:		BL
Bicycle Trail:		BT
Bicycle Route:		BR
Sharrow:		SH
Path:		PT
Passage:		PS
Transit Route:		TR
		PA-XX-10
Thoroughfare Type	Shared-Use Path	
Transect Zone Assignment	All Transects	
Right-of-Way Width	Various*	
Pavement Width	10 feet	
Movement	Yield Movement	
Design Speed	15 MPH	
Pedestrian Crossing Time	N/A	
Traffic Lanes	Shared-Use Path	
Parking Lanes	None	
Curb Radius	AASHTO Design Radius	
Public Frontage Type		
Walkway Type	PC or Asphalt Concrete	
Planter Type	None	
Curb Type	Shoulder Clear Zone	
Landscape Type	Random Shaded Landscape	
Transportation Provision		

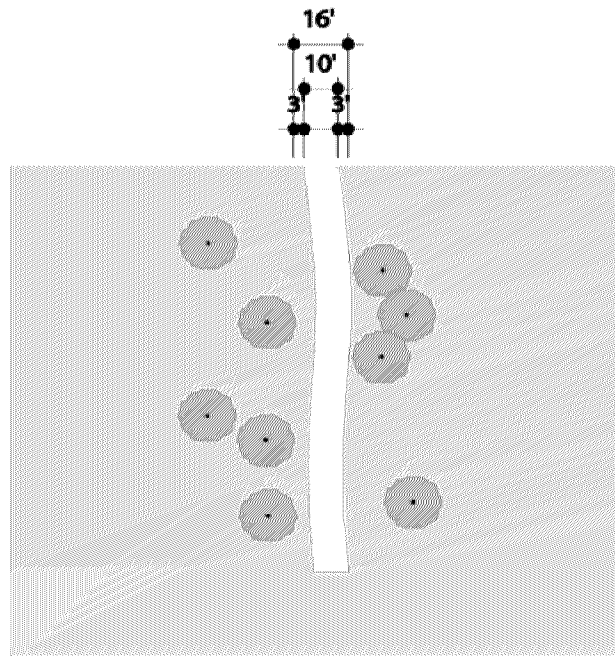
*Right of Way should be sufficient for switchback design to meet AASHTO and the Outdoor Access Guidelines with a goal to not exceed 5% gradient.

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR

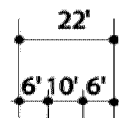


PA-16-10

Thoroughfare Type	Shared Use Path
Transect Zone Assignment	GB1, GB2, T3
Right-of-Way Width	16 feet
Pavement Width	10 feet
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	1 shared use lane
Parking Lanes	N/A
Curb Radius	N/A
Walkway Type	Paved, cinder, or other material
Planter Type	Continuous swale
Curb Type	Swale
Landscape Type	Trees clustered naturalistically
Transportation Provision	BR, PT

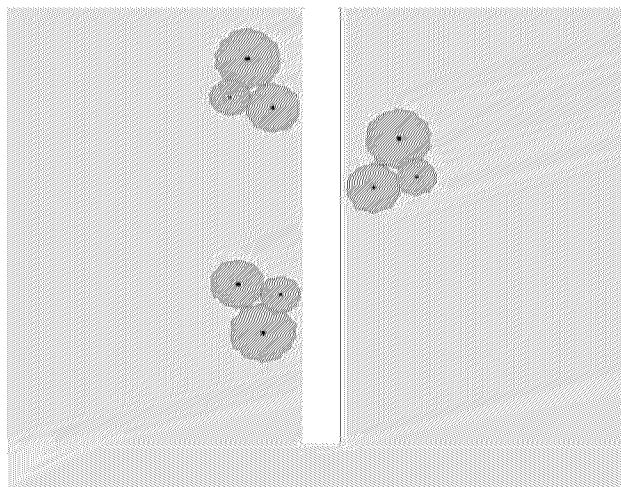
TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



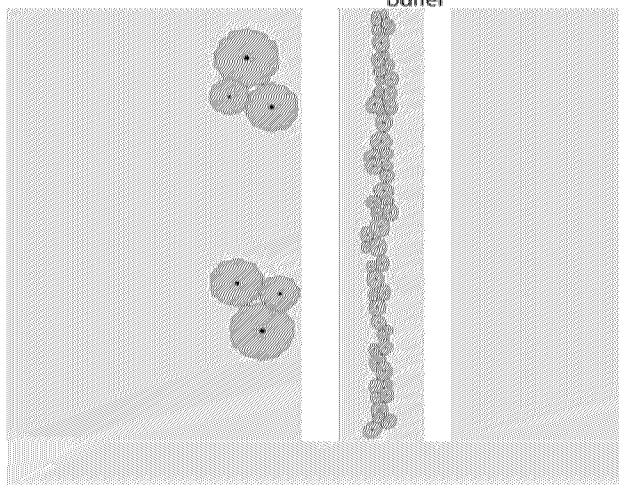
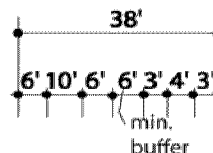
	PA-22-10
Thoroughfare Type	Shared Use Path
Transect Zone Assignment	GB1, GB2, T3
Right-of-Way Width	22 feet
Pavement Width	10 feet
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	1 shared use lane
Parking Lanes	N/A
Curb Radius	N/A
Walkway Type	Paved, cinder, or other material
Planter Type	Continuous swale
Curb Type	Swale
Landscape Type	Trees clustered naturalistically
Transportation Provision	BR, PT

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR

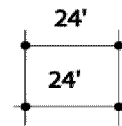


PA-38-32 EQ

Thoroughfare Type	Shared Use Path, Equestrian
Transect Zone Assignment	GB1, GB2
Right-of-Way Width	38 feet
Pavement Width	10 feet shared use, 4 feet equestrian
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	1 shared use lane, 1 equestrian path
Parking Lanes	N/A
Curb Radius	N/A
Walkway Type	Paved, cinder, or other material
Planter Type	Continuous swale
Curb Type	Swale
Landscape Type	Trees clustered naturalistically
Transportation Provision	BR, PT

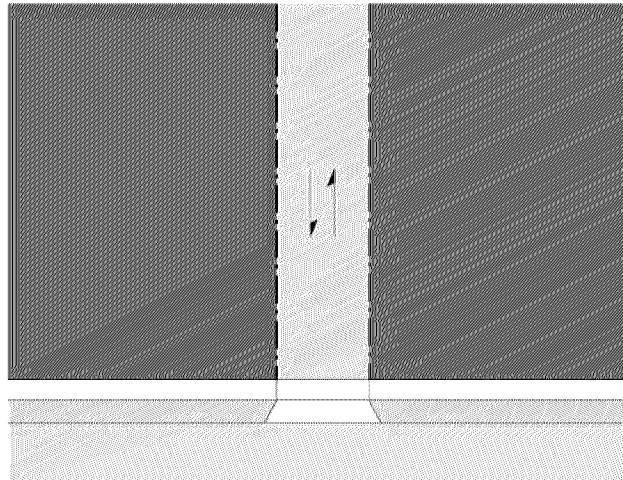
TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



	RA-24-24
Thoroughfare Type	Rear Alley
Transect Zone Assignment	T4
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	N/A
Parking Lanes	None
Curb Radius	Taper
Public Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Inverted Crown
Landscape Type	None
Transportation Provision	None

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

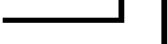
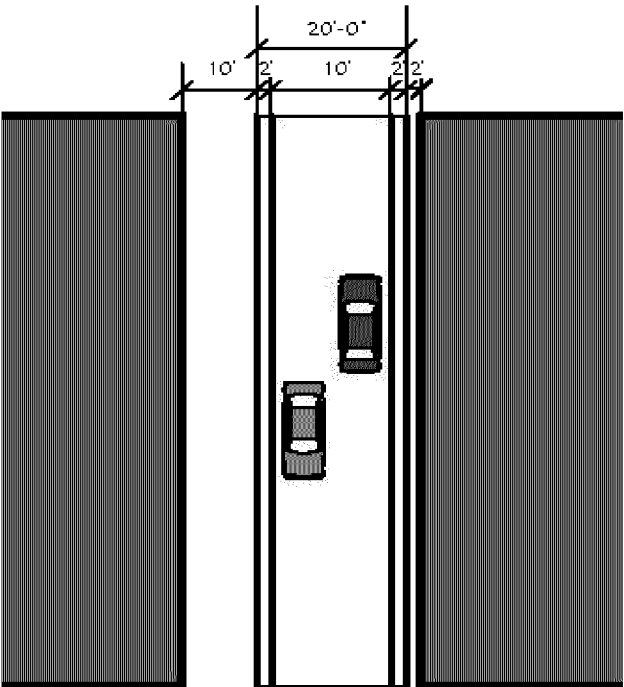
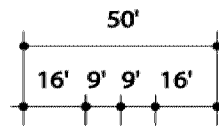
KEY	XX- XX- XX- XX	
Thoroughfare Type		
Right of Way Width		
Pavement Width		
Transportation		
THOROUGHFARE TYPES		
Highway:	HW	
Boulevard:	BV	
Avenue:	AV	
Commercial Street:	CS	
Drive:	DR	
Street:	ST	
Road:	RD	
Rear Alley:	RA	
Rear Lane:	RL	
Bicycle Lane:	BL	
Bicycle Trail:	BT	
Bicycle Route:	BR	
Sharrow:	SH	
Path:	PT	
Passage:	PS	
Transit Route:	TR	
		
		RL-20-16
Thoroughfare Type		Rear Lane
Transect Zone Assignment		T4, T5
Right-of-Way Width		20 feet
Pavement Width		16 feet
Movement		Two Way
Design Speed		
Pedestrian Crossing Time		
Traffic Lanes		1 Bi-Directional Lane @ 16'wide
Parking Lanes		None
Curb Radius		
Public Frontage Type		None
Walkway Type		None
Planter Type		None
Curb Type		None
Landscape Type		
Transportation Provision		N/A

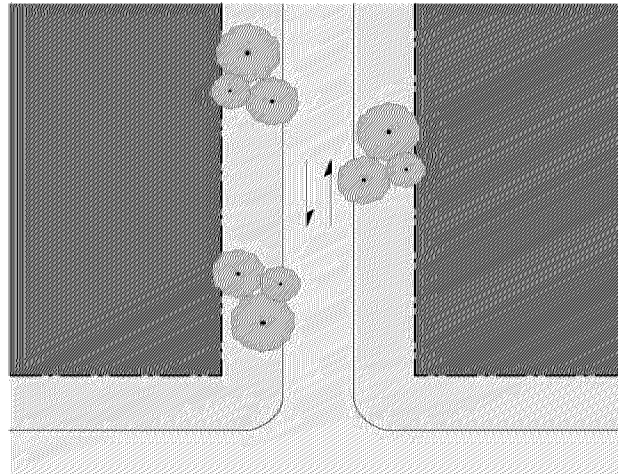
TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



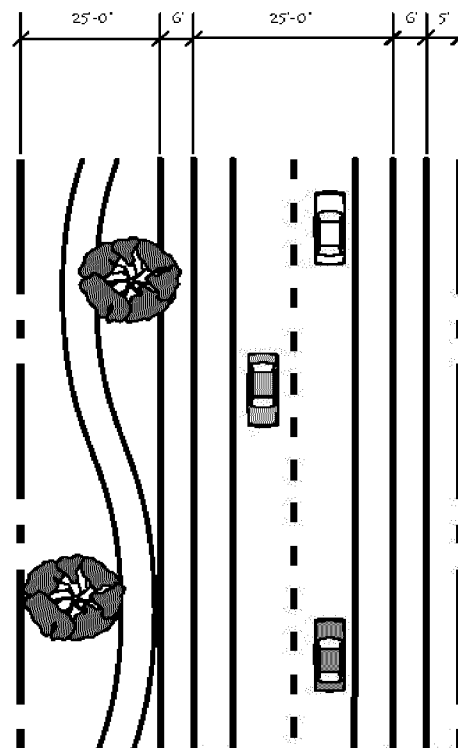
	RD-50-18
Thoroughfare Type	Road
Transect Zone Assignment	GB1, GB2, T3
Right-of-Way Width	50 feet
Pavement Width	18 feet
Movement	Slow Movement
Design Speed	15 MPH
Pedestrian Crossing Time	5.1 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25'
Public Frontage Type	Porch and Fence, Common Lawn
Walkway Type	Path optional
Planter Type	Continuous swale
Curb Type	Swale
Landscape Type	Trees clustered
Transportation Provision	BT

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



RD 78-36

Thoroughfare Type	Road
Transect Zone Assignment	All Transects
Right-of-Way Width	78 feet *
Pavement Width	36 feet
Movement	Free Movement
Design Speed	50 MPH
Pedestrian Crossing Time	10.3 seconds
Traffic Lanes	2 travel lanes & 2 shoulders
Parking Lanes	None
Curb Radius	Intersecting Road Governs
Public Frontage Type	
Walkway Type	Sidewalk & Shared-Use Path - PC or Asphalt Concrete
Planter Type	Continuous Swale
Curb Type	Safety Edge Taper
Landscape Type	
Transportation Provision	

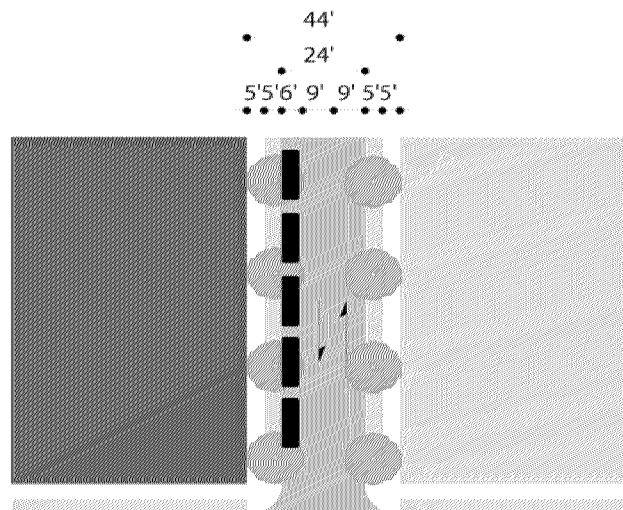
*Right of Way should be expanded at intersections to provide for Roundabouts or turn lanes and can be varied to accommodate Shared-Use Path meandering.

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



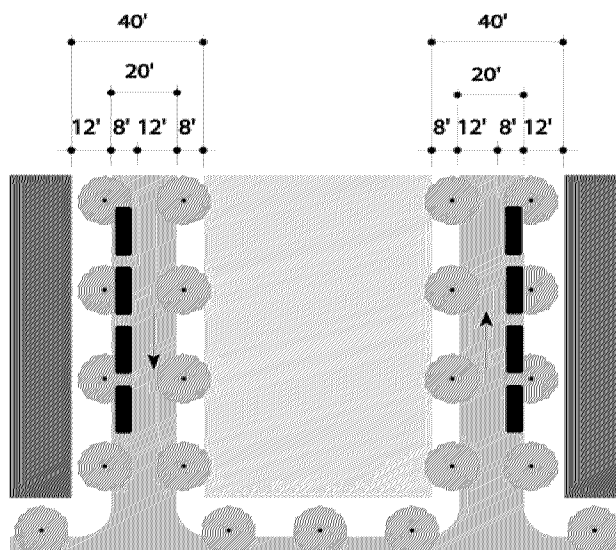
	DR-44-24
Thoroughfare Type	Drive
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	44 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	6.8 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side
Curb Radius	10'
Walkway Type	5' Sidewalk
Planter Type	5' continuous planter
Curb Type	Curb
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



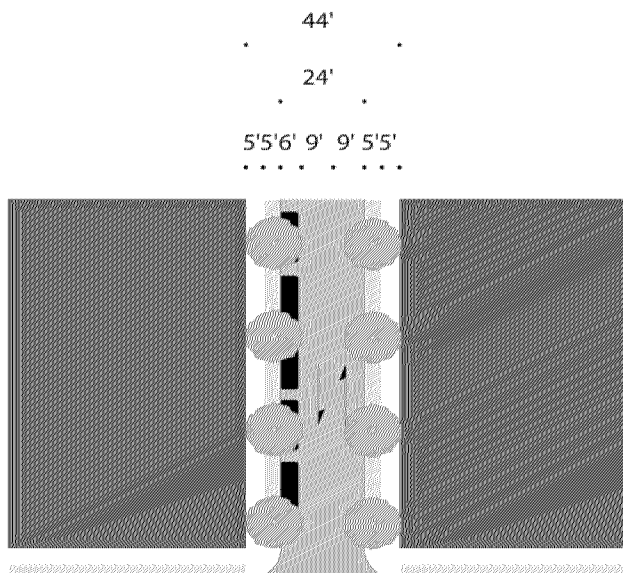
	DR-80-40
Thoroughfare Type	Drive
Transect Zone Assignment	T4, T5
Right-of-Way Width	80 feet
Pavement Width	40 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8' marked
Curb Radius	10'
Walkway Type	12' Sidewalk
Planter Type	4' tree wells
Curb Type	Curb
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



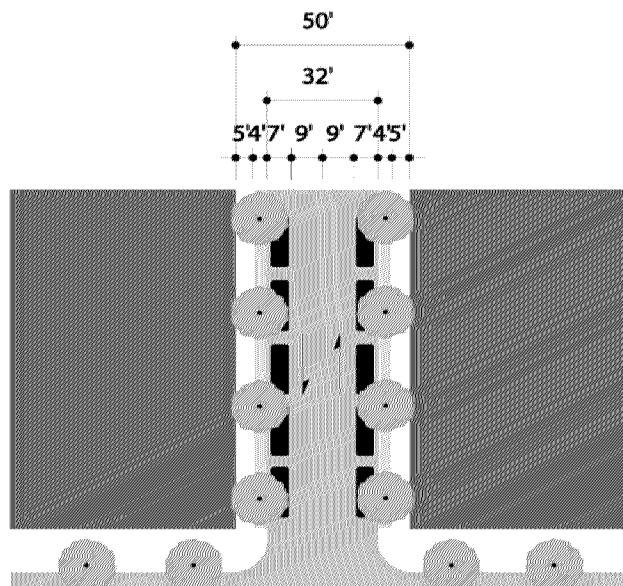
	ST-44-24
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4
Right-of-Way Width	44 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	6.8 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8' marked
Curb Radius	10'
Walkway Type	5' Sidewalk
Planter Type	5' continuous planter
Curb Type	Curb
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



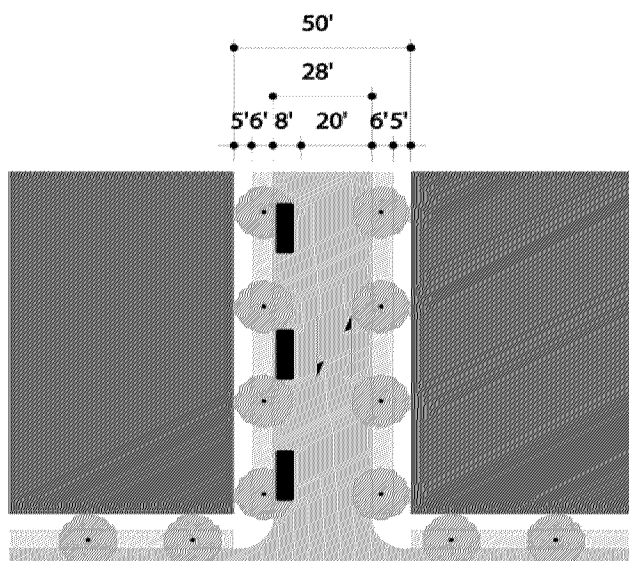
	ST-50-32
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4
Right-of-Way Width	50 feet
Pavement Width	32 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 7' marked
Curb Radius	10'
Walkway Type	5' Sidewalk
Planter Type	4' continuous Planter
Curb Type	Curb
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



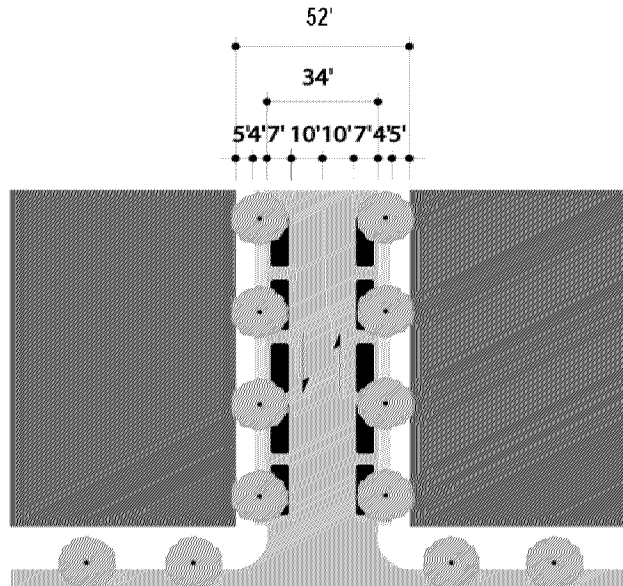
	ST-50-28
Thoroughfare Type	Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8' marked
Curb Radius	10'
Walkway Type	5' Sidewalk
Planter Type	6' continuous planter
Curb Type	Curb
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



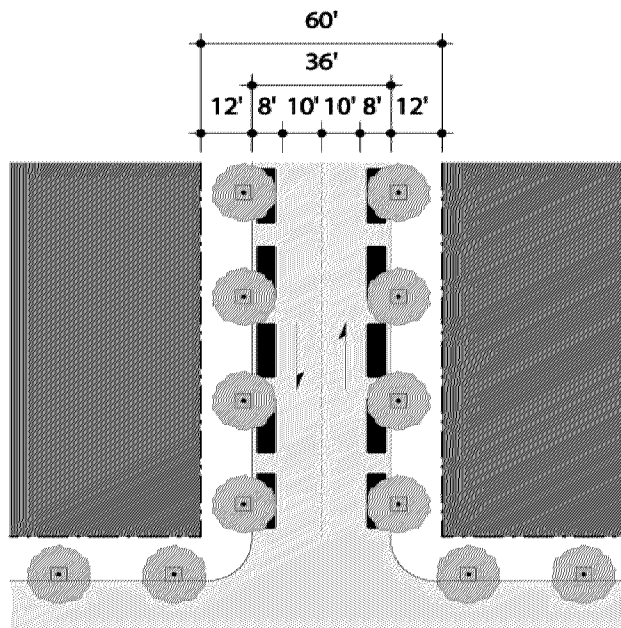
	ST-52-34
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	52 feet
Pavement Width	34 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 7' marked
Curb Radius	15'
Walkway Type	6' Sidewalk
Planter Type	7' continuous Planter
Curb Type	Curb
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



	CS-60-36
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	10.3 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 8' marked
Curb Radius	10'
Public Frontage Type	ST, FC, DY/LC, SH
Walkway Type	12' Sidewalk
Planter Type	4'x7.5' tree wells
Curb Type	Vertical
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR

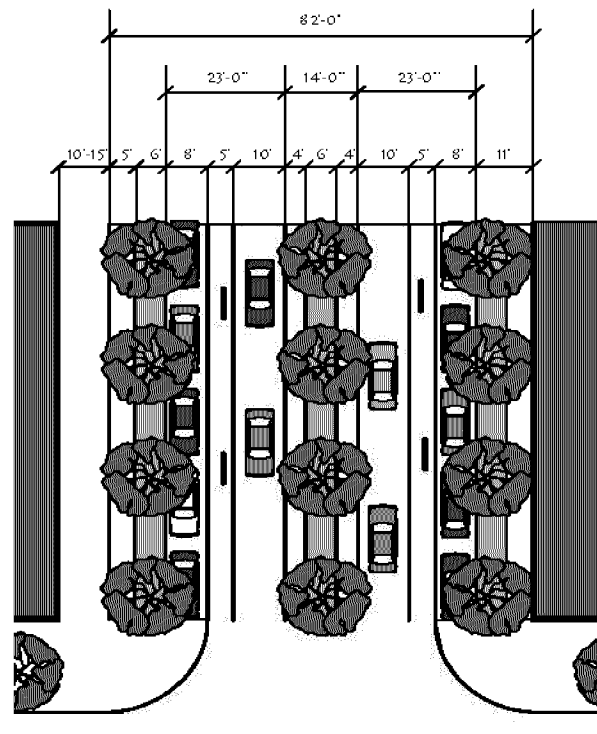
	CS-80-56
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	80 feet
Pavement Width	56 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	11.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	reverse diagonal both sides @ 18' marked
Curb Radius	5'
Public Frontage Type	Shopfront, Gallery
Walkway Type	12' Sidewalk
Planter Type	4'x7.5' tree well
Curb Type	Vertical
Landscape Type	Trees @ 30' o.c.Avg., not required with Gallery
Transportation Provision	BR, SH, TR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR

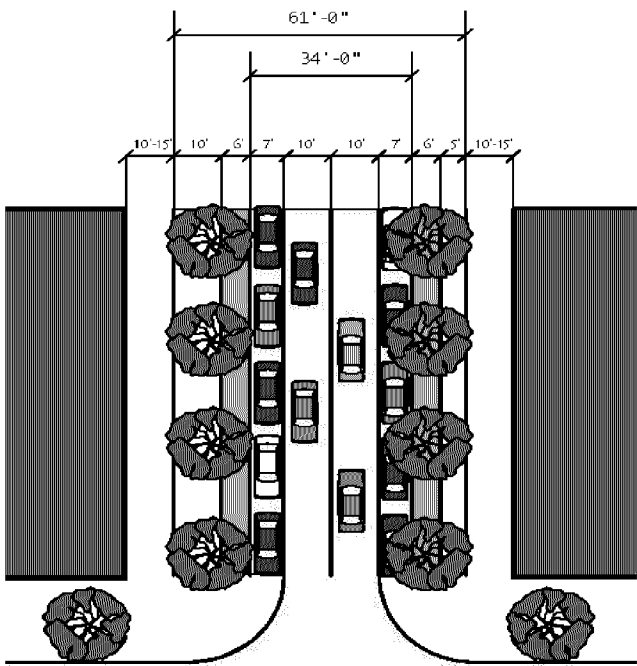


CS-82-46

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	82 feet
Pavement Width	46 feet
Movement	Two Way
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	2 lanes @ 10' wide
Parking Lanes	Both sides @ 8' marked
Curb Radius	
Public Frontage Type	Shopfront/Awning, Sloop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk; 11' when adjacent to storefront
Planter Type	6' continuous planter; 4'x4' tree well when adjacent to storefront
Curb Type	Curb
Landscape Type	
Transportation Provision	

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



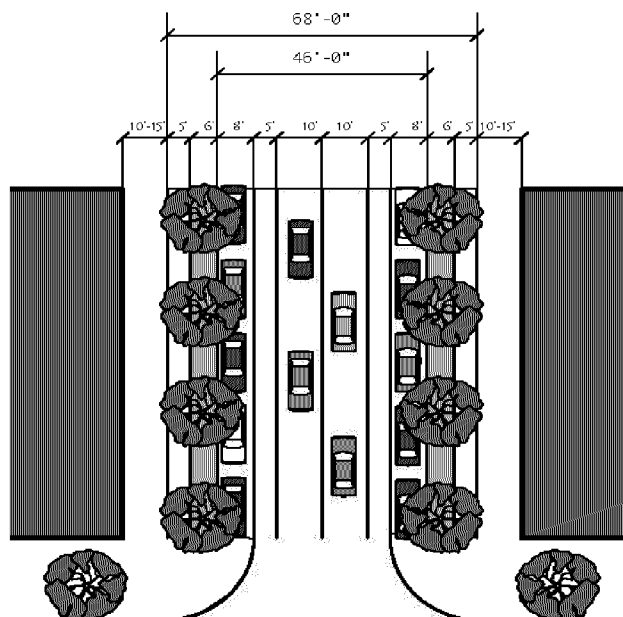
	AV-61-34
Thoroughfare Type	Avenue & Commercial Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	61 feet
Pavement Width	34 feet
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	2 lanes @ 10' wide
Parking Lanes	Both Sides @ 7' marked
Curb Radius	
Public Frontage Type	Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence 5' sidewalk & 10' multi-use path; 11' sidewalk & 6' sidewalk when adjacent to storefront
Walkway Type	
Planter Type	6' continuous planter; 4'x4' tree well when adjacent to storefront
Curb Type	Curb
Landscape Type	
Transportation Provision	

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



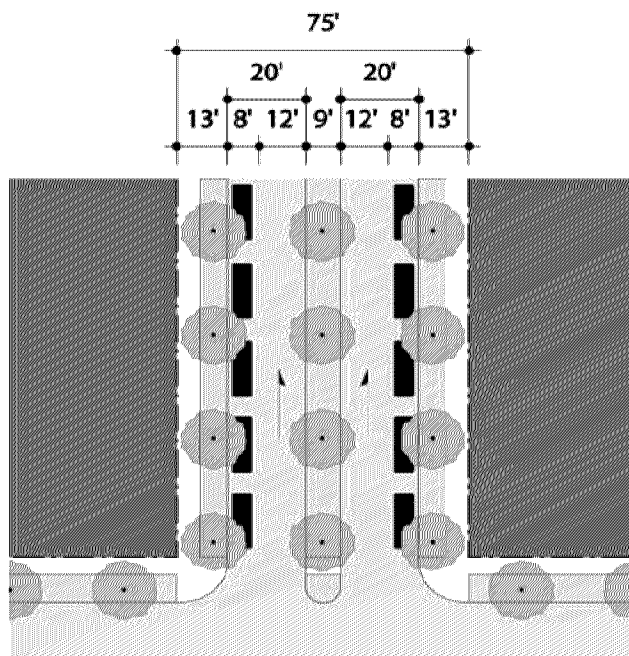
	AV-68-46
Thoroughfare Type	Avenue & Commercial Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	68 feet
Pavement Width	46 feet
Movement	Two Way
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	2 lanes @ 10' wide
Parking Lanes	Both sides @ 8' marked
Curb Radius	
Public Frontage Type	Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk; 11' when adjacent to storefront
Planter Type	6' continuous planter; 4'x4' tree well when adjacent to storefront
Curb Type	Curb
Landscape Type	
Transportation Provision	

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



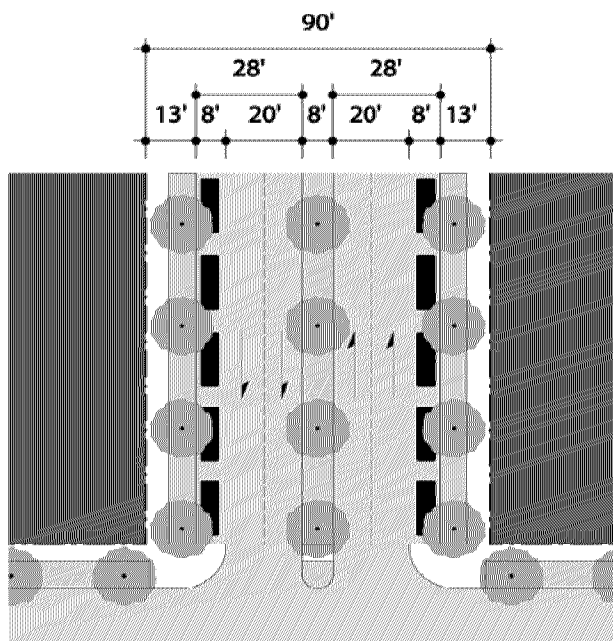
	AV-75-40
Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	75 feet
Pavement Width	40 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8' marked
Curb Radius	10'
Public Frontage Type	CL, LF, T/DY, FC, ST
Walkway Type	6' Sidewalk
Planter Type	7' continuous Planter
Curb Type	Vertical Curb, or Swale
Landscape Type	Trees @ 30' o.c. Avg.
Transportation Provision	BR, TR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

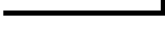
THOROUGHFARE TYPES

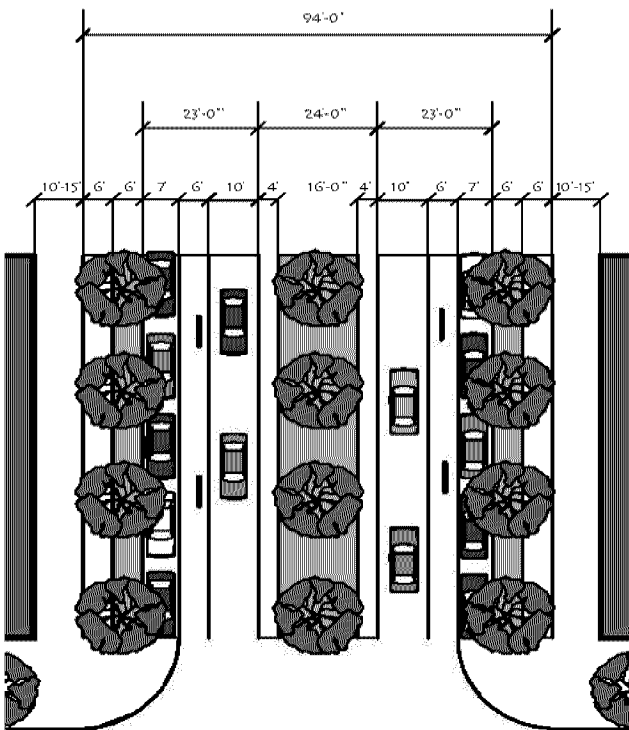
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



	AV-90-56
Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	90 feet
Pavement Width	56 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds at corners
Traffic Lanes	4 lanes
Parking Lanes	Both sides @ 8' marked
Curb Radius	10'
Public Frontage Type	LF, TL/DY, FC, ST
Walkway Type	6' Sidewalk
Planter Type	7' continuous Planter
Curb Type	Vertical Curb, or Swale
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR, TR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



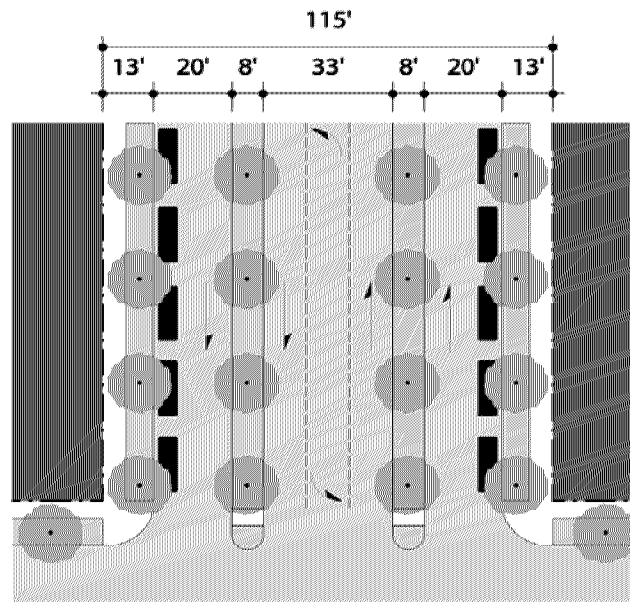
AV-94-46
Avenue & Commercial Street
T4, T5
94 feet
46 feet
Two Way
2 lanes @ 10' wide
Both sides @ 7' marked (T4), 8' marked (T5)
Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence
6' Sidewalk; 12' when adjacent to storefront
7' continuous planter; 4'x4' tree well when adjacent to storefront
Curb
Transportation Provision

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



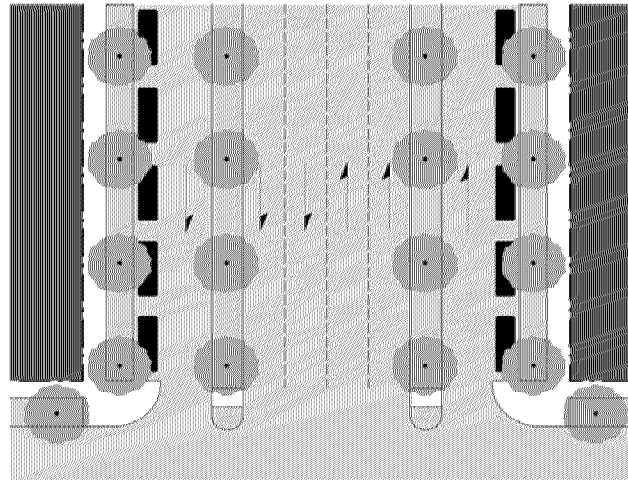
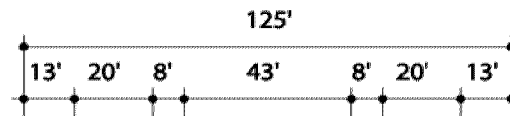
	BV-115-33
Thoroughfare Type	Boulevard
Transect Zone Assignment	T5
Right-of-Way Width	115 feet
Pavement Width	20 feet - 33 feet - 20 feet
Movement	Free Movement (inner lanes)
Design Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 9.4 - 5.7 seconds
Traffic Lanes	3 lanes, one turning lane & 2 one-way access roads
Parking Lanes	8'
Curb Radius	10'
Public Frontage Type	LF, TL/DY, FC, ST
Walkway Type	6' Sidewalk
Planter Type	7' continuous Planter
Curb Type	Vertical
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR, TR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



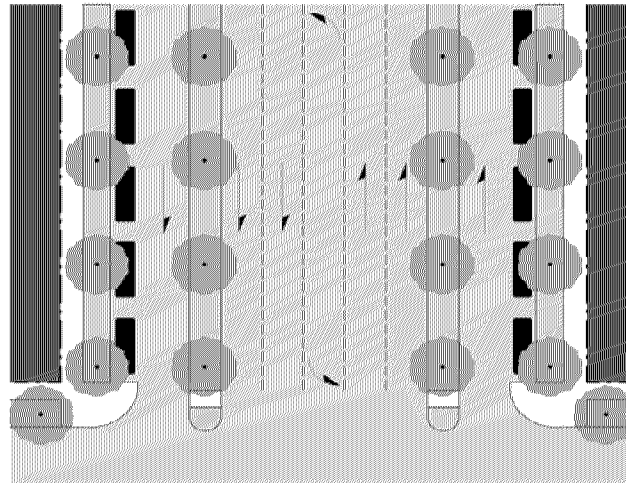
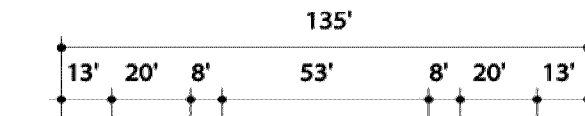
	BV-125-43
Thoroughfare Type	Boulevard
Transect Zone Assignment	T5
Right-of-Way Width	125 feet
Pavement Width	20 feet - 43 feet - 20 feet
Movement	Free Movement (inner lanes)
Design Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 12.2 - 5.7 seconds
Traffic Lanes	4 lanes, & 2 one-way access roads
Parking Lanes	8'
Curb Radius	10'
Public Frontage Type	LF, TL/DY, FC, ST
Walkway Type	6' Sidewalk
Planter Type	7' continuous Planter
Curb Type	Vertical
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR, TR

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

KEY	XX- XX- XX- XX
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Lane:	BL
Bicycle Trail:	BT
Bicycle Route:	BR
Sharrow:	SH
Path:	PT
Passage:	PS
Transit Route:	TR



	BV-135-53
Thoroughfare Type	Boulevard
Transect Zone Assignment	T5
Right-of-Way Width	135 feet
Pavement Width	20 feet - 53 feet - 20 feet
Movement	Free Movement (inner lanes)
Design Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 15.1 - 5.7 seconds
Traffic Lanes	5 lanes, 1 turning lane & 2 one-way access roads
Parking Lanes	8'
Curb Radius	10'
Public Frontage Type	LF, TL/DY, FC, ST
Walkway Type	6' Sidewalk
Planter Type	7' continuous Planter
Curb Type	Vertical
Landscape Type	Trees @ 30' o.c.Avg.
Transportation Provision	BR, TR

TABLE 3. PUBLIC LIGHTING

Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types

	GB1	GB2	T3	T4	T5	SD
Cobra Head 	■					■
Pipe 	■	■	■			
Post 		■	■	■		■
Column 			■	■		
Double Column 					■	

TABLE 4. PUBLIC PLANTING

This table shows six common types of Street Tree shapes and their appropriateness relative to Thoroughfare type, which are relative to Tansect Zones. The local planning office selects species appropriate for the bioregion. Note all species of Palm trees allowed in all zones.

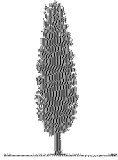
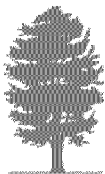
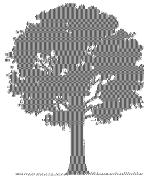
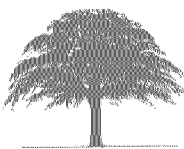
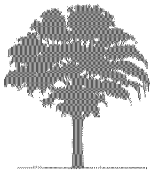
	HW	RD	ST	DR	AV	CS	BV
Columnar 	☒	☒	☒	☒	☒	☒	☒
Oval 	☒	☒	☒	☒	☒	☒	☒
Rounded 	☒	☒	☒	☒	☒		
Conical 	☒	☒	☒	☒	☒		☒
Spreading 	☒	☒	☒	☒			
Vase 	☒	☒	☒	☒			

TABLE 5. PRIVATE FRONTAGES

This Private Frontage is the areas between the building Facades and the Lot lines.

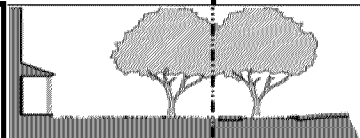
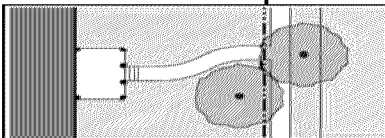
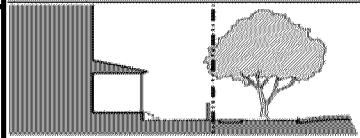
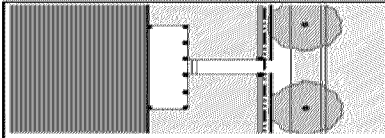
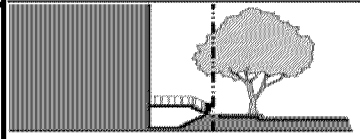
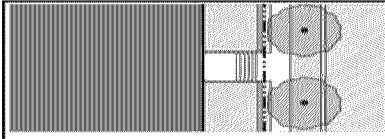
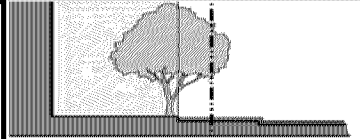
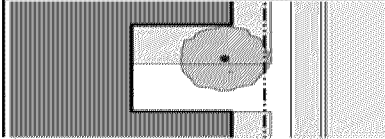
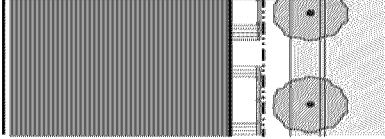
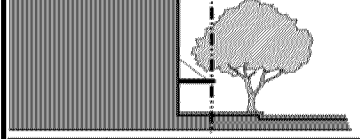
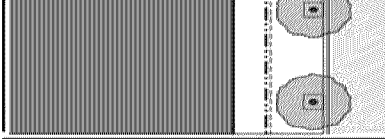
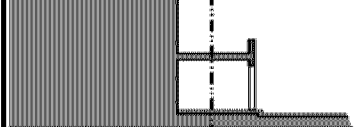
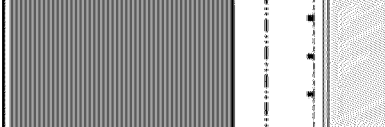
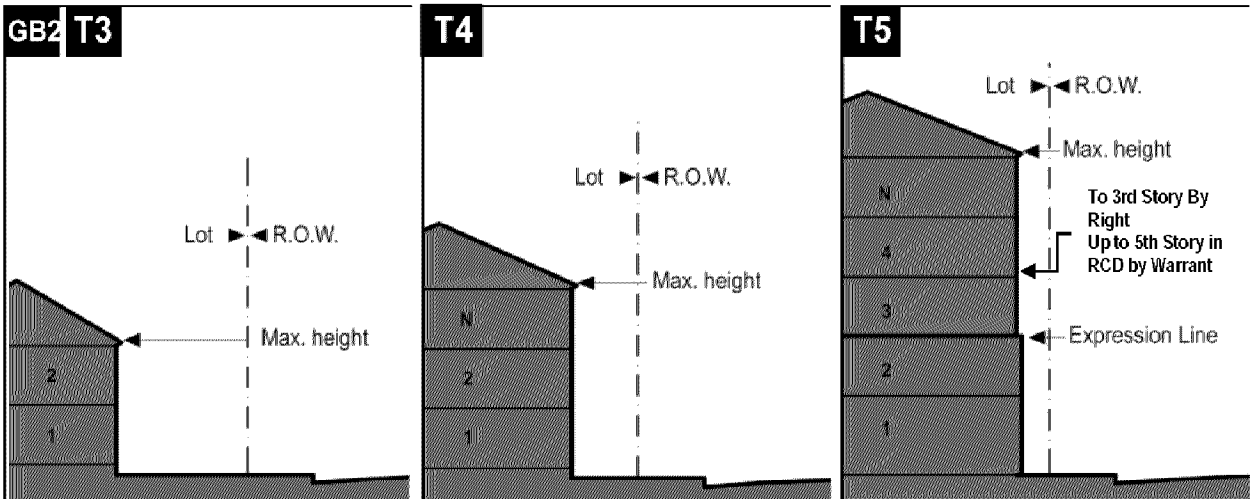
		Section		Plan		
		Lot ▶	◀ R.O.W.	Lot ▶	◀ R.O.W.	
		Private ▶	◀ Public	Private ▶	◀ Public	
		Frontage	Frontage	Frontage	Frontage	
a.	Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The Front Yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.					GB2 T3
b.	Lanai & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached lanai permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Lanais shall be no less than 8 feet deep.					T3 T4 T5
c.	Terrace or Lightwell: a frontage wherein the Façade is set back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Recessed					T4 T5
d.	Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.					T4 T5
e.	Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.					T4 T5
f.	Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.					T4 T5
g.	Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.					T4 T5

TABLE 6. BUILDING CONFIGURATION

This table shows the configurations for different building heights for each Transect Zone. Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Table 12k.

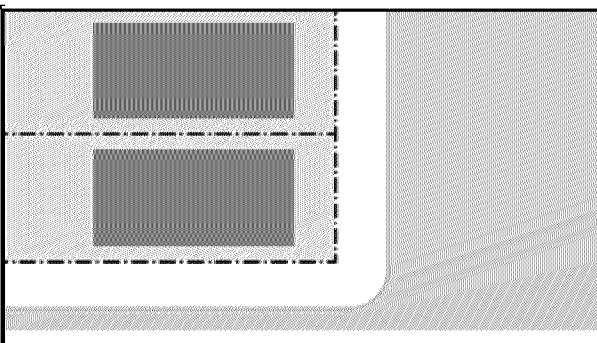
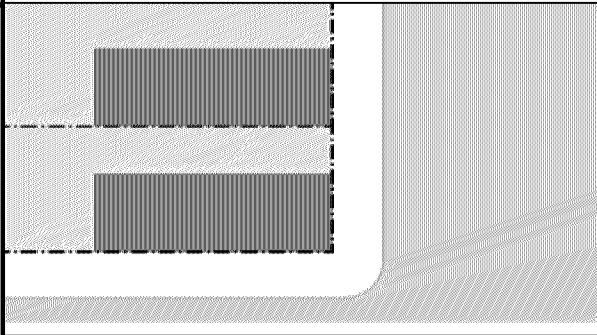
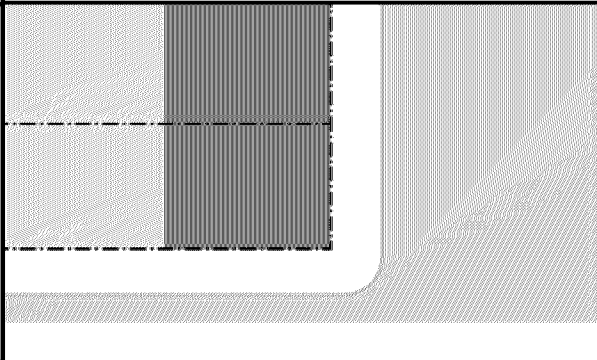
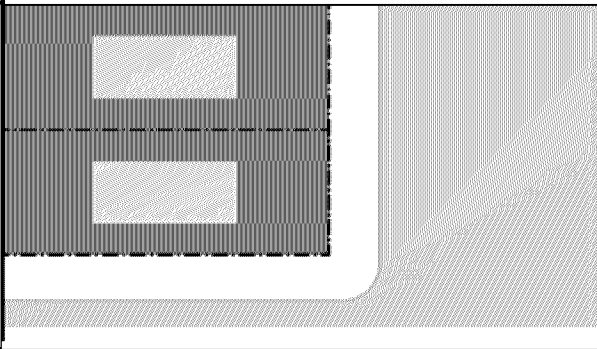
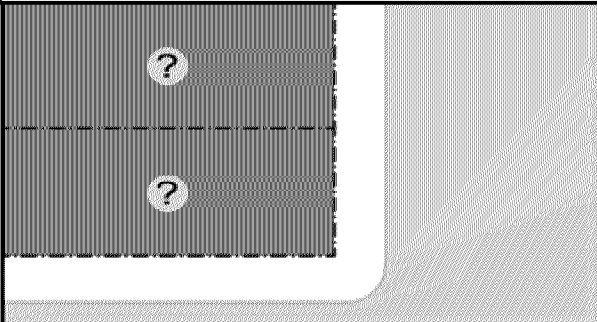


1. Building height shall be measured in number of Stories, excluding Attics and raised basements. Height limits also do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures.
3. Height shall be measured from the average ENFRONTING SIDEWALK grade to the uppermost eave of a main pitched roof (not of a dormer), or to the uppermost roof deck (not the top of parapet) of a flat roof.
4. Within T5 allow building height to be up to 3-Story BY RIGHT and up to 5-Story in a TOD RCD by Warrant.

2. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor COMMERCIAL FUNCTION, which shall be a minimum of 11 feet and may be a maximum of 24 feet.

TABLE 7. BUILDING DISPOSITION

The Private Frontage is the area between the building Facades and the Lot lines.

a. Edgeyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.		GB2 T3 T4
b. Sideyard: Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.		T4 T5
c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.		T4 T5
d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas. Courtyards are permitted in T4 with an 18 in. min. front Setback.		T5
e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.		SD

This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 10.

TABLE 10. SPECIFIC FUNCTION

This table expands the categories of Table 8 to delegate specific Functions and uses within Transect Zones.

	GB2	T3	T4	T5	SD		GB1	GB2	T3	T4	T5	SD
a. RESIDENTIAL						f. OTHER: AGRICULTURE						
Mixed Use Block				■	□	Grain Storage						□
Flex Building			■	■	□	Livestock Pen	□	■				□
Apartment Building			■	■		Greenhouse	■	■	■			□
Live/Work Unit		■	■	■	□	Stable	■	■	□			□
Row House			■	■		Kennel	■	■	□	□	□	□
Duplex House		■	■	■		f. OTHER: AUTOMOTIVE						
Courtyard House			■	■		Gasoline				□	□	■
Sideyard House		■	■	■		Automobile Service						■
Cottage		■	■			Truck Maintenance						■
House	■	■	■			Drive-Through Facility					□	■
Accessory Unit	■	■	■	■		Rest Stop	■	■				□
b. LODGING						Roadside Stand	■	■				□
Hotel (no room limit)				■	□	Billboard						□
Inn (up to 12 rooms)	□		■	■		Shopping Center						□
Bed & Breakfast (up to 5 rooms)	□	■	■	■		Shopping Mall						□
S.R.O. Hostel		□	□	□	□	f. OTHER: CIVIL SUPPORT						
School Dormitory			■	■	■	Fire Station			■	■	■	■
c. OFFICE						Police Station				■	■	■
Office Building			■	■	□	Cemetery		■	□	□		■
Live/Work Unit		■	■	■	□	Funeral Home				■	■	■
d. RETAIL						Hospital					□	■
Open-Market Building	■	■	■	■	■	Medical Clinic				□	■	■
Retail Building			■	■	■	f. OTHER: EDUCATION						
Display Gallery			■	■	□	College					□	■
Restaurant			■	■	■	High School				□	□	■
Kiosk			■	■	□	Trade School					□	■
Push Cart				□	□	Elementary School			□	■	■	■
Liquor Selling Establishment			□	□	□	Other - Childcare Center		■	■	■	■	□
Adult Entertainment					□	f. OTHER: INDUSTRIAL						
e. CIVIC						Heavy Industrial Facility						■
Bus Shelter		■	■	■	■	Light Industrial Facility				□	□	■
Convention Center					■	Truck Depot						■
Conference Center				□	■	Laboratory Facility					□	■
Exhibition Center					■	Water Supply Facility						■
Fountain or Public Art	■	■	■	■	■	Sewer and Waste Facility						■
Library			■	■	■	Electric Substation	□	□	□	□	□	■
Live Theater				■	■	Wireless Transmitter	□	□				■
Movie Theater				■	■	Cremation Facility						■
Museum				□	■	Warehouse						■
Outdoor Auditorium		■		■	■	Produce Storage						■
Parking Structure				■	■	Mini-Storage						■
Passenger Terminal				□	■							
Playground	■	■	■	■	■							
Sports Stadium					■							
Surface Parking Lot			□	□	■							
Religious Assembly	■	■	■	■	■							

■ BY RIGHT
□ BY WARRANT

TABLE 11. CIVIC SPACE

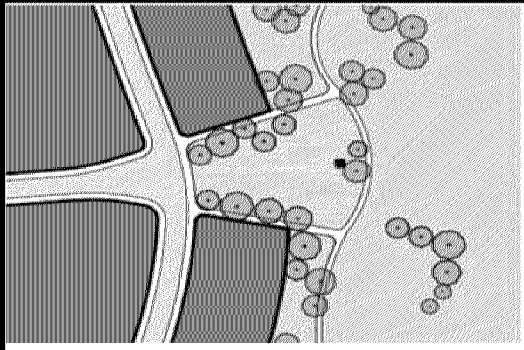
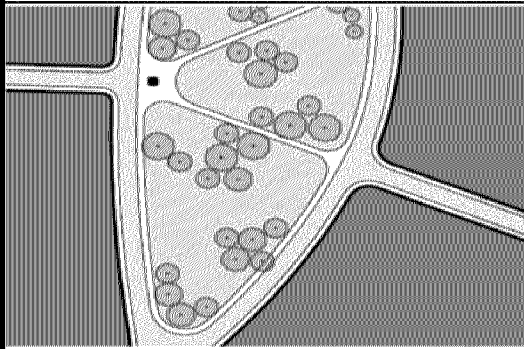
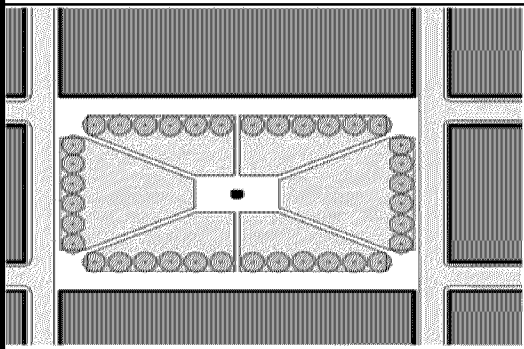
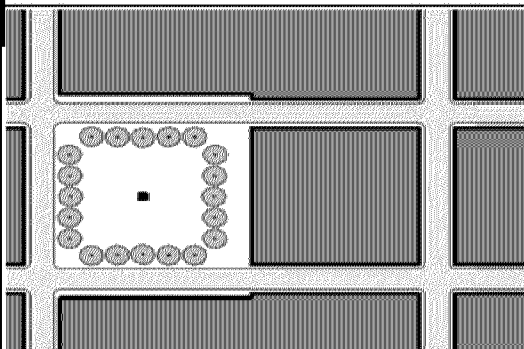
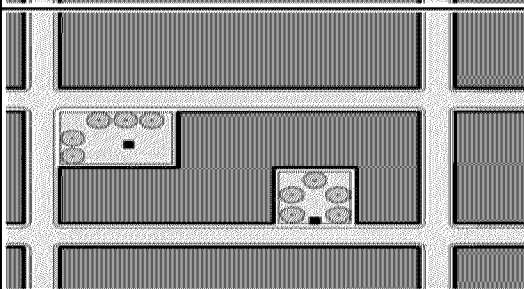
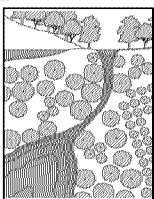
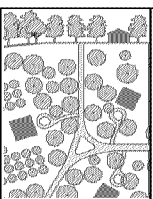
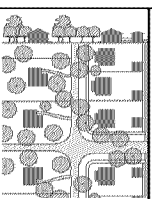
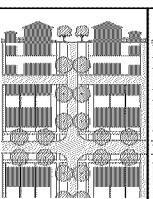
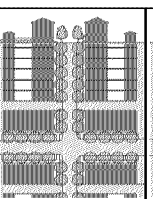
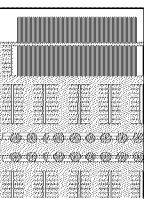
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland an open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones. Cultural Sites and Historic Trails may be included in Parks.		GB1 GB2 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 lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres. Cultural Sites may be included in Greens.		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 the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.		T4 T5
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. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.		T5
e. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.		T1 T2 T3 T4 T5

TABLE 12. SUMMARY TABLE

											
GB1 NATURAL ZONE		GB2 RURAL ZONE		T3 SUB-URBAN ZONE		T4 GENERAL URBAN ZONE		T5 URBAN CENTER ZONE		SD1 MIXED USE INDUSTRIAL (See Table 13)	
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)											
TND requires		no minimum		10% max.		30% min.		30-60%		5-40%	
RCD requires		no minimum		not permitted		20-30%		20-60%		20-60%	
b. BASE RESIDENTIAL DENSITY (See Section 3.8)											
By Right		by Variance		0.25 units/acre gross		6 units/ac. Gross		12 units/ac. Gross		30 units/ac. Gross	
Other Functions		by Variance		by Variance		5-20%		5-30%		15-70%	
c. BLOCK SIZE											
Block Perimeter		no maximum		3,000 ft. max.		3,000 ft. max.		2,400 ft. max.		2,000 ft. max*	
										3,000 ft. max. with parking structures	
d. THOROUGHFARES (See Table 2)											
HW		permitted		permitted		not permitted		not permitted		not permitted	
BV		not permitted		not permitted		not permitted		permitted		permitted	
AV		not permitted		not permitted		permitted		permitted		permitted	
CS		not permitted		not permitted		not permitted		permitted		permitted	
DR		not permitted		not permitted		permitted		permitted		permitted	
ST		not permitted		not permitted		permitted		permitted		not permitted	
RD		permitted		permitted		permitted		not permitted		not permitted	
Rear Lane		permitted		permitted		permitted		permitted		permitted	
Rear Alley		not permitted		not permitted		not permitted		required*		required	
Path		permitted		permitted		permitted		permitted		not permitted	
Passage		not permitted		not permitted		not permitted		permitted		permitted	
Bicycle Trail		permitted		permitted		permitted		not permitted **		not permitted	
Bicycle Lane		permitted		permitted		permitted		permitted		not permitted	
Bicycle Route		permitted		permitted		permitted		permitted		permitted	
										* not required if access points are limited to 150 feet per block face	
										** permitted with Open Spaces	
e. CIVIC SPACES (See Table 11)											
Trail		permitted		permitted		permitted		by Warrant		by Warrant	
Park		permitted		permitted		permitted		by Warrant		by Warrant	
Cultural Site		permitted		permitted		permitted		permitted		permitted	
Green		not permitted		not permitted		permitted		permitted		permitted	
Square		not permitted		not permitted		not permitted		permitted		permitted	
Plaza		not permitted		not permitted		not permitted		not permitted		permitted	
Playground		permitted		permitted		permitted		permitted		permitted	
f. LOT OCCUPATION											
Lot Width		not applicable		180 ft. max.		50 ft. min. 90 ft. max		18 ft. min. 96 ft. max		18 ft. min. 180 ft. max	
Lot Coverage		not applicable		not applicable		60% max.		70% max.		80% max.	
g. SETBACKS - PRINCIPAL BUILDING (See Table 13)											
(g.1) Front Setback Principal		not applicable		24 ft. min.		11 ft. min.		6 ft. min. 18 ft. max.		0 ft. min. 12 ft. max.	
(g.2) Front Setback Secondary		not applicable		24 ft. min.		11 ft. min.		6 ft. min. 18 ft. max.		0 ft. min. 12 ft. max.	
(g.3) Side Setback		not applicable		24 ft. min.		6 ft. min.		0 ft. min.		0 ft. min. 12 ft. max.	
(g.4) Rear Setback		not applicable		24 ft. min.		6 ft. min.		3 ft. min. *		3 ft. min. *	
Frontage Buildout		not applicable		not applicable		50% min.		70% min.		80% min.	
										* or 15' from centerline of Rear Alley	
h. SETBACKS - OUTBUILDING (See Table 13)											
Front Setback		not applicable		20 ft. min. + bldg.setback		20 ft. min. + bldg.setback		20 ft. min. + bldg.setback		40 ft. max. from rear prop.	
Side Setback		not applicable		12 ft. min.		3 ft. or 6 ft.		0 ft. min. or 3 ft.		0 ft. min.	
Rear Setback		not applicable		12 ft. min.		3 ft. min.		3 ft.		3 ft. max.	
i. BUILDING DISPOSITION (See Table 7)											
Edgeyard		permitted		permitted		permitted		permitted		by Warrant	
Sidyard		not permitted		not permitted		not permitted		permitted		permitted	
Rearyard		not permitted		not permitted		not permitted		permitted		permitted	
Courtyard		not permitted		not permitted		not permitted		by Warrant *		permitted	
j. PRIVATE FRONTAGES (See Table 5)											
										* with 18" min. Front Setback	
Common Yard		not applicable		permitted		permitted		not permitted		not permitted	
Lanai & Fence		not applicable		by Warrant		permitted		permitted		by Warrant	
Terrace, Dooryard		not applicable		not permitted		not permitted		permitted		permitted	
Forecourt		not applicable		not permitted		not permitted		permitted		permitted	
Stoop		not applicable		not permitted		not permitted		permitted		permitted	
Shopfront		not applicable		not permitted		not permitted		permitted		permitted	
Gallery		not applicable		not permitted		not permitted		permitted		permitted	
Parking Lot		not applicable		not permitted		not permitted		not permitted		permitted	
k. BUILDING CONFIGURATION (See Table 5)											
Principal Building		not applicable		2 stories max.		2 stories max.		3 stories max.		3 stories max. 2 min.*/**	
Outbuilding		not applicable		2 stories max.		2 stories max.		2 stories max.		2 stories max.	
										*1 story permitted by Warrant	
										** Up to 5 story permitted in RCD by Warrant	
l. BUILDING FUNCTION (See Table 8 and Table 10)											
Residential		not applicable		restricted use		restricted use		limited use		open use	
Lodging		not applicable		restricted use		restricted use		limited use		open use	
Office		not applicable		restricted use		restricted use		limited use		open use	
Retail		not applicable		restricted use		restricted use		limited use		open use	
Light Industrial		not applicable		not applicable		not applicable		not applicable		by Warrant	

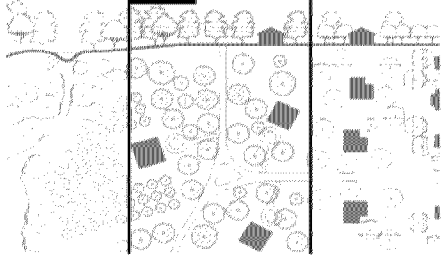
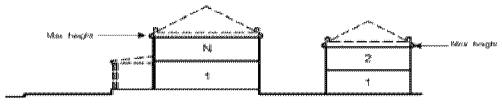
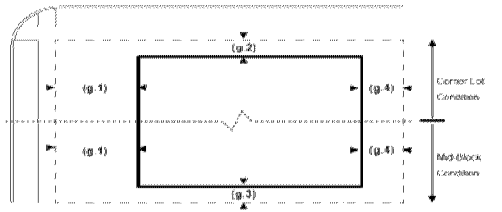
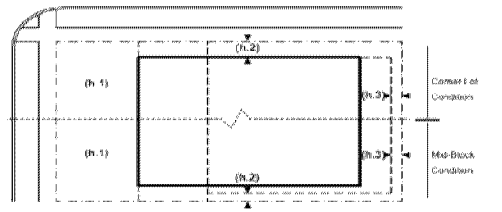
ARTICLE 5
ARTICLE 3.4

DISPOSITION
CONFIGURATION
FUNCTION

ARTICLE 5
ARTICLE 3.4

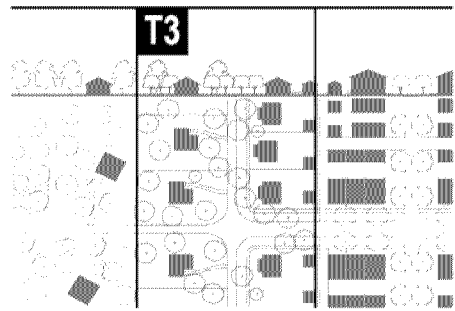
TABLE 13. FORM-BASED CODE GRAPHICS

TABLE 13A. FORM-BASED CODE GRAPHICS – GB2

GB2  (See Table 1)	BUILDING CONFIGURATION 1 Building height shall be measured in number of Stories, excluding Attics and raised basements. 2 Stories may not exceed 14 feet in height from finished floor to finished ceiling. 3 Height shall be measured to the eave or roof deck as specified on Table 6 																																																										
GB2 RURAL ZONE i. BUILDING FUNCTION (See Table 8 and Table 10) <table border="1"> <tr><td>Residential</td><td>restricted use</td></tr> <tr><td>Lodging</td><td>restricted use</td></tr> <tr><td>Office</td><td>restricted use</td></tr> <tr><td>Retail</td><td>restricted use</td></tr> <tr><td>Light Industrial</td><td>not applicable</td></tr> </table> k. BUILDING CONFIGURATION (See Table 6) <table border="1"> <tr><td>Principal Building</td><td>2 stories max.</td></tr> <tr><td>Outbuilding</td><td>2 stories max.</td></tr> </table> f. LOT OCCUPATION (See Table 12f) <table border="1"> <tr><td>Lot Width</td><td>180 ft. max.</td></tr> <tr><td>Lot Coverage</td><td>not applicable</td></tr> </table> l. BUILDING DISPOSITION (See Table 7) <table border="1"> <tr><td>Edgeward</td><td>permitted</td></tr> <tr><td>Sideward</td><td>not permitted</td></tr> <tr><td>Reward</td><td>not permitted</td></tr> <tr><td>Courtyard</td><td>not permitted</td></tr> </table> g. SETBACKS - PRINCIPAL BUILDING (See Table 12g) <table border="1"> <tr><td>(g.1) Front Setback Principal</td><td>24 ft. min.</td></tr> <tr><td>(g.2) Front Setback Secondary</td><td>24 ft. min.</td></tr> <tr><td>(g.3) Side Setback</td><td>24 ft. min.</td></tr> <tr><td>(g.4) Rear Setback</td><td>24 ft. min.</td></tr> <tr><td>Frontage Buildout</td><td>not applicable</td></tr> </table> h. SETBACKS - OUTBUILDING (See Table 12h) <table border="1"> <tr><td>(h.1) Front Setback</td><td>20 ft. min. + bldg. setback</td></tr> <tr><td>(h.2) Side Setback</td><td>12 ft. min.</td></tr> <tr><td>(h.3) Rear Setback</td><td>12 ft. min.</td></tr> </table> j. PRIVATE FRONTAGES (See Table 5) <table border="1"> <tr><td>Common Yard</td><td>permitted</td></tr> <tr><td>Lanai & Fence</td><td>by Warrant</td></tr> <tr><td>Terrace, Dooryard</td><td>not permitted</td></tr> <tr><td>Forecourt</td><td>not permitted</td></tr> <tr><td>Stoop</td><td>not permitted</td></tr> <tr><td>Shopfront</td><td>not permitted</td></tr> <tr><td>Gallery</td><td>not permitted</td></tr> <tr><td>Parking Lot</td><td>not permitted</td></tr> </table> Refer to Summary Table 12 PARKING PROVISIONS (See Table 8 & 9)	Residential	restricted use	Lodging	restricted use	Office	restricted use	Retail	restricted use	Light Industrial	not applicable	Principal Building	2 stories max.	Outbuilding	2 stories max.	Lot Width	180 ft. max.	Lot Coverage	not applicable	Edgeward	permitted	Sideward	not permitted	Reward	not permitted	Courtyard	not permitted	(g.1) Front Setback Principal	24 ft. min.	(g.2) Front Setback Secondary	24 ft. min.	(g.3) Side Setback	24 ft. min.	(g.4) Rear Setback	24 ft. min.	Frontage Buildout	not applicable	(h.1) Front Setback	20 ft. min. + bldg. setback	(h.2) Side Setback	12 ft. min.	(h.3) Rear Setback	12 ft. min.	Common Yard	permitted	Lanai & Fence	by Warrant	Terrace, Dooryard	not permitted	Forecourt	not permitted	Stoop	not permitted	Shopfront	not permitted	Gallery	not permitted	Parking Lot	not permitted	SETBACKS - PRINCIPAL BLDG. 1 The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. 2 Facades shall be built along the Principal Frontage to the minimum specified width in the table  SETBACKS - OUTBUILDING 1 The Elevations of the Outbuilding shall be distanced from the Lot Lines as shown. 
Residential	restricted use																																																										
Lodging	restricted use																																																										
Office	restricted use																																																										
Retail	restricted use																																																										
Light Industrial	not applicable																																																										
Principal Building	2 stories max.																																																										
Outbuilding	2 stories max.																																																										
Lot Width	180 ft. max.																																																										
Lot Coverage	not applicable																																																										
Edgeward	permitted																																																										
Sideward	not permitted																																																										
Reward	not permitted																																																										
Courtyard	not permitted																																																										
(g.1) Front Setback Principal	24 ft. min.																																																										
(g.2) Front Setback Secondary	24 ft. min.																																																										
(g.3) Side Setback	24 ft. min.																																																										
(g.4) Rear Setback	24 ft. min.																																																										
Frontage Buildout	not applicable																																																										
(h.1) Front Setback	20 ft. min. + bldg. setback																																																										
(h.2) Side Setback	12 ft. min.																																																										
(h.3) Rear Setback	12 ft. min.																																																										
Common Yard	permitted																																																										
Lanai & Fence	by Warrant																																																										
Terrace, Dooryard	not permitted																																																										
Forecourt	not permitted																																																										
Stoop	not permitted																																																										
Shopfront	not permitted																																																										
Gallery	not permitted																																																										
Parking Lot	not permitted																																																										

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

TABLE 13B. FORM-BASED CODE GRAPHICS – T3



(See Table 1)

T3 SUB-URBAN ZONE

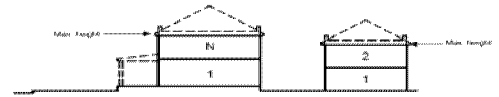
I. BUILDING FUNCTION (See Table 8 and Table 10)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
Light Industrial	not applicable
K. BUILDING CONFIGURATION (See Table 6)	
Principal Building	2 stories max.
Outbuilding	2 stories max.
L. LOT OCCUPATION (See Table 12f)	
Lot Width	50 ft. min. 90 ft. max.
Lot Coverage	60% max.
M. BUILDING DISPOSITION (See Table 7)	
Edgeward	permitted
Sideward	not permitted
Rearward	not permitted
Courtyard	not permitted
N. SETBACKS - PRINCIPAL BUILDING (See Table 12g)	
(g.1) Front Setback Principal	11 ft. min.
(g.2) Front Setback Secondary	11 ft. min.
(g.3) Side Setback	6 ft. min.
(g.4) Rear Setback	6 ft. min.
Frontage Buildout	50% min.
O. SETBACKS - OUTBUILDING (See Table 12h)	
(h.1) Front Setback	20 ft. min. + bldg.setback
(h.2) Side Setback	3 ft. or 6 ft.
(h.3) Rear Setback	3 ft. min.
P. PRIVATE FRONTAGES (See Table 5)	
Common Yard	permitted
Lane & Fence	permitted
Terrace, Dooryard	not permitted
Forecourt	not permitted
Sloop	not permitted
Shopfront	not permitted
Gallery	not permitted
Parking Lot	not permitted
Refer to Summary Table 12	

PARKING PROVISIONS
(See Table 8 & 9)

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

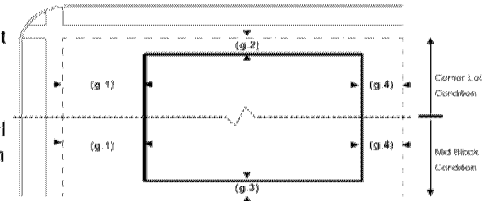
BUILDING CONFIGURATION

- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 14 feet in height from finished floor to finished ceiling.
- 3 Height shall be measured to the eave or roof deck as specified on Table 6



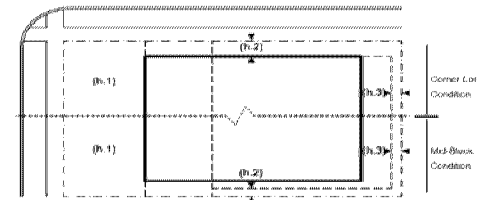
SETBACKS - PRINCIPAL BLDG.

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



SETBACKS - OUTBUILDING

- 1 The Elevations of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

- 1 Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram
- 2 Covered parking shall be provided within the third Layer as shown in the diagram. Side- or rear- entry garages may be allowed in the first or second Layer by Warrant.
- 3 Trash containers shall be stored within the third Layer.

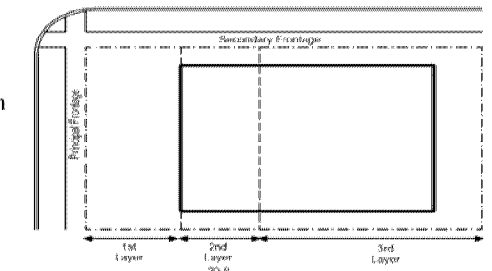
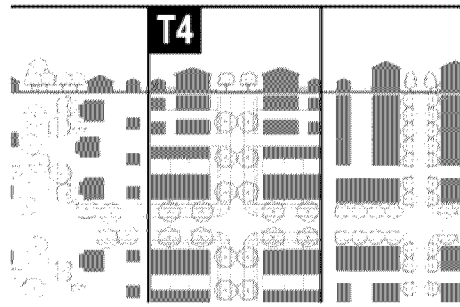


TABLE 13C. FORM-BASED CODE GRAPHICS – T4



**GENERAL URBAN
ZONE**
(See Table 1)

l. BUILDING FUNCTION (See Table 8 and Table 10)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
Light Industrial	not applicable

k. BUILDING CONFIGURATION (See Table 6)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. LOT OCCUPATION (See Table 12f)

Lot Width	18 ft. min. 96 ft. max.
Lot Coverage	70% max.

m. BUILDING DISPOSITION (See Table 7)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	by Warrant *

n. SETBACKS - PRINCIPAL BUILDING (See Table 12g)

(g.1) Front Setback Principal	6 ft. min. 18ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18ft. max.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min. **
Frontage Buildout	70% min.

o. SETBACKS - OUTBUILDING (See Table 12h)

(h.1) Front Setback	20 ft. min. + bldg.setback
(h.2) Side Setback	0 ft. min. or 3 ft.
(h.3) Rear Setback	3 ft.

p. PRIVATE FRONTAGES (See Table 5)

Common Yard	not permitted
Lanai & Fence	permitted
Terrace, Dooryard	permitted
Forecourt	permitted
Sloop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted

Refer to Summary Table 12

PARKING PROVISIONS

(See Table 8 & 9)

* with 18" min. Front Setback

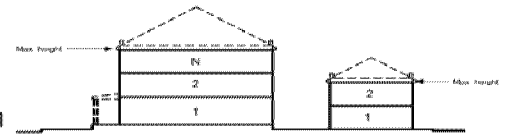
** or 15 ft. from centerline of Alley

"N" Stands for any Stories above those shown, up to the maximum.

Refer to metrics for exact minimums and maximums

BUILDING CONFIGURATION

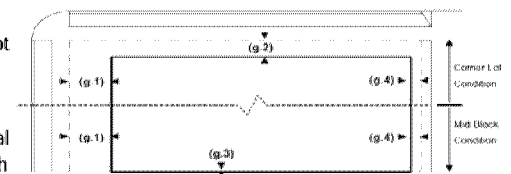
- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 feet with a maximum of 25 feet.



- 3 Height shall be measured to the eave or roof deck as specified on Table 6

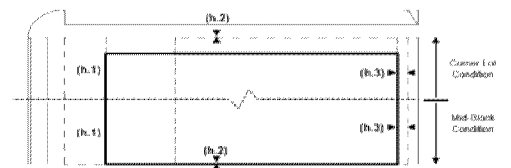
SETBACKS - PRINCIPAL BLDG.

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



SETBACKS - OUTBUILDING

- 1 The Elevations of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

- 1 Uncovered parking spaces may be provided within the Third Layer as shown in the diagram
- 2 Covered parking shall be provided within the third Layer as shown in the diagram. Side- or rear- entry garages may be allowed in the first or second Layer by Warrant.
- 3 Trash containers shall be stored within the third Layer.

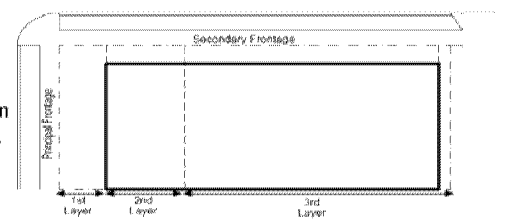
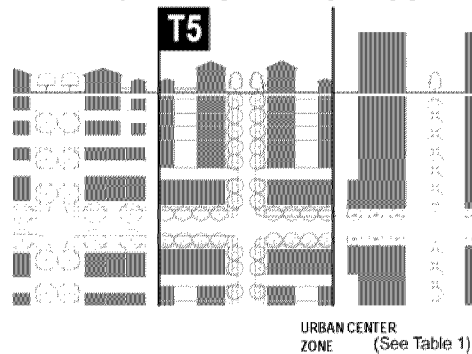


TABLE 13D. FORM-BASED CODE GRAPHICS – T5



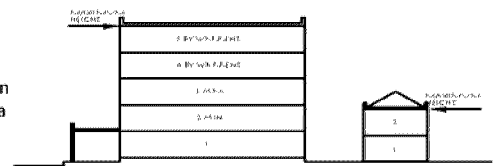
I. BUILDING FUNCTION (See Table 8 and Table 10)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
Light Industrial	by Warrant
k. BUILDING CONFIGURATION (See Table 6)	
Principal Building	3 stories max. 2 min. 7"
Outbuilding	2 stories max.
l. LOT OCCUPATION (See Table 12f)	
Lot Width	18 ft. min. 180 ft. max
Lot Coverage	80% max.***
i. BUILDING DISPOSITION (See Table 7)	
Edgeyard	by Warrant
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted
g. SETBACKS - PRINCIPAL BUILDING (See Table 12g)	
(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 12 ft. max.
(g.4) Rear Setback	3 ft. min. ****
Frontage Buildout	80% min.
h. SETBACKS - OUTBUILDING (See Table 12h)	
(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.
j. PRIVATE FRONTAGES (See Table 5)	
Common Yard	not permitted
Lanai & Fence	by Warrant
Terrace, Dooryard	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted
Refer to Summary Table 12	

PARKING PROVISIONS
(See Table 8 & 9)

- * 1 permitted by Warrant.
- ** Up to 5 story permitted in RCD by Warrant
- *** May be allocated per block rather than per lot.
- **** or 15 ft. from center line of alley

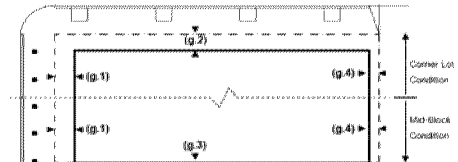
BUILDING CONFIGURATION

- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 feet with a maximum of 25 feet.
- 3 Height shall be measured to the eave or roof deck as specified on Table 6
- 4 Expression Lines shall be shown on Table 6.



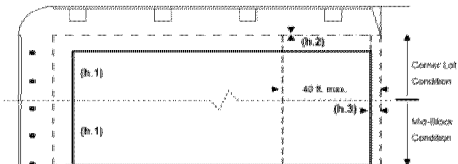
SETBACKS - PRINCIPAL BLDG.

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



SETBACKS - OUTBUILDING

- 1 The Elevations of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

- 1 Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram
- 2 Covered parking shall be provided within the third Layer as shown in the diagram. Side- or rear- entry garages may be allowed in the first or second Layer by Warrant.
- 3 Trash containers shall be stored within the third Layer.

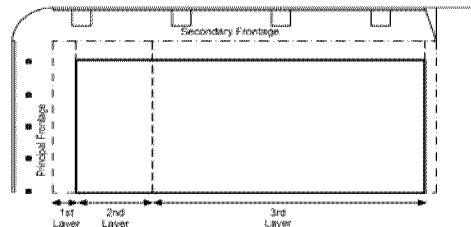
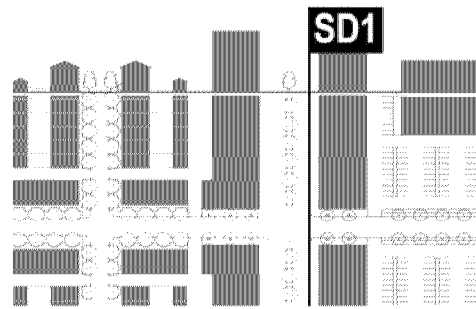


TABLE 13E. FORM-BASED CODE GRAPHICS – SD1



(See Table 1)

SD1 MIXED USE INDUSTRIAL	
I. BUILDING FUNCTION (See Table 10 and Table 12)	
Residential	limited use
Lodging	by Warrant
Office	open use
Retail	open use
Light Industrial	open use
k. BUILDING CONFIGURATION (See Table 8)	
Principal Building	2 stories max.
Outbuilding	2 stories max.
f. LOT OCCUPATION (See Table 14f)	
Lot Width	by Warrant
Lot Coverage	80% max.
i. BUILDING DISPOSITION (See Table 7)	
Edgeyard	by Warrant
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted
g. SETBACKS - PRINCIPAL BUILDING (See Table 14-B(g))	
(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 12 ft. max.
(g.4) Rear Setback	3 ft. min. *
Frontage Buildout	70% min.
h. SETBACKS - OUTBUILDING (See Table 14-B(h))	
(h.1) Front Setback	20 ft. min. + bldg.setback
(h.2) Side Setback	3 ft. min.
(h.3) Rear Setback	3 ft. min.
j. PRIVATE FRONTAGES (See Table 7)	
Common Yard	by Warrant
Lanai & Fence	by Warrant
Terrace, Dooryard	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	permitted
Refer to Summary Table 14-B	

PARKING PROVISIONS

May be located in any lot Layer.

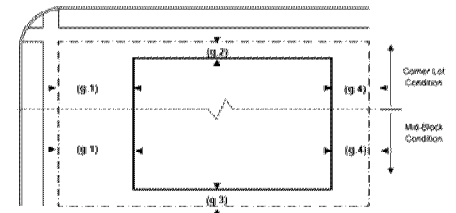
BUILDING CONFIGURATION

- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 feet with a maximum of 20 feet.
- 3 Height shall be measured to the eave or roof deck as specified on Table 8



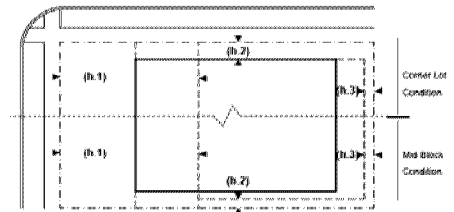
SETBACKS - PRINCIPAL BLDG.

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



SETBACKS - OUTBUILDING

- 1 The Elevations of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

- 1 Uncovered and Covered parking shall be provided within the second and third Layers as shown in the diagram. Side- or rear- entry garages may be allowed in the first or second Layer by Warrant.
- 2 Trash containers shall be stored within the third Layer.

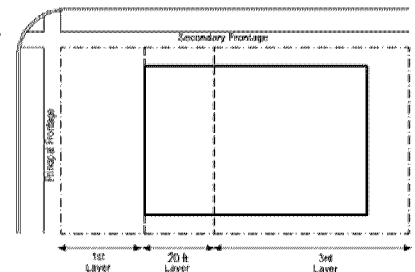


TABLE 14. SPECIAL DISTRICT STANDARDS

The metrics for each column of the table (SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. Special Districts that do not have provisions within this table shall be governed by the standards of Chapter 25. SD1 is defined on Table 12.

	SD2	SD3	SD4	SD5	SD6	SD7	SD8	
a. ALLOCATION OF ZONES								
TND requires								
RCD requires								
b. BASE RESIDENTIAL DENSITY								
By Right								
Other Functions								
c. BLOCK SIZE								
Block Perimeter								
d. THOROUGHFARES								
HW								
BV								
AV								
CS								
DR								
ST								
RD								
Rear Lane								
Rear Alley								
Path								
Passage								
Bicycle Trail								
Bicycle Lane								
Bicycle Route								
e. CIVIC SPACES								
Trail								
Park								
Cultural Site								
Green								
Square								
Plaza								
Playground								
f. LOT OCCUPATION								
Lot Width								
Lot Coverage								
g. SETBACKS - PRINCIPAL BUILDING								
(g.1) Front Setback Principal								
(g.2) Front Setback Secondary								
(g.3) Side Setback								
(g.4) Rear Setback								
Frontage Buildout								
h. SETBACKS - OUTBUILDING								
Front Setback								
Side Setback								
Rear Setback								
i. BUILDING DISPOSITION								
Edgeyard								
Sidyard								
Rearyard								
Courtyard								
j. PRIVATE FRONTAGES								
Common Yard								
Lanai & Fence								
Terrace, Dooryard								
Forecourt								
Stoop								
Shopfront								
Gallery								
Parking Lot								
k. BUILDING CONFIGURATION								
Principal Building								
Outbuilding								
l. BUILDING FUNCTION								
Residential								
Lodging								
Office								
Retail								
Light Industrial								

DISPOSITION

CONFIGURATION

FUNCTION

ARTICLE 7. DEFINITIONS

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Planning Director shall determine the correct definition. Items in italics refer to Articles, Sections, or Tables in the SmartCode.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)

Accessory Building: an Outbuilding with an ACCESSORY UNIT.

Accessory Unit: an Apartment not greater than 440 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See Table 6 and Table 15. (Syn: ancillary unit)

Adjusted Pedestrian Shed: a Pedestrian Shed that has been adjusted according to Section 3.2, creating the regulatory boundary of a Village Unit.

Affordable Housing: dwellings consisting of rental or for-sale units that have a rent (including utilities) or sales price meeting the requirements of HCC chapter 11 or the Kona CDP.

Allée: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-GRID. See A-GRID. (Syn: secondary grid.)

BRT: see Bus Rapid Transit.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See Table 15.

Base Density: the number of dwelling units per acre before adjustment for TDR. See Density.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

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

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

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

Bus Rapid Transit: a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

By Right: characterizing a proposal or component of a proposal for a Village Plan or Building Scale Plan (Article 3, Article 4, or Article 5) that complies with the SmartCode and is permitted and processed administratively, without public hearing. See Warrant and Variance.

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

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves. See Section 5.8.2.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See Table 11.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See Table 4.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A Thoroughfare may be a lineal Transect Zone.

Cottage: an Edgeward building type. A single-family dwelling, on a regular Lot, often shared with an ACCESSORY BUILDING in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. See Table 7.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. See Table 2.

DC: Design Center.

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. See Table 2.

Developable Areas: lands other than those in the GB1 Greenbelt.

Design Center (DC): A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the Communities and buildings based on it.

Disposition: the placement of a building on its Lot. See Table 7 and Table 15.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See Table 5. (Variant: Lightwell, light court.)

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. See Section 5.9 and Table 2.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. See Table 6.

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. See Table 9.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. See Table 15b.

Elevation: an exterior wall of a building not along a Frontage Line. See Table 15. See: Facade.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "lanais Enfront the street."

Estate House: an Edgeyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more ACCESSORY BUILDINGS. (Syn: country house, villa)

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. See Table 6. (Syn: transition line.)

Facade: the exterior wall of a building that is set along a Frontage Line. See Elevation. Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See Table 5.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. See Table 2 and Table 5.

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See Table 15e.

Function: the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. See Table 8 and Table 10.

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. See Table 5.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. See Table 11.

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

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

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural TRANSECT ZONES (GB-1, GB-2 and T-3).

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. See Table 8.

House: an Edgeward building type, usually a single-family dwelling on a large Lot, often shared with an ACCESSORY BUILDING in the back yard. (Syn: single.)

Infill: noun - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. verb- to develop such areas.

Infill RCD: a Village Unit type within an Urbanized, Greyfield, or Brownfield area based on a Long or Linear Pedestrian Shed and consisting of T-4 and/or T-5 Zones. An Infill RCD is permitted BY RIGHT in the Kailua Village TOD and the Rural Towns TODs and is regulated by Article 4. (Var: downtown.)

Infill TND: a Village Unit type within an Urbanized, Greyfield, or Brownfield area based on a Standard Pedestrian Shed and consisting of T-3, T-4, and/or T-5 Zones. An Infill TND is permitted By Right (with PUD approval) in the Urban Area outside of TODs with existing urban zoning and is regulated by Article 4. (Var: neighborhood.)

Inn: a Lodging type, owner-occupied, offering 9 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See Table 8.

Layer: a range of depth of a Lot within which certain elements are permitted. See Table 15d.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See Table 5. (Syn: light court.)

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. It may be used to structure a TND, RCD, Infill TND, or Infill RCD. (Syn: elongated pedestrian shed.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See Work-Live. (Syn.: flexhouse.)

Lodging: premises available for daily and weekly renting of bedrooms. See Table 8 and Table 10.

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2,640 feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Village Unit type. See Pedestrian Shed.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

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

Meeting Hall: a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Network Pedestrian Shed: a Pedestrian Shed adjusted for average walk times along Thoroughfares. This type may be used to structure Infill Village Plans. See Table 15g.

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. See Table 8.

Open Space: land intended to remain undeveloped; it may be for Civic Space. Outbuilding: an ACCESSORY BUILDING, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a BACKBUILDING. See Table 15c.

Park: a Civic Space type that is a natural preserve available for unstructured recreation. See Table 11.

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Village Unit type. Pedestrian Sheds are applied to structure Communities. See Standard, Long, Linear or Network Pedestrian Shed. (Syn: walkshed, walkable catchment.)

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. See Table 15c.

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

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See Frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. See Table 5 and Table 15.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. See Table 2.

RCD: see Regional Center Development.

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

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See Table 6. (Var: Rowhouse, Townhouse, APARTMENT House)

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. Var: Extension Line. See Table 6.

Regional Center: Regional Center Development or RCD.

Regional Center Development (RCD): a Village Unit type structured by a Long Pedestrian Shed or Linear Pedestrian Shed, which may be adjoined without buffers by one or several Standard Pedestrian Sheds, each with the individual Transect Zone requirements of a TND. RCD takes the form of a high-Density Mixed Use center connected to other centers by transit. See Infill RCD, Table 12a. (Var: town center, downtown. Syn: Regional Center)

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these Guidelines.

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

Retail: characterizing premises available for the sale of merchandise and food service. See Table 8 and Table 10.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See Special Requirements.

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (GB-T3). See Table 2.

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse)

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See Table 15.

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in Section 5.5. See Table 12g. (Var: build-to-line.)

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function. See Table 9.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. See Table 5.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. See Table 7.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane, frontage road)

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. See Table 7.

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Village Unit types or Transect Zones specified by these Guidelines. Special Districts may be mapped and regulated at the regional scale or the village scale.

Special Requirements: provisions of Section 3.9, Section 4.7, and Section 5.3 of this Code and/or the associated designations on a Regulating Plan or other map for those provisions.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See Table 11.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1,320 feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

Stepback: a building Setback of a specified distance that occurs at a prescribed number of Stories above the ground. See Table 6.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See Table 5.

Story: a habitable level within a building, excluding an ATTIC or raised basement. See Table 6.

Street (ST): a local urban Thoroughfare of low speed and capacity. See Table 2.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See Section 5.9.1.

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

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

TDR: Transfer of Development Rights, a method of relocating existing zoning rights from areas to be preserved as Open Space to areas to be more densely urbanized.

TDR Receiving Area: an area intended for development that may be made more dense by the transfer of development rights from TDR Sending Areas.

TDR Sending Area: an area previously zoned for development from which development rights may be transferred to T-4 or T-5 Zones.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See Table 2 and Table 15a.

TND: Traditional Neighborhood Development, a Village Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination consisting of a Mixed Use center or Corridor, and in the form of a medium-sized settlement near a transportation route. See Table 12a. (Syn: village. Variant: Infill TND, neighborhood.)

TOD: Transit Oriented Development. TOD is created by an overlay on all or part of a TND or RCD, or by designation on a Regional Plan, permitting increased Density to support rail or Bus Rapid Transit (BRT) as set forth in Section 5.8.2d.

Townhouse: See Rearyard Building. (Syn: Rowhouse)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by these Guidelines. 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 Public Frontage. See Table 1.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See Table 2 and Table 15.

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Urbanized: generally, developed. Specific to the SmartCode, developed at T-3 (Sub-Urban) Density or higher.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (Section 1.3). Variances are granted pursuant to the procedures of Chapter 25.

Village Unit: a regulatory category defining the physical form, Density, and extent of a settlement. The two Village Unit types addressed in this Code are TND and RCD. Variants of TND and RCD for Infill (Article 4) are called Infill TND and Infill RCD. The TOD Village Unit type may be created by an overlay on TND or RCD.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent (Section 1.3). Warrants are granted administratively by the Planning Director.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work. (Syn: Live-With.)

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See Regulating Plan.