

1 **Section 155.074.**
2 **T, Toll Road 360 Form-based Development District**
3 **ARTICLE 1. ADMINISTRATION**
4

5 **1.1. Title**

6 This Ordinance is known as the “T, Toll Road 360 Form-Based Development District” and may be cited as the
7 “Section”.
8

9 **1.2. General Purpose and Intent**

10 This Section is meant to encourage and enable:

- 11 • harmonious and coordinated development;
- 12 • development that considers natural features, community facilities, pedestrian / vehicular
13 circulation in conformance with the Thoroughfare plan, and land use relationship with
14 surrounding properties; and
- 15 • walkable pedestrian environments that complement the existing housing stock by offering a
16 variety of building types to serve mixed generations.
17

18 **1.2.1. General Intent**

- 19 • The primary intent of this Section is to facilitate a diverse and complementary mixture of
20 residential, commercial, and civic uses that will produce authentic, compact, and pedestrian-
21 oriented environments that are worthy of emulation.
- 22 • The secondary intent is to provide a predictable framework for attracting a broad range of
23 employers to the community, including national and multi-national corporations and small
24 employers, to elevate the quality of life for existing and future residents, businesses, and visitors
25 alike.
- 26 • The tertiary intent is to introduce art, cultural and recreational institutions to the community and
27 its immediate environs.
28

29 **1.2.2. Community Intent**

30 This Section is to be implemented to assure that:

- 31 • the community retains its distinct natural and unique visual character;
- 32 • green corridors are used to both define and connect urbanized areas;
- 33 • compact, mixed-use, mixed generational, and pedestrian-oriented development is generally
34 established as a pattern for development;
- 35 • interconnected networks of Thoroughfares are designed to disperse traffic and to reduce the
36 length of vehicle trips;
- 37 • the ordinary activities of daily living occur within walking distance of most dwellings;
- 38 • a range of residential unit types and sizes are distributed throughout the community;
- 39 • civic and commercial activities are not isolated in remote, single-use complexes;
- 40 • industrial and distribution uses reliant on heavy truck traffic prohibited while small craft
41 industrial, urban in scale, is accommodated where appropriate; and
- 42 • a range of open spaces, specifically greens, parks, plazas, and squares are distributed throughout
43 the community.
44

45 **1.2.3. Block and Building Intent**

46 This Section is also to be implemented to provide that:

- 1 • block structure and the spatial form of public areas prioritize the pedestrian while adequately
- 2 accommodating motor vehicles;
- 3 • the design of Thoroughfares and buildings reinforce safe environments for pedestrian
- 4 dominance;
- 5 • buildings, streetscapes, and landscaping are designed to contribute to the spatial definition of
- 6 Thoroughfares;
- 7 • building architecture and landscape design grow from local climate, topography, history, and
- 8 building practice;
- 9 • the harmonious and the orderly evolution of urban areas be secured through regulating the form
- 10 of buildings;
- 11 • design is flexible to prevent functional obsolescence; and
- 12 • timeless architecture be used to prevent fashion obsolescence and monotony.

1.3. Applicability

1.3.1. Zoning District Applicability

17 The provisions of this Section may only be applied to certain properties fronting Toll Road 360 (and
18 the Frontage Roads) that are generally located to the east of the highway and to the south of Lone
19 Star Road. Applications from property owners or developers requesting a change in zoning to the T,
20 Toll Road 360 Form-based Development District shall not be accepted or considered for any parcels
21 of land located to the west of Toll Road 360 (and the Frontage Roads) and north of Lone Star Road.
22 The provisions of this section shall also control and prevail over the application of any other
23 provisions of the Mansfield Code of Ordinances including those set forth for the FR, Freeway Overlay
24 District and the SE, Secondary Freeway Overlay District. Individual Transect Zones will be depicted
25 as part of the Regulating Plan. This Section provides all regulations, including zoning, subdivision,
26 platting, signage, and urban design standards and standards controlling land use and development
27 of land designated as T, Toll Road 360 Form-Based Development District.

1.3.2. Relationship to the City of Mansfield Code of Ordinances

31 **1.3.2.1.** In the event of a conflict between the provisions of this Section and any other codes,
32 ordinances, regulations, and standards of the City of Mansfield, the provisions of this
33 Section shall control.

35 **1.3.2.2.** Provisions of any other codes, ordinances, regulations, and standards of the City of
36 Mansfield that are not in conflict with the provisions of this Section shall continue to apply
37 to property designated as T, Toll Road 360 Form-Based Development District.

39 **1.3.2.3.** The Definitions set forth in Article 10 contain terms that are integral to this Section. Those
40 terms not defined in Article 10 or in Chapter 155, the Mansfield Zoning Ordinance, shall be
41 accorded their commonly accepted meanings. In the event of a conflict between a
42 definition in this Section and a definition in any other codes, ordinances, regulations, and
43 standards of the City of Mansfield, the definition in this Section shall control.

1.3.3. Interpretation

47 **1.3.3.1.** In the event of a conflict between the provisions of this Section and the numerical metrics
48 of its tables and the diagrams and illustrations, the provisions of this Section shall control.

1
2 **1.3.3.2.** Provisions of this Section are activated by “SHALL” or “ARE” when required and “MAY”
3 when optional.
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7 **ARTICLE 2. APPROVALS PROCESSES**
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9 **2.1. Development Process**

10 The development process shall conform to the standards
11 and progression as set forth in this article. The development
12 process within a T, Toll Road 360 Form-Based Development
13 District will be administered by the Director and requires
14 the following:

- 15 1. Pre-Development Meeting with the Development
16 Review Committee (DRC);
- 17 2. Zoning Approval subject to review and
18 recommendation provided by the Planning and
19 Zoning Commission and review and approval by the
20 City Council;
- 21 3. Development Agreement subject to review and
22 approval by the City Council;
- 23 4. Regulating Plan review and approval;
- 24 5. Plat review and approval;
- 25 6. Site Plan review and approval (if applicable); and
- 26 7. Building Plan Application review and approval

27
28 The purpose of this development process is to ensure that reviews
29 proceed in an orderly and efficient manner without the risk of re-
30 evaluation of previous approvals. The content of review shall be
31 in accordance with the type of submission.
32

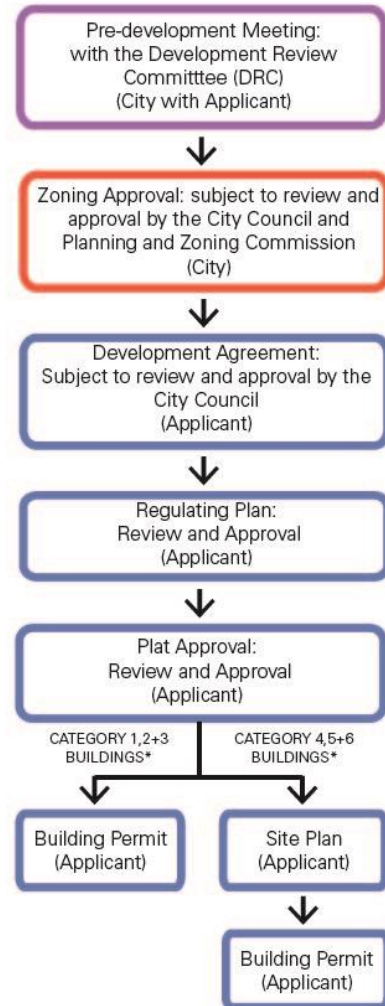
33
34 **2.2. Pre-Development Meeting**

35 Prior to submittal of an application for a change in zoning to
36 the T, Toll Road 360 Form-based Development District, or a
37 Regulating Plan for all proposed projects under the
38 provisions of this Section, the applicant(s) shall schedule a
39 meeting and meet with the DRC in a pre-development
40 meeting in accordance with the City’s policies and
41 procedures. This meeting shall include the applicant and their design professionals and relevant
42 representatives of City departments. The pre-development meeting is intended to provide guidance for
43 implementation of this Section and recommendations on issues that may arise.
44

45 **2.3. Zoning Approval**

46 All applications requesting to rezone to the T, Toll Road 360 Form-based Development District shall be
47 processed and reviewed in accordance with the provisions set forth in Section 155.115. All applications

2.1 DEVELOPMENT PROCESS



*BUILDING CATEGORIES DEFINED IN EXHIBIT B:
BUILDING STANDARDS

1 requesting to rezone to the T, Toll Road 360 Form-based Development District shall be subject to review and
2 recommendation by the Planning and Zoning Commission and review and approval by the City Council.
3

4 **2.4. Development Agreement**

5 All applications and plans for development or redevelopment under this T, Toll Road 360 Form-based
6 Development District shall be accompanied by a Development Agreement approved by the City Council. A
7 Development Agreement shall be approved prior to the submittal of any Regulating Plans and Site Plans for
8 review and approval. A Development Agreement submitted to the City Council for review and approval shall
9 require two types of plans: a Concept Plan and a Phasing Plan. The Concept Plan and the Phasing Plan shall
10 be submitted together and shall be attached as exhibits to the Development Agreement. The "Concept Plan"
11 shall include the following plan elements: proposed layout; proposed thoroughfare locations; proposed
12 transect zone boundaries; required open space area and their proposed types; proposed development
13 intensity; proposed building types (including height), and any other applicable attributes that may be
14 required by the City Council. The Concept Plan and Phasing Plan attached as exhibits to a Development
15 Agreement may be altered or modified by Warrant, and any such alterations or modifications by Warrant
16 shall be considered an amendment to the Development Agreement. A Development Agreement may include
17 a modification to or a reduction in the Commercial Ready Frontages as required by Section 4.3 in this T, Toll
18 Road 360 Form-based Development District, and subject to approval by the City Council. In the event that a
19 property owner or a developer does not prepare (or have prepared on their behalf) and present a
20 Development Agreement to the City Council within 90 days for review and approval of a rezoning to the T,
21 Toll Road 360 Form-based Development District, then the City Council is authorized to initiate a rezoning of
22 the property. The property owner or the developer shall abide by the terms and conditions contained in the
23 Development Agreement.
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27 **2.5. Regulating Plans**

28 The approval of a Regulating Plan shall be required prior to the development of any tract of land. The
29 submittal of a Regulating Plan is required within 90 days of the Development Agreement approval. If a
30 Regulating Plan is not submitted within the 90-day timeframe, then the City Council is authorized to initiate
31 a rezoning of the property. The Regulating Plan shall generally conform to the Development Agreement and
32 the provisions of this T, Toll Road 360 Form-based Development District. An approved Regulating Plan is not
33 subject to expiration. A Regulating Plan submitted in accordance with the provisions of this Section and
34 requiring no Variances may be approved by the Director of Planning if it conforms with this Section, including
35 any Warrants, the Development Agreement, and all other applicable codes, ordinances, and regulations of
36 the City.
37

38 **2.5.1. Requirements**

39 A Regulating Plan shall contain the following details:
40

41 **2.6.1.1. Transect Zones**

42 Transect Zones shall be indicated on the Regulating Plan.
43

44 **2.6.1.2. Thoroughfare Network**

45 The Thoroughfare Network shall identify Thoroughfares as shown on **Diagram B:**
46 **Thoroughfare Assemblies.**
47

48 **2.6.1.3. Open Space**

1 Open Space meeting the requirements of Section 3.3.
2

3 **2.6.1.4. Regulating Plan Details**

4 The following details shall be included on a Regulating Plan if applicable to the proposed
5 development or site conditions or if required by a Transect Zone.

- 6 • Commercial Ready Frontages (that meet the requirements of Section 4.4.3.1)
- 7 • Urban Flex Frontages (shall meet the requirements of Section 4.4.3);
- 8 • Terminated Vistas (shall meet the requirements of Section 3.4.1);
- 9 • Cross-Block Paseos (shall meet the requirements of Section 3.4.2);
- 10 • Protected Trees and tree clusters (if any);
- 11 • Trails;
- 12 • Each principal building shall be located within 800 feet of Open Space areas;
- 13 • Statement that residential building type variety will be met at buildout (shall meet the
14 requirements of Section 4.5.1);
- 15 • Key focal point(s) or Landmark features;
- 16 • Minimum / maximum building heights, building categories, and land use overlay
17 district(s) if applicable;
- 18 • Phasing Plan;
- 19 • Any adjacent approved Regulating Plan (if any);
- 20 • Any requirements specific to the site based on applicable codes, ordinances, or
21 regulations;
- 22 • Any requests for Warrants; and
- 23 • Any requests for Variances, which may only be considered and approved pursuant to
24 the provisions in Section 155.080.

25
26 **2.6.1.5. Site Analysis Exhibit**

27 A Regulating Plan submittal shall include a Site Analysis Exhibit showing the existing site
28 conditions as set forth herein. Depending on site context, the Site Analysis Exhibit may
29 include:

- 30 • Existing utility placement;
- 31 • Type and location of existing structures;
- 32 • View corridors;
- 33 • Condition of existing streets;
- 34 • Drainage (e.g., drainage courses, floodplain and floodway);
- 35 • Existing mature trees and vegetation masses;
- 36 • Topography;
- 37 • Adjacent publicly owned land, Civic, health facilities, schools, libraries, fire stations,
38 hospitals, churches, et cetera;
- 39 • Identification of adjacent uses; and
- 40 • Other landmark features within the subject property.

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42 **2.6.1.6. Traffic Impact Analysis**

43 A Traffic Impact Analysis (TIA) shall accompany an application for approval of a Regulating
44 Plan if required under applicable ordinances. The Director of Engineering Services may
45 waive the TIA requirement, only in accordance with the terms and conditions set forth in
46 an approved Development Agreement. If a TIA is required, the appropriate internal capture

1 methodology may be used and considered for determination of trip generation, subject to
2 review and approval by the Director of Engineering Services.

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4 **2.6.2 Approval of Regulating Plans**

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6 **2.6.2.1 Approval of Regulating Plans**

7 The Director of Planning may approve an application for a Regulating Plan if the Regulating
8 Plan meets all requirements of this Section, the Development Agreement, and all other
9 applicable codes, ordinances, and regulations, and there are no Variances requested.

10
11 **2.6.2.2 Denial of Regulating Plans**

12 The Director of Planning may deny an application for a Regulating Plan if the Regulating
13 Plan fails to meet the requirements of this Section or any other applicable codes,
14 ordinances, and regulations. Specific reasons and references to Code sections and Statutes
15 shall be provided with a denial.

16
17 **2.6.2.3 Notification of Applicant Decision**

18 The Director of Planning shall notify the applicant of his / her decision within forty-five (45)
19 days of the date the application was filed with the Department of Planning and
20 Development Services. If the Director of Planning does not approve or disapprove the
21 Regulating Plan within forty-five (45) days after the Regulating Plan is filed, the Regulating
22 Plan shall be deemed denied and maybe appealed for review pursuant to Section 2.6.2.6.

23
24 **2.6.2.4 Applicant Response to Denial**

25 After the denial of a Regulating Plan by the Director of Planning, the applicant may submit
26 to the Director of Planning a written response that remedies each reason for denial
27 provided in the written statement within 15 days.

28
29 **2.6.2.5 Applicant Response to Denial**

30 (a) If the Director of Planning receives a response under Section 2.6.2.4, the Director of
31 Planning shall determine whether to approve or deny the applicant's previously denied
32 Regulating Plan not later than 15 days after the date the response was submitted. If
33 the Director of Planning does not approve or deny the Regulating Plan within 15 days
34 of submittal, the Regulating Plan shall be deemed denied and may be appealed for
35 review pursuant to Section 2.6.2.6.

36 (b) If the Director of Planning denies a Regulating Plan following the submission of a
37 response under Section 2.6.2.4, the Director of Planning:

38 (1) must comply with Section 2.6.1; and

39 (2) may deny the plan only for a specific reason provided to the applicant under
40 Section 2.6.1.

41 (c) If the Director of Planning receives a response that satisfactorily addresses each reason
42 for the denial, then the Director of Planning shall approve the Regulating Plan. If the
43 Director receives a response that does not satisfactorily address each reason for the
44 denial, then the Director of Planning may deny the Regulating Plan.

45
46 **2.6.2.6 Appeal**

47 Denial of a Regulating Plan by the Director of Planning may be appealed to the City
48 Manager. The appeal must be filed within 15 days of the date of the Director of Planning's

1 action or the expiration of the Director of Planning’s time for taking action on the
2 Regulating Plan or a response. The City Manager may approve, approve with modifications,
3 or deny the Regulation Plan. If the City Manager denies the Regulating Plan or does not
4 take action on the Regulating Plan within 15 days of the filing date for the appeal, the
5 Regulating Plan shall be deemed denied by the City Manager and the applicant may appeal
6 to the City Council for review of the Regulating Plan. The appeal to City Council must be
7 made by filing written notice with the Director of Planning within 15 days of the City
8 Manager’s decision to deny the Regulating Plan or the expiration of the City Manager’s
9 time for taking action on the Regulating Plan. After considering the Director of Planning’s
10 and the City Manager’s decisions, the City Council may approve, approve with
11 modifications, or deny the Regulating Plan. If the City Council denies the Regulating Plan,
12 the denial is final. If the City Council does not either approve or deny the Regulating Plan
13 within 30 days of the date the appeal is filed with the City Manager, the Regulating Plan
14 shall be approved.
15

16 **2.6.3 Modification to an Approved Regulating Plan**

17 **2.6.3.1 Transect Zones**

18 Transect Zone boundaries may be modified by Warrant, except where specifically defined
19 by an approved Development Agreement as set forth in Section 2.4.
20

21 **2.6.3.2 Thoroughfare Assemblies**

22 The location of any Thoroughfare Assemblies shown on an approved Regulating Plan may
23 be shifted in any direction from the locations shown on the approved Regulating Plan by
24 right provided such modifications do not remove a thoroughfare from the Thoroughfare
25 Assemblies or change a road type. Removal of a thoroughfare from the Thoroughfare
26 Assemblies or a change in a road type may be approved by Warrant.
27
28

29 **2.7 Site Plan and Building Plan Approval**

30 **2.7.1 General**

31 Application for review and approval of a Site Plan and Building Plan Approval shall be done
32 simultaneously and may only be approved in accordance with the provisions of this Section. Any
33 required architectural reviews shall run concurrently with the required Site Plan and Building Plan
34 Approval review under this section. Site Plans shall conform to the approved Development
35 Agreement, Regulating Plan, and Preliminary and Final Plats. Approval of civil and utility plans shall
36 not require approval of Site Plans along the adjacent blocks. A Site Plan application is for one or more
37 buildings on a specific block. A Site Plan shall not be required for the submission or approval of a plat
38 or civil engineering infrastructure plans. A separate Site Plan is not required for individual tracts
39 constructing building types in Category 1, 2 and 3, as indicated in Exhibit A: Building Standards, where
40 the same information is submitted with the application for Building Plan Approval.
41
42

43 **2.7.2. Site Plan Approval**

44 For all Site Plans, applications submitted for approval shall include the following information and
45 documents and demonstrate compliance with the approved Development Agreement, Regulating
46 Plan, and any approved plats:

- 47 • Proposed building types corresponding to the criteria in **Diagram A: Building Standards**;
- 48 • Build-to Line in accordance with the respective frontage standards;

- Delineation, by type, of proposed streets, alleys, mews streets, public easements, buildings, parking areas, and landscaped areas;
- All proposed encroachments in right-of-way (ROW) or easements;
- Schematic exterior building elevations indicating materials, colors and other architectural features (as may be required), except for Category 1, 2 and 3 buildings which are not required if the building plans for the Category 1, 2 and 3 buildings are consistent with plans provided as part of a Master Set of Plans as described in Section 2.7.3;
- Identification of protected trees and tree clusters as defined in the Code of Mansfield, Texas, and those that that are to be preserved;
- Landscape and streetscape areas identified;
- Identification of Terminated Vista Locations; and
- Warrants, if any (any variation to this Section’s standards must be specifically requested).

2.7.3. Building Plan Approval

This Section sets forth the standards that are applicable to the development and modification of buildings and other elements of the built environment within the private lot. Review of design and architectural elements of a building are limited solely to the standards in this Section and whether a proposed building complies with the standards set forth in this Section.

2.7.3.1 Approvals for Building Categories 1, 2 and 3

Single family detached and attached building plans shall conform to a Master Set of Plans. The Master Set of Plans shall be reviewed and approved as a set. Additional or separate reviews shall not be required on plans that have been approved and are substantially used as approved.

2.7.3.2 Approvals for Building Categories 4,5, AND 6

For all Building Categories 4,5 and 6, building plans submitted for approval shall demonstrate compliance with:

- Thoroughfare Assemblies;
- Lot standards;
- Building orientation;
- Building height and configuration;
- Frontage standards;
- Building Use;
- Parking standards;
- Landscape standards;
- Signage standards;
- Building materials and configurations; and
- Warrants, if any.

Once a Building Plan is approved it shall be considered complete and approved. Any subsequent applications for Building Plans for a building, or any parts of a building, with an approved Building Plan shall only be subject to the standards and regulations in effect when the original Building Plan was approved (including standards and regulations in Title XV) except for standards and regulations necessary to prevent imminent threats of destruction of property or injury to persons. The review process for any subsequent Building Plans may not consider items already approved in a previous

1 Building Plan, with the exception of addressing amendments or modifications to the applicable
2 building codes, mechanical codes, plumbing codes and other life safety regulations.
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4 **2.8 Flexibility**

5 The size and complexity of form-based developments and necessary extended timeframe to complete the
6 development with the intended mix of uses, households, and quality, require that flexibility be incorporated
7 in the entitlements of the district. There shall be three types of deviations from the requirements of this
8 Section: Warrants, Special Exceptions, and Variances. Any requests for Warrants, Special Exceptions, or
9 Variances shall not subject the entire application to review and consideration, but only that portion necessary
10 to rule on the specific issue requesting relief.
11

12 **2.8.1. Warrants**

13 A Warrant is a modification that allows a practice that is not consistent with a specific provision of
14 this Section that is justified by the intent and purpose of this Section. Except as otherwise explicitly
15 provided for in the rules and regulations set forth in this T, Toll Road 360 Form-based Development
16 District, a Warrant may only be requested to allow for one or more of the following practices:

- 17 • Dimensional Requirements for Building Setbacks. A property owner or a developer may request
18 a Warrant for a modification of up to 10 percent of the required building setback as provided for
19 in this T, Toll Road 360 Form-based Development District.
- 20 • Amendments to Approved Regulating Plans. A property owner or a developer may request a
21 Warrant for Modifications to an approved Regulating Plan to increase by up to a maximum of 10
22 percent of the transect zone area.
- 23 • Modifications to Approved Site Plans. A property owner or a developer may request a Warrant
24 for modifications to increase by up to a maximum of 10 percent the lot coverage or other area
25 measurement provided, however, that a Warrant shall not be considered for decreasing the
26 minimum height of a multi-family residential building.
- 27 • Modifications to Approved Thoroughfare Assemblies to delete a thoroughfare from the
28 Thoroughfare Assemblies or change a road type. A property owner or a developer may request
29 a Warrant for modifications to delete a thoroughfare from the Thoroughfare Assemblies or
30 change a road type as provided in Section 2.6.3.2.
- 31 • Modifications to Building Materials and Configurations. A property owner or a developer may
32 request a Warrant for relief from the Building Materials and Configurations found in Article 8.

33
34 The Director of Planning shall have the authority to administratively approve or deny a request for a
35 Warrant. The Director of Planning's decision to deny a Warrant may be appealed to the City Manager
36 or his / her designee within 30 days of the Director of Planning's decision. The City Manager's decision
37 to deny a Warrant may be appealed to the City Council, and such appeal must be made within 30
38 days of the City Manager's decision. The City Council may approve, approve with modifications, or
39 deny a Warrant appeal. An appeal of a decision by the Director of Planning or the City Manager shall
40 be filed with the Director of Planning.

41 The following requirements and standards may not be modified by Warrant:

- 42 • The required provision of alleys.
- 43 • The minimum building height for multi-family residential buildings.
- 44 • The minimum amount of required Open Space.

- 1 • Unscreened garages or parking lots.
- 2 • The allowable building uses and the specific uses by transect zone.
- 3 • The requirement for Commercial Ready Frontages as set forth in Section 4.4.3.1.
- 4 • The modification or alteration of any of the general terms and conditions set forth in an approved
- 5 Development Agreement, not including modifications or alterations to the Concept Plan and
- 6 Phasing Plan attached as exhibits to the Development Agreement, as provided in Section 2.4,
- 7 which may be approved by Warrant subject to City Council approval.
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9 **2.9 Owners Association**

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11 **2.9.1** All property must be included in a mandatory Owners Association, which shall be created for the
12 purpose of requiring that the Owners Association will be responsible for the maintenance of the
13 private amenities and common areas within the property in the Owners Association (e.g., screening
14 fences, common areas, parks, amenity centers, landscaping).

15
16 **2.9.2** The Association Documents must be reviewed for compliance with Section 2.9.1 by the City Attorney
17 prior to the filing of a final plat. The Association Documents shall be submitted in a timely manner to
18 allow for a minimum of 30 days review prior to submission of a final plat application. Failure to submit
19 the Association Documents or submitting incomplete Association Documents may result in delay of
20 construction, acceptance of the subdivision or delay in approval of a building permit. The City does
21 not accept the responsibility for any delays in construction, approval or acceptance of the subdivision
22 caused by the failure to submit the Association Documents or the inaccuracy of the Association
23 Documents. The Association Documents shall be recorded in the real property records for the
24 appropriate County simultaneously with the recording of the final plat.

25 26 **2.10 Architectural Pattern Book**

27 The T, Toll Road 360 Form-Based Development District regulates the overall mix of uses, building types,
28 Thoroughfares, massing and placement of buildings, relationship of buildings to the streets, general intensity
29 of development in the Regulating Plan area, allocation of open space, and economic goals of the overall
30 project. A property owner, a developer, or an Owner' Association may prepare or may have prepared on its
31 behalf, an Architectural Pattern Book as part of the Owners Association Documents. An Architectural Pattern
32 Book may be submitted to the Director of Planning for review. The review process is to help guide the
33 structure of the Architectural Pattern Book. The intent of the review is to strive to create an authentic
34 Architectural Pattern Book that will guide design and the construction or modification of well-designed and
35 sensible buildings and landscaping that work together harmoniously, while the individual buildings and their
36 landscaping, themselves, are different, and to identify if the Architectural Pattern Book conflicts with the
37 regulations in this T, Toll Road 360 Form Based Development District. The Director of Planning may only offer
38 advice and recommendations concerning an Architectural Pattern Book.

39 40 41 **ARTICLE 3. SITE DEVELOPMENT STANDARDS**

42 43 **3.1. Transect Zone Descriptions**

44 The Transect is defined as a cross-section of the built environment that shows a range of different
45 development lot and block patterns. It is a means for organizing development intensities ranging from the
46 lowest intensity condition to the most urban condition. Each of the three Transect Zones in this T, Toll Road
47 360 Form-Based Development District envision intentional physical outcomes. Their descriptions are
48 provided below:

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3.1.1. T-4 Traditional Neighborhood Transect Zone

The T-4 Traditional Neighborhood Transect Zone consists of primarily residential uses with limited mixed-use in a formal urban fabric. It must have a diverse range of residential building types to provide housing opportunities to a broad range of household types. The setbacks are tight, and landscaping is formal as typically consistent with traditional neighborhoods. Open space is formal and intentionally implanted in the neighborhood to provide walkable destinations.

3.1.2. T-5 Urban Neighborhood Transect Zone

The T-5 Urban Neighborhood Transect Zone consists of dense buildings that may accommodate retail, restaurants, residential, civic uses, and offices. It has a tight network of Thoroughfares, very shallow setbacks, and urban-scaled open spaces. Principal Buildings shall have a minimum height of four stories. Accessory buildings have no minimum height requirement. All parking fields and garages will be in the center of blocks screened by buildings, except for entrance/exit access.

3.1.3. T-6 Urban Core Transect Zone

The T-6 Urban Core Transect Zones will be primarily a high intensity mixed-use area that consists of the greatest height, the greatest variety of uses, and civic buildings of regional importance, an employment and retail area consisting of high-density commercial and mixed-use buildings that can accommodate first floor retail, restaurant, civic and office, as well as a limited amount of supporting multi-family used to screen parking garages on commercial and mixed-use blocks. It has a tight network of Thoroughfares, very shallow setbacks, and urban-scaled open spaces. Streets have street tree plantings and wide sidewalks. Principal Buildings shall have a minimum height of 4-stories. Accessory buildings have no minimum height requirement. All parking fields and garages will be in the center of blocks screened as described in this Section.

3.2. Thoroughfare Standards

3.2.1. All Thoroughfares shall be constructed in accordance with the standards as shown in **Diagram B: Thoroughfare Assemblies**.

3.2.2. Thoroughfare Modification

Modifications to Thoroughfares to accommodate traffic calming, accommodate pedestrian and bike traffic, modify on-street parking configuration, and provide on-street micro-transit facilities, may be approved by Warrant.

3.2.3. All Thoroughfares shall terminate with other Thoroughfares in intersections, as shown in **Diagram C: Intersection Assemblies**, to form a network. Cul-de-sacs are prohibited and shall only be approved on a Regulating Plan by Warrant due to a site constraint. Temporary cul-de-sacs and dead ends are allowed by right as an intermediate, temporary condition between project phases, but the design must be approved by the Department of Engineering Services and the Fire Department.

3.2.4. Block Definition

All Thoroughfares shall define blocks not exceeding the following perimeter lengths, measured as the sum of lot frontage lines:

- T-4 Transect Zones: 2,100 feet maximum, 750 feet maximum block face.
- T-5 Transect Zones: 2,500 feet maximum, 850 feet maximum block face.
- T-6 Transect Zones: 2,500 feet maximum, 850 feet maximum block face.

1 For purposes of calculating maximum block length, a block may be defined on one edge by open
2 space, which is not included in the calculation for block face or block perimeter provided that
3 pedestrian connectivity is maintained through the open space. A green street, woonerf, cross-block
4 paseo will qualify as a street in calculating block dimensions.
5

6 **3.2.5. Utility Placement**

- 7 • Utility service and distribution lines (public, franchise, irrigation, and private) shall be placed
8 underground within the right-of-way, including traffic lanes and sidewalks, or within an alley
9 containing a utility easement.
- 10 • Utilities, franchise utilities, master irrigation, and private utilities shall be allowed in designated
11 easements in open spaces.
- 12 • In cases where utility locations shall diverge from typical locations as provided in **Diagram B:**
13 **Thoroughfare Assemblies**, utilities should be located where they will not prevent planting of
14 street trees or tree lawns to the extent possible.
- 15 • Transformers, switchgear, and electric meters should be installed along alleys in T-4 Transect
16 Zones. In T-5 and T-6 Transect Zones electric meters should be located in alleys, wherever
17 feasible. The placement of transformers, switchgears, and electric meters shall comply with the
18 requirements of Section 8.6.1, and may be installed within the right-of-way.
- 19 • Placement of transformers, switchgears and meters may be placed in insets of buildings or
20 behind the build-to-line, but shall not be required to be placed in insets of buildings or behind
21 the build-to-line.
22

23 **3.2.6. Traffic Calming**

24 **3.2.6.1. Horizontal Deflection Improvements**

25 Chokers, chicanes, and tapers, are permitted by Warrant.
26
27

28 **3.2.6.2. Vertical Deflection Improvements**

- 29 • Traffic calming improvements that use speed bumps, and speed humps, are not
30 permitted in any Transect Zone.
- 31 • Traffic calming improvements that use Speed Tables are permitted by Warrant in T-5
32 and T-6 Transect Zones. Speed Tables may be integrated into pedestrian crossings at
33 intersections and may be used to integrate open spaces across a street by Warrant.
- 34 • The use of Woonerfs as a traffic calming improvement are permitted as shown on the
35 approved Regulating Plan, or by Warrant.
36

37 **3.2.7. Private Use of Public Right-of-way (ROW)**

- 38 • On-street parking spaces may be converted to an extended patio seating area, retail space or
39 open space by Warrant.
- 40 • On-street parking spaces may be allocated as designated parking, storage and charging of micro
41 transit (scooters, e-bikes, etc.) as shown in the Regulating Plan.
- 42 • Electric car charging stations may be permitted in the right-of-way as shown in the Regulating
43 Plan, provided they do not impede required street landscaping, traffic, or pedestrian movement.
- 44 • Shore power for food trucks, exterior lighting, and events may be permitted as shown in the
45 Regulating Plan in the right-of-way, provided they do not impede required street landscaping,
46 traffic, or pedestrian movement.

- An Owners Association may regulate on-street parking relative to the use of its tenants, residents, and invitees through the use of a license agreement with the City, subject to review and approval by the City Manager or his / her designee.
- Food Trucks and similar uses in the right-of-way may be permitted through a license agreement and/or special event permit subject to review and approval by the City Manager or his / her designee.

3.3. Open Space Standards

3.3.1 Site Requirement

Any area to be designated Open Space shall be shown on the Regulating Plan, preliminary plat, and final plat. A minimum of 15 percent of the total project area contained in a Regulating Plan shall be Open Space. Any single phase may be less than 15 percent of Open Space so long as in the aggregate 15 percent of total site area is met by completion of the last phase of the Regulating Plan. Open Space dedicated to the City shall count towards the Open Space requirement. Open Space with minimum size of 2,000 square feet is required within an 800-foot radius of every residential building and commercial/mixed-use block. Open Space meeting the requirements of this Section shall be reviewed and approved by the Executive Director of Community Services as a part of approval of the Regulating Plan. Open space shall conform to the provisions set forth in this T, Toll Road 360 Form-based Development District.

3.3.2 Maintenance of Private Open Space

Any private Open Space and structures thereon shall be maintained by the property owner, the Owners Association, or other owning entity. The property owner, Owners Association, or other owning entity may adopt rules and regulations regarding access, permitted uses, security (i.e., policing) and maintenance responsibilities for the Open Space. Private Open Space not accessible to the public may not count toward the minimum Open Space requirement.

3.3.3 Private Facilities within Public and Private Open Space

Private cafes, beer gardens, recreational facilities, and temporary buildings are allowed to operate within Open Space with the permission of the owning entity. No additional parking is required for these uses.

3.3.4 Public Access

Public Open Space shall be accessible to the public from sunrise to sunset. Pedestrian and / or vehicular access to Open Space shall be provided.

3.3.5 Design Criteria

- All areas designated as Open Space shall be designed with benches - the equivalent of one bench every 250 linear feet of trail or sidewalk in the Open Space. These benches may be clustered in areas of interest.
- Open Spaces shall provide shade trees that provide a minimum of 20% of the Open Space area to be covered by tree canopy. Shade tree canopy shall be calculated based on average mature tree canopy size. Existing trees shall count towards meeting the 20% coverage requirement. Trees shall be prioritized along sidewalks and trails.
- Open Spaces shall be programmed with one or more of the following program elements:
 - Concert space;

- 1 • Farmer’s market;
- 2 • Fountain;
- 3 • Outdoor serving;
- 4 • Performance space;
- 5 • Location for Public Art;
- 6 • Water feature;
- 7 • Waterside staircase;
- 8 • Overhead string lighting;
- 9 • Fire pit;
- 10 • Game lawn;
- 11 • Fandango space;
- 12 • Playground;
- 13 • Dog Park facilities; and / or
- 14 • Shore Power for food trucks and events
- 15
- 16 • Utility easements shall count towards the Open Space requirement provided they are maintained
- 17 and at least 50 percent of the length of the easement has a building façade(s) oriented towards
- 18 the space, for lots with buildings oriented towards the Open Space, such that the easement
- 19 serves as a visible open space. No more than 50 percent of the Open Space requirement shall be
- 20 met through utility easements.
- 21 • Up to 50 percent of a floodplain area, shall count towards the Open Space requirement provided
- 22 floodplain Open Space programmed in accordance with a Development Agreement and has at
- 23 least 50 percent of the length of the floodplain has a building façade(s) oriented towards the
- 24 space, such that the floodplain serves as a visible Open Space from buildings.
- 25 • Up to 50 percent of a detention or retention area, subject to review and approval by the Director
- 26 of Planning, may be designated as Open Space provided that it is programmed in accordance
- 27 with a Development Agreement without fencing unless such fencing is included in the Open
- 28 Space design, and designed in a manner that does not call attention to its storm management
- 29 function and has at least 50 percent of the frontage of the detention or retention area has a
- 30 building façade(s) oriented towards the space, such that the area serves as a visible Open Space
- 31 from buildings.
- 32

3.3.6 Building Engagement

Where buildings are adjacent to Open Space, the buildings shall be constructed such that Façades are oriented to the Open Space, Paseo, or trail.

3.4. Urban Site Design

3.4.1. Terminated Vista

Where a Terminated Vista is indicated on a Regulating Plan, a substantial terminating element on a building must be located opposite the axial termination of the Thoroughfare, except as indicated below for the T-4 zones. On larger buildings the required termination will be a segment of façade with a unique character that is properly scaled to terminate the Vista. In T-4 Transect Zones the termination will take the form of an Open Space, a framed Paseo, building, or segment of façade being centered on the axial location.

3.4.2. Cross Block Paseo

1 Where a cross-block Paseo is indicated on a Regulating Plan, a minimum 20-foot-wide pedestrian
2 access shall be reserved between buildings for the cross-block Paseo. Buildings along a cross-block
3 Paseo must have a Primary or Secondary Frontage. Where there is a capped block end the passage
4 shall be treated as a street corner. Every Paseo must be named on a preliminary or final plat. The
5 term "Paseo" must be incorporated in the name of the passage.
6

7 **3.4.3. Shared Access**

8 Shared access and / or access easements across parcels are permitted and encouraged. Such
9 easements will be indicated on the Regulating Plan. Shared access easements may be required on
10 the Regulating Plan where the Director of Planning determines the easements are necessary to
11 minimize potential congestion, provide, convenient circulation across adjacent properties, reduce
12 the number of curb cuts and conflict points along a street.

- 13 • Commercial development shall be designed to provide for shared access with adjacent
14 commercial parcels.
- 15 • Provisions shall be made for connection of pedestrian and vehicle circulation systems with
16 adjacent parcels.
- 17 • Vehicular access easements from one lot to adjacent lots and for private driveways within a lot
18 may be provided on the subdivision plat or by separate recorded instrument. Such access
19 easements shall be specifically defined.
20

21 **3.4.4. Green Fronting Lots**

- 22 • For platting purposes, not all buildings are required to have public street frontage provided they
23 have access to a Thoroughfare or Open Space. Lots may be accessed from a public street, private
24 street, access easement, alley or a common green using a minimum 5-foot public sidewalk
25 easement.
- 26 • Emergency service access may be provided through a dry standpipe in an alley or common green
27 as authorized by the Development Agreement, Regulating Plan, or with approval by Warrant.
28

29 **3.5. Lighting**

30 **3.5.1 Intent**

31 Lighting shall be provided to provide a level and consistency of illumination that supports pedestrian
32 activity and promotes safety. All public lighting along public access easements and rights-of-way shall
33 be installed, maintained and operated by the City, or the franchise utility provider, in accordance
34 with the existing City franchise agreement with utility providers. The intent of this section is to
35 provide even and glare free lighting throughout the district. The mix of uses requires active
36 management of light levels and color temperatures.
37

38 **3.5.2 Street Lighting Levels**

39 Lighting levels within public rights-of-way and pedestrian areas will be in compliance with the
40 following foot candle (fc) minimum averages:

- 41 • **T-4 Transect Zones:**
 - 42 ○ Residential .25 fc
 - 43 ○ Commercial/Retail 1 fc
 - 44 ○ Institutional and Public Uses 1 fc
 - 45 ○ Parking Areas 1 fc
 - 46 ○ Key Locations Within Public Open Space .5 fc
 - 47

- 1 • **T-5 and T-6 Transect Zones:**
- 2 ○ Residential 1 fc
- 3 ○ Urban Flex 1 fc
- 4 ○ Commercial/Retail 2 fc
- 5 ○ Institutional and Public Uses 2 fc
- 6 ○ Public Open Space 1 fc
- 7 ○ Parking Areas 1 fc
- 8 ○ Street Intersection 2 fc
- 9 ○ Street Centerline 1 fc

10 Light levels along sidewalks may be achieved through a combination of both pedestrian-level lights
11 and building-mounted lighting. A streetlight photometric plan shall be included as part of a civil
12 engineering plan set.

13

14 **3.5.3. Alley Lighting (T-4 Transect Zones)**

15 Alley lighting shall be located on garage walls facing the alley and will be limited to a maximum of
16 two carriage light fixtures mounted at least 7 feet in elevation, and not exceeding the equivalent of
17 100 watts each. These lights will be controlled by automatic timers and provide dusk to dawn lighting.

18

19 **3.5.4. Porch, Arcade, and Colonnade Lighting**

20 Lighting fixtures will be located on walls, ceilings, and overhangs and shall not exceed the
21 incandescent equivalent of 100 watts each. These lights will be controlled by automatic timers and
22 provide dusk to dawn lighting.

23

24 **3.5.5. Lighting Elements**

25 The following lighting elements will be permitted: incandescent, color-corrected LED, metal halide
26 or halogen, or other similar lighting elements approved by the Director, provided, however, all
27 lighting elements shall be contained in the schedule of approved lighting as shown in the City's
28 franchise agreement with the utility provider. All exterior lights shall not exceed 4,000 kelvin on the
29 light color. Exterior string lights are allowed within the public right-of-way and Open Space if within
30 the above color range. The following lighting elements will not be permitted: cobra head, HID –
31 mercury vapor and sodium vapor, HPS and fluorescent lights. Flood type lights and wall packs are
32 only allowed behind buildings serving parking and loading areas, and they may not be visible to T-4
33 Transect Zones, Thoroughfares, or Open Spaces.

34

35 **3.5.6. Streetlights**

36 Streetlights are required and shall be reviewed and approved by the Director of Planning. Streetlights
37 need to conform to the lighting standards included in the schedule of approved streetlights offered
38 by the electrical provider in reference to the franchise agreement between the utility provider and
39 the City.

40

41 **3.5.7. Screened Lighting Source**

42 All spot lighting will be focused narrowly on its intended target such as signs.

43

44

45

46 **ARTICLE 4. LOT AND BUILDING STANDARDS**

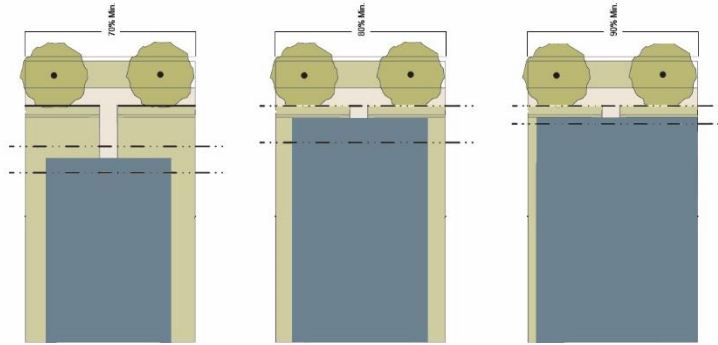
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48 **4.1. Lot Standards**

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- 4.1.1** All lots shall either front a Thoroughfare, private street, or an Open Space. The portion of the lot fronting a Thoroughfare, private street, or Open Space shall be designated as its Primary Frontage. A corner lot shall have designated a Primary Frontage along the Thoroughfare, private street, or Open Space and a secondary frontage along the remaining frontage. Any lots, other than a corner lot, fronting more than one Thoroughfare, private street, or Open Space shall have a Primary Frontage on each.
- 4.1.2** There shall be no minimum nor maximum lot width for newly platted lots, newly assembled lots, or subdivisions of existing lots, as measured along their Primary Frontage, except as provided in **Diagram A: Building Standards**.
- 4.2. Lot Coverage**
Lot Coverage shall not exceed the maximum percentages by Transect Zone, as provided below:
- T-4 Transect Zones: 85 percent maximum (Impervious cover maximum: 90%).
 - T-5 Transect Zones: 100 percent maximum.
 - T-6 Transect Zones: 100 percent maximum.
- Lot Coverage shall be calculated as percentage of building footprint covering a lot and shall not include flatwork, allowed encroachments, and Frontage Types.
- 4.3. Building Standards**
All buildings shall conform to the standards, by Transect Zone, according to **Diagram A: Building Standards**.
- 4.3.1 Building Orientation**
The principal entrance shall be along the Primary Frontage Line in the T-5 and T-6 Transect Zones. Building Categories 1, 2 and 3 are only required to have one Primary Frontage.
- 4.3.2 Building Configuration**
- 4.3.2.1** Building height shall be measured in stories for each habitable level above-ground as provided in below:
- Stories are measured from finished floor to finished ceiling.
 - For residential functions, all ground floors shall have a minimum story height of nine feet.
 - For commercial functions, ground floors shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at the ground floor shall be counted as two stories.
- 4.3.2.2** Building height is limited to the following maximum heights:
- Four stories in the T-4 Transect Zones.
 - There are no limitations on building height in the T-5 and T-6 Transect Zones.
- 4.3.2.3** Height limits for masts, water towers, belfries, clock towers, chimney flues, or elevator bulkheads shall not count towards building height calculations.
- 4.3.2.4** Outbuildings are limited to two stories in all transect zones and they shall be no higher than the principal building on the same lot.
- 4.3.3 Frontage Requirement**
All principal building façades, inclusive of porches, courtyards, and similar encroachments, shall occupy the minimum percentage of the required Primary Frontage within the designated Build-to-

1 Line Zone designated in **Diagram A: Building Standards** and included in the Regulating Plan as
2 specified below:

- 3
- 4 • T-4 Transect Zones: 60 percent min.
 - 5 • T-5 Transect Zones: 80 percent min.



6 T-4 60% min. T-5 80% min. T-6 90% min.

- 7
- 8
- 9 • Buildings in T-5 and T-6 Transect Zones may have more than one Primary Frontage as shown on
 - 10 a Regulating Plan.
 - 11 • The Director of Planning may approve, by Warrant, reductions in the Frontage Requirement to
 - 12 accommodate for inset or side private yards.
 - 13 • Frontage Standards for pie-shaped or irregular shaped lots may be modified due to the size of
 - 14 the building, the percentage of remaining lot space beyond the footprint of the building, and the
 - 15 width of the lot. The excess frontage requires the use of picket fence between buildings or along
 - 16 Secondary Frontages.

17

18 4.3.4 Building Entrances

- 19 • In the T-5 and T-6 Transect Zones first story residential functions shall have an average finished
- 20 floor elevation of a minimum of 16 inches above the elevation of the sidewalk for a minimum of
- 21 50% of the street frontage, except for Commercial Ready Frontages, Restaurant Ready Frontages,
- 22 or Urban Flex Frontages. In cases of grading, elevation change, and site condition issues, average
- 23 minimum finished floor requirements may be waived by Warrant. Minimum finished floor
- 24 elevations shall be shown on the site plan.
- 25 • For retail, restaurant, Urban Flex, and residential buildings: all first-floor units adjacent to a street
- 26 or Open Space shall have a flush direct entrance oriented to the adjacent street or Open Space.
- 27 Alternate entrances are allowed from a garage or interior corridor. Lobbies are allowed for access
- 28 to interior units or other areas of the building.
- 29 • Entrances into upper floor residential functions in mixed-use buildings may be at sidewalk grade.
- 30 • Lobby entrances for office buildings, hotels, and civic uses are permitted.
- 31 • Buildings are permitted to have a lobby as a secondary entrance in addition to the required
- 32 principal entrance to the street or Open Space.

33

34 4.3.5 Additional Building Criteria

35

36 4.3.5.1 Bungalow Court

- Individual dwellings shall require Private Frontages as allowed and configured by Transect Zone, and shall be oriented and built in a way to face each other, perpendicularly or at an angle, around a common green or cap the courtyard fronting on a street.
- Parking may be associated with each unit in the rear or onsite in a common parking area; and parking may also be provided off-site if it is located within 800 feet of the Bungalow Court.
- Dwellings may exist on a single lot or be platted separately with addressing from an alley or from the common green.
- Emergency service may be provided through a dry standpipe in the alley or common green with approval of a Warrant.
- Setbacks shall be calculated at the exterior of the lot, not between individual buildings on a common lot.

No Bungalow Court shall be located within 800 feet of another Bungalow Court

4.3.5.2 Ancillary Structures

- Ancillary structures such as sheds, storage buildings, animal houses and similar structures shall be less than 200 square feet and less than 12 feet in height.
- Structures less than 8 feet in height may be setback 0 feet from property lines provided they are to the side or rear of the primary building and no portion of the structure crosses the property line.
- Ancillary structures between 8 feet and 12 feet in height shall be setback a minimum of 5 feet from property lines and be in the rear of the primary building.
- Ancillary structures on corner lot lines shall be restricted to placement along the interior side lot line.

4.3.5.3 Outbuildings

- Setbacks: The rear setback shall be a minimum of 5 feet from the rear lot line, and the side setback shall be a minimum of 0 feet from the side lot line.
- Building height shall be limited to 2 stories in all Transect Zones.

4.4. Frontage Standards

Private frontages shall be configured by Transect Zone and shall conform to the requirements provided below.

4.4.1 Primary Frontage Standards

- Lots fronting two or more Thoroughfares or Open Spaces shall utilize frontage types and fences as described in this Section along each fronting Thoroughfare or Open Space.
- Loading docks, service areas, and utility meters are not permitted along Primary Frontages (this does not apply to designated Loading Areas located along a right-of-way).
- At the principal facade of each building, each first story unit shall be provided one of the frontage types described below.
- A front door shall be provided on the street or Open Space frontage.
- Charleston Side Porch building types are a permitted building type. Street entrances are permitted along the side of a Charleston Side Porch building, as long as the porch has a door or gate toward the street.
- In support of pedestrian activity, commercial functions may utilize a portion of the right-of-way for seating, serving, displays of merchandise, temporary signage, or other business-related

activities provided there is a minimum 6-foot contiguous clear path maintained within the setback, right-of-way, or any combination of both.

- A dooryard frontage or a stoop frontage shall be provided at the principal entrance of each row house dwelling where fronting on any Thoroughfare or Open Space, including mews streets.
- A dooryard frontage shall be provided at the individual entry of each ground floor dwelling in a multi-family residential building where fronting on any Thoroughfare or Open Space, including mews streets.
- A shopfront frontage shall be required for all ground floor commercial functions, including live-work units. A shopfront frontage shall not be required for lodging functions.

4.4.2 Allowed Encroachments

Allowed Encroachments are amenities to be chosen by an applicant and are allowed by right. Lot area between the Allowed Encroachments and the street right-of-way line shall be maintained as a landscaped area. Allowed Encroachments are allowed up to the right-of-way line in T-4 Transect Zones and allowed into the pedestrian and landscape portions of the right-of-way in T-5 and T-6 Transect Zones.

4.4.3 Regulating Plan Frontage Types:

4.4.3.1 Commercial Ready Frontages

To further the intent and purpose of this Section, the Regulating Plan shall designate Commercial Ready Frontages along all Avenue, Boulevard, and Street Block Faces with a minimum public right-of-way of 43 feet in all Transect Zones. The City Council may grant a reduction in the required amount of Commercial Ready Frontage required by this section, which may be memorialized in the Development Agreement required by Section 2.4 of this T, Toll Road 360 Form-based Development District.

- Commercial Ready Frontages designation requires that a building provide a shopfront at the sidewalk level along each Frontage and that the space be designed and built to accommodate commercial uses only, and they shall maintain at least a 16-foot floor-to-floor height on the ground floor.
- Secondary entrances are allowed from a garage, corridor, or rear of building.
- The design and layout of the first story floor shall:
 - provide for commercial, retail or restaurants uses.
 - provide for commercial access and ADA requirements.
 - provide for commercial power and gas load needs.
 - provide for accommodation for future restaurant venting and sewage utilities, such as grease traps and interceptors, that are designed into the building.

4.4.3.2 Urban Flex Frontage

- Where Urban Flex frontage is designated on the Regulating Plan, a building shall provide a shopfront façade at the sidewalk level along the designated frontage. These spaces are intended to be built to accommodate either commercial, residential or live/work uses. These uses may be adjacent to each other and are interchangeable over time without limit. The ground floor plate height shall be set to accommodate a minimum 12-foot floor to floor height within primary rooms facing the street. Finished floor elevation may be flush with the sidewalk to provide ADA accessibility. Secondary entrances are allowed from a garage, corridor, or rear of building. At least one

1 restroom per occupancy will meet ADA commercial requirements. Urban Flex space
2 does not require additional future inspections related to the periodic changes of use
3 and are grandfathered under the specific building code under which they were
4 originally built. Once a building permit is approved it shall be considered complete.
5 Subsequent applications for building permits for a building, or a parts of a building,
6 with an approved permit shall only be subject to the standards and regulations in effect
7 when the original permit was approved except for standards and regulations necessary
8 to prevent imminent threats of destruction of property or injury to persons. The review
9 process for any subsequent permits may not address items already approved in a
10 previous permit.
11

- 12 • **Restaurant Ready Flex Frontage.** A subset of the Urban Flex frontages for restaurant
13 uses, which, if used, shall be designed on the Regulating Plan. This frontage type is
14 encouraged to be included at key building corners at the locations of the most
15 promising future activity nodes, and active edges of buildings. This frontage type
16 requires accommodation for future restaurant venting and sewage utilities such as
17 grease traps and interceptors, which shall be designed into the building. At these
18 frontages, a min. 3'x3' shaft intended for exhaust/grease duct shall be incorporated
19 into the building superstructure to accommodate vertical ventilation needs of these
20 spaces. These spaces are intended to be built to accommodate either commercial,
21 restaurant, residential or live/work uses. These uses may be adjacent to each other
22 and are interchangeable over time without limit. The ground floor plate height shall be
23 set to accommodate a minimum 12-foot floor to floor height within primary rooms
24 facing the street. Finished floor elevation may be flush with the sidewalk to provide
25 ADA accessibility. Secondary entrances are allowed from a garage, corridor, or rear of
26 building. At least one restroom per occupancy will meet ADA commercial
27 requirements. Future inspections are not required for periodic changes of use unless
28 plumbing is altered. Buildings are grandfathered under the specific building code under
29 which they were originally built. Once a building permit is approved it shall be
30 considered complete. Subsequent applications for building permits for a building, or
31 parts of a building, with an approved permit shall only be subject to the standards and
32 regulations in effect when the original permit was approved except for standards and
33 regulations necessary to prevent imminent threats of destruction of property or injury
34 to persons. The review process for any subsequent permits may not address items
35 already approved in a previous permit.
36

37 4.4.4 Private Frontage Types

38 The private frontages are divided into the following types:

- 39 • Yard
- 40 • Stoop
- 41 • Porch
- 42 • Forecourt
- 43 • Dooryard
- 44 • Shopfront
- 45 • Gallery/ Colonnade
- 46 • Arcade
- 47 • Terrace

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4.4.4.1 Yard Frontages

- Permitted by right in the T-4 Transect Zone.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Yards may contain landscaping as permitted by this form-based development district and in Section 155.092.

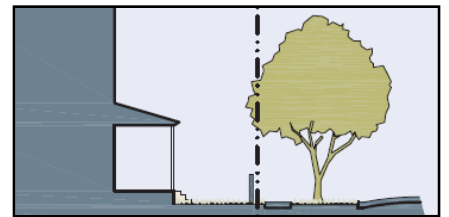
4.4.4.2 Stoop Frontages

- Permitted by right in the T-4, T-5 and the T-6 Transect Zones.
- Stoops may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Stoops may be recessed into the façade.
- Stoop entrances are usually an exterior stair and a landing, but it may be recessed into the volume of the building.



4.4.4.3 Porch Frontages

- Permitted by right in the T-4 Transect Zone.
- Fences and hedges at frontages shall follow fencing standards in Section 4.6.
- Porches may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Primary Porches shall be no less than 7 feet deep. Door landings and insets are not regulated as porches. Secondary porches limited in depth by setbacks may be shallower.
- A porch shall be measured from nearest adjacent face of the building to edge of porch foundation.



4.4.4.4 Dooryard Frontages

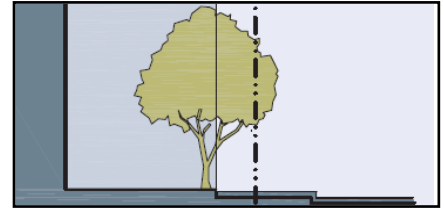
- Permitted by right in the T-4, T-5 and T-6 Transect Zones.
- Dooryard frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- Dooryards shall be a minimum depth of 7 feet measured from the face of the building to the front property line.
- Dooryards shall be fenced or walled; and the required fence or wall shall not exceed 36" in height and the design of fences and hedges at frontages shall follow the applicable standards set forth in Section 4.6.
- Dooryards shall have openings or operable gates to the Thoroughfare or Open Space.



4.4.4.5 Forecourt Frontages

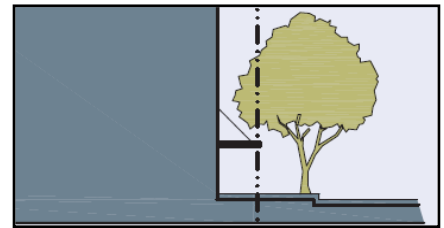
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- Permitted by right in the T-4, T-5 and the T-6 Transect Zones.
- Forecourts may recess from the frontage line a maximum of 30 feet. Deeper recesses may be allowed by Warrant.
- Forecourts shall be fronted with building frontages.
- Driveways within forecourts shall be limited to 20 feet in width unless required as fire lane.



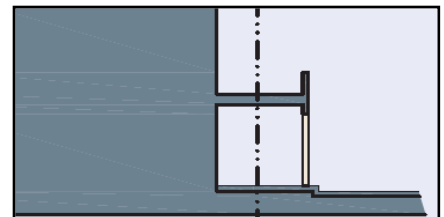
4.4.4.6 Shopfront Frontages

- Permitted by right in the T-4, T-5, and T-6 Transect Zones.
- All shopfronts shall adhere to the shopfront design criteria in Section 8.4.
- Shopfronts may be freestanding or combined with forecourt, gallery, or arcade frontages.
- The principal entrance shall be at sidewalk grade.
- The principal entrance may be recessed up to eight feet in depth from the building façade.
- Shopfronts may be shaded by awnings as provided in below:
 - Awnings are permitted to encroach into the public right-of-way to within 2 feet of the curb.
 - Awnings shall project horizontally from the building façade a minimum of 6 feet.
 - Awnings may be fixed or movable.
 - Awnings shall provide a minimum vertical clearance of 8 feet.



4.4.4.7 Gallery / Colonnade Frontages

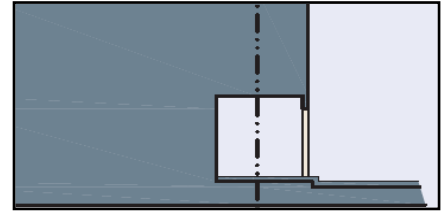
- Permitted by right in the T-5 and T-6 Transect Zones and may be approved by Warrant in the T-4 Transect Zone.
- Gallery/ Colonnade may encroach into the public right-of-way to within 2 feet of the curb.
- Gallery/ Colonnade shall provide a minimum vertical clearance of 10 feet and project horizontally from the façade a minimum of 10 feet.
- Where Gallery/ Colonnade encroach into the public right-of-way, Street Trees may be replaced with alternative planting if there is less than four (4) feet of public right-of-way remaining beyond the encroachment, and pedestrian streetlights may be replaced with lighting incorporated in the building structure if there is less than four (4) feet of public right-of-way remaining beyond the building structure.



4.4.4.8 Arcade Frontages

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- Permitted by right in the T-5 and T-6 Transect Zones.
- Arcades may encroach into the public frontage to within 2 feet of the curb.
- Arcades shall provide a minimum vertical clearance of 10 feet and project horizontally from the façade a minimum of 10 feet.
- Alternatives to public planting and public lighting may be used where arcades encroach into the public right-of-way. Where Arcade frontage encroach into the public right-of-way, Street Trees may be replaced with alternative planting if there is less than four (4) feet of public right-of-way remaining beyond the encroachment, and pedestrian streetlights may be replaced with lighting incorporated in the building structure if there is less than four (4) feet of public right-of-way remaining beyond the building structure.
- A terrace may be combined with an arcade to provide outdoor space for units above the first floor.



4.4.4.9 Terrace Frontages

- Permitted by right in the T-4, T-5 and T-6 Transect Zones.
- Terrace frontages may encroach into a front or side street setback to within 2 feet of the right-of-way.
- A terrace may be used to provide outdoor space for units above the first floor.



4.5 Anti-Monotony Standards

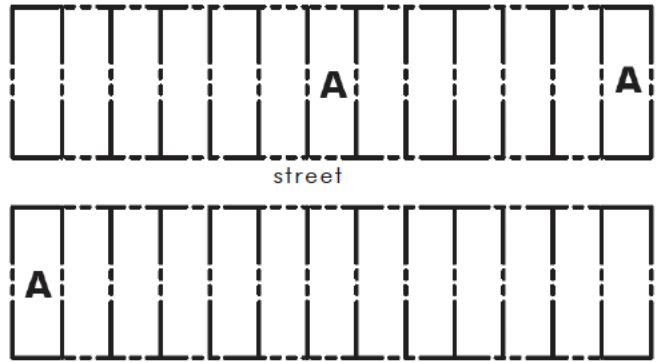
4.5.1 Building Type Variety (T-4 Transect Zone)

A development utilizing the T-4 Transect Zone shall have a minimum residential mix of the following building types as shown in **Diagram A: Building Standards**:

- Minimum of 15% of lots from Category 1.
- Minimum of 15% of lots from Category 2.
- Minimum of 15% of lots from Category 3.

4.5.2 Façade Variety (T-4 Transect Zone)

Buildings within the T-4 Transect Zone will be subject to the following elevation repeat setbacks. Building Plans with the same elevation will not be repeated within 5 homes on either side of the building in question nor 5 lots on either side of the lot directly across the frontage street or Open Space, as indicated in the graphic below. Row Houses are not regulated by individual unit façade but by overall building façade. Row House building façades shall not repeat the façade from the buildings on either side or across the street. Row House facades may repeat when used as liner buildings or to create symmetry across an open space, park or parklet.



Note: Houses with the same or similar facade as determined by the Town Architect must be separated by a minimum of five(5) lots unless specifically authorized by the Town Architect.

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4.5.3 Anti-Podding (T-4 Transect Zone)

In the T-4 Transect Zone, residential building types will be spread across a neighborhood and not concentrated in large clusters.

4.6 Fencing Standards

4.6.1 General Standards

4.6.1.1 Materials

Allowed materials include fences made of wood, masonry, quality metal in a variety of styles, tubular steel, and quality wrought iron fencing in a modern style without finials. Examples of prohibited materials include chain link, plywood, particleboard, corrugated metal sheets, and other makeshift materials. High quality plastic fencing may be approved as authorized in the Regulating Plan or by Warrant.

4.6.2 Permitted Fences, Walls, and Hedges

TABLE 1: PERMITTED FENCE, WALL, AND HEDGE STANDARDS

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Primary Frontage: Residential yard facing a front or side street or open space, and within 12 feet behind Build-to-Line between homes.	No more than 40" pickets + 4" for posts. Arbor gateways allowed. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street and open space frontages.	25 percent open	Ornamental (metal) Picket (wood) Ranch (wood) Masonry (stone, brick, similar materials) Shrubby hedge Wood frame wire approved as authorized in the Regulating Plan or by Warrant. These fences shall center on its posts so the posts are seen from both sides.

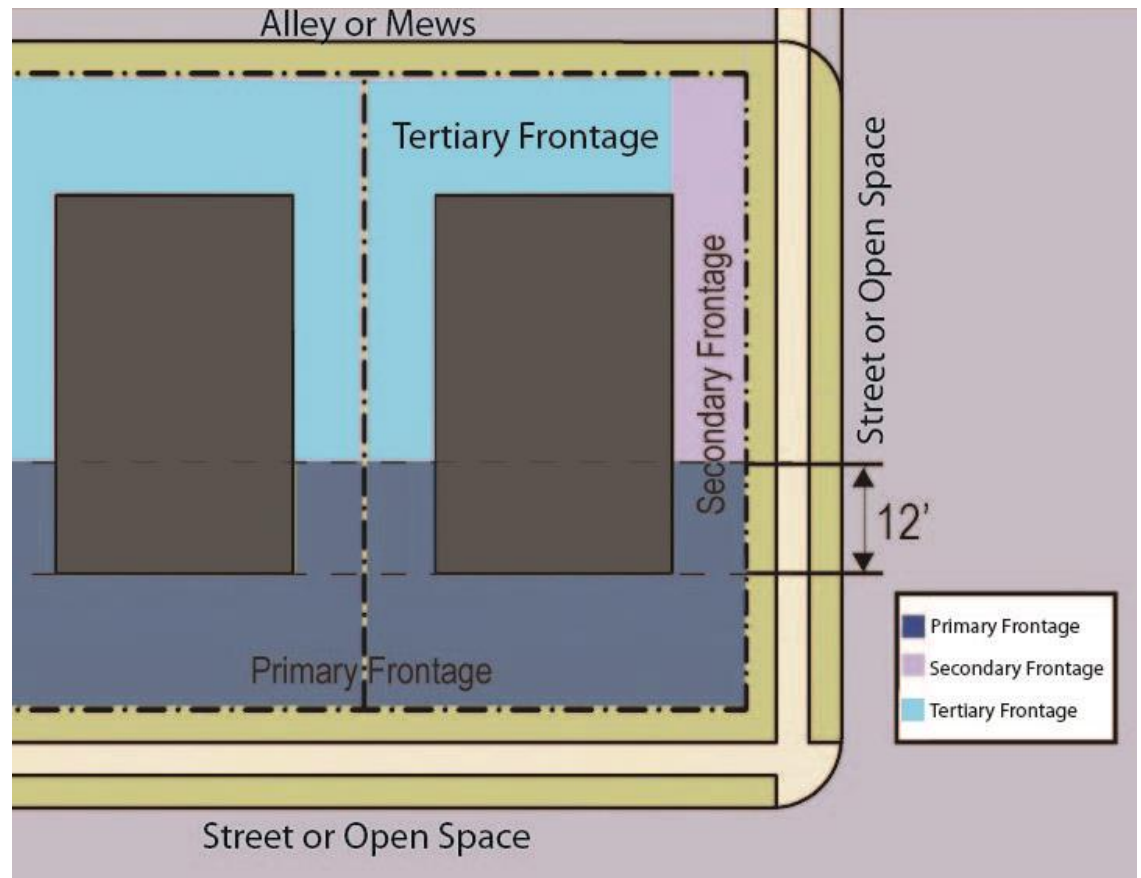
Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
<p>Secondary Frontage: Residential side yard 12 feet behind Build-to-Line fronting a street or open space. No closer than the adjacent enclosed portion of a building facing a side street.</p>	<p>No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys</p>	<p>When backing or siding to a trail, fence shall be 75 percent open excluding columns.</p>	<p>Ornamental (metal) Picket (wood) Ranch (wood) Privacy (wood) with a fence cap Masonry (stone, brick, similar materials coordinated with associated building) Shrubbery hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved as authorized in the Regulating Plan or by Warrant All posts shall be oriented towards the inside of the yard.</p>
<p>Tertiary Frontage: Residential side yard 12 feet behind Build-to-Line, fence between lots, rear yard, and alley. (Not fronting a street or open space.)</p>	<p>No more than 6 ft in height as measured from the ground. 1) Shall include a top cap 2) Shall include a planting hedge in a minimum 24" bed alongside one fence panel at the corner of alleys</p>	<p>When facing an alley the first panel along an alley, When backing or siding to a trail, fence shall be 75% open excluding columns. When fence is between homes or along alleys fence shall utilize top cap and may be 0% transparent.</p>	<p>Ornamental (metal) Picket (wood) Ranch (wood) Privacy (wood) with a fence cap Masonry (stone, brick, similar materials coordinated with associated building) Shrubbery hedge. Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Wood frame wire approved as authorized in the Regulating Plan or by Warrant All posts shall be oriented towards the inside of the yard.</p>
<p>Parking area: non-residential and multifamily residential development</p>	<p>No more than 40" pickets + 4" for posts. Fences shall include planting an adjacent continuous hedge in a minimum 24" wide planting bed alongside street, alleys, driveways, and open space frontages.</p>	<p>0%</p>	<p>Ornamental (metal) Picket, lattice (wood) with a fence cap Ranch (wood) Bollard and chain Masonry (stone, brick, decorative CMU, similar materials coordinated with associated building) Shrubbery hedge Wood frame wire approved as authorized in the Regulating Plan or by Warrant</p>

Permitted Fence Area / Purpose	Height*	Minimum Fence Transparency	Acceptable Types/Materials
Development perimeter fences and walls	Where provided, shall consist of brick, stacked stone or hedging subject to review and approval by the Director of Planning, provided that no perimeter fence or wall type shall be permitted along any street or Open Space. Wooden Privacy fences shall be permitted when perimeter is adjacent to another privately owned lot, but shall not be allowed adjacent to a lot owned by an Owner's Association.		

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*Higher fences are permitted where required to meet pool enclosure requirements.

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4.6.3 Required Fences, Walls, and Hedges

TABLE 2: REQUIRED FENCE STANDARDS

Required fence Area / purpose	Height	Minimum Fence transparency	Acceptable types/materials
Loading area wing wall	Up to the building parapet, height determined in site plan review	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning).
	Shall include the same, similar, or compatible materials, finishes and detailing as the host structure.		

Required fence Area / purpose	Height	Minimum Fence transparency	Acceptable types/materials
Utility substation or facility	6 ft. or sufficient to conceal the substation or minimum height required by the utility provider.	Shall be solid	Masonry (stone, brick, decorative CMU, similar or compatible materials, subject to review and approval by the Director of Planning).

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ARTICLE 5. PARKING STANDARDS

5.1 General

The parking requirements shall be determined by the use, as provided below. The parking provided shall include the actual parking spaces provided within the lot and the parking spaces that are along the parking lane corresponding to lot frontages. Tandem parking spaces regardless of configuration shall count towards required parking.

5.2 Off-Site Parking

All required parking shall be on the same lot as the use served, except as follows:

- In the T-4, T-5, and T-6 Transect Zones, up to 100 percent of the required parking may be provided off-site by a parking lot or a parking structure within 800 feet of the subject lot.
- In the T-4, T-5 and T-6 Transect Zones, a liner building less than 31 feet deep and no more than 2.5 stories in height shall be exempt from parking requirements.
- Accessory Dwelling Units on corner lots are exempt from additional parking requirements

5.3 Shared Parking Agreements

Required parking may be provided with shared parking agreements among property owners, tenants, or users. A shared parking agreement shall supersede the single-use parking requirement in Section 5.4. Shared parking standards may be calculated using the 3rd edition (or newer) of the ULI / NPA / ICSC Shared Parking Manual.

- Agreements which share parking between uses with non-conflicting parking demands are encouraged to reduce the amount of land area devoted to parking if the applicant can demonstrate that shared parking is feasible.
- Where different uses create staggered parking demand periods, shared parking calculations among adjacent parcels and uses is permitted to justify reducing the amount of overall cumulative required parking.

5.4 Parking Requirements

For purposes of the T, Toll Road 360 Form-Based Development District, minimum parking spaces shall generally not be required, as described in Table 3: PARKING.

TABLE 3: PARKING

Use	Minimum Parking Requirement
Attached and Detached Residential Uses	See Exhibit A: Building Standards.

Use	Minimum Parking Requirement
Multi-Family	1.0 spaces for each studio or one bedroom unit, 2.0 spaces for each residential unit with 2 or more bedrooms. Visitor parking shall be provided at a ratio of not less than one visitor space per 50 dwelling units.
Senior Living	1.0 spaces for each residential unit.
Lodging	1.0 spaces for each bedroom. For hotel use additional parking requirement shall be provided for any retail, restaurant, or event space function.
Office	2.0 spaces per 1,000 square feet of gross space.
Restaurant / Retail	2.5 spaces per 1,000 square feet of gross space. A restaurant/ retail space under 2,000 square feet shall be exempt from parking requirements. Kiosk, restaurant, retail, food trucks, and recreations uses in ROW and Open Spaces do not require additional parking.
Urban Flex	1.5 spaces per 1,000 square feet of gross space to be reserved during business hours.
Civic and all Other Functions	Parking requirements for other uses not listed in this Section shall be in accordance with the provisions for parking requirements in Section 155.091, Off-street parking and loading standards. Where the provisions in Section 155.091 are silent, the parking requirement shall be determined by Warrant.

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5.5 Parking Access

5.5.1 All required parking, except for on-street parking shall be accessed by alleys or private drives.

5.5.2 All vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the Primary Frontage line or the required fire lane width, unless otherwise approved by Warrant. The entry may be wider to accommodate pedestrian access.

5.6 Parking and Garage Criteria

5.6.1 Garages Specific to the All Transect Zones:

5.6.1.1 Single Family Detached and Row Houses

All garages shall be accessed from an alley or private drive located to the rear or side of the lot.

5.6.1.2 Single Family Detached Lots 60 feet or Wider that share a common rear-yard boundary with private property outside the T, Toll Road 360 Form-Based Development District.

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- **Garage Front Loaded**
A front-loaded garage is permitted in a pull-through configuration if the front of the garage is located in the rear 1/3 of the lot. These shall be shown on the Regulating Plan.
- **Garage Side Loaded**
Garages that are side-loaded along a street are permitted at the rear 1/3 of the lot. These require single width garage doors with architectural windows. These shall be shown on the Regulating Plan.

5.6.1.2 Carports

All Carports shall be located in the rear 1/3 of the lot provided they are accessed from the alley or a private drive and shall be architecturally consistent in materials and design to the primary building.

5.6.2 Specific to the T-5 and T-6 Transect Zones:

- All parking lots, parking structures, and surface parking that are not on-street shall be located a minimum of 30 feet behind the property line, or completely screened from view from the public realm of streets/open space, providing there are active interior uses between the parking and the lot frontage.
- Parking lots shall have one tree a minimum of 2.5 caliper inches planted at the head of every fifth parking space. A single tree may serve each side where head-to-head parking rows are provided. The goal of this requirement to mitigate urban heat island effects by shading cars and parking stalls and enhance driver comfort. Portions of the lot that are covered are not required to have tree coverage.
- The top floor of a parking garage is not required to have trees.
- Except where otherwise permitted, parking structures and surface lots shall be screened by buildings along public frontages.
- Parking structures may not exceed the height of the surrounding buildings.
- Openings for driveways to parking shall have primary building frontages on either side of the opening, and/or above the opening. The opening must not exceed 75 feet in width. Any parking structure visible through the opening shall have a façade that is compatible with the adjacent building elevations. If the garage entrance is setback from the primary building façade, the space between the right-of-way and the face of the garage must be configured as an inset courtyard. A single driveway serving a parking structure is allowed on either side of the inset courtyard. If garage inset courtyards are planned on facing blocks they should be aligned and planned as a single space connected by a speed table across the common road.
- Parking lots and garages may be accessed by a minimum 8-foot wide path.

5.7 Bicycle Parking

Bicycle parking shall be provided in T-5 and T-6 Transect Zones pursuant to the following minimum requirements:

TABLE 4: BICYCLE PARKING

Use	Spaces
Office	2 spaces per 10k sf
Residential	2 spaces per 20 units
Retail	1 space per 5,000 sf
Restaurant	1 space per 1,000 sf

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5.7.1 Location Criteria

Long Term bicycle parking shall be located in an area accessible from the building it serves and may not be located visible to a public frontage.

Short Term bicycle parking:

- shall be located within a right-of-way, setback, or parkway zone, provided the rack and secured bicycle provide a minimum 6-foot unimpeded clear zone and does not encroach into drivelines;
- may be combined to serve multiple buildings or uses if these spaces are located no further than 300 feet from the building entrance it serves; and
- may be grouped together with no more than 10 short term parking spaces at the same location.

5.8 Commercial Loading and Delivery Areas.

Commercial loading and deliveries shall be allowed as follows:

- Commercial loading areas and deliveries shall be accessed from alleys where available.
- Commercial loading areas and deliveries can be provided in screened loading areas within the footprints of proposed buildings. Doors shall be provided for these loading areas.
- Where alleys are not available, then on-street loading and deliveries are permitted under the following conditions:
 - Loading areas shall be indicated on the Regulating Plan – a network of shared loading areas may be proposed on the Regulating Plan;
 - On-street commercial loading and delivery are permitted only within designated loading zones; and
 - On-street commercial loading and delivery duration may not exceed 30 minutes.

ARTICLE 6. LANDSCAPE STANDARDS

6.1 Landscape Standards

All landscaping shall comply with the provisions set forth herein for this T, Toll Road 360 Form-Based Development District. Where the provisions of this form-based development district are silent on landscaping matters, then the provisions for landscaping for the S, South Mansfield Form-based Development District, found in Section 155.073, Landscaping and screening standards, of the Mansfield City Code shall apply.

6.2 Tree Preservation and Removal

Tree preservation and removal shall follow the standards in Chapter 99, Natural Resources Management, of the Code of Mansfield, Texas. Street Trees shall count towards any tree replacement requirement, subject to approval by the Landscape Administrator. Existing trees may be replaced, subject to review and approval by the Landscape Administrator.

6.2.1 Nuisance Trees

Nuisance trees included on the Prohibited Plant List in Section 155.092, Landscaping and Screening Standards, of the Code of Mansfield, Texas may only be removed after tree removal plan has been submitted for review and approval, and a tree removal permit has been issued by the City.

6.2.2 Diseased, Dangerous and Dead Trees

1 Diseased, dangerous, and dead trees of all species may only be removed after a tree removal plan
2 has been submitted for review and approval, and a tree removal permit has been issued by the City
3 in accordance with all applicable codes, ordinances, and regulations.
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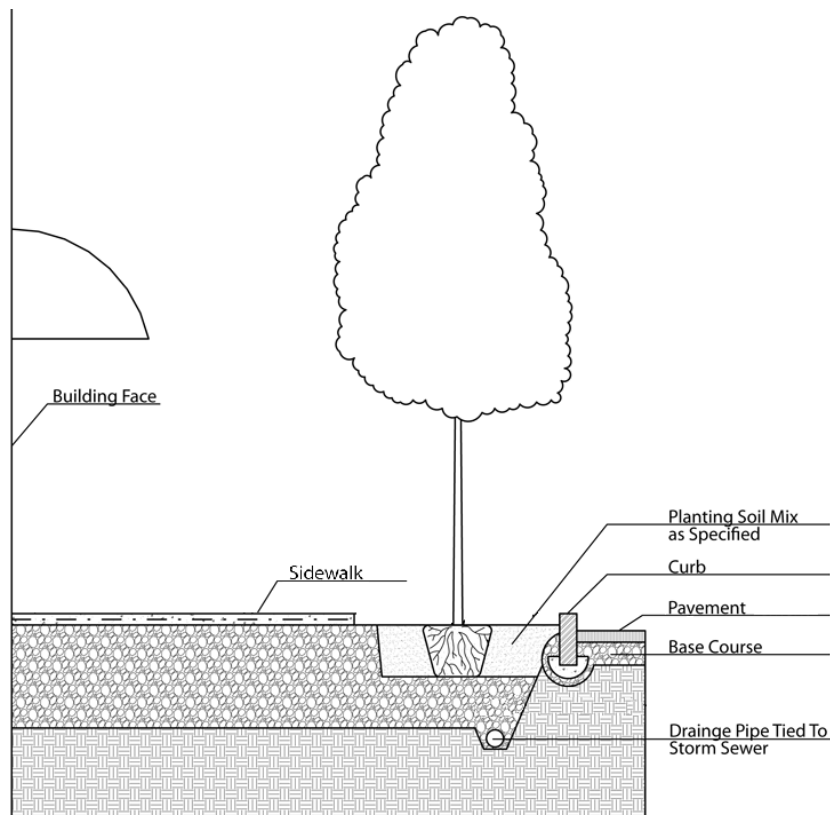
6 **6.3 Street Trees**

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8 **6.3.1. Street Trees**

9 Street Trees shall be selected from the species list provided in Section 6.3.5 or Section 155.092,
10 Landscaping and Screening Standards, of the Mansfield City Code, and Street Trees shall be planted
11 on center, approximately every 30 feet. Flexibility on planting is permitted to accommodate public
12 and private infrastructure. Street Trees shall be planted prior to the issuance of a certificate of
13 occupancy for any structure on each lot.
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15 **6.3.2. Installation Criteria**

16 Street Trees from the Approved Street Tree List in Section 6.3.5 or Section 155.092, Landscaping and
17 Screening Standards, of the Mansfield City Code do not require root barriers or structure soil. Trees
18 planted in tree wells shall generally be installed per the standards shown below. Street Trees in raised
19 planter boxes are also an acceptable planting method for Street Trees in the T-5 and T-6 Transect
20 Zones only.
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22 Planting Detail for Tree Wells
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6.3.3. Installation Timing

1 Street trees shall be planted concurrent with vertical development of an adjacent lot by the
2 developer/ builder of the applicable lot.

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4 **6.3.4. Maintenance**

5 The obligation to plant, maintain and replace diseased or dead Street Trees within public right-of-
6 way is the obligation of the adjacent property owner unless the responsibility is assumed by an
7 Owners Association. Replacement trees shall be installed within 30 days of notice from the City. At
8 the discretion of the Director of Planning, the time of year may be a mitigating factor for the
9 allowed time to plant replacement trees.

10 Street trees must be trimmed to a minimum of 7-foot clearance over sidewalks and parking lanes, a
11 minimum of 10-foot clearance over driveways and parking lots, and a minimum of 14-foot
12 clearance over paseos, fire lanes and travel lanes on streets. The age of tree will be taken into
13 account so early trimming will not result in misshapen trees at maturity.

14 **6.3.5 Approved Street Trees**

- 15 Caddo Maple *Acer barbatum* “Caddo”
- 16 Texas Persimmon *Diospyros virginiana*
- 17 Texas Ash *Fraxinus texensis*
- 18 Sweetgum *Liquidambar styraciflua*
- 19 Chinese Pistachio *Pistacia chinensis*
- 20 Texas Pistache *Pistacia texana*
- 21 Burr Oak *Quercus macrocarpa*
- 22 Chinquapin Oak *Quercus muhlenbergii*
- 23 Shumard Oak *Quercus shumardi*
- 24 Texas Red Oak *Quercus shumardi* “Texana”
- 25 Live Oak *Quercus virginiana*
- 26 Pond Cypress *Taxodium ascendens*
- 27 Bald Cypress *Taxodium distichum*
- 28 Winged Elm *Ulmus alata*
- 29 Cedar Elm *Ulmus crassifolia*
- 30 Lacebark Elm *Ulmus parvifolia*

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33 **ARTICLE 7. SIGNAGE STANDARDS**

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35 **7.1 General Standards**

- 36 • Signage may only be externally lit with full-spectrum source, unless otherwise indicated herein or
37 approved by Warrant.
- 38 • Direct lighting, back lighting, and halo lighting is permitted.
- 39 • One address number will be attached to the building in proximity to the principal entrance, and one
40 address number shall be installed over the garage or the rear entrance of a building.
- 41 • Restaurant and retail areas may have a neon (or LED neon facsimile) or special designed exterior sign if
42 approved by Warrant. In considering the Warrant, such items as its artistic value to the district will be
43 considered.
- 44 • Signs that exceed the allowed sign area maximum may be approved by Warrant. In considering the
45 Warrant, such items as architectural and artistic value to the district will be considered.

- All signs shall comply with the provisions of Section 155.090, Sign Standards, of the Mansfield City Code for design, construction, and maintenance, except as provided below.
- Signs permitted by Section 155.090 and signs as identified herein are permitted on the property.

7.2 Prohibited Signs

The following signs will not be permitted:

- Off-Premise signs (unless approved by Warrant for a facility or event of community or regional-wide importance);
- Internally lit sign boxes;
- Injection-molded and back-lit signage of any type;
- Flashing, animated or running light signs;
- Pole signs;
- Portable signs, except Sandwich/A-frame or similar signs in retail areas;
- Digital signs that change images more frequently than once every 30 seconds;
- Balloon and Inflatable Signs;
- Sail or Feather Signs;
- Spray painted and handwritten signs, except window signs applied in a professional manner to the inside of the window using paints; and
- Billboards.

7.3 Sign Types

7.3.1 Roof Signs

Roof signs are allowed by right for Multifamily and Mixed-Use buildings in T-5 and T-6 Transect Zones on buildings within 660' of SH 360 or as approved by Warrant.



7.3.2 Wall Signs

- One Wall Sign will be permitted per occupancy, per street frontage. A single occupancy building may be allowed additional signage by Warrant.
- The maximum size of a Wall Sign will be 30 square feet if located 20 feet or higher above grade and 15 square feet if less than 20 feet above grade.
- There will be a minimum 10-foot distance between Wall Signs (excluding Building Identification Sign or Directory Sign).
- In addition, one Wall Sign, not exceeding 6 square feet in area, will be permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business.

1 **7.3.3 Hanging / Projecting Signs**

- 2 • Hanging Signs will be a maximum of one per
3 occupancy, per building face.
4 • Hanging Signs will be a maximum area of 12 square
5 feet per side, per Building Face; and will not
6 exceed 5 feet in width.
7 • Hanging Signs may be suspended from Awnings,
8 galleries, and arcade ceilings.
9 • Hanging Signs will be a minimum of 8 feet in
10 distance from the ground to the lower edge of the
11 sign.
12 • Hanging Signs will have a minimum 15-foot
13 distance between signs.



15 **7.3.4 Vertical Blade Signs**

- 16 • Vertical Blade Signs will be a maximum of one per Building Face.
17 • Vertical Blade Signs will be a maximum area of 60 square feet per side, per Building Face and will
18 not exceed 5 feet in width.
19 • Vertical Blade Signs will be a minimum of 10 feet in distance from the ground to the lower edge
20 of the sign.
21 • Vertical Blade Signs will have a maximum height so as not to extend above the adjacent wall.
22 • Blade Signs must be located at the corner of a building adjacent to an intersection unless a
23 Warrant is granted for an appropriate alternative location.

25 **7.3.5 Home Occupation Signs**

- 26 • Home Occupation Signs of any type are allowed in T-
27 4, T-5, and T-6 Transect Zones.
28 • Home Occupation Signs will be a maximum of one per
29 residence.
30 • Home Occupation Signs will be a maximum area of 3
31 square feet per Building Face and will not exceed 3
32 feet in width.
33 • Home Occupation Signs will be mounted on a Building
34 Face, porch, or on a front fence adjacent to or near an
35 entry.



37 **7.3.6 Window Signs**

- 38 • Window Signs of any type are prohibited in the T-4 Transect
39 Zone but are allowed the T-5 and T-6 Transect Zones.
40 • Window Signs will not exceed 15 percent of the window area
41 (50 percent for retail and restaurant use).



43 **7.3.7 Building Identification Signs**

45 **7.3.7.1 360 Frontage**

- 46 • Building Identification Signs will be a maximum of one per Building Face.
47 • Building Identification Signs will be a minimum of 20 feet above sidewalk level.

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- Building Identification Signs will be a maximum size of 100 square feet.
- Building Identification Signs will be a maximum height of 48 inches for letters or logos.
- Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

7.3.7.2 All Other Frontages

- Building Identification Signs will be a maximum of one per Building Face.
- Building Identification Signs will be a minimum of 12 feet above sidewalk level.
- Building Identification Signs will be a maximum size of 25 square feet.
- Building Identification Signs will be a maximum height of 24 inches for letters or logos.
- Applied letters will be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters will not be permitted.

7.3.8 Awning Signs

- Awning Signs will be limited to one per occupancy, per Building Face.
- Awning Signs are permitted for ground floor uses only.
- Awning Signs will be a minimum of 8 feet above sidewalk level for pedestrian clearance.
- Awning Signs will not exceed 10 square feet in sign area and will only be located on the face or surface of the awning.
- If acting as the main business sign, Awning Signs will not be in addition to a wall-mounted sign. If an Awning Sign is acting as an auxiliary business sign, it will be located on the valance only, and the height of the lettering will not exceed 8 inches.

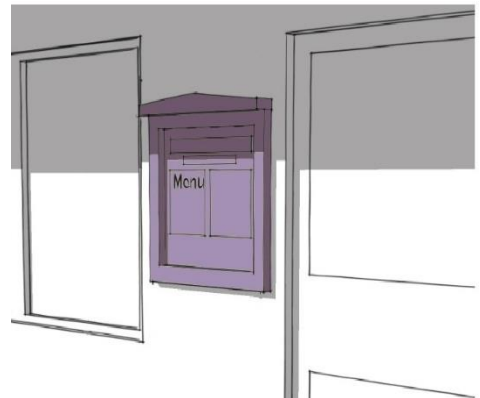
7.3.9 Restaurants and Café Signs

In addition to other signage, restaurants and cafes will be permitted the following and will be limited to one of each type of sign per business:

7.3.9.1 Menu Sign

A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a willow wood or metal case and clearly visible through a glass front.

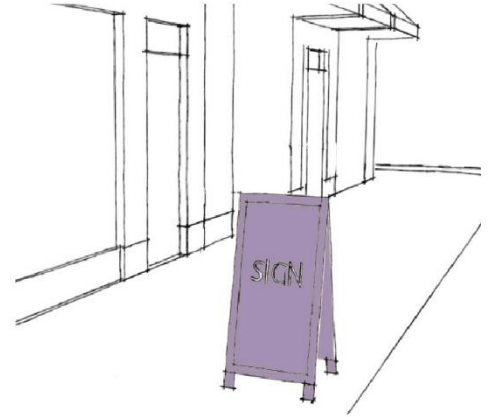
- The display case will be attached to the building wall, next to the main entrance, at a height of approximately 5 feet.
- The Menu Sign will not exceed a total area of 4 square feet and may be lighted.



7.3.9.2 A-Frame / Sandwich Sign

A Sandwich/A-frame sidewalk sign displaying the name of the restaurant, offerings, and hours of operation. A blanket License Agreement from the City to the Owners Association for A-Frame / Sandwich Signs shall be granted for signs that meet the criteria below.

- A-frame signs will not exceed 4 feet in height.
- A-frame signs will not exceed 8 square feet in area per Face.
- A-frame signs may be placed in the amenity zone created by street trees and pedestrian lighting.
- A sign permit will be obtained from the City of Mansfield for use of right-of-way and will not extend closer than one foot from face of curb. A minimum sidewalk width of 6 feet will remain free from intrusion.
- A-frame signs will be limited to one per occupancy.
- A-frame signs will have a temporary duration; they will be permitted during business hours only.



7.3.10 Building Directory Signs

- Building Directory Signs will be limited to one per entrance.
- Building Directory Signs will be located next to the entrance.
- Building Directory Signs will project out from the wall to which it is attached, a maximum of 6 inches.
- Building Directory Signs will not extend above the parapet, eave or building façade.
- Building Directory Signs will not exceed a size of eight square feet.

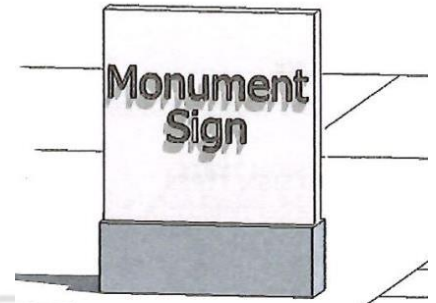
7.3.11 Marquee Signs

- A Marquee Sign is a permanent, roofed structure attached to and supported by the building and may project out over public property and contain signage along its edge. It will only be permitted for movie houses and performance venues.
- Marquee Signs will maintain a vertical clearance over a sidewalk of at least 10 feet.
- Marquee Signs will be no closer than 2 feet from the back of curb of any street.
- The message area may extend the full length of the Marquee Sign.
- The message area will not exceed 8 feet in height.
- The message area will not exceed 200 square feet in area.
- Only 1 Marquee Sign will be permitted per building face.



1 **7.3.12 Monument Signs**

- 2 • Monument signs are only permitted along Highway
- 3 frontages.
- 4 • Monument signs will be a maximum of 15 feet in height.
- 5 • Monument signs will be a maximum of 75 sq. ft. per sign
- 6 face.
- 7 • Monument signs are permitted to be multi-tenant signs.



8
9 **7.3.13 Light Pole Banners**

10 A Blanket License Agreement from the City to the

11 Owners Association for Light Pole Banners may be

12 granted provided the banners meet the criteria below.

- 13 • Light pole banners will be a maximum of 10 sq. ft. per
- 14 sign face.
- 15 • Light pole banners will be limited to one or two per
- 16 light pole
- 17 • Light pole banners will be limited to publicize special
- 18 districts, community wide events, holiday
- 19 celebrations, public art, and other city sponsored
- 20 events.



21
22 **7.3.14 Banner Signs**

23 May be approved by Warrant for a temporary period not

24 to exceed 14 days.

25
26 **7.3.15 Wayfinding Signs**

27 Wayfinding signs will be uniform in material and color

28 to create a sense of place in a neighborhood.

29 Wayfinding signs are permitted in the right-of-way.



30
31 **7.3.16 Murals**

- 32 • Murals are not considered signs.
- 33 • Painted murals shall not include any copy for
- 34 contemporary brands or service providers.
- 35 • Painted murals may include copy related to the
- 36 district, lifestyle, or historic brands.
- 37 • Painted murals shall be stylistically compatible with
- 38 the style of the building it is affixed.
- 39 • Murals may be approved by the Owners Association. If outside the purview of the Owners
- 40 Association, Murals may be approved by Warrant.

41
42 **7.3.17 Curated Signs/Art**

43 Approved by right when approved by the Owners Association. If outside the purview of the Owners

44 Association, may be approved by Warrant so long as it is consistent with adopted cultural plans.

45
46 **7.3.18 Sales, Leasing and Construction Related Signs**

1 Offsite sales, real estate, political, leasing and construction related signs are permitted by right during
2 a construction period. All other sales, leasing and construction related signs must be approved as a
3 Warrant.
4

5 **7.3.19 Temporary Signs**

6 Temporary signs are allowed by right during the construction period. In all other cases they shall
7 comply with all the applicable regulations and restrictions found in Section 155.090 of the Mansfield
8 City Code.
9

10 **7.3.20 District or Neighborhood Signs**

11 These signs will be uniform in material and color to create a sense of place in the district and shall be
12 subject to review and approval by the City Manager.
13

14 **7.3.21 Development Signs**

15 These signs will shall be subject to review and approval by the City Manager.
16
17

18 **ARTICLE 8. BUILDING MATERIALS AND CONFIGURATION.**
19

20 **8.1 General**

21 The minimum standards for the architectural design of all buildings pursuant to the provisions under this T,
22 Toll Road 360 Form-Based Development District shall be as provided below. These minimum standards for
23 architecture may be supplemented by an Architectural Pattern Book, provided that the provisions contained
24 in the Architectural Pattern Book shall not conflict with any of the provisions for architecture as set forth
25 herein.
26

27 **8.2 Building Walls**
28

29 **8.2.1 Materials**

- 30 • Exterior finish material for building walls may be cementitious fiber board in the T-4 Transect
31 Zones. Cementitious fiber board and wood may only be used as a secondary material (i.e., shall
32 not exceed 20 percent of the total building wall area of the Primary or Secondary Facade, with
33 each building façade being calculated independently) in the T-5 and the T-6 Transect Zones.
34 There shall be no limit on cementitious fiber board on Tertiary facades. Corrugated metal may
35 only be used in the T-5 and the T-6 Transect Zones by Warrant. Brick, cast stone, stone and stucco
36 may be used in all Transect Zones. Exterior insulation and finish systems (E.I.F.S.) and vinyl are
37 permitted along all building walls for use in details only.
- 38 • Foundations and piers shall be made of brick, concrete, or stone. Other materials may be
39 permitted by Warrant.
- 40 • Exposed facias of foundations and piers shall be made of brick, concrete, or stone.
- 41 • Structural posts along Primary frontages shall be made of metal or wood, simulated wood, or
42 composite wood, or shall be covered in facias of these materials. Bases for structural posts along
43 frontage lines shall be brick, cast stone, or stone, or shall be covered in facias of these materials,
44 and shall match the adjacent exterior wall.
- 45 • Outbuildings along Primary and Secondary Frontages shall be constructed of materials to match
46 the principal building.

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8.2.2 Configuration

- Where multiple primary exterior materials are used on a single building façade identity, they should be combined horizontally, with the heavier material below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood).
- All brick shall be appropriately detailed and laid to resemble load-bearing construction. All brick shall course exactly to the top, bottom and sides of all wall openings.
- All stone, excluding cast stone, where used, shall be natural rock of the region, shall be laid dry stack or mortared and shall appear to be weight bearing and not applied.
- All stucco shall be 3-coat or equal cement (or masonry) and shall be integral color or painted, and with smooth or sand-finish.
- All exposed exterior wood shall be painted or stained.
- All the exterior walls of a single building shall maintain a uniform level of quality in materials.
- All structural posts along frontages shall be no less than six inches by six inches nominal dimension. Assemblies of posts using several smaller dimensioned posts are allowed, as long as they cumulatively exceed six inches of nominal dimension.

8.3 Roofs

8.3.1 Materials

- Sloped roofs shall be clad in asphalt shingles, slate, non-injection molded faux slate, terra cotta tile, concrete tile with the appearance of terra cotta tile, and wood shingle. Sloped roof cladding may include metal, provided that it complements an architectural style, and that it meets the following criteria:
 - 22 GA steel.
 - Uplift resistance of prepared roof-covering materials UL 580 Class90.
 - Impact resistance of prepared roof-covering materials UL2218 Class 4.
 - Fire tests of roof coverings UL 790. Class A, B, C. External fire exposure.
- Flat roofs shall be clad in commercial roofing or similar.
- Flat roofs shall be permitted in all Transect Zones.
- Green (vegetated) roofs shall be permitted in the T-5 and the T-6 Transect Zones.

8.3.2 Configuration.

- Where used on a building, sloped roofs along frontages shall have pitched roofs with slopes no less than 6:12. Porches, stoops, and dormers may have shed roofs with pitch no less than 3:12.
- Where used on a building, flat roofs shall be surrounded by a horizontal parapet wall no less than 42 inches high on all sides where the roof deck meets the parapet wall. All flat roofs that are the primary roof structure on residential Building Categories 1, 2, and 3 shall be designed to be activated for private use. The primary roof structure does not include bay windows.

8.4 Openings

8.4.1 Materials

- All windows shall be made of painted aluminum, vinyl, resin, fiberglass, or wood.
- All shutters shall be made of wood, composite wood, or polyurethane. Other materials may be approved by Warrant.

- 1 • Garage doors shall be made of metal or composite wood or wood. Garage door materials may
2 include glass, provided that it complements an architectural style.
- 3 • Residential buildings shall have a limit for building façade openings. A minimum of 15 percent
4 and a maximum of 40 percent of an individual building façade may be used for openings (except
5 where ground floor shopfronts are required or provided). For this provision, glazed bays should
6 be considered as a subordinate part of an overall façade identity and not considered separately.
7 More than 40% of the wall can be provided as openings or a glazed feature if approved by
8 Warrant.

9 **8.4.2 Configuration**

- 10 • All doors and windows shall be appropriately spaced along a building façade to create a
11 harmonious composition, whether evenly spaced, symmetrical, syncopated, or evocative of a
12 specific style or historic precedent.
- 13 • All door and window header heights shall be consistent along a building façade with allowances
14 for changes of grade and expression of a historical architectural style.
- 15 • All windows along a building façade identity set along a frontage line shall be rectangular in shape
16 and vertically proportioned, with the exception of transom windows. Windows that are square,
17 oval, or circular in shape may only be utilized if specific to an architectural style and precedent.
- 18 • All windows along a building façade shall be recessed at least three inches in depth in exterior
19 finish material of brick, stone, or stucco; and flush-mounted windows are not permitted.
- 20 • Shutters are not required to be operable, and if non-operable, shall be of proportions which are
21 approximate to an operable shutter for the window. Shutters shall be in louvered panel, solid
22 panel, or board-and-batten style of construction.

24 **8.5 Attachments**

26 **8.5.1 Materials**

- 27 • All balcony floors shall be concrete slab, metal, or wood. A vinyl membrane may be used if not
28 visible from the ground. Exposed facias of balcony floors shall be painted concrete, metal,
29 painted wood, or painted products (such as cementitious fiber board) approximating these
30 materials. Synthetic materials and wood may be permitted provided they have the appearance
31 of the materials noted above.
- 32 • All porch floors shall be of brick, concrete slab, pavers, or stone. A vinyl membrane may be used
33 if not visible from the ground. Exposed facias of porch floors shall be painted concrete, metal,
34 painted wood, or painted products (such as cementitious fiber board) approximating these
35 materials. Synthetic materials and wood may be permitted provided they have the appearance
36 of the materials noted above.
- 37 • All stoops, including the landing and the exterior stairs, shall be vertically clad entirely in
38 brick, stone, parge coat, synthetic stone or thin brick, or part of a larger building bay or oriel
39 paneled assembly incorporated into the building design, as appropriate to the architectural style.

41 **8.5.2 Configuration**

- 42 • Balconies that cantilever shall be supported by brackets made of concrete beams or profiled sills,
43 or wood beams, or other architectural support appropriate to the architectural style and scale.
- 44 • Bay windows shall extend to the ground or be supported by concrete or wood brackets of
45 appropriate scale. Synthetic materials and wood may be permitted provided they have the
46 appearance of the materials noted above. An Oriel is allowed above the first floor.

1 **8.6 Screening**
2

3 **8.6.1** Building mechanical equipment such as electric meters, gas meters, water meters, and transformers
4 and refuse storage shall be visually screened as permitted by the franchise utility providers. In the
5 event the franchise utility provider does not permit screening within its easements, then the building
6 mechanical equipment may be located along Frontages without screening.

7 **8.6.2** Rooftop mechanical equipment located on low-slope (i.e., flat) roofs shall be fully screened along
8 Primary and Secondary Frontages by parapet walls or opaque screening enclosures both of which
9 shall be at least 12 inches greater in height than the equipment.

10 **8.6.3** Outdoor refuse and outdoor recycling collection receptacles shall not be located along frontages. All
11 collection receptacles shall be visually screened on all sides by a solid wall a minimum of six feet in
12 height, and that is constructed of a material matching the adjacent building façade. All access doors
13 into the collection receptacle shall be made of opaque metal matching the height of the solid walls.
14 Lids shall be required on collection receptacles that are not in a roofed enclosure.

15
16 **8.7 Shopfronts**
17

18 **8.7.1 Materials**
19 All shopfronts shall be constructed of glass, glass block, brick, stone, stucco, concrete, cast stone,
20 synthetic stone, cementitious fiberboard, wood, or custom metal work.

21 **Bulkheads**
22 Shopfronts may have a recessed bulkhead between 18 and 36 inches in height and be constructed of
23 an opaque material compatible with the adjacent building façade.
24
25

26 **8.7.2 Openings: Commercial Ready Shopfronts**
27 All Commercial Ready shopfronts shall have openings for display windows and may have transom
28 windows as follows:

- 29 • **Display Windows**
30 Display windows shall cover a minimum of 70 percent of the Commercial Ready Shopfront
31 Frontage wall area between 2 and 10 feet above the adjacent sidewalk.
- 32 • **Transom Windows**
33 Transom windows shall be between 2 and 4 feet in height and may be installed above the display
34 windows. The glazed area over 10 feet shall count toward the minimum required area.
35

36 **8.7.3 Openings: Urban Flex Shopfronts**
37 All Urban Flex Shopfronts shall have openings for display windows and may have transom windows
38 as follows:

- 39 • **Display Windows**
40 Display windows shall be placed above the bulkhead and cover a minimum of 50 percent of the
41 total building wall area between 2 and 8 feet above the adjacent sidewalk. Urban Flex Shopfront
42 frontages are permitted to be constructed at residential window heights and proportions by
43 Warrant.
44
45

- 1 • **Transom Windows**
- 2 Transom windows shall be between 2 and 4 feet in height and may be installed above the display
- 3 windows. The glazed area over 8 feet shall count toward the minimum required area.
- 4

5 **8.7.4 External Sign Bands**

6 The architectural design of all Commercial Ready Shopfronts shall include a portion of the façade

7 above the windows/storefront of first floor where signs can be placed. This can take the form of a

8 band or identified locations on the spandrels/wall of the building. This is not required in the event of

9 use of transom windows.

10

11 **8.8 Building Articulation and Architectural Variety**

12 **8.8.1** Along Primary Frontage Lines, buildings shall express horizontal articulation and / or vertical

13 articulation with height variations, balconies, bay windows, or through the use of other building

14 projections.

15 **8.8.2** In order to encourage variety in architecture, building facades shall not be repeated along a block

16 face or directly across from a thoroughfare.

17

18 **8.9 Maximum Building Façade Length and Openings**

19 **8.9.1** The maximum length of a façade for a single building or a single tenant space shall not exceed 300

20 feet in length.

21 **8.10 Expression Lines in Mixed-use Buildings.**

22 **8.10.1** In mixed-use buildings, ground floor retail functions shall be distinguished from upper floors with

23 an identifiable break or distinguishing expression line. This may include cornice lines, projections or

24 recesses; changes in fenestration; signage bands; transom windows, or changes in exterior finish

25 material.

26

27 **ARTICLE 9. BUILDING USE**

28

29 **9.1 General**

- 30 • Building use shall be in accordance with Table 4: Use Table.
- 31 • There shall be no minimum nor maximum density restriction.

32 The applicable regulations and restrictions as found in Section 155.099, Special Conditions, shall apply

33 **9.2 Additional Rules and Regulations**

34

35 **9.2.1 Bed and Breakfast:**

- 36 • Food service shall be provided.
- 37 • The maximum length of stay shall not exceed 14 days.

38

39 **9.2.2 Live-Work Unit:**

- 40 • The building area for commercial activity shall be restricted to the first story and internal loft
- 41 areas.
- 42 • The front 30' of depth of the ground floor shall not include a bedroom, kitchen or dining area
- 43 intended for residential use.

- 1 • The maximum number of employees, including the business operator, is three. More than three
- 2 employees may be permitted by Warrant.
- 3 • If there are less than three employees, no off-street parking is required.
- 4 • If there are more than three employees, the parking requirements for the commercial function
- 5 shall be determined by Warrant.
- 6

7 **9.2.3 Outdoor Private Civic Amenities:**

- 8 • Food trucks, temporary and seasonal buildings, beer gardens, outdoor cafes, walk-up outdoor
- 9 movie theaters, game, and sports venues are encouraged.
 - 10 ○ These uses are highly recommended to enhance the civic quality of life and emotional place
 - 11 attachments of a neighborhood.
 - 12 ○ They may be within right-of-way or on either public or private Open Space or land held for
 - 13 future development.
 - 14 ○ They may be a place holder on a future development site.
 - 15 ○ If within a ROW or Public Open Space pursuant a duly approved license.
 - 16 ○ Electric Meters and outlets to support these activities and uses can be located on discrete
 - 17 edges of open spaces provided with landscaping or other screening.
- 18 • These uses are intended to attract pedestrian traffic and may use existing on-street parking.
- 19 There will be no additional parking required.
- 20 • No additional permanent restrooms are required. Restrooms may be shared between amenities
- 21 and nearby buildings.
- 22 • These amenities may only be allowed by Warrant. A Warrant awarded to an Owners Association
- 23 may be awarded without a time limit. A Warrant awarded to any other party shall be limited in
- 24 duration in proportion to the investment being made.
- 25

26 **9.2.4 Retail Building (Under 3,000 Square Feet) in T-4 Transect Zones Only:**

- 27 • The building area available for retail use is limited to buildings at corner locations.
- 28 • The hours of operation for an establishment shall be limited from 7:00 a.m. to 10:00 p.m.
- 29 • A food service establishment shall be further limited to seating no more than 30 patrons.
- 30 • Retail and Restaurant buildings associated with an Owners' Association amenity space are
- 31 exempt from these additional rules and regulations.

32 **9.3 Specific Use Permits**

- 33
- 34 **9.3.1** Functions that require a specific use permit are subject to approval in accordance with Section
- 35 155.080 of the Mansfield City Code.
- 36

37 **9.4 Prohibited Uses**

- 38
- 39 **9.4.1** The following specific uses are not allowed in any Transect Zone:

- 40 • Adult entertainment or adult-themed business;
- 41 • Automotive sales, automotive repair, or automotive service facility;
- 42 • Body piercing parlor or tattoo parlor;
- 43 • Car wash;
- 44 • Check cashing;
- 45 • Drive-through facility;

- 1 • Gas station;
- 2 • Pawn shop;
- 3 • Retail sales of tobacco products as a primary use;
- 4 • Wholesale business;
- 5 • Warehouse Distribution;
- 6 • Industrial Fabrication;
- 7 • Outdoor storage; and
- 8 • Mini-Warehouse.

9.5 Nonconformities

9.5.1 Where buildings exist on adjacent lots, the Director may allow a proposed building to match the setbacks and heights of adjacent buildings rather than the provisions of this Section by Warrant.

TABLE 4: USE TABLE.

THIS TABLE DELEGATES SPECIFIC FUNCTIONS AND USES WITHIN THE TRANSECT ZONES.

	T-4	T-5	T-6
RESIDENTIAL:			
ACCESSORY UNIT	■	■	
BUNGALOW COURT	■		
HOME OCCUPATION	■	■	■
MIXED-USE BUILDING	□	■	■
MULTI-FAMILY RESIDENTIAL BUILDING		■	■
SENIOR HOUSING		■	■
ROW HOUSE	■	■	
SINGLE-FAMILY RESIDENTIAL (DETACHED)	■		
LODGING:			

	T-4	T-5	T-6
BED AND BREAKFAST (UP TO 5 ROOMS)	■	□	□
HOTEL (NO ROOM LIMIT)		■	■
OFFICE:			
CO-WORKING SPACE	■	■	■
LIVE-WORK UNIT	■	■	■
OFFICE BUILDING		■	■
RETAIL:			
ARTISAN RETAIL	■	■	■
BEER GARDEN OR POP-UP RESTAURANT	*	■	■
COMMERCIAL KITCHEN	*	■	■
DISPLAY GALLERY	■	■	■
ENTERTAINMENT VENUE	*	■	■
FOOD TRUCK PARK	■	■	■
KIOSK	□*	■	■
OPEN-MARKET BUILDING	■*	■	■
PERSONAL SERVICE	■	■	■

	T-4	T-5	T-6
RESTAURANT	<input type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
RETAIL BUILDING (UNDER 3,000 SQUARE FEET)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
RETAIL BUILDING (OVER 3,000 SQUARE FEET)	*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TAVERN, BREWPUB, OR DISTILLERY*	<input type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER: INDUSTRIAL:			
SMALL SCALE CRAFT MANUFACTURING		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TEMPORARY BATCH PLANT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER: CIVIC:			
CONFERENCE CENTER OR EXHIBITION CENTER		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FOUNTAIN OR PUBLIC ART	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
MUSEUM		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OUTDOOR AUDITORIUM / THEATER / MOVIE THEATER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
RELIGIOUS ASSEMBLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOA AMENITY CENTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER: EDUCATION:			
CHILDCARE CENTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	T-4	T-5	T-6
ELEMENTARY SCHOOL	■	□	□
HIGH SCHOOL		□	□
INTERMEDIARY SCHOOL	□	□	□
OTHER: AGRICULTURE:			
COMMUNITY GARDEN	■	■	■
FARMER'S MARKET	□*	■	■
GARDEN (PRIVATE FRONTAGE)	■	■	■

- FUNCTION PERMITTED BY-RIGHT
- FUNCTION PERMITTED BY APPROVAL OF A SPECIFIC USE PERMIT
- FUNCTION NOT PERMITTED

1 * Allowed by-right only when associated with or operated by an Owners' Association.

2 **ARTICLE 10. DEFINITIONS.**

3 This Section provides definitions for terms in this Section that are technical in nature or that otherwise may
4 not reflect a common usage of the term. If a term is not defined in this Section, then the existing zoning
5 ordinance definitions shall control. If a term is not defined in either, then the Development Review
6 Committee shall determine the correct definition.

7
8 **ACCESSORY UNIT:** A residential unit not greater than 800 square feet sharing ownership and utility
9 connections with a principal building; and it may or may not be within an outbuilding (SYNONYM:
10 ANCILLARY UNIT).

11 **ALLEY:** A private thoroughfare designated to be a secondary means of vehicular access to the rear or side
12 of properties; an alley may connect to a vehicular driveway that is located to the rear of lots
13 providing access to outbuildings, service areas, and parking; and containing utility easements.

14 **ALLOWED ENCROACHMENTS:** Any structural element that encroaches, other than a Frontage Type.
15 Allowed encroachments into setbacks and easements may include eaves, gutters, chimneys, utility
16 meters, planter boxes, porches, stoops, bay windows, balconies, terraces, masonry-clad footed
17 chimneys, sunrooms, attached pergolas, garden room, oriels, and colonnades. Encroachments may
18 encroach beyond the build-to line up to the right-of-way. In the T-5 and T-6 Transect Zones,
19 Allowed Encroachments are permitted to project into the public right-of-way to within two feet of
20 the back of curb.

- 1 **ARCADE:** A private frontage principally for retail use wherein the building façade is a colonnade supporting
- 2 habitable space that overlaps the sidewalk while the building façade at the sidewalk level remains
- 3 at the frontage line.
- 4 **ARCHITECTURAL PATTERN BOOK:** A graphic and narrative architectural regulatory document which
- 5 describes how blocks and buildings will be organized vertically, horizontally, proportionally,
- 6 materially, and by style. It is intended to complement the architectural standards of this form-
- 7 based development district, and it may also direct wellness, performance, and environmental
- 8 goals. It may be a public or private document authored, maintained, and managed by a municipal
- 9 entity or a Property Owner’s Association or Homeowner’s Association. It describes the design
- 10 intent of all improvements included within a neighborhood.
- 11 **ARTISANAL RETAIL:** A shop in which goods are custom-prepared, displayed, or sold in small quantities that
- 12 are often one-of-a-kind items. The use may also include the production, incidental storage, display,
- 13 and sale of such goods or may be a place where a small number of persons are engaged in arts and
- 14 crafts activities in a class or studio.
- 15 **ARTISTIC NEON:** The use of neon signs in a manner that is creative beyond a modern use of a conventional
- 16 neon sign or reminiscent of classic/ iconic neon signs.
- 17 **ASSOCIATION DOCUMENTS:** Consists of the Owner’s Association Restrictions and Covenants and related
- 18 documents required for the creation of an Owners Association.
- 19 **ATTACHED GREEN: An Open Space which is located between a residential property and a street with**
- 20 **adjacent homes facing or siding to the open space.**
- 21 **ATTACHED PERGOLA:** An outdoor structure with columns that support a roofing grid of beams and is
- 22 attached to the wall of a home or structure often for shade or greenery.
- 23 **ATTIC:** The interior part of a building contained within a pitched roof structure.
- 24 **AWNING:** A fixed or movable shading structure, cantilevered or otherwise entirely supported from a
- 25 building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are
- 26 typically used to cover outdoor seating for restaurants and cafés.
- 27 **BACK BUILDING:** A single-story structure that extends to the rear of a principal building and is often
- 28 connected to an outbuilding.
- 29 **BALCONY:** An open air exterior extension of an upper floor of a building, enclosed up to a height of about
- 30 three feet by a wall or balustrade
- 31 **BAY WINDOW:** A window projecting outward typically comprised of three parts, with a larger center
- 32 window unit and two narrow windows on either side.
- 33 **BED AND BREAKFAST:** A lodging type offering 1 to 5 bedrooms and permitted to serve food to guests.
- 34 **BLADE SIGN:** A sign that is made from rigid material mounted perpendicular to a building wall with one
- 35 side attached or supported by a device extending from a building wall or suspended from an
- 36 overhang.
- 37 **BLOCK:** The aggregate of all the private lots, open spaces, cross-block passages, and alleys, circumscribed
- 38 by thoroughfares as the ROW line.
- 39 **BLOCK FACE:** The aggregate of all the building façades on one side of a block.
- 40 **BUILD-TO-LINE:** Is a fixed dimension shown on a final plat and Regulating Plan within the range of the
- 41 allowed Build -to-Zone of each building type. Each block face on a final plat must show a Build-to-
- 42 Line or Build-to-Line Zone. Buildings built along a block face must have their principal building
- 43 facade on the Build-to-Line in the percentage described herein. It is not a setback. Allowed
- 44 encroachments are allowed to extend in front of a Build-to-Line. The Allowed Encroachments
- 45 can be included as part of a structure to comply with the percentage frontage requirement.
- 46 When several building types share a block face, the dominate building type by frontage
- 47 dimension shall control.

- 1 **BUILD-TO-ZONE:** A range containing the Build-to-Line within which a principal building façade shall be built
- 2 within. Build-to-Zones are indicated by building type. When several building types share a block
- 3 face, the dominate building type by frontage dimension shall control.
- 4 **BUILDING CONFIGURATION:** The form of a building, based on its massing, on its private frontage, and on
- 5 its height.
- 6 **BUILDING DISPOSITION:** The placement of a building on its lot.
- 7 **BUILDING HEIGHT:** The vertical extent of a building measured in stories. Other methods of height, such as
- 8 feet do not apply.
- 9 **BUNGALOW COURT:** A type of residential development which features 6 to 12 small houses that may be
- 10 detached or may share a party wall with another dwelling, and arranged around a central green on
- 11 a common lot. Bungalow Courts may be platted on a single lot or individually platted lots. No
- 12 Bungalow Court shall be located within 800 feet of another Bungalow Court (SYNONYM: COTTAGE
- 13 COURT). See Diagram 1.
- 14



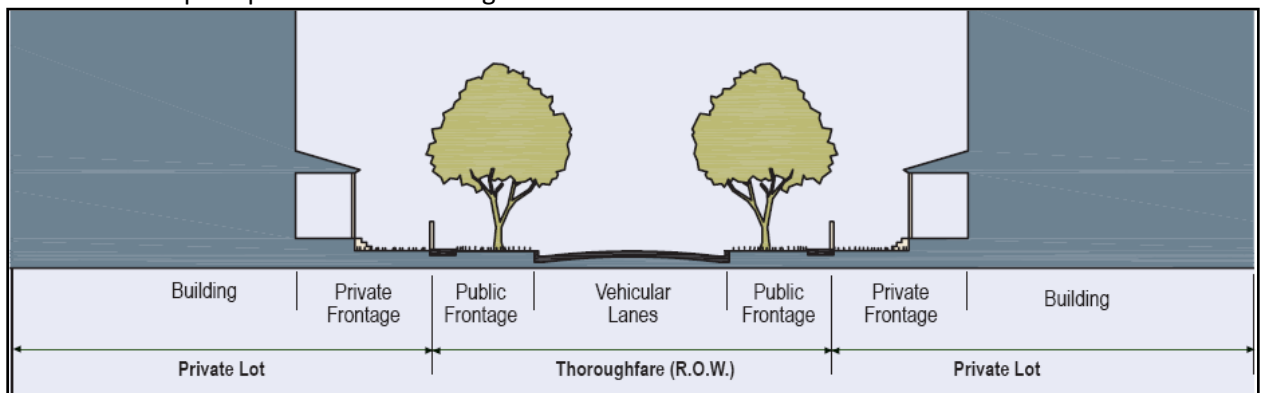
Diagram 1. Photograph of Bungalow Court.

- 16
- 17
- 18 **BY RIGHT:** Characterizing a proposal or a component of a proposal that complies with this Section and is
- 19 permitted and processed administratively, without a public hearing (SEE VARIANCE AND
- 20 WARRANT).
- 21 **CANAL STREET:** A public or private open space that replaces a street with a canal in a neighborhood
- 22 structure.
- 23 **CHARLESTON SIDE PORCH:** A building type in which a side façade, and not the front façade has a long porch
- 24 parallel to the side façade. The porch may face the internal side lot line or external side lot line.
- 25 **CIVIC:** The term defining not-for-profit organizations dedicated to arts, culture, education, government,
- 26 municipal government, and recreation.

- 1 **COLONADE:** A sequence of columns supporting a horizontal member (often an entablature) that are spaced
2 at regular intervals that can be free-standing or part of a building to define a space.
- 3 **COMMERCIAL READY FRONTAGE:** A building shopfront at the sidewalk level, built to accommodate
4 commercial uses. (SEE ALSO: SHOPFRONT)
- 5 **COMMERCIAL:** The term collectively defining lodging, office, and retail functions.
- 6 **CORNER LOT:** A lot or parcel of land abutting two or more thoroughfares, Open Space, Woonerf, Paseo at
7 their intersection.
- 8 **COURTYARD:** A disposition where the building occupies the boundaries of its lot while internally defining
9 one or more private spaces.
- 10 **CROSS-BLOCK PASSAGE or Paseo:** A publicly accessible way providing access through a block that is
11 restricted to pedestrian use and limited vehicular access.
- 12 **DEVELOPMENT REVIEW COMMITTEE:** The Development Review Committee is comprised of a
13 representative from each of the various departments which have jurisdiction over the permitting
14 of a project as appointed by the City Manager.
- 15 **DIRECTOR OF PLANNING:** means the Director of Planning or his / her designee.
- 16 **DOORYARD:** A private frontage type with a shallow setback, and front garden or patio, usually with a low
17 wall or a hedge at the frontage line (VARIATION: LIGHT WELL OR LIGHT COURT).
- 18 **DRIVEWAY:** A vehicular lane within a lot, often leading to a garage.
- 19 **EDGEYARD:** A type of disposition where a building occupies the center of its lot with setbacks on all sides.
- 20 **ELEVATION:** An exterior wall of a building that is not along a frontage line (SEE FAÇADE).
- 21 **ENCROACH:** To break the plane of either a vertical or horizontal regulatory limit with a structural element,
22 so that it extends into a setback, into the public frontage, or above a height limit.
- 23 **ENFRONT:** To place an element along a frontage.
- 24 **FAÇADE:** The exterior wall of a building set along a frontage line.
- 25 **FAÇADE IDENTITY:** The increment of a primary frontage distinguished from the adjacent façade increments
26 by the use of architectural style, materials, colors, plane, ornamentation, allowed encroachments,
27 etc.. These should be no longer than 300' per primary frontage unless the adjacent façade
28 increment is too small to adequately hold a separate identity. Adjacent corner primary frontages
29 may have the same façade identity.
- 30 **FENCE:** A permeable metal or wooden wall, independent of a building, and that is located along a frontage
31 line.
- 32 **MOBILE FOOD VENDOR PARK:** A property intended for permanent location for 3 or more food trucks. All
33 such properties shall include required infrastructure and public seating for all food trucks serving
34 guests in the park.
- 35 **FORECOURT:** A private frontage wherein a portion of the building façade is close to the frontage line and
36 the central portion is set back.
- 37 **FRONT SETBACK:** The distance as measured from the frontage line to the point where a building may be
38 constructed. This area shall be maintained clear of permanent structures with the exception of
39 Allowed Encroachments.
- 40 **FRONTAGE:** The area between a building façade and the vehicular lanes and is inclusive of its built and its
41 planted components. A frontage is divided into the private frontage and the public frontage.
- 42 **FRONTAGE BUILDOUT:** The percentage of the lot width that is occupied by the building façade within the
43 Primary Frontage.
- 44 **FRONTAGE LINE:** A lot line bordering a public frontage.
- 45 **FRONTAGE REQUIREMENT:** A minimum amount of a principal building façade width along a Primary
46 Frontage on the designated Build-to-Line expressed as a percentage of the building facade to the
47 Primary Frontage.
- 48 **FUNCTION:** the use or the uses accommodated by a building and its lot.

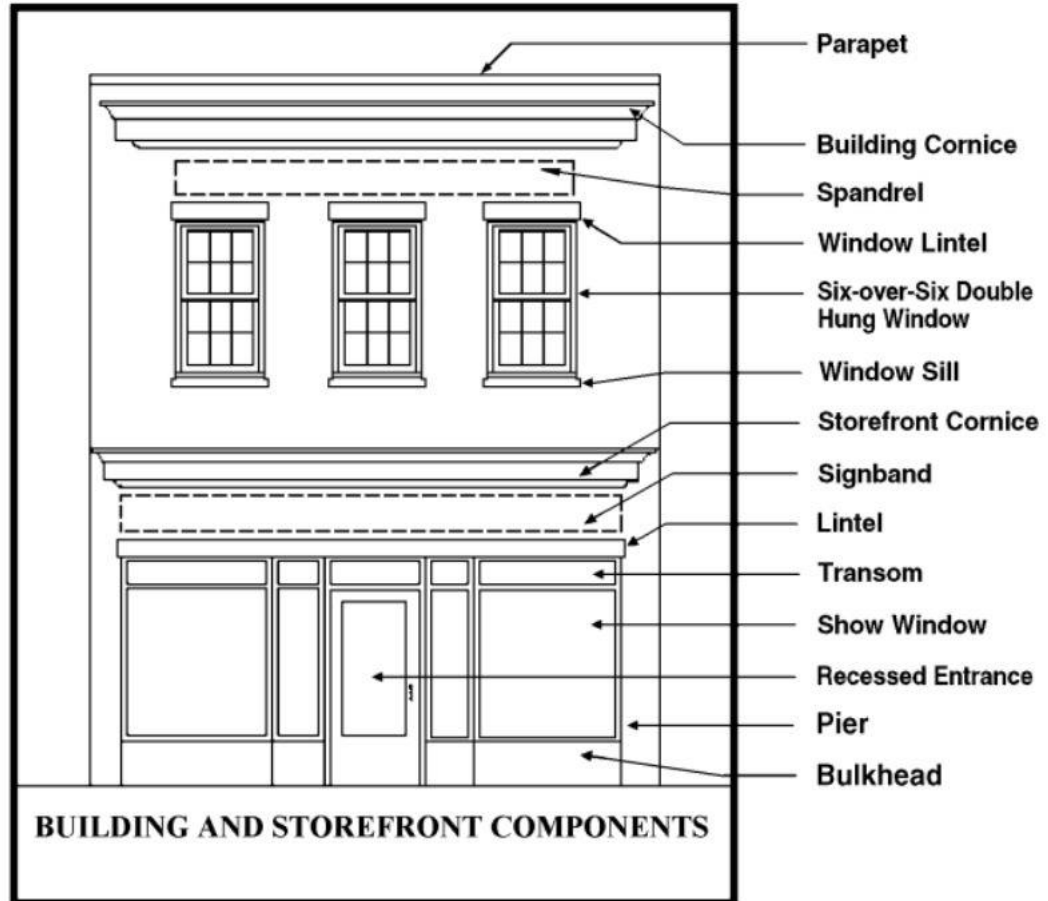
- 1 **GALLERY:** A private frontage wherein the building façade is aligned close to the frontage line with an
2 attached cantilevered shed or lightweight colonnade overlapping the sidewalk.
- 3 **GARDEN ROOM:** A room constructed into an Allowed Encroachment with windows to maximize natural
4 light and display views of the outdoors (SYNONYM: SUNROOM).
- 5 **GREEN:** A open space for unstructured recreation, and that is spatially defined by landscaping rather than
6 building frontages.
- 7 **GREEN STREET:** A public or private open space that replaces a street in a neighborhood structure.
- 8 **INSET GREEN:** an open space with two or more sides fronted by buildings.
- 9 **LIGHT WELL:** A private frontage that is a below-grade entrance or recess designed to allow light into
10 basements (SYNONYM: LIGHT COURT).
- 11 **LINER BUILDING:** A building specifically designed to mask a parking lot or a parking structure from a
12 frontage. Provide a finished street wall along shallow frontages.
- 13 **LIVE-WORK UNIT:** A mixed-use unit consisting of a commercial function and a residential function. The
14 commercial function is restricted to the first story of the unit. It is intended to be occupied by a
15 business operator who lives in the same structure that contains the commercial function
16 (SYNONYM: FLEX HOUSE).
- 17 **LOADING DOCK:** An area in which goods and products are moved on and off a vehicle, including the stall
18 or berth, apron, and maneuvering room.
- 19 **LODGING:** A building function available for daily and weekly renting of bedrooms.
- 20 **LOT:** A parcel of land accommodating a building or buildings that are under the same ownership.
- 21 **LOT COVERAGE:** The percentage of a lot that is covered by buildings and other roofed structures.
- 22 **LOT LINE:** The boundary that legally and geometrically demarcates a lot.
- 23 **LOT OCCUPATION:** A category for the area of the lot that may contain buildings, regulated in terms of width
24 and coverage metrics.
- 25 **LOT WIDTH:** The length of the Primary Frontage line of a lot.
- 26 **MANUFACTURING:** The making of articles on a large-scale using machinery.
- 27 **MASTER SET OF PLANS:** Building Plans, including elevation plans, approved as a group for Category 1, 2 or
28 3 Building Types.
- 29 **MIXED USE:** Multiple functions that are either located within the same building through superimposition
30 or adjacency.
- 31 **MURAL:** Any piece of artwork that is painted, tiled, or otherwise applied directly to an exterior wall.
- 32 **NEIGHBORHOOD ARCHITECT:** Is the individual(s) or firm(s) employed by an association to create and
33 manage the application of a private Pattern Book within the borders of the association.
- 34 **NEIGHBORHOOD:** Is a term used to describe any settlement with explicit or implied boundaries. It may
35 have a single use or broad mix of uses. It is an emotional term to describe a feeling of belonging in
36 a place regardless of use, ownership, or length of stay. It is an affection of place which translates
37 into long-term sustainability.
- 38 **NONCONFORMITY:** An existing function, structure, lot, or site improvement that is in compliance with the
39 zoning regulations that were applicable to it when it was established, and for which all the required
40 permits were issued, but which does not conform in whole or in part to the regulations of this
41 Section. Such nonconformity is legal and may continue except as regulated by this Section.
- 42 **OFFICE:** Premises available for the transaction of general business but excluding retail.
- 43 **OPEN SPACE:** An outdoor area permanently dedicated exclusively for public use that remains free of
44 buildings, structures or other improvements.
- 45 **ORIEL:** A singular bay window (or stack of bay windows) that does not reach the ground.
- 46 **OUTBUILDING:** An accessory building, which is usually located toward the rear of the same lot as a principal
47 building, and that sometimes may be connected to the principal building by a back building.

- 1 **OWNERS ASSOCIATION:** An incorporated or unincorporated association owned by or whose members
 2 consist primarily of the owners of the property covered by the dedicatory instrument and through
 3 which the owners, Developer, or the board of directors or similar governing body, manage or
 4 regulate the residential or nonresidential uses within the property covered by the dedicatory
 5 instrument. The property subject to a T, Toll Road 360 Form-Based Development District may
 6 consist of multiple Owners Associations, whether a master association and subsidiary associations
 7 or multiple independent associations, which may be characterized as “Property Owners
 8 Associations”, (POA in the singular, POA’s in the plural), or “Homeowners Associations”, (HOA in
 9 the singular, HOA’s in the plural).
- 10 **PARK:** An open space that is a natural preserve and is available for unstructured recreation.
- 11 **PARKING STRUCTURE:** A building containing one or more stories of vehicular parking above or below grade.
- 12 **PASEO:** A publicly accessible way providing access through a block that is restricted to pedestrian use and
 13 limited vehicular access. Also referred to as a Cross-Block Passage.
- 14 **PHASING PLAN:** A plan that shows the delivery of infrastructure necessary to serve development within
 15 the Property. Phases shown on a Phasing Plan are not required to develop sequentially. This plan
 16 is an element of the Regulating Plan per Section 2.5.1.
- 17 **PLANTER:** The element of the public frontage which accommodates street trees, whether continuous or
 18 individual.
- 19 **PLAZA:** A open space designed for unstructured recreation and civic purposes, and spatially defined by
 20 building frontages and consisting of paved surfaces. A piece of civic art may be included as visual
 21 terminus. Trees are not often used within the plaza but may be on the edges. If the edge includes
 22 an arcade, trees are not allowed.
- 23 **PORCH:** An open-air room that is appended to a building, with a floor and a roof, but no walls on the sides
 24 facing frontages. A porch is meant to be furnished as occupiable space.
- 25 **PRIMARY FRONTAGE:** The frontage designated to be the front façade and principal entrance to the building
 26 as well as the measure of minimum lot width (SEE FRONTAGE). In T-5 and T-6 a building taking up
 27 a full block may have more than one Façade Identity. Alleys, Mews and Paseos shall not qualify for
 28 Primary Frontage definition.
- 29 **PRIMARY PORCH:** The porch at the Primary Frontage of a house.
- 30 **PRINCIPAL BUILDING:** The main building on a lot, and usually located toward the frontage.
- 31 **PRINCIPAL ENTRANCE:** The main point of access for pedestrians into a building.
- 32 **PRIVATE FRONTAGE:** The privately held layer between the frontage line and the principal building façade.
- 33 **PUBLIC FRONTAGE:** The area between the curb of the vehicular lanes and the frontage line or the lot edge
 34 of an open space and the frontage line.



- 35 **PLAYGROUND:** A open space that is designed and equipped for the recreation of children. A playground
 36 shall be fenced and may include an open shelter.
- 37

- 1 **REAR YARD:** A disposition where the building occupies the full frontage, leaving the rear of the lot as the
2 sole yard.
- 3 **REAR SETBACK:** The distance as measured from the rear lot line to the point where a building may be
4 constructed. This area shall be maintained clear of permanent structures with the exception of
5 encroachments.
- 6 **REGULATING PLAN:** A zoning map or set of maps that shows the transect zones, open spaces, thoroughfare
7 assignments, non-conforming districts if any, and Urban Design Requirements if any, of areas that
8 are subject to, or potentially subject to, regulation by this Section.
- 9 **REQUIRED PARKING:** The number of parking spaces needed to accommodate a building or buildings on a
10 single lot according to its function or functions. These may be either on-site, on-street, or remote.
- 11 **RESIDENTIAL:** Characterizing premises available for human dwelling.
- 12 **RETAIL:** Characterizing premises available for the sale of merchandise and food service.
- 13 **RETAIL FRONTAGE:** A frontage designated on a regulating plan that requires or recommends the provision
14 of a shopfront, encouraging the ground level to be available for retail use (SEE URBAN DESIGN
15 REQUIREMENTS).
- 16 **ROW HOUSE:** A single-family residential unit sharing a party wall with another of the same type and that
17 occupies the full frontage line. A Row House consists of two or more units. (SYNONYM: TOWN
18 HOUSE).
- 19 **RURAL-TO-URBAN TRANSECT:** A cross-section of the environment showing a range of different habitats
20 from the most rural condition to the most urban condition. The rural-urban transect of the built
21 environment used in this Section is divided into four transect zones. These transect zones describe
22 the physical form and the character of a place, according to the intensity of its land use and
23 urbanism.
- 24 **SCHEMATIC BUILDING ELEVATION:** An exhibit depicting the design intent of building form, fenestration,
25 and materials. Building materials shall be described as to type and configuration.
- 26 **SECONDARY FRONTAGE:** On corner lots fronting on streets, open space and Paseos, the private frontage
27 not designated as the Primary Frontage. The Secondary Frontage does not have the same detail as
28 the Primary Frontage, but consists of the same primary material as the Primary Frontage.
- 29 **SERVICE AREA:** The portion of a lot or a building exclusively dedicated to service in the form of shipping
30 and receiving, trash and recycling collection and storage, housing of mechanical equipment and
31 outdoor storage areas.
- 32 **SETBACK:** The area of a lot measured from the lot line to a building façade or a building elevation that is
33 maintained clear of permanent structures, with the exception of Allowed Encroachments
34 (VARIATION: BUILD-TO-LINE).
- 35 **SHOPFRONT:** A private frontage most conventional for retail use with substantial glazing wherein the
36 building façade is aligned close to the frontage line and the building entrance is located at sidewalk
37 grade. Standards for Shopfronts along Commercial Ready and Urban Flex Frontages are provided
38 in this Section. A Shopfront may include some or all of the building façade elements indicated in
39 the image below, except as otherwise required by the architectural standards of this Section:



- 1
- 2 **SIDEWALK:** The paved section of the public or private frontage that is dedicated exclusively to pedestrian
- 3 activity (SYNONYM: WALKWAY).
- 4 **SIDE YARD:** A disposition where the building occupies one side of the lot with the setback to the other side.
- 5 If the adjacent building is similar, with a blank side wall, the yard is quite private. May include
- 6 exclusive-use and maintenance easements.
- 7 **SIGN BAND:** A wall area of a non-residential building built along a portion of a Primary or Secondary
- 8 Frontage allocated for the placement of a sign above a shopfront or at the cornice. A sign band is
- 9 integral to the architecture of the building.
- 10 **SQUARE:** A open space designed for unstructured recreation and civic purposes, and spatially defined by
- 11 building frontages and consisting of paths, lawns, and trees, all formally disposed. May be any
- 12 shape.
- 13 **STREET TREE GUIDELINES:** Is a primarily graphic document showing the specific placement street trees
- 14 across all public streets, private streets, green streets, and paseos. It may assign a species or range
- 15 of species to specific locations in the plan. It will include a table of allowed street trees permitted
- 16 by this Section. It has a minimum 11"X17" format. It is managed by either a Property Owner's
- 17 Association or Homeowner's Association.
- 18 **STOOP:** A private frontage that is most conventional for residential use wherein the building façade is
- 19 aligned close to the frontage line with the first story elevated from the sidewalk for privacy, with
- 20 an exterior stair and a landing at the entrance. Stoops are meant to be entry features as
- 21 distinguished from porches that are occupiable space.
- 22 **STORY:** A habitable level within a principal building and an outbuilding by which height is measured but
- 23 excluding an attic or a raised basement.

- 1 **STREETSCREEN:** A freestanding wall built along the frontage line, or coplanar with a building façade
- 2 (SYNONYM: STREETWALL).
- 3 **SUNROOM:** A room constructed with windows to maximize natural light and display views of the outdoors
- 4 (SYNONYM: GARDEN ROOM).
- 5 **TERRACE:** A private frontage wherein an upper floor building facade is set back from the frontage line by
- 6 an elevated structure that is an occupiable space.
- 7 **TERMINATED VISTA:** A location at the axial conclusion of a thoroughfare or viewshed.
- 8 **THOROUGHFARE:** A public way for use by vehicular and pedestrian traffic and intended to provide access
- 9 to lots and open spaces, consisting of vehicular lanes and the public frontage.
- 10 **TRAFFIC CALMING:** A method for using either horizontal deflection methods such as bump outs or chicanes
- 11 or vertical deflection such as speed tables or woonerfs to slow traffic.
- 12 **TRANSECT ZONE:** One of several areas on a zoning map regulated by provisions of this Section. Transect
- 13 zones are administratively similar to the land use zones in conventional codes, except that in
- 14 addition to the usual building use, density, height, and setback requirements, there are other
- 15 elements of the intended habitat that are integrated, including those of the private lot and building
- 16 and the public frontage.
- 17 **TRANSOM:** A transverse horizontal crosspiece separating a door from a window above it or a section of
- 18 façade that may or may not contain a window above the course of display windows.
- 19 **URBAN DESIGN REQUIREMENTS:** Are provisions of this Section that modify or extend specific requirements
- 20 as designated on a regulating plan or other map for those provisions.
- 21 **URBAN FLEX FRONTAGE:** A building shopfront at the sidewalk level, built to accommodate either
- 22 commercial, residential or live/work uses. (SEE ALSO: SHOPFRONT)
- 23 **VARIANCE:** A ruling that would permit a practice that either is not consistent with a specific provision or
- 24 the Intent of this Section.
- 25 **WARRANT:** A ruling that would permit a practice that is not consistent with a specific provision of this
- 26 Section, but it is justified by its Intent.
- 27 **WINDOW SIGN:** A sign that is plainly visible from the outside of the building and located on either the
- 28 external surface of the window or within 25 inches of the internal surface of the window.
- 29 **WOONERF:** A pedestrian priority street lacking a change in grade at the curb line. Traffic cartways and/or
- 30 parking lanes are delineated by the use of bollards. The cartway may be colored and impressed to
- 31 indicate a change in materials and vehicle passage lanes.
- 32

EXHIBIT A: BUILDING STANDARDS

	Name	Lot Widths (min. – max.) (1)	Lot Depth (min.)	Side Yard (min.) (2) (3) (11)	Build-to-Zone Front Street (min.-max.) (10)	Build-to-Zone Side Street (min.-max.)	Rear Setback Alley	Rear Setback No Alley (min.)	Off Street Parking Spaces/ dwelling unit (min.)	Garage Placement	Height in Stories (min.-max.) (4) (5)	Area (SF)/ Dwelling Unit (min. – max.) (9)	Allowed Encroachments Permitted (Sec. 4.4.2)	Accessory Unit Permitted (6)
Category 1	Manor	70'+	120'	5' or 3'/7' split	25'-30'	10'	7'-9' or 17' min.	10'	2	Rear / Pull-through	1-2	3000 – No Max	Yes	Yes
	Estate	60'-69'	110'	5' or 3'/7' split	20'-30'	10'	7'-9' or 17' min.	10'	2	Rear / Pull-through	1-2	2500 - 3500	Yes	Yes
	Township	45'-59'	100'	5' or 3'/7' split	15'-25'	10'	7'-9' or 17' min.	-	2	Rear / Pull-through	1-2	2000 - 3000	Yes	Yes
Category 2 (12)	Cottage	35'-44'	90'	3'	10'-25'	10'	7'-9' or 17' min.	-	2	Rear	1-2	1500 - 2500	Yes	Yes
	Casita	25'-34'	80'	3'	5'-10'	5'-10'	7'-9' or 17' min.	-	1	Rear	1-2	800 - 1800	Yes	Yes
Category 3	Bungalow Court	60'-no max.	60'-no max.	3'	5'-10'	5'-10'	7'-9' or 17' min.	-	1	Rear (parking may be offsite)	1-2	500 – No Max	Yes	No
	Row House Wide (13)	25'-35'	80'	0'	5'-10'	5'-10'	7'-9' or 17' min.	-	2	Rear	2-4	1200 – No Max	Yes	Yes
	Row House Narrow (13)	18'-24'	80'	0'	5'-10'	5'-10'	7'-9' or 17' min.	-	1	Rear	2-4	850 – No Max	Yes	Yes
Category 4	Multifamily	No min. or max.	No min. or max.	0'	0'-20'	0'-15'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No
	Mixed-Use	No min. or max.	No min. or max.	0'	0'-20'	0'-15'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No
Category 5	T-5 Building	No min. or max.	No min. or max.	0'	0'-20'	0'-15'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No
Category 6	T-6 Building	No min. or max.	No min. or max.	0'	0'-10'	0'-10'	0' min.	10'	*(7)	Rear (parking may be offsite)	4 stories - No max.	500 – No Max	Yes	No

Additional Criteria:

- (1) The maximum lot width may be increased by 5 feet on corner lots to accommodate wrap around porches, secondary entries, or other Allowed Encroachments.
- (2) Encroachments over a side property line and easements are permitted for eaves, gutters, chimneys, utility meters and other similar features.
- (3) Rear loaded garages may be attached at the side property line.
- (4) Building Height does not include bonus rooms under roof.
- (5) Row House building height shall be a minimum of 2 stories in the T-4 Transect Zone and 3 stories in the T-5 Transect Zone.
- (6) The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 800 square feet.
- (7) See Parking Requirement in Sec. 5.4.
- (8) Build-to-Zones, and setbacks are calculated from ROW lines or Open Space property lines.
- (9) Minimum and maximum unit size may be changed by up to 15% by Warrant.
- (10) The Front Build to Zone is permitted to be the least restrictive standard allowed for building types on an individual Block Face to accommodate congruous mixing of building types.
- (11) 3'/7' Spilt refers to a 10' overall building separation with one side yard being 3' to the property line with the adjacent side yard being 7' to the property line.
- (12) Category 2 building types shall maintain a minimum 6' building separation.
- (13) Row Houses shall maintain a minimum 10' building separation between separate Row House buildings.

DIAGRAM B: THOROUGHFARE ASSEMBLIES

Where in conflict, criteria in the street sections included shall control over design criteria in other applicable City ordinances.

Type	Name on Diagram	Walks	Parkway	Parking Lane	Travel	Median	Travel	Parking Lane	Parkway	Walks	Curb Return Radii	Bulb Outs	Median	AutoTurn Needed	Parking Type (note 7)	Building Type Adjacent	Transect zone	NOTES		
Urban Avenue I	A	120	84	12	0	19	23	12	23	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue II	A	86	62	12	0	19	12	0	12	19	0	12	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Urban Avenue III	A	58	34	12	0	8	18	0	12	8	0	12	15'	Permitted	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Avenue I	A	86	60	6	7	8	22	0	22	8	7	6	15'	Yes	No	No	P(8') D(19')	Cm, R, UR	T5, T6	
Boulevard I	B	98	60	6	7	8	22	12	22	8	7	6	15'	Yes	Yes 12' wide	No	P(8') D(19')	Cm, R, UR	T3, T4, T5, T6	
Boulevard II	B	70	36	6	7	8	10	8	10	8	7	6	15'	Yes	Yes 8' wide	No	P(8') D(19')	Cm, R, UR	T3, T4, T5, T6	
Urban Street I	S	60	36	12	8	10	0	10	8	12	0	12	15'	Yes	No	No	P(8') D(19')	R	T3, T4, T5	
Urban One Way Street I	SIW	76	52	12	0	19	12	0	12	19	0	12	15'	Yes	No	No	D(19')	Cm, R	T4, T5	
Urban One way Street II	S1W	43	20	12	8	12	0	12	8	6	5	5	20' 1 side	Permitted	No	Yes	P(8') D(19')	Cm, R	T4, T5, T6	
Neighborhood Street I	S	61	40	10	0	19	13	0	19	6	5	5	15'	Permitted	No	No	P(8')	Cm, R, UR	T4, T5	Needs mid-block choker
Neighborhood Street II	S	43	21	5	6	8	13	0	13	8	6	5	15'	Permitted	No	Yes	P(8')	R	T3	Needs mid-block choker
Yeild Street I	S	50	27	5	6.5	8	11	0	11	8	6.5	5	15'	No	No	Yes	P(8')	R	T3, T4	Needs mid-block choker
Yeild Street II	S	54	32	5	6	8	8	0	8	8	6	5	15'	Permitted	No	No	P(8')	R	T3, T4, P	
Neighborhood One way Street I	SIW	60	38	10	0	19	12	0	12	19	6	5	15'	Permitted	No	Yes	P(8') D(19')	R, P	T3, T4	
Neighborhood One way Street II	S1W	40	18	5	6	8	10	0	10	8	6	5	25' 1 side	Permitted	No	Yes	P(8')	R	T3	
Neighborhood Court	C	37	26	5	6	8	18	0	18	8	0	0	15'	Permitted	No	Yes	P(8')	R	T3, T4	
Neighborhood One way Court	C1W	35	13	5	6	0	13	0	13	0	6	5	15'	Permitted	No	Yes	None	R	T6 through T3	
Parkway	PW	76	36	6	8	0	18	12	18	0	8	6	20' both sides	No	Yes	No	None	R	T4, T5, T6	
One way Parkway I	P1W	59	31	6	8	19	12	0	0	19	8	6	20' both sides	Yes, 1 side	No	Yes	D(19')	R	T3, T4, T5	
One way Parkway II	PIW	40	12	6	8	0	12	0	12	0	8	6	20' both sides	Yes	No	No	None	R	T3, T4, T5	
Edge Street	ES	34	23	5	6	8	15	0	15	8	0	0	15'	No	No	No	P(8')	R	T3	
Park crossing	PC	46	24	5	6	0	12	0	12	0	6	5	15'	No	No	No	None	OS	T3, T4, T5	
Bridge Street	B	46	34	6	0	6 Bike	11	0	11	6 Bike	0	6	25'	No	No	No	None	N/A	Open Space	

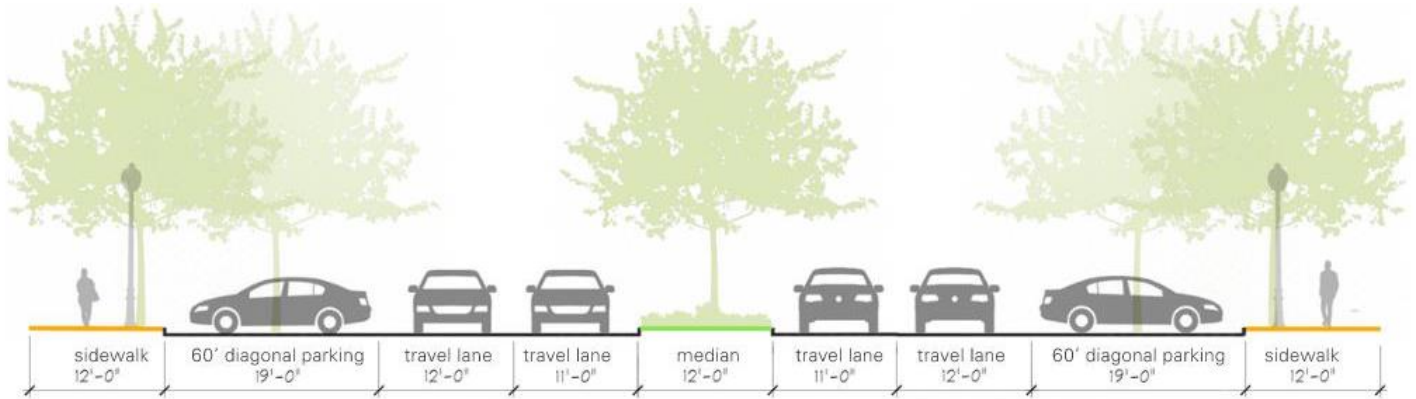
Type					Parking	Parkway	Travel	Parkway	Parking				Curb Return Radii	Bulb Outs	Median	AutoTurn Needed	Parking Type (note 7)	Building Type Adjacent	Transect zone	
Residential Mews	RA	20	16		7' Private	2	16	2	7' Private				15'	No	No	Yes	None	R, Cm	T3, T4, T5	30' clear zone
Residential Alley	RA	14	12		7' Private	2	10	2	7' Private				15'	No	No	Yes	None	R	T3, T4, T5	20' clear zone
Commercial Alley	CA	20	16				20						20'	No	No	Yes	None	Cm	T3, T4, T5	

SPECIAL SECTION: Woonerf, see site specific design.

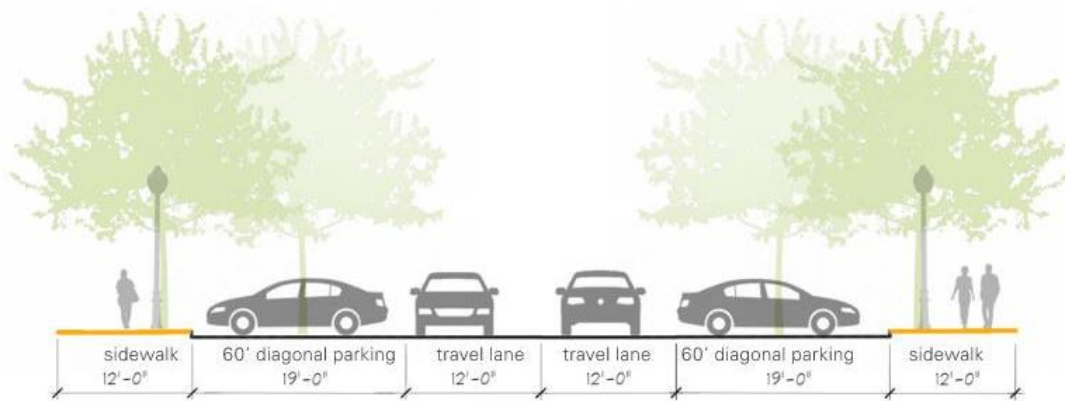
- NOTES:**
- "Permitted" means that if the section is in or adjacent to T4 or T5 bulb outs should be used.
 - An advanced stop bar should be located at least 6 feet in advance of the crosswalk to reinforce yielding to pedestrians.
 - High-visibility ladder, zebra, and continental crosswalk markings are preferable to standard parallel or otherwise noted (T4/T5).
 - Interim curb extensions may be incorporated using flexible posts and epoxied gravel.
 - Accessible curb ramps are required by the Americans with Disabilities Act (ADA) at all crosswalks.
 - Autoturn needed at time of project design to determine geometrics of red curbs. Curb radii may change depending on model results, but shall not exceed 22' radius.
 - P=parallel, D=diagonal 60 degrees Note: for diagonal parking, reverse-in diagonal is allowed.
 - R=residential, Cm=commercial/retail, P=public space w/building, O=Open space, V=varies
 - Trees in curb extensions are to be 3'-6" from travel lane
 - Urban Avenue can convert to Boulevard if insert a minimum 12' median.
 - Diagonal parking in a street section can be convert to parallel Parking and the travel lane adjacent to the parallel parking side can be reduce to 11 ft
 - Minimum lane width at the intersections with bulb-outs shall be 24' for the length of the bulb-out extension from the PCR (point of curb return).

DIAGRAM B: THOROUGHFARE ASSEMBLIES

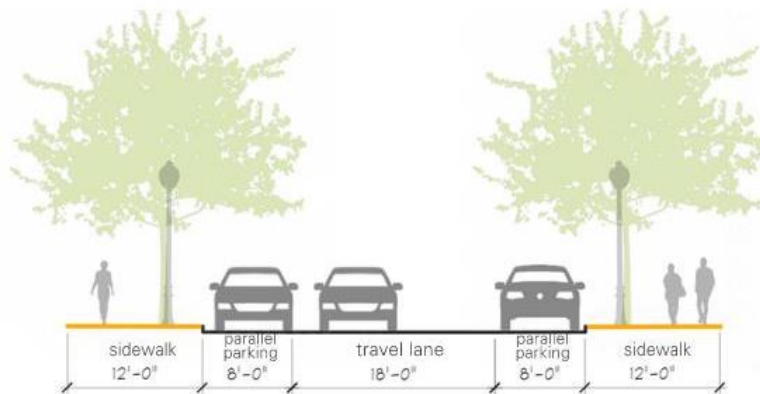
Below are graphic examples of some of the of the sections depicted in the above table, but not every iteration permitted by the table is depicted.



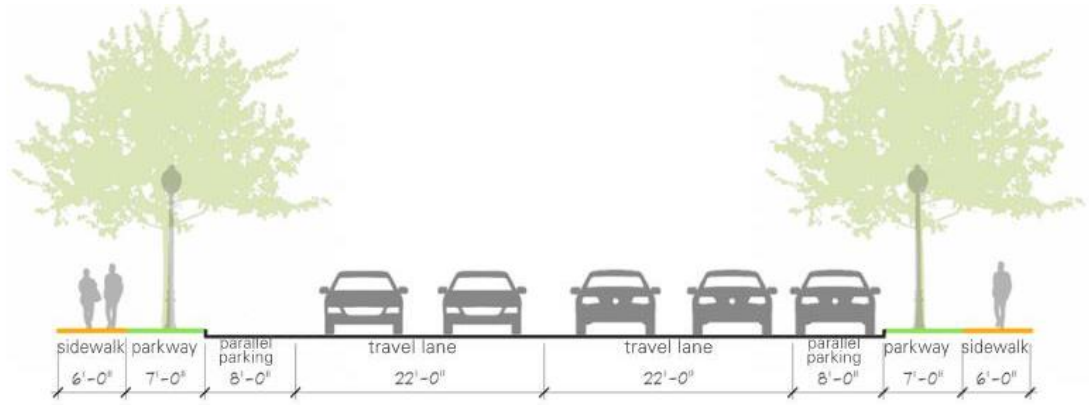
A - 120 - 84
Urban Avenue I



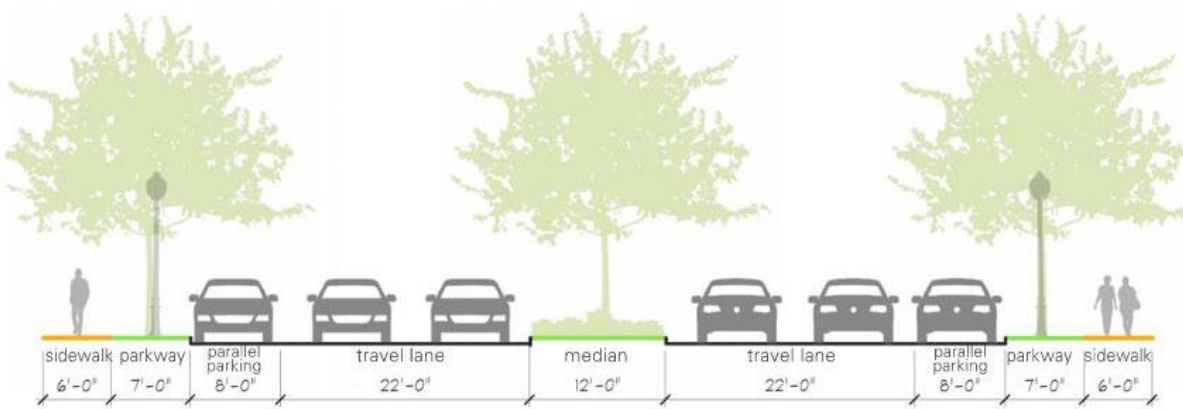
A - 86 - 62
Urban Avenue II



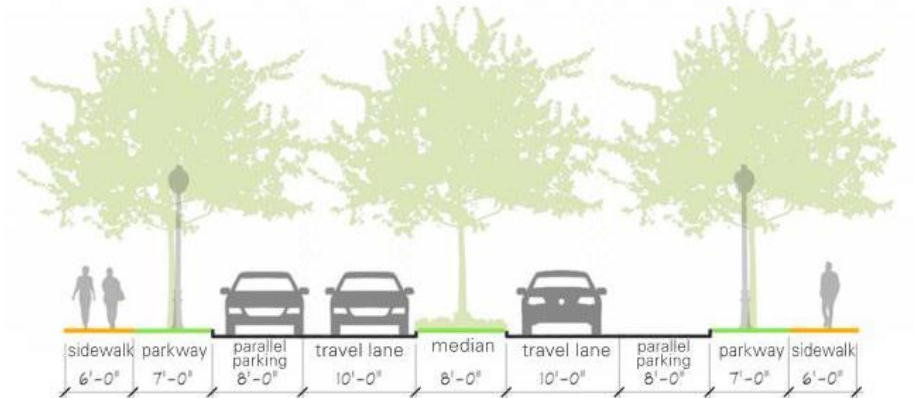
A - 58 - 34
Urban Avenue III



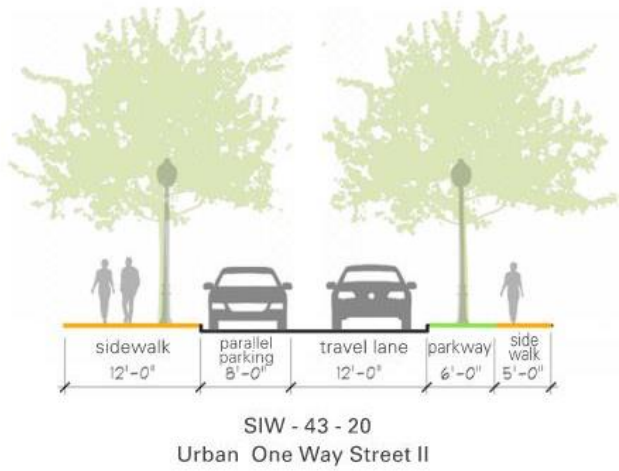
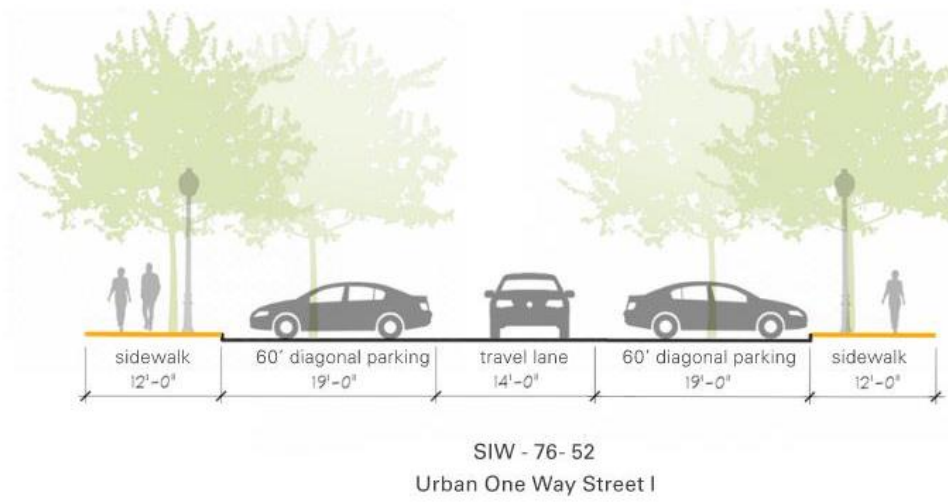
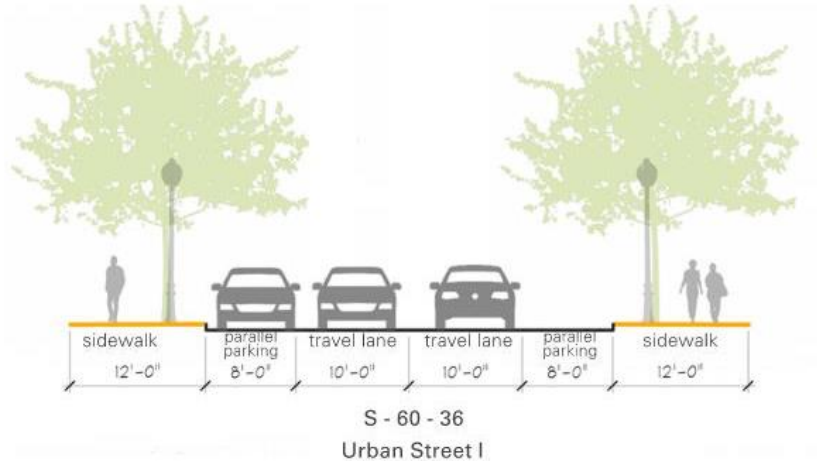
A - 86 - 60
Avenue I

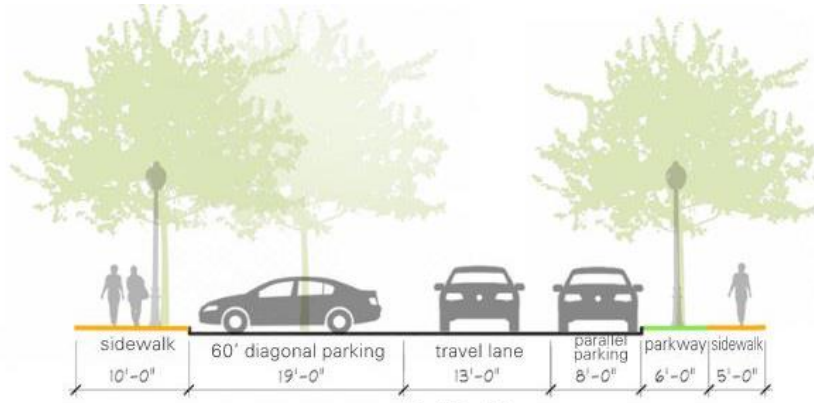


B - 98 - 60
Boulevard I

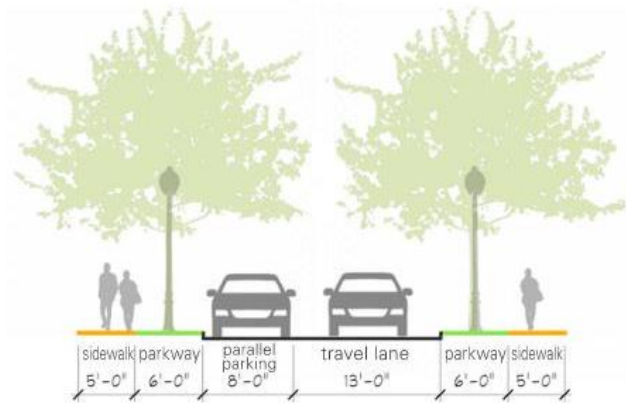


B - 70 - 36
Boulevard II

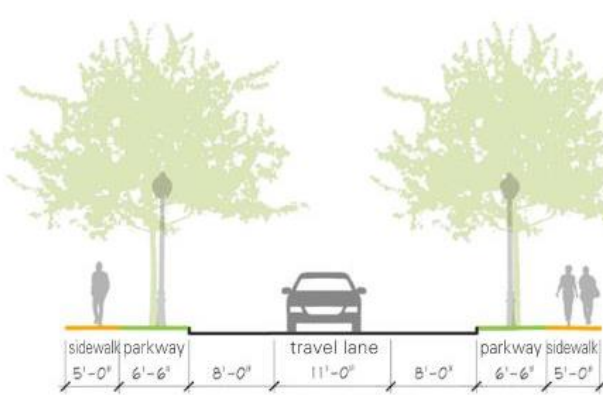




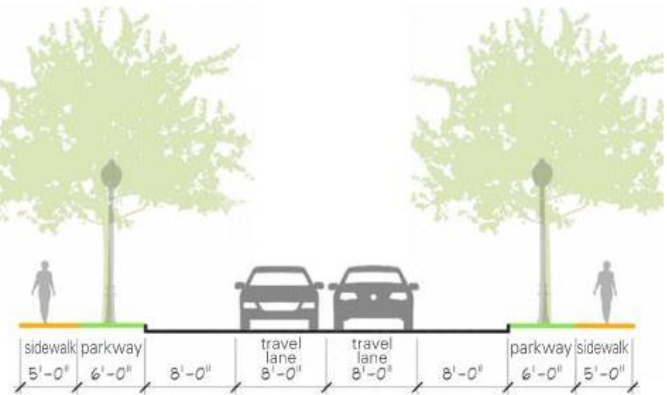
S - 61 - 40
Neighborhood street I



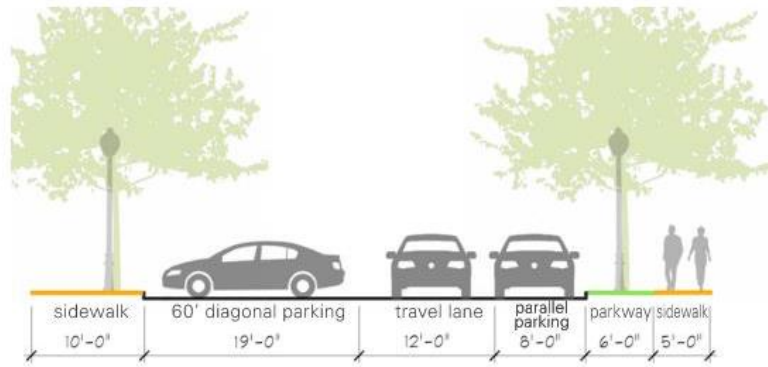
S - 43 - 21
Neighborhood street II



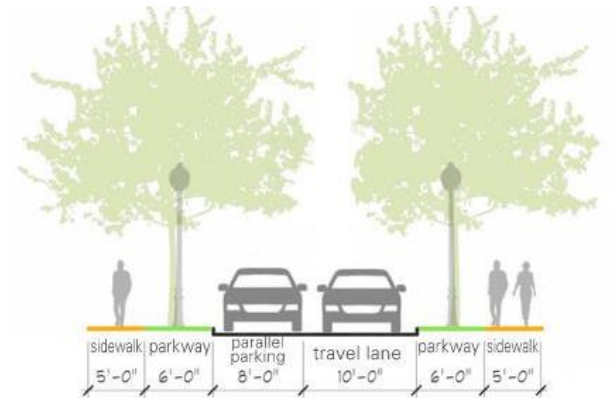
S - 50 - 27
Yield street I



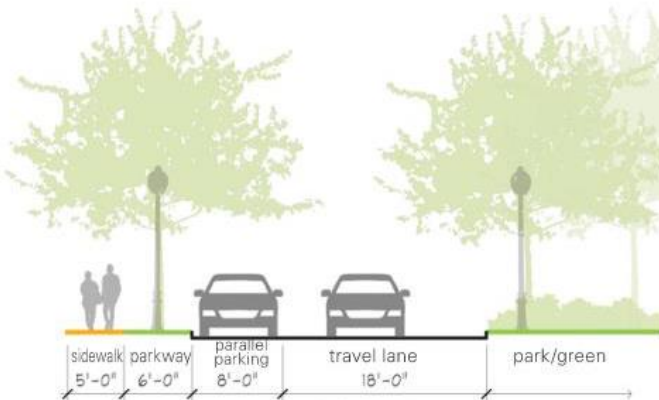
S - 54 - 32
Yield street II



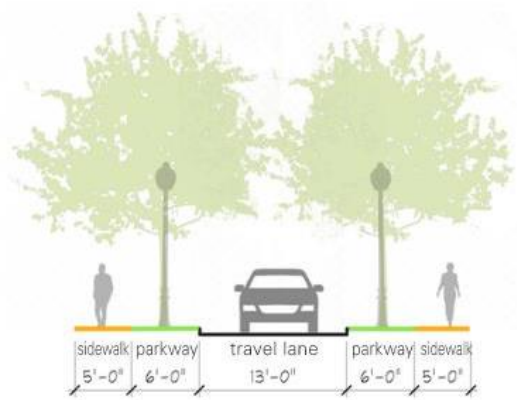
SIW - 60 - 39
Neighborhood One Way Street I



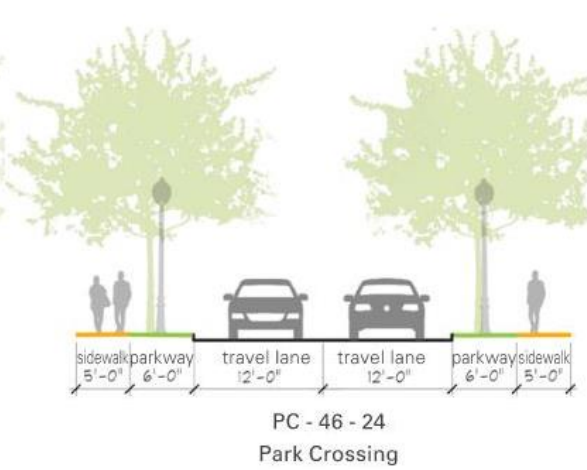
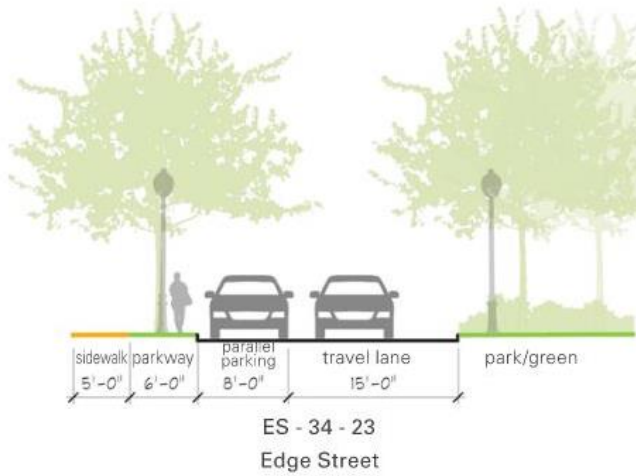
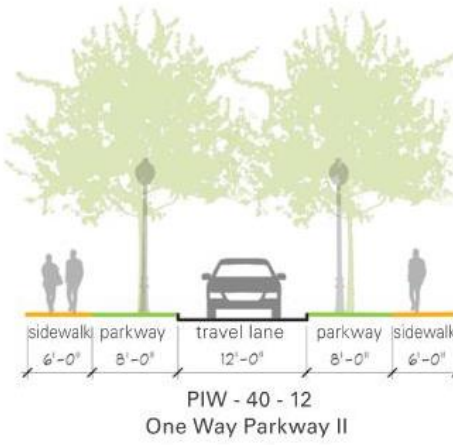
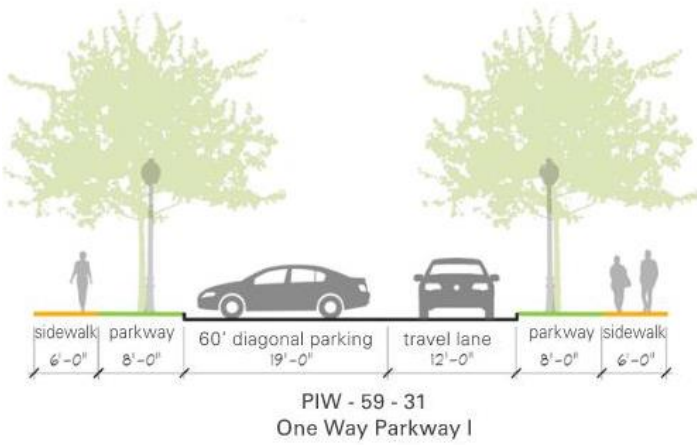
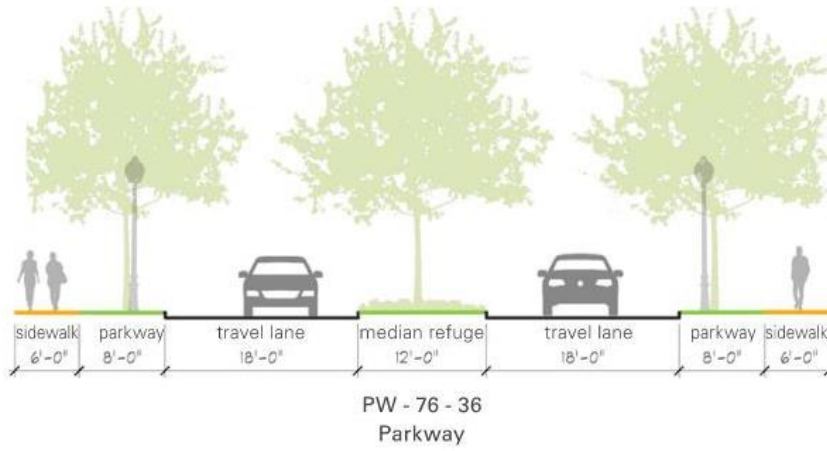
SIW - 40 - 18
Neighborhood One Way Street II

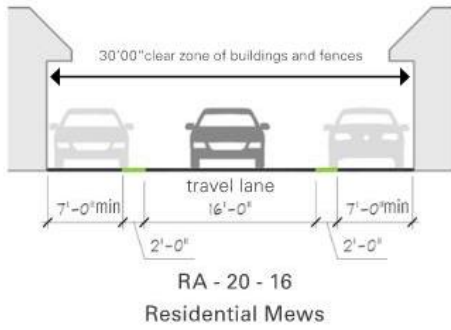
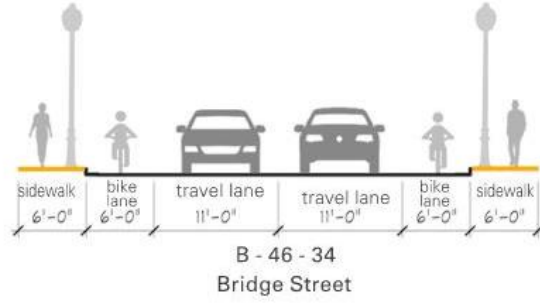


C - 37 - 26
Neighborhood Court

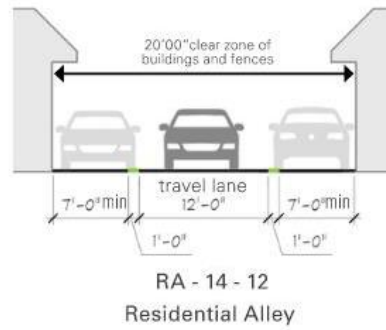


CIW - 35 - 13
Neighborhood One Way Court

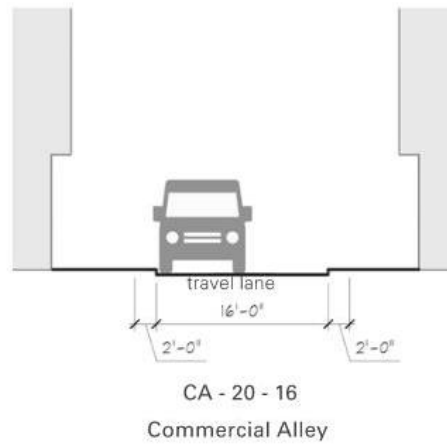




RA - 20 - 16
Residential Mews



RA - 14 - 12
Residential Alley



CA - 20 - 16
Commercial Alley

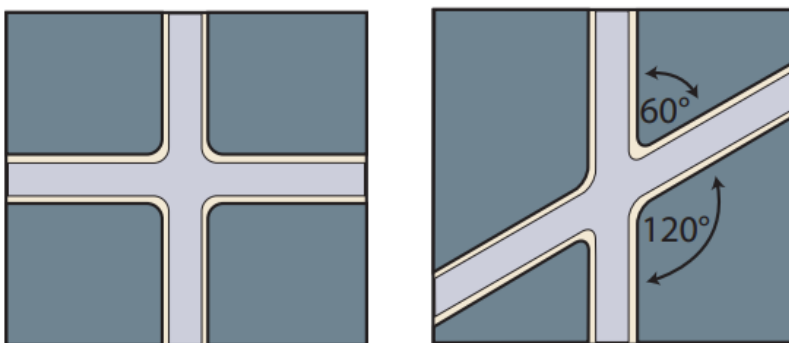
EXHIBIT C: INTERSECTION ASSEMBLIES

Where in conflict, criteria in the intersection assemblies shall control over design criteria in other applicable City ordinances.

INTERSECTION CHARACTERISTICS

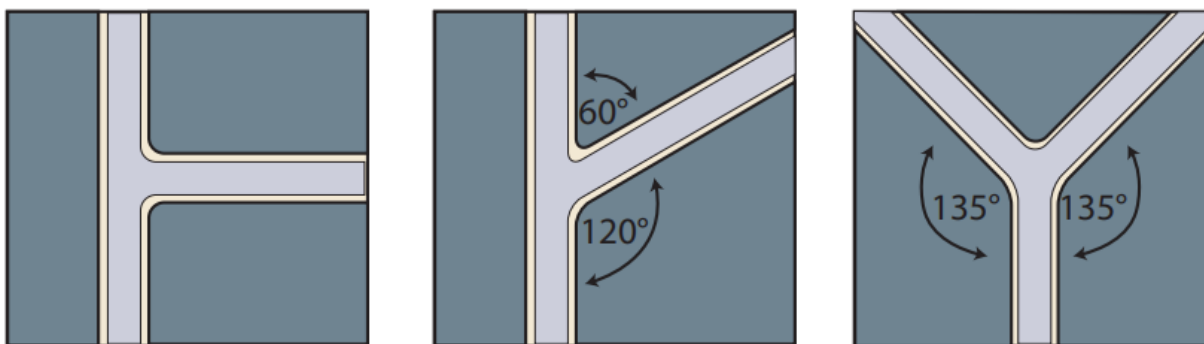
FOUR-LEG INTERSECTIONS

Four-leg intersections can vary from two lightly traveled local roads to a complex intersection of two main roadways. The intersection control can vary from uncontrolled, yield controlled, stop controlled or, for intersections with higher volumes, signal controlled. The type of intersection control varies based on traffic speed, traffic volumes, pedestrian crossing volumes and sight distance. For traffic purposes, intersections function best when designed at 90 degree or perpendicular. However, in urban areas there may be a desire to allow flexibility in intersection approach angles to allow for unique urban design features. This intersection skew should not be less than 60 degrees. If it is less than 60 degrees, then intersection modifications should be implemented to reduce the skew.



THREE-LEG OR T-INTERSECTIONS

Many of the design principles found in four-leg intersections apply to three-leg intersections. Intersection control can vary depending on a number of factors and the intersection skew of a T-intersection should not be less than 60 degrees. For a “Y” intersection the typical approach angles are 135 degrees. These intersections are uncommon but provide urban design features that can add unique architectural and design elements to the area.



MODERN ROUNDABOUTS

The purpose of a modern roundabout is to increase vehicle capacity at the intersection, slow traffic and reduce the frequency and severity of collisions. They are not generally used to enhance pedestrian and bicycle safety. Roundabouts are not always the appropriate solution. General principles and considerations for the design of modern roundabouts include the following:

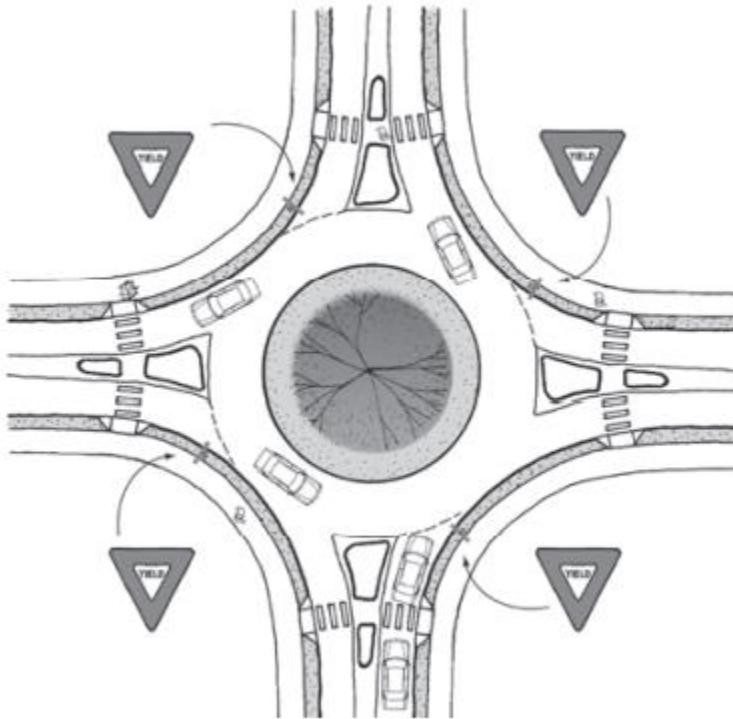
- Type of design vehicle;

FINAL DRAFT

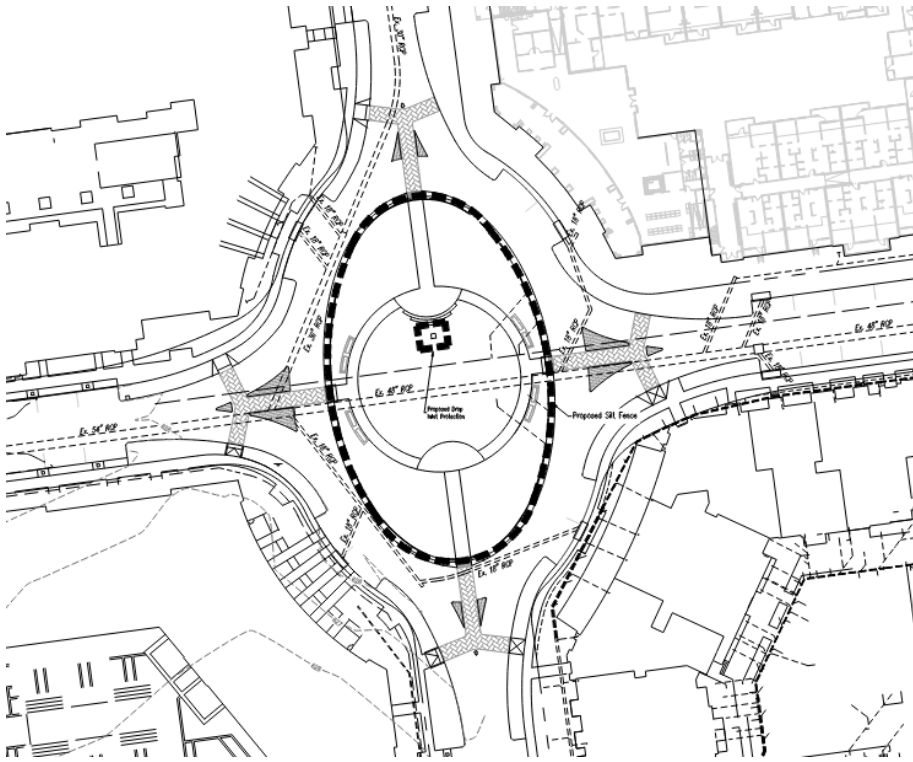
10.11.2023

- Use by disabled and visually impaired persons; and
- Effects on pedestrian route directness.

A modern roundabout should be designed to reduce the relative speeds between conflicting traffic streams and the absolute speed of vehicles and to improve pedestrian safety. The curved path that vehicles must negotiate slows the traffic. Vehicles entering need to be properly deflected and yield to traffic already in the circulating roadway of the roundabout. Internal speed operating or target speeds shall be between 15 and 19 mph.



A modified version of a modern roundabout, an ovalabout, may also be used.



CURB EXTENSIONS

Curb extensions (also called nubs, bulb-outs, knuckles, or neck-downs) extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions typically occur at intersections but can be used at midblock locations to shadow the width of a parking lane, bus stop, or loading zone. These are called chokers. Curb extensions can provide the following benefits:

- Reduce pedestrian crossing distance and exposure to traffic;
- Improve driver and pedestrian visibility at intersections;
- Separate parking maneuvers from vehicles turning at the intersections;
- Visually and physically narrow the traveled way, resulting in a calming effect;
- Encourage and facilitate pedestrian crossing at preferred locations;
- Keep vehicles from parking too close to intersections and blocking crosswalks;
- Provide wider waiting areas at crosswalks and intersection bus stops;
- Reduce the effective curb-return radius and slow turning traffic;
- Provide space for level landings and clear space required at pedestrian push buttons, as well as double perpendicular curb ramps with detectable warnings; and
- Provide space for streetscape elements if extended beyond crosswalks.

Curb extensions serve to better define and delineate the travelway as being separate from the parking lane and streetside. They are used only where there is on street parking and the distance between curbs is greater than what is needed for the vehicular traveled way.