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ARTICLE 5. SPECIFIC TO ZONES

**5.1    GENERALLY**

**5.1.1** This Article sets forth the standards applicable to development within each Transect Zone that are specific to:

- Building Disposition
- Building Configuration
- Building Function and Density
- Parking Standards
- Architectural Standards
- Landscape Standards
- Ambient Standards

## **5.2 NATURAL TRANSECT ZONES (T1) AND RURAL TRANSECT ZONES (T2)**

### **5.2.1. Natural Transect Zones (T1)**

A Natural Transect (T1) Zone is a zone for environmental conservation.

- a. A T1 Zone is to be left in an essentially natural state. Modification of the natural conditions shall be according to Local, State and Federal guidelines. Public access to T1 areas may be limited if it presents a threat to wildlife and plant life within the areas.
- b. In a T1 Zone, improvements shall serve solely to protect natural elements. Any paved, graveled, mulched, boardwalk or otherwise improved surface or any habitable, enclosed or air conditioned space shall be kept to the minimum scale necessary to fulfill its purpose. Such improvements including but not limited to: screened or glassed enclosures, pathways, fencing, gatehouses, lighting, toilet facilities, parking areas, etc. may be allowed by process of Exception. Only activities and improvements which reinforce the natural character shall be allowed and upon a finding that there is no negative effect to the environment based on a study of potential environmental impacts to be provided by the applicant.
- c. One Dwelling Unit per five (5) acres allowed.

### **5.2.2. Rural Transect Zones (T2) – (RESERVED)**

### 5.3 SUB-URBAN TRANSECT ZONES (T3)

#### 5.3.1 Building Disposition (T3)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.3
- b. Lot Coverage by Building shall not exceed that shown in Illustration 5.3.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.3.
- d. In Zone T3-R, one Principal Building consisting of one Dwelling Unit at the Frontage may be built on each Lot as shown in Article 4, Table 8. In Zone T3-L one Principal Building consisting of one Dwelling Unit at the Frontage and one Outbuilding may be built on each Lot. The Outbuilding shall be separated from the Principal Building by a minimum of ten (10) feet. A Backbuilding may connect the Principal Building and the Outbuilding. In Zone T3-O, one Principal Building consisting of two Dwelling Units at the Frontage may be built on each Lot as shown in Illustration 5.3.
- e. Setbacks for Principal Buildings shall be as shown in Illustration 5.3. Setbacks may otherwise be adjusted by Waiver by no more than ten percent (10%).
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.
- g. Setbacks for Outbuildings shall be as shown in Illustration 5.3.

#### 5.3.2 Building Configuration (T3)

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.3. For T3-R and T3-L, second story lot coverage shall not exceed thirty percent (30%).
- b. Encroachments shall be allowed as follows: At the First Layer, stairs may encroach up to eight (8) feet of the depth of the Setback. Open Porches shall be at a minimum seven (7) feet deep and may encroach up to eight (8) feet of the depth of the Setback. At the First Layer, cantilevered portions of Awnings, balconies, bay windows and roofs shall be a maximum three (3) feet deep and may encroach up to three (3) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second and Third Layers, Awnings, balconies, bay windows, chimneys, roofs and stairs may encroach up to fifty percent (50%) of the depth of the Side Setback or three (3) feet, whichever is less. At the Third Layer, Awnings and canopies may encroach up to fifty percent (50%) of the depth of the Rear Setback.
- c. Unroofed screen enclosures shall be located within the Second or Third Layer only and shall have a five (5) foot minimum side and rear Setback.

- d. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures, shall be located within the Second or Third Layer and concealed from view from any Frontage. These shall not be allowed as Encroachments.
- e. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be as shown in Illustration 5.3. The first-floor elevation of a Principal Building shall be a maximum of two and a half (2.5) feet above grade. A flat roof shall be a maximum of two Stories and twenty-five (25) feet. A pitched roof shall be a maximum of twenty-five (25) feet to the eave and shall not exceed ten (10) feet overall Height above the second Story.
- f. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of three and a half (3.5) feet. At the roof, other ornamental Building features may extend up to three and a half (3.5) feet above the maximum Building Height. Roof decks shall be permitted at the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height up to four hundred (400) square feet for either a stair enclosure or ornamental purpose shall be permitted by process of Waiver. All extensions including attics shall not exceed ten (10) feet above the second Story.
- g. Fences and walls may be located up to and including the Frontage Line to the following maximum Height. Height of fences and walls shall not exceed three and a half (3.5) feet within the First Layer, except aluminum or iron picket and post fences with or without masonry posts shall not exceed five (5) feet. Within the Second and Third Layers, fences and walls shall not exceed eight (8) feet

### **5.3.3 Building Function & Density (T3)**

- a. Buildings in T3 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.3. Certain Functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental use regulations.
- b. Religious Facilities requiring additional Height or relief from parking requirements and frontage requirements may be permitted by process of Exception.

### **5.3.4 Parking Standards (T3)**

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. Parking may be accessed by an Alley when such is available.
- c. Covered parking and garages and at least fifty percent (50%) of required parking shall be located within the Second and Third Layers as shown in Article 4, Table 8; in T3-R and T3-L a maximum thirty percent (30%) of the width of the Facade may be covered parking or garage. In T3-O covered parking and garages shall be a maximum sixty percent (60%) of the width of the façade. Covered parking and garages shall align with or be set back from the Facade. Driveways and drop-offs including parking may be located within the First Layer.

- d. The maximum width at the Property Line of a driveway on a Frontage shall be twelve (12) feet for T3-R and T3-L and twenty (20) feet for T3-O. Two separate driveways on one Lot shall have a minimum separation of twenty (20) feet in T3-R and T3-L only.
- e. Tandem Parking on site is encouraged.

**5.3.5 Architectural Standards (T3)**

- a. Only permanent Structures shall be allowed. Temporary Structures such as mobile homes, construction trailers, travel trailers, recreational vehicles, and other temporary Structures shall not be allowed except as per City Code.
- b. Roof materials should be light-colored, high Albedo or a planted surface.

**5.3.6 Landscape Standards (T3)**

- a. A minimum of one shade tree shall be planted within the First Layer for each fifty (50) feet of Frontage Line.
- b. At the First Layer, pavement shall be limited as follows: Impervious pavement shall be limited to thirty percent (30%) of the area and pervious pavement shall be limited to sixty percent (60%) of the area; a combination of pervious and impervious pavement shall be limited to sixty percent (60%) of the Lot area in the First Layer.
- c. Green Space shall be a minimum twenty-five (25%) of the Lot area.

**5.3.7 Ambient Standards (T3)**

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed one (1.0) foot-candle.
- c. Lighting of Building and Open Space of First and Second Layers shall be compatible with street lighting of Abutting public spaces.

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BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	5,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	50% max. first floor 30% max. second floor (T3 R & T3 L only)
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	N/A
f. Green Space Requirements	25% Lot Area min.
g. Density	T3 R=9 du/acre max.; T3 L=9 du/acre max.; T3 O=18 du/acre max.

BUILDING SETBACK

a. Principal Front	20 ft. min.
b. Secondary Front	10 ft. min.
c. Side	5 ft. min., 20% Lot Width total min.
d. Rear	20 ft. min.

OUTBUILDING SETBACK (T3 L ONLY)

a. Principal Front	20 ft. min.
b. Secondary Front	10 ft. min.
c. Side	5 ft. min.
d. Rear	5 ft. min.

BUILDING CONFIGURATION

FRONTAGE

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront	prohibited
g. Gallery	prohibited
h. Arcade	prohibited

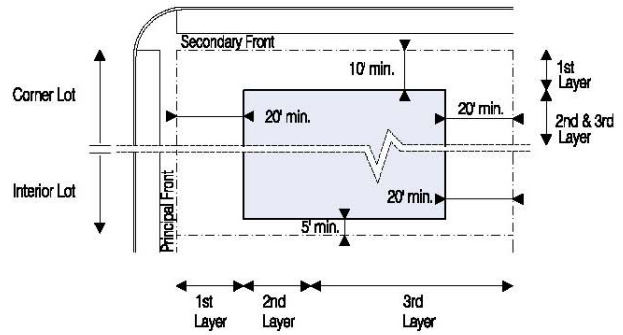
BUILDING HEIGHT

a. Principal Building	2 Stories and 25 ft. to eave max.
b. Outbuilding	2 Stories and 25 ft. to eave max.

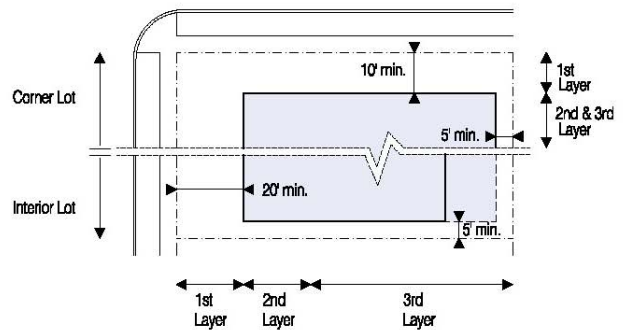
PARKING

Facade Width	T3 R & T3 L 30% max. T3 O 60% max.
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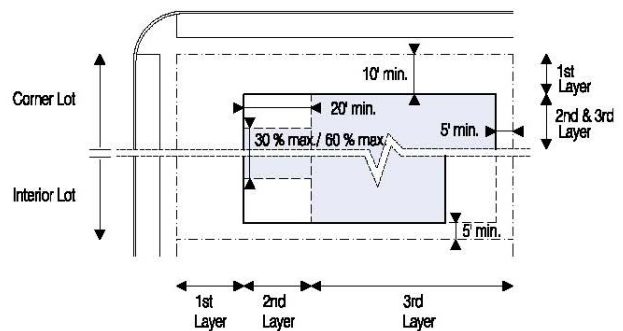
BUILDING PLACEMENT



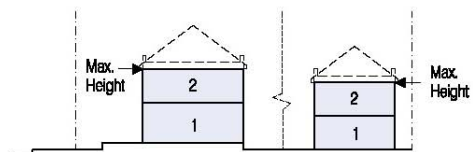
OUTBUILDING PLACEMENT



PARKING PLACEMENT (COVERED AND STRUCTURED PARKING)



BUILDING HEIGHT



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## **5.4 GENERAL URBAN TRANSECT ZONES (T4)**

### **5.4.1 Building Disposition (T4)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.4.
- b. Lot Coverage by any Building shall not exceed that shown in Illustration 5.4.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.4.
- 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 Article 4, Table 8. The Outbuilding shall be separated from the Principal Building by a minimum of ten (10) feet.
- e. Setbacks for Principal Buildings shall be as shown in Illustration 5.4. Setbacks may otherwise be adjusted by Waiver by no more ten percent (10%).
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line, for a minimum fifty percent (50%) of its length.
- g. The Setbacks for Outbuildings shall be as shown in Illustration 5.4.

### **5.4.2 Building Configuration (T4)**

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.4.
- b. Encroachments shall be allowed as follows: At the First Layer, stairs may encroach up to fifty percent (50%) of the depth of the Setback. Open Porches shall be at a minimum seven (7) feet deep and may encroach up to fifty percent (50%) of the depth of the Setback. At the First Layer, Cantilevered portions of Awnings, balconies, bay windows and roofs shall be at a maximum three (3) feet deep and may encroach up to thirty percent (30%) of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setbacks. At the Second and Third Layers, Awnings, balconies, bay windows, chimneys, roofs, and stairs may encroach up to fifty percent (50%) of the depth of the Setback or three (3) feet, whichever is less. At the Third Layer, Awnings and canopies may encroach up to fifty percent (50%) of the depth of the Setback.
- c. Unroofed screen enclosures shall be located within the Second or Third Layer only and shall have a five (5) feet minimum side and rear Setback.
- d. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures, shall be within the Second or Third Layer and concealed from view from any Frontage or sidewalk by liner buildings, walls, Streetscreens, or opaque gates. These shall not be allowed as Encroachments.

- e. Loading and service entries shall be at the Third Layer and shall be accessed from Alleys when available. When a Lot has only Principal Frontages, vehicular entries, Loading Docks and service areas shall be at the Third Layer and shall be permitted on Principal Frontages only by process of Waiver.
- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be as shown in Illustration 5.4. The first-floor Elevation of a Principal Building shall be at average Sidewalk grade; a first-floor Residential or Lodging Function should be at a minimum Height of two (2) feet and a maximum Height of three and a half (3.5) feet for privacy reasons or as regulated by FEMA, whichever is higher.
- g. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of five (5) feet. Other ornamental Building features may extend up to five (5) feet above the maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height for a stair enclosure or ornamental purpose of up to four hundred (400) square feet shall be permitted by process of Waiver.
- h. Fences, walls and hedges may be located at the Frontage Line as shown in Article 4, Table 6. Fences and walls shall be a maximum Height of three and a half (3.5) feet at the First Layer, except aluminum or iron picket and post fences with or without masonry posts shall not exceed five (5) feet. Within the Second and Third Layers, fences and walls shall be a maximum Height of eight (8) feet.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the Building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Facade or behind the Streetscreen. On the roof, a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on Secondary Frontages above the first Floor.

#### **5.4.3 Building Function & Density (T4)**

- a. Buildings in T4 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.4. Certain functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental use regulations.

#### **5.4.4 Parking Standards (T4)**

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. Parking may be accessed by an Alley when available.

- c. Surface parking lots, covered parking and garages shall be located within the Second and Third Layers as illustrated in Article 4, Table 8. Surface parking lots, garages, Loading space and service areas shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Illustration 5.4. A maximum thirty percent (30%) of the width of the Facade may be surface parking, covered parking or garage, which shall align with or be set back from the Facade. Driveways and drop-offs including parking may be located within the First Layer.
- d. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the Sidewalk. Ramps to underground parking shall be within the Second and Third Layers.
- e. The maximum width at the Property Line of a driveway on a Frontage shall be twelve (12) feet. Shared driveway width combining ingress and egress shall be a maximum width of twenty (20) feet at the Property Line and may encroach into Setbacks. Two separate driveways on one Lot shall have a minimum separation of twenty (20) feet.
- f. Tandem Parking on site should be encouraged.
- g. Shared Parking shall be calculated according to Article 4, Table 5.
- h. In T4-L and T4-O a minimum of one (1) bicycle rack space shall be provided for every twenty (20) vehicular parking spaces and may be in the Private Frontage.

#### **5.4.5 Architectural Standards (T4)**

- a. Only permanent structures shall be allowed. Temporary Structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as per City Code.
- b. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the Sidewalk level Story. Security screens shall be seventy percent (70%) open.
- c. Roof materials should be light-colored, high-Albedo or a planted surface.

#### **5.4.6 Landscape Standards (T4)**

- a. A minimum of ten percent (10%) of the Lot Area in the First Layer shall be Green Space.
- b. In the First Layer, pavement shall be limited as follows: impervious pavement shall be limited to forty percent (40%) of the area and pervious pavement shall be limited to fifty percent (50%) of the area; a combination of pervious and impervious pavement shall be limited to fifty percent (50%) of the lot area in the First Layer.
- c. Open Space shall be a minimum fifteen percent (15%) of the Lot Area.

**5.4.7 Ambient Standards (T4)**

- a. Noise regulation shall be as established by the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 2.0 fc (foot-candles).
- c. Lighting of Building and Open Space of First and Second Layers shall be compatible with street lighting of Abutting public spaces.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

**BUILDING DISPOSITION**

**LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.; 20,000 s.f. max.
- With rear vehicular access	1,400 s.f. min.; 20,000 s.f. max.
b. Lot Width	50 ft. min.
- With rear vehicular access	16 ft. min.
c. Lot Coverage	60% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	50% min.
f. Open Space Requirements	15% Lot Area min.
g. Density	36 du/acre max.

**BUILDING SETBACK**

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 5 ft. min. Abutting a Setback
d. Rear	20 ft. min.

**OUTBUILDING SETBACK**

a. Principal Front	30 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 5 ft. min. Abutting a Setback
d. Rear	5 ft. min.

**BUILDING CONFIGURATION**

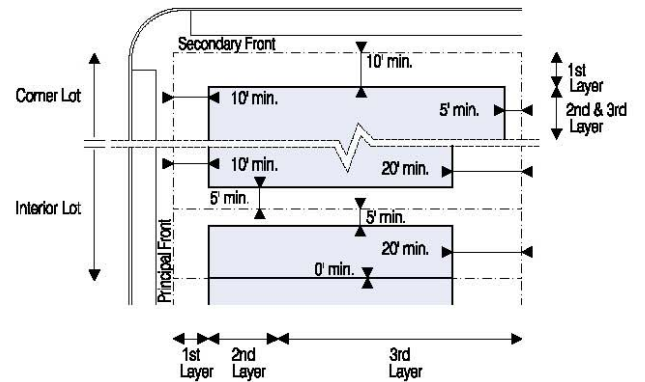
**FRONTAGE**

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T4 L & T4 O only)
g. Gallery	prohibited
h. Arcade	prohibited

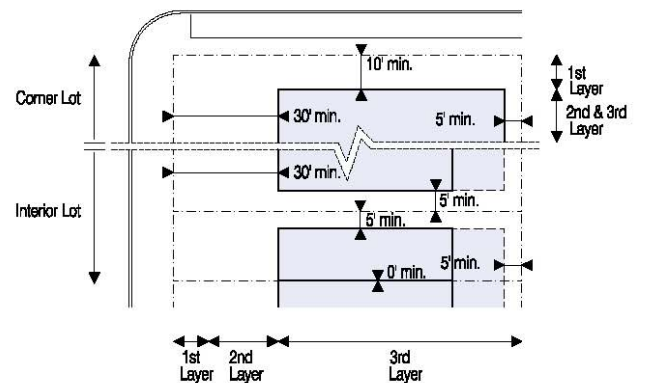
**BUILDING HEIGHT**

a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.

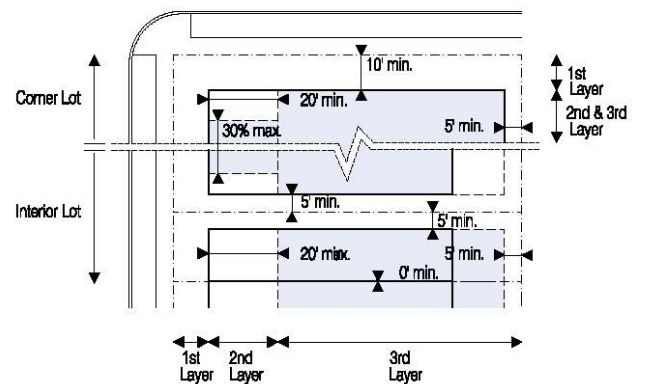
**BUILDING PLACEMENT**



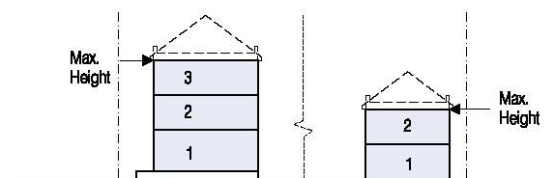
**OUTBUILDING PLACEMENT**



**PARKING PLACEMENT**



**BUILDING HEIGHT**



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## **5.5 URBAN CENTER TRANSECT ZONES (T5)**

### **5.5.1 Building Disposition (T5)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.5.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.5.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.5.
- d. Buildings shall have their principal pedestrian entrances on a Frontage Line or from a Courtyard at the Second Layer.
- e. For the minimum Height, facades shall be built parallel to the Principal Frontage Line along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 5.5. In the absence of a Building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Façade to conceal parking and service areas.
- f. At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy-five (75) feet. Vehicular entries shall occur at a minimum spacing of sixty (60) feet.
- g. Setbacks for Buildings shall be as shown in Illustration 5.5. Where the property to be developed abuts an existing Building, a Waiver may be granted so as to match the dominant setback of the block and its context.
- h. For sites with three hundred and forty (340) feet Frontage length or more, a cross-block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross Block Pedestrian Passage as a public easement. If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross Block passage shall be provided as a public easement.
- i. Maximum Lot size as shown in Illustration 5.5 may be increased by Exception for Uses that serve the Neighborhood.

### **5.5.2 Building Configuration (T5)**

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.5.

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- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback; except as may be further allowed by Chapter 54 of the City Code; above the first Story, cantilevered balconies, bay windows, roofs and Facade components promoting energy efficiency such as shading and Screening devices that are non-accessible, may encroach a maximum of three (3) feet into the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second and Third Layers, no encroachments are permitted.
- c. Galleries and Arcades shall be a minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback by process of a Special Area Plan.
- d. Screen enclosures shall be located within the Second or Third Layer only and shall have a five (5) feet minimum side and rear Setback when Abutting T3 or T4.
- e. Loading and service entries shall be within the Third Layer and shall be accessed from Alleys when available and otherwise from the Secondary Frontage. When Lots have only Principal Frontages, vehicular entries, Loading spaces and service areas shall be permitted on Principal Frontages only by process of Waiver.
- f. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be located within the Second or Third Layer and concealed from view from any Frontage or sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates. These shall not be allowed as Encroachments.
- g. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be as shown in Illustration 5.5. The first floor elevation shall be at average Sidewalk grade. A first floor Residential or Lodging Function should be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average Sidewalk grade. Existing one Story Structures shall be considered conforming and may be enlarged.
- h. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of five (5) feet. Other ornamental Building features may extend up to ten (10) feet above the maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height for stair, elevator and mechanical enclosures or ornamental purposes only shall be permitted by process of Waiver.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the Building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Facade or behind the Streetscreen. On the roof, a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on Secondary Frontages above the first floor.

- j. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Façade or of masonry, wrought iron or aluminum. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. Streetscreens shall be located co-planar with the Building Facade Line. Streetscreens more than three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- k. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet.

### **5.5.3 Building Function & Density (T5)**

- a. Buildings in T5 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.5. Certain Functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental use regulations.

### **5.5.4 Parking Standards (T5)**

- a. Vehicular parking and loading shall be required as shown in Article 4, Tables 4 and 5.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. Parking should be accessed by an Alley. Parking shall be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
- d. All parking including drop-off drives and porte-cocheres, open parking areas, covered parking, garages, Loading space and service areas shall be located within the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen as illustrated in Article 4, Table 8. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising first-floor elevation of the First and Second Layers above that of the Sidewalk. Ramps to underground parking shall be only within the Second and Third Layers. Above ground parking may extend into the Second Layer a maximum of fifty percent (50%) of the length or Height of the Secondary Frontage. Surface parking may extend into the Second Layer a maximum of twenty five percent (25%) of the length of the Primary Frontage up to a maximum of fifty (50) feet.
- e. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than twenty-five (25) feet and the minimum distance between vehicular entrances shall be sixty (60) feet, unless approved by Waiver.
- f. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line. Underground parking structures should be entered by pedestrians directly from a Principal Building.

- g. Buildings mixing Uses shall provide parking for each Use. Shared Parking shall be calculated according to Article 4, Table 5.

#### **5.5.5 Architectural Standards (T5)**

- a. Only permanent Structures shall be allowed. Temporary Structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary Structures shall not be allowed except as per City Code and this Code.
- b. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the sidewalk-level Story. Security screens shall be seventy percent (70%) open.
- c. Roof materials should be light-colored, high Albedo or a planted surface.
- d. The Facade of a parking garage that is not concealed behind a Habitable Liner shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed top level of parking Structures shall be covered a maximum of sixty percent (60%) with a shade producing Structure such as, but not limited to, a vined pergola or retractable canvas shade Structure.

#### **5.5.6 Landscape Standards (T5)**

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match and extend the enfronting Public Frontage as shown in Article 8, Table C.
- b. Open Space shall be a minimum of ten percent (10%) of the Lot Area. Unpaved Green Space shall be a minimum five percent (5%) of the Lot Area.

#### **5.5.7 Ambient Standards (T5)**

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 5.0 fc (foot-candles).
- c. Lighting of Building and contingent Open Spaces shall be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

BUILDING DISPOSITION  
LOT OCCUPATION

a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
- With rear vehicular access	1,200 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
- With rear vehicular access	16 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	65 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T4	6 ft. min.
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. above 2 <sup>nd</sup> Story

BUILDING CONFIGURATION

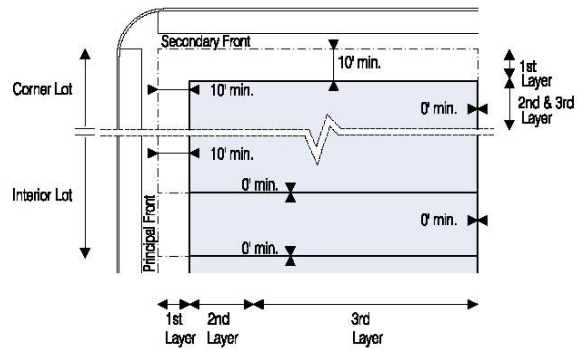
FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T5 L & T5 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

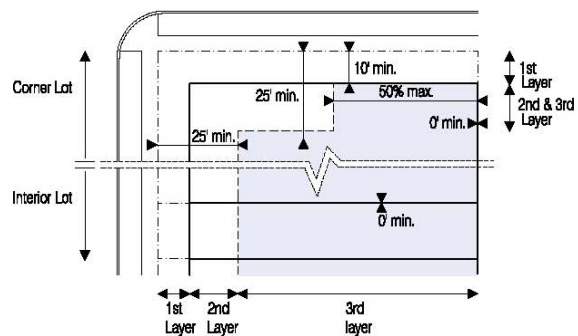
BUILDING HEIGHT

a. Min. Height	2 Stories
b. Max. Height	5 Stories
c. Max. Benefit Height	1 Story Abutting D1

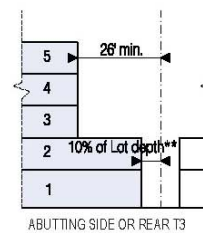
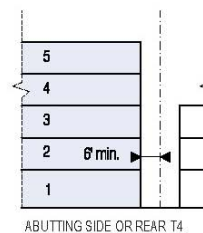
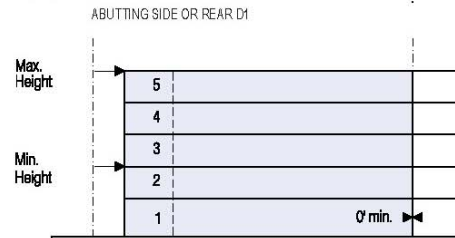
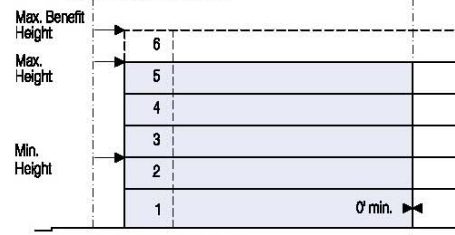
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

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## 5.6 URBAN CORE TRANSECT ZONES (T6)

### 5.6.1 Building Disposition (T6)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.6.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.6.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.6.
- d. Buildings shall have their principal pedestrian entrances on a Frontage Line or from a courtyard at the Second Layer.
- e. For the minimum Height, Facades shall be built parallel to the Principal Frontage Line along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 5.6. In the absence of Building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Façade to shield parking and service areas. In the case of two (2) or three (3) Principal Frontages meeting at Thoroughfare intersections, the Building corner may recede from the designated Setback up to twenty percent (20%) of the Lot length.
- f. At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy five (75) feet. Vehicular entries shall occur at a minimum spacing of sixty (60) feet unless approved by Waiver.
- g. Setbacks for Buildings shall be as shown in Illustration 5.6. Where the property to be developed abuts an existing Building, a Waiver may be granted so as to match the dominant setback of the block and its context. Frontage Setbacks above the eighth floor for Lots having one (1) dimension measuring one hundred (100) feet or less may be a minimum of zero (0) feet by Waiver. For T6-36, T6-48, T6-60 and T6-80, the Frontage Setbacks above the eighth floor shall not be required for a Frontage facing a Civic Space or a Right-of-Way seventy (70) feet or greater in width. At property lines Abutting a lower Transect Zone the Setbacks shall reflect the transition as shown in Illustration 5.6.
- h. Above the eighth floor, minimum building spacing is sixty (60) feet, except that where the Building abuts T5, the sixty (60) feet required spacing shall be above the fifth floor. For T6-24, T6-36, T6-48, T6-60 and T6-80 Lots having one dimension one hundred (100) feet or less, side and rear Setbacks above the eighth floor may be reduced to a minimum of twenty (20) feet by Waiver. For T6-36, T6-48, T6-60 and T6-80 above the eighth floor in the Second Layer, at a setback of ten (10) feet, an additional two stories of habitable space may extend a maximum sixty percent (60%) of the length of the street Frontages. For T6-24, T6-36, T6-48, T6-60 and T6-80 above the eighth floor an additional six feet of non-habitable space may be allowed without additional setback to accommodate depth of swimming pools, landscaping, transfer beams, and other structural and mechanical systems.

- i. For sites with three hundred and forty (340) feet Frontage length or more, a cross-Block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage as a recorded public Easement. If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross-Block passage shall be provided as a recorded public Easement. Such a cross-Block Pedestrian Passage may be covered above the first floor by a maximum of twenty-five percent (25%) of its length with Structures connecting Buildings, such as a terrace, pedestrian bridge or vehicular bridge. In T6-36, T6-48, T6-60 and T6-80 a Pedestrian Passage may be roofed and shall be lined with frequent doors and windows.
- j. Maximum Lot size as shown in Illustration 5.6 may be increased by Exception for Uses that serve the Neighborhood.

### 5.6.2 Building Configuration (T6)

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.6.
- b. Above the eighth floor, the Building Floorplate dimensions shall be limited as follows:
  1. 15,000 square feet maximum for Residential Uses in T6-8, T6-12 and T6-24
  2. 18,000 square feet maximum for Residential Uses in T6-36, T6-48, T6-60 and T6-80
  3. 30,000 square feet maximum for Commercial Uses and for parking
  4. 180 feet maximum length for Residential Uses
  5. 215 feet maximum length for Commercial Uses
- c. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered balconies, bay windows, and roofs may encroach up to three (3) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no Encroachments are permitted, except that Facade components promoting energy efficiency such as shading and Screening devices that are non-accessible may encroach a maximum of three (3) feet.
- d. Galleries and Arcades shall be minimum fifteen (15) feet deep, shall encroach one hundred percent (100%) of the depth of the Setback and shall overlap the whole width of the Sidewalk to within two (2) feet of the curb. Permitted by process of a Special Area Plan.
- e. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates. These shall not be allowed as Encroachments.

- f. Loading and service entries shall be within the Third Layer and shall be accessed from Alleys when available, and otherwise from the Secondary Frontage. Loading spaces and service areas shall be internal to the building. Where Lots have only Principal Frontages, vehicular entries, Loading Docks and service areas shall be permitted on Principal Frontages by Waiver
- g. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.6. First-floor elevation shall be at average Sidewalk grade. A first level Residential Function or Lodging Function should be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average Sidewalk grade. Existing one Story Structures shall be considered conforming and may be enlarged.
- h. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of ten (10) feet. Other ornamental Building features may extend up to ten (10) feet above maximum height for T6-8 and T6-12 There shall be no limitation for ornamental element and mechanical equipment extensions above maximum Height for T6-24, T6-36, T6-48, T6-60 and T6-80. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to fourteen (14) feet. Extensions above the maximum Height for stair, elevator and mechanical enclosures or ornamental purposes only, shall be permitted by process of Waiver.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Façade or behind the Streetscreen. On the roof a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on the Secondary Frontages above the first floor.
- j. Streetscreens or fences shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Façade or of masonry, wrought iron or aluminum. The Streetscreen may be replaced by a hedge. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. Streetscreens shall be located coplanar with the Building Façade Line. Streetscreens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- k. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet.
- l. The ground floor along all Frontages shall contain Habitable Space.

### 5.6.3 Building Function & Density (T6)

- a. Buildings in T6 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.6. Certain Functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental regulations.

- b. The calculation of the FLR shall not apply to that portion of the building that is entirely below base flood elevation.

#### 5.6.4 Parking Standards (T6)

- a. Vehicular parking and loading shall be required as shown in Article 4, Tables 4 and 5.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. Parking should be accessed by an Alley. Parking shall be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
- d. Primary Frontage. All parking, including drop-off drives and porte-cocheres, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located within the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen as illustrated in Article 4, Table 8. Parking may extend into the Second Layer above the Second (2) story, by Waiver, if an art or glass treatment, of a design to be approved by the Planning Director, with the recommendation of the Urban Development Review Board, is provided for one hundred (100%) percent of that portion of the Pedestal Façade. Surface parking may extend into the Second Layer a maximum of twenty five percent (25%) of the length of the Primary Frontage up to a maximum of fifty (50) feet.
- e. Secondary Frontage. All Parking, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located in the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen for a minimum of fifty percent (50%) of the length of the frontage or height of the pedestal. Above ground Parking may extend into the Second Layer beyond fifty percent (50%) of the length of the frontage or height of the Pedestal, by Waiver, if an art or glass treatment of a design to be approved by the Planning Director is provided for that portion of the pedestal facade.
- f. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the sidewalk. Ramps to underground parking shall be within the Second or Third Layers.
- g. The vehicular entrance of a parking Lot or garage on a Frontage shall be no wider than thirty (30) feet and the minimum distance between vehicular entrances shall be sixty (60) feet, unless approved by Waiver.
- h. Pedestrian entrances to all parking Lots and parking structures shall be directly from a Frontage Line. Underground parking structures should be entered by pedestrians directly from a Principal Building.
- i. Buildings mixing uses shall provide parking for each Use. Shared Parking shall be calculated according to Article 4, Table 5.

**5.6.5 Architectural Standards (T6)**

- a. Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as per City Code and this code.
- b. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the sidewalk-level Story. Security screens shall be seventy percent (70%) open.
- c. Roof materials should be light-colored, high Albedo or a planted surface.
- d. The Façade of a parking garage that is not concealed behind a Habitable Liner and all Elevations shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed top level of parking structures shall be covered a minimum of sixty percent (60%) with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

**5.6.6 Landscape Standards (T6)**

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match the Public Frontage as shown in Article 8.
- b. Open Space shall be a minimum ten percent (10%) of the total Lot area. Ten percent (10%) of the Open Space provided in Second or Third Layer shall be landscaped.

**5.6.7 Ambient Standards (T6)**

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 20 fc (foot-candles).
- c. Lighting of building and contingent Open Spaces shall be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	15,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	5 / 25% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

**BUILDING SETBACK**

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 26 ft. min. above 5 <sup>th</sup> Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story 46 ft. min. above 5 <sup>th</sup> Story

**BUILDING CONFIGURATION**

**FRONTAGE**

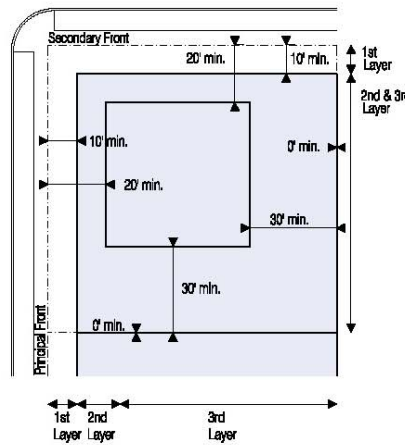
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L & T6-8 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

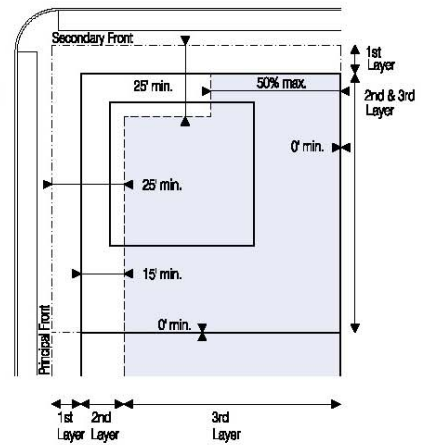
a. Min. Height	2 Stories
b. Max. Height	8 Stories
c. Max. Benefit Height	4 Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

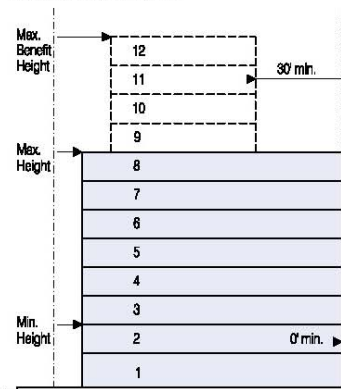
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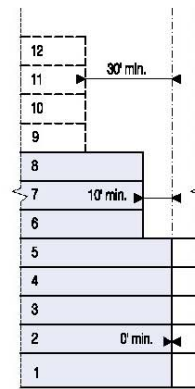
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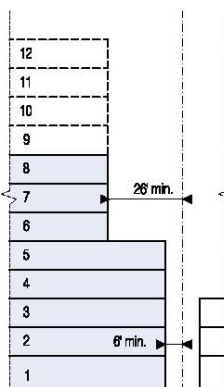
**BUILDING HEIGHT**



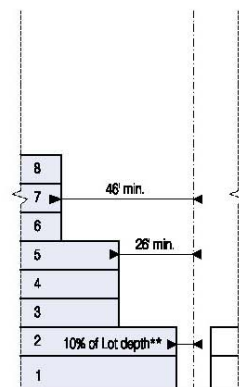
ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5



ABUTTING SIDE OR REAR T4



ABUTTING SIDE OR REAR T3

\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.; 70,000 s.f. max.
b. Lot Width	50 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	15,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	8 / 30% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

**BUILDING SETBACK**

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min.; 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 26 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story 46 ft. min. above 5 <sup>th</sup> Story

**BUILDING CONFIGURATION  
FRONTAGE**

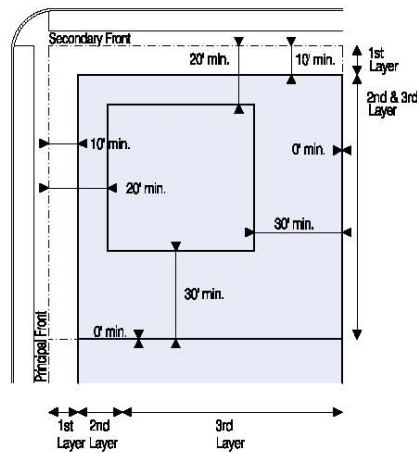
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-12 L & T6-12 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

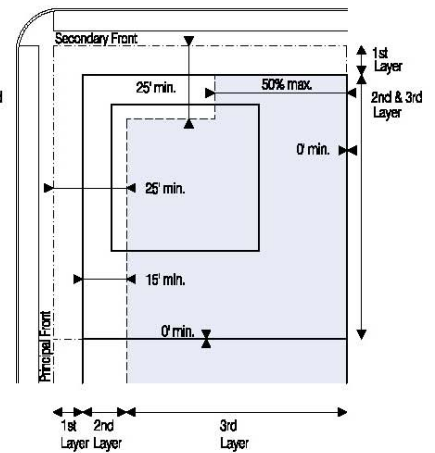
a. Min. Height	2 Stories
b. Max. Height	12 Stories
c. Max. Benefit Height	8 Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

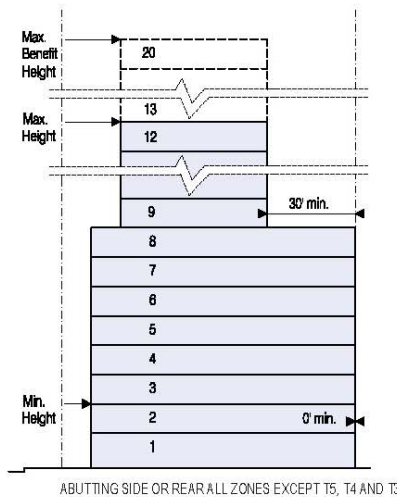
**BUILDING PLACEMENT**



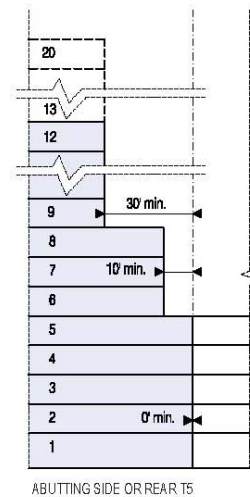
**PARKING PLACEMENT**



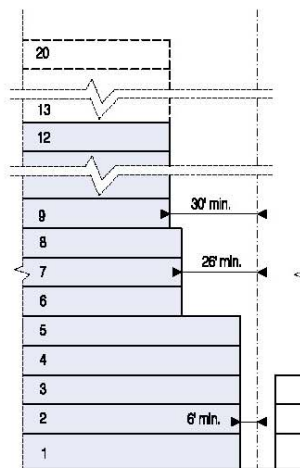
**BUILDING HEIGHT**



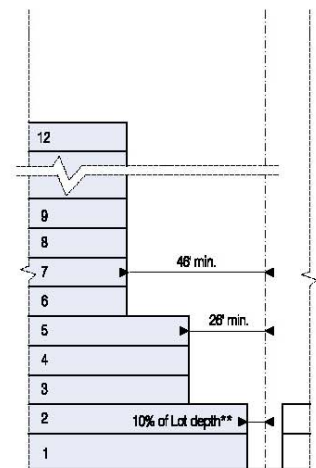
ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5



ABUTTING SIDE OR REAR T4



ABUTTING SIDE OR REAR T3

\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.; 100,000 s.f. max.
b. Lot Width	50 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	15,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	7/ 30% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

**BUILDING SETBACK**

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story

**BUILDING CONFIGURATION**

**FRONTAGE**

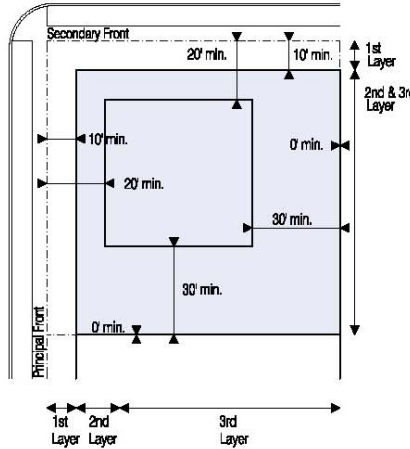
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-24 L & T6-24 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

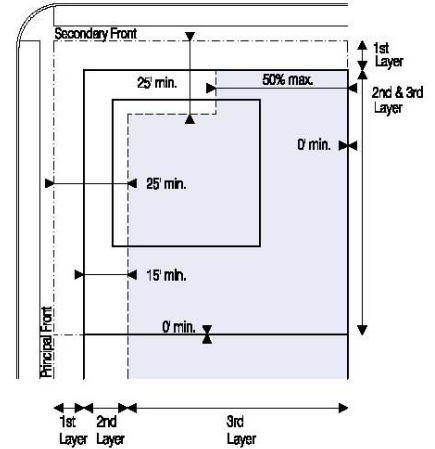
a. Min. Height	2 Stories
b. Max. Height	24 Stories
c. Max. Benefit Height	24 Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

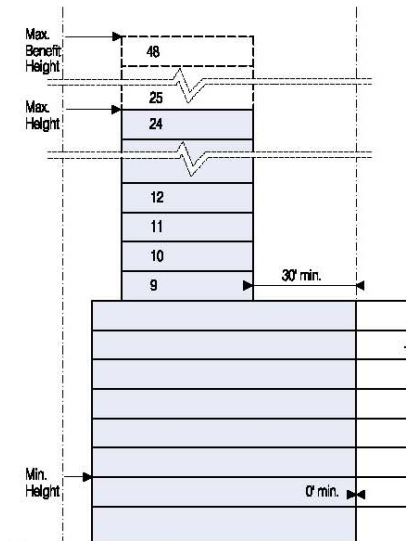
**BUILDING PLACEMENT**



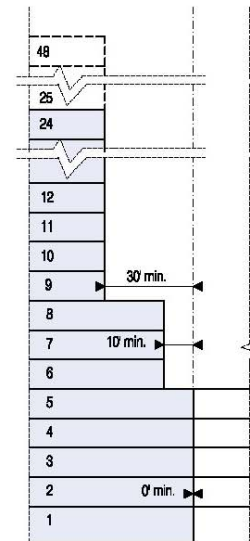
**PARKING PLACEMENT**



**BUILDING HEIGHT**



ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5

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BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	18,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	T6-36a: 12 / 40% additional Public Benefit T6-36b: 22 / 40% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story

BUILDING CONFIGURATION

FRONTAGE

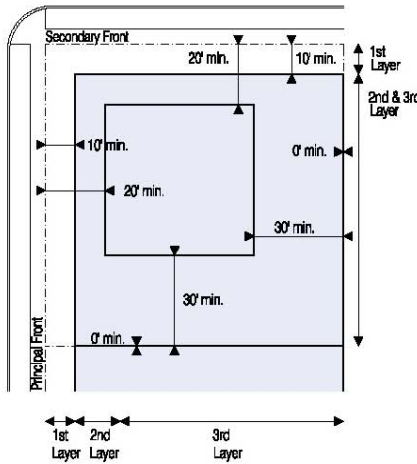
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-36 L & T6-36 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

BUILDING HEIGHT

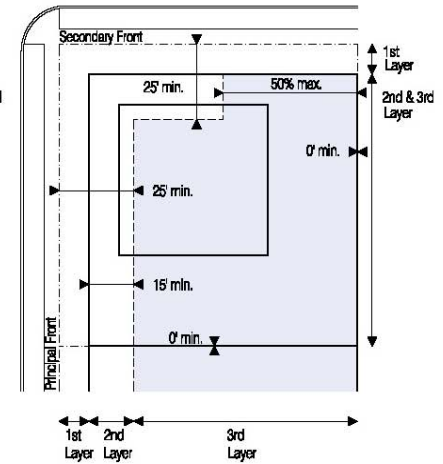
a. Min. Height	2 Stories
b. Max. Height	36 Stories
c. Max. Benefit Height	24 Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

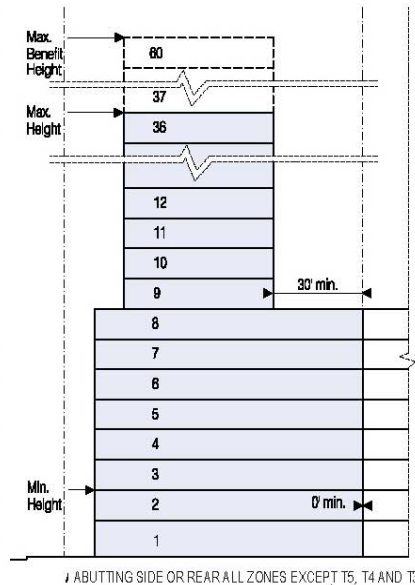
BUILDING PLACEMENT



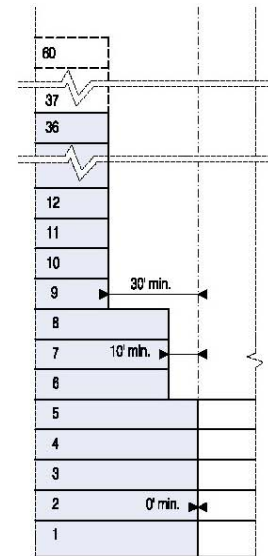
PARKING PLACEMENT



BUILDING HEIGHT



ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	18,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	T6-48a: 11 / 50% additional Public Benefit T6-48b: 18 / 50% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

**BUILDING SETBACK**

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story

**BUILDING CONFIGURATION  
FRONTAGE**

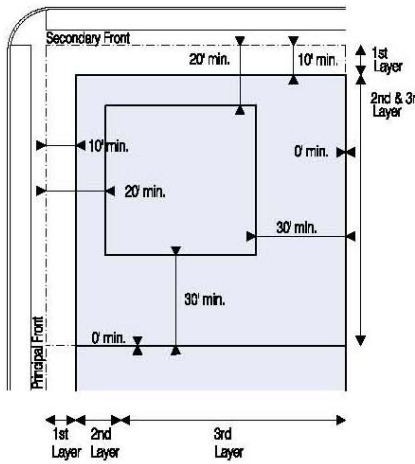
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-48 L & T6-48 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

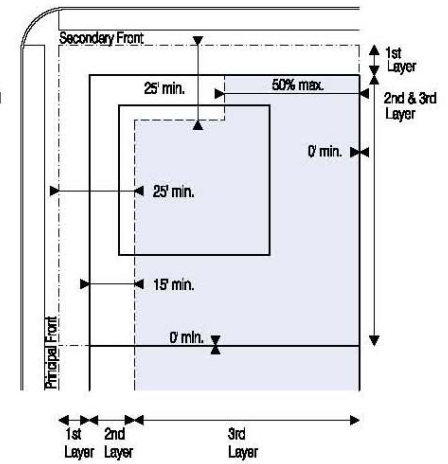
a. Min. Height	2 Stories
b. Max. Height	48 Stories
c. Max. Benefit Height	32 Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

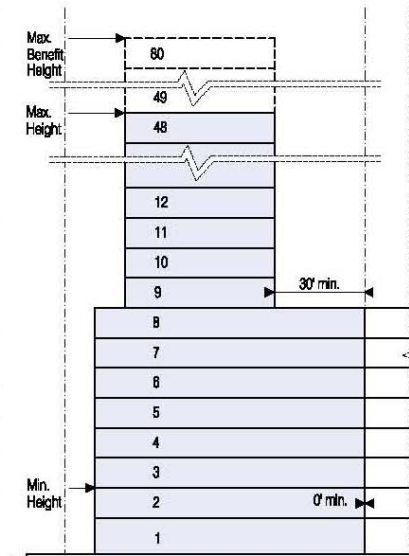
**BUILDING PLACEMENT**



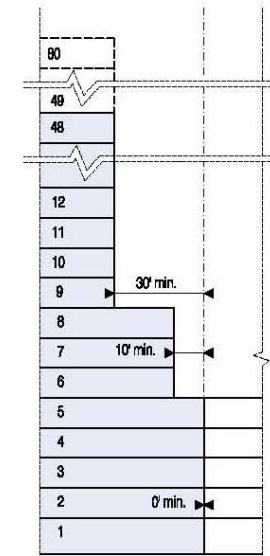
**PARKING PLACEMENT**



**BUILDING HEIGHT**



ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	18,000 sq. ft. max. floorplate for Residential & Lodging 30,000 sq. ft. max. floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	T6-60a: 11/ 50% additional Public Benefit T6-60b: 18/ 50% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

**BUILDING SETBACK**

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story

**BUILDING CONFIGURATION  
FRONTAGE**

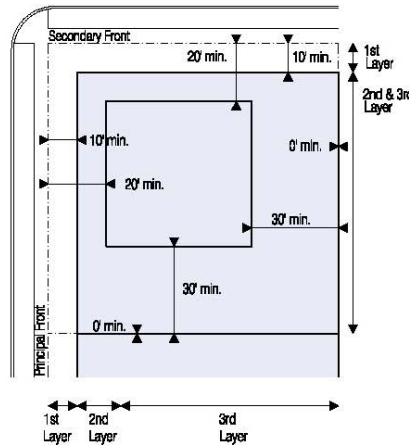
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-60 L & T6-60 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

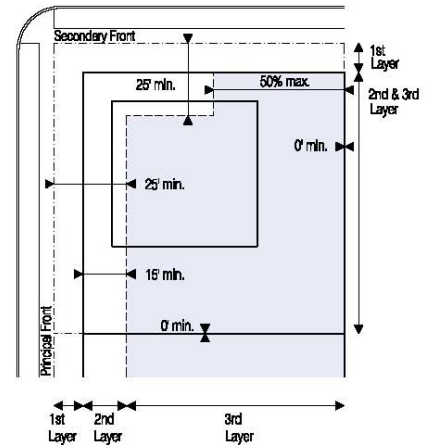
a. Min. Height	2 Stories
b. Max. Height	60 Stories
c. Max. Benefit Height	unlimited Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

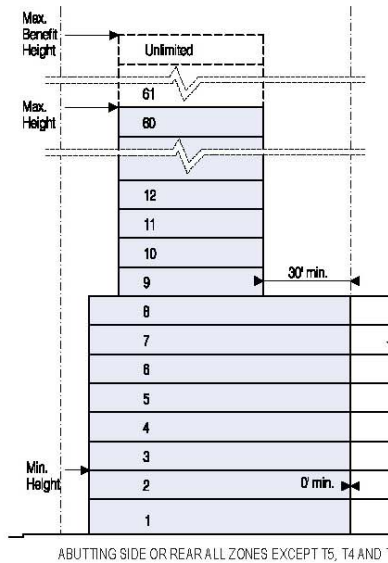
**BUILDING PLACEMENT**



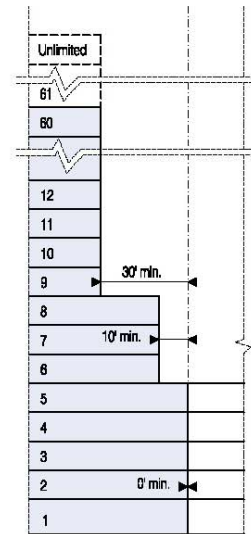
**PARKING PLACEMENT**



**BUILDING HEIGHT**



ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3



ABUTTING SIDE OR REAR T5

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft. min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	18,000 sq. ft. max. floorplate for Residential & Lodging 30,000 sq. ft. max. floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	24/ 50% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max. *

**BUILDING SETBACK**

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story

**BUILDING CONFIGURATION  
FRONTAGE**

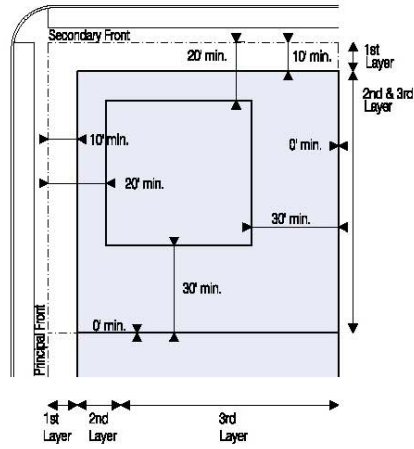
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-80 L & T6-80 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

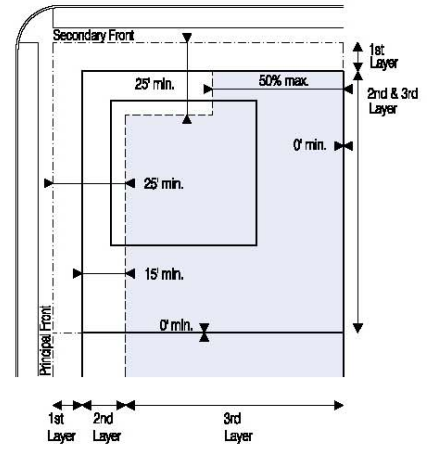
a. Min. Height	2 Stories
b. Max. Height	80 Stories
c. Max. Benefit Height	unlimited Stories Abutting all Transect Zones except T3

\* Or as modified in Diagram 9

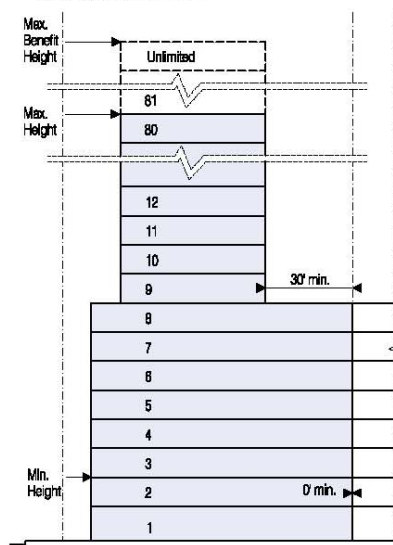
**BUILDING PLACEMENT**



**PARKING PLACEMENT**



**BUILDING HEIGHT**



ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3

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**5.7 CIVIC SPACE ZONES (CS) AND CIVIC INSTITUTION ZONES (CI)****5.7.1 Civic Space Zones (CS)**

**5.7.1.1** Development in a Civic Space Zone should have a minimum of fifty percent (50%) of its perimeter fronting a Thoroughfare. Civic Space sites shall be entered directly from a Thoroughfare.

**5.7.1.2** Development in Civic Space Zones shall be consistent with the standards in Article 4, Tables 3, 4, and 7.

**5.7.1.3** One or more Buildings may be built in each Civic Space. Building floor area shall not exceed twenty-five percent (25%) of the lot area of the Civic Space, and shall support the principal use of the Civic Space.

**5.7.1.4** In Civic Spaces, Buildings shall conform to regulations of the most restrictive Abutting Transect Zone, except as shown by City of Miami's Parks and Public Spaces Master Plan. Other adjustments to the regulations shall be approved by process of Exception.

**5.7.1.5** All Community facility and Recreational Facility Uses shall be government owned or operated only.

**5.7.2 Civic Institution Zones (CI)**

**5.7.2.1** Development in a Civic Institution Zone shall have a minimum of one (1) Frontage fronting a Thoroughfare and should have its primary entrance from a Thoroughfare.

**5.7.2.2** Development in Civic Institution Zones shall be consistent with the standards in Article 4, Tables 3 and 4.

**5.7.2.3** A Civic Institution Lot may have one (1) or more Buildings.

**5.7.2.4** Civic Institution Development shall be permitted by process of Exception and shall conform to the following regulations:

- a. Any property located within a CI Zone may be developed according to the regulations of the most restrictive Abutting Transect Zone with all Frontage Setbacks considered a minimum.
- b. Development in a CI Zone shall follow the regulations of the Abutting Transect Zone, except that Height restrictions shall be as follows:
  1. A CI Zone entirely Abutting T3 shall be developed to no more than the maximum Height allowed by T4.
  2. A CI Zone predominantly Abutting T3 or T4, shall be developed to no more than the maximum Height allowed by T5.

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3. A CI Zone predominantly Abutting T5, T6-8, D1, D2 or D3, shall be developed to no more than the maximum Height of T6-8.
  4. A CI Zone entirely Abutting T6-8 or higher, may conform to the maximum Height of any higher Abutting Transect Zone.
- c. A CI Zone may seek higher than Abutting successional Transect Zoning through the process of Special Area Plan.
  - d. Adjustments to Building Disposition Requirements, with the exception of Setbacks, shall be allowed by process of Waiver.
- 5.7.2.5** The expansion of any existing Civic Institution Use by less than twenty percent (20%) may be permitted By Right.
- 5.7.2.6** In the event that a Civic Institution Zone ceases to be used for Civic Institution Uses, it shall be developed either in accordance with the regulations of the most restrictive Abutting Transect Zone or by process of rezoning, subject to the limitations of the Comprehensive Plan.

**5.8 CIVIC INSTITUTION ZONES – HEALTH DISTRICT (CI-HD)**

- a. All Development in the CI-HD zone for a structure that exceeds ten thousand dollars (\$10,000.00) in cost and affects the Scale of the street or block front, or that affects the location, relocation or enlargement of vehicular ways or parking areas outside public Rights-of-Way shall be approved by Warrant except that any Development exceeding the following thresholds shall be approved by Exception.
  1. Development involving in excess of five hundred thousand (500,000) square feet of Floor Area excluding parking and loading.
  2. For hospital buildings, any development in excess of eight hundred thousand (800,000) square feet of Floor Area excluding parking and loading.
  3. Any single use or combination of uses requiring or proposing to provide in excess of a net increase of one thousand (1,000) off-street parking spaces.

**5.8.1 Building Disposition (CI-HD)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.8.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.8.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.8. A CI-HD lot may have more than one building.
- d. Principal pedestrian entrances shall generally be along Principal Frontages and vehicular entrances on streets of less intensity.
- e. It is recommended that Facades be built parallel to the Principal Frontage Line.
- f. It is recommended at the first Story, Facades along a Frontage Line have frequent doors and windows.
- g. Setbacks for Buildings shall be as shown in Illustration 5.8. Frontage Setbacks may be adjusted to conform to the dominant Setback of the existing neighborhood or existing thoroughfare Frontage Setbacks by Waiver.
- h. It is recommended that above the eighth floor, minimum Building spacing be sixty (60) feet.
- i. Public access to public plazas and walkways shall be provided and pedestrian walkway connections shall be provided between parallel public streets.

**5.8.2 Building Configuration (CI-HD)**

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.8.
- b. It is recommended that above the eighth floor, the Building Floorplate dimensions be limited as follows:
  1. 15,000 square feet maximum for Residential Uses
  2. 30,000 square feet maximum for Commercial Uses and for parking
  3. 180 feet maximum length for Residential Uses
  4. 215 feet maximum length for Commercial Uses

Civil Support and Educational Uses within the CI-HD Transect Zone shall have no maximum Floorplate dimensions.

- c. Encroachments may be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered portions of balconies, bay windows, and roofs may encroach up to three (3) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no encroachments are permitted, except that façade components promoting energy efficiency such as shading and Screening devices that are non-accessible may encroach a maximum of three (3) feet.
- d. It is recommended that Galleries and Arcades be a minimum of fifteen (15) feet deep.
- e. It is recommended that all ground floor and rooftop utility infrastructure, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures be concealed from view from any Frontage or Sidewalk.
- f. It is recommended that Loading space and service areas be internal to the building or situated and screened from view to the street and adjacent properties.
- g. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.8. First-Floor Elevation should be at average Sidewalk grade.

**5.8.3 Building Function & Density (CI-HD)**

- a. Buildings in CI-HD shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.8. Consult Article 6 for any supplemental regulations.
- b. Uses additional to those listed in Article IV, Table 3 are allowed only if they are customarily accessory and clearly incidental to the university, hospital, research facility or governmentally owned facilities within the CI-HD Transect Zone. These accessory uses need not occur in Ancillary structures but can occur throughout the zone. These accessory uses include, but are not limited to, storage facilities;

laundry or cleaning facilities; incinerator facilities; and other uses related to the operation of the university, hospital, research facility or governmentally owned facilities of the zone.

- c. The calculation of the FLR shall not apply to that portion of the Building that is entirely below base flood elevation.

#### 5.8.4 Parking Standards (CI-HD)

- a. Vehicular parking and loading shall be required as shown in Article 4, Table 4 and loading shall be required as shown in Article 4, Table 5. All parking spaces available throughout the district under a single ownership or as a shared component between more than one owner shall be applicable towards satisfaction of the parking requirements.

The computation of parking requirements for new permits shall be calculated as follows:

1. The Floor Area of all Buildings, excluding parking, within the Zone shall be added to that of the proposed structure.
  2. The ratio shown in Article 4, Table 4 shall be applied to the resulting figure to obtain the total number of parking spaces required within the Zone.
  3. The total number of parking spaces within the Zone shall be deducted from the total number of required parking spaces. The result shall be the number of parking spaces that must be provided in connection with the new structure.
  4. All handicapped parking spaces available throughout the Zone shall be counted in satisfaction of the handicapped requirements for all Buildings.
- b. Warrants for buildings that share parking shall be approved only if the owner or owners continuously maintain, on file with the Planning Department, a master plan designating: the location and number of all present and future parking spaces, together with the location and floor area of all present and proposed Buildings; the location and number of access drives to public streets; internal and merging traffic and circulation; the painted or curbed separation of vehicular and pedestrian traffic; and the arrangement and circulation of parking areas. Materials to be submitted with applications for Warrants shall include such site plans, landscaping plans, Building elevations, surveys, and such reports and surveys detailing:
    1. Hourly/Daily parking utilization throughout the district;
    2. Direction of approach;
    3. Vehicle Occupancy;
    4. Ridership surveys;

5. Shuttle bus/taxi utilization; and
  6. Metrorail/Metrobus utilization.
- c. On-street parking available throughout the District shall not be counted toward the parking requirement of the Building on the Lot.
  - d. Parking should be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
  - e. It is recommended that Offstreet parking and loading be within enclosed structures which shall either be underground or, if aboveground, shall be designed to provide a minimal visual impact, well integrated with the principal structures. Unenclosed vehicular parking and loading in any location visible from a public street shall be appropriately screened from surrounding rights-of-way.
  - f. It is recommended that the vehicular entrance of a parking Lot or garage on a Frontage be no wider than thirty (30) feet and the minimum distance between vehicular entrances should be sixty (60) feet.

#### **5.8.5 Architectural Standards (CI-HD)**

- a. Temporary structures shall be allowed as per City Code.
- b. It is recommended that the Facades on Retail Frontages be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the Sidewalk-level Story.
- c. It is recommended that Roof materials be light-colored, high Albedo or a planted surface.
- d. It is recommended that the Façade of a parking garage that is not concealed behind a Habitable Liner be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. It is recommended that Ramping be internalized wherever possible.
- e. Rooftop parking or mechanical equipment and utility service areas visible from nearby Buildings shall be screened with landscape or architectural materials.

#### **5.8.6 Landscape Standards (CI-HD)**

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match the Public Frontage as shown in Article 8.
- b. Open Space shall be a minimum ten percent (10%) of the total Lot area.

**5.8.7 Ambient Standards (CI-HD)**

- a. Noise regulations shall be as established in the City Code.
- b. It is recommended that lighting of building and contingent Open Spaces be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures should not be visible from streets.
- c. It is recommended that the lighting fixtures of exposed rooftop parking be concealed by a parapet wall and should not be seen from surrounding streets.

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BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	10,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	8
e. Frontage at front Setback	N/A
f. Open Space Requirements	10% Lot Area min.
g. Density	150 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story *
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story *
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story *
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story *

\* Setbacks above the eighth (8<sup>th</sup>) Story are encouraged, not required.

BUILDING CONFIGURATION

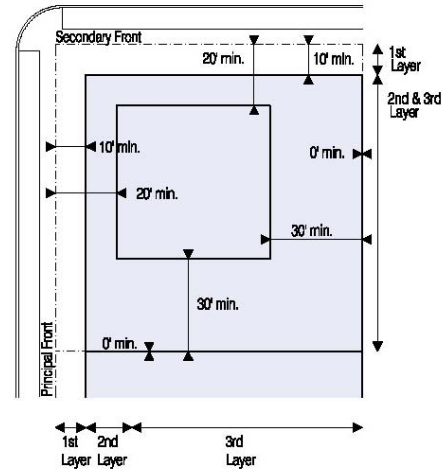
FRONTAGE

a. Common Lawn	permitted
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted
g. Gallery	permitted
h. Arcade	permitted

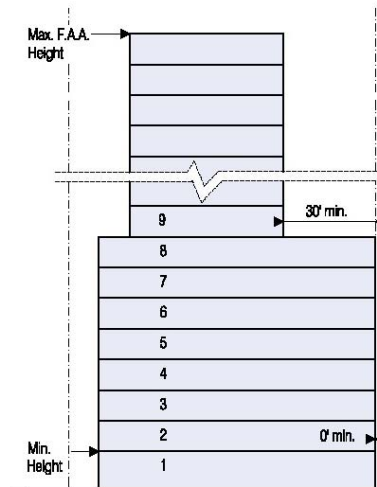
BUILDING HEIGHT

a. Min. Height	1 Story
b. Max. Height	As regulated by the F.A.A.

BUILDING PLACEMENT



BUILDING HEIGHT



ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3

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**5.9 DISTRICT ZONES (D1 and D2)****5.9.1 Building Disposition (D)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.9.
- b. Lot coverage by Buildings shall not exceed that shown in Illustration 5.9.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.9.
- d. One or more Buildings may be built on each Lot as shown in Illustration 5.9.
- e. Setbacks for Buildings shall be as shown in Article 4, Table 2 and Illustration 5.9.

**5.9.2 Building Configuration (D)**

- a. Development within Private Frontages shall comply with Tables 2 and 6 and Illustration 5.9.
- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code; cantilevered portions of balconies, bay windows, and roofs shall be a maximum three (3) feet deep and may encroach up to a three (3) feet depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no Encroachments are permitted except that Façade components promoting energy efficiency such as shading and screening devices that are non-accessible may encroach a maximum of three (3) feet.
- c. Galleries and Arcades shall be a minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback and may be required as a part of a Special Area Plan.
- d. All storage, utility and infrastructure elements including service areas, Loading space, transformers, telephone boxes, garbage cans, dumpsters, condensers, meters, backflow preventers, siamese connections and the like shall be located within the Second or Third Layer and concealed from view from any Frontage or sidewalk by Streetscreens, and opaque gates. Loading and service entries shall be accessed from Alleys when available.
- e. Vehicular entries, Loading space and service areas shall be permitted on Principal Frontages.
- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.9. Industrial uses requiring additional Height in D2 may be permitted by Waiver, subject to the Planning Director's agreement that the applicant has demonstrated that the use specifically requires the proposed Height.

- g. Flat roofs shall be enclosed by parapets of a minimum Height required to conceal mechanical equipment. Other ornamental Building features may extend up to three and a half (3.5) feet above the maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height for stair, elevator and mechanical enclosures or ornamental purposes only shall be permitted by process of Waiver.
- h. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

### **5.9.3 Building Function & Density (D)**

- a. Buildings in Districts shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.9 and Article 6.

### **5.9.4 Parking Standards (D)**

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. All parking, including open parking areas, covered parking, garages, loading docks and service areas shall be masked from the Frontage by a Streetscreen as illustrated in Article 4, Table 8. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the Sidewalk.
- d. Buildings mixing uses shall provide parking required for each use. Shared Parking shall be calculated according to Article 4, Table 5.

### **5.9.5 Architectural Standards (D)**

- a. Temporary structures shall be permitted only as per City Code.
- b. Roof materials should be light-colored, high Albedo or a planted surface.

### **5.9.6 Landscape Standards (D)**

- a. The First Layer as shown in Article 4, Table 6 shall be paved and landscaped to match the Public Frontage as shown in Article 8, Table C.
- b. Unpaved Open Space shall be a minimum five percent (5%) of the Lot Area.

**5.9.7 Ambient Standards (D)**

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 1.0 fc (foot-candles).
- c. Lighting of Building and Abutting Open Spaces shall be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	80% max
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	None
f. Open Space Requirements	5% Lot Area min.
g. Density	18 du/acre max.

**BUILDING SETBACK**

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. above 5 <sup>th</sup> Story 30 ft. min. above 6 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 3 <sup>rd</sup> Story 26 ft. min. above 3 <sup>rd</sup> Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. above 3 <sup>rd</sup> Story

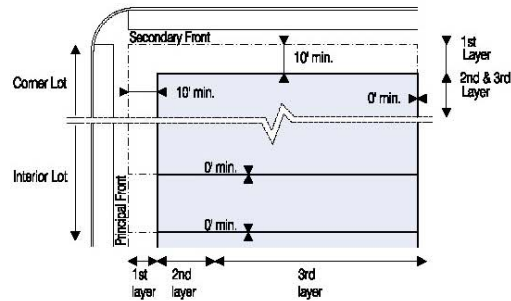
**BUILDING CONFIGURATION  
FRONTAGE**

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

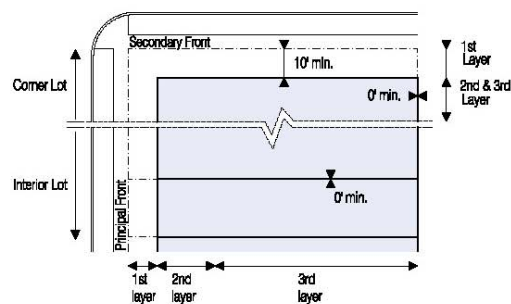
**BUILDING HEIGHT**

a. Min. Height	None
b. Max. Height	8 Stories
c. Max. Benefit Height	2 Stories Abutting all Transect Zones except T3

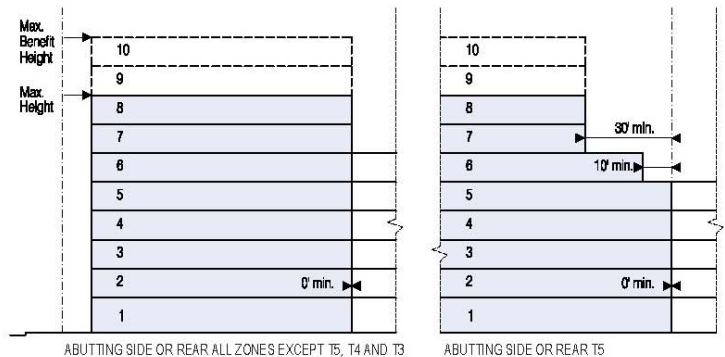
**BUILDING PLACEMENT**



**PARKING PLACEMENT**

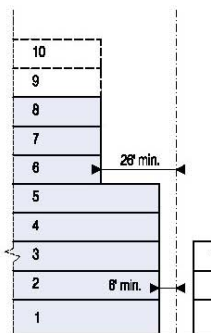


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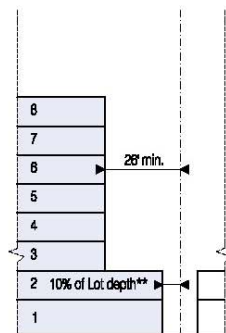


ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3

ABUTTING SIDE OR REAR T5



ABUTTING SIDE OR REAR T4



ABUTTING SIDE OR REAR T3

\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	5,000 s.f. min.
b. Lot Width	50 ft. min.
c. Lot Coverage	90% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	None
f. Open Space Requirements	5% Lot Area min.
g. Density	N/A

**BUILDING SETBACK**

a. Principal Front	10 ft. min.
b. Secondary Front	5 ft. min.
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. above 5 <sup>th</sup> Story 30 ft. min. above 6 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 3 <sup>rd</sup> Story 26 ft. min. above 3 <sup>rd</sup> Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. above 3 <sup>rd</sup> Story

**BUILDING CONFIGURATION**

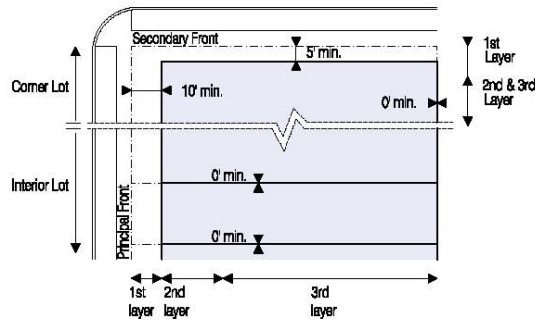
**FRONTAGE**

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

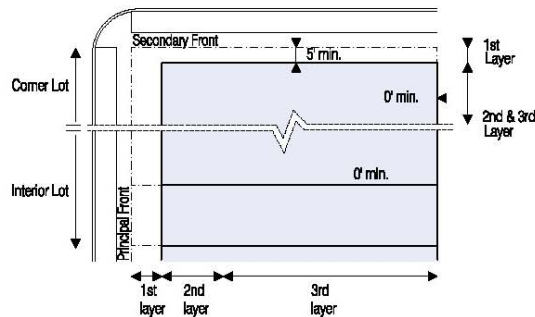
**BUILDING HEIGHT**

a. Min. Height	None
b. Max. Height	8 Stories max.
c. Max. Benefit Height	N/A

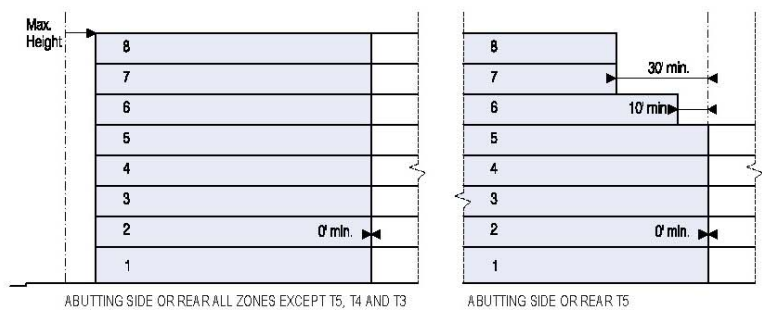
**BUILDING PLACEMENT**



**PARKING PLACEMENT**

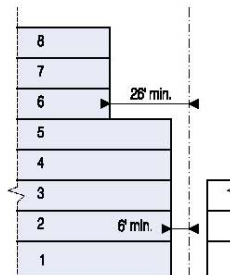


**BUILDING HEIGHT**

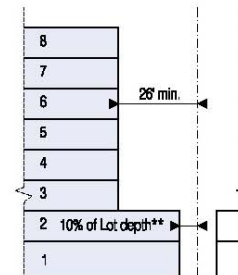


ABUTTING SIDE OR REAR ALL ZONES EXCEPT T5, T4 AND T3

ABUTTING SIDE OR REAR T5



ABUTTING SIDE OR REAR T4



ABUTTING SIDE OR REAR T3

\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

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**5.10 WATERFRONT INDUSTRIAL DISTRICT ZONES (D3)****5.10.1 Building Disposition (D3)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.10.
- b. Lot coverage by Building shall not exceed that shown in Illustration 5.10.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.10.
- d. One or more Buildings may be built on each Lot as shown in Illustration 5.10.
- e. Setbacks for Buildings shall be as shown in Article 4, Table 2 and Illustration 5.10.

**5.10.2 Building Configuration (D3)**

- a. Development within Private Frontages shall comply with Tables 2 and 6 and Illustration 5.10.
- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code; cantilevered balconies, bay windows, and roofs may encroach up to a three (3) feet depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no encroachments are permitted except that Facade components promoting energy efficiency such as shading and screening devices that are non-accessible may Encroach a maximum of three (3) feet.
- c. Galleries and Arcades shall be a minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback and may be required as a part of a Special Area Plan.
- d. Except for the Waterfront Frontage, all storage, utility and infrastructure elements including service areas, Loading space, transformers, telephone boxes, garbage cans, dumpsters, condensers, meters, backflow preventers, siamese connections and the like shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Streetscreens, and opaque gates. Loading and service entries shall be accessed from Alleys when available.
- e. Vehicular entries, Loading space and service areas shall be permitted on Principal Frontages.

- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.10. Industrial uses requiring additional Height in D3 may be permitted by Waiver, subject to the Planning Director's agreement that the applicant has demonstrated that the use specifically requires the proposed Height.
- g. Mechanical equipment on a roof shall be enclosed by parapets of a minimum Height required to conceal mechanical equipment. Other ornamental Building features may extend above the maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height for stair, elevator and mechanical enclosures or ornamental purposes only shall be permitted by process of Waiver.
- h. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- i. Parking, loading, service, utility, and storage areas and uses shall be screened from view of abutting zoning districts (other than D1 and D2 Zones), including shade trees spaced a minimum of thirty (30) feet on center. Screening shall not be required along the waterfront.

#### **5.10.3 Building Function & Density (D3)**

- a. Buildings in Districts shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.10 and Article 6.

#### **5.10.4 Parking Standards (D3)**

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. All parking, including open parking areas, covered parking, garages, Loading spaces and service areas shall be masked from the Frontage by a Streetscreen as illustrated in Article 4, Table 8. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the Sidewalk.
- d. Buildings mixing uses shall provide parking required for each Use. Shared Parking shall be calculated according to Article 4, Table 5.

#### **5.10.5 Architectural Standards (D3)**

- a. Temporary structures shall be permitted only as per City Code.

- b. Roof materials should be light-colored, high Albedo or a planted surface.

#### **5.10.6 Landscape Standards (D3)**

- a. The First Layer as shown in Article 4, Table 6 shall be paved and landscaped to match the Public Frontage as shown in Article 8, Table C.
- b. Unpaved green space shall be a minimum five percent (5%) of the total Lot Area.

#### **5.10.7 Ambient Standards (D3)**

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 1.0 fc (foot-candles).
- c. Lighting of Building and Abutting Open Spaces shall be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

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**BUILDING DISPOSITION  
LOT OCCUPATION**

a. Lot Area	10,000 s.f. min.
b. Lot Width	100 ft. min.
c. Lot Coverage	90% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	None
f. Open Space Requirements	5% Lot Area min.
g. Density	N/A

**BUILDING SETBACK \***

a. Principal Front	5 ft. min.
b. Secondary Front	5 ft. min.
c. Side	0 ft. min. or abutting zone
d. Rear	0 ft. min. or abutting zone
e. Abutting Side & Rear T5 & T6	10 ft. min. 1 <sup>st</sup> through 6 <sup>th</sup> Story 30 ft. min. above 6 <sup>th</sup> Story
Abutting Side & Rear T4	6 ft. min. 1 <sup>st</sup> through 3 <sup>rd</sup> Story 26 ft. min. above 3 <sup>rd</sup> Story
Abutting Side & Rear T3	6 ft. min. 1 <sup>st</sup> through 3 <sup>rd</sup> Story 26 ft. min. above 3 <sup>rd</sup> Story

**BUILDING CONFIGURATION  
FRONTAGE**

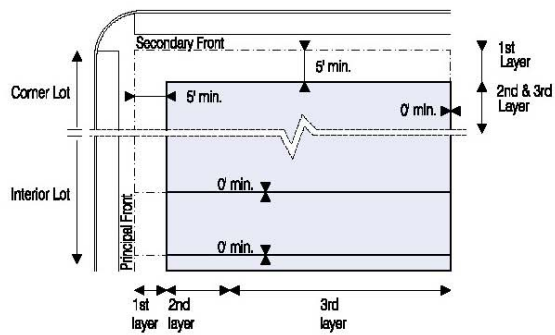
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

**BUILDING HEIGHT**

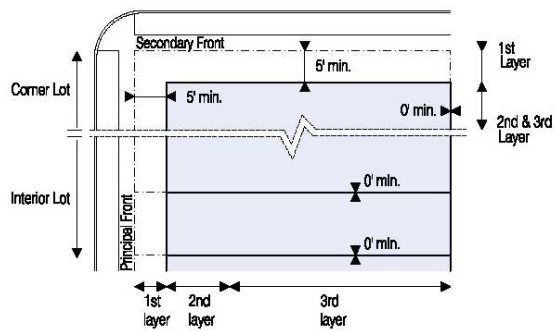
a. Min. Height	None
b. Max. Height	8 Stories max.
c. Max. Benefit Height	N/A

\* Please see Article 3, Section 3.11 for additional Waterfront Setbacks regulations.

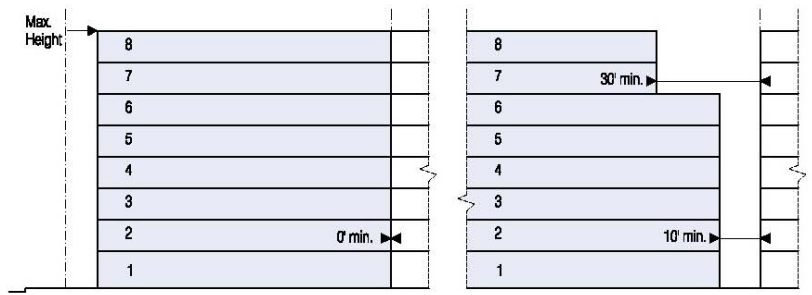
**BUILDING PLACEMENT**



**PARKING PLACEMENT**

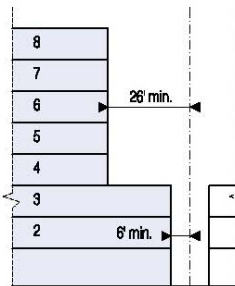


**BUILDING HEIGHT**

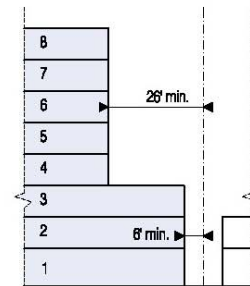


ABUTTING SIDE OR REAR ALL ZONES EXCEPT T6, T5, T4 AND T3

ABUTTING SIDE OR REAR T5 AND T6



ABUTTING SIDE OR REAR T4



ABUTTING SIDE OR REAR T3

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