

EXHIBIT “A”

SECTION 155.057. – NEIGHBORHOOD DESIGN STANDARDS.

DIVISION 155.057. (A). - **PURPOSE.** The primary purpose of this Section is to enable and to encourage the intentional coordination, placement, orientation, and design of buildings to produce a neighborhood fabric with well-defined street edges with continuous building walls, articulated building façades, architectural features that create visual interest, and an attractive pedestrian environment. It is further the purpose of this Section to enable and to encourage compact, mixed-use, and pedestrian-oriented development so that the ordinary activities of daily living may occur within walking distance of most dwellings, creating sustainable and complete neighborhoods.

DIVISION 155.057. (B). - **APPLICABILITY.** The provisions set forth in this Section modify the conventional rules and regulations for the development or the redevelopment of private lots within the OP, C-1, C-2, and C-3 Zoning Districts, and advocate for the development and the modification of buildings and for other elements of the built environment within the private lot and produce mixed-use and walkable spaces. The provisions of this Section are available to owners and developers of private lots within the OP, C-1, C-2, and C-3 Zoning Districts as a

matter of right; and owners and developers may opt to utilize the provisions that are contained herein or to utilize the existing underlying zoning. Except where it may be in conflict, existing planned developments (i.e., PD, Planned Development Districts) may voluntarily comply with the provisions contained herein, subject to review and recommendation by the Planning and Zoning Commission and the approval of the City Council. Any requests for existing planned developments to voluntarily comply with the provisions contained herein heard by the Planning and Zoning Commission and the City Council shall be heard as per the rules set forth for consideration of Other Business Agenda Items, and shall not require a public hearing.

1. The provisions of this Section are activated by “shall” or “are” when required, and “may” when optional.
2. The provisions of this Section shall take precedence if the property owner or the developer opts to utilize the provisions of this Section, when in conflict with other Sections of the Zoning Ordinance.
3. The provisions of this Section shall not take precedence if property owners or developers opt to utilize the existing underlying zoning.
4. The existing provisions of the Zoning Ordinance and the Mansfield Code of Ordinances shall continue to be applicable to all issues not

covered by this Section for the existing underlying zoning (e.g., OP, C-1, C-2, and C-3), except where those provisions are in conflict with the provisions contained herein.

5. The provisions of this Section, when in conflict with illustrations or diagrams, shall take precedence.

DIVISION 155.057. (C). - EXISTING CONDITIONS.

1. Where buildings exist on adjacent lots, the Director of Planning may require that a proposed building or buildings match the setbacks of adjacent buildings rather than the provisions of this Section.
 - a. Buildings on any lot proposed for construction or modification within 150 feet of any parcel of land within the PR, A, SF, and 2F Zoning Districts shall be restricted to a maximum building height of 2 stories; the maximum height restriction shall not apply to any building more than 150 feet of a parcel of land within the PR, A, SF, and 2F Zoning Districts.
2. The adaptive reuse of a building shall not be required to comply with the minimum building height established in Division 155.057 (K).

3. The restoration or the modification of a building does not require the provision of parking in addition to the existing, if there are less than 6 new spaces that are required.

DIVISION 155.057. (D). - DEVIATION. An owner or a developer may deviate from the following standards in this Section, only, and are subject to compliance with the other provisions of this Section. Deviations shall be granted only by the City Council and all requests heard by the City Council shall be heard as per the rules set forth for consideration of other business agenda items. A public hearing is not required.

1. The maximum travel lane width of a thoroughfare.
2. The maximum building area.
3. The minimum building height.
4. The maximum building height.
5. The requirement that all buildings proposed for commercial use or mixed-use and having a minimum of 5,000 square feet of floor area, be designed for tenant flexibility.
6. The requirement that all development and redevelopment proposals on properties greater than 2 acres in size allocate at least 50 percent

of the total building area proposed for construction to commercial use.

DIVISION 155.057. (E). - VARIANCE. An owner or a developer may request a variance in accordance with the standards and procedures set forth in Section 155.113.

DIVISION 155.057. (F). - DESIGN FOR TENANT FLEXIBILITY. Principal buildings proposed for commercial use or mixed-use, and having a minimum of 5,000 square feet of floor area, shall be designed for tenant flexibility. The design of the first story and second story commercial spaces shall anticipate restaurant requirements. Accommodations for restaurant venting and sewage utilities such as grease traps and interceptors shall be purposefully designed into the building. Such designs shall anticipate potential commercial power and gas load needs for existing and future tenants. In addition, buildings shall provide maximum clear space between interior columns for first story retail and activity spaces. Designs for tenant flexibility shall be included in construction documents that are required for building plan review.

DIVISION 155.057. (G). - INSTRUCTIONS FOR SITE PLAN SUBMITTALS.

This Division 155.057 (G) sets forth the standards applicable to the development and to the modification of buildings and other elements of the built environment

within private lots. All site plans required by this Division 155.057 (G) are subject to administrative review and approval by the Director of Planning. All site plans submitted for review and approval shall demonstrate compliance with:

1. Thoroughfare standards, if applicable.
2. Lot standards.
3. Building orientation.
4. Building setbacks.
5. Building height.
6. Building frontages.
7. Building area.
8. Building use.
9. Parking standards.
10. Landscaping.
11. Signage standards.
12. Architecture.
13. Civic space.
14. Additional regulations, if applicable.

DIVISION 155.057. (H). - THOROUGHFARE STANDARDS. Modification of an existing thoroughfare and the assemblies of new thoroughfares shall meet the

following standards, unless otherwise mandated by standards established by the Texas Department of Transportation (TxDOT), the Department of Public Works, or the Department of Engineering Services:

1. GENERAL.

- a. For the purpose of this Section, all those thoroughfares shown as "ARTERIAL" in the Master Thoroughfare Plan are classified and designated as A-Thoroughfares.
- b. For the purpose of this Section, all those thoroughfares shown as "COLLECTOR" or "LOCAL" in the Master Thoroughfare Plan are classified and designated as B-Thoroughfares.
- c. All thoroughfares shall be paved in asphalt, cobble, concrete, stone, or other similar material subject to review and approval by the Director of Engineering Services.
 - i. Parking lanes on public thoroughfares shall be paved in a material that differs from the thoroughfare pavement material, subject to review and approval by the Director of Planning.
- d. All thoroughfares shall have a maximum travel lane width of 11 feet.

e. All thoroughfares shall require sidewalks.

2. SPECIFIC TO A-THOROUGHFARES.

a. All sidewalks shall be a minimum of 12 feet in width.

b. All sidewalks shall provide tree wells that are 5 feet by 10 feet in dimension, unless otherwise reviewed and approved by the Director of Planning, and:

i. Trees shall be planted at 30 feet on center, average.

ii. Trees shall be appropriately planted and spaced in order to accommodate public lighting.

3. SPECIFIC TO B-THOROUGHFARES.

a. All sidewalks shall be separated from travel lanes by a planter a minimum of 6 feet in width and with trees.

i. Trees shall be planted at 30 feet on center, average.

b. All sidewalks shall be a minimum of 6 feet in width.

4. SPECIFIC TO REAR ALLEYS.

a. All garages for the allowable residential uses shall be accessed by rear alleys with a minimum pavement width of 14 feet and an access easement a minimum of 20 feet in width.

- b. All rear alleys for the other allowable uses may be accessed by rear alleys with a minimum pavement width of 20 feet and an access easement a minimum of 24 feet.

5. PUBLIC LIGHTING.

- a. Public lighting along all A-Thoroughfares shall be designed as columns with a maximum height of 16 feet (i.e., as measured from the base of the standard to the top of the luminaire); and public lighting along all B-Thoroughfares shall be designed as post or pipe, with a height of 13 feet (i.e., as measured from the base of the standard to the top of the luminaire), subject to review and approval by the Director of Planning (SEE FIGURE NO. 11).

- i. Public lighting shall be spaced at intervals no more than 30 feet apart along all A-Thoroughfares.

- ii. Public lighting shall be spaced at intervals no more than 60 feet apart along all B-Thoroughfares.

- b. Unless otherwise mandated by standards that are established by TxDOT, cobra head fixtures are prohibited.

6. UTILITIES.

- a. All utilities shall be placed underground and within the public right-of-way, including roadway lanes and sidewalks.
7. OUTDOOR DISPLAY OF MERCHANDISE AND OUTDOOR SEATING AND SERVING. First story commercial uses may utilize the building frontage, the adjacent sidewalk, or a combination of both for outdoor display of merchandise, for outdoor seating, for outdoor serving, and for other business-related activities provided that a minimum 6-foot contiguous path for pedestrians be maintained.
- a. Outdoor display of merchandise shall not be left outdoors past business hours.
 - b. Outdoor seating and outdoor serving areas shall be separated from all thoroughfares, sidewalks, and pedestrian paths using wrought-iron railings, metal fencing, planters, landscaping, or any combination thereof.

DIVISION 155.057. (I). - LOT STANDARDS.

1. There are no minimum lot widths.
2. There is no minimum lot size.
3. Lot coverage shall not exceed 80 percent.

4. All platted lots shall front on a thoroughfare or a civic space (i.e., the front lot line).

DIVISION 155.057. (J). - BUILDING ORIENTATION.

1. All principal buildings shall be oriented to be parallel to the front lot line or a tangent to a curved front lot line.
2. All principal buildings shall have their principal pedestrian entrance along a thoroughfare or a civic space with the exception of entrances off of a courtyard, that are visible from public rights-of-way.
3. All principal buildings with residential uses at grade shall be raised above the level of the sidewalk by a minimum of 2 feet, as measured from the average sidewalk elevation.

DIVISION 155.057. (K). - BUILDING SETBACKS. All buildings shall be set back from the boundaries according to the following:

1. FRONT BUILDING SETBACKS FOR PRINCIPAL BUILDINGS:
 - a. 0 feet minimum.
 - b. 20 feet maximum.
2. ADDITIONAL FRONT BUILDING SETBACK CONSIDERATIONS.

- a. Corner lots shall designate the front lot line (i.e., front building setback) along the thoroughfare having the greater pedestrian importance.
3. SIDE BUILDING SETBACKS FOR PRINCIPAL BUILDINGS:
 - a. 0 feet minimum or 5 feet minimum.
 4. REAR BUILDING SETBACK FOR PRINCIPAL BUILDINGS:
 - a. 0 feet minimum.
 5. OUTBUILDING SETBACKS.
 - a. The side setback for all outbuildings shall be 5 feet minimum.
 - b. The rear setback for outbuilding shall be a minimum of 15 feet measured from the centerline of the rear alley. In the absence of a rear alley, the rear setback shall be 5 feet minimum from the rear lot line.
 6. BUILDING SETBACK CONSIDERATIONS FOR UTILITIES. Maximum building setbacks may be increased up to 50 percent by-right for all owners and developers as consideration for utilities.
 - a. Utility easements along the front, the rear, or the side lot lines may require additional front, rear, and side setbacks, and may cause buildings to exceed maximum building setbacks.

- b. Utility services may require easements at the front, the rear, or the side lot lines for meters, pedestals, and other equipment requirements.
- c. Utility services provided from the rear may require additional rear alley setbacks.

DIVISION 155.057. (L). - BUILDING HEIGHT. Building height is measured as follows:

1. GENERAL.

- a. Stories are measured from finished floor to finished ceiling.
- b. First stories shall not exceed 18 feet in height.
- c. Second stories and above shall not exceed 14 feet in height.
- d. First story residential uses shall have a minimum story height of 10 feet.
- e. All other first story uses shall have a minimum story height of 11 feet.
- f. Building height measurement shall not include the following:
 - i. attics;
 - ii. belfries;
 - iii. chimneys;

- iv. clock towers;
- v. elevator bulkheads;
- vi. stair housings;
- vii. vents; AND
- viii. other uninhabited accessory elements.

2. **PRINCIPAL BUILDINGS.**

- a. The minimum building height shall be 2 stories.
- b. The maximum building height shall be 4 stories.

3. **OUTBUILDINGS.**

- a. The maximum building height shall be 2 stories.

4. **ROW HOUSES.**

- a. The minimum building height shall be 3 stories.

DIVISION 155.057. (M). - BUILDING FRONTAGES.

1. **GENERAL.**

- a. The front building setback shall contain the building frontage; and corner lots at the intersections of 2 A-Thoroughfares shall contain one (1) building frontage in the front building setback and one (1) in the side building setback.

- b. Loading docks and service areas are not permitted in building frontages.
- c. Balconies and bay windows may encroach into front building setbacks up to 100 percent of its depth.
- d. Fences and walls may be located along front lot lines at stoop building frontages. Fences and walls at front lot lines shall be limited to a maximum height of 4 feet.
- e. A dooryard building frontage or a stoop building frontage shall be required for all row houses.
- f. A shopfront building frontage shall be required at a minimum for all first story commercial uses.
 - i. Bed and breakfasts are exempt from this requirement.
- g. Cottage court central courtyards shall maintain a minimum of 30 feet in width between all structures and encroachments along the depth of the court.

2. DOORYARDS.

- a. Dooryards may encroach into the front building setback up to 100 percent of its depth.
- b. Dooryards shall be no less than 10 feet deep.

- c. Dooryards may be raised from average sidewalk grade.
- d. Dooryards shall be enclosed on 3 sides by a fence constructed of metal or wood or a wall made of brick or stone and 4 feet in height. Openings in the fence or wall shall be no larger than is necessary to allow pedestrian access.

3. STOOPS.

- a. Stoops may encroach into the front building setback up to 100 percent of its depth.
- b. Stoops shall be no less than 5 feet deep, excluding the exterior stairs.
- c. Stoops shall be no less than 5 feet wide, including the landing at the dwelling entrance.
- d. Stoops may be recessed into the volume of the building where the front setback is less than 5 feet.

4. SHOPFRONTS.

- a. Shopfronts shall be glazed in glass for no less than 70 percent of the first story building façade area that is between 2 and 12 feet above average sidewalk elevation.

- b. Shopfronts that are freestanding and not combined with other building frontages may include awnings.
- c. Awnings may encroach into the public rights-of-way to within 2 feet of the curb.
 - i. All awnings shall extend at least 6 feet from the building façade and into the front building setback.
 - ii. All awnings shall have a minimum of 8 feet of clearance above finished grade.

5. GALLERIES.

- a. Galleries may encroach into the public rights-of-way to within 2 feet of the curb.
- b. Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the facade a minimum of 10 feet.
- c. Public planting and / or public lighting may be omitted where galleries encroach into the public rights-of-way.
- d. A gallery may be combined with a shopfront building frontage, and include all components of a shopfront.
- e. A gallery may be supported by posts of metal or wrought iron.

DIVISION 155.057. (N). - BUILDING AREA.

1. The total floor area of a dwelling unit shall comply with all applicable regulations and restrictions as found in Section 155.055 (E), except as provided below:
 - a. The minimum floor area of all detached single-family dwelling units shall be 1,800 square feet.
2. The total floor area of a single building or a single tenant space shall not exceed 10,000 square feet, except as provided below.
3. The total floor area of a grocery store shall not exceed 45,000 square feet.

DIVISION 155.057. (O). - BUILDING USE.

1. GENERAL.
 - a. Buildings and their lots are limited to uses provided below.
 - b. Buildings and their lots may have more than one (1) use.
 - c. Permitted commercial uses other than lodging and office shall be limited to the first story except as provided below.
 - i. Food service establishments are permitted on the upper stories.
 - d. The applicable regulations and restrictions for those allowable uses as found in Section 155.099 shall apply.

2. ALLOWABLE USES.
 - a. Art gallery.
 - b. Bank.
 - c. [RESERVED].
 - d. Barber.
 - e. Cottage court.
 - f. Day spa.
 - g. Dry cleaner.
 - h. Live-work.
 - i. Mail center.
 - j. Manor house.
 - k. Meeting hall.
 - l. Mixed-use building.
 - m. Mobile food vendor park.
 - n. Office building.
 - o. Open-air farmers market.
 - p. Photography studio.
 - q. Post office.

- r. Retail building, provided that the building area made available for the sale of merchandise and food service is further limited to:
- i. an arts and crafts store;
 - ii. a bakery;
 - iii. a book store;
 - iv. a café;
 - v. a coffee house;
 - vi. a corner market;
 - vii. a cosmetics store;
 - viii. a dairy goods store;
 - ix. an eyewear shop;
 - x. a fashion store;
 - xi. a food hall;
 - xii. a gift store;
 - xiii. a grocery;
 - xiv. a hardware store;
 - xv. a home décor store;
 - xvi. a home electronics store (including repair);

- xvii. an ice cream parlor;
- xviii. an office supplies store;
- xix. a pet store;
- xx. a pet supplies store;
- xxi. a pharmacy; AND
- xxii. a restaurant.

- s. Row house.
- t. Salon.
- u. Single-family residential, detached.
- v. Veterinary clinic (no outdoor kennels).

3. ADDITIONAL ALLOWABLE USES. The following accessory buildings and accessory uses are additionally allowed:

- a. Accessory dwelling unit (provided that the accessory dwelling unit is located toward the rear of the same lot as a row house dwelling, and that the accessory dwelling unit is constructed in accordance with the applicable regulations and restrictions contained in Section 155.099).
- b. Flat (provided that flat dwellings are only allowed on the upper stories of a mixed-use building).

- c. Greenhouse.
 - d. Home occupation.
 - e. Liner building.
 - f. Outbuilding.
 - g. Swimming pool and pool house.
 - h. Temporary batch plant (provided that temporary batch plants are located and are operated in accordance with the applicable regulations and restrictions contained in Section 155.099).
4. SPECIFIC USE PERMITS. Consideration for all specific use permits shall be in accordance with the standards and procedures set forth in Section 155.080. The following uses require review and approval of a specific use permit:
- a. Bed and breakfast (up to 6 rooms).
 - b. Childcare center.
 - c. Drive-through facility.
 - i. Drive-through facilities shall not be located between any building façade and a thoroughfare or a civic space.
5. ADDITIONAL USE RESTRICTIONS.
- a. Accessory dwelling unit.

- i. The total number of accessory dwelling units allowed on each lot is restricted to one (1).
- b. Bed and breakfast.
 - i. The number of bedrooms made available for each lot for lodging is further limited by the parking requirement of 1.0 assigned parking spaces for each bedroom, up to 6, in addition to the parking requirement for the dwelling.
 - ii. The lodging must be owner-occupied.
 - iii. The maximum length of stay shall not exceed 14 days.
- c. Live-work.
 - i. The building area available for commercial use is limited to the first story.
 - ii. The business owner shall reside at the property.
 - iii. The parking requirements shall be determined by use.
- d. Residential.
 - i. Permitted principal and accessory residential uses are not allowed within 660 feet of any intersection of 2 A-Thoroughfares or any intersection of A-Thoroughfares and B-Thoroughfares, except that flats on upper stories

of buildings are allowed within 660 feet of thoroughfare intersections.

e. Retail building.

i. The building area made available for retail use is limited to the first story. A food service establishment is allowed on the upper stories.

6. **PROHIBITED USES.** Those uses not listed as permitted uses in this Division 155.057 (O) and those uses not listed as requiring approval of a specific use permit in this Division 155.057 (O) are not allowed, except as provided in below. Any use not listed as permitted uses in this Division 155.057 (O) may only be granted by the City Council, with a review and a recommendation provided by the Planning and Zoning Commission. All requests for any use not listed as permitted uses in this Division 155.057 (O) heard by the Planning and Zoning Commission and the City Council shall be heard in accordance with the standards and procedures set forth for specific use permits in Section 155.080. The following uses are additionally not allowed and shall not be granted as permitted uses:

a. Adult-themed establishment.

- b. Automotive repair and / or automotive service establishment.
- c. Car wash.
- d. Gas station.
- e. Medical clinic (including urgent care).

DIVISION 155.057. (P). - PARKING STANDARDS. Unless otherwise noted below, all provisions of Section 155.091 shall apply to those properties developed and redeveloped in accordance with this Section.

1. GENERAL.

- a. Parking provided shall include the actual parking spaces that are provided within the private lot and along the parking lane corresponding to the private lot.
- b. Parking provided may include a private parking lot within 800 feet of the private lot.
- c. The following shall be exempted from parking requirements:
 - i. all liner buildings less than 30 feet in depth and no more than 2 stories in height; AND
 - ii. all retail tenant spaces that are under 1,500 square feet of total building area.

2. MAXIMUM PARKING. Minimum parking is not required; maximum parking shall be as provided below. Maximum parking shall include the actual parking spaces provided within the private lot and along the parking lane (i.e., on-street parking) corresponding to the private lot.
 - a. Residential: 2.0 assigned parking spaces per dwelling unit.
 - b. Lodging: 1.0 assigned parking spaces per bedroom.
 - c. Office: 4.0 assigned parking spaces per 1,000 square feet.
 - d. Retail: 10.0 assigned parking spaces per 1,000 square feet.
 - e. All other uses: 4.0 assigned parking spaces per 1,000 square feet.
3. PARKING ACCESS.
 - a. Parking shall be accessed by rear alleys where available.
 - b. Garages shall be accessed by driveways from the rear alley.
 - c. Vehicular entrances to parking lots shall be no wider than 24 feet at the front lot line.
4. PARKING LOCATION.
 - a. Carports and garages shall be located at the rear of the lot.
 - i. Garages may be attached to or detached from dwellings.

b. Parking lots shall be oriented to the rear or the side of the lot.

5. PHYSICAL REQUIREMENTS.

a. Parking lots shall be visually screened from thoroughfares and civic spaces by a liner building or hedges between 3 and 4 feet in height and with openings no larger than necessary to allow for automobile and pedestrian access.

b. Parking lots are not allowed between any building façade and a thoroughfare or a civic space.

c. Parking lots shall be paved in asphalt, brick, cobble, concrete, or stone.

d. A minimum of one (1) bicycle rack shall be provided within the private lot for every 20 vehicular parking spaces.

6. PARKING STUDY.

a. Owners and developers of any project may elect to commission a parking study, providing evidence of parking requirements that are above or below the standards of this Section.

DIVISION 155.057. (Q). - LANDSCAPING. Unless otherwise noted below, all provisions of Section 155.092 shall apply to those properties developed and redeveloped in accordance with this Section:

1. GENERAL.

- a. All landscape in the building frontage and the private lot shall consist of non-invasive species.
- b. All residential building frontages shall have one (1) pedestrian path no wider than 5 feet that provides access to the principal pedestrian entrance.
 - i. Pedestrian paths may be paved in pervious materials.
- c. Stormwater ponds and stormwater facilities are not allowed in the building frontage.

2. DOORYARDS.

- a. Trees and shrubs are required in the building frontage, if the frontage is paved.
- b. Trees and / or shrubs are required in the building frontage, if the frontage is landscaped.

3. SHOPFRONTS AND GALLERIES.

- a. Trees and shrubs are not required in the building frontage.

DIVISION 155.057. (R). - SIGNAGE STANDARDS. Unless otherwise noted below, all provisions of Section 155.090 shall apply to those properties developed and redeveloped in accordance with this Section.

1. **ADDITIONAL PERMITTED SIGNS.** The following additional signs are permitted for first story commercial uses:
 - a. Awnings may include signage in the form of text along the flap, no taller than 6 inches and text or graphics on the top, printed or applied to the awning material.
 - b. One (1) A-frame sign may be placed in front of each first story business not to exceed 6 square feet.
 - i. A-frame signs are not allowed to be placed within 3 feet of a thoroughfare curb.
2. **PROHIBITED SIGNS.** The following signs are not allowed:
 - a. Any sign placed within the public rights-of-way, except for an A-frame sign.

DIVISION 155.057. (S). - ARCHITECTURE.

1. **GENERAL.**
 - a. The maximum length of a building façade for a single building or a single tenant space shall not exceed 100 feet.
 - b. The exterior finish material on all building façades or a project shall be consistent around the project.

- c. The exterior finish material on all building façades or a project shall not exceed 3, excluding balconies, bay windows, and any other building façade decorations.

2. BUILDING WALLS.

- a. The heavier of the wall materials shall only be below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board or wood and metal). The transition in wall material shall run horizontally across the entire length of the building façade, except as provided below:

- i. Building façade attachments may differ in material from the building volume, with the attachment being a lighter material with the exception of chimneys, which shall be a heavier material.

- b. All exposed exterior wood shall be painted or stained.

3. ROOFS.

- a. Principal roofs, where sloped, shall be a symmetrical gable or a symmetrical hip angled no less than 6:12, and shall be clad in asphalt shingle, slate, or terra cotta tile.

- i. Synthetic materials are also allowed provided they have the appearance of the materials noted above.
 - b. Principal roofs, where low-slope (i.e., flat), shall be surrounded by a horizontal parapet wall no less than 42 inches high where the roof deck meets the parapet wall.
 - c. Ancillary roofs may be sheds angled no less than 3:12.
4. OPENINGS.
 - a. Openings for doors and windows shall be rectangular and with a rectangular orientation and proportion, except for shopfront display windows and transom windows.
 - b. Openings for doors and windows shall be recessed a minimum of 3 inches in building façades with exterior finish material of brick, stone, and stucco along thoroughfares and civic spaces; flush-mounted windows are not allowed along thoroughfares and civic spaces.
 - c. Openings for doors and windows shall be evenly spaced along building façades along thoroughfares and civic spaces in order to create a harmonious architectural composition.

- i. All row house building façades at the front lot line shall provide openings for doors and windows for no less than 15 percent and for no more than 35 percent of the total building wall area.
- d. Openings for doors and windows above the first story fronting a thoroughfare or a civic space shall generally align with those on the first story below.
- e. Openings for doors and windows above the first story fronting a thoroughfare or a civic space shall not exceed 50 percent of the total building façade area, with each such building façade being calculated independently.
- f. Doors and windows that operate as sliders shall be prohibited along building façades fronting a thoroughfare, a civic space, or a cross-block passage. Doors and windows that operate as sliders at shopfronts for grocery stores only, may be approved by the Director of Planning for grocery stores.
- g. Door and window header heights shall be consistent along the building façade at the front lot line.

- h. Bay windows shall extend to the floor inside and to the ground outside, or be supported by visible brackets.
- i. All shutters shall be operable, and useable along the building façades fronting a thoroughfare or a civic space.
 - i. If non-operable, then the shutters shall be of proportion that is identical to an operable shutter for the window.

5. ATTACHMENTS.

- a. Stoops, including their exterior stairs and their landings, shall be of brick, cast stone, or stone and shall match the materials and the colors of the adjacent building façade.
- b. Balconies that encroach beyond a building façade at the front line, shall be structurally supported by brackets that are of an appropriate scale and size.
- c. Flues may be black painted or galvanized.
- d. Chimneys, where visible, shall be brick, cast stone, or stone.
- e. Chimneys shall extend to finished grade and have a projecting cap on top.

6. FENCES AND WALLS.

- a. Fences and walls for front lot lines:

- i. Fences shall be made of metal or wood; and fences may have brick or stone bases and columns.
 - ii. Walls shall be made of brick or stone.
 - b. Fences and walls in accordance with all the provisions existing in Section 155.094 may be provided along the rear lot line and the side lot lines.
 - c. Gates on front lot line fences and walls shall be made of metal or wood.
- 7. SPECIFIC TO SHOPFRONTS. Shopfronts shall be designed with the following elements:
 - a. Shopfronts shall be distinguished from the upper stories with an identifiable break or a distinguishing expression line. This may include cornices, encroachments, and changes in glazing or exterior finish materials.
 - b. Shopfronts may be built of brick, concrete siding, stone, wood or custom metal work or steel frame.
 - c. Shopfronts shall have entry doors a minimum of eight (8) feet in height.

- d. Shopfronts shall have a minimum 18-inch-high masonry kick plate or masonry bulkhead (e.g., brick, cast stone, stone, and stucco) along all thoroughfares and civic spaces.
- e. Shopfront kick plates or bulkheads shall not exceed 36 inches above the adjacent sidewalk.
- f. All kick plates and bulkheads shall be designed as an integral component of the overall shopfront.
- g. Shopfronts shall have display windows that are a minimum of 70 percent glass of the total building façade area as measured between 2 and 12 feet above average sidewalk elevation, which may include the glass area of the entry door or doors.
- h. Shopfronts shall have transom windows, that are between the shopfront display windows and the signage band, meeting the following standards:
 - i. transom windows shall be at least 2 feet in height;
 - ii. transom windows shall have dividing muntins; AND
 - iii. transom windows shall be free of signage.
- i. Shopfronts shall not have any windows with tint greater than 10 percent, or colored, mirrored, or reflective glass.

- j. Where appropriate, sliding or folding doors or roll-up windows that allow the activity of the business to open adjacent to, and onto the sidewalk, may be installed for restaurants and other food services and may replace shopfront display windows and bulkheads or kick plates.
8. SPECIFIC TO ROW HOUSES. Row houses shall be designed and constructed as follows:
- a. All row houses shall have special detailing in order to enhance the distinctiveness of each unit. This may include changes in color, material, height, stoops, and railings.
9. SPECIFIC TO OUTBUILDINGS. Outbuildings shall be designed and constructed as follows:
- a. All outbuildings shall match the wall and roof style, the colors, and the materials of the principal building.

DIVISION 155.057. (T). - SCREENING STANDARDS.

- 1. Roof top mechanical equipment shall be fully screened from all sides by either an opaque screen enclosure or, by building parapets, both of which shall be a minimum of 12 inches greater in height than the roof top equipment.

2. Ground mounted equipment shall not be installed within 200 feet of any thoroughfare intersections. Where practicable, ground mounted equipment should be oriented to the rear or the side of lots. Ground mounted equipment located along a building frontage area shall be screened by either a screening structure or by landscaping, either of which shall be equal to or greater than the height of the equipment.
 - a. All landscaping shall be at least 3 feet in height at the time of planting.
3. Outdoor refuse / recycling collection receptacles shall not be located along any building frontage and shall be located towards the rear or the side of the lot. Outdoor refuse / recycling collection receptacles shall be located off a rear alley where available. All outdoor refuse / recycling receptacles shall be visually screened on 3 sides by opaque walls made of brick, cast stone, or stone, and at least 6 feet in height. Access doors into the outdoor refuse / recycling receptacle shall be constructed of opaque metal that matches the height of the wall. All walls and access doors shall screen the outdoor receptacle from view on all sides. Lids are required on all outdoor receptacles that are not in a roofed enclosure.

4. Loading docks and service areas shall be visually screened, shall not be located along building frontages, and shall be located towards the rear of the lot.
 - a. All developments and redevelopments with multiple buildings requiring loading docks and service areas shall be designed in a manner so that loading docks and service areas are located adjacent to each other in order to minimize visual impacts and noise impacts wherever possible.

DIVISION 155.057. (U). - CIVIC SPACE.

1. GENERAL.
 - a. All proposals for development and redevelopment shall assign at least 5 percent of the total lot area to civic space. Any part of a proposal for development or redevelopment located within 660 feet of an existing civic space, passive space, or other type of required open space shall be exempted from required civic space as set forth herein.
 - b. All proposals for development and redevelopment shall select a civic space type as provided below:
 - i. a cross-block passage;

- ii. a courtyard;
 - iii. a park; OR
 - iv. a plaza.
- c. Where any civic space abuts existing or planned pedestrian or bicycle trails, pedestrian and bicycle trails shall be continued through the civic space.
- d. At least 50 percent of the trees provided shall be canopy shade trees.
- e. All civic space shall include the minimum number of program elements, in addition to the requirement of canopy shade trees and outdoor seating, as specified in below:
- i. a community garden;
 - ii. dog park;
 - iii. a formal garden;
 - iv. a meeting hall;
 - v. an open-air farmers market;
 - vi. an outdoor dining area;
 - vii. an outdoor food service area;
 - viii. an outdoor performance space for concerts;

- ix. a playground; OR
 - x. a water feature.
2. SPECIFIC TO CROSS-BLOCK PASSAGES.
- a. A cross-block passage shall be at least 12 feet in width.
 - b. A cross-block passage shall provide opportunistic landscaping and planting and outdoor seating and gathering places.
3. SPECIFIC TO COURTYARDS.
- a. A courtyard shall be at least 0.25 acres in size.
4. SPECIFIC TO PARKS.
- a. A park shall be at least 0.5 acres in size.
 - b. A park shall front a thoroughfare on at least one (1) side.
5. SPECIFIC TO PLAZAS.
- a. A plaza shall be at least 0.625 acres in size.
 - b. A plaza shall front a thoroughfare on at least one (1) side.

DIVISION 155.057. (V). - ADDITIONAL REGULATIONS. For development and redevelopment proposals on properties that are greater than 2 acres in size, additional regulations shall be applied as follows:

- 1. THOROUGHFARES.

- a. All thoroughfares shall terminate at other thoroughfares, and in intersections, forming a network.
 - i. Cul-de-sacs are not allowed.
 - b. All new B-Thoroughfares shall provide a maximum pavement width of 28 feet.
 - c. All thoroughfare networks shall define blocks, to be measured as the sum of all front lot lines, not exceeding 2000 feet.
2. BLOCKS.
- a. Cross-block passages shall be a minimum of 12 feet wide, and they may be hardscaped or softscaped, and shall be well lit for security and comfort purposes.
3. CIVIC SPACE.
- a. All proposals for development and redevelopment on multiple lots shall provide civic space within 800 feet of every principal building.
4. REQUIRED COMMERCIAL.
- a. All proposals for development and redevelopment on multiple lots shall allocate at least 50 percent of the total floor area of a project to commercial use or commercial uses.

DIVISION 155.057. (W). - DEFINITIONS. This Division provides definitions for the terms in this Section that are technical in nature, or that otherwise may not reflect a common usage of the term. If a term is not defined in this Section, then the Director of Planning shall determine the correct definition.

A-FRAME SIGN: A portable sign not secured or attached to the ground or surface upon which it is located, typically constructed in such a manner as to form an "A" or tent-like shape, and primarily or exclusively intended to advertise to pedestrian traffic.

A-THOROUGHFARES: Cumulatively, those thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Section. (SEE B-THOROUGHFARES).

ATTIC: The interior part of a building contained within a pitched roof structure.

AWNING: A fixed or a movable shading structure that is cantilevered or otherwise entirely supported from a building, that is used to protect outdoor spaces from the sun, the rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.

B-THOROUGHFARES: cumulatively, those thoroughfares that by virtue of their use, their location, and their absence of pre-existing pedestrian-supportive

qualities, may meet a standard lower than that of A-Thoroughfares. (SEE A-THOROUGHFARES).

BED AND BREAKFAST: An owner-occupied lodging establishment type, offering 1 to 6 bedrooms, permitted to serve breakfast in the mornings to guests.

BLADE SIGN: A type of sign made from rigid material mounted perpendicular to a building façade with one (1) side either attached or supported by a device extending from a building façade.

BLOCK: The aggregate of all private lots, civic spaces, cross-block passages, and rear alleys, as circumscribed by thoroughfares.

BUILDING FAÇADE: The exterior wall of a building.

BUILDING FRONTAGE: The area that is located between a building façade and the right-of-way, and inclusive of its built and its planted components.

BUILDING SETBACK: The area of a lot measured from any lot line to a building façade and is maintained clear of permanent structures with the exception of encroachments.

BY-RIGHT: Characterizing either a proposal or a component of a proposal that complies with the standards of this Section and is permitted and processed administratively without public hearing.

CIVIC SPACE: An outdoor area that is permanently dedicated for public use.

COMMERCIAL: The term collectively defining lodging, office, and retail use.

COMMUNITY GARDEN: A community garden is a single parcel of land gardened collectively by a group of people. Community gardens may have individual or shared plots on either private land or public land while producing fruit, vegetables, and / or plants that are grown for their attractive appearance.

CORNER MARKET: A retail building purpose-built to primarily sell food, either fresh or preserved. A corner market shall occupy no less than 2,000 square feet of total floor area, and shall occupy no more than 5,000 square feet of total floor area. At least 50 percent of the total floor area of a corner market shall be exclusively dedicated to the sale of fresh produce and other similar goods and items for preparation and for consumption at another location. A corner market may or may not be disposed in proximity to a food service establishment or a mail center.

COTTAGE COURT: An assemblage of detached single-family dwellings that are arranged on a single lot or on adjacent lots, designed together for aesthetic purposes and enclosing a civic space or other outdoor gathering place for the cottage court. The minimum floor area for each detached single-family dwelling shall be 1,800 square feet. (SYNONYM: BUNGALOW COURT).

COURTYARD: A type of civic space that is designed and equipped for recreation with both natural surfaces and shaded areas and is used for both passive and active activities.

CROSS-BLOCK PASSAGE: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.

DOORYARD BUILDING FRONTAGE: A type of building frontage with a shallow setback and a front garden or a patio, usually with a low wall or a hedge at the front lot line. (SEE FIGURE NO. 1).

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

ENCROACHMENT: Any structural element permitted to encroach into a building setback.

FLAT: A dwelling sharing a building and a lot with other units and uses.

FRONT BUILDING SETBACK: Is the distance from the front lot line to the point where a building may be constructed. This area must be maintained clear of permanent structures with the exception of encroachments.

FRONT LOT LINE: A lot line bordering a thoroughfare or a civic space.

GALLERY BUILDING FRONTAGE: A type of building frontage conventional for retail uses wherein the building façade is aligned close to the front lot line,

with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. (SEE FIGURE NO. 4).

GARAGE: A single story structure intended for housing a motor vehicle.

LINER BUILDING: A building that is specifically designed to mask a parking lot from the right-of-way.

LIVE-WORK: A mixed use building consisting of a commercial component and a residential component. The commercial component is restricted to the first story. It is intended to be occupied by a business operator who lives in the same building that contains the commercial activity.

LOADING DOCK: An area in which goods and / or products are moved on and off a vehicle, including the stall or berth, apron, and maneuvering room.

LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures.

LOT LINE: The boundary that legally and that geometrically demarcates a lot.

MANOR HOUSE: A residential building that is designed similarly to a large house or a villa, but contains up to 6 multi-family dwelling disposed above and beside each other, and sharing a common entry. The total floor area for a multi-family dwelling shall occupy no more than 1,200 square feet.

MEETING HALL: A building available for gatherings, including conferences, and is associated with an important civic space.

MIXED-USE BUILDING: A building that is specifically designed for multiple uses on the same lot.

MOBILE FOOD VENDOR PARK: A site for permanent location of four (4) or more mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park.

OPEN-AIR FARMERS MARKET: An occasional or a periodic market that is held in an open area or in a structure where groups of individual sellers offer for sale to the public items such as fresh produce; fresh flowers; seasonal fruits; arts and crafts; and food and beverages, but excluding second-hand goods, that are dispensed from booths located on-site.

OUTBUILDING: An accessory building, that is usually located toward the rear of the same lot as a principal building and that is no greater than 800 square feet in area.

PARK: A type of civic space which may be a natural preserve, and that may also be maintained as public property.

PLANTER: A landscaped element of the public rights-of-way that accommodates street trees, whether continuous or individual.

PLAZA: A type of civic space that is designed for civic purposes and commercial activities and generally paved and spatially defined by building frontages.

PRINCIPAL BUILDING: The main building on a lot.

PRINCIPAL PEDESTRIAN ENTRANCE: The main point of access for pedestrians into a principal building.

REAR ALLEY: An access easement, that is designated to be a secondary means of vehicular access to the rear or to the side of properties; a rear alley may connect to a vehicular driveway located to the rear of lots providing access to outbuildings, service areas, parking, and may contain utility easements.

RETAIL BUILDING: A building that is available for the sale of merchandise and food service.

ROW HOUSE: A single-family dwelling that shares a party wall with another of the same type and occupies the entire length of the front lot line.

SERVICE AREA: The portion of a property or building dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment and outdoor storage areas.

SHOPFRONT BUILDING FRONTAGE: A type of first story building frontage that is most conventional for office uses and retail uses with substantial glazing (and an awning may or may not be provided) wherein the building façade

is aligned close to the front lot line, with the building entrance at sidewalk grade. (SEE FIGURE NO. 3).

STOOP BUILDING FRONTAGE: A type of building frontage in which the building façade is aligned close to the front lot line, with the first story elevated from the sidewalk for privacy, with an exterior stair and landing at the entrance. (SEE FIGURE NO. 2).

STORY: A habitable level within a building, excluding an attic.

VETERINARY CLINIC: A clinic which is either maintained by or for the use of a licensed veterinarian in the diagnosis, the treatment, or the prevention of animal diseases.

DIAGRAM NO. 1.

An example of a dooryard building frontage.



DIAGRAM NO. 2.

An example of a stoop building frontage.



DIAGRAM NO. 3.

An example of a shopfront building frontage



FIGURE NO. 4.

An example of a gallery building frontage.



FIGURE NO. 5.

An example of an outdoor and serving area.



FIGURE NO. 6.

An example of a roll-up door and outdoor seating and outdoor serving.



FIGURE NO. 7.

An example of a cross-block passage.



FIGURE NO. 8.

An example of a manor house.



FIGURE NO. 9.

An example of building scale and architectural detailing.



FIGURE NO. 10.

An example of building scale and architectural detailing and streetscape design.



FIGURE NO. 11.

Examples of public lighting for thoroughfare.



FIGURE NO. 12.

Example of public lighting for A-Thoroughfares.



FIGURE NO. 13.

Example of public lighting for B-Thoroughfares.



Example of public lighting for B-Thoroughfares.

