

PART II

-LAND DEVELOPMENT REGULATIONS  
ARTICLE 7 – PLANNED MIXED-USE VILLAGE  
DIVISION 3. TRANSECT ZONES

---

**DIVISION 3. TRANSECT ZONES**

**Sec. 11.3.1. Purpose, Intent and General Standards.**

.....

11.3.1.D. General Standards.

1. Precedent images are for illustrative purposes only to demonstrate the intent of the standards. They are provided as examples, and shall not imply that every element in the image is permitted.
2. The allocation of Transect Zones and required Civic Open Space by percentage are based on gross area allocated transect zones within each neighborhood. Gross area transect zone allocation within neighborhoods does not include wetlands or areas designated with the T1 Transect.
3. Minimum Residential density is measured for the total net acres allocated to each Transect Zone within each neighborhoods. The net acre calculation does not include Right-of-Ways.
4. Accessory Dwelling Units do not constitute a separate unit for the purpose of calculating residential density.

.....

**Sec. 11.3.4. Neighborhood Types and Transect Zones Summary Charts.**

Tables 3-1 and Table 3-2 are set forth herein:

TABLE 3-1 NEIGHBORHOOD TYPE SUMMARY	Crossroads Neighborhood	General Neighborhood	Hamlet	Workplace District
<b>General Standards</b>				
Neighborhood Size	80—160 acres	70—160 acres	30—70 acres	125—250 acres
Max. Average Block Perimeter	1,800 ft	1,800 ft	1,800 ft	3,000 ft
<b>Allocation of Transect Zones</b>				
T1: Natural	no min.	no min.	35% min.	no min.
T2: Rural	no min.	no min.		no min.
T3: Edge	10—30 %	10—40%	10—50%	no min.
T4-R: General Restricted	30—60% (Mix of R/O)	20—40%	5—35%	5—15% (Mix of R/O)
T4-O: General Open		10—30%	5—15%	
T5: Mixed-Use Center	10—30% <sup>1</sup>	0—10%	not permitted	5—15%
SD-W: Workplace	not permitted	not permitted	not permitted	65—85%
C: Civic	5% min.	5% min.	5% min.	5% min.

Notes:

1. At least 500 linear feet of Frontage shall be ground floor Office or Retail use with a Shop front Frontage Type, exclusive of any grocery store Frontage.

2. Where a mix of T4 R/O transect is permitted, the minimum transect allocation may be achieved through either transect exclusively or a combination of both. When combined, minimum density shall be applied proportionally in the same percentage as the proposed transect area combination (e.g. if 40 acres of T4 have 30 acres of T4-O and 10 acres of T4-R, the T4-O acreage will have a minimum density of 20 du/ac and the 10 acres will have a minimum density of 12 du/ac).

....

TABLE 3-2 TRANSECT STANDARDS SUMMARY	T1: Natural	T2: Rural	T3: Edge	T4-R: General	T5: Mixed Use Center	SD-W: Workplace	C: Civic
				T4-O: General			
<b>Minimum Residential Density</b>							
By Right <sup>1</sup>	n/a	n/a	7 units/ac. Net	12 units/ac. Net (R) 20 units/ac. Net (O)	32 units/ac. Net	n/a	n/a
<b>Building Placement</b>							
Front Build-to-Zone	20' min.	20' min.	20' min.	6' min. to 18' max.	0' min. to 10' max.	20' min. to 60' max.	0' min.
Frontage Buildout (Front Street)	n/a	n/a	40% min.	60% min.	80% min.	40% min.	40% min.
Frontage Buildout (Side Street)	n/a	n/a	30% min.	30% min.	30% min.	30% min.	30% min.
Side Setback (mid-block)	30' min.	30' min.	8' min. <sup>3</sup>	0' min.	0' min.	15' min.	0' min.
Side Build-to-Zone (corner)	20' min.	20' min.	12' min.	6' min. to 18' max.	0' min. to 10' max.	15' min. to 40' max.	0' min.
Rear Setback (lot or Alley)	30' min.	30' min.	10' min.	5' min.	5' min.	15' min.	5' min.
<b>Lot and Block Standards</b>							
Maximum Block Perimeter	n/a	n/a	2,400 linear feet	2,000 linear feet	2,000 linear feet	3,000 linear feet	2,400 linear feet
Lot Width	n/a	n/a	40' min.	18' min., 200' max.	18' min., 180' max.	n/a	n/a
Lot Depth	n/a	n/a	80' min.	80' min., 300' max.	30' min., 180' max.	n/a	n/a
Lot Coverage <sup>2</sup>	n/a	no max.	60% max.	70% max. <sup>4</sup>	100% max.	60-80% max.	100% max.
<b>Building Heights</b>							
Building Height	n/a	1 Story min.	1 Story min.	16' min.	22' min.	22' min.	16' min.
	1 Story max.	2 Stories max.	2 Stories max.	3 Stories max.	3 Stories max.	40' max.	3 Stories max.
First Floor Height (Floor to Ceiling Clear)	n/a	9'	9'	12' min. (Comm.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	12' min.
Ground Floor Elevation (above sidewalk or finished grade)	n/a	6" max. (Comm.) 24" min. (Res.)	24" min. (Res.)	6" max. (Comm.) 24" min. (Res.)	6" max. (Comm.) 24" min. (Res.)	n/a (Industrial) 6" max. (Comm.) 24" min. (Res.)	n/a
<b>Parking Location</b>							
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid-block)	20' min.	5' min.	8' min.	0' min.	0' min.	5' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	20' min.	30' min.
Rear Setback	20' min.	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.
<b>Allowed Encroachments</b>							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch, Stoop	Shop front*, Forecourt, Gallery, Porch, Stoop (*T4-O Only)	Shop front, Forecourt, Gallery, Stoop	n/a	n/a

---

Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, <u>stoops, porches</u> and Other Frontage Elements	Balconies, Bay Windows, Awnings, <u>stoops, porches</u> and Other Frontage Elements	Balconies, Bay Windows, Awnings, <u>stoops, porches</u> and Other Frontage Elements	Balconies, Bay Windows, Awnings, <u>stoops, porches</u> and Other Frontage Elements	Balconies, Bay Windows, Awnings, <u>stoops, porches</u> and Other Frontage Elements
-----------------------------	-----	-----	---	---	---	---	---

Notes:

1. Accessory Dwelling Units do not constitute a separate unit for the purpose of calculating residential density.
2. See Division 1 for definition.
3. Accessory uses setback is 3 feet from property line
4. Lot coverage maximum is 90% with townhome or multi-family building type.

.....

**Sec. 11.3.5. Permitted Uses.**

Table 3-3: Permitted Uses

The allowable uses in each Transect Zone are as set forth in the Permitted Uses Table herein.

11.3.5.A. Only those land uses that are listed in Permitted Uses Table 3-3 are the allowed land uses in the PMUV. As a general consideration, land uses not listed in the table are prohibited unless the applicant applies for an Exception in accordance with Section 11.7.7

■ = By Right □ = By Warrant

**RESIDENTIAL TYPES**

	T1	T2	T3	T4-R	T4-O	T5	SD-W	C
Mixed Use Building/Block					■	■	■	
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■	■	
Live/Work Unit					■	■	■	
Townhouse				■	■	■	■	
Duplex House			■	■	■	■	■	
Courtyard House				■	■	■		
Sideyard House			■	■	■	■		
Cottage			■	■	■			
House			■	■	■			
Villa			■					
Accessory Dwelling Unit			■	■	■	■	■	
Farm Labor Housing		□						
Residential Convertible to Retail					■	■	■	

**LODGING**

Hotel (no room limit)						■	■	
Inn (up to 12 rooms)		□			■	■	■	
Bed & Breakfast (up to 5 rooms)		□	□	□	■	■		
Hostel					□	□		
School Dormitory				■	■	■	■	

**OFFICE**

Office Building					■	■	■	
Live-Work Unit				■	■	■	■	
Home Occupation			■	■	■	■	■	

Agricultural/Animal/ Veterinarian Facility		■			□	□	■	
--	--	---	--	--	---	---	---	--

....

CIVIC

	T1	T2	T3	T4-R	T4-O	T5	SD-W	C
Bus Shelter		■	■	■	■	■	■	■
Convention Center							□	
Conference Center		□				□	□	
Exhibition Center							□	
Fountain or Public Art			■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium		■						■
Parking Structure						■	■	
Playground		■						■
Sports Stadium							□	□
Surface Parking Lot		■		■	■	■	■	■
Religious Assembly			■	■	■	■	■	■
Government Building & Use								■

....



Sec. 11.3.6. T5 Mixed Use Center.

....

c. Building Form		
Height		
Main Building	22' min. <sup>1</sup>	F
	3 Stories max. <sup>1</sup>	F
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	G
Ground Floor Office/Retail Ceiling	14' min. clear	H
Ceiling Height	9' min. clear	I
<sup>1</sup> See Sec. 11.4.5. General Building Standards for more information		
Footprint		

Depth, ground floor commercial space:	35' min.	J
<b>d. Allowed Frontage Types</b>		
■ Shop front	■ Gallery	
■ <del>Fourcourt</del> Forecourt	■ Stoop	
*See General Standards for Frontage details.		
<b>e. Allowed Use Types</b>		
Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

....



**Sec. 11.3.7. T4-O General—Open.**

....

11.3.7.C. *Form.*

....

<b>a. Building Placement</b>		
<b>Setbacks</b>		
Front Build-to-Zone	6' min., 18' max.	A
Side Street Build-to-Zone	6' min., 18' max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D
<b>Frontage Buildout</b>		
Building Façade with Build-to-Zone		
Front Street Frontage	60% min.	
Side Street Frontage	30% min.	
Street Façades must be built to the BTZ for the first 30' on a corner.		E
<b>b. Lot and Block Standards</b>		
Maximum Block Perimeter	2,000 linear feet max.	
Lot Width	18' min., 200' max	
Lot Depth	80' min., 300' max	
Lot Coverage	70% max. (90% max. for townhome and multi-family building type)	

....

<b>c. Building Form</b>		
<b>Height</b>		

Main Building	16' min. <sup>1</sup>	F
	3 Stories max. <sup>1</sup>	F
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	G
Ground Floor Office/Retail Ceiling	12' min. clear	H
Ceiling Height	9' min. clear	I
<sup>1</sup> See Sec. 11.4.5. General Building Standards for more information		
<b>Footprint</b>		
Depth, ground floor commercial space:	35' min.	J
<b>d. Allowed Frontage Types*</b>		
■ Shop front	■ Gallery	
■ Fourcourt Forecourt	■ Stoop	
■ Porch		
*See General Standards for Frontage details.		
<b>e. Allowed Use Types</b>		
Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

....



**Sec. 11.3.8. T4-R General—Restricted.**

....

11.3.8.C. *Form.*

....

<b>a. Building Placement</b>		
<b>Setbacks</b>		
Front Build-to-Zone	6' min., 18' max.	A
Side Street Build-to-Zone	6' min., 18' max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D
<b>Frontage Buildout</b>		
Building Façade with Build-to-Zone		
Front Street Frontage	60% min.	
Side Street Frontage	30% min.	
Street Façades must be built to the BTZ for the first 30' on a corner.		E



b. Lot and Block Standards	
Maximum Block Perimeter	2,000 linear feet max.
Lot Width	18' min., 200' max
Lot Depth	80' min., 300' max
Lot Coverage	70% max. (90% max. for townhome and multifamily building type)

.....

c. Building Form		
Height		
Main Building	16' min. <sup>1</sup>	F
	3 Stories max. <sup>1</sup>	F
Ground Floor Elev. Above Sidewalk	Res. 24" min.	G
Ground Floor Ceiling Height	9' min. clear	H
Ceiling Height	9' min. clear	I

<sup>1</sup>See Sec. 11.4.5. General Building Standards for more information

d. Allowed Frontage Types	
■ <del>Shop front</del> <u>Porch</u>	■ Gallery
■ <del>Fourcourt</del> <u>Forecourt</u>	■ Stoop

\*See General Standards for Frontage details.

e. Allowed Use Types		
Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

.....



**Sec. 11.3.12. SD-W Workplace District.**

....

11.3.12.C. *Form.*

....

a. Building Placement		
Setbacks		
Front Build-to-Zone	20' min., 60' max.	A
Side Street Build-to-Zone	15' min., 40' max.	B
Interior Side Property Line Setback	15' min.	C
Rear Setback	15' min.	D
Note: Industrial lots that front toward a Civic Use shall position the building to front the Civic Use with parking, loading docks, and other service entries located to the side or rear.		
Frontage Buildout		
Building Façade along:		
Front Street Frontage	40% min.	
Side Street Frontage	30% min.	
b. Lot and Block Standards		
Maximum Block Perimeter	3,000 linear feet max.	
Lot Width	N/A	
Lot Depth	N/A	
Lot Coverage	<del>60</del> 80% max.	

....



**Sec. 11.3.13. Civic.**

....

Table 3-4: Appropriate Arrangements for Civic Open Spaces							
Civic Open Space Type	Typical Size	Transect Zone					
		T5	T4-O T4-R	T3	T2	T1	SD-W
Park	min. 2 acres			X	X	X	<u>X</u>
Green	0.255 to 2 acres	X	X	X			

Square	1,000 sf to 2 acres	X	X				X
Plaza	1,000 sf to 2 acres	X					
Playground	1,000 sf to 2 acres	X	X	X	X	X	X

....

11.3.13.D. *Civic Building Standards.*

....

<b>a. Building Placement</b>		
<b>Setbacks</b>		
Front Setback	0' min.	<b>A</b>
Side Street Setback	0' min.	<b>B</b>
Interior Side Property Line Setback	0' min.	<b>C</b>
Rear Setback	5' min.	<b>D</b>
<b>Frontage Buildout</b>		
Building Façade with Build-to-Zone		
Front Street Frontage	40% min.	
Side Street Frontage	30% min.	