

(C) Components. Building Types, Street Design, Parking, Lighting, Signage, Usable Open Space

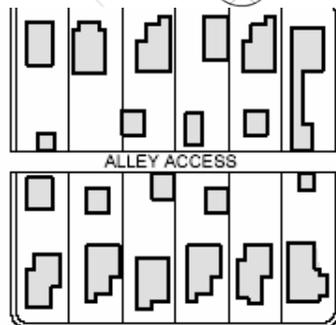
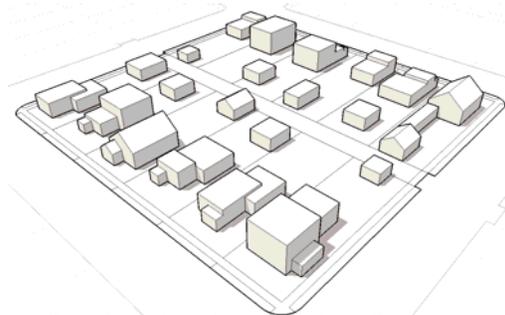
(1) Building Types.

(a) The Form Based Zones emphasize design standards to ensure compatibility between uses. The zones in which these building types may be used are presented in Subsection B. Each zone permits a distinctive array of these Building Types in order to promote a specific development goal. Descriptions and standards for Building Types are established in this Subsection. Building Types are descriptions of building forms and are not intended to dictate building uses.

1. RESIDENTIAL BUILDING TYPES

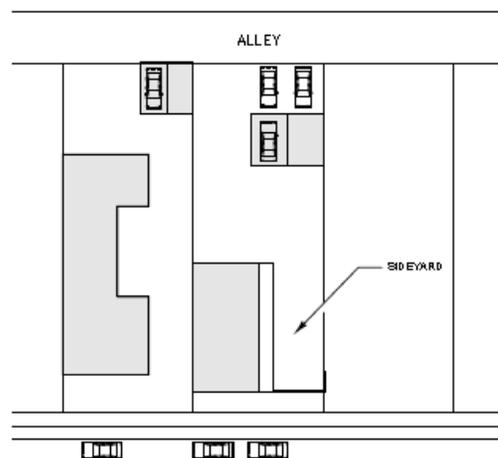
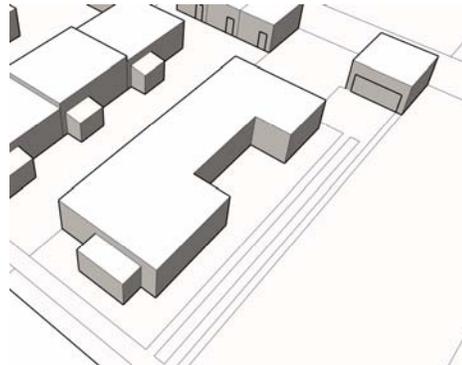
a. Detached House

- i. Description. A detached dwelling unit with useable front and rear yards and oriented to the street. Garages are either behind the dwelling unit or setback from the front façade.
- ii. Access. The primary entry to each dwelling unit shall have direct access from a porch, stoop, portal or patio which faces the street. Loading and trash disposal shall be accessed from an alley, side driveway, or a circular driveway
- iii. Parking. Parking shall be located in the side or rear yard. Garages may be attached, detached, or connected by a breezeway and shall be setback from the front façade a minimum of 10 feet. Parking may be located in a common parking area interior to the block.
- iv. Frontage. Each dwelling unit shall include a stoop, porch, patio and/or portal Frontage Type.
- v. Exposure to Light and Air. Each dwelling unit shall have all sides exposed to the outdoors.



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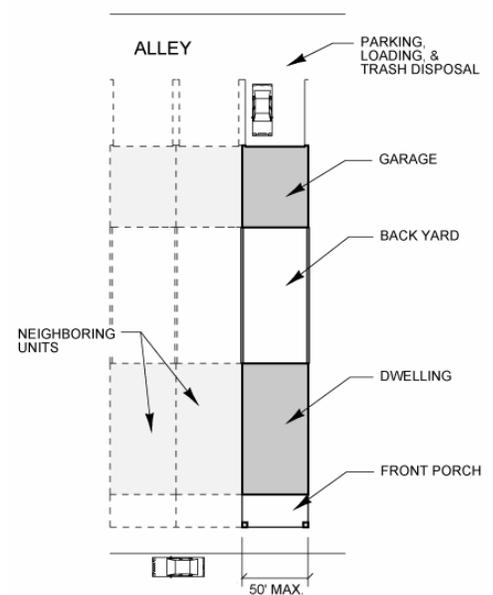
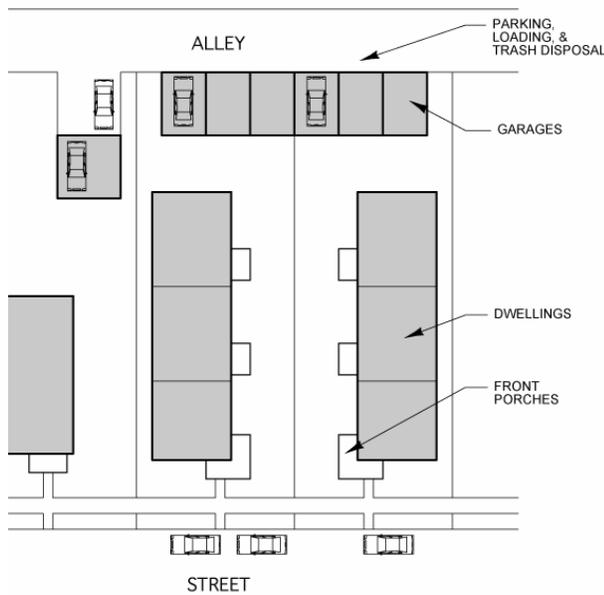
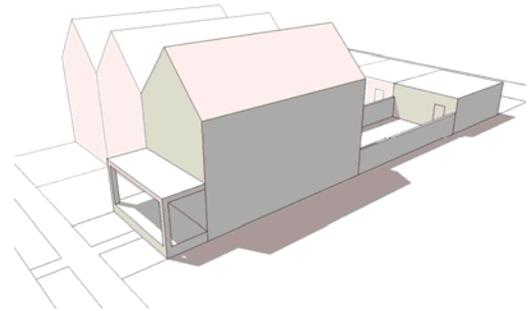
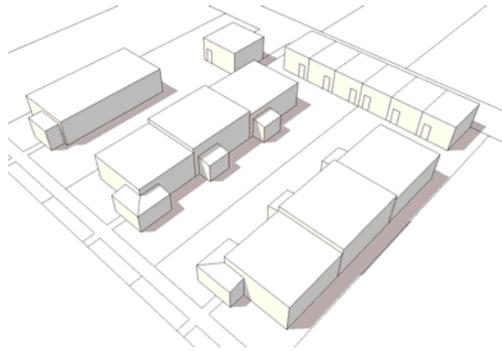
- b. Sideyard.
- i. Description. A detached dwelling unit with a zero side lot line or a sideyard use easement.
 - ii. Access. The primary entry to each dwelling unit shall have direct access from an individual stoop, patio, portal or porch that shall front the street or the sideyard. Loading and trash disposal shall be accessed from an alley or side driveway.
 - iii. Parking. Parking shall be located in the rear portion of the lot. Garages may be attached, detached, or connected by a breezeway and shall be setback from the front façade.
 - iv. Frontage. Each dwelling unit shall include a stoop, patio, portal and/or porch Frontage Type.
 - v. Exposure to Light and Air. Each unit shall have at least three sides exposed to the outdoors.



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c. Rowhouse and Courtyard Rowhouse.

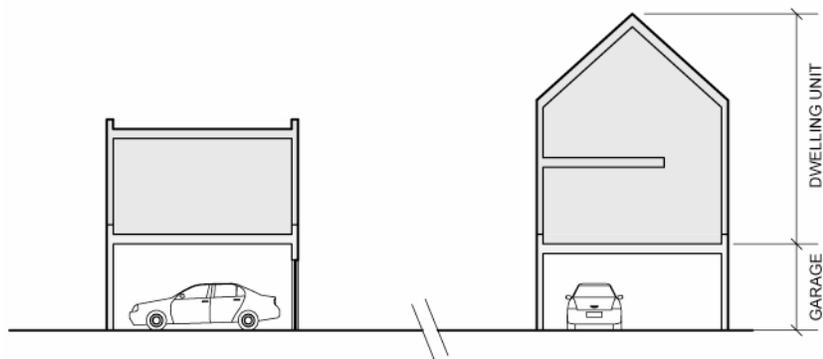
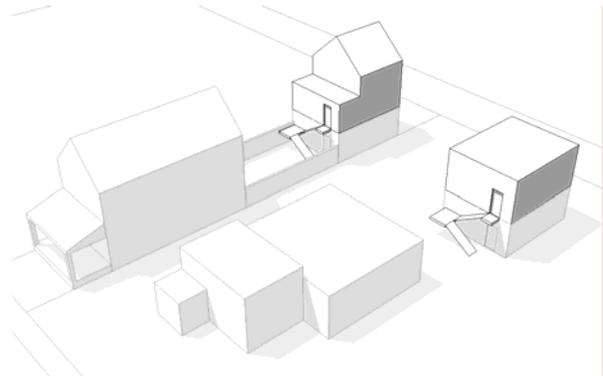
- i. Description. One of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level.
- ii. Access. The primary entry to each dwelling unit shall have direct access to the street or to a court. Loading and trash disposal shall be accessed from an alley or side driveway.
- iii. Parking. Parking shall be located in the rear portion of the lot or a common parking area may be located interior to the block. Garages may be attached, detached or connected by a breezeway and shall be setback from the front façade a minimum of 10’.
- iv. Frontage. Each dwelling unit shall include a stoop, patio, portal and/or porch Frontage Type fronting the street or fronting a courtyard
- v. Exposure to Light and Air. Each unit shall have at least 2 sides exposed to the outdoors. Units may abut other units at the property line, and/or share common walls.



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d. Accessory Unit/Carriage House.

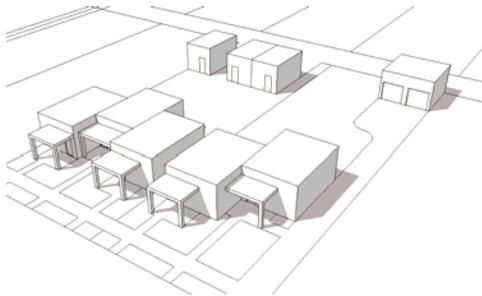
- i. Description. An accessory unit is a building type consisting of a dwelling unit or work space which may or may not be over a garage. It may be located on an alley and is located at the back 1/3 of a lot that includes a principal building.
- ii. Access. The primary entry to the Accessory Unit shall be from the sideyard or rear yard or alley and shall be via covered porch, stoop, terrace or balcony. Loading and trash disposal shall be accessed from an alley or side drive.
- iii. Parking. Parking shall be located or accessed from an alley, a side driveway or a common parking area may be located interior to the block. Garages may be attached, detached or connected by a breezeway to an Accessory Unit.
- iv. Frontage. Each unit shall include a stoop, patio, portal, and/or porch Frontage Type.
- v. Massing. Accessory units may be located above or adjacent to garages or as a freestanding rear yard structure.



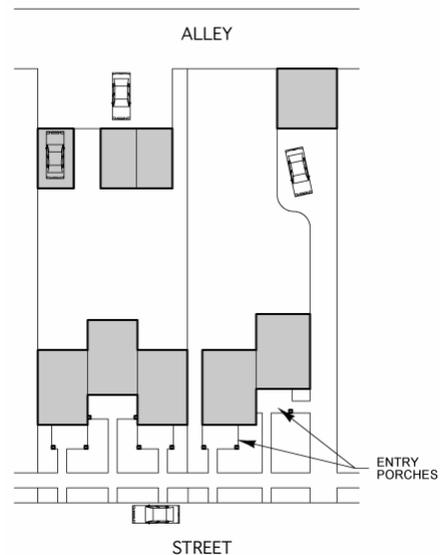
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e. Duplex, Triplex & Fourplex.

- i. Description. Duplexes, triplexes, and fourplexes are multiple dwelling units that are architecturally presented as single-family houses compatible with the surrounding neighborhood.
- ii. Access. The primary entry to each dwelling unit shall have direct access to the street from a patio, porch, a common porch, portal and/or stoop of which a minimum of one shall face the street. Loading and trash disposal shall be accessed from an alley or side driveway.
- iii. Parking. Parking shall be located in the rear portion of the lot. Parking shall be accessed from an alley, a side driveway or common parking area may be located interior to the block. Garages may be attached, detached or connected by a breezeway and shall be setback from the front façade a minimum of 10 feet.
- iv. Frontage. Each unit shall include a stoop, patio, portal and/or porch Frontage Type, either individually or in common with an adjoining unit.
- v. Massing. Duplexes, triplexes, and fourplexes shall be articulated similar to single family houses.
- vi. Exposure to Light and Air. Each unit shall have a minimum of two sides exposed to the outdoors.

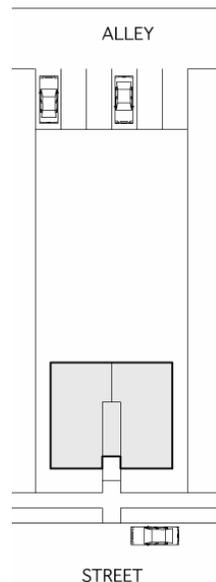
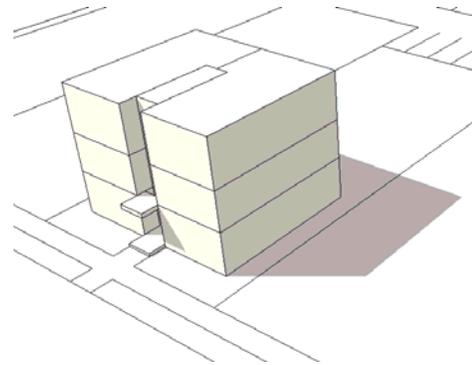


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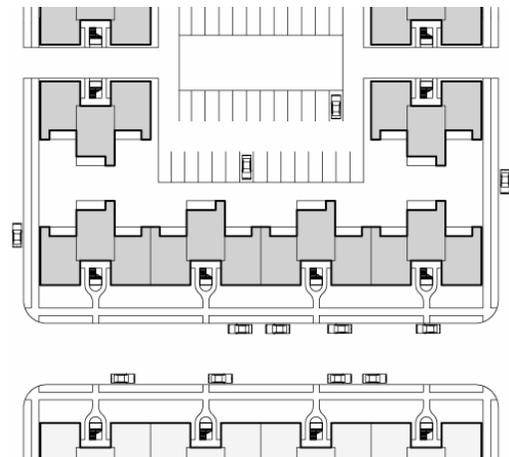
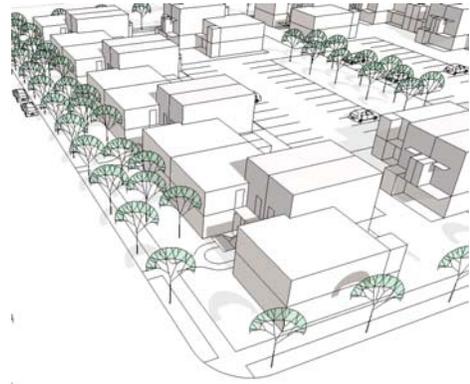
f. Stacked Flats.

- i. Description. Stacked Flats are a multi-level, multiple dwelling type in which the primary entry to the building is common. Access to individual units is via interior circulation.
- ii. Access. Stacked Flats share a common primary entry. Each unit is accessed via a circulation area which is interior to the building. A common primary entry shall have direct access from a common porch, patio, portal and/or stoop. Loading and trash disposal shall be accessed from an alley or side driveway.
- iii. Parking. Parking shall be located in the rear portion of lot or under the principal building. A common parking area may be located interior to the block. Garages may be attached, detached or connected by a breezeway. Garages are not permitted on the front façade.
- iv. Frontage. Ground level Frontage Types along the street shall include stoops, porches, portals and/or forecourts.
- v. Exposure to Light and Air. Each unit shall have a minimum of two sides exposed to the outdoors.



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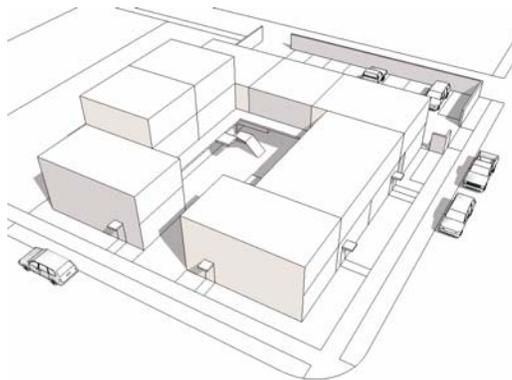
- g. Terrace Apartment.
- i. Description. Terrace Apartments have access to individual units from an exterior circulation point which may be common or individual to each unit. Each unit above the first floor shall have an exterior balcony or terrace.
 - ii. Access. The primary entry to each individual unit on the ground floor shall have direct access from a permitted Frontage Type facing the street. Loading and trash disposal shall be accessed from an alley or side driveway.
 - iii. Parking. Parking shall be located in the rear portion of the lot, under the principal building or in a common parking area located interior to the block. Garages may be attached, detached, or connected by a breezeway. Garages are not permitted on the front façade.
 - iv. Frontage. Ground level Frontage Types along the street shall include stoops, porches and/or forecourts.
 - v. Exposure to Light and Air. Each unit shall have a minimum of two sides exposed to the outdoors.



Graphics are conceptual

h. Courtyard Apartments.

- i. Description. Courtyard Apartments consist of dwelling units arrayed next to each other to form a shared court that is partly or wholly open to the street. Fences and gates separating the court from the street and/or parking courts shall comply with the general standards section.
- ii. Access. Each individual unit shall have direct access or share a common access from a porch, common porch, portal and/or stoop facing the court or facing the street or the building may have one common entry with a porch, stoop, portal or patio. Loading and trash disposal shall be accessed from an alley or side driveway.
- iii. Parking. Parking shall be located in the rear portion of lot, under the building(s) or in a common parking area located interior to the block. Garages may be attached, detached, or connected by a breezeway. Garages are not permitted on the front façade.
- iv. Open Space. Court shall be landscaped with at least one tree per 500 square feet and a minimum 15% of the court area shall have living vegetative material.
- v. Frontage. Ground level Frontage Types along the street and court shall include porches or a common porch, portals, stoops and/or patios.
- vi. Massing. All dwellings may be incorporated into one building mass or may be individual units which together form a court.
- vii. Exposure to Light and Air. Each unit shall have at least two sides exposed to the outdoors.

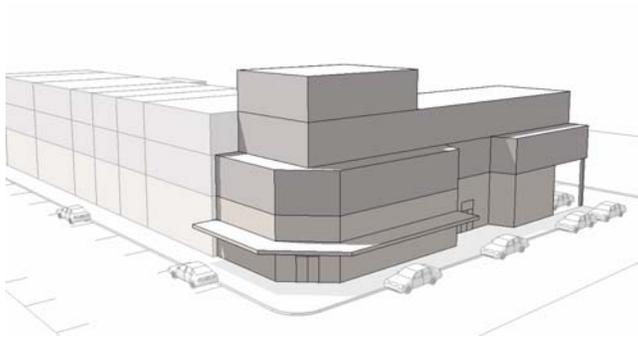


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2. COMMERCIAL OR MIXED USE BUILDING FORMS.

a. Podium Building.

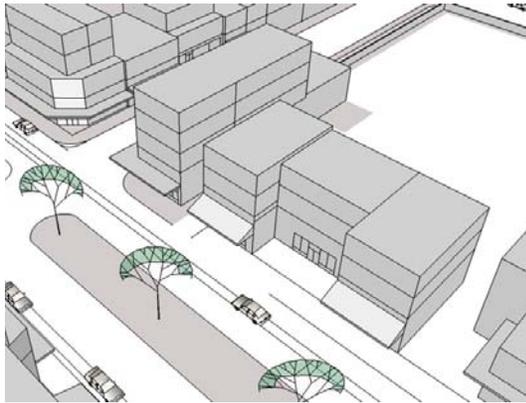
- i. Description. A Podium building has one or more floors which meet the minimum setback requirement as determined by Form Based Zones, with upper floors stepping back to reduce impact of height.
- ii. Access. The primary entry to each individual unit on the ground street façade shall have direct access to the street. Access to upper floor offices, residential and commercial units shall be via a ground floor lobby with direct access to the street. Parking, loading and trash disposal shall be accessed from an alley or shared side drive aisle.
- iii. Parking. Parking shall be located the rear portion of the lot or under the principal building or a common parking area may be located interior to the block.
- iv. Frontage. Ground level Frontage Types along the street shall be Store Fronts, Offices, Cafés, and/or Lobbies and may also include Portals, Forecourts, Courts, and/or Patios.
- v. Massing. Upper floors may step back. Where the zone permits more than three stories, the fourth story and above shall be setback at least 8 feet from the front building plane.



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b. Courtyard Building.

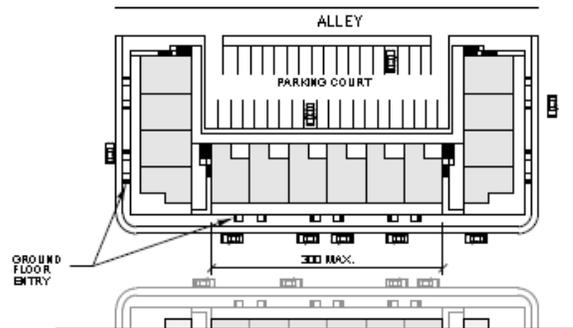
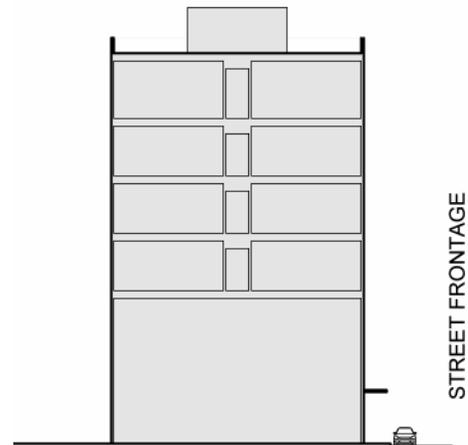
- i. Description. A Courtyard building has a minimum of two sides that flank a central court fronting a street.
- ii. Access. The primary entry to each individual unit on the ground floor street façade shall have direct access to the street or court. Access to upper floor offices, residential and commercial units shall be via a ground floor lobby with direct access to the street or court. Parking, loading and trash disposal shall be accessed from an alley or shared side drive aisle.
- iii. Parking. Parking shall be located in the rear portion of the lot or under the principal building or a common parking area may be located interior to the block.
- iv. Frontage. Ground level Frontage Types along the street shall be Store Fronts, Offices, Cafés, and/or Lobbies and may also include Portals, Forecourts, Courts, and/or Patios. Courts or Forecourts shall not be deeper than courtyard width.



Graphics are conceptual

c. Flex Building.

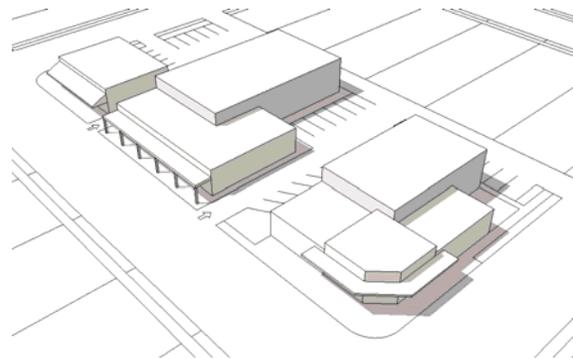
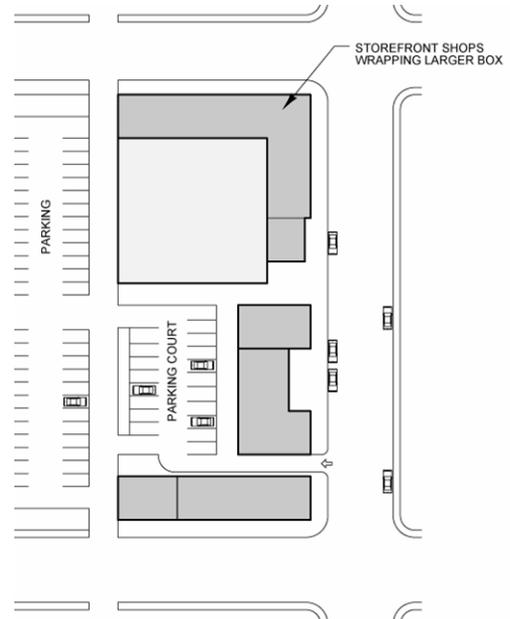
- i. Description. A Flex Building is a standard rectangular urban building form. A Flex Building may include light wells and atriums.
- ii. Access. The primary entry to each individual unit on the ground floor street facade shall have direct access from a permitted Frontage Type facing and abutting the street. Access to above residential, office or commercial space shall be via a lobby with direct access to the street. Loading and trash disposal shall be accessed from an alley or shared side driveway.
- iii. Parking. Parking shall be located in rear the portion of lot or under the principal building, or in common or public parking areas located interior to the block. Customer access from the parking lot to the front entrance may be provided with a breezeway and/or arcade link.
- iv. Frontage. Ground level Frontage Types along the street shall be Store Fronts, Cafes, Lobbies and/or Office and may also include Patios, Portals, Forecourts and/or Courts.



Graphics are conceptual

d. Liner Building.

- i. Description. A building specifically designed to mask a parking lot, parking garage, or large retail facility (big box) from a street.
- ii. Access. The primary entry to each individual unit on the ground floor street façade shall have direct access from a permitted Frontage Type facing and abutting the street. Loading and trash disposal shall be accessed from an alley or shared side driveway.
- iii. Parking. Parking shall be located behind, under the liner building or in a common parking area located interior to the block.
- iv. Frontage. Frontage Types along the street shall be Store Fronts, Offices, Lobbies and/or Cafés and may also include Patios, Portals, Forecourts and/or Courts.
- v. Placement and Massing. A Liner shall mask a minimum of 80% of the ground floor street frontage of a parking lot, garage or large retail facility.

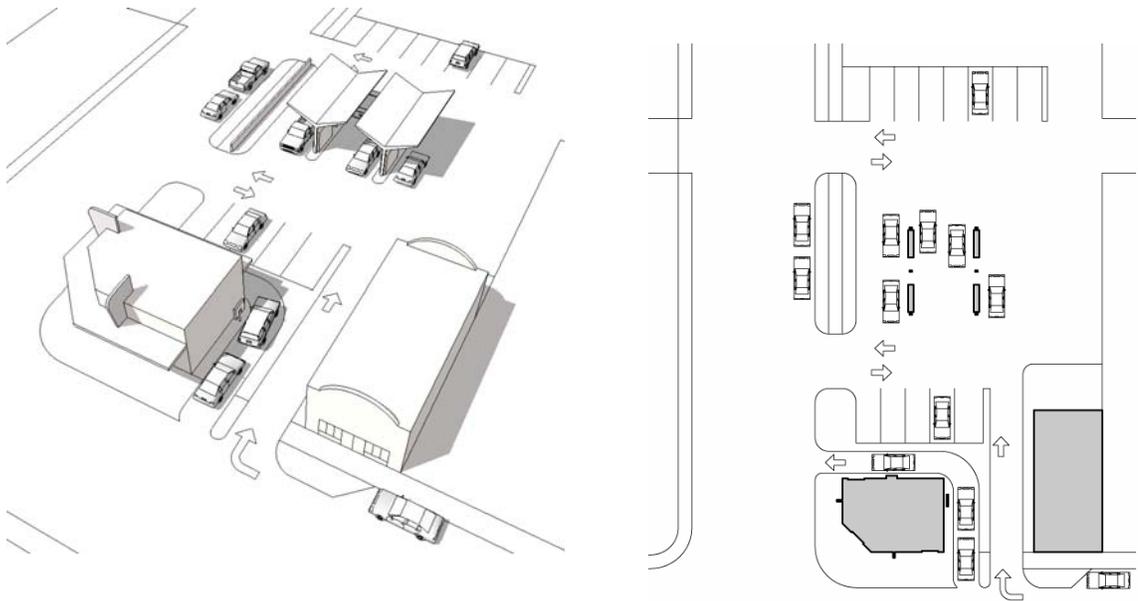


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3. UTILITARIAN TYPES.

a. Drive-Through/Service Station.

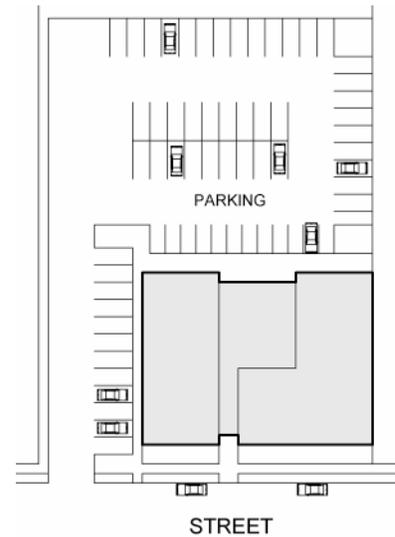
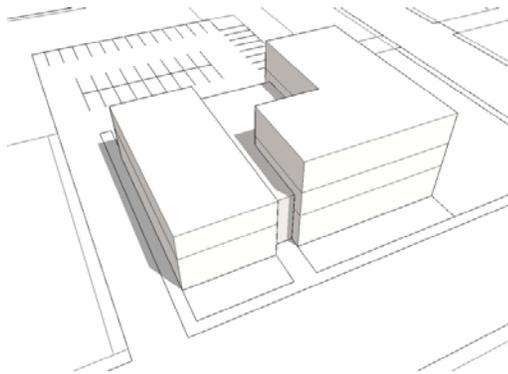
- i. Description. A Drive-Through/Service Station Building Type includes office buildings with drive-through facilities, shops or store buildings with drive-through facilities, and restaurant buildings. Drive-through building types can accommodate, for example, gasoline stations, automobile repair and service structures, and car care centers (includes car wash).
- ii. Access. The primary entry to each individual unit on the ground floor street facade shall have direct access from a permitted Frontage Type facing and abutting the street. Loading and trash disposal shall be accessed from an alley or shared side driveway.
- iii. Parking and Service Drives. Parking shall be located behind, at the side (if located on a corner), or under the principal building.
- iv. Drive-through lanes shall access a street, an alley, or shared parking area to the rear of the principal building.
- v. Frontage and Placement. Frontage types along the street shall be Store Front and/or Café. A 4 foot high street wall shall screen service areas at lot perimeter with openings for vehicular access.



Graphics are conceptual

b. Stand Alone Building.

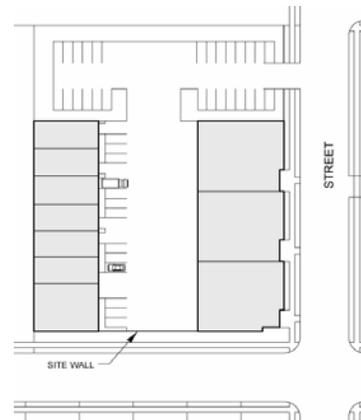
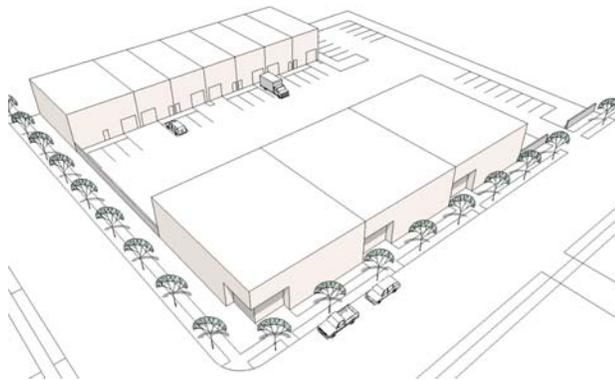
- i. Description. A Stand Alone building accommodates larger building floor plates that may require large surface parking areas.
- ii. Access. One primary entry to each individual unit on the ground floor street facade shall have direct access from a permitted Frontage Type facing the street. Loading and trash disposal shall be accessed from an alley or shared side drive aisle.
- iii. Parking. Parking shall be located behind, under, or to the side of the principal building. Parking areas to the side of the along the street frontage principal building:
 - (1) are limited to 60 feet in width
 - (2) shall have a landscaped buffer facing the street with a minimum depth of 6 feet, and a street wall with a maximum height of 36 inches.
- iv. Frontage. Frontage Types along the street shall be Store Fronts, Office, Lobbies, and/or Cafés and may include Patios, Portals, Forecourts and/or Courts.



Graphics are conceptual

c. Light Industrial Building.

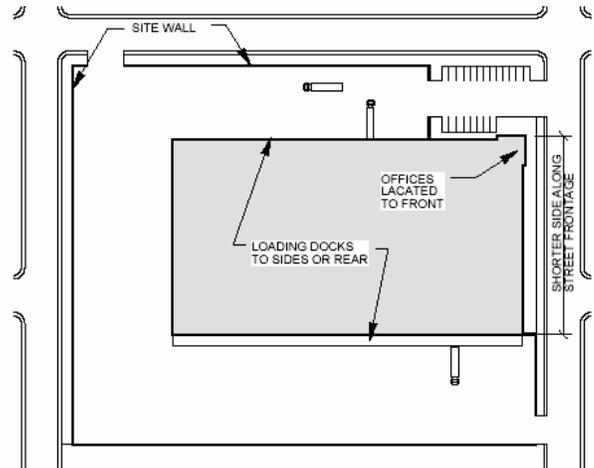
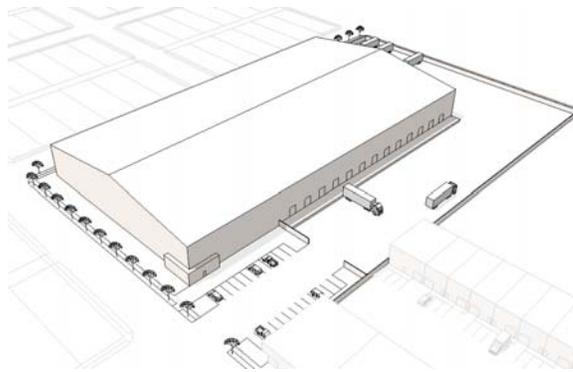
- i. Description. Light Industrial Building is similar to a warehouse, but usually contains the operation of multiple tenants, and is not intended to be easily serviced by eighteen wheel semi-tractor trucks.
- ii. Access. Each unit adjacent to a street shall have a primary entry to the street from a permitted Frontage Type. Loading and trash disposal shall be accessed from an alley or shared side driveway.
- iii. Parking. Parking shall be located behind, under, or to the side of the principal building. Parking areas with more than two rows on the side of the building: (1) shall be limited to 60 feet in width and 100 feet in depth, and (2) if adjacent to the street, shall have a maximum 36 inches high wall with a landscaped buffer that has a minimum depth of 6 feet.
- iv. Frontage. Frontage Types along the street shall be Store Fronts, Office, Lobbies, and/or Cafés and may include Patios, Portals, Forecourts and/or Courts.
- v. Placement and Massing. Buildings shall be configured on the site to create an interior court where service, assembly, or loading activities occur. If a court configuration is not possible because of site constraints, these activities shall be screened from the street by the principal buildings on the site or by a 5 foot street wall with a landscaped buffer along the street side that has a minimum depth of 6 feet. Blank walls and loading areas shall not face public streets.



Graphics are conceptual

d. Warehouse.

- i. Description. Warehouses are typically large, rectangular buildings and are land intensive. Truck traffic and loading are primary on-site activities.
- ii. Access. Public entrances shall be from a permitted Building Type fronting the street.
- iii. Parking and Loading. Loading and vehicle access doors shall be located either: (1) to the rear of the principal building(s) or, (2) to the side of the principal building(s) if it is completely screened from view by a landscaped buffer and a street wall.
- iv. Placement and Massing. Warehouse offices shall be located in the front of warehouse buildings adjacent to the street. The primary building elevations shall be oriented toward streets. Loading docks and vehicle access doors shall be located on the sides or rear of buildings to limit visibility from streets. A minimum 8 foot high street screen wall shall be provided for the sides of the project visible from the street, excluding the front facade. A 6 foot wide landscaping strip shall be provided along the street side of the wall.
- v. Frontage. Frontage Types along the street shall be Store Fronts, Offices, Lobbies, and/or Cafés and may include Patios, Portals, Forecourts and/or Courts.

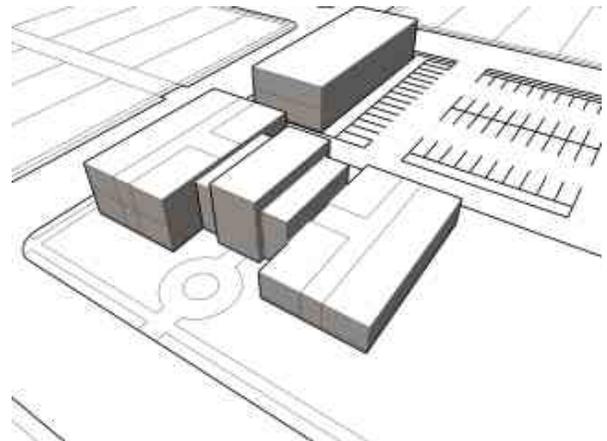
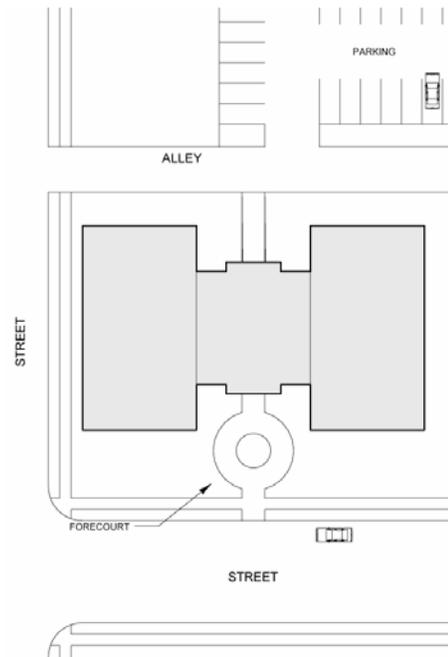


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4. INSTITUTIONAL AND CIVIC BUILDING TYPES.

a. Civic or Institutional Building.

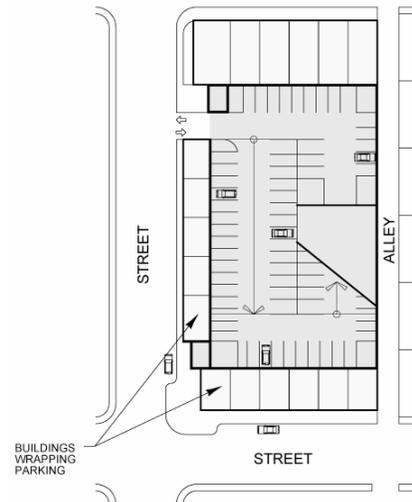
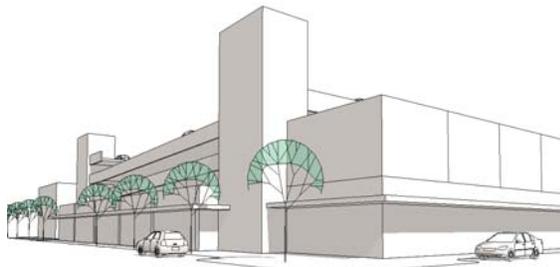
- i. Description. Civic and Institutional buildings can accommodate a variety of arts, culture, education, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures.
- ii. Access. The building shall have a main entrance facing on to a public street, courtyard, forecourt or public space such as a park. Loading and trash disposal shall be accessed from an alley or shared side driveway.
- iii. Parking. Parking shall be located in common surface parking areas located interior to the block and/or underneath buildings.
- iv. Articulation. Details shall maintain pedestrian, human scale.



Graphics are conceptual

b. Structured Parking.

- i. Description. Structured parking is a multi-level garage for the parking of automobiles.
- ii. Frontage. In order to minimize the visual impact of parking structures, the design of parking structures shall comply as follows: 1. Where parking structures front more than 200 feet of a block face, for any length over 200 feet, structures shall include permitted Frontage Types; or, 2. Structures shall be located behind a liner building, so that the parking is not visible from the street, except for the entryway. The entryway shall not exceed 30 feet in width along the street façade. Where Frontage Types are required along the ground level street façade, they shall be Store Fronts, Offices, Lobbies, and/or Cafés and may include Patios, Portals, Forecourts and/or Courts.
- iii. Massing. Parking structures shall be compatible in terms of scale, height and design with surrounding properties. Parking structures are considered compatible in scale and height if the height does not exceed the average height of principal structures within 300 feet of the proposed structure by more than 1 story.



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(2) Frontage Types.

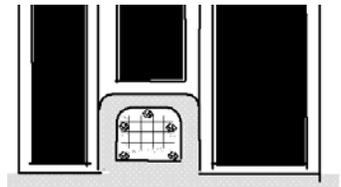
(a) Various Frontage Types are established in order to implement the Form Based Zones. The individual Building Type and Zone standards prescribe where each Frontage Type is permitted. Frontage Types may be combined as indicated in specific Building Types. The Frontage Types are:

1. Cafe. A Café frontage accommodates outdoor seating for restaurants and cafes and has a primary entrance at sidewalk grade. It may be setback up to 15 feet from the edge of the Pedestrian Realm. Setback areas may meet the Frontage Type requirements of a Patio, Portal and/or Court. A minimum of 40% of a ground floor façade shall have clear glazing to a height of at least eight feet above finish floor. Café frontages may include roll up doors and bi-fold doors. Fences and walls are permitted up to 42 inches high, measured from the adjacent sidewalk or public right-of-way. Café frontage may be covered or open to the air.



2. Court. A Court is an uncovered area partly or wholly enclosed by buildings or walls. Walls shall be no higher than 42 inches. A Court shall not include a parking area. A principal entry of each unit that surrounds the Court shall open directly onto the court, a street or pedestrian pathway that directly abuts the courtyard space. The court may be located at, above or below grade level. However, an above or below grade court shall be ADA accessible.

3. Forecourt. A Forecourt has a facade that is aligned close to the frontage line with a central portion of it set back. Gardens and vehicular drop off are permitted within the Forecourt. A fence or wall at the property line may be used to define the private space of the court with a maximum height of 48 inches.



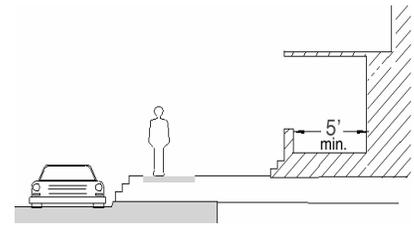
4. Lobby. A Lobby is a ground-level vestibule and waiting area for upper story uses with a primary entrance to the street at sidewalk grade. A minimum of 25% of the ground floor street façade is required to have clear glazing up to a minimum 8 feet, is required for Lobbies with a frontage greater than 10 linear feet. The Lobby entry may be setback up to 10 feet. A Lobby Frontage may be appropriate for Hotel uses. The setback area shall be used to provide pedestrian amenities that stimulate street activity. Appropriate amenities include food service, retail, temporary event activities, seating, kiosks, landscape elements, fountains and art.

5. Office. An Office frontage has a primary entrance at sidewalk grade and a minimum of 30% of the ground floor street façade width shall have clear glazing to a height of at least 8 feet above finish floor level with a maximum sill height of 48 inches. An Office frontage may be set back up to 10 feet from the Pedestrian Realm for an entry area. The setback area shall be used to provide pedestrian amenities that stimulate street activity. Appropriate amenities include food service, retail, temporary event activities, seating, kiosks, landscape elements, fountains and art.

6. Portal (Arcade). A Portal is a covered area supported by evenly spaced columns, is attached to the front building façade and may wrap around the outside of the building. Portals shall conform to the elevation of the adjoining public sidewalk and may encroach upon the sidewalk space per City encroachment agreement. Portals may include a balcony that overlaps the sidewalk per City encroachment agreement. Portals shall have at minimum eight feet clear height.

7. Patio. A Patio is an area enclosed by a fence or wall attached to a building. A patio fence or wall shall not be higher than 42 inches. A patio is a minimum of 50 square feet.

8. Porch. A Porch is an enclosed area adjacent to the building entry. A porch may have a roofed area or awning attached to the front façade. The porch has direct access to or from the building along the front façade, and may extend to include a portion of the side or rear of the building. A porch shall be at least 5 feet deep. A porch may be glazed or screened.



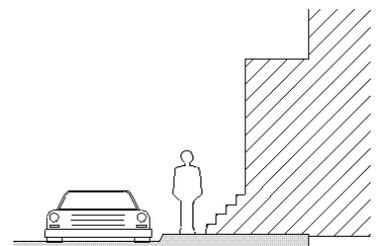
9. Store Front. A Store Front facade has an entrance at sidewalk grade and an overhang, canopy, shading element or awning that encroaches over the sidewalk. A setback is permitted up to 10 feet from the edge of the Pedestrian Realm for up to 50% of the length of a building’s street frontage. A minimum of 50% of the ground floor street facade width shall have clear glazing up to a height of 8 feet. The setback area shall be used to provide pedestrian amenities that stimulate street activity. Appropriate amenities include food service, retail, temporary event activities, seating, kiosks, landscape elements, fountains and art.



a. In addition, a Store Front shall contain windows that conform to the following:

- i. Windows on ground floor shall not be opaque or mirrored,
- ii. Ground floor windows shall not be made opaque by window treatments and shall permit visibility into store from the sidewalk,
- iii. Sills shall be not more than 36 inches above the fronting side-walk elevation,
- iv. Window screens (including security screens, bars and other such devices) shall be located behind the window surface (interior),
- v. Transom windows are encouraged on Store Fronts.

10. Stoop. A stoop is a frontage with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is an exterior stair and landing and may be covered by an overhang, awning or canopy. The stair may be perpendicular or parallel to the sidewalk. This type of frontage is recommended for residential uses and when used for commercial uses shall be accompanied by a ramp. Per a City Encroachment Agreement, a Stoop may encroach into the R.O.W. when the facade is placed at the edge of the Pedestrian Realm.



(3) General Building Standards.

(a) 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.

1. Building entryways on streets. At least one entrance for each commercial/retail space on a street facade shall have direct access to the street or a street fronting court or plaza. All upper level non-residential and residential spaces shall have a first floor lobby with direct access to street or a street fronting court or plaza.
 2. Corner lots. Corner lots shall address the corner in at least one of the following ways: location of main entrance at a corner; articulation at the corner of the building relating to the corner, i.e. curve, angle, step back or projection, tower element and/or Planning Director approved detail.
 3. Upper floors shall have a minimum of 20% glazing on street facing facades and shall meet the articulation requirements of each zone.
- (4) General Street Standards.
- (a) Pedestrian Realm. The area from the back-of-curb dedicated to pedestrian use. The width of the Pedestrian Realm is prescribed by individual Zones; however the width may be modified for the following conditions: footings (1-3 feet modification), utility easements (as necessary), and requirements for building articulation and setback (as necessary). In addition, the Pedestrian Realm shall contain the following areas:
1. Frontage Zone. This is the area adjacent to the building and may be utilized by private entities to provide pedestrian amenities that stimulate street activity. Appropriate uses include food service, retail, temporary event activities, seating, kiosks, landscape elements, fountains and art.
 2. Walking Zone. This zone describes the area dedicated to pedestrian circulation that shall remain clear at all times.
 - a. Sidewalk Width. A clear pedestrian path of six feet shall be maintained at all times. Sidewalks shall be a hard surface which may include concrete, brick, or pavers. Sidewalk material shall be slip resistant and of a permanent nature.
 - b. Sidewalk Alignment. The sidewalk shall be aligned where possible within the block.
 3. Landscape Zone. This zone is located between the Walking Zone and the Edge Zone. In some conditions it is also the area adjacent to the back of curb. The Landscape Zone is dedicated to landscaping, street furnishings, bike racks, information centers, lighting, signage and transit facilities.
 - a. Street Trees. Street trees shall be located every 25 feet on center in the Street Edge zone.
 - b. The use of tree grates is permitted for all tree wells.
 4. Edge Zone. This zone is the area adjacent to the back-of-curb dedicated to street furnishings, bike racks, telephones, information centers, lighting, signage and transit facilities.
 5. The Landscape Zone and Edge Zone may be combined to allow a six-foot wide clear walking area if the R.O.W. is constrained.
- (b) Encroachments.
1. Encroachments in the public R.O.W. shall follow existing City regulations.

2. Building encroachments in the form of balconies or structural shading elements shall not extend within 2 feet of the curb.

(c) Alleys.

1. Existing alleys shall remain and are subject to all Street Type standards except width.
2. New alleys or rear access easements shall be required for all new development, and as follows:
 - a. New alleys or rear access easements shall comply with the Street Type standards below.
 - b. The City Engineer may waive the alley requirement if an alley or rear access is prohibitive due to a lack of connectivity or other existing condition.

(d) Street Type Standards.

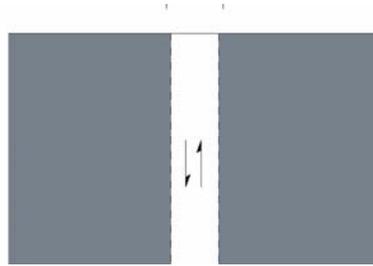
1. The following standards give the Street Type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. They may be modified in the following ways:
 - a. Sidewalk widths may be increased.
 - b. If a bicycle path, lane or route is designated, street right-of-way shall be increased by 10 feet to accommodate a 5 feet wide bicycle lane in each direction.
 - c. Where the following Street standards conflict with the requirements of §14-16-3-22(C)(4)(a), Pedestrian Realm, §14-16-3-22(C)(4)(d), Street Types, shall prevail.

ABBREVIATIONS

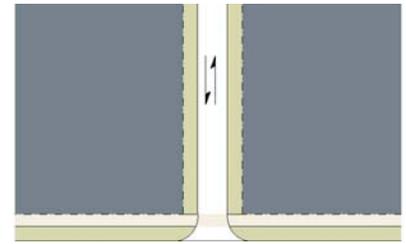
Mid Block Access Lane: MBL

Rear Alley: RA

Commercial Street: CS

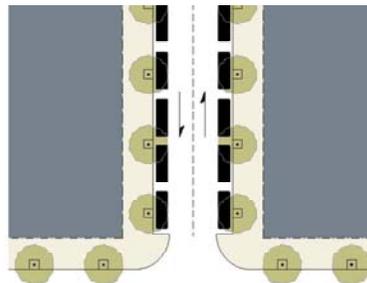


RA- 20

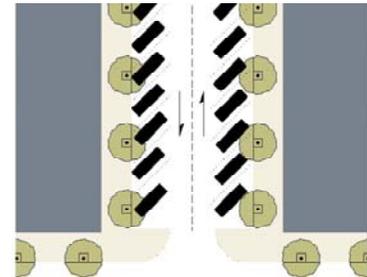


MBL-24

Thoroughfare Type	Rear Alley	Mid Block Access Lane
Right-of-Way Width	20 feet	24 feet
Pedestrian Realm	None	6 feet, at least one side
Walkway Type	None	6 feet Sidewalk, at least one side
Roadway Realm	20 feet	6 -12 feet
Pavement Width	20 feet	6- 12 feet
Traffic Lanes	2 lanes	2 lanes (yield 1 lane at a time).
Parking Lanes	None	None
Curb Type	Inverted Crown	Inverted Crown
Curb Radius	15 feet	15 feet



CS- 60

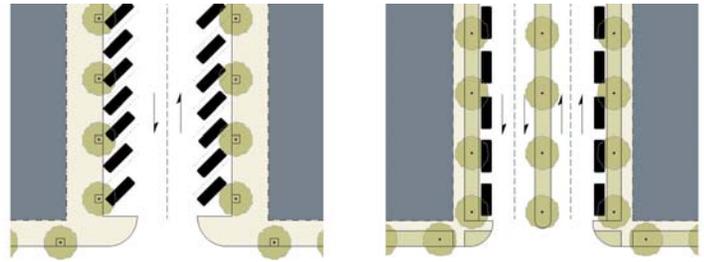


CS-84

Thoroughfare Type	Commercial Street	Commercial Street
Right-of-Way Width	60 feet	84 feet
Pedestrian Realm	Both Sides, 13 feet	15 feet, each side
Walkway Type	8 foot Sidewalk	10 foot Sidewalk
Planter Type	5' x 7' Tree well	5' x 7' Tree well
Landscape Type	Trees at 25' o.c. Avg.	Trees at 25' o.c. Avg.
Roadway Realm	34 feet	54 feet
Pavement width	34 feet	54 feet
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked	Both Sides @ 17 feet marked
Curb Type	Curb	Curb
Curb Radius	15 feet	15 feet

ABBREVIATIONS

- Avenue: AV
- Commercial Street: CS
- Boulevard: BV



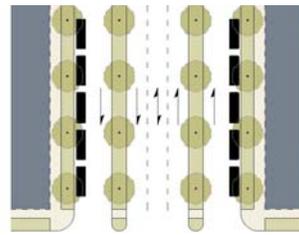
CS-94

AV-90

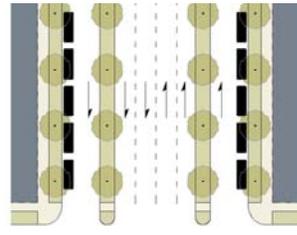
Thoroughfare Type	Commercial Street	Avenue
Right-of-Way Width	94 feet	90 feet
Pedestrian Realm	15 feet, each side	13 feet, each side
Walkway Type	12 foot Sidewalk	8 foot Sidewalk
Planter Type	5' x 7' Tree well	5 foot Continuous planter
Landscape Type	Trees at 25' o.c. Avg.	Trees at 25' o.c. Avg.
Edge Zone	2 feet	2 feet
Roadway Realm	64 feet	64 feet
Pavement Width	64 feet	28 feet, 8 foot median, 28 feet
Traffic Lanes	2 lanes, w/ 1 turning lane	4 lanes
Parking Lanes	Both Sides angled @ 17 feet marked	Both Sides @ 8 feet marked
Curb Type	Curb	Curb
Curb Radius	15 feet	15 feet

ABBREVIATIONS

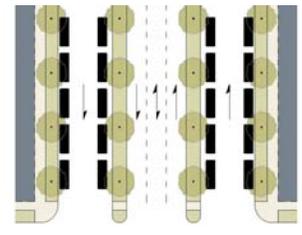
Boulevard: BV



BV-115



BV-125



BV-135

Thoroughfare Type	Boulevard	Boulevard	Boulevard
Right-of-Way Width	115 feet	125 feet	135 feet
Pedestrian Realm	15 feet, each side	13 feet, each side	13 feet, each side
Walkway Type	8 foot Sidewalk	8 foot Sidewalk	8 foot Sidewalk
Planter Type	5 foot Continuous planter	5 foot Continuous planter	5 foot Continuous planter
Landscape Type	Trees at 25' o.c. Avg.	Trees at 25' o.c. Avg.	Trees at 25' o.c. Avg.
Edge zone	2 feet	2 feet	2 feet
Roadway Realm	85 feet	80 feet	89 feet
Pavement Width	18 feet - 33 feet - 18 feet	18 feet - 44 feet - 18 feet	28 feet - 33 feet - 28 feet
Traffic Lanes	2 lanes w/ one turning lane & two one-way slip roads	4 lanes & two one-way slip roads	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet	8 feet	8 feet
Curb Type	Curb	Curb	Curb
Curb Radius	15 feet	25 feet	25 feet

(5) Off-Street Parking.

- (a) Adjacent and abutting on-street parking may count toward off-street parking requirements as permitted by form based zone.
- (b) Buildings constructed prior to 1965 shall supply parking spaces only to the extent on-premise ground space is available.
- (c) Standard City Transit Reductions shall apply. See Zoning Code (§14-16-3-1(E) (6)(a)).
- (d) Automobile and Light Truck Space Standards shall apply. See Zoning Code (§14-16-3-1(F)).
 - 1. §14-16- 3-1(b)3 Parking for Bicycles shall apply.
- (e) Pedestrian Connections shall apply. See Zoning Code (§14-16-3-1(H)).

(6) Lighting.

- (a) Area Lighting. Shall be per the Zoning Code (§14-16 -3-9).
- (b) Pedestrian Street Lights. Pedestrian street lights shall be located between 13 feet and 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center. Pedestrian street lights must be placed 2 feet from the back of curb on each side of the street and travel lanes, unless otherwise indicated. Street lighting and street trees should not conflict.
- (c) Exterior Building Lights. On the street front elevation, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.
- (d) Alley Lighting. All lots with alleys shall have lighting fixtures within 5 feet of the alley's edge of pavement where it does not conflict with vehicle access and circulation. The fixture shall illuminate the alley, be between 8 and 12 feet in height, and not cause glare into adjacent lots. When a structure in the lot is within 5 feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a light pole.
- (e) Lighting Elements. Lighting elements shall be compact fluorescent, metal halide, LED, or halogen only. No HID or fluorescent tube lights (excepting compact fluorescent bulbs) may be used on the exterior of buildings.
- (f) Floodlights and Directional Lights. Floodlights or directional lights may be used to illuminate alleys, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots or the street.

(7) Signage.

- (a) § 14-16-3-5 General Sign Regulations shall apply with the following additions and exceptions:
 - 1. §14-16-3-5 (D). Neon signs and animated signs are permitted.
 - 2. §14-16-3-5 (E). One joint sign premise per street façade is permitted where allowed by form based zone.
 - 3. Free standing signs. All free standing signs shall have a base area equal in width to the overall width of the sign.

(b) Iconic signage. An iconic sign is a sign whose form suggests its meaning. Such a sign is unique and creates an image and/or defines a place. An iconic sign may be sculptural in style and demonstrates extraordinary aesthetic quality, creativity or innovation. These are signs that are different from the typical sign and have elements of highly recognizable or identifiable features, facades or are otherwise distinguished from an average square or rectangular box design. They typically have characteristics of art, going beyond simply advertising the why and where. The iconic sign typically refers to an object in symbolic form (as with the road sign which shows a man at work).

1. Modifications to zone standards. Where an iconic building mounted or free-standing sign is proposed, the height and size limitations of the zone may be modified to allow such sign based on the definition listed above and at the discretion of the approving body.

(8) Walls and Fences.

(a) As per City Zoning Code (§14-16-3-19) with the following exceptions:

1. Prohibited Materials. Chain link, barbed wire and razor ribbon are prohibited. Temporary construction fences are permitted pursuant to City Zoning Code §14-16-3-19.
2. Street walls within 20 feet of the public street right-of-way shall not exceed three feet in height above the abutting grade on the street side, except walls used for screening of mechanical equipment, loading and service area shall not exceed 6 feet.

(9) Screening of Mechanical Equipment, Service and Loading Areas.

(a) Pursuant to City Zoning Code (§14-16-3-18, (6) (a)) with the following additions and exceptions:

1. Service and loading facilities shall be combined, where possible.
2. Trash containers shall not be visible from a public or private street and shall be recessed or screened by a six-foot high solid wall and/or gate.
3. Ground mounted mechanical equipment, service and loading areas shall be accessed from alleys or rear access easements where possible.

(10) Landscaping Standards.

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

1. The mature spread of a tree's canopy may count toward the 75% Required Vegetative Ground Cover (§14-16-3-10(G)(3)) for landscape areas.
2. The use of tree grates is permitted for all tree wells.
3. Usable open space in such forms as patios, plazas and courtyards, shall have a minimum landscape area of 15%.
4. Building setbacks not used for pedestrian activity shall have a minimum landscape area of 50%. Asphalt is not a permitted material within the setback area.

5. Landscaping on roof decks may be counted toward the required area landscaping.
6. Standard Landscape Buffers.
 - a. Front Landscape Buffers: Where parking areas front on a public or private street, a minimum 4 foot deep landscaped area with a minimum 3 foot high screen wall adjacent to the parking area shall be maintained between the parking area and the street.
 - b. Side/Rear: A minimum landscaped buffer with a 4 foot deep landscape area with a minimum 3 foot high screen wall adjacent to the parking area shall be required between parking areas and abutting residential zones. The landscape buffer shall be planted primarily (at least 50%) with evergreen trees or tall shrubs or climbing vines capable of screening the parking area from the abutting residential zone.
7. Off-street Parking Area Landscaping per Zoning Code §14-16-3-10, with the following exceptions:
 - a. One tree is required for every 8 spaces.
 - b. No parking space may be more than 50 feet from a tree trunk.
8. Water Harvesting Areas. Surface runoff shall be directed into water collection areas located in parking lot landscape areas, landscape setback areas and patio or plaza areas where possible. The burden is on the applicant to demonstrate why water harvesting is not possible if water harvesting areas are not utilized.