



T1



T2



T3



T4



T5



T6

# The Mt. Washington SmartCode

Mt. Washington, Ky.  
November 20, 2018



## Codes, the SmartCode and Transect-Based Planning

Consider the most-loved towns of North America. They were either carefully planned, or they evolved as compact, Mixed-Use places because of their geography and the limits of the transportation and economics of their time. However, over the past sixty years, places have evolved in a completely different pattern. They have spread loosely along highways and haphazardly across the countryside, enabled by the widespread ownership of automobiles, by cheap petroleum and cheap land, and by generalized wealth.

Such patterns are enabled by zoning codes that separate dwellings from workplaces, shops, and schools. These codes include design standards that favor the automobile over the pedestrian, and are unable to resist the homogenizing effects of globalization.

These practices have produced banal housing subdivisions, business parks, strip shopping centers, big box stores, enormous parking lots, and sadly gutted downtowns. They have caused the proliferation of drive-by eateries and billboards. They have made walking or cycling dangerous or unpleasant. They have made children, the elderly, and the poor utterly dependent on those who can drive, even for ordinary daily needs. They have caused the simultaneous destruction of both towns and Open Space—the 20th century phenomenon known as sprawl.

The form of our built environment needs a 21st century correction. But in most places it is actually illegal to build in a traditional neighborhood pattern. The existing codes prevent it. In most places people do not have a choice between sprawl and traditional Urbanism. Codes favor sprawl and isolated Residential subdivisions. It is not a level playing field.

The SmartCode is a transect-based code. A Transect of nature, first conceived by Alexander Von Humboldt at the close of the 18th century, is a geographical cross-section of a region revealing a sequence of symbiotic environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. It helps study the many elements that contribute to habitats where certain plants and animals thrive in symbiotic relationship to the minerals and microclimate.

Human beings also thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. Humans need a system that preserves and creates meaningful choices in their habitats. Near the close of the 20th century, New Urbanist designers recognized that sprawl was eradicating the pre-war American Transect of the built environment. They began to analyze it and extract its genetic material for replication. In this way, they extended the natural Transect to include the built environment, thus establishing the basis for this Code.

The Transect, as a framework, identifies a range of habitats from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories. These categories include standards that encourage diversity similar to that of organically evolved settlements, varying by the level and intensity of their physical and social character. The standards overlap (they are parametric), reflecting the successional ecotones of natural and human communities, and providing immersive contexts from rural to urban. The Transect thereby integrates environmental and zoning methodologies, enabling environmentalists to assess the design of social habitats and urbanists to support the viability of natural ones.

One of the principles of Transect-based planning is that certain forms and elements belong in certain environments. For example, an Apartment building belongs in a more urban setting, a ranch house in a more rural setting. Some types of Thoroughfares are urban in character, and some are rural. A deep suburban Setback destroys the spatial enclosure of an urban street; it is out of context. These distinctions and rules don't limit choices; they expand them. This is the antidote for the one-size-fits-all development of today.

# INTRODUCTION

## The Mt. Washington SmartCode

*This SmartCode may be adopted by other legislative bodies, in their own name.*

The Mt. Washington SmartCode was created to offer an alternative to conventional zoning—the compact, Mixed-Use, pedestrian-friendly neighborhood. It is a form-based code, meaning it envisions and encourages a certain physical outcome—the form of the community, Block and building. Form-based codes are fundamentally different from conventional codes that are based primarily on use and statistics—none of which envision any particular physical outcome.

This Code determines the form of the built environment in order to create traditional development patterns. These traditional neighborhood patterns tend to be stimulating, safe, and ecologically sustainable. The Code supports a mix of uses within walking distance of dwellings, so residents aren't forced to drive everywhere. It supports a connected network of Thoroughfares to relieve traffic congestion. The provisions of this SmartCode are derived from the vernacular architectural and planning traditions of Kentucky. These have been modified to incorporate technical, social and environmental progress.

The generic SmartCode is a unified planning ordinance that applies to three scales of land use: Regional, Community (New and Infill) and Transect Zones. These scales are in a nested relationship. The Mt. Washington SmartCode does not include the Regional Scale or the Infill Community Scale, nor does it include the Transect Zones T1 Natural Zone or T6 Urban Core Zone. Items noted as “Reserved” can be found in the generic SmartCode. Although they could simply be deleted in the Mt. Washington SmartCode and the structure renumbered, they have instead been left in and noted as “reserved” to allow them to be easily inserted should there be a desire to expand this Code in the future to be more broadly applicable, including, for example, the Infill Community scale.

**Article 1** contains the procedural instructions pertaining to implementation of this Code.

**Article 2** Reserved for Regional Scale.

**Article 3** prescribes the requirements for New Communities, and their Transect Zones.

**Article 4** Reserved for Community Infill Scale Plans.

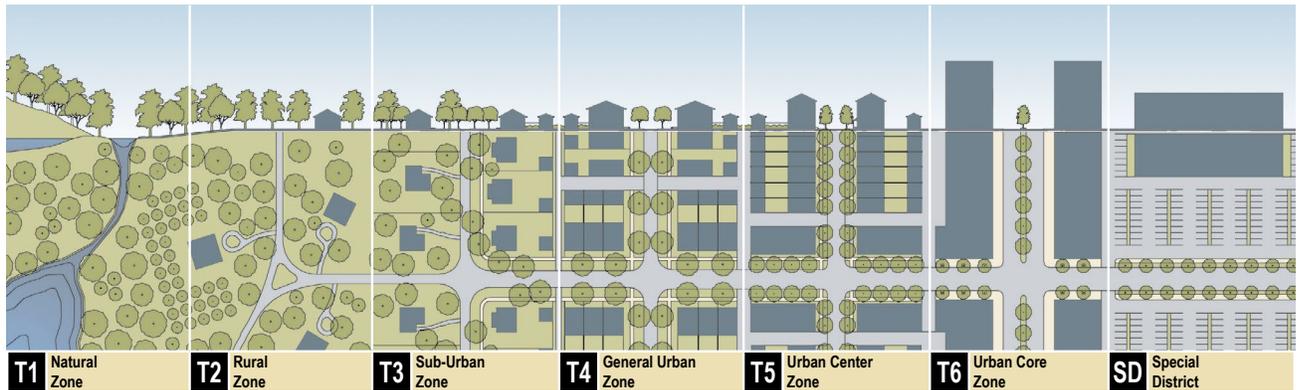
**Article 5** prescribes Lot and building standards within each Transect Zone.

- **T1 Reserved for Natural Zone** consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- **T2 Rural Zone** consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.
- **T3 Sub-Urban Zone** consists of low Density Residential areas, adjacent to higher zones that some Mixed-Use. Home occupations and Outbuildings are allowed. Planting is naturalistic and Setbacks are relatively deep, with lawns and landscaped yards. Blocks may be large and the Roads irregular to accommodate natural conditions. Pedestrians are occasional.
- **T4 General Urban Zone** consists of a Mixed-Use but primarily Residential urban fabric. It may have a wide range of building types: single, sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with Curbs and Sidewalks define medium-sized Blocks. Pedestrians are present.
- **T5 Urban Center Zone** consists of higher Density Mixed-Use building that accommodate Retail, Offices, Rowhouses and Apartments. It has a tight network of streets, with wide Sidewalks, steady street tree planting and buildings set close to the Sidewalks. Pedestrian activity is substantial.
- **T6 Reserved for Urban Core Zone** consists of the highest Density and height, with the greatest variety of uses. Typically only large towns and cities have an Urban Core Zone.
- **Civic Zone** consists of Civic Buildings and/or Civic Spaces appropriate to their Transect Zones.
- **Special Districts** consist of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the six normative Transect Zones.

**Article 6** contains the Summary Table (aka SmartChart) and the Special District Standards (blank).

**Article 7** contains terms and definitions supporting the other Articles.

**The Transect**



A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES

**A Summary of the Mt. Washington SmartCode**

The Mt. Washington SmartCode:

- Utilizes zoning categories that range systematically from the neighborhood edge (T3) to the neighborhood center (T5).
- Integrates the scale of planning concern from the community scale to the Lot and its architectural elements.
- Integrates the design process across professional disciplines.
- Integrates subdivision and public works standards.
- Includes architectural standards.
- Specifies standards parametrically (by range) to permit acceptable variety while minimizing need for Variances.
- Generally increases the range of the options over those allowed by conventional zoning codes.

# INTRODUCTION

**Table 1.A: The Structure of the Mt. Washington SmartCode**

|                                 | Article 2<br>Regional Scale Plans      |                          | Article 3 & Article 4<br>Community Scale Plans  |                    | Article 5<br>Building Scale Plans |                        |
|---------------------------------|--|--------------------------|---|--------------------|-----------------------------------|------------------------|
|                                 | A. Regional Sector                     |                          | B. Community Unit                               | C. Transect Zones  |                                   | Standards              |
| OPEN LANDS                      | 01                                     | Preserved Open Sector    | None  | T1                 | Natural Zone                      | Building Disposition   |
|                                 |  |                          |   | T2                 | Rural Zone                        |                        |
|                                 | 02                                     | Reserved Open Sector     | None  | T1                 | Natural Zone                      |                        |
|                                 |  |                          |   | T2                 | Rural Zone                        |                        |
| NEW DEVELOPMENT                 | G1                                     | Restricted Growth Sector | CLD Clusted Land Development                    | T2                 | Rural Zone                        | Building Configuration |
|                                 |  |                          |   | T3                 | Sub-Urban Zone                    |                        |
|                                 |  |                          |   | T4                 | General Urban Zone                |                        |
|                                 | G2                                     | Controlled Growth Sector | CLD Clusted Land Development                    | T2                 | Rural Zone                        | Building Function      |
|                                 |  |                          |   | T3                 | Sub-Urban Zone                    |                        |
|                                 |  |                          |   | T4                 | General Urban Zone                |                        |
|                                 |  |                          | TND Traditional Neighborhood Development        | T3                 | Sub-Urban Zone                    | Density Calculations   |
|                                 |  |                          |   | T4                 | General Urban Zone                |                        |
|                                 |  |                          |   | T5                 | Urban Center Zone                 |                        |
|                                 | G3                                     | Intended Growth Sector   | TND Traditional Neighborhood Development        | T3                 | Sub-Urban Zone                    | Parking Standards      |
|                                 |  |                          |   | T4                 | General Urban Zone                |                        |
|                                 |  |                          |   | T5                 | Urban Center Zone                 |                        |
| RCD Regional Center Development |  |                          | T4  | General Urban Zone | Architecture Standards            |                        |
|                                 |  |                          | T5  | Urban Center Zone  |                                   |                        |
|                                 |  |                          | T6  | Urban Core Zone    |                                   |                        |
| EXISTING DEVELOPMENT            | G4                                     | Infill Growth Sector     | INFILL TND Traditional Neighborhood Development | T3                 | Sub-Urban Zone                    | Signage Standards      |
|                                 |  |                          |   | T4                 | General Urban Zone                |                        |
|                                 |  |                          |   | T5                 | Urban Center Zone                 |                        |
|                                 | INFILL RCD Regional Center Development | T4                       | General Urban Zone                              |                    |                                   |                        |
|                                 |  | T5                       | Urban Center Zone                               |                    |                                   |                        |
|                                 |  | T6                       | Urban Core Zone                                 |                    |                                   |                        |
| OTHER                           |  |                          |   | CB                 | Civic Building                    |                        |
|                                 |  |                          |   | CS                 | Civic Space                       |                        |
|                                 |  |                          |   | SD                 | Special District                  |                        |

**INTRODUCTION**

Table 1.A Structure of the Mt. Washington SmartCode

**ARTICLE 1 GENERAL TO ALL PLANS**

- 1.1 Authority
- 1.2 Applicability
- 1.3 Intent
- 1.4 Process
- 1.5 Waivers and Variances

**ARTICLE 2** Reserved for Regional Scale

**ARTICLE 3 NEW COMMUNITY SCALE PLANS**

- 3.1 Instructions
- 3.2 Sequence of Community Design
- 3.3 Community Unit Types
- 3.4 Transect Zones
- 3.5 Civic Zones
- 3.6 Special Districts
- 3.7 Thoroughfare Standards
- 3.8 Program and Density Calculations
- 3.9 Special Requirements
- Table 3.A Civic Space
- Table 3.B Thoroughfare Assemblies

**ARTICLE 4** Reserved for Community Infill Scale

**ARTICLE 5 BUILDING SCALE PLANS**

- 5.1 Instructions
- 5.2 Reserved for Pre-existing Conditions
- 5.3 Special Requirements
- 5.4 Reserved for T1 Natural Zones
- 5.5 Building Disposition
- 5.6 Building Form
- 5.7 Building Function and Parking Calculations
- 5.8 Parking Location Standards
- 5.9 Architectural Standards
- 5.10 Landscape Standards

- Table 5.A Private Frontages
- Table 5.B Building Function and Parking
- Table 5.C Specific Function & Use
- Table 5.D Summary of Article 5 - T3
- Table 5.E Summary of Article 5 - T4
- Table 5.F Summary of Article 5 - T5

**ARTICLE 6 OTHER TABLES**

- Table 6.A Summary of the Mt. Washington SmartCode (aka SmartChart)
- Table 6.B Special District Standards (blank)

**ARTICLE 7 DEFINITIONS OF TERMS**

- 7.1 Definitions
- Table 7.A Definitions Illustrated



**1.1 AUTHORITY**

- 1.1.1 The action of Mt. Washington, Ky. in the adoption of this Code is authorized by resolution of the City Council of Mt. Washington, Ky.
- 1.1.2 This Code was adopted to promote the health, safety and general welfare of Mt. Washington, Ky. and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.
- 1.1.3 This Code was adopted and may be amended by vote of the City Council of Mt. Washington, Ky.
- 1.1.4 The Code shall be administered as outlined in the Ordinances of Mt. Washington, Ky.

**1.2 APPLICABILITY**

- 1.2.1 This SmartCode applies to the design of all private buildings and landscape within a Community Plan as granted by the approval of the Legislative Bodies.
- 1.2.2 Provisions of this Code are activated by “shall” when required; “should” when recommended; and “may” when optional.
- 1.2.3 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Kentucky Building Code and Kentucky Residential Code, as amended. When in conflict, the Kentucky Building Code shall take precedence over the provisions of this Code.
- 1.2.4 The Bullitt County Zoning and Subdivision Ordinances (the “Existing Local Codes”) shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with Section 1.3 Intent.
- 1.2.5 Capitalized terms used throughout this Code may be defined in Article 7 Definitions of Terms. Article 7 contains regulatory language that is integral to this Code. Those terms not defined in Article 7 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
- 1.2.6 The metrics of all Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines, with the exception of those on Tables 5.D-F, which are also legally binding.
- 1.2.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.

**1.3 INTENT**

The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

**1.3.1 RESERVED FOR THE REGION****1.3.2 THE COMMUNITY**

- a. That neighborhoods should be compact, pedestrian-oriented and Mixed-Use.
- b. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- c. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- d. That a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- e. That a range of Open Space which may include Parks, Greens, Squares, Plazas and playgrounds should be provided.

**1.3.3 THE BLOCK AND THE BUILDING**

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares and Civic Spaces.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- d. That buildings should provide their inhabitants with a clear sense of geography and climate through energy ef-

efficient methods.

- e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
- f. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the community.

**1.3.4 THE TRANSECT**

- a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions in the Introduction shall constitute the Intent of this Code with regard to the general character of each of these environments.

**1.4 PROCESS**

- 1.4.1 Each Community Plan shall have a designated position known as the Town Architect, who will review the Community Plan for compliance with site design, landscape, and architectural requirements of the SmartCode. The Town Architect will indicate review for substantial conformance with the SmartCode by a stamp and signature on the drawings before submission to the appropriate building authorities for permits. The Town Architect shall be selected by the developer and shall be a person or firm experienced in the SmartCode and New Urbanism.
- 1.4.2 The permitting authorities will review drawings for life safety requirements and compliance with Kentucky and local building code provisions.

**1.5 WAIVERS AND VARIANCES**

- 1.5.1 There shall be two types of deviation from the requirements of this Code: Waivers and Variances. Whether a deviation requires a Waiver or Variance shall be determined by the Town Architect.
- 1.5.2 A Waiver is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of Section 1.3 Intent. The Town Architect shall have the authority to permit or prohibit administratively a request for a Waiver pursuant to regulations established by the Town Architect. Waivers to this Code may be granted on the basis of unusual programmatic requirements, peculiar site constraints and/or architectural merit and/or other extenuating factors as determined by the Town Architect.
- 1.5.3 A Variance is any ruling on a deviation other than a Waiver. Variances shall be granted only in accordance with KRS 100.243.
- 1.5.4 The request for a Waiver or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

RESERVED FOR REGIONAL SCALE

**3.1 INSTRUCTIONS**

3.1.1 Reserved for Regional Scale

3.1.2 New Community Plans may be approved upon review by the Bullitt County Planning Commission. New Community Plans may contain more than one Community Unit and/or more than one Community Unit type.

3.1.3 Once Mt. Washington, Ky. approves a New Community Plan, the parcel shall become a Community Planning Area and shall be marked as such on the Zoning Map of Mt. Washington, Ky. Within the Community Planning Area, this Code shall be the exclusive and mandatory zoning regulation, and its provisions shall be applied in their entirety.

3.1.4 All Community Plans, like other re-zonings, require Legislative Body approval. Following approval of the SmartCode and a New Community Plan by the City of Mt. Washington, Ky., each phase shall be reviewed by the Town Architect for compliance with the same.

3.1.5 New Community Plans shall include a Regulating Plan consisting of one or more maps showing the following for each Community Unit in the plan area, in compliance with the standards described in this Article:

- a. Transect Zones
- b. Civic Zones
- c. Thoroughfare network
- d. Special Districts, if any
- e. Special Requirements, if any
- f. Numbers of Waivers or Variances, if any.

3.1.6 New Community Plans shall include one set of preliminary site plans for each Transect Zone, as provided by Tables 5.D-F and Section 5.1.3.a.

**3.2 SEQUENCE OF COMMUNITY DESIGN**

3.2.1 The site shall be structured using one or several Pedestrian Sheds, which should be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed.

3.2.2 The Pedestrian Sheds may be adjusted to include land falling between or outside them, but the extent of each shall not exceed the acreage limit specified in Section 3.3 for the applicable Community Unit type. An Adjusted Pedestrian Shed becomes the boundary of a Community Unit.

3.2.3 Areas of Transect Zones shall be allocated within the boundaries of each Community Unit as appropriate to its type. See Sections 3.3 and 3.4.

3.2.4 Civic Zones shall be assigned according to Section 3.5.

3.2.5 Special Districts, if any, shall be assigned according to Section 3.6.

3.2.6 The Thoroughfare network shall be laid out according to Section 3.7.

3.2.7 Density shall be calculated according to Section 3.8.

3.2.8 Remnants of the site outside the Adjusted Pedestrian Shed(s) shall be assigned to Transect Zones or Civic Space by Waiver or Special District by Variance.

**3.3 COMMUNITY UNIT TYPES**

3.3.1 RESERVED FOR CLUSTERED LAND DEVELOPMENT (CLD)

3.3.2 **TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)**

a. A TND shall be structured as one or two Standard or Linear Pedestrian Sheds and shall be no fewer than 80 acres and no more than 250 acres. Larger sites may be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated in Section 3.3.2.b. The simultaneous planning of adjacent parcels is encouraged.

b. All areas of the New Community Plan site shall be considered cumulatively the Net Site Area. The Net Site Area of a TND shall include Transect Zones as follows:

- T2: No minimum
- T3: 10-40%

T4: 30-80%

T5: 10-40%

3.3.3 RESERVED FOR REGIONAL CENTER DEVELOPMENT (RCD)

3.3.4 RESERVED FOR TRANSIT-ORIENTED DEVELOPMENT (TOD)

### 3.4 TRANSECT ZONES

3.4.1 Transect Zones shall be assigned and mapped on each New Community Plan according to the percentages allocated in Section 3.3.2.b.

3.4.2 A Transect Zone may include any of the elements indicated for its Transect Zone number throughout this Code, in accordance with Intent described in the Introduction and the metric standards in Tables 3.A-B, 5.A-F and 7.A.

3.4.3 Transect Zones shall change only at rear property lines or along rear lanes or alleys. Some Transect Zones may change along side property lines by warrant. Transect Zones should not change on opposite sides of a thoroughfare or civic space.

3.4.4 Transect Zones shall coincide with lot lines. For example, on a single lot the building shall not be in one Transect Zone and its parking in another.

### 3.5 CIVIC ZONES

#### 3.5.1 GENERAL

a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the New Community Plan as Civic Space (CS) and/or Civic Building (CB).

b. A Civic Zone may be permitted by Waiver if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.6.

c. Parking for Civic Zones shall be determined by Waiver. Civic parking lots may remain unpaved if graded, compacted and landscaped.

d. Civic Building Zones are sites for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by Mt. Washington, Ky.

e. Civic Buildings are administered under the provisions of the SmartCode, but the requirements of Article 5 do not apply. Their design is to be negotiated with the Town Architect.

#### 3.5.2 CIVIC ZONES SPECIFIC TO ZONE T2

a. Civic Buildings and Civic Spaces within T2 Rural Zones shall be permitted only by Warrant.

#### 3.5.3 CIVIC SPACES (CS) SPECIFIC TO ZONES T3-T5

a. Each Pedestrian Shed shall assign at least 5% of its Urbanized area to Civic Space.

b. Civic Spaces shall be designed and distributed as generally described in Table 3.A and shall be approved by Waiver.

c. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. A Main Civic Space shall conform to one of the types specified in Table 3.A.b-d.

d. Civic Spaces may be permitted within Special Districts by Waiver.

e. Parks may be permitted in Transect Zones T4 and T5 by Waiver.

#### 3.5.4 CIVIC BUILDINGS (CB) SPECIFIC TO ZONES T3-T5

a. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.

b. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare. Civic Buildings may be permitted within Special Districts by Waiver.

c. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Waiver.

### 3.6 SPECIAL DISTRICTS

3.6.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones. Conditions of development for Special

Districts shall be determined in public hearing of the Legislative Body and recorded on Table 6.B.

**3.7 THOROUGHFARE STANDARDS**

**3.7.1 GENERAL**

- a. Thoroughfares are intended for use by vehicular, bicycle, pedestrian, and other forms of ground transportation traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall be as specified in Table 3.B. Additional thoroughfare assemblies comprised of individual components (travel lane, parking lane, curb, planting, sidewalk and bicycle provision) of those in Table 3.B are also permitted.
- c. Thoroughfares shall be designed and assigned in context with the urban form and desired Design Speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall either be adjusted accordingly, or, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage along its trajectory.
- d. Within the most rural Zone (T2) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The Thoroughfare network shall be designed to define Blocks with perimeters not exceeding the following dimensions:
  - T3: 3000 linear feet
  - T4: 2400 linear feet
  - T5: 2000 linear feet

Blocks comprised of more than one Transect Zone shall use the block perimeter limitation of the higher Transect Zone. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Waiver.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Waiver to accommodate specific site conditions and other extenuating circumstances.
- g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Path, Passage or Civic Space.
- h. Standards for Paths and Bicycle Trails shall be approved by Waiver.

**3.7.2 PUBLIC FRONTAGES**

- a. **GENERAL TO ZONES T2, T3, T4, T5**
  - i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Curb, Planter, street trees and Sidewalk, if any.
  - ii. Public Frontages shall be allocated within Transect Zones as specified in Table 3.B. Adjustments shall be permitted to achieve the intent of Section 3.7.1.c.
  - iii. Within the Public Frontages, Public Planting shall be species appropriate for the bioregion. The spacing may be adjusted by Waiver to accommodate specific site conditions.
  - iv. Within the Public Frontages, Public Lighting shall vary in spacing, brightness, and character of the fixture according to the Transect.
- b. **SPECIFIC TO ZONES T2, T3**
  - i. The Public Frontage shall include trees of various species, naturalistically clustered, as well as under story plants.
  - ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- c. **SPECIFIC TO ZONES T4, T5**

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
  - ii. Lawn at Frontages shall be permitted only by Waiver.
- d. **SPECIFIC TO ZONE T4**
- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.
- e. **SPECIFIC TO ZONE T5**
- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story.
  - ii. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.
  - iii. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the Shopfronts.

### 3.8 PROGRAM AND DENSITY CALCULATIONS

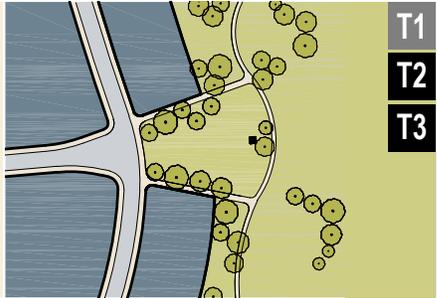
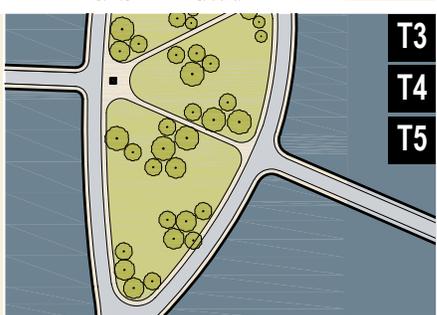
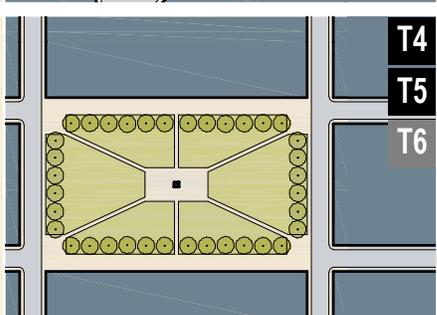
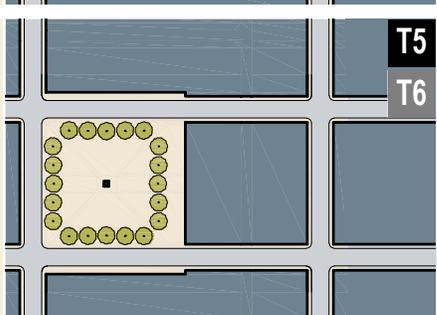
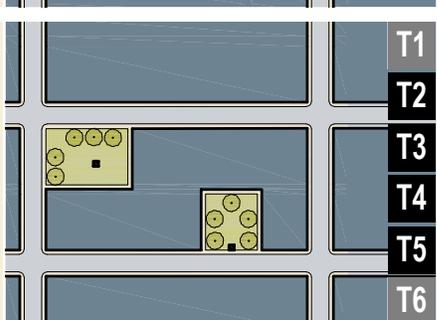
- 3.8.1 A maximum of 5 residential units per gross acre shall be permitted except that Accessory Units shall not count toward Density calculations.
- 3.8.2 A maximum of 90,000 square feet of commercial (including retail and office not including civic uses) shall be permitted. More than 90,000 square feet may be permitted by Variance.

### 3.9 SPECIAL REQUIREMENTS

- 3.9.1 A New Community Plan may designate any of the following Special Requirements:
- a. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and may be shaded by an awning overlapping the Sidewalk as generally illustrated in Table 5.A and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. *See Table 7.A.d.*
  - b. A designation for Coordinated Frontage, requiring that the Public Frontage and Private Frontage be coordinated as a single, coherent landscape and paving design. *See Table 5.A.*
  - c. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
  - d. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as permitted by the Town Architect.

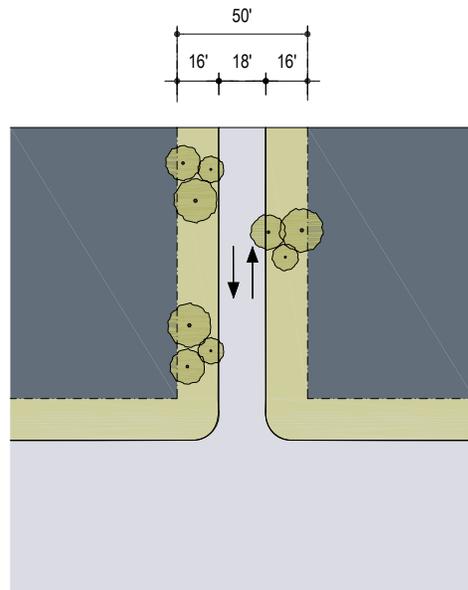


Table 3.A: Civic Space. This table allocates Civic Space types across the Transect Zones.

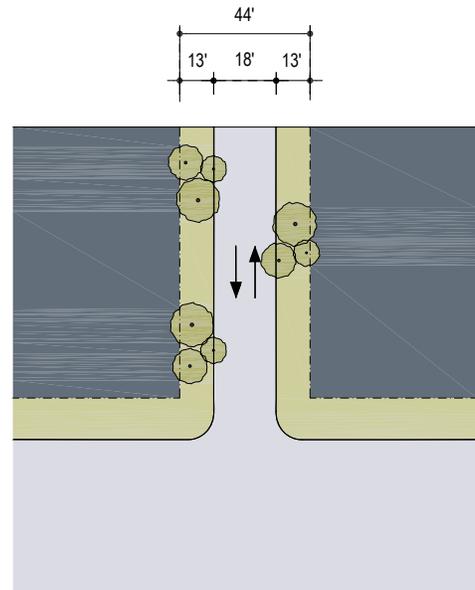
|   |   |
|---|---|
| <p>a. <b>Park:</b> A natural preserve available for unstructured recreation. A Park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural Corridors. Larger Parks may be approved by Waiver as Special Districts in all zones.</p> |    |
| <p>b. <b>Green:</b> An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>  |    |
| <p>c. <b>Square:</b> An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares should be located at the intersection of important Thoroughfares. The minimum size shall be 1/4 acre and the maximum shall be 5 acres.</p>  |   |
| <p>d. <b>Plaza:</b> An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas, if any, should be located at the intersection of important Thoroughfares. The minimum size shall be 1/8 acre and the maximum shall be 2 acres.</p>   |  |
| <p>e. <b>Playground:</b> An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Parks, Greens and Squares.</p>  |  |

**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

| THOROUGHFARE TYPES   |                                    |
|----------------------|------------------------------------|
| Road:                | RD                                 |
| Yield Street:        | YS                                 |
| Street:              | ST                                 |
| Drive:               | DR                                 |
| Commercial Street:   | CS                                 |
| Avenue:              | AV                                 |
| Boulevard:           | BV                                 |
| Path:                | PT                                 |
| Passage:             | PS                                 |
| Rear Lane:           | RL                                 |
| Rear Alley:          | RA                                 |
| Pavement Width       |                                    |
| Right of Way Width   |                                    |
| T-fare Type          |                                    |
| <b>KEY</b>           | <b>ST-57-20</b>                    |
| Thoroughfare Type    | Road                               |
| Transect Zone        | T2, T3                             |
| Right-of-Way Width   | 50 feet                            |
| Pavement Width       | 18 feet                            |
| Movement             | Slow movement                      |
| Design Speed         | 15 MPH                             |
| Traffic Lanes        | 2 lanes                            |
| Parking Lanes        | None                               |
| Pavement/Curb Radius | 10 feet                            |
| Curb Type            | Swale                              |
| Planter Type         | Continuous swale                   |
| Landscape Type       | Clustered trees, irregular spacing |
| Walkway Type         | Path optional                      |



| RD-50-18             |                                    |
|----------------------|------------------------------------|
| Thoroughfare Type    | Road                               |
| Transect Zone        | T2, T3                             |
| Right-of-Way Width   | 50 feet                            |
| Pavement Width       | 18 feet                            |
| Movement             | Slow movement                      |
| Design Speed         | 15 MPH                             |
| Traffic Lanes        | 2 lanes                            |
| Parking Lanes        | None                               |
| Pavement/Curb Radius | 10 feet                            |
| Curb Type            | Swale                              |
| Planter Type         | Continuous swale                   |
| Landscape Type       | Clustered trees, irregular spacing |
| Walkway Type         | Path optional                      |



| RD-44-18             |                                    |
|----------------------|------------------------------------|
| Thoroughfare Type    | Road                               |
| Transect Zone        | T2, T3                             |
| Right-of-Way Width   | 44 feet                            |
| Pavement Width       | 18 feet                            |
| Movement             | Slow movement                      |
| Design Speed         | 15 MPH                             |
| Traffic Lanes        | 2 lanes                            |
| Parking Lanes        | None                               |
| Pavement/Curb Radius | 10 feet                            |
| Curb Type            | Swale                              |
| Planter Type         | Continuous swale                   |
| Landscape Type       | Clustered trees, irregular spacing |
| Walkway Type         | Path optional                      |

**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

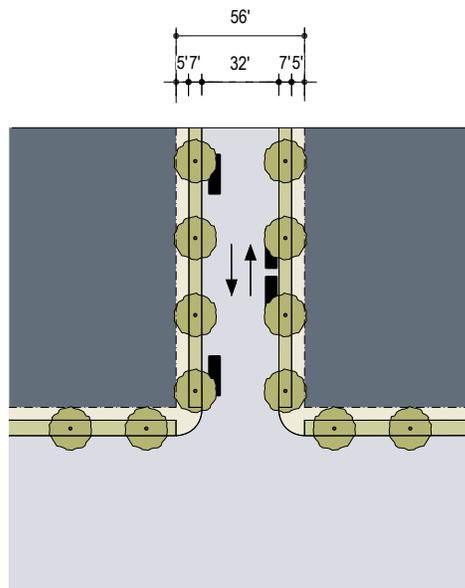
| THOROUGHFARE TYPES |                 |  |  |
|--------------------|-----------------|--|--|
| Road:              | RD              |  |  |
| Yield Street:      | YS              |  |  |
| Street:            | ST              |  |  |
| Drive:             | DR              |  |  |
| Commercial Street: | CS              |  |  |
| Avenue:            | AV              |  |  |
| Boulevard:         | BV              |  |  |
| Path:              | PT              |  |  |
| Passage:           | PS              |  |  |
| Rear Lane:         | RL              |  |  |
| Rear Alley:        | RA              |  |  |
| Pavement Width     |                 |  |  |
| Right of Way Width |                 |  |  |
| T-fare Type        |                 |  |  |
| <b>KEY</b>         | <b>ST-57-20</b> |  |  |

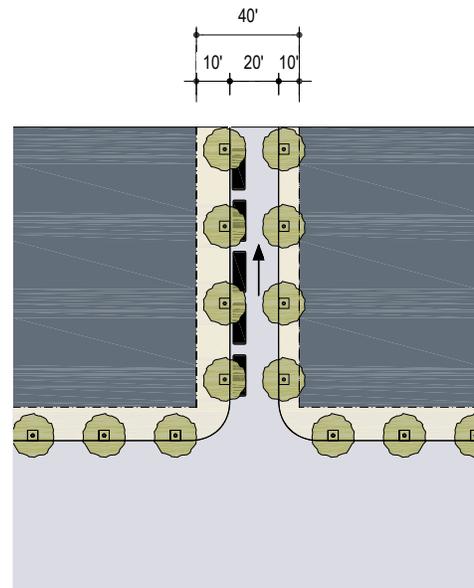
|                      | <b>YS-50-26</b>            | <b>ST-50-26</b>            |  |
|----------------------|----------------------------|----------------------------|--|
| Thoroughfare Type    | Yield Street               | Street                     |  |
| Transect Zone        | T3, T4                     | T4, T5                     |  |
| Right-of-Way Width   | 50 feet                    | 50 feet                    |  |
| Pavement Width       | 26 feet                    | 26 feet                    |  |
| Movement             | Yield movement             | Free movement              |  |
| Design Speed         | 20 MPH                     | 20 MPH                     |  |
| Traffic Lanes        | 2 lanes                    | 2 lanes                    |  |
| Parking Lanes        | Both sides, unmarked       | One side, unmarked         |  |
| Pavement/Curb Radius | 10 feet                    | 12 feet                    |  |
| Curb Type            | Curb                       | Curb                       |  |
| Planter Type         | 7 foot continuous planter  | 7 foot continuous planter  |  |
| Landscape Type       | Trees at 30 feet o.c. Avg. | Trees at 30 feet o.c. Avg. |  |
| Walkway Type         | 5 foot sidewalk            | 5 foot sidewalk            |  |

**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

| THOROUGHFARE TYPES   |                            |
|----------------------|----------------------------|
| Road:                | RD                         |
| Yield Street:        | YS                         |
| Street:              | ST                         |
| Drive:               | DR                         |
| Commercial Street:   | CS                         |
| Avenue:              | AV                         |
| Boulevard:           | BV                         |
| Path:                | PT                         |
| Passage:             | PS                         |
| Rear Lane:           | RL                         |
| Rear Alley:          | RA                         |
| Pavement Width       |                            |
| Right of Way Width   |                            |
| T-fare Type          |                            |
| <b>KEY</b>           | <b>ST-57-20</b>            |
| Thoroughfare Type    | Street                     |
| Transect Zone        | T4, T5                     |
| Right-of-Way Width   | 56 feet                    |
| Pavement Width       | 32 feet                    |
| Movement             | Slow movement              |
| Design Speed         | 20 MPH                     |
| Traffic Lanes        | 2 lanes                    |
| Parking Lanes        | Both sides, unmarked       |
| Pavement/Curb Radius | 10 feet                    |
| Curb Type            | Curb                       |
| Planter Type         | 7 foot continuous planter  |
| Landscape Type       | Trees at 30 feet o.c. Avg. |
| Walkway Type         | 5 foot sidewalk            |



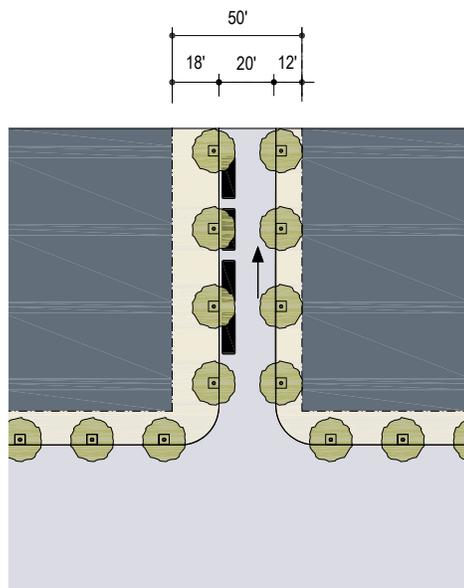
| ST-56-32             |                            |
|----------------------|----------------------------|
| Thoroughfare Type    | Street                     |
| Transect Zone        | T4, T5                     |
| Right-of-Way Width   | 56 feet                    |
| Pavement Width       | 32 feet                    |
| Movement             | Slow movement              |
| Design Speed         | 20 MPH                     |
| Traffic Lanes        | 2 lanes                    |
| Parking Lanes        | Both sides, unmarked       |
| Pavement/Curb Radius | 10 feet                    |
| Curb Type            | Curb                       |
| Planter Type         | 7 foot continuous planter  |
| Landscape Type       | Trees at 30 feet o.c. Avg. |
| Walkway Type         | 5 foot sidewalk            |



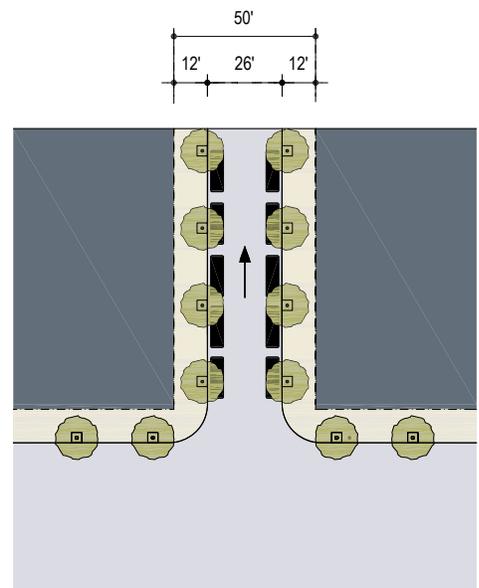
| ST-40-20             |                            |
|----------------------|----------------------------|
| Thoroughfare Type    | Street                     |
| Transect Zone        | T5                         |
| Right-of-Way Width   | 40 feet                    |
| Pavement Width       | 20 feet                    |
| Movement             | Slow movement              |
| Design Speed         | 20 MPH                     |
| Traffic Lanes        | 1 lane                     |
| Parking Lanes        | One side, marked           |
| Pavement/Curb Radius | 10 feet                    |
| Curb Type            | Curb                       |
| Planter Type         | 5x5 foot tree wall         |
| Landscape Type       | Trees at 30 feet o.c. Avg. |
| Walkway Type         | 10 foot sidewalk           |

**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

| THOROUGHFARE TYPES   |                            |  |
|----------------------|----------------------------|--|
| Road:                | RD                         |  |
| Yield Street:        | YS                         |  |
| Street:              | ST                         |  |
| Drive:               | DR                         |  |
| Commercial Street:   | CS                         |  |
| Avenue:              | AV                         |  |
| Boulevard:           | BV                         |  |
| Path:                | PT                         |  |
| Passage:             | PS                         |  |
| Rear Lane:           | RL                         |  |
| Rear Alley:          | RA                         |  |
| Pavement Width       |                            |  |
| Right of Way Width   |                            |  |
| T-fare Type          |                            |  |
| <b>KEY</b>           | <b>ST-57-20</b>            |  |
| Thoroughfare Type    | Commercial Street          |  |
| Transect Zone        | T5                         |  |
| Right-of-Way Width   | 50 feet                    |  |
| Pavement Width       | 20 feet                    |  |
| Movement             | Slow movement              |  |
| Design Speed         | 20 MPH                     |  |
| Traffic Lanes        | 1 lane                     |  |
| Parking Lanes        | One side, unmarked         |  |
| Pavement/Curb Radius | 10 feet                    |  |
| Curb Type            | Curb                       |  |
| Planter Type         | 5x5 foot tree well         |  |
| Landscape Type       | Trees at 30 feet o.c. Avg. |  |
| Walkway Type         | 18/12 foot sidewalk        |  |



| CS-50-20             |                            |
|----------------------|----------------------------|
| Thoroughfare Type    | Commercial Street          |
| Transect Zone        | T5                         |
| Right-of-Way Width   | 50 feet                    |
| Pavement Width       | 20 feet                    |
| Movement             | Slow movement              |
| Design Speed         | 20 MPH                     |
| Traffic Lanes        | 1 lane                     |
| Parking Lanes        | One side, unmarked         |
| Pavement/Curb Radius | 10 feet                    |
| Curb Type            | Curb                       |
| Planter Type         | 5x5 foot tree well         |
| Landscape Type       | Trees at 30 feet o.c. Avg. |
| Walkway Type         | 18/12 foot sidewalk        |



| CS-50-26             |                            |
|----------------------|----------------------------|
| Thoroughfare Type    | Commercial Street          |
| Transect Zone        | T5                         |
| Right-of-Way Width   | 50 feet                    |
| Pavement Width       | 26 feet                    |
| Movement             | Slow movement              |
| Design Speed         | 20 MPH                     |
| Traffic Lanes        | 1 lane                     |
| Parking Lanes        | One side, unmarked         |
| Pavement/Curb Radius | 10 feet                    |
| Curb Type            | Curb                       |
| Planter Type         | 5x5 foot tree well         |
| Landscape Type       | Trees at 30 feet o.c. Avg. |
| Walkway Type         | 12 foot sidewalk           |

**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

| THOROUGHFARE TYPES |                 |  |  |
|--------------------|-----------------|--|--|
| Road:              | RD              |  |  |
| Yield Street:      | YS              |  |  |
| Street:            | ST              |  |  |
| Drive:             | DR              |  |  |
| Commercial Street: | CS              |  |  |
| Avenue:            | AV              |  |  |
| Boulevard:         | BV              |  |  |
| Path:              | PT              |  |  |
| Passage:           | PS              |  |  |
| Rear Lane:         | RL              |  |  |
| Rear Alley:        | RA              |  |  |
| Pavement Width     |                 |  |  |
| Right of Way Width |                 |  |  |
| T-fare Type        |                 |  |  |
| <b>KEY</b>         | <b>ST-57-20</b> |  |  |

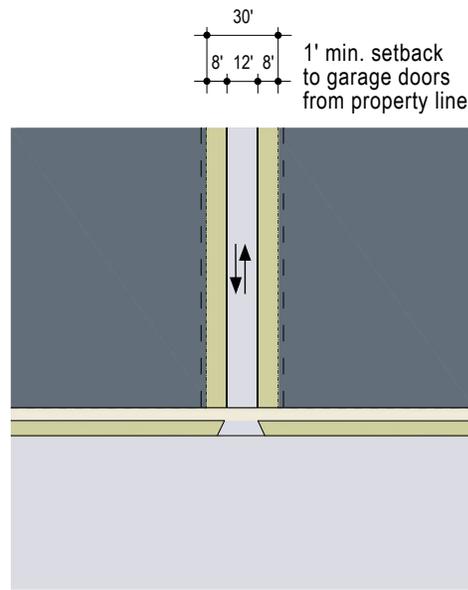
  

|                      | <b>CS-60-34</b>            | <b>CS-70-34</b>            |
|----------------------|----------------------------|----------------------------|
| Thoroughfare Type    | Commercial Street          | Commercial Street          |
| Transect Zone        | T5                         | T5                         |
| Right-of-Way Width   | 60 feet                    | 70 feet                    |
| Pavement Width       | 34 feet                    | 34 feet                    |
| Movement             | Slow movement              | Slow movement              |
| Design Speed         | 20 MPH                     | 20 MPH                     |
| Traffic Lanes        | 2 lanes                    | 2 lanes                    |
| Parking Lanes        | Both sides, unmarked       | Both sides, unmarked       |
| Pavement/Curb Radius | 10 feet                    | 10 feet                    |
| Curb Type            | Curb                       | Curb                       |
| Planter Type         | 5x5 foot tree well         | 5x5 foot tree well         |
| Landscape Type       | Trees at 30 feet o.c. Avg. | Trees at 30 feet o.c. Avg. |
| Walkway Type         | 13 foot sidewalk           | 18 foot sidewalk           |

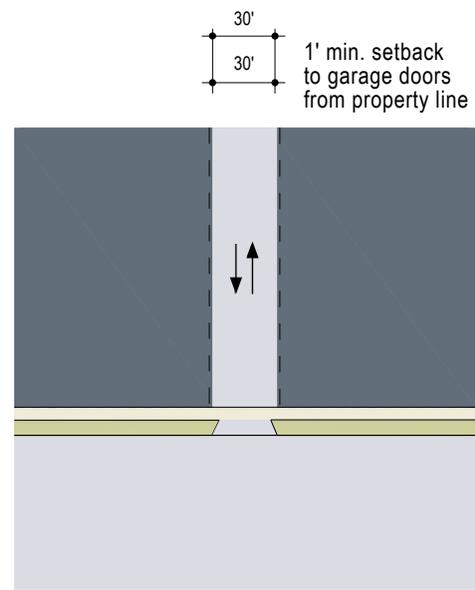


**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

| THOROUGHFARE TYPES   |                 |
|----------------------|-----------------|
| Road:                | RD              |
| Yield Street:        | YS              |
| Street:              | ST              |
| Drive:               | DR              |
| Commercial Street:   | CS              |
| Avenue:              | AV              |
| Boulevard:           | BV              |
| Path:                | PT              |
| Passage:             | PS              |
| Rear Lane:           | RL              |
| Rear Alley:          | RA              |
| Pavement Width       |                 |
| Right of Way Width   |                 |
| T-fare Type          |                 |
| <b>KEY</b>           | <b>ST-57-20</b> |
| Thoroughfare Type    |                 |
| Transect Zone        |                 |
| Right-of-Way Width   |                 |
| Pavement Width       |                 |
| Movement             |                 |
| Design Speed         |                 |
| Traffic Lanes        |                 |
| Parking Lanes        |                 |
| Pavement/Curb Radius |                 |
| Curb Type            |                 |
| Planter Type         |                 |
| Landscape Type       |                 |
| Walkway Type         |                 |



| RL-30-12             |                   |
|----------------------|-------------------|
| Thoroughfare Type    | Rear Lane         |
| Transect Zone        | T3                |
| Right-of-Way Width   | 30 feet           |
| Pavement Width       | 12 feet           |
| Movement             | Yield             |
| Design Speed         | 10 MPH            |
| Traffic Lanes        | 1                 |
| Parking Lanes        | 0                 |
| Pavement/Curb Radius | Taper (aka apron) |
| Curb Type            | Inverted crown    |
| Planter Type         | None              |
| Landscape Type       | None              |
| Walkway Type         | None              |



| RA-30-30             |                   |
|----------------------|-------------------|
| Thoroughfare Type    | Rear Alley        |
| Transect Zone        | T4, T5            |
| Right-of-Way Width   | 30 feet           |
| Pavement Width       | 30 feet           |
| Movement             | Slow              |
| Design Speed         | 10 MPH            |
| Traffic Lanes        | 2                 |
| Parking Lanes        | 0                 |
| Pavement/Curb Radius | Taper (aka apron) |
| Curb Type            | Inverted crown    |
| Planter Type         | None              |
| Landscape Type       | None              |
| Walkway Type         | None              |

**Table 3.B: Thoroughfare Assemblies.** The key gives the Thoroughfare type, followed by the right-of-way width, followed by the pavement width, and in some instances, followed by specialized transportation capability. Pavement width includes the gutter pan, if any.

| THOROUGHFARE TYPES   |   |                 |                 |
|----------------------|---|-----------------|-----------------|
| Road:                | RD  |                 |                 |
| Yield Street:        | YS  |                 |                 |
| Street:              | ST  |                 |                 |
| Drive:               | DR  |                 |                 |
| Commercial Street:   | CS  |                 |                 |
| Avenue:              | AV  |                 |                 |
| Boulevard:           | BV  |                 |                 |
| Path:                | PT  |                 |                 |
| Passage:             | PS  |                 |                 |
| Rear Lane:           | RL  |                 |                 |
| Rear Alley:          | RA  |                 |                 |
| Pavement Width       |   |                 |                 |
| Right of Way Width   |   |                 |                 |
| T-fare Type          |   |                 |                 |
| <b>KEY</b>           | <b>ST-57-20</b>   |                 |                 |
| Thoroughfare Type    | RD YS ST DR CS AV BV PT PS RL RA  | <b>XX-00-00</b> | <b>XX-00-00</b> |
| Transect Zone        | T2, T3, T4, T5  |                 |                 |
| Right-of-Way Width   | _____ feet  |                 |                 |
| Pavement Width       | _____ feet  |                 |                 |
| Movement             | Yield, Slow, Free Movement  |                 |                 |
| Design Speed         | _____ MPH   |                 |                 |
| Traffic Lanes        | _____ lanes   |                 |                 |
| Parking Lanes        | One side, two side   Parallel, diagonal, head-in                            |                 |                 |
| Pavement/Curb Radius | _____ feet  |                 |                 |
| Curb Type            | Open swale, raised curb   |                 |                 |
| Planter Type         | Continuous swale, continuous strip, individual planter, grate               |                 |                 |
| Landscape Type       | Clustered, single, opportunistic spacing, regular spacing, multiple species |                 |                 |
| Walkway Type         | Path optional, path, narrow sidewalk, wide sidewalk                         |                 |                 |

RESERVED FOR COMMUNITY INFILL SCALE

**5.1 INSTRUCTIONS**

- 5.1.1 Lots and buildings located within a New Community Plan governed by this Code and previously approved by the Legislative Body shall be subject to the requirements of this Article.
- 5.1.2 Owners and developers may have the building design plans required under this Article prepared on their behalf. Such plans require permission of the Town Architect.
- 5.1.3 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
- a. For preliminary site and building approval:
    - Building Disposition
    - Building Height
    - Building Function
    - Parking Location Standards
  - b. For final approval, in addition to the above:
    - Architectural Standards
    - Landscape Standards
    - Special Requirements, if any

**5.2 RESERVED FOR PRE-EXISTING CONDITIONS****5.3 SPECIAL REQUIREMENTS**

- 5.3.1 To the extent that a Regulating Plan for either a New Community Plan designates any of the following Special Requirements, standards shall be applied as follows:
- a. A Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be 50% minimum clear glass between 2 feet and 12 feet above the Sidewalk, and shaded by an awning overlapping the Sidewalk to within 2 feet of the Curb, to a maximum of 12 feet. The first floor shall be confined to Retail use through the depth of the second Layer. *See Table 7.A.d.*
  - b. A Coordinated Frontage designation requires that the Public Frontage and Private Frontage be coordinated as a single, coherent landscape and paving design. *See Table 5.A.*
  - c. A Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as permitted by the Town Architect.

**5.4 RESERVED FOR SPECIFIC TO T1 NATURAL ZONE****5.5 BUILDING DISPOSITION****5.5.1 SPECIFIC TO ZONE T2**

- a. Building Disposition shall be determined by Waiver.

**5.5.2 SPECIFIC TO ZONES T3, T4, T5**

- a. Newly platted Lots shall be dimensioned according to Tables 5.D-F.
- b. Building Disposition types shall be as shown in Tables 5.D-F.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Tables 5.D-F.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 7.A.c.
- e. Lot coverage by building shall not exceed that recorded in Tables 5.D-F.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Tables 5.D-F.

- g. The width of a court in a forecourt building type may be counted toward the frontage buildout requirement.
- h. Buildings shall have Setbacks as shown in Tables 5.D-F.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by Waiver.

## 5.6 BUILDING FORM

### 5.6.1 GENERAL TO ZONES T2, T3, T4, T5

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 5.A.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 7.A. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. Building heights, Stepbacks, and Extension Lines shall conform to Tables 5.D-F.
- d. The vertical extent of a building shall be measured by number of stories. Building height shall be measured from the average grade of the front property line to the eave of a pitched roof or the surface of a flat roof.
- e. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- f. The minimum height for all office, retail and Mixed-Use buildings shall be 18 feet.
- g. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, towers with a footprint of less than 400 square feet, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.
- h. Open Porches may Encroach into Frontage Setbacks the lesser of a maximum of 12 feet, but must maintain a 12 inch Setback from the property line.
- i. Balconies shall be no greater than 6 feet deep.
- j. Bay windows shall be no greater than 4 feet deep.
- k. All Facades shall be glazed with clear glass no less than 30% of the first Story.
- l. Outbuildings shall have a footprint no larger than 800 square feet and shall be no taller than the Principal Building on the same lot.
- m. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 800 square feet, excluding the parking area.

### 5.6.2 SPECIFIC TO ZONE T2

- a. Building heights shall be determined by Warrant.

### 5.6.3 SPECIFIC TO ZONE T3

- a. Open Porches may Encroach into the first Layer. *See Table 7.A.d.*
- b. Balconies and bay windows may Encroach into the first Layer 25% of its depth except that balconies on Porch roofs may Encroach as does the Porch.

### 5.6.4 SPECIFIC TO ZONE T4

- a. Open Porches, balconies and bay windows may Encroach into the first Layer 50% of its depth. *See Table 7.A.d.*

### 5.6.5 SPECIFIC TO ZONE T5

- a. Awnings, Arcades, and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Maximum Encroachment height for Arcades shall be 3 stories.
- c. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach into the first Layer 100% of its depth. *See Table 7.A.d.*
- d. Loading docks and service areas shall be permitted on Frontages only by Waiver.
- e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- f. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

**5.7 BUILDING FUNCTION AND PARKING CALCULATIONS****5.7.1 GENERAL TO ZONES T2, T3, T4, T5**

- a. Buildings in each Transect Zone shall conform to the Functions on Table 5.B and Table 5.C. Functions that do not conform shall require approval by Waiver or Variance as specified on Table 5.C.
- b. The Function of an Outbuilding shall be secondary to that of the Principal Building.
- c. Buildable Density on a Lot shall be determined by the sum of the following:
  - (1). Parking provided within the Lot.
  - (2). Parking in a parking lane within the thoroughfare corresponding to the Lot Frontage. On yield streets half of the available parking may be counted toward each adjacent lot.
- d. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 5.B to determine the Effective Parking. The Shared Parking Factor is available for any two Functions within any pair of adjacent Blocks.
- e. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 5.B no more.
- f. Liner Buildings no more than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

**5.8 PARKING LOCATION STANDARDS****5.8.1 GENERAL TO ZONES T2, T3, T4, T5**

- a. Parking shall be accessed by Rear Lanes or Rear Alleys, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

**5.8.2 SPECIFIC TO ZONES T2, T3**

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. *See Table 7.A.d.*
- b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer by Waiver.

**5.8.3 SPECIFIC TO ZONES T3, T4**

- a. Driveways at Frontages shall be no wider than 12 feet in the first Layer.

**5.8.4 SPECIFIC TO ZONE T4**

- a. All parking areas and garages shall be located at the second or third Layer. *See Table 7.A.d.*

**5.8.5 SPECIFIC TO ZONE T5**

- a. All parking lots and garages shall be located at the second or third Layer. *See Table 7.A.d.*
- b. Vehicular entrances to parking lots and garages shall be no wider than 24 feet at the Frontage.
- c. Pedestrian exits from all parking lots shall be directly to a Frontage Line (i.e., not directly into a building).
- d. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

**5.9 ARCHITECTURAL STANDARDS****5.9.1 GENERAL**

- a. This entire section (5.9 Architectural Standards) may be replaced with an alternative set of architectural standards by Variance.
- b. The Town Architect may consider and permit additional materials and products that are consistent with the Intent of the SmartCode.
- c. All synthetic wood products, cast stone, panelized materials, keystones and quoins require the permission of the Town Architect.

**5.9.2 WALLS: MATERIAL**

- a. Walls shall be brick, stone, stucco, wood or lightweight concrete.
- b. Foundation walls and piers shall be brick, stone or, if no more than 3 feet is exposed facing a frontage, concrete

(block or poured).

c. Arches and Piers shall be brick, stone, cast stone or stucco.

k. Retaining Walls facing frontages shall be brick, stone or stucco.

l. Wood, if visible, shall be painted or stained except walking surfaces, which may be left natural.

5.9.3 **WALLS: CONFIGURATION**

a. Walls of wood or lightweight concrete shall be horizontal clapboard or dropsiding, or vertical board-and-batten. Siding shall be pre-finished or painted, with a maximum of 7 inches exposed.

b. Walls shall be no more than two materials above the foundation. Materials shall change along a horizontal line, with the heavier material below the lighter.

c. Stucco shall be cement with smooth sand-finish.

d. Brick mortar joints shall be struck. Courses shall be no more than 3 inches wide.

e. Trim shall be a minimum of grade "B" lumber, synthetic wood or lightweight concrete. Trim shall not exceed 1 inch in depth or 6 inches in width at corners and around openings, except at the front door, which may be any size or configuration.

f. Arches and Piers shall be no less than 12 inches x 12 inches.

5.9.4 **ATTACHMENTS: MATERIAL**

a. Chimneys, if visible shall be brick, stone or stucco.

b. Flues shall be galvanized, painted metal or terra cotta.

c. Signs shall be painted wood, synthetic wood or metal or other materials permitted by the Town Architect.

d. Awnings shall be a light metal armature with a canvas membrane.

5.9.5 **ATTACHMENTS: CONFIGURATION**

a. Chimneys, if visible, shall extend to the ground and have a projecting cap.

b. Porches shall have vertically proportioned openings.

c. Porches shall be a minimum of 8 feet in depth and shall not be enclosed by glass at frontages, except with the permission of the Town Architect.

d. The outer edges of the base of a porch column shall align with the face of the pier or foundation below.

e. Columns shall have entasis. Where classical columns are used, the Orders shall be Tuscan, Doric, Ionic, or Corinthian with correct proportions and profiles according to the American Vignola.

f. Column to beam alignment: The face of the beam shall align with the neck of the column or post.

g. Porch beams shall be visible from both the inside and the outside of the porch. Porch beams shall be approximately twice the diameter (or width) of the columns (or posts) supporting them. Seams between beam face and bottom of built-up beams shall occur on the bottom of the beam, not its face.

h. Railings shall have horizontal top rails and vertical bottom rails centered on the balusters, posts or columns. Bottom rails shall clear the floor. Balusters shall have a minimum 2 inch diameter and shall not be spaced greater than 6 inches on center.

i. Balconies that face frontages and cantilever shall be visibly supported by brackets and shall not exceed 3 feet in depth.

j. Porches and Stoops facing frontages shall be wood, brick, stone, cast stone or stucco.

k. Porch screen frames shall be wood or synthetic wood.

l. Porch floors may be concrete, but not stamped or molded concrete.

m. Columns and posts shall be wood, synthetic wood, brick or stone, in the Neighborhood General and Neighborhood Center, cast metal.

n. Pedestals for columns and posts shall be trim materials, not wall materials.

o. Balconies shall be wood or synthetic wood, and if cantilevering less than 3 feet, may also be metal

p. Railings shall be wood, or within T4 and T5, may also be cast metal and wrought iron.

q. Posts shall be no less than 6 inches x 6 inches.

r. Intercolumniation on the ground floor shall have vertically proportioned openings, with the exception of those in an Arts & Crafts style building. Arts & Crafts columns shall be spaced in a manner consistent with the style as

demonstrated by historical precedent.

- s. Undercrofts shall be enclosed with horizontal wood boards, wood louvers, shingles or framed wood lattice.
- t. Decks shall be located within rear yards only.
- u. Awnings shall be sloping rectangles without side or bottom soffit panels. Awnings shall not be internally lit.
- v. Signs attached to buildings shall be integral to the storefronts, no larger than 2 feet in height by any length, and shall be externally illuminated. Pedestrian Signs may be attached perpendicular to the facade, extend up to 4 feet from the frontage line, shall not exceed 2 feet in height, and shall clear the sidewalk by 7 feet 6 inches.
- w. Storefront signage shall be painted a unified dark gloss background in color. Lettering may be any color.
- x. Other than entry signage and for sale/rent signs, no free-standing signs are proposed.
- y. Other sign materials and types may be permitted by the Town Architect.
- z. Equipment, including HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubs and the like, shall be permitted at rear yards and designated side yards only.

**5.9.6 ROOFS: MATERIAL**

- a. Roofs, if sloped, shall be clay tile, galvanized metal, concrete tile, wood shingles, fiberglass shingles or dimensioned asphalt shingles. Roof colors shall be natural finish, dark grey to black, red or green. In T5 flat roofs may also be E.P.D.M. commercial type or built-up roofing, and may be any neutral color.
- b. Gutters and downspouts shall be copper, galvanized metal or painted aluminum. When painted, they shall match the color of the surface to which they are attached.
- c. Flashing shall be copper, galvanized metal or painted aluminum.

**5.9.7 ROOFS: CONFIGURATION**

- a. Overlapping or "nested" gables (roof ends in which a smaller gable sits in front of a larger gable) are only permitted when the smaller gable is associated with a balcony, porch or entrance.
- b. Principal Roofs, if sloped, shall be a simple symmetrical gable or hip angled between 6:12 and 10:12. If flat, Principal Roofs shall be surrounded by a horizontal parapet wall no less than 3 feet 6 inches high measured from the roof deck, or as required to conceal mechanical equipment to the satisfaction of the Town Architect.
- c. Accessory Roofs (attached to walls of the principal building) may be sheds angled to no less than 3:12.
- d. Eaves shall be 16 inches minimum on gables and hipped roofs. Eave lines shall be simple and continuous, both horizontally and vertically. The trim immediately below the cornice shall be a bed mold or similar shape, not a crown mold. Eaves shall return around the corner and die into the wall without the conventional "pork chop" return. Brackets shall extend to the backside of the fascia. A frieze board shall occur below the eave. The frieze board shall be equal to or 1.5 times the height of the cornice. The depth of the eave overhang should match the style of the building. Formal styles may have closed eaves if appropriate to the style of the building, but vernacular buildings should have open eaves. Exposed rafter tails should not exceed 6 inches in height at the tip.
- e. Gutters shall be profiled at closed soffits and half-round at exposed eaves.
- f. Dormers shall be habitable and placed a minimum of 3 feet from side building walls.
- g. Roof Penetrations, including vent stacks, shall not face frontages and shall be finished to match the color of the roof.
- h. Skylights shall be flat and not face frontages.
- i. All towers require the permission of the Town Architect. They are typically only recommended on buildings that terminate street vistas greater than 500 feet in length and other significant locations, or on lots with exceptional views. Tower design is entirely subject to the Town Architect but generally should not exceed the height of the roof ridge by more than 15 feet, and not have a floor area exceeding 150 square feet.

**5.9.8 OPENINGS: MATERIAL**

- a. Windows shall be wood, vinyl-clad wood, extruded aluminum, painted aluminum or Celluka cellular PVC.
- b. Doors (including garage doors) shall be painted wood, composite wood, fiberglass or metal.
- c. Storefronts shall be painted wood, synthetic wood or metal.
- d. Shutters shall be either louvered or paneled, and painted wood, synthetic wood or metal.

**5.9.9 OPENINGS: CONFIGURATION**

- a. Windows shall be single, double or triple-hung or operable casements. Fixed and decorative windows may be used with the permission of the Town Architect. Windows shall be rectangular with a vertical or square proportion. Transoms shall be oriented horizontally with vertically proportioned panes of glass. Multiple windows in the same rough opening shall be separated by a 4 inch minimum post. The centerline of the window sash shall align within the centerline of the wall (no flush-mounted windows).
- b. Muntins shall be true divided panes or fixed on the interior and exterior surfaces. Panes shall be similar square or vertical proportions throughout the building.
- c. Bay Windows shall have a minimum of 3 sides and shall extend to the floor inside, and shall extend to the ground outside or be supported by visible brackets.
- d. Storm Windows and Screens shall cover the entire window.
- e. Doors (except garage doors) facing frontages shall be side hinged (no sliders).
- f. Garage Doors facing a frontage or on corner lots served by alleys shall be a maximum of 9 feet wide.
- g. Shutters shall be sized and shaped to match the associated openings, and shall have hinges and tie-backs as if operable. Shutters shall be mounted over jamb trim, not beside it or used instead of it.
- h. Sidelights shall not exceed 12 inches in width.
- i. Doors on second story balconies shall be French doors.
- j. Upper story openings shall be centered above lower story openings. Openings within and beneath gabled ends shall be symmetrically placed.
- k. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- l. Storefront windows shall be between 2 feet and 2 feet 6 inches above ground level and shall reach to within 1 foot of first floor ceiling height.
- m. All doors and windows require at minimum a lintel, jamb trim ("legs") and 2-inch minimum projecting sill.
- n. The arrangement of windows on a Facade facing a secondary frontage shall be as carefully composed as those facing a primary frontage.
- o. Openings in wood or synthetic wood walls (siding, shakes, etc.) shall have casing. Openings in masonry walls shall have brick mold.
- p. Metal security gates and solid rolldown windows are not permitted. Link or grill security devices are only permitted if installed from the inside, within the window or door frames.

**5.9.10 FENCES AND GARDEN WALLS**

- a. Fences facing frontages shall be wood or metal pickets. Elsewhere fences may be closed wood boards, masonry, trellis, lattice, hedge or some combination thereof. Fences may have brick or stone piers.
- b. Fences at side and rear yards shall be between 3 feet and 7 feet in height.
- c. Garden Walls shall be stone, brick or stucco. Gates in garden walls shall be wood or metal.
- d. Streetscreens shall be between 3 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Waiver. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

**5.10 LANDSCAPE STANDARDS****5.10.1 GENERAL TO ZONES T2, T3, T4, T5**

- a. Walks facing frontages shall be brick, stone, stained concrete or a material to match the public sidewalk. Stamped and patterned concrete are prohibited.
- b. Driveways at frontages shall be a maximum of 12 feet wide and are only allowed for properties without rear lane or rear alley access.

**5.10.2 SPECIFIC TO ZONES T2, T3, T4**

- a. The first Layer shall not be paved, with the exception of Driveways as specified in Section 5.8.2 and Section 5.8.3. See *Table 7.A.d*.

**5.10.3 SPECIFIC TO ZONE T3**

- a. A minimum of two trees shall be planted within the first layer for each 30 feet of Frontage Line or portion thereof. See *Table 7.A.d*.
- b. Trees may be of single or multiple species as shown on Table 3.C.
- c. Trees shall be naturalistically clustered.
- d. Lawn shall be permitted By Right.

**5.10.4 SPECIFIC TO ZONE T4**

- a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. See *Table 7.A.d*.
- b. Trees shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 3.C.
- c. Lawn shall be permitted By Right.
- d. Stormwater management on Thoroughfares and Lots shall be primarily through underground drainage channeled by raised Curbs. There shall be no retention or detention in Thoroughfares with required or potential Commercial uses. There shall be no retention or detention required on the individual Lots unless regional or community options are unavailable. If such options are unavailable, temporary detention and retention may be required.

**5.10.5 SPECIFIC TO ZONE T5**

- a. Trees shall not be required in the first Layer.
- b. The first Layer may be paved to match the pavement of the Public Frontage.
- c. Lawn is prohibited in the first Layer and/or facing Frontages.
- d. Stormwater management on Thoroughfares and Lots shall be primarily through underground drainage channeled by raised Curbs. There shall be no retention or detention in Thoroughfares with required or potential Commercial uses. There shall be no retention or detention required on the individual Lots unless regional or community options are unavailable. If such options are unavailable, temporary detention and retention may be required.

Table 5.A: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines

|  | SECTION              | PLAN                   |          |
|--|----------------------|------------------------|----------|
|  | LOT PRIVATE FRONTAGE | R.O.W. PUBLIC FRONTAGE |          |
| <p><b>a. Common Yard:</b> a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>                         |                      |                        | T2<br>T3 |
| <p><b>b. Porch &amp; Fence:</b> a planted Frontage wherein the Facade is set back from the Frontage Line with an attached Porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>  |                      |                        | T3<br>T4 |
| <p><b>c. Terrace or Lightwell:</b> a Frontage wherein the Facade is set back from the Frontage Line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>    |                      |                        | T4<br>T5 |
| <p><b>d. Forecourt:</b> a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>   |                      |                        | T4<br>T5 |
| <p><b>e. Stoop:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>                                |                      |                        | T4<br>T5 |
| <p><b>f. Shopfront:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>   |                      |                        | T4<br>T5 |
| <p><b>g. Gallery:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p> |                      |                        | T4<br>T5 |
| <p><b>h. Arcade:</b> a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>                 |                      |                        | T5       |

**Table 5.B: Building Function and Parking.** This table categorizes Building Functions and Parking Requirements within Transect Zones. Parking requirements are correlated to Functional intensity. For Specific Function and Use permitted By Right or by Waiver, see Table 5.C.

|                       | <b>T2 T3</b> Restricted  | <b>T4</b> Limited   | <b>T5</b> Open   |
|-----------------------|--|---|--|
| <b>a. RESIDENTIAL</b> | <b>Restricted Residential:</b> The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 800 sf, excluding the parking area.                                  | <b>Limited Residential:</b> The number of dwellings on each Lot is limited by the Required Parking, a ratio which may be reduced according to the shared parking standards below. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 800 sf, excluding the parking area.   | <b>Open Residential:</b> The number of dwellings on each Lot is limited by the Required Parking, a ratio which may be reduced according to the shared parking standards below. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 800 sf, excluding the parking area. |
| Required Parking      | 2.0 / Principal; 1.0 / Accessory   | 1.5 / dwelling  | 1.0 / dwelling   |
| <b>b. LODGING</b>     | <b>Restricted Lodging:</b> The number of bedrooms available on each Lot for Lodging is limited by the Required Parking, up to five bedrooms, in addition to the parking requirement for the dwelling. The Lodging must be owner-occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days. | <b>Limited Lodging:</b> The number of bedrooms available on each Lot for Lodging is limited by the Required Parking, up to twelve bedrooms, in addition to the parking requirement for the dwelling. The Lodging must be owner-occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.                                 | <b>Open Lodging:</b> The number of bedrooms available on each Lot for Lodging is limited by the Required Parking. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.   |
| Required Parking      | 1.0 / bedroom  | 1.0 / bedroom   | 1.0 / bedroom  |
| <b>c. OFFICE</b>      | <b>Restricted Office:</b> The building area available for Office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the Required Parking in addition to the parking requirement for each dwelling.   | <b>Limited Office:</b> The building area available for Office use on each Lot is limited to the first Story of the Principal Building and/or to the Accessory building, and by the Required Parking in addition to the parking requirement for each dwelling.   | <b>Open Office:</b> The building area available for Office use on each Lot is limited by the Required Parking. Office spaces under 1500 square feet are exempt from parking requirements.  |
| Required Parking      | 3.0 / 1000 sq. ft. (net)   | 3.0 / 1000 sq. ft. (net)  | 3.0 / 1000 sq. ft. (net)   |
| <b>d. RETAIL</b>      | <b>Not permitted.</b>  | <b>Limited Retail:</b> The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the Required Parking in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, day care, or food service seating no more than 40. | <b>Open Retail:</b> The building area available for Retail use is limited by the Required Parking. Retail spaces under 1500 square feet are exempt from parking requirements.  |
| Required Parking      | 4.0 / 1000 sq. ft. (net)   | 4.0 / 1000 sq. ft. (net)  | 4.0 / 1000 sq. ft. (net)   |
| <b>e. CIVIC</b>       | See Table 5.C  | See Table 5.C   |  |
| Required Parking      | To be determined by Waiver   | To be determined by Waiver  | To be determined by Waiver   |
| <b>f. OTHER</b>       | See Table 5.C  | See Table 5.C   | See Table 5.C  |
| Required Parking      | To be determined by Waiver   | To be determined by Waiver  | To be determined by Waiver   |

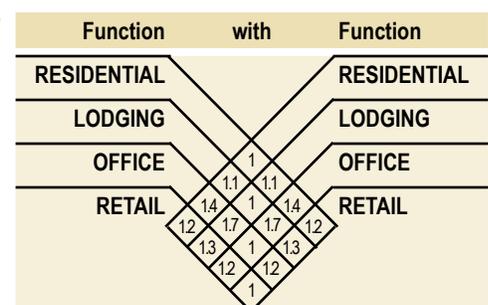
**SHARED PARKING FACTOR.** The Shared Parking Factor for two Functions (within any pair of adjacent Blocks), when divided into the sum of the two amounts on the Required Parking table, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed given the parking available.

For example, a building with a residential use requiring 12 spaces and an office use requiring 5 spaces will need to provide a total of 10 spaces.

Sum of the two amounts on the Required Parking: 12 + 5 = 17 spaces

Shared Parking Factor: 1.4

Effective Parking required: 17 ÷ 1.4 = 12 spaces

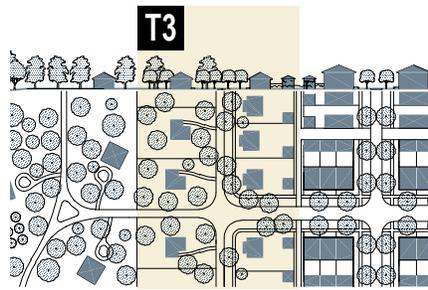


**TABLE 5.C: SPECIFIC FUNCTION & USE**

**The Mt. Washington SmartCode**

**Table 5.C: Specific Function & Use.** This table expands the categories of Table 5.B to delegate specific Functions and Uses within Transect Zones.

|                                 |  | T1 | T2 | T3 | T4 | T5 | T6 | SD |  |  |  |  |  |  |  |  | T1                             | T2 | T3 | T4 | T5 | T6 | SD |  |
|---------------------------------|--|----|----|----|----|----|----|----|--|--|--|--|--|--|--|--|--------------------------------|----|----|----|----|----|----|--|
| ▪ By Right □ By Waiver          |  |    |    |    |    |    |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| <b>a. RESIDENTIAL</b>           |  |    |    |    |    |    |    |    |  |  |  |  |  |  |  |  | <b>f. OTHER: AGRICULTURE</b>   |    |    |    |    |    |    |  |
| Mixed Use Block                 |  |    |    |    |    | ▪  |    |    |  |  |  |  |  |  |  |  | Greenhouse                     |    | ▪  | □  |    |    |    |  |
| Flex Building                   |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | <b>f. OTHER: AUTOMOTIVE</b>    |    |    |    |    |    |    |  |
| Apartment Building              |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Gasoline                       |    | □  |    |    |    | □  |  |
| Live/Work Unit                  |  |    |    | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Drive -Through Facility        |    |    |    |    |    | □  |  |
| Row House                       |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Roadside Stand                 |    | ▪  | ▪  | ▪  | ▪  |    |  |
| Duplex House                    |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | <b>f. OTHER: CIVIL SUPPORT</b> |    |    |    |    |    |    |  |
| Courtyard House                 |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Fire Station                   |    |    |    | ▪  | ▪  | ▪  |  |
| Sideyard House                  |  |    |    | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Police Station                 |    |    |    | ▪  | ▪  |    |  |
| Cottage                         |  |    |    | ▪  | ▪  |    |    |    |  |  |  |  |  |  |  |  | Cemetery                       |    | ▪  | □  | □  |    |    |  |
| House                           |  | ▪  | ▪  | ▪  |    |    |    |    |  |  |  |  |  |  |  |  | Funeral Home                   |    |    |    | ▪  | ▪  |    |  |
| Villa                           |  | ▪  |    |    |    |    |    |    |  |  |  |  |  |  |  |  | Medical Clinic                 |    |    |    | □  | ▪  |    |  |
| Accessory Unit                  |  | ▪  | ▪  | ▪  | ▪  |    |    |    |  |  |  |  |  |  |  |  | <b>f. OTHER: EDUCATION</b>     |    |    |    |    |    |    |  |
| <b>b. LODGING</b>               |  |    |    |    |    |    |    |    |  |  |  |  |  |  |  |  | College                        |    |    |    |    |    | □  |  |
| Hotel (no room limit)           |  |    |    |    |    | ▪  |    |    |  |  |  |  |  |  |  |  | High School                    |    |    |    | □  | □  |    |  |
| Inn (up to 12 rooms)            |  |    | □  |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Trade School                   |    |    |    |    |    | □  |  |
| Bed & Breakfast (up to 5 rooms) |  |    | □  | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Elementary School              |    |    |    | □  | ▪  | ▪  |  |
| <b>c. OFFICE</b>                |  |    |    |    |    |    |    |    |  |  |  |  |  |  |  |  | Other - Childcare Center       |    | ▪  | ▪  | ▪  | ▪  |    |  |
| Office Building                 |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | <b>f. OTHER: INDUSTRIAL</b>    |    |    |    |    |    |    |  |
| Live-Work Unit                  |  |    |    | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  | Electric Substation            |    | □  | □  | □  | □  |    |  |
| <b>d. RETAIL</b>                |  |    |    |    |    |    |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Open-Market Building            |  |    | ▪  | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Retail Building                 |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Display Gallery                 |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Restaurant                      |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Kiosk                           |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Push Cart                       |  |    |    |    |    |    | □  |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Liquor Selling Establishment    |  |    |    |    |    |    | □  |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| <b>e. CIVIC</b>                 |  |    |    |    |    |    |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Fountain or Public Art          |  |    | ▪  | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Library                         |  |    |    |    | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Museum                          |  |    |    | □  | ▪  | □  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Outdoor Auditorium              |  |    | □  | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Playground                      |  |    | ▪  | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Surface parking Lot             |  |    |    |    | □  | □  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |
| Religious Assembly              |  |    | ▪  | ▪  | ▪  | ▪  |    |    |  |  |  |  |  |  |  |  |                                |    |    |    |    |    |    |  |



**a. LOT OCCUPATION**

|           |             |
|-----------|-------------|
| Lot Width | 50 ft. min. |
|-----------|-------------|

**b. SETBACKS: PRINCIPAL BLDG**

|                        |  |
|------------------------|--|
| (g.1) Front, Principal | 12 ft. min.  |
| (g.2) Front, Secondary | 12 ft. min.  |
| (g.3) Side             | 5 ft. min.   |
| (g.4) Rear             | the greater of 1 ft. min. or 15 ft. from center line of lane |
| Frontage Buildout      | 30% min. at Setback  |

**c. SETBACKS: OUTBUILDING**

|                        |  |
|------------------------|--|
| (h.1) Front, Principal | 20 ft. min. + bldg Setback                                   |
| (h.2) Front, Secondary | 12 ft. min.  |
| (h.3) Side             | 3 ft. or 6 ft. at frontage                                   |
| (h.4) Rear             | the greater of 1 ft. min. or 15 ft. from center line of lane |

**d. PRIVATE FRONTAGES (See Table 5.A)**

|                    |           |
|--------------------|-----------|
| Common Lawn        | permitted |
| Porch & Fence      | permitted |
| Terrace or L.C.    |           |
| Forecourt          |           |
| Stoop              |           |
| Shopfront & Awning |           |
| Gallery            |           |
| Arcade             |           |

**e. BUILDING HEIGHT**

|                    |                  |
|--------------------|------------------|
| Principal Building | 2.5 stories max. |
| Outbuilding        | 2.5 stories max. |

**f. BUILDING FUNCTION (See Table 5.B & Table 5.C)**

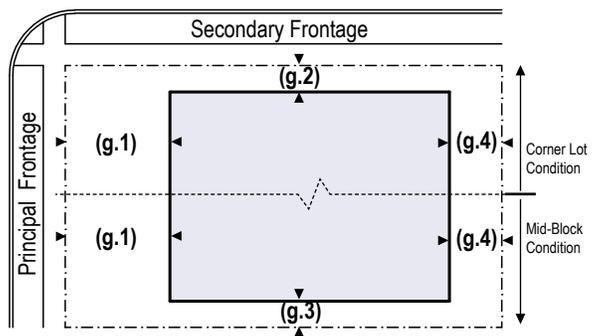
|             |                |
|-------------|----------------|
| Residential | restricted use |
| Lodging     | restricted use |
| Office      | restricted use |
| Retail      | restricted use |

**g. PARKING PROVISIONS**

See Table 5.B

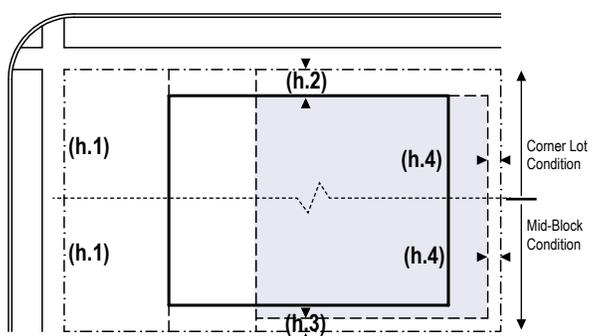
**SETBACKS: PRINCIPAL BUILDING**

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



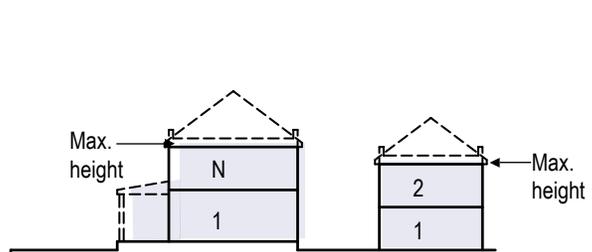
**SETBACKS: OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.
2. Side and Rear Setbacks may be less than required if non-construction easement is recorded on adjacent lot to satisfy minimum separation required by building code.



**BUILDING HEIGHT**

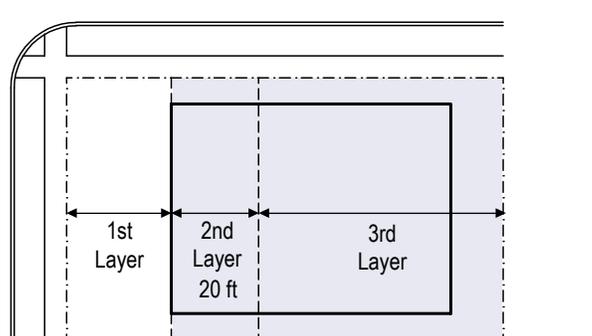
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Residential stories may be 10-14 feet in height from finished floor to finished ceiling at ground floor, and 9-14 feet at all other floors. First floor Commercial Functions shall be a minimum of 11 ft. with a maximum of 25 feet.



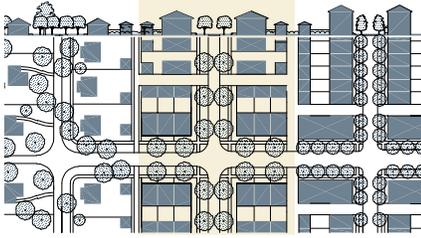
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (See Table 7.A.d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (See Table 7.A.d). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver.



**T4**



**a. LOT OCCUPATION**

|           |             |
|-----------|-------------|
| Lot Width | 18 ft. min. |
|-----------|-------------|

**b. SETBACKS: PRINCIPAL BLDG**

|                        |   |
|------------------------|---|
| (g.1) Front, Principal | 6 ft. min., 18 ft. max.                                       |
| (g.2) Front, Secondary | 6 ft. min., 18 ft. max.                                       |
| (g.3) Side             | 0 ft. or 5 ft. min.   |
| (g.4) Rear             | the greater of 1 ft. min. or 15 ft. from center line of alley |
| Frontage Buildout      | 60% min. at Setback   |

**c. SETBACKS: OUTBUILDING**

|             |   |
|-------------|---|
| (h.1) Front | 20 ft. min. + bldg Setback                                    |
| (h.2) Side  | 0 ft. or 3 ft. at corner                                      |
| (h.3) Rear  | the greater of 1 ft. min. or 15 ft. from center line of alley |

**d. PRIVATE FRONTAGES (See Table 5.A)**

|                    |           |
|--------------------|-----------|
| Common Lawn        |           |
| Porch & Fence      | permitted |
| Terrace or L.C.    | permitted |
| Forecourt          | permitted |
| Stoop              | permitted |
| Shopfront & Awning | permitted |
| Gallery            | permitted |
| Arcade             |           |

**e. BUILDING HEIGHT**

|                    |                  |
|--------------------|------------------|
| Principal Building | 3 stories max.   |
| Outbuilding        | 2.5 stories max. |

**f. BUILDING FUNCTION (See Table 5.B & Table 5.C)**

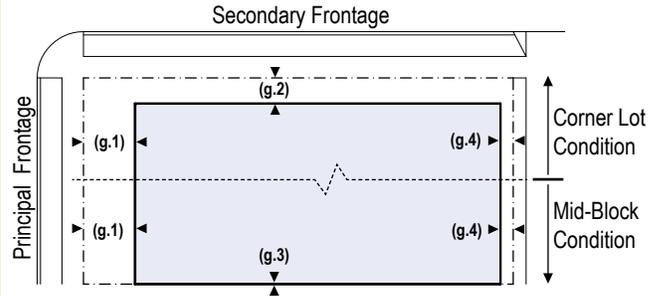
|             |             |
|-------------|-------------|
| Residential | limited use |
| Lodging     | limited use |
| Office      | limited use |
| Retail      | limited use |

**g. PARKING PROVISIONS**

See Table 5.B

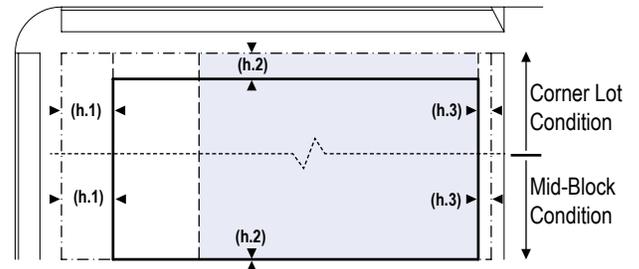
**SETBACKS: PRINCIPAL BUILDING**

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



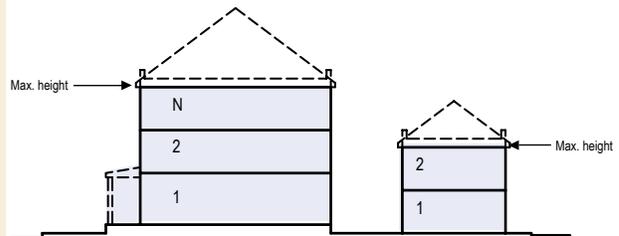
**SETBACKS: OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.
2. Side and Rear Setbacks may be less than required if non-construction easement is recorded on adjacent lot to satisfy minimum separation required by building code.



**BUILDING HEIGHT**

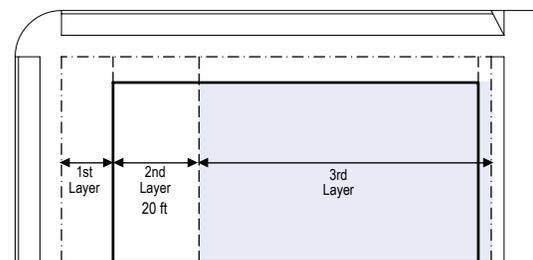
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft. with a maximum of 25 feet.

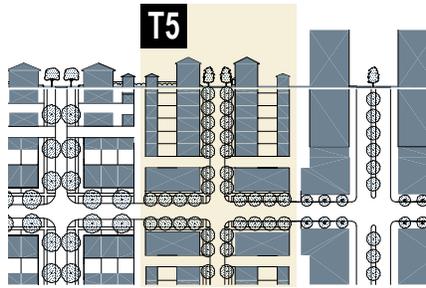


"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

**PARKING PLACEMENT**

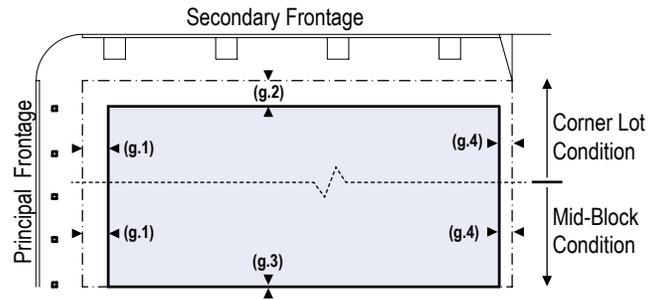
1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (See Table 7.A.d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (See Table 7.A.d). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver.





**SETBACKS: PRINCIPAL BUILDING**

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



**a. LOT OCCUPATION**

|           |                          |
|-----------|--------------------------|
| Lot Width | 18 ft. min. 180 ft. max. |
|-----------|--------------------------|

**b. SETBACKS: PRINCIPAL BLDG**

|                        |   |
|------------------------|---|
| (g.1) Front, Principal | 0 ft. min., 12 ft. max.                                       |
| (g.2) Front, Secondary | 0 ft. min., 12 ft. max.                                       |
| (g.3) Side             | 0 ft. min., 24 ft. max.                                       |
| (g.4) Rear             | the greater of 1 ft. min. or 15 ft. from center line of alley |
| Frontage Buildout      | 80% min. at Setback   |

**c. SETBACKS: OUTBUILDING**

|             |   |
|-------------|---|
| (h.1) Front | 40 ft. max. from rear prop.                                   |
| (h.2) Side  | 0 ft. or 2 ft. at corner                                      |
| (h.3) Rear  | the greater of 1 ft. min. or 15 ft. from center line of alley |

**d. PRIVATE FRONTAGES (See Table 5.A)**

|                    |           |
|--------------------|-----------|
| Common Lawn        |           |
| Porch & Fence      |           |
| Terrace or L.C.    | permitted |
| Forecourt          | permitted |
| Stoop              | permitted |
| Shopfront & Awning | permitted |
| Gallery            | permitted |
| Arcade             | permitted |

**e. BUILDING HEIGHT**

|                    |                  |
|--------------------|------------------|
| Principal Building | 4 stories max.   |
| Outbuilding        | 2.5 stories max. |

**f. BUILDING FUNCTION (See Table 5.B & Table 5.C)**

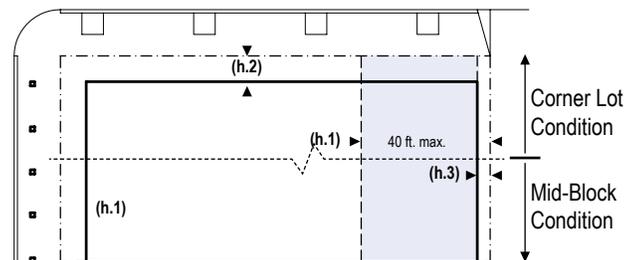
|             |          |
|-------------|----------|
| Residential | open use |
| Lodging     | open use |
| Office      | open use |
| Retail      | open use |

**g. PARKING PROVISIONS**

See Table 5.B

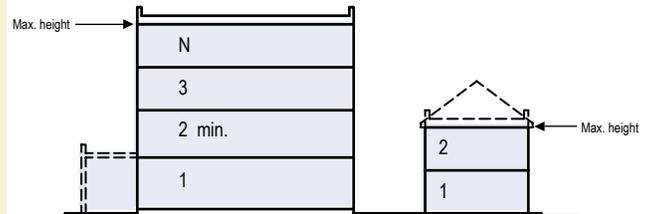
**SETBACKS: OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.
2. Side and Rear Setbacks may be less than required if non-construction easement is recorded on adjacent lot to satisfy minimum separation required by building code.



**BUILDING HEIGHT**

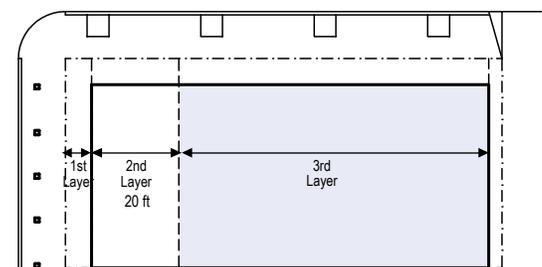
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft. with a maximum of 25 feet.



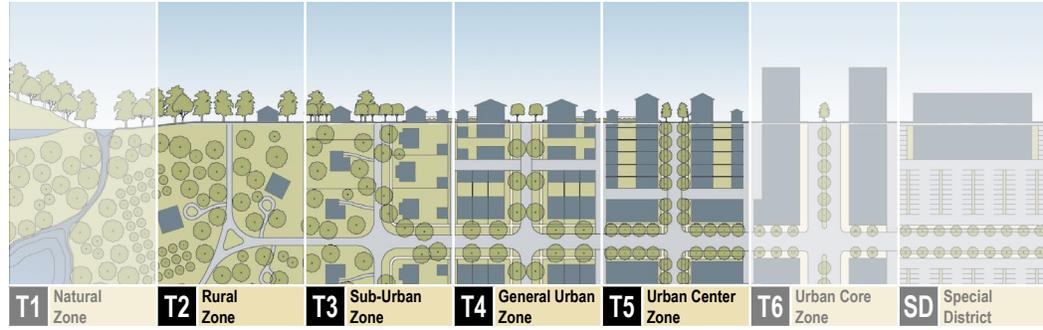
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (See Table 7.A.d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (See Table 7.A.d). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver.



**TABLE 6.A: SMARTCHART**



|   | T1 Natural Zone | T2 Rural Zone             | T3 Sub-Urban Zone         | T4 General Urban Zone     | T5 Urban Center Zone       | T6 Urban Core Zone | SD Special District |
|---|-----------------|---------------------------|---------------------------|---------------------------|----------------------------|--------------------|---------------------|
| <b>a. ALLOCATION OF ZONES per Pedestrian Shed (See Section 3.4.1)</b> |                 |                           |                           |                           |                            |                    | t                   |
| Reserved  |                 | 50% min.                  | 10 - 30%                  | 20 - 40%                  |                            |                    |                     |
| <b>TND requires</b>   |                 | no minimum                | 10 - 40%                  | 30 - 80%                  | 10 - 40%                   |                    |                     |
| Reserved  |                 | no minimum                |                           | 10 - 30%                  | 10 - 30%                   |                    |                     |
| <b>b. BLOCK SIZE (See Section 3.7.1.e)</b>                            |                 |                           |                           |                           |                            |                    |                     |
| Block Perimeter   |                 | no maximum                | 3000 ft. max.             | 2400 ft. max.             | 2000 ft. max.              |                    |                     |
| <b>c. CIVIC SPACES (See Table 3.A)</b>                                |                 |                           |                           |                           |                            |                    |                     |
| Park  |                 | permitted                 | permitted                 | by Waiver                 | by Waiver                  |                    |                     |
| Green   |                 |                           | permitted                 | permitted                 | permitted                  |                    |                     |
| Square  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| Plaza   |                 |                           |                           |                           | permitted                  |                    |                     |
| Playground  |                 | permitted                 | permitted                 | permitted                 | permitted                  |                    |                     |
| <b>d. THOROUGHFARES (See Tables 3.B)</b>                              |                 |                           |                           |                           |                            |                    |                     |
| RD-50-18  |                 | permitted                 | permitted                 |                           |                            |                    |                     |
| RD-44-18  |                 | permitted                 | permitted                 |                           |                            |                    |                     |
| YS-50-26  |                 |                           | permitted                 | permitted                 |                            |                    |                     |
| ST-50-26  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| ST-56-32  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| ST-40-20  |                 |                           |                           |                           | permitted                  |                    |                     |
| CS-50-20  |                 |                           |                           |                           | permitted                  |                    |                     |
| CS-50-26  |                 |                           |                           |                           | permitted                  |                    |                     |
| CS-60-34  |                 |                           |                           |                           | permitted                  |                    |                     |
| CS-70-34  |                 |                           |                           |                           | permitted                  |                    |                     |
| PT-6-3  |                 |                           | permitted                 | permitted                 |                            |                    |                     |
| PS-8-8  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| RL-24-12  |                 |                           | permitted                 |                           |                            |                    |                     |
| RA-24-24  |                 |                           |                           | required                  | required                   |                    |                     |
| <b>e. LOT OCCUPATION (See Tables 5.D-F)</b>                           |                 |                           |                           |                           |                            |                    |                     |
| Lot Width   |                 | by Waiver                 | 50 ft. min.               | 18 ft. min.               | 18 ft. min.                |                    |                     |
| <b>f. SETBACKS - PRINCIPAL BUILDING (See Tables 5.D-F)</b>            |                 |                           |                           |                           |                            |                    |                     |
| g.1 Front Setback (Principal)   |                 | 48 ft. min.               | 12 ft. max.               | 6 ft. min. 18 ft. max.    | 0 ft. min. 12 ft. max.     |                    |                     |
| g.2 Front Setback (Secondary)   |                 | 48 ft. min.               | 12 ft. max.               | 6 ft. min. 18 ft. max.    | 0 ft. min. 12 ft. max.     |                    |                     |
| g.3 Side Setback  |                 | 96 ft. min.               | 5 ft. max.                | 0 ft. or 5 ft. min.       | 0 ft. min. 24 ft. max.     |                    |                     |
| g.4 Rear Setback  |                 | 96 ft. min.               | 1 ft. max. *              | 1 ft. min. *              | 1 ft. min. *               |                    |                     |
| Frontage Buildout   |                 | not applicable            | 30% min.                  | 60% min.                  | 80% min.                   |                    |                     |
| <b>g. SETBACKS - OUTBUILDING (See Tables 5.D-F)</b>                   |                 |                           |                           |                           |                            |                    |                     |
| h.1 Front Setback   |                 | 20 ft. min. +bldg Setback | 20 ft. min. +bldg Setback | 20 ft. min. +bldg Setback | 40 ft. max. from rear prop |                    |                     |
| h.2 Side Setback  |                 | 5 ft. min.                | 5 ft. min.                | 0 ft. or 5 ft. min.       | 0 ft. min.                 |                    |                     |
| h.3 Rear Setback  |                 | 1 ft. min.                | 1 ft. *                   | 1 ft. *                   | 1 ft. *                    |                    |                     |
| <b>h. PRIVATE FRONTAGES (See Table 5.A &amp; 5.D-F)</b>               |                 |                           |                           |                           |                            |                    |                     |
| Common Yard   |                 | permitted                 | permitted                 |                           |                            |                    |                     |
| Porch & Fence   |                 |                           | permitted                 | permitted                 |                            |                    |                     |
| Terrace or Light Court  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| Forecourt   |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| Stoop   |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| Shopfront & Awning  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| Gallery   |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| Arcade  |                 |                           |                           | permitted                 | permitted                  |                    |                     |
| <b>i. BUILDING HEIGHT (See Tables 5.D-F)</b>                          |                 |                           |                           |                           |                            |                    |                     |
| Principal Building  |                 | 2 Stories max.            | 2.5 Stories max.          | 3 Stories max.            | 4 Stories max.             |                    |                     |
| Outbuilding   |                 | 2 Stories max.            | 2.5 Stories max.          | 2.5 Stories max.          | 2.5 Stories max.           |                    |                     |
| <b>j. BUILDING FUNCTION (See Table 5.B &amp; Table 5.C)</b>           |                 |                           |                           |                           |                            |                    |                     |
| Residential   |                 | restricted use            | restricted use            | limited use               | open use                   |                    |                     |
| Lodging   |                 | restricted use            | restricted use            | limited use               | open use                   |                    |                     |
| Office  |                 | restricted use            | restricted use            | limited use               | open use                   |                    |                     |
| Retail  |                 | restricted use            | restricted use            | limited use               | open use                   |                    |                     |

ARTICLES 3 & 4

ARTICLE 5

DISPOSITION

CONFIGURATION

FUNCTION

\* or 15 ft. from center line of lane/alley, whichever is greater

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

|   | SD1 | SD2 | SD3 | SD4 | SD5 | SD6 | SD7 |  |
|---|-----|-----|-----|-----|-----|-----|-----|--|
| <b>a. ALLOCATION OF ZONES</b>           |     |     |     |     |     |     |     |  |
| CLD                                     | X   |     |     |     |     |     |     |  |
| TND                                     | X   |     |     |     |     |     |     |  |
| TOD                                     | X   |     |     |     |     |     |     |  |
| <b>b. BASE RESIDENTIAL DENSITY</b>      |     |     |     |     |     |     |     |  |
| By Right                                | X   |     |     |     |     |     |     |  |
| By TDR                                  | X   |     |     |     |     |     |     |  |
| Other Functions                         | X   |     |     |     |     |     |     |  |
| <b>c. BLOCK SIZE</b>                    |     |     |     |     |     |     |     |  |
| Block Perimeter                         | X   |     |     |     |     |     |     |  |
| <b>d. THOROUGHFARES</b>                 |     |     |     |     |     |     |     |  |
| RD                                      | X   |     |     |     |     |     |     |  |
| ST                                      | X   |     |     |     |     |     |     |  |
| DR                                      | X   |     |     |     |     |     |     |  |
| CS                                      | X   |     |     |     |     |     |     |  |
| AV                                      | X   |     |     |     |     |     |     |  |
| BV                                      | X   |     |     |     |     |     |     |  |
| Rear Lane                               | X   |     |     |     |     |     |     |  |
| Rear Alley                              | X   |     |     |     |     |     |     |  |
| Path                                    | X   |     |     |     |     |     |     |  |
| Passage                                 | X   |     |     |     |     |     |     |  |
| Bicycle Trail                           | X   |     |     |     |     |     |     |  |
| Bicycle Lane                            | X   |     |     |     |     |     |     |  |
| Bicycle Route                           | X   |     |     |     |     |     |     |  |
| <b>e. CIVIC SPACES</b>                  |     |     |     |     |     |     |     |  |
| Park                                    | X   |     |     |     |     |     |     |  |
| Green                                   | X   |     |     |     |     |     |     |  |
| Square                                  | X   |     |     |     |     |     |     |  |
| Plaza                                   | X   |     |     |     |     |     |     |  |
| Playground                              | X   |     |     |     |     |     |     |  |
| <b>f. LOT OCCUPATION</b>                |     |     |     |     |     |     |     |  |
| Lot Width                               | X   |     |     |     |     |     |     |  |
| Lot Coverage                            | X   |     |     |     |     |     |     |  |
| <b>g. SETBACKS - PRINCIPAL BUILDING</b> |     |     |     |     |     |     |     |  |
| Front Setback                           | X   |     |     |     |     |     |     |  |
| Side Setback                            | X   |     |     |     |     |     |     |  |
| Rear Setback                            | X   |     |     |     |     |     |     |  |
| <b>h. PRIVATE FRONTAGES</b>             |     |     |     |     |     |     |     |  |
| Common Yard                             | X   |     |     |     |     |     |     |  |
| Porch & Fence                           | X   |     |     |     |     |     |     |  |
| Terrace, Dooryard                       | X   |     |     |     |     |     |     |  |
| Forecourt                               | X   |     |     |     |     |     |     |  |
| Stoop                                   | X   |     |     |     |     |     |     |  |
| Shopfront                               | X   |     |     |     |     |     |     |  |
| Gallery                                 | X   |     |     |     |     |     |     |  |
| Arcade                                  | X   |     |     |     |     |     |     |  |
| Parking Lot                             | X   |     |     |     |     |     |     |  |
| <b>i. Building Height</b>               |     |     |     |     |     |     |     |  |
| Principal Building                      | X   |     |     |     |     |     |     |  |
| Outbuilding                             | X   |     |     |     |     |     |     |  |
| <b>i. BUILDING FUNCTION</b>             |     |     |     |     |     |     |     |  |
| Residential                             | X   |     |     |     |     |     |     |  |
| Lodging                                 | X   |     |     |     |     |     |     |  |
| Office                                  | X   |     |     |     |     |     |     |  |
| Retail                                  | X   |     |     |     |     |     |     |  |

DISPOSITION

CONFIGURATION

FUNCTION

**DEFINITIONS**

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, the definition found in the Bullitt County Zoning Regulations may be applied. Any inconsistency or ambiguity shall be resolved by the Town Architect. Items in italics refer to *Articles*, *Sections*, or *Tables* in the SmartCode.

**Accessory Building:** an Outbuilding with an Accessory Unit.

**Accessory Unit:** an Apartment sharing ownership with a Principal Building; it may or may not be within an Outbuilding. See *Table 5.B* and *Table 7.A*. (Syn: ancillary unit; auxiliary unit)

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

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

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

**Arcade:** a Private Frontage conventional for Retail use wherein the Facade is an arcade or colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line (or set back from it).

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

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

**Backbuilding:** a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 7.A*.

**Balcony:** an unenclosed, habitable structure, usually cantilevered from a Facade or an Elevation, providing private outdoor space. Balconies in great numbers, with excessive depth, tend to dematerialize the vertical plane of a Facade, interfering with its role of spatial definition. A better alternative to avoid this is to use a French Balcony and the loggia.

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

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

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

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

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

**Civic Space:** an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See *Table 3.A*.

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

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

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

**Common Yard:** a planted Private Frontage wherein the Facade is set back from the Frontage Line. It is visually continuous with adjacent yards. See *Table 5.A*.

**Community Plan:** a plan specific to one property or grouping of contiguous properties and submitted as a single application.

**Community Unit:** a regulatory category defining the physical form, Density, and extent of a settlement.

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

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

**Cottage:** A single-family dwelling on a Lot which may be shared with an Accessory Building.

**Curb:** the edge of the vehicular pavement that may be Swale, flush or raised. It usually incorporates the drainage system.

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

**Design Speed:** is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. See *Table 3.B*.

**Disposition:** the placement of a building on its Lot. See *Table 7.A*.

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

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

**Driveway:** a vehicular lane within a Lot, often leading to a garage. See *Section 5.8*.

**Effective Parking:** the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. See *Table 5.B*.

**Effective Turning Radius:** the measurement of the inside Turning Radius taking Parked cars into account. See *Table 7.A*.

**Elevation:** an exterior wall of a building not along a Frontage Line. See *Table 7.A*. See **Facade**.

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

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

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

**Facade:** the exterior wall of a building that is set along a Frontage Line. See **Elevation**.

**Forecourt:** a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See *Table 5.A*.

**Frontage:** the area between a building Facade and the vehicular lanes (or, in the absence of a vehicular lane, the Path or walk that provides the primary access), inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**. Where Rear Lanes or alleys provide access in addition to another Thoroughfare type, the Rear Lanes and alleys shall not be considered Frontages. See *Table 5.A*.

**Frontage Line:** a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See *Table 7.A*.

**Function:** the use or uses accommodated by a building and its Lot, categorized as *Restricted, Limited, or Open*, according to the intensity of the use. See *Table 5.B and Table 5.C*.

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

**Green:** a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. See *Table 3.A*.

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

**Home Occupation:** non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding..

**House:** an Edgeyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single-family detached.)

**Inn:** a Lodging type, owner-occupied, offering 3 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See *Table 5.B*.

**Layer:** a range of depth of a Lot within which certain elements are permitted. See *Table 7.A*.

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

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

**Liner Building:** a building specifically designed to mask a parking lot from a Frontage.

**Live-Work:** a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. See **Work-Live**. (Syn.: flexhouse.)

**Lodging:** premises available for daily and weekly renting of bedrooms. See *Table 5.B and Table 5.C*.

**Lot:** a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric. Lots shall Enfront Thoroughfares (including lanes, alleys, Paths, Passages and/or Civic Spaces).

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

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

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

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

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

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

**Office:** premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. See *Table 5.B*.

**Open Space:** land intended to remain undeveloped; it may be for Civic Space.

**Outbuilding:** an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. See *Table 7.A*.

**Park:** a Civic Space type that is a natural preserve available for unstructured recreation. See *Table 3.A*.

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

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

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

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

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

**Porch:** an open-air room appended to the mass of a building with floor and roof but no walls on at least two sides.

**Principal Building:** the main building on a Lot, usually located toward the Frontage. See *Table 7.A*.

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

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

**Private Frontage:** the privately held Layer between the Frontage Line and the Principal Building Facade. See *Table 5.A and Table 7.A*.

**Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line. See *Table 7.A*.

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

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

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

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

**Retail:** characterizing premises available for the sale of merchandise and food service. See *Table 5.B and Table 5.C*.

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

**Road (RD):** a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones. See *Table 3.B*.

**Rowhouse:** a single-family dwelling that shares a party wall with another of the same type and occupies the full Front Setback Line. (Syn: **Townhouse**)

**Sector:** a neutral term for a geographic area. In the SmartCode there are six specific Sectors for regional planning that establish the legal boundaries for Open Space and development.

**Secondary Frontage:** on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See *Table 7.A*.

**Setback:** the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.6*. See *Tables 5.D-F*. (Var: build-to-line.)

**Shared Parking Factor:** an accounting for parking spaces that are available to more than one Function. See *Table 5.B*.

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

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

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

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

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

**Square:** a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See *Table 3.A*.

**Standard Pedestrian Shed:** a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See **Pedestrian Shed**.

**Stoop:** a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the

Sidewalk for privacy, with an exterior stair and landing at the entrance. Stoops shall be no deeper than they are wide and may or may not have roofs. See *Table 5.A*.

**Story:** a habitable level within a building, excluding an Attic or raised basement. See *Tables 5.D-F*.

**Street (ST):** a local urban Thoroughfare of low speed and capacity.

**Streetscreen:** a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See *Section 5.9.10.d*.

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

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

**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 7.A.a*.

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

**Townhouse:** See *Rowhouse*.

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

**Transect Zone:** One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See *Introduction*.

**Turning Radius:** the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the shorter the pedestrian crossing distance and the more slowly the vehicle is required to make the turn. See *Table 7.A.b*.

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

**Urbanized:** generally, developed. Specific to the SmartCode, developed at T3 (Sub-Urban) Density or higher.

**Variance:** a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (*Section 1.3*). Variances are granted by the Board of Adjustments per KRS 100.241 et seq. See *Section 1.5*.

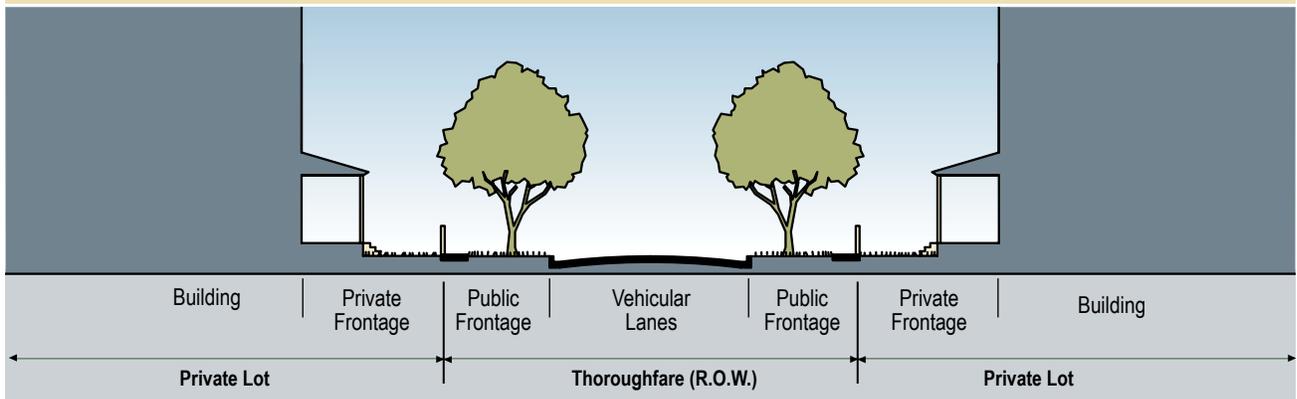
**Waiver:** a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent (*Section 1.3*). Waivers are granted administratively by the Town Architect. See *Section 1.5*.

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

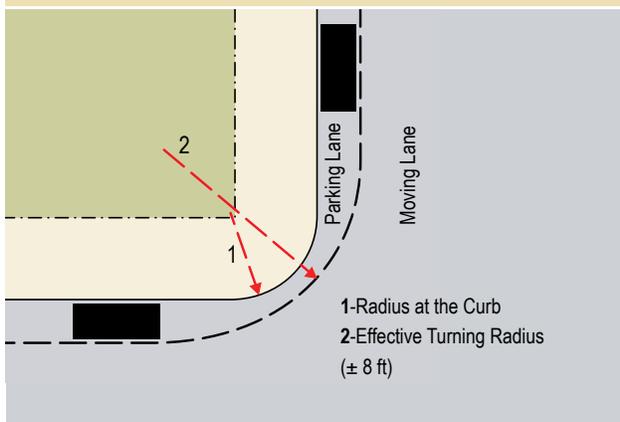
**Yield:** characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of Parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

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

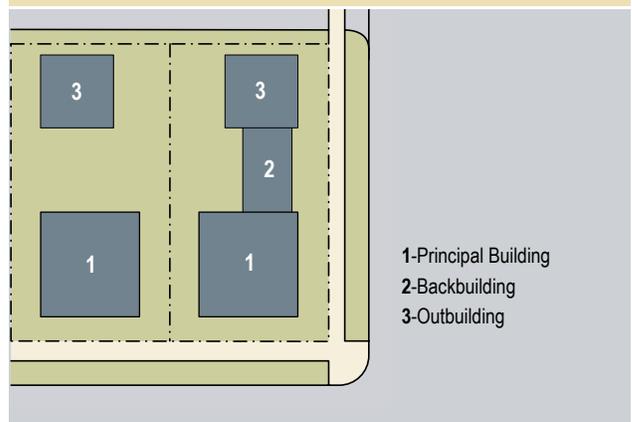
**a. THOROUGHFARE & FRONTAGES**



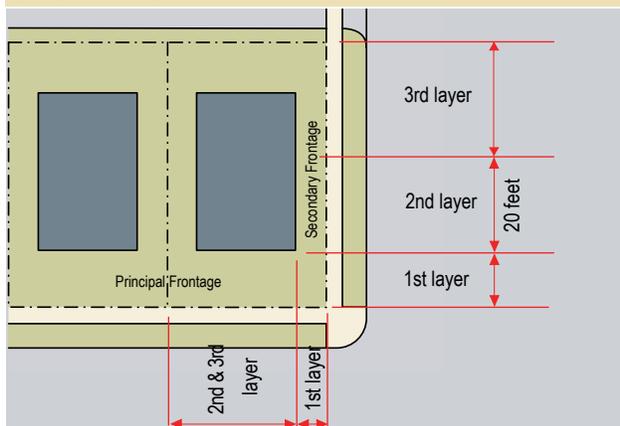
**b. TURNING RADIUS**



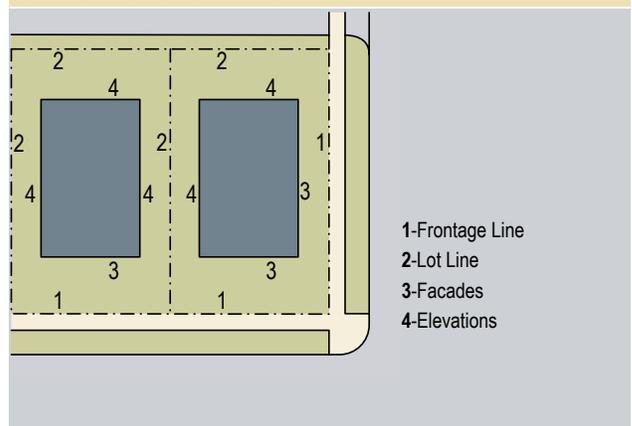
**c. BUILDING DISPOSITION**



**d. LOT LAYERS**



**e. FRONTAGE & LOT LINES**



**f. SETBACK DESIGNATIONS**

