

(B) Zones**(1) General Intent of zones.**

- (a) This Part establishes a set of form based zoning regulations that are tailored to a variety of situations. These zones allow mixed use development in a variety of contexts, ranging from new development on large, "Greenfield" sites, to neighborhood redevelopment, to infill development on small sites.

(b) Description of the Form Based Code zones.

1. Transit Oriented Development – Major Activity Center (TOD-MAC). These are Major Activity Centers as defined by the Comprehensive Plan characterized by high intensity employment, civic, retailing and entertainment development with a complementary mix of commercial and high density residential functions. The centers are compact and spatially concentrated, with a network of streets and pedestrian ways connected to existing or future transit facilities.
2. Transit Oriented Development – Community Activity Center (TOD-COM). These are Community Activity Centers as defined by the Comprehensive Plan that serve a relatively large area, to provide community-serving retail and services and high density residential. Densities and intensities are transit supportive, but are smaller in scale than the TOD-MAC, for Major Activity Centers. The TOD-COM can form a larger-scale nucleus of a neighborhood.
3. Mixed Use (MX). The MX zone supports pedestrian scale, principally mixed-use development that is integral to a Transit Corridor as defined by the Comprehensive Plan or an existing or future commercial or mixed use corridor, shopping center node or mixed use neighborhood. This zone can be used to establish commercial, mixed uses and medium to high density residential development that serves existing or planned residential neighborhoods.
4. Infill Development (ID). The ID zone provides a flexible standard to encourage the context-sensitive development of empty lots or the redevelopment of sites in substantially built up areas. It offers relief from rigid zoning, while ensuring the new development respects its surroundings and the compact, pedestrian friendly policies of the Comprehensive Plan and the Planned Growth Strategy.
5. Planned Neighborhood Development (PND). The PND zone permits the establishment of mixed use and residential neighborhoods on undeveloped sites or in developed or partially developed areas. These neighborhoods may include a mixed use center or may contain a network of smaller mixed use nodes that provide supportive commercial and civic functions. The Planned Neighborhood Development zone includes separate regulations for Village Center/Corridor, General, and Edge development that are integral parts of the PND zone.

(2) SU-1 Transit Oriented Development – Major Activity Center (TOD-MAC)



(a) Zone Intent.

1. Provides a mixture of high density residential, commercial and employment uses within a Comprehensive Plan designated Major Activity Center, future Major Activity Center or, rail or high capacity transit station or transfer point area.
2. Provides a compact urban form that is oriented to the pedestrian with uses that are dependent upon, or may generate, a relatively high level of transit usage.
3. Provides development standards characterized by a more intensely built-up environment that is oriented to pedestrians, but accommodating of automobiles. These standards include: limitations on conflicts between vehicles and pedestrians; minimum densities; interconnected street systems, buildings that are oriented to the street; mixed use that includes higher density residential; wrapped parking structures and on-street parking.

(b) Eligibility Criteria.

1. An application for a zone change to SU-1 TOD-MAC shall meet the following eligibility criteria:
 - a. A TOD-MAC zone shall be located in area designated in the Center and Corridors Plan as a Major Activity Center or a future Major Activity Center or identified high capacity transit station or transfer point areas.
 - b. The minimum area shall be 15 acres, including streets.

(c) Permitted/Prohibited Uses.

1. New multistory buildings shall devote a minimum 50% of the street facing, street level area to retail, commercial and service uses.
2. The following uses are not permitted:
 - a. Adult uses, except in areas previously zoned C-3, I-P, M-1, M-2 as of 2008.
 - b. M-2 Uses

(d) Permitted Building Types.

1. The following Building Types are permitted. See §14-16-3-20 (C)(1) for Building Type standards:

- a. Stacked Flats
- b. Courtyard Apartments
- c. Podium Building
- d. Live/Work Unit
- e. Flex Building
- f. Liner Building
- g. Drive-Through
- h. Light Industrial
- i. Warehouse
- j. Civic Institutional Building
- k. Structured Parking - No Ground Floor Uses
- l. Structured Parking - Ground Floor Uses

(e) Height.

1. The following Height limitations have been established to create a variety in building height:
 - a. Minimum Height: 2 stories / 26'
 - b. Maximum Height: Unlimited on 50% of block; No more than 7 stories / 91' on remaining 50%, with the following exception:
 - i. Within 75' of an abutting R-1 through R-T zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane measured from the property line.
 - c. §14-16-3-3(A) Height Regulations shall apply with the following exclusions:
 - i. §14-16-3-3(A) (4) Walls, Fences, Retaining Walls.

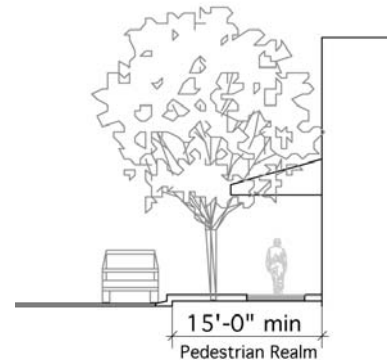
(f) Building Frontage Articulation.

1. The following standards are intended to create an environment that is pedestrian friendly by requiring building articulation that creates visual interest, relates to a pedestrian scale, and provides visibility both into and out of buildings, creates sidewalk activity and provides pedestrian comfort through sidewalk shading.
 - a. Ground story clear height. A ground floor story shall have a minimum 10' clear height.
 - b. Building entryways on streets. At least one entrance for each commercial/retail space shall have direct access to street or a street fronting court or plaza. All upper level office and residential spaces shall have a first floor lobby with direct access to street or a street fronting court or plaza.
 - c. Articulation on street facades. The Design Standards of the Zoning Code §14-16-13-18(D) shall apply to commercial, civic, institutional or multifamily building types regardless of length, with the following exceptions,
 - i. Art such as murals and sculptures will not require coordination with City Arts Program.
 - ii. §14-16-13-18(D)(2)(b) shall not apply. See Building Types §14-16-3-20 (C)(1) for standards.

- iii. Wall plan projection or recesses shall occur at least every 75 feet or as defined by building type. See Building Types §14-16-3-20 (C)(1) for standards.
- d. Shading Elements. Portals, awnings, canopies and overhangs are required for a minimum of 50% of the ground floor façade.
- e. Fenestration. Commercial uses are required to have 50% of the frontage length on the ground floor glazed to a minimum 8' high.
- f. Balconies and Portals. Shall have a minimum 10' vertical clearance.
- g. Corner lots. Shall address the corner in at least one of the following ways: location of main entrance at corner; articulation at corner of the building relating to the corner, i.e. curve, angle, step back or projection; or, tower element.

(g) Building Placement .

1. In order to create a usable pedestrian realm and to accommodate existing street design and utility easements where applicable, Building Placement is determined by the following criteria:
 - a. The pedestrian realm shall be a minimum of 15' from the back of curb. The intent is to create an aligned sidewalk condition that extends for at least the length of the block. (See §14-16-3-20 (C)(3)(a) for Pedestrian Realm Standards.)
 - b. Buildings shall be located at the edge of the pedestrian realm.
 - c. If the ROW extends beyond the 15' from the back of curb, buildings shall be placed at edge of ROW. The excess ROW shall be considered part of the Pedestrian Realm, and shall comply with §14-16-3-20 (C)(3)(a) Pedestrian Realm Standards.
 - d. Limited Existing Pedestrian Realm. Where the sidewalk width is limited by existing conditions, buildings may be placed in a manner that is responsive to the existing context of the area. However, at all times, a minimum 8' clear sidewalk shall be maintained.
 - e. Buildings shall not be placed in a public utility easement. If the utility easement is located outside the pedestrian realm, buildings shall be placed at the outside edge of the utility easement.
 - f. In addition, the following setbacks apply:
 - i. Side yard setback (minimum): 0'
 - ii. Rear setback (minimum): 5'
 - iii. Or as provided in the Building Type regulations (See §14-16-3-20 (C)(1))
 - g. Encroachments. See §14-16-3-20 (C)(3)(b) for Encroachment Standards.



(h) Usable Open Space.

1. Usable open space shall be provided as follows:

- a. For mixed use or apartment buildings: a minimum 5% of the site area shall be designated as usable open space in the form of patios, plazas, balconies, roof decks, courtyards or exterior walkways.
- b. Usable open space is not required if building is located within 600' of a park, plaza or other designated usable open space that is at least one acre in size and is accessible to the public.

(i) Street Design.

1. Block Size. Block perimeter for new development shall not exceed 1600 feet max. No block shall exceed 400' in length measured from curb to curb. Block lengths longer than 300' shall be provided with mid-block access points. If a development in a built up area exceeds these standards, mid-block access points shall be included in any redevelopment projects such that block lengths do not exceed 400'.
2. Street Types.
 - a. The following Street types shall be permitted for all new streets in a TOD-MAC zone, see §14-16-3-20 (C)(3)(d) for Street Type standards.
 - i. RA-18
 - ii. CS-62
 - iii. CS-84
 - iv. CS-100
 - v. AV-94
 - vi. BV-115
 - vii. BV-126
 - viii. BV-135-A
 - ix. BV-135-B

3. Alleys. See §14-16-3-20 (C)(3)(c) for Alley standards.

(j) Off-Street Parking.

1. Required Parking Calculations.
 - a. Non-residential: 1/2000
 - b. Residential: 1/unit
 - c. Shared Parking Facilities. Off-street parking requirements may be met by shared parking facilities located within 800 feet.
2. See §14-16-3-20 (C)(4) for additional Parking Standards.

(k) Service and Loading. See §14-16-3-20 (C)(8) for Screening standards.

(l) Landscape Standards.

1. Landscape standards shall be per the City of Albuquerque Zoning Code (§14-16-3-10) with the following exceptions:

a. Landscaping Area Requirements.

i. In recognition of the compact urban character of TOD MAC development, the total landscape area required for each development shall be a minimum 5% of the net lot area.

ii. See §14-16-3-20 (C)(9) for additional Landscape standards.

(m) Lighting Standards. See §14-16-3-20 (C)(5) for Lighting Standards.

(n) Signage. The following sign types are allowed (see §14-16-3-20 (C)(6)) for Signage Types standards):

a. Building Signs

b. Freestanding sign.

c. Flag mounted or Hanging.

d. Auxiliary Signs

e. Special Signs.

f. Wayfinding Signage

g. Building Address

(3)SU-1 Transit Oriented Development – Community Activity Center (TOD-COM)



(a) Zone Intent.

1. Provides a mixture of high density residential, commercial, entertainment, civic, and employment uses within a designated or planned Community Activity Center, identified rail or other high capacity transit station areas, transit transfer points and transit corridors.
2. Is characterized by a more intensely built-up environment and pedestrian orientation, while accommodating automobiles and active areas of shops and related commercial activities. Provides an interconnected street system; buildings oriented to the public street; mixed use including higher density residential; wrapped parking structures and on street parking.

(b) Eligibility Criteria.

1. An application for a zone change to SU-1 TOD-COM shall meet the following eligibility criteria:
 - a. A TOD-COM zone shall be located in an Comprehensive Plan designated Community Activity Center or future Community Activity Center or,
 - b. Areas mapped as SC (shopping center) Sites are eligible for TOD-COM,
 - c. The minimum area shall be 5 acres, including streets.

(c) Permitted/Prohibited Uses.

1. Any new mixed use, multistory buildings shall devote a minimum of 50% of street level, street facing area to retail, commercial and services uses.
2. The following uses are not permitted:
 - a. Adult uses, except in areas previously zoned C-3, I-P, M-1, M-2 as of 2008.
 - b. M-2 Uses

(d) Permitted Building Types.

1. The following Building Types are permitted. See §14-16-3-20 (C)(1) for Building Type standards.
 - a. Stacked Flats
 - b. Terrace Apartments
 - c. Courtyard Apartments
 - d. Podium Building
 - e. Live/Work Unit

- f. Flex Building
- g. Liner Building
- h. Drive-Through
- i. Light Industrial
- j. Warehouse
- k. Civic Institutional Building
- l. Structured Parking - No Ground Floor Uses
- m. Structured Parking - Ground Floor Uses

(e) Height.

1. The following height limitations have been established to create a variety in building heights.
 - a. Minimum Height: 2 stories / 26'
 - b. Maximum Height: 4 stories/52' with the following exception,
 - i. Within 75' of an abutting R-1through R-T zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane measured from the property line.
 - c. §14-16-3-3(A) Height Regulations shall apply with the following exclusions:
 - i. §14-16-3-3(A)(4) Walls, Fences, Retaining Walls.

(f) Building Frontage Articulation.

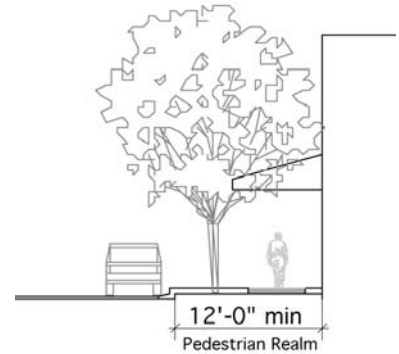
1. The following standards are intended to create an environment that is pedestrian friendly by requiring building articulation that creates visual interest, relates to a pedestrian scale, and provides visibility both into and out of buildings, creates sidewalk activity and provides pedestrian comfort through sidewalk shading.
 - a. Ground story clear height. A ground floor story shall have a minimum 10' clear height.
 - b. Building entryways on streets. At least one entrance for each commercial/retail space shall have direct access to street. All upper level office and residential spaces shall have a first floor lobby with direct access to street.
 - c. Articulation on street facades. The Design Standards of the Zoning Code §14-16-13-18(D) shall apply to all building types with the following exceptions,
 - i. Art such as murals and sculptures will not require coordination with City Arts Program.
 - ii. §14-16-13-18(D)(2)(b) shall not apply. See §14-16-3-20 (C)(1) Building Types for standards.
 - iii. Wall plan projection or recesses shall occur at least every 75 feet or as defined by building type. See Building Types §14-16-3-20 (C)(1) for standards.
 - d. Shading Elements. Portals, awnings, canopies and overhangs are required for a minimum of 75% of the ground floor façade.

- e. Fenestration. Commercial uses are required to have 75% of the frontage length on the ground floor glazed to a minimum 8' high.
- f. Balconies and Portals. Shall have a minimum 10' vertical clearance.
- g. Corner lots. Shall address the corner in at least one of the following ways: location of main entrance at corner; articulation at corner of the building relating to the corner, i.e. curve, angle, step back or projection; or, tower element.

(g) Building Placement..

1. In order to create a usable pedestrian realm and to accommodate existing street design and utility easements where applicable, Building Placement is determined by the following criteria:

- a. The pedestrian realm shall be a minimum of 12' from the back of curb. The intent is to create an aligned sidewalk condition that extends for at least the length of the block. (See §14-16-3-20 (C)(3)(a) for Pedestrian Realm Standards.)
- b. Buildings shall be located at the edge of the pedestrian realm.
- c. If the ROW extends beyond the 12' from the back of curb, buildings shall be placed at edge of ROW. The excess ROW shall be considered part of the Pedestrian Realm, and shall comply with §14-16-3-20 (C)(3)(a) Pedestrian Realm Standards.
- d. Limited Existing Pedestrian Realm. Where the sidewalk width is limited by existing conditions, buildings may be placed in a manner that is responsive to the existing context of the area. However, at all times, a minimum 8' clear sidewalk shall be maintained.
- e. Buildings shall not be placed in a public utility easement. If the utility easement is located outside the pedestrian realm, buildings shall be placed at the outside edge of the utility easement.
- f. In addition, the following setbacks apply:
 - i. Side yard setback (minimum): 0'
 - ii. Rear setback (minimum): 5'
 - iii. Or as provided in the Building Type regulations (See §14-16-3-20 (C)(1))
- g. Encroachments. See §14-16-3-20 (C)(3)(b) for Encroachment standards.



(h) Usable Open Space.

1. Usable open space shall be provided as follows:
 - a. For apartment buildings: a minimum 10% of the site area shall be designated as usable open space in the form of patios, plazas, balconies, roof decks, or courtyards or exterior walkways.

- b. Usable open space is not required for properties if located within 400' of a park, plaza or other designated usable open space is at least one-half acre in size and is accessible to the public.

(i) Street Design.

- 1. Block Size. Block perimeter for new development shall not exceed 2000 feet max. No block shall exceed 600' in length, measure from curb to curb. Block lengths longer than 360' shall be provided with mid-block access points. If a development in a built up area exceeds these standards, mid-block access points shall be included in any redevelopment projects such that block lengths do not exceed 400'.

- 2. Street Types.

- a. The following Street types shall be permitted for all new streets in a TOD-COM zone, See §14-16-3-20 (C)(3)(d) for Street Type standards:

- i. RA-18
 - ii. CS-62
 - iii. CS-84
 - iv. CS-100
 - v. AV-94
 - vi. BV-115
 - vii. BV-126
 - viii. BV-135-A
 - ix. BV-135-B

- 3. Alleys. See §14-16-3-20 (C)(3)(c) for Alley standards.

(j) Off-street Parking.

- 1. Required Parking Calculations

- a. Non-residential: 1/1500
 - b. Residential: 1/unit
 - c. Shared Parking Facilities. Off-street parking requirements can be met by shared parking facilities located within 600 feet.
 - d. See §14-16-3-20 (C)(4) for additional Parking Standards.

(k) Service and Loading. See §14-16-3-20 (C)(8) for Screening Standards.

(l) Landscape Standards.

- 1. Landscape standards shall be per the City of Albuquerque Zoning Code (§14-16-3-10) with the following exceptions:
 - a. Landscaping Area Requirements.

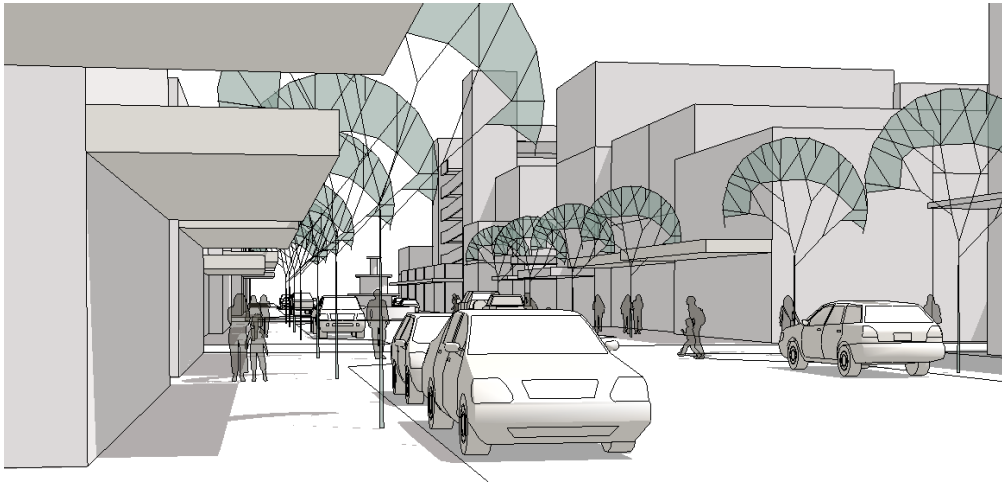
- i. In recognition of the compact urban character of TOD COM development, the total landscape area required for each development shall be a minimum 5% of the net lot area.
- ii. See §14-16-3-20 (C)(9) for additional Landscape standards.

(m) Lighting Standards. See §14-16-3-20 (C)(5) for Lighting Standards.

(n) Signage.

- 1. The following sign types are allowed (see §14-16-3-20 (C)(6) for Signage Types standards):
 - a. Building Signs
 - b. Freestanding sign.
 - c. Flag mounted or Hanging.
 - d. Auxiliary Signs
 - e. Special Signs.
 - f. Wayfinding Signage
 - g. Building Address

(3) SU-1 Mixed Use Zone (MX)



(a) Zone Intent.

1. Provides a mixed use environment with medium to high density residential, shopping, service, office, and entertainment uses along a Comprehensive Plan designated Transit, Enhanced Transit Corridor and Express Corridor or, in redeveloping nodal or strip shopping centers, or in a planned commercial corridor or mixed use node.
2. Is designed for locations within walking or biking distance of residential areas and connected to them by pedestrian and biking facilities.

(b) Eligibility Criteria.

1. An application for a zone change to SU-1 MX shall meet the following eligibility criteria:
 - a. Existing parcel zoning is O-1, C-1, C-2, C-3 or corresponding SU-1 or SU-2 zones.
 - b. Existing parcel zoning is I-P, M-1 M-2 and
 - i. lot size is at least two acres or,
 - ii. zone area can be developed in a manner that integrates with adjacent development.
 - c. The MX Zone shall apply to corridor commercial, nodal or strip shopping areas when a center is being substantially rehabilitated or reconstructed and another Form Based Code zone is not applied to the site.

(c) Permitted/Prohibited Uses.

1. The following uses are not permitted:
 - a. Adult uses, except in areas previously zoned C-3, I-P, M-1, M-2 as of 2008.
 - b. M-1 Uses
 - c. M-2 Uses

(d) Permitted Building Types.

1. The following building types are permitted. See §14-16-3-20 (C)(1) for Building Type standards.

- a. Stacked Flats
- b. Terrace Apartments
- c. Courtyard Apartments
- d. Podium Building
- e. Live/Work Unit
- f. Flex Building
- g. Liner Building
- h. Drive-Through
- i. Standalone Commercial/Office Building
- j. Light Industrial
- k. Warehouse
- l. Civic Institutional Building
- m. Structured Parking - No Ground Floor Uses
- n. Structured Parking - Ground Floor Uses

(e) Height.

1. The following Height limitations have been established to create a variety in building heights.

- a. Maximum Height: 4 stories/ 52' with the following exception
 - i. Within 75' of an abutting R-1 through R-T zone and corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane measured from the property line
- b. §14-16-3-3(A) Height Regulations shall apply with the following exclusions:
 - i. §14-16-3-3(A)(4) Walls, Fences, Retaining Walls.

(f) Building Frontage and Articulation.

1. The following standards are intended to create an environment that is pedestrian friendly by requiring building articulation that creates visual interest, relates to a pedestrian scale, and provides visibility both into and out of buildings, creates sidewalk activity and provides pedestrian comfort through sidewalk shading.

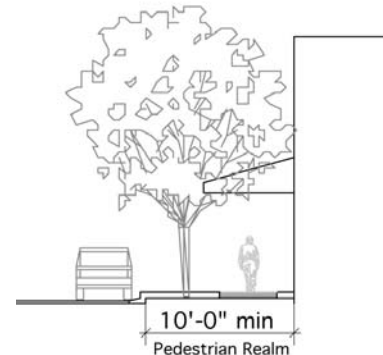
- a. Ground story clear height for commercial/retail spaces. A ground floor story shall include a minimum 10' clear height.
- b. Building entryways on streets. At least one entrance for each commercial/retail space shall have direct access to street or street fronting courtyard or plaza. All upper level office and residential spaces shall have a first floor lobby with direct access to street or street fronting courtyard or plaza.
- c. Articulation on street facades. The Design Standards of the Zoning Code §14-16-13-18(D) shall apply with the following exceptions,

- i. Art such as murals and sculptures will not require coordination with City Arts Program.
- ii. §14-16-13-18(D)(2)(b) shall not apply. See §14-16-3-20 (C)(1) Building Types for standards.
- iii. Wall plan projection or recesses shall occur at least every 75 feet or as defined by building type. See Building Types §14-16-3-20 (C)(1) for standards.
- d. Shading Elements. Shading Elements. Portals, awnings, canopies and overhangs are required for a minimum of 75% of the ground floor façade.
- e. Fenestration. Commercial uses are required to have 75% of the frontage length on the ground floor glazed to a minimum 8' high.
- f. Balconies and Portals. Shall have a minimum 10' vertical clearance.
- g. Corner lots. Shall address the corner in at least one of the following ways: location of main entrance at corner; articulation at corner of the building relating to the corner, i.e. curve, angle, step back or projection; or, tower element.

(g) Building Placement .

1. In order to create a usable pedestrian realm and to accommodate existing street design and utility easements where applicable, Building Placement is determined by the following criteria:

- a. The pedestrian realm shall be a minimum of 10' from the back of curb. The intent is to create an aligned sidewalk condition that extends for at least the length of the block. (See §14-16-3-20 (C)(3)(a) for Pedestrian Realm standards.)
- b. Buildings shall be located at the edge of the pedestrian realm.
- c. If the ROW extends beyond the 10' from the back of curb, buildings shall be placed at edge of ROW. The excess ROW shall be considered part of the Pedestrian Realm, and shall comply with §14-16-3-20 (C)(3)(a) Pedestrian Realm Standards.
- d. Limited Existing Pedestrian Realm. Where the sidewalk width is limited by existing conditions, buildings may be placed in a manner that is responsive to the existing context of the area. However, at all times, a minimum 6' clear sidewalk shall be maintained.
- e. Buildings shall not be placed in a public utility easement. If the utility easement is located outside the pedestrian realm, buildings shall be placed at the outside edge of the utility easement.



- a. In addition, the following setbacks apply:
 - i. Side yard setback (minimum): 0'
 - ii. Rear setback (minimum): 10'
 - iii. Or as provided in the Building Type Standards (See §14-16-3-20 (C)(1))
- b. Encroachments into the ROW, see §14-16-3-20 (C)(3)(b) for Encroachment standards.

(h) Usable Open Space.

- 1. Usable open space shall be provided as follows:
 - a. For apartment buildings: a minimum 15% of the site area shall be designated as usable open space in the form of patios, plazas, exterior walkways, balconies, roof decks or courtyards.
 - b. Usable open space is not required for mixed-use or non-residential properties if located within 300' of a park, plaza or other designated usable open space that is at least one acre in size is accessible to the public.

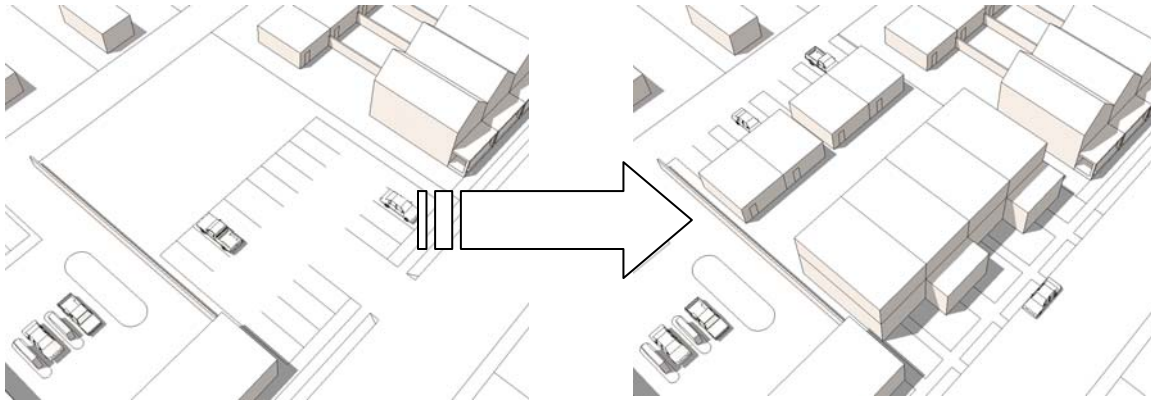
(i) Street Design.

- 1. Block Size. Block perimeter for new development shall not exceed 2000 feet max. No block shall exceed 600' in length, measure from curb to curb. Block lengths longer than 360' shall be provided with mid-block access points. If a development in a built up area exceeds these standards, mid-block access points shall be included in any redevelopment projects such that block lengths do not exceed 400'.
- 2. Street Types
 - a. The following Street Types shall be permitted (see §14-16-3-20 (C)(3)(d) for Street Type standards):
 - i. RA-18
 - ii. CS-62
 - iii. CS-84
 - iv. CS-100
 - v. AV-94
- 3. Alleys. See §14-16-3-20 (C)(3)(c) for Alley standards.

(j) Off-Street Parking.

- 1. Required Parking Calculations.
 - a. Ground Floor Non-residential: 1/1000
 - b. Residential: 1/unit
 - c. On-street parking may count for off-street requirements.
 - d. Shared Parking Facilities. Off-street parking requirements may be met shared parking facilities located within 300 feet.

- e. See §14-16-3-20 (C)(4) for additional Parking Standards.
- (k) Service and Loading. See §14-16-3-20 (C)(8) for Screening standards.
- (l) Landscape Standards.
 - 1. Landscape standards shall be per the City of Albuquerque Zoning Code (§14-16-3-10) with the following exceptions:
 - a. Landscaping Area Requirements.
 - i. The total landscape area required for each development shall be a minimum 10% of the net lot area.
 - ii. See §14-16-3-20 (C)(9) for additional Landscape standards.
- (m) Lighting Standards. See §14-16-3-20 (C)(5) for Lighting Standards.
- (n) Signage Standards.
 - 1. The following signs shall be permitted. See §14-16-3-20 (C)(6) for Signage Types.
 - a. Building Signs.
 - b. Freestanding sign.
 - c. Flag mounted or Hanging.
 - d. Auxiliary Signs
 - e. Special Signs.
 - f. Wayfinding Signage
 - g. Building Address

(4) SU-1 Infill Development Zone (ID)**(a) Zone Intent.**

1. The primary purpose of the ID zone is to integrate infill development into the context of the built environment.
2. In order to encourage infill development, while protecting the neighborhood context, the regulations for ID zone include reduced front and side setbacks; reduced parking requirements; design standards; and access requirements.
3. The ID zone provides opportunities to introduce neighborhood commercial uses such as a corner store, barber shop, bakery, into existing residential areas.

(b) Eligibility Criteria.

1. An application for a zone change to SU-1 ID shall meet the following eligibility criteria:
 - a. May be used in an existing neighborhood,
 - b. Existing parcel zoning is R-1, R-2, R-3, R-D, O-1, C-1 with the following addition,
 - i. Lots with existing R-1 shall be located on a corner,
 - c. On streets designated Collector or higher,
 - d. Minimum ID parcel size: none,
 - e. Maximum ID parcel size: 3 acres, not including streets.

(c) Permitted/Prohibited uses.

1. Permissive Uses.
 - a. R-2 Permissive Uses
 - b. C-1 Permissive uses with the following prohibitions:
 - i. Antenna

- ii. Park and ride temporary facilities
- iii. Public Utility structure
- iv. Retail Sales of Auto parts and supply
- v. Retail Sale of Gasoline, oil, liquefied petroleum gas, including outside sales
- vi. Drive-in facilities
- vii. Car washing
- viii. Parking lot
- ix. Off premise sign

(d) Permitted Building Types.

1. The following Building Types are permitted, see §14-16-3-20 (C)(1) for Building Types standards:
 - a. Detached Single-Family Dwelling Unit
 - b. Sideyard
 - c. Rowhouse And Courtyard Rowhouse
 - d. Accessory Unit/Carriage House
 - e. Duplex/Triplex/Fourplex
 - f. Stacked Flats
 - g. Terrace Apartments
 - h. Courtyard Apartments
 - i. Podium Building
 - j. Live/Work Unit
 - k. Flex Building
 - l. Liner Building
 - m. Standalone Commercial/Office Building
 - n. Civic Institutional Building

(e) Height.

1. Building heights shall not exceed the maximum height of the zoning in place prior to the zone change to SU-1 ID with the following exception,
 - a. Within 75' of an abutting R-1 through R-T zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane measured from the property line.
2. §14-16-3-3(A) Height Regulations shall apply with the following exclusions:
 - a. §14-16-3-3(A)(4) Walls, Fences, Retaining Walls.

(g) Building Frontage and Articulation.

1. The following standards are intended to create an environment that is pedestrian friendly by requiring building articulation that creates visual interest, relates to a pedestrian scale, and provides visibility both into and out of buildings, creates sidewalk activity and provides pedestrian comfort through sidewalk shading.
 - a. Ground story clear height. A ground floor story shall include a minimum 10' clear height.
 - b. Building entryways on streets. At least one entrance for each commercial/retail space shall have direct access to street or street fronting courtyard or plaza. All upper level

office and residential spaces shall have a first floor entrance with direct access to street or street fronting courtyard or plaza.

- c. Articulation on street facades. The Design Standards of the Zoning Code §14-16-13-18(D) shall apply to all building types with the following exceptions,
 - i. Art such as murals and sculptures will not require coordination with City Arts Program.
 - ii. §14-16-13-18(D)(2)(b) shall not apply. See §14-16-3-20 (C)(1) Building Types for standards.
 - iii. Wall plan projection or recesses shall occur at least every 75 feet or as defined by building type. See Building Types §14-16-3-20 (C)(1) for standards.
- d. Shading Elements. Portals, awnings, canopies and overhangs are required for a minimum of 75% of the ground floor façade.
- e. Fenestration. Commercial uses are required to have 75% of the frontage length on the ground floor glazed to a minimum 8' high.
- f. Balconies and Portals. Shall have a minimum 10' vertical clearance.
- g. Corner lots. Shall address the corner in at least one of the following ways: location of main entrance at corner; articulation at corner of the building relating to the corner, i.e. curve, angle, step back or projection; or, tower element.

(g) Building Placement .

- 1. Building setback shall be 0' to 15' from the front property line, or at edge of public utility easement if located outside the maximum setback.

(h) Usable Open Space.

- 1. Usable open space shall be provided as follows:
 - a. For apartment buildings: a minimum 15% of the site area must be designated as usable open space in the form of patios, plazas, balconies, roof decks, courtyards or exterior walkways.
 - b. Usable open space is not required for mixed-use or non-residential properties if located within 200' of a park, plaza or other designated usable open space that at least one acre in size and is accessible to the public.

(i) Street Design.

- 1. The following Street Types shall be permitted. See §14-16-3-20 (C)(3)(d) for Street Type standards.
 - a. RA-18
 - b. L-24
 - c. CS-62
 - d. CS-84

- e. CS-100
- f. AV-94

2. Alleys. See §14-16-3-20 (C)(3)(c) for Alley standards.

(j) Off-Street Parking.

1. Required Parking Calculations

- a. Ground Floor Non-residential: 1/1000
- b. Residential: 1/unit
- c. Shared Parking Facilities. Off-street parking requirements can be met by parking spaces located in a shared parking facility located within 200 feet.
- d. See §14-16-3-20 (C)(4) for additional Parking Standards.

(k) Service and Loading. See 14-16-3-20 (C)(8) for Screening standards.

(l) Landscape Standards. See §14-16-3-20 (C)(9) for Landscape standards.

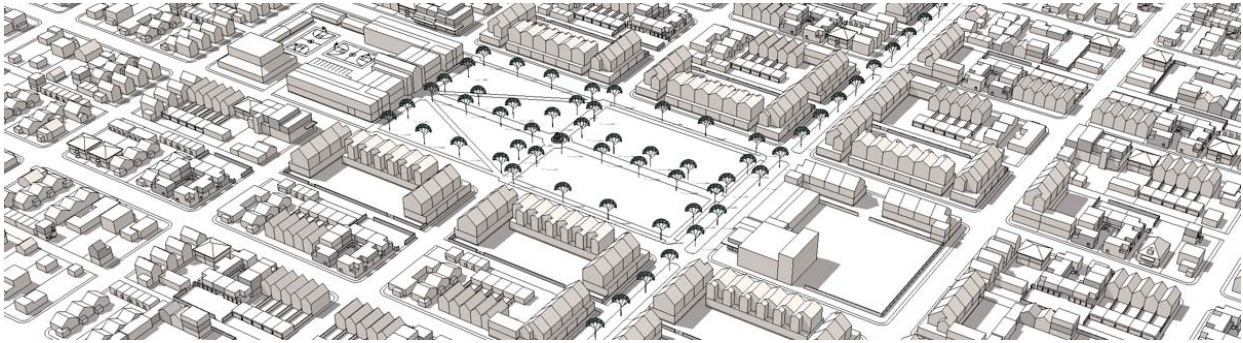
(m) Lighting Standards. See §14-16-3-20 (C)(5) for Lighting standards.

(n) Signage Standards.

1. The following signs shall be permitted. See §14-16-3-20 (C)(6) for Signage Types:

- a. Building Signs.
- b. Freestanding sign.
- c. Flag mounted or Hanging.
- d. Auxiliary Signs
- e. Special Signs.
- f. Wayfinding Signage
- g. Building Address

- (4) SU-1 Planned Neighborhood Development (PND) with the following sub areas: PND-C (Center/Corridor), PND-G (General), and PND-E (Edge)



(a) Zone Intent.

1. Neighborhoods that include a variety of housing types with neighborhood retail, service and recreational opportunities, within walking and bicycling distance.
2. Central or corridor commercial, residential, entertainment, public, office and mixed use areas that create destination points for purposeful walking and biking trips.
3. A central park/plaza area, with improved parks or civic spaces.
4. Mixed density residential with centralized higher density/mixed use areas.
5. Buildings oriented toward streets, plazas and parks.
6. Interconnected pedestrian and traffic routes.
7. Street characteristics that slow the speed of motorized vehicles while encouraging safe and convenient pedestrian travel.
8. A transportation network that balances pedestrian, bicycle and motorized vehicle use.

(b) Eligibility Criteria.

1. An application for a zone change to SU-1 PND shall meet the following eligibility criteria:
 - a. A PND zone is best suited to areas which are undeveloped or large acreage tracks which can be substantially redeveloped.
 - b. An application for a PND area shall include a land area of a minimum 20 acres.
 - c. Is accessible by existing or future transit routes.
 - d. Consist of a PND - Center/corridor, a PND –General and a PND - Edge.
 - i. PND –Center/corridor (PND-C). The area of the PND with higher density mixed used development which shall be at least 10% of the PND by acreage.
 - ii. PND –General (PND-G). The General mixed-use area of a PND which shall abut the Center/corridor and which shall be at least 20% of the PND by acreage.
 - iii. PND –Edge (PND-E). The area of PND which transitions to the context of surrounding area which shall be at least 10% of the PND by acreage.
2. A Phasing Plan shall be submitted as part of the Site Plan for Form Based Code for the PND zone. As the intent of the PND zone is to create neighborhood commercial areas in conjunction with residential development, the Phasing Plan may provide for construction of

the Center/Corridor at any time; however, the Phasing Plan shall not permit the issuance of certificates of occupancy for the last 25% of the dwelling units in the PND until the Center/Corridor is at least 50% completed. If the applicant consents and the condition is made a part of an enforceable Development Agreement, the restriction on certificates of occupancy can be changed to a restriction on the sale of the dwelling units. In established area applications, the Phasing Plan may be modified or eliminated.

(c) Permitted/Prohibited Uses.

1. The following uses are not permitted:
 - a. Adult uses, except in areas previously zoned C-3, I-P, M-1, M-2 as of 2008.
 - b. M-1 Uses
 - c. M-2 Uses

(d) Permitted Building Types.

1. The following Building Types are permitted. See §14-16-3-20 (C)(1) for Building Type standards:

	PND- Center	PND- General	PND -Edge
Detached Single-Family Dwelling Unit	•	•	•
Sideyard	•	•	•
Rowhouse And Courtyard Rowhouse	•	•	•
Accessory Unit/Carriage House	•	•	•
Duplex/Triplex/Fourplex	•	•	•
Stacked Flats	•	•	•
Terrace Apartments	•	•	•
Courtyard Apartments	•	•	•
Podium Building	•	•	•
Live/Work Unit	•	•	•
Flex Building	•	•	•
Liner Building	•	•	•
Drive-Through	•		•
Standalone Commercial/Office Building	•		•
Light Industrial	•		•
Civic Institutional Building	•		•
Structured Parking - Ground Floor Uses	•		•

(e) Densities, Intensities, and Height.

1. In established area applications, densities, intensities and height may be modified up to 20%.

	Center/corridor	General	Edge
Minimum Average Residential Density*	20 dwelling units per acre	12 dwelling units per acre	Varies: 2-6 dwelling units/acre when transitioning to an adjacent single family zone; up to 20 du/acre when transitioning to an adjacent multi-family or commercial zone
Maximum Average Residential Density*	40 dwelling units per acre	20 dwelling units per acre	Varies: 6 dwelling units/acre per acre when transitioning to an adjacent single family zone; up to 40 du/acre when transitioning to an adjacent multifamily or commercial zone
Minimum Average FAR	0.3	0.3	none
Minimum Height	2 stories / 26' on at least 70% of block face	2 stories / 26' on at least 70% of block face	none
Maximum Height	4 stories / 52' Within 75' of the property line of a single family zone, a development's building shall not exceed 2 stories / 26' in height	3 stories / 39' Within 75' of the property line of a single family zone, a development's building shall not exceed 2 stories / 26' in height	Varies: 2 stories / 26' within 75' of single family zone; up to 4 stories/52' feet when transitioning to an adjacent multifamily or commercial zone

* When the average density is calculated for two or more parcels, the average calculated must fall within the range of "Minimum Average" and "Maximum Average" contained in the Residential Density and Floor Area Ratio (FAR) standards in the table above. For an individual parcel (or a lot without subdivision) the Minimum Average is the Minimum and the Maximum Average is the maximum density allowed.

(f) Building Frontage Articulation.

1. The following standards are intended to create an environment that is pedestrian friendly by requiring building articulation that creates visual interest, relates to a pedestrian scale, and provides visibility both into and out of buildings, creates sidewalk activity and provides pedestrian comfort through sidewalk shading.
 - a. Ground story clear height. A ground floor story shall have a minimum 10' clear height.
 - b. Building entryways on streets. At least one entrance for each commercial/retail space shall have direct access to street. All upper level office and residential spaces shall have a first floor lobby with direct access to street.
 - c. Articulation on street facades. The Design Standards of the Zoning Code §14-16-13-18(D) shall apply to all building types with the following exceptions,

- i. Art such as murals and sculptures will not require coordination with City Arts Program.
- ii. §14-16-13-18(D)(2)(b) shall not apply. See §14-16-3-20 (C)(1) Building Types for standards.
- iii. Wall plan projection or recesses shall occur at least every 75 feet or as defined by building type. See Building Types §14-16-3-20 (C)(1) for standards.
- d. Shading Elements. Portals, awnings, canopies and overhangs are required for a minimum of 75% of the ground floor façade.
- e. Fenestration. Commercial uses are required to have 75% of the frontage length on the ground floor glazed to a minimum 8' high.
- f. Balconies and Portals. Shall have a minimum 10' vertical clearance.
- g. Corner lots. Shall address the corner in at least one of the following ways: location of main entrance at corner; articulation at corner of the building relating to the corner, i.e. curve, angle, step back or projection; or, tower element.

(g) Building Placement.

1. Setbacks. The front, rear, and side setback requirements in the PND are as follows:

- a. PND - Center (PND-C)

Front setback (minimum)	0'
Front setback (maximum)	15'
Side street setback (minimum):	0'
Side yard setback (minimum):	0'
Rear setback (minimum)	5'
- b. PND –General (PND-G)

Front setback (minimum):	0'
Front setback (maximum):	20'
Side street setback (minimum):	0'
Side yard setback (maximum):	10'
Rear setback (minimum)	10'
- c. PND - Edge (PND-E)

Front setback (minimum):	0-15'
Front setback (maximum):	20'
Side street setback (minimum):	0'-5'
Side yard setback (minimum):	10'
Rear setback (minimum)	10'

Garage setback shall be a minimum of 10' from building façade.

(h) Open Space/Civic Space.

1. In established area applications, these requirements may be modified by up to 20%.

2. The land area and locational requirements for civic spaces in the PND are as follows:
 - a. A minimum 20% of the designated Center or Corridor area shall be developed as public parks, plazas or squares. This acreage may be divided into more than one site.



3. Usable Open Space shall be provided as follows:
 - a. Apartment buildings: a minimum 15% of the site area must be designated as usable open space in the form of patios, plazas, balconies, roof decks, exterior walkways or courtyards.
 - b. Usable open space is not required apartment buildings if located within 200' of a park, plaza or other designated usable open space that is accessible to the public.

(i) Street Design.

1. Block perimeter shall be limited to 2000 ft max measured curb to curb. Maximum Block length is 600'. For mixed use or commercial streets one mid block access is required at 300'.
2. Street Types.
 - a. The following Street Types shall be permitted for all new streets in a PND zone. See Part C for Street Type standards:

	PND – Center/Corridor	PND - General	PND - Edge
RA-18	•	•	•
L-24	•	•	•
CS-62	•	•	•
CS-84	•	•	•
CS-100	•	•	•
AV-94	•	•	•
BV-115	•	•	•
BV-126	•	•	•
BV-126	•	•	•
BV-135-A	•	•	•
BV-135-B	•	•	•

(j) Off-street Parking.

1. In established area applications, these standards may be modified by up to 20%.
 - a. Parking spaces shall either be internal to a block or in designated parking areas.

- b. Parking is not allowed to front across the street from any lot that is part of an Edge Zone or an existing single-family zoning district. This restriction does not apply if the parking is behind residential units.
- c. Parking areas that share rear or side lot lines with a single-family zoning district shall be screened from view at the street and shared lot line with a solid wall, landscape buffer, or other means. Height of screening is required to be a minimum of five (5) feet and maximum of eight (8) feet. Walls shall not exceed three (3) feet within 20' of the front property line.
- d. Parking access points are not permitted within 50' of a street intersection, measured from the curb. Access to parking interior to the block from street shall not exceed 16' in width. No more than one access point is permitted on each block face.

3. Required Parking Calculations.

- a. Non-residential: 1/500
- b. Residential: 1/unit
- c. On-street parking may count for off-street requirements.
- d. Shared Parking Facilities. Off-street parking requirements may be met by shared parking facilities located within 600 feet.
- e. See §14-16-3-20 (C)(4) for additional Parking Standards.

(k) Landscape. See §14-16-3-20 (C)(9) for Landscape Standards.

(l) Lighting. See §14-16-3-20 (C)(5) for Lighting standards.

(m) Signage Standards.

1. The following Signage types shall be permitted in a PND zone. See §14-16-3-20 (C)(6) for Signage Type standards:

- a. Building Signs.
- b. Freestanding sign.
- c. Flag mounted or Hanging.
- d. Auxiliary Signs
- e. Special Signs.
- f. Wayfinding Signage
- g. Building Address