

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

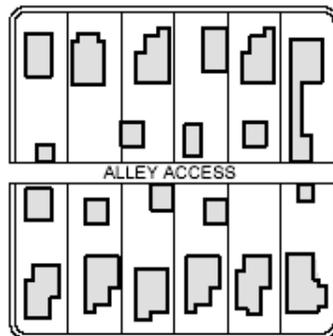
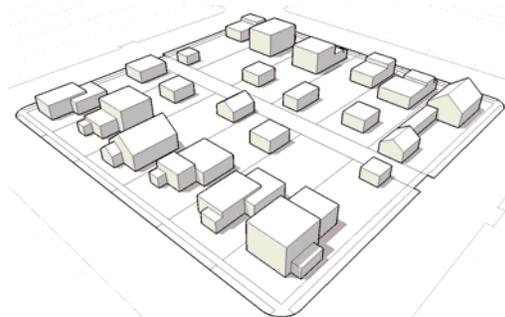
(1) Building Types.

(a) The Form Based Code emphasizes design standards to ensure compatibility between uses. The zones in which these building types may be used are presented in Section B. Each zone permits a distinctive array of these building forms in order to promote a specific development goal. Descriptions and standards for building types are established in this section.

1. Residential Building Types.

a. Detached Single-family Dwelling Unit.

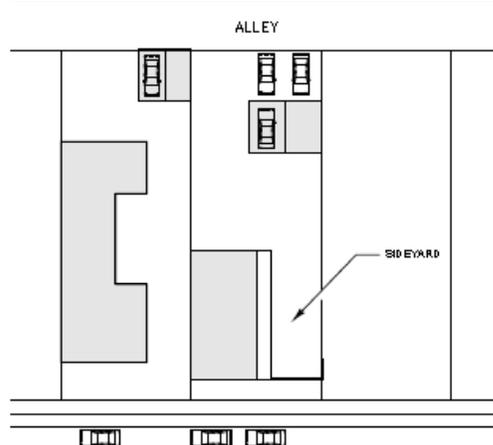
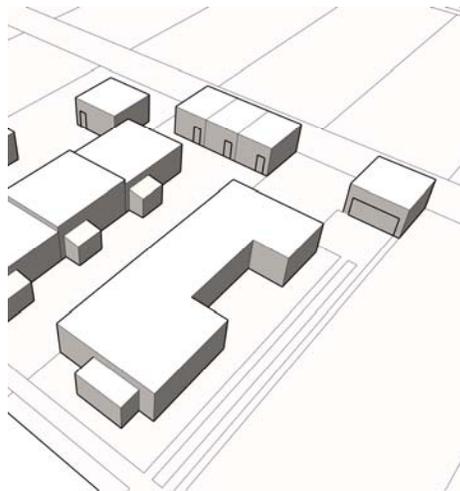
- i. **Description.** A detached dwelling unit with useable front and rear yards and oriented to the street. Garages are either behind the dwelling unit or setback from the front façade.
- ii. **Access.** The principal entry to each dwelling unit shall have direct access from a porch, stoop, portal or patio which faces the street. Loading and trash disposal shall be accessed from an alley, narrow 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. Parking may be located in a common parking area interior to the block.
- iv. **Frontage.** Each dwelling unit shall include a stoop, porch, patio or portal.
- v. **Exposure to Light and Air.** Each dwelling unit shall have all sides exposed to the outdoors.



Graphics are conceptual

b. Sideyard.

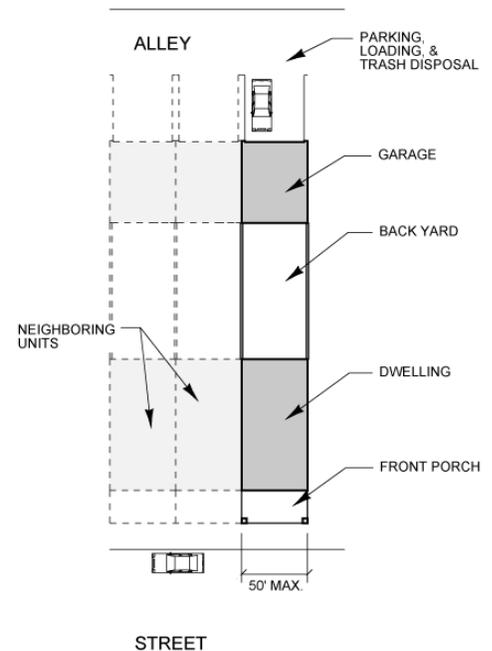
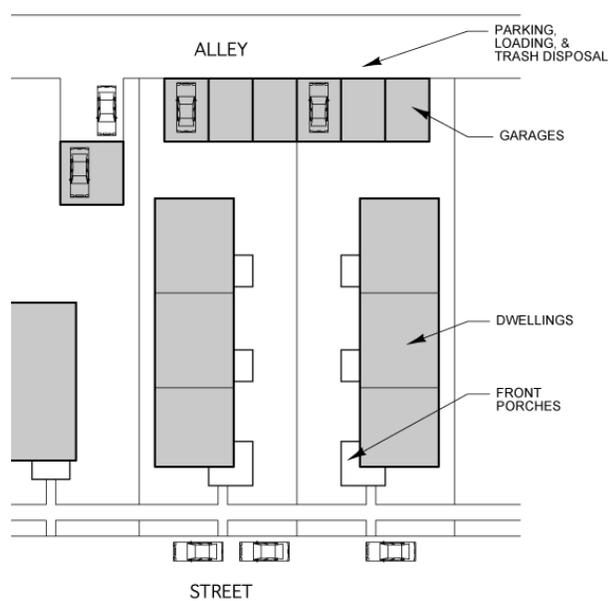
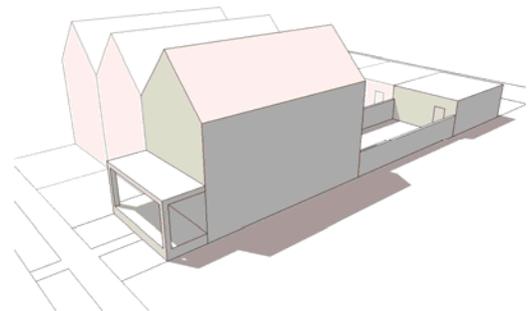
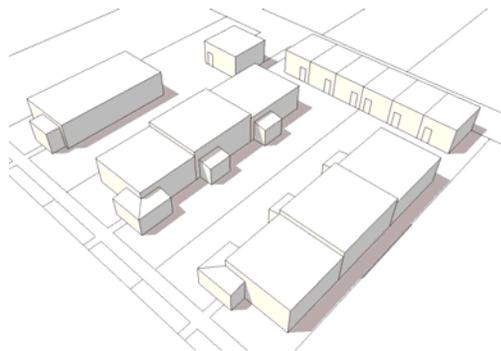
- i. Description. A detached dwelling with a zero side lot line or a sideyard use easement.
- ii. Access. The principal entry to each dwelling unit shall have direct access from an individual stoop, patio, portal or porch that shall front the street or also front the sideyard. Loading and trash disposal shall be accessed from an alley or narrow side driveway.
- iii. Parking. Parking shall be located in the rear portion of the lot.
- iv. Frontage. Each dwelling unit shall include a stoop, patio, portal or porch.
- 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.

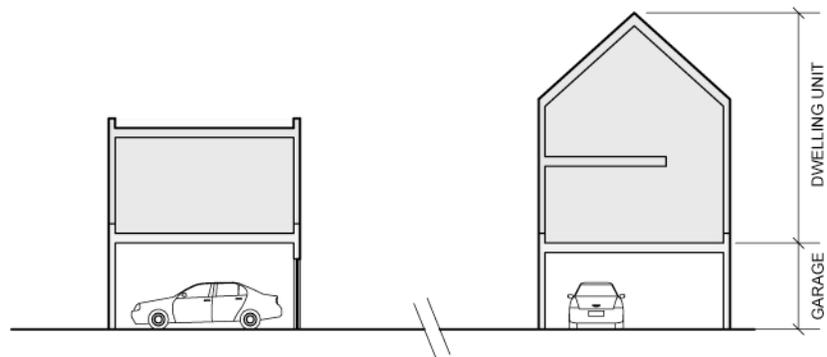
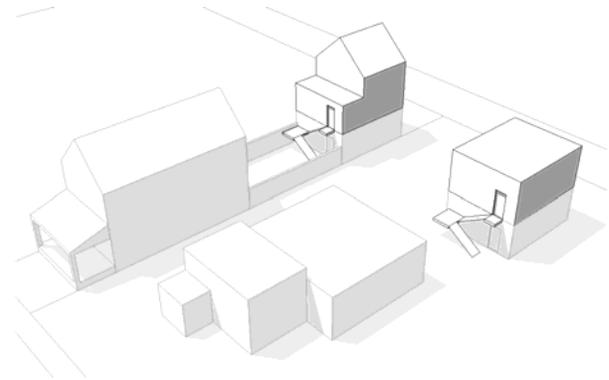
- i. Description. One of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level.
- ii. Access. The principal entry to each dwelling unit shall have direct access to the street or to a court. 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.
- iv. Frontage. Each dwelling unit shall include a stoop, patio, portal or porch 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, or share common walls.



Graphics are conceptual

d. Accessory Unit / Carriage House.

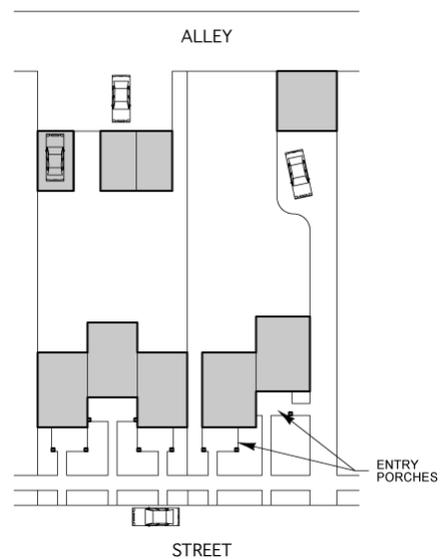
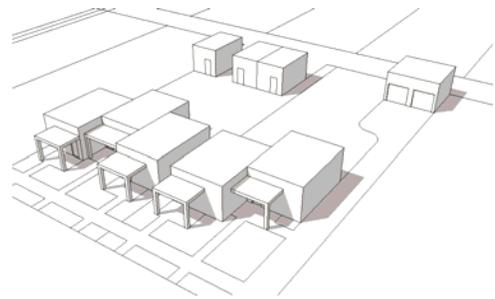
- i. An accessory unit is a building type consisting of a stacked dwelling unit or work space which may or may not be over a garage. It is located on an alley or at the back 1/3 of a lot that includes a principal building.
- ii. Access. The principal entry to the Accessory Unit shall be accessed from 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 the alley, a narrow side driveway or a common parking area may be located interior to the block.
- iv. Frontage. Each dwelling unit shall include a stoop, patio, portal, terrace or porch.
- 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.

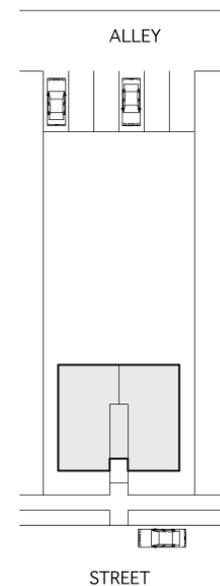
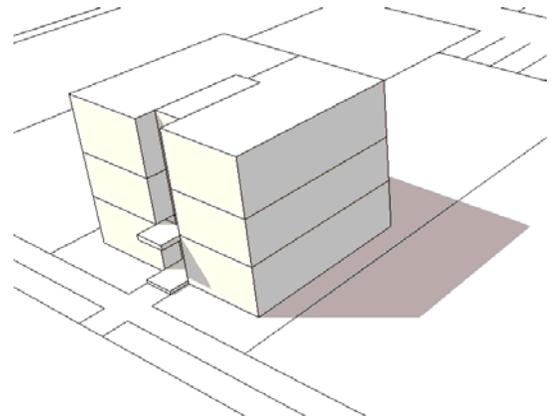
- i. Description. Duplexes, triplexes, and fourplexes are multiple dwelling units that are architecturally presented as single-family houses compatible with the surrounding neighborhood.
- ii. Access. The Principal Entry to each dwelling unit shall have direct access from a patio, porch, a common porch, portal or stoop 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. Parking shall be accessed from an alley, a narrow driveway or common parking area may be located interior to the block.
- iv. Frontage - Ground level frontages shall include a stoop, patio, portal or porch, 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.



Graphics are conceptual

f. Stacked Flats.

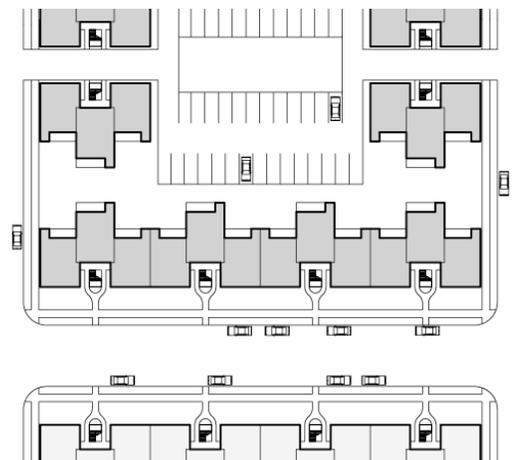
- i. Description. Stacked Flats are a multiple dwelling type in which the Principal Entry to building is common. Access to individual units is via interior circulation.
- ii. Access. Stacked flats share a Common Principal Entry. Each unit is accessed via circulation which is interior to the building. A common Principal Entry shall have direct access from a common porch, patio, portal or stoop.
- iii. Parking. Parking shall be located in rear portion of lot or under the Principal building. A common parking area may be located interior to the block.
- iv. Frontage. Ground level frontage types along the street shall include stoops, porches, portals or forecourts.
- v. Articulation. The facades of buildings facing a public street shall change visibly in height, setback, materials, or color a maximum of every seventy-five feet along the axis facing the street.



Graphic are conceptual

g. Terrace Apartment.

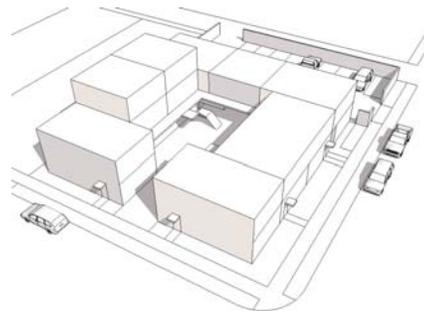
- i. Description. Terrace Apartments have access to individual units from an exterior circulation point which may be common or individual to each unit. Each unit shall have an exterior balcony.
- ii. Access. The Principal Entry to each individual unit on the ground floor shall have direct access from a permitted frontage type and abutting the street.
- iii. Parking. Parking shall be located in rear portion of lot or under the principal building or common parking area may be located interior to the block.
- iv. Frontage. Ground level frontage types along the street shall include stoops, porches, or forecourts.
- v. Articulation. The facades of buildings facing a public street shall change visibly in height, setback, materials, or color a maximum of every 75'.



Graphic are conceptual

h. Courtyard Apartments.

- i. Description. Courtyard Apartments are a building type consisting 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 or stoop facing the court or facing the street or building may have one common entry with a porch, stoop or portal or patio. Loading and trash disposal shall be accessed from an alley or side driveway.
- iii. Parking. Parking shall be located in rear portion of lot or under the building(s) or in a common parking court interior to the block. Parking lots shall be screened by a minimum 5 foot wide landscape buffer and 4 foot high wall from the court.
- iv. Open Space. Court shall be landscaped with at least one tree per 500 square feet and a minimum 15% living vegetative material.
- v. Frontage. Ground level frontage types along the street and court shall include porches or a common porch, portals, stoops or patios.
- vi. Articulation. The facades of buildings facing a public street shall change visibly in height, setback, materials, or color at least every forty feet (40').
- vii. Massing. All dwellings may be incorporated into one building form.
- viii. Exposure to Light and Air. Each unit shall have at least two sides exposed to the outdoors.

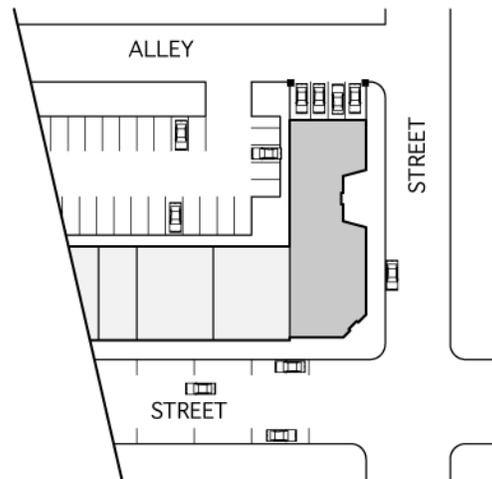
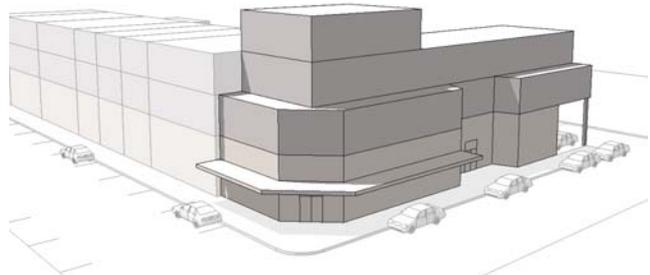


Graphics are conceptual

2. COMMERCIAL OR MIXED USE BUILDING FORMS.

a. Podium Building.

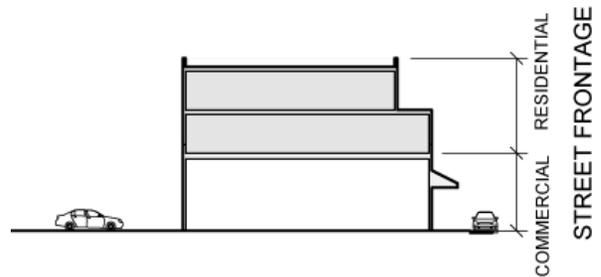
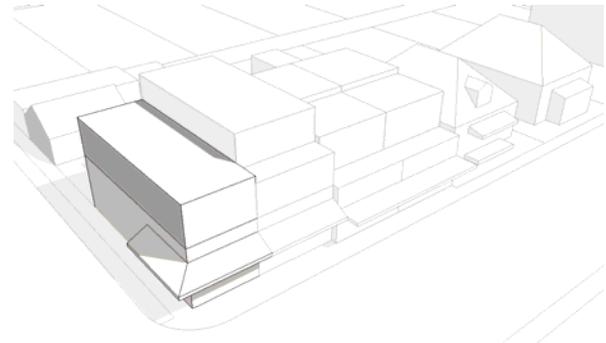
- i. Description. A podium building has one or more floors which meet the minimum setback requirement with upper floors stepping back to reduce impact of height. Ground floor shall contain Store Front frontage type.
- ii. Access. The Principal Entry to each individual unit on the ground floor shall have 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 street. Parking, loading and trash disposal shall be accessed from an alley or shared side drive aisle.
- iii. Parking. Parking shall be located 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 include Store fronts and may also include stoops, portals, forecourts or store fronts.
- v. Articulation. The facades of buildings facing a public street that are longer than seventy-five feet (75') shall change visibly in height, setback, materials, or color.
- vi. 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.



Graphics are conceptual

b. Live-Work Unit.

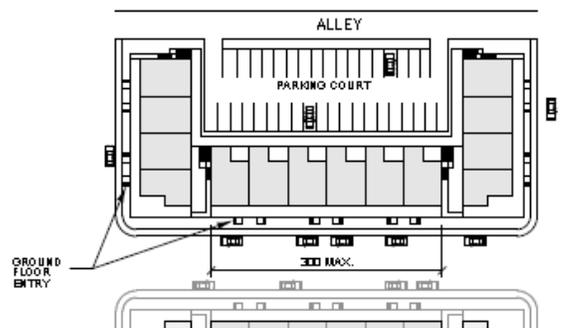
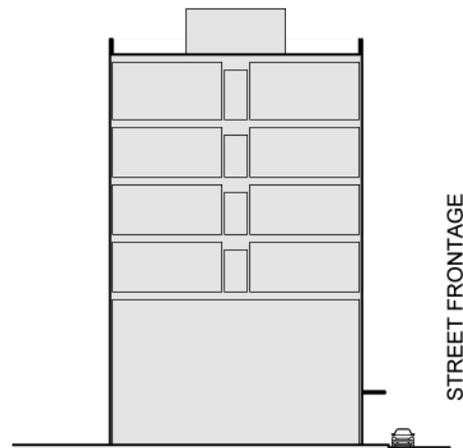
- i. Description. Live-Work units are multi-story buildings that can be used flexibly for work/live, work/work, and live/live purposes. Dwelling units can be located above the ground floor, attached to the rear of a Store Front. The first floor shall be Store Front frontage type.
- ii. Access. Direct access shall be provided from each live/work unit to the street. Loading and trash disposal shall be accessed from an alley or side driveway.
- iii. Parking. Parking areas shall be located in rear portion of lot and shall not abut the street frontage or a common parking area located interior to the block
- iv. Frontage. Permitted frontage types shall include Store Fronts. Store Fronts may be used with Forecourts or Portals.
- v. Building Width and Articulation. Units facing a public street shall be designed to appear as separate Store Fronts no wider than 60' with a visible change in height, setback, materials, or color.



Graphics are conceptual

c. Flex Building.

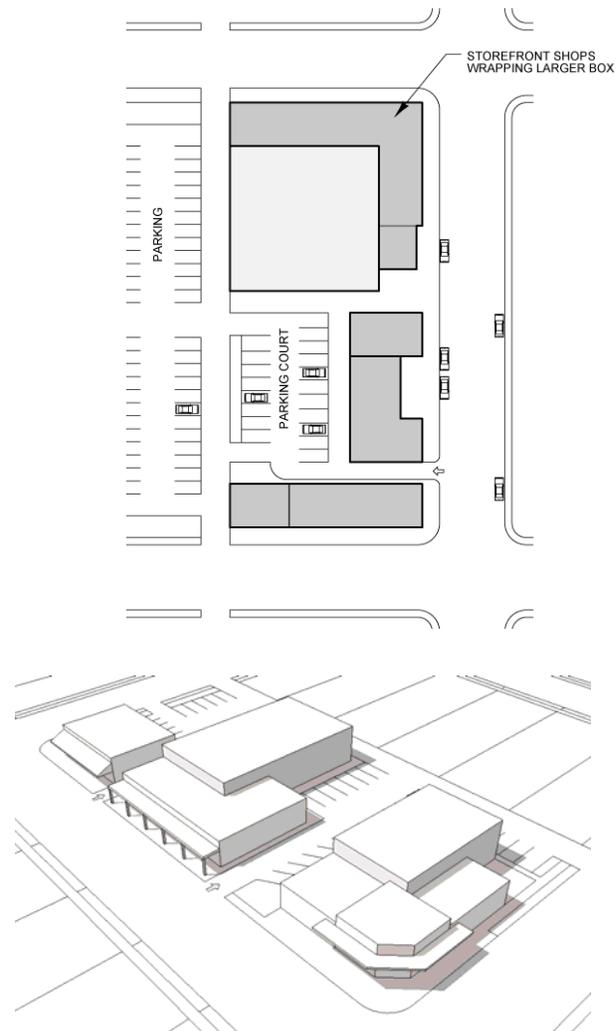
- i. Description. A flex building is a standard rectangular urban building form with Store Fronts on the ground floor
- ii. Access. The principal entry to each individual unit on the ground floor shall have direct access from a permitted frontage type facing and abutting the street. Access to above residential, office or commercial space shall be via a lobby with direct access to the street.
- iii. Parking. Parking shall be located in rear portion of lot or under the principal building, or in one or more common or public parking areas located interior to the block.
- iv. Frontage. Ground level frontage types along the street shall include Store Fronts. Store Fronts may be used with portals or forecourts or courts. Courts or forecourts shall not exceed 30% of the building street frontage and shall not be deeper than courtyard width.
- v. Articulation. The façade along the ground floor fronting a courtyard or street shall change visibly at a minimum of at least seventy-five feet (75') in height, setback, materials, or color.



Graphics are conceptual

d. Liner Building.

- i. Description. A building specifically designed to mask a parking lot, parking garage, public assembly or large retail facility (big box) from a street.
- ii. Access. The principal entry to each individual unit on the ground floor shall have direct access from a permitted frontage type facing and abutting the street.
- iii. Parking. Parking shall be located behind or under the liner building.
- iv. Frontage. Frontage types along the street shall include Store fronts. Store fronts may be used with Portals or Forecourts or courts.
- v. Placement and Massing. A Liner shall mask a minimum of 80% of the street frontage of a public assembly or large retail facility (big box).
- vi. Building Articulation. The façade along the ground floor fronting a street shall change visibly at an average of at least seventy-five feet (75') in height, setback, materials, or colors along the axis facing the street. Courtyards or forecourts shall not exceed 30% of the street frontage.

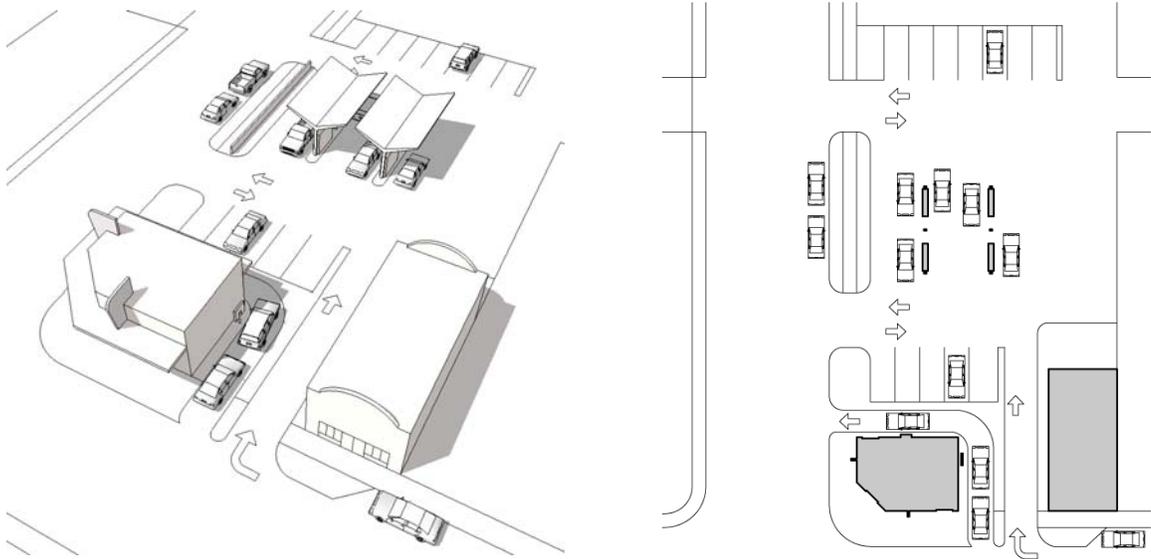


Graphics are conceptual

3. UTILITARIAN FORMS.

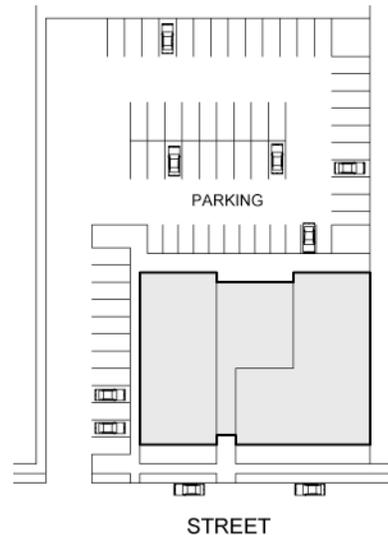
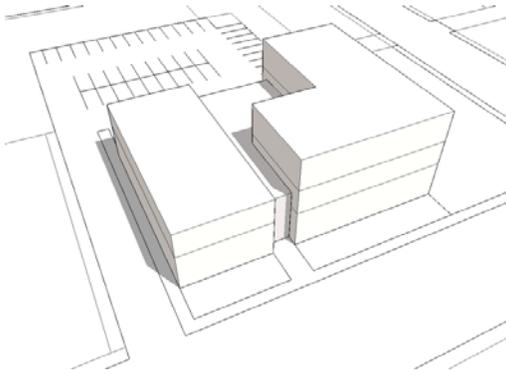
a. Drive-Through.

- i. **Description.** Drive-through building types include office building with drive-through facilities, shop or store building with drive-through facilities, and restaurant buildings. Drive-through building types can accommodate, for example, the following: gasoline station, automobile repair and service structure, and car care centers (includes car wash). These building types provide needed neighborhood services, but can disrupt pedestrian flows and impair the aesthetics of the commercial and residential streetscapes, corridors and districts.
- ii. **Access.** The principal entry to the building shall have direct access from a permitted frontage type facing and abutting the street.
- iii. **Parking and Service Drives.** Parking shall be located behind or under the principal building.
- iv. **Drive-through lanes** shall access a side street, an alley, or shared parking area to the rear of the principal building.
- v. **Frontage and Placement** – The façade of buildings on a Public Frontage shall change visibly at a maximum of every sixty feet (60') in height, setback, materials, or color along the axis facing the street. A 4' foot high street wall shall screen service area at lot perimeter with openings for vehicular access.



Graphics are conceptual

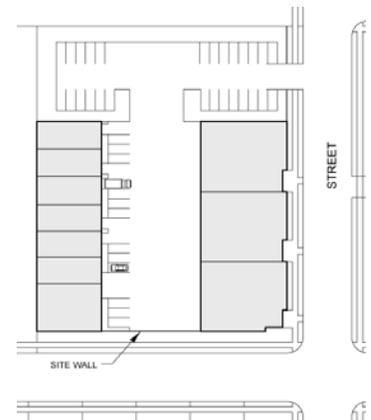
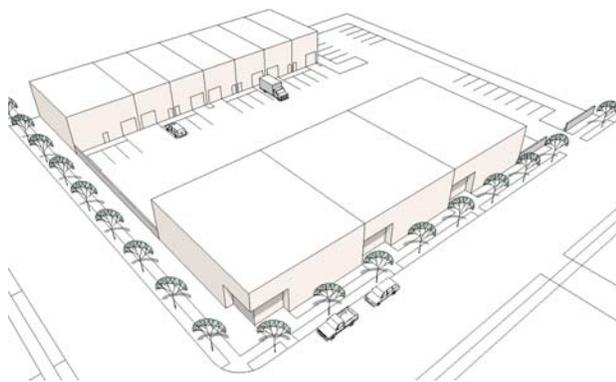
- b. Standalone Commercial/Office Building.
- i. Description. This building form accommodates larger building floor plates that may require large surface parking areas.
 - ii. Access. The Principal Entry to each individual unit on the ground floor shall have direct access from a permitted frontage type facing the street.
 - 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 5 feet, and a street wall with maximum height of 36”.
 - iv. Frontage. Frontage types along the street shall include Store Fronts. Store Fronts may be used with Portals, forecourts or courts.
 - v. Articulation. The façade of buildings on a Public Frontage shall change visibly at a maximum of every seventy-five feet (75') in height, setback, materials, or color along the axis facing the street.



Graphics are conceptual

c. Light Industrial Building.

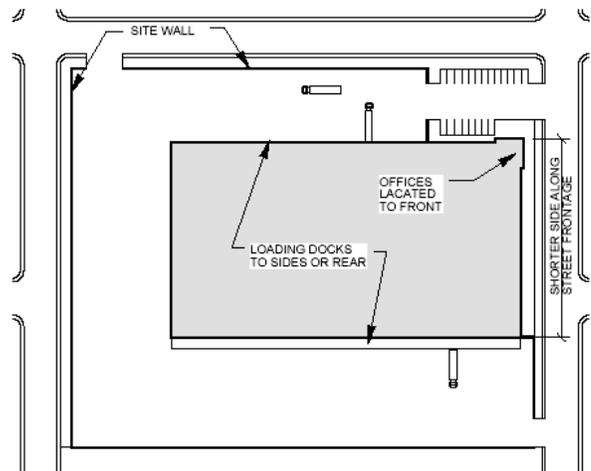
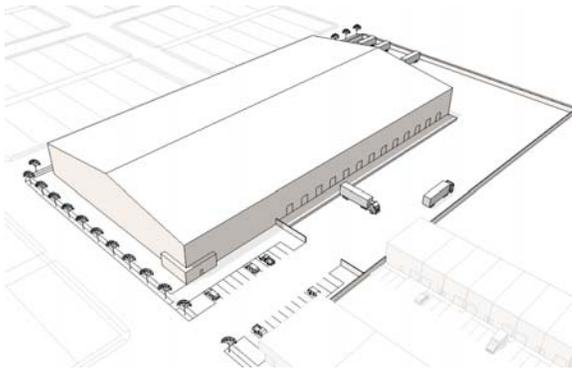
- i. Description. Light industrial structures accommodate the larger floor plate, truck access and security needs of light industrial structures while accommodating a mixed-use environment. This type of building is similar to a warehouse, but usually contains the operation of multiple tenants, and is 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.
- iii. Parking. Parking shall be located behind, under, 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) adjacent to the street, shall have a street maximum 36" high wall with a landscaped buffer that has a minimum depth of 5 feet.
- iv. Frontage. Permitted frontage types include forecourts, patios, portals and storefronts.
- v. Placement and Massing. Buildings shall be configured on the site to create an interior court where the 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 5 feet. Each unit on a public frontage shall change visibly in height setback, materials, or color along the axis facing the street, and with no module exceeding 150 feet in length. 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. It is essential that sites have adequate loading areas and driveways for truck maneuvering. Because there are fewer employees than other industrial uses, the parking demand is lower. Appropriate sites are near major highways and railroads. Site visibility is not a requirement for most warehouses. A deep lot with minimum street frontage can adequately accommodate warehouse uses.
- ii. **Access.** Public entrances and primary building elevations shall be oriented toward public streets.
- 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. Loading docks and vehicle access doors shall be located on the sides or rear of buildings to limit visibility from streets and rail lines. A minimum 8 foot high street screen wall shall be provided for the sides of the project visible from the street and rail lines, excluding the front facade. A 5 foot wide landscaping strip shall be provided along the street side of the wall.
- v. **Articulation.** The façade on a Public Frontage shall change visibly at an average of at least 100 feet in height, setback, materials, or color along the axis facing the street.

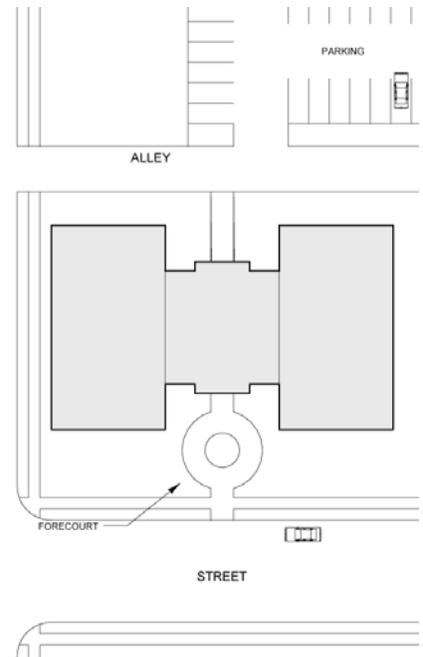
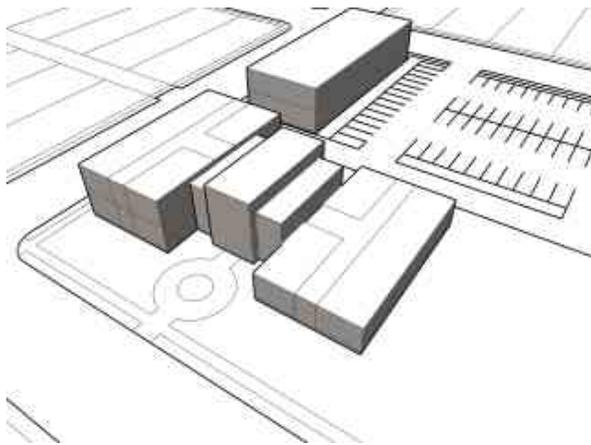


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4. INSTITUTIONAL AND CIVIC BUILDING FORMS.

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. A variety of architectural styles is acceptable.
- ii. Access. The building entrance shall be through a common lobby or courtyard. The building shall have at least one entrance to a public street courtyard, forecourt or public space such as a park.
- iii. Parking. Parking shall be located in common surface parking areas garages underneath buildings, or in parking garages.
- iv. Massing. These types may be designed as a single compositional unit. Street-facing entrances shall be positioned to accentuate vistas (or directed views) such as at the end of streets or where streets turn. All façades on a Public Frontage shall change visibly at an average of at least hundred feet (100') in height, setback, materials, or color, and with no module exceeding 100 feet in length.

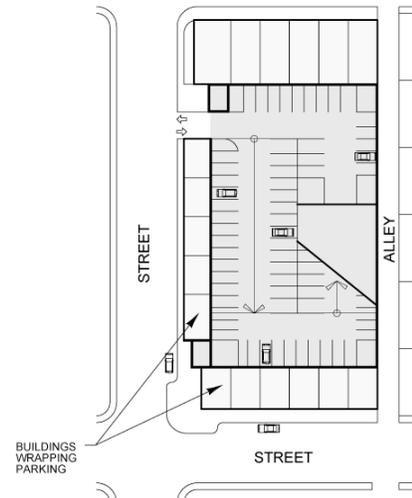
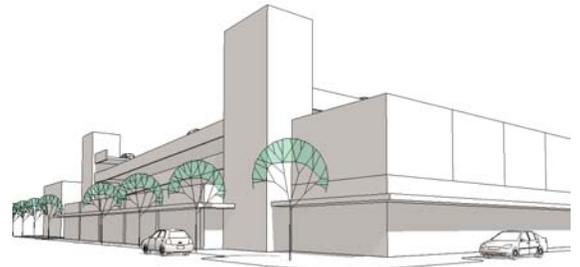


Graphics are conceptual

b. Structured Parking.

- i. Description. Structured parking is encouraged because it consumes less land area and the structure is wrapped by residential or commercial uses. This section encourages several different types of structured parking forms.
- ii. Orientation and Composition. In order to orient parking structures to the interior of the block rather than the street, parking garages shall: Include residential dwelling units or Store Fronts, which conform to the design regulations in the Form Based Code, along at least the first floor; or Be located behind buildings with the principal uses described above so that the parking is not visible from the street, except for the entryway. The entryway must not exceed 30 feet in width along the building façade; and shall be screened with ornamental grillwork, artwork, or similar architectural features above the street-facing residential or commercial wrapper buildings; or if permitted by other building code or environmental regulations, be located underground.
- 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 width of the front façade does not exceed the average width of principal structures within three hundred (300) feet of the proposed structure by more than twenty percent (20%) and the height does not exceed the average height of principal structures within three hundred (300) feet of the proposed structure by more than one (1) story. Design is considered compatible if the structure incorporates materials and front façade architectural details that are found on principal structures within three hundred (300) feet of the proposed structure and are permitted in the Form Based Code.

(2)



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(2) Frontage Types.

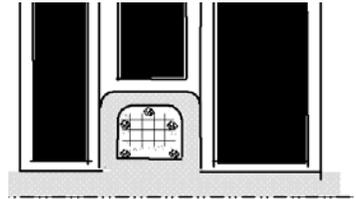
(a) Various frontage types are established in order to implement the Form Based Code. The building type and zone regulations describe the situations where each frontage type is required. The frontage types are:

1. Cafe. A Café frontage is used with a Store Front and accommodates outdoor seating for restaurants and cafes. It may be setback up to 15’ from the edge of the Pedestrian Realm. Café frontages may include roll up doors and bi-fold doors. Fences and walls are permitted up to 36” high. Café frontage may be covered or open to the air.



2. Court. A pedestrian promenade, whether covered by a roof or not, within or between any structure or buildings. A Court does not include a parking area. A Principal Entry of each unit that surrounds the court shall open directly on the court space or 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.

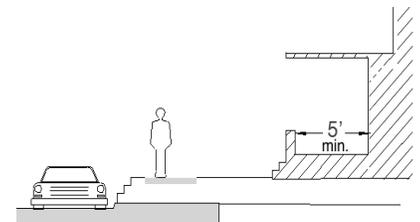
3. Forecourt. The facade is aligned close to the frontage line with a central portion of it set back. Gardens and vehicular drop off are permitted within the setback. A fence or wall at the property line may be used to define the private space of the court.



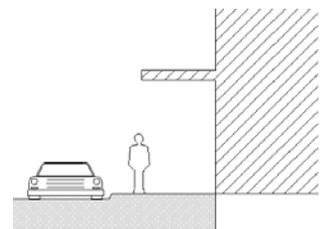
4. Portal (Arcade). A portal is a covered area supported by evenly spaced columns and is attached to the front building façade and that may wrap around the outside of the building or a court. Portals shall conform to the elevation of the adjoining public sidewalk and may encroach upon the sidewalk space. Portals may include a balcony that overlaps the sidewalk. A portal may provide access from one room to another at the ground level. Portals shall have at least eight feet clear in all directions.

5. Patio. A patio is an area enclosed by an opaque wall attached to a building. A patio shall be completely enclosed except for an access point. A patio wall shall not be higher than 40”. A patio is a minimum of 50 square feet.

6. Porch. A porch is a raised enclosed area adjacent to the 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 and 12 feet wide. A porch may be glazed or screened.



7. Store Front. A Store Front facade is at or close to the edge of the Pedestrian Zone, with the entrance at sidewalk grade. An overhang, canopy, shading element or awning that encroaches over the sidewalk is required. A setback is permitted up to 10’ from the edge of the pedestrian zone for up to 50% of the length of a building’s street frontage.



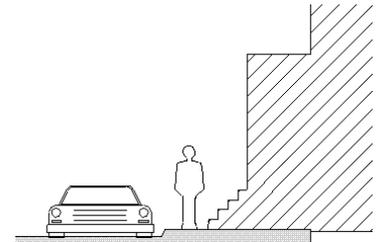
a. A Store Front shall contain windows that conform to the following:

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 thirty-six inches (36") above the fronting side-walk elevation,
- iv. Window screens (including security screens, bars & other such devices) shall be located behind the window surface (interior),
- v. Transom windows are encouraged on Store Fronts



- 8. Stoop. The facade is placed at the edge of the Pedestrian Zone with the ground story elevated above the sidewalk.
 - a. A stoop may be covered.
 - b. This type is suitable for ground floor residential uses at short setbacks by securing privacy for the windows.



- 9. Lobby. A ground level vestibule and waiting area for upper story uses with a primary entrance to the street. No more than 40 LF is permitted without glazing or change in articulation..

(3) General Street Standards.

- (a) Sidewalk/Pedestrian Realm. The area from the back of curb dedicated to pedestrian use which shall contain the following areas:

- 1. Building Edge 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, fountains and art.
- 2. Pedestrian Walk. 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. Sidewalks are required to meet ADA standards and have a 2% cross slope for drainage.
 - b. Sidewalk Alignment. The sidewalk shall be aligned where possible within the block.
- 3. Street Edge Zone. This zone is the area adjacent to the back of curb dedicated to street furnishings, bike racks, landscaping, telephones, information centers, lighting, signage and transit facilities.
 - a. Street Trees. Street trees shall be located every 25' on center in the Street Edge zone.
 - b. The use of Tree Grates is permitted for all tree wells.

(b) Encroachments.

1. Encroachments in the public ROW shall follow existing City regulations.
2. Building encroachments in the form of balconies or structural shading elements shall not extend within 2' of the curb.

(c) Alleys.

1. Existing alleys shall remain and are subject to all Street Type standards except width.
2. New alleys and access easements shall be required where possible and shall follow Street Type standards below.

(d) Street Type Standards.

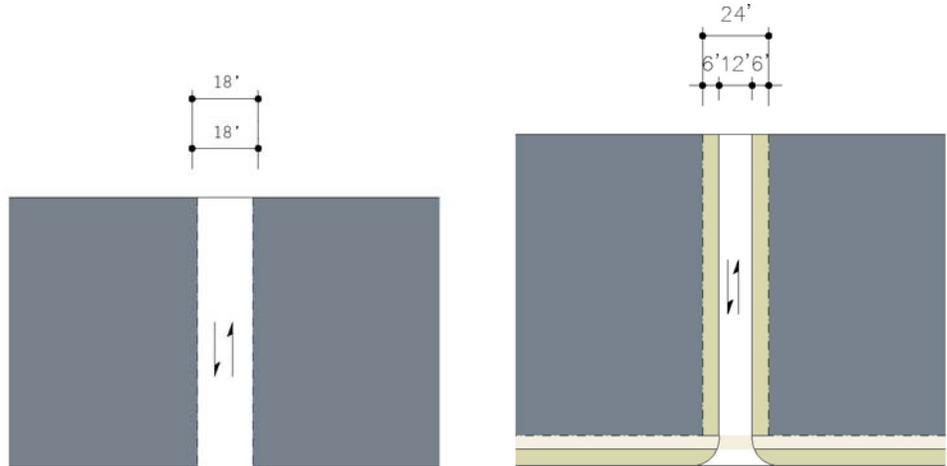
1. The following Street Types are allowed by zone.

PERMITTED STREET TYPES					
	TOD-MAC	TOD-COM	MX	PND	ID
RA-18	•	•	•	•	•
L-24				•	•
CS-62	•	•	•	•	•
CS-84	•	•	•	•	•
CS-100	•	•	•	•	•
AV-94	•	•	•	•	•
BV-115	•	•		•	
BV-126	•	•		•	
BV-135-A	•	•		•	
BV-135-B	•	•		•	

2. 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' to accommodate a 5' bicycle area in each direction.

ABBREVIATIONS

Lane: L
 Rear Alley: RA



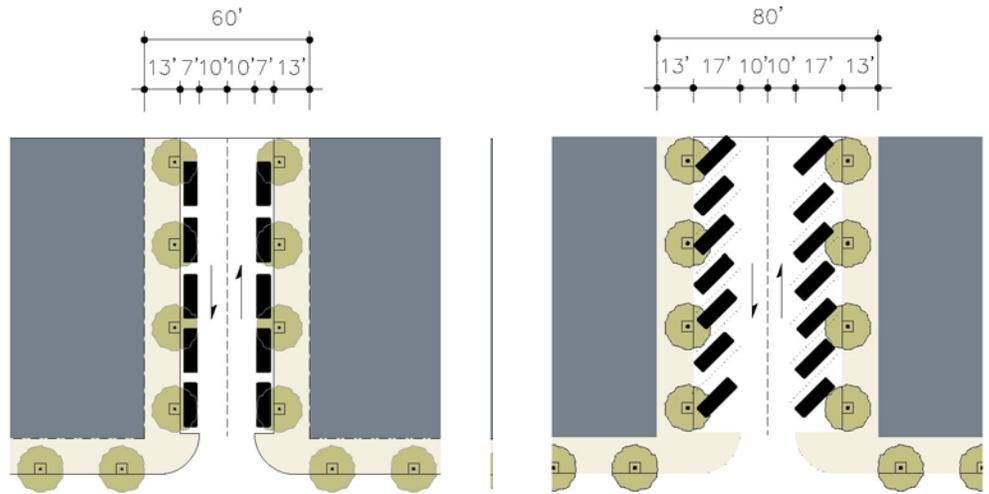
RA-18

L-24

Thoroughfare Type	Local	Local
Zone Assignment	TOD-MAC, TOD-COM, PVD, MX, ID	TOD-MAC, TOD-COM, PVD, MX, ID
Pedestrian Crossing Time	3.5 seconds	6.5 seconds
Design Speed	10 MPH	10 MPH
Right-of-Way Width	20 feet	24 feet
Pedestrian Realm	None	6' feet each side
Walkway Type	None	6 feet Sidewalk
Roadway Realm	20 feet	12' feet
Pavement Width	20 feet	12' feet
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	None	None
Curb Type	Inverted Crown	Inverted Crown
Curb Radius	15 feet	15 feet

ABBREVIATIONS

Commercial Street: CS



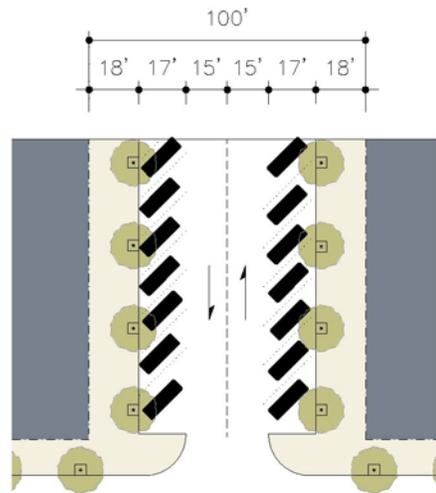
CS-62

CS-84

Thoroughfare Type	Local	Collector
Zone Assignment	TOD-MAC, TOD-COM, MX, ID, PVD	TOD-MAC, TOD-COM, MX, ID, PVD
Pedestrian Crossing Time	10 seconds	
Design Speed	25 MPH	25 MPH
Transportation Provision	none	none
Right-of-Way Width	60 feet	80 feet
Pedestrian Realm	Both Sides, 13 feet	15 feet, each side
Walkway Type	13 foot Sidewalk	13' foot Sidewalk
Planter Type	5' x 7' Tree well	5' x 7' Tree well
Landscape Type	Trees at 25' o.k. Avg.	Trees at 25' o.k. Avg.
Roadway Realm	36 feet	2 feet
Pavement width	34 feet	54 feet
Traffic Lanes	2 lanes	54 feet
Parking Lanes	Both Sides @ 8 feet marked	2 lanes
Curb Type	Curb	Both Sides @ 17 feet marked
Curb Radius	15 feet	Curb
		15 feet

ABBREVIATIONS

Avenue: AV
 Commercial Street: CS

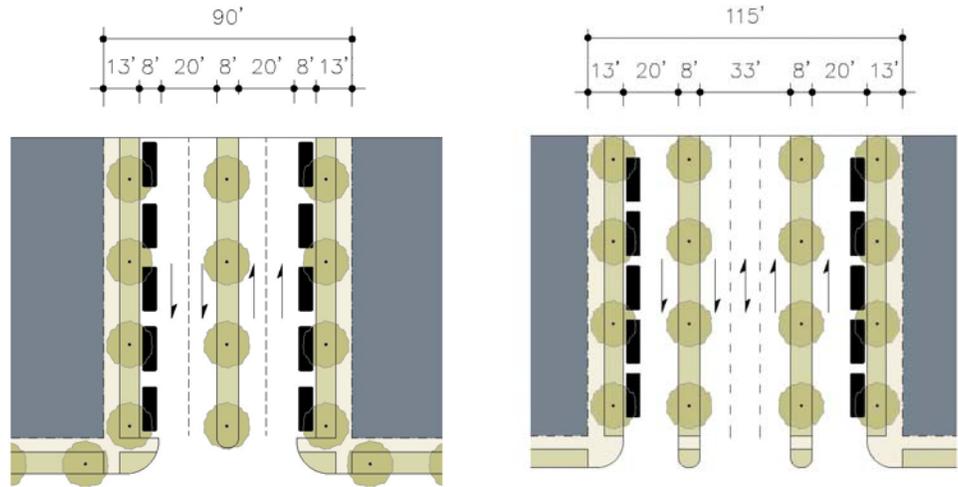


CS-100

Thoroughfare Type	Collector
Zone Assignment	TOD-MAC, TOD-COM, PVD, MX, ID
Pedestrian Crossing Time	8 seconds
Design Speed	25 MPH
Transportation Provision	none
Right-of-Way Width	100 feet
Pedestrian Realm	15 feet, each side
Walkway Type	18 foot Sidewalk
Planter Type	5' x 7' Tree well
Landscape Type	Trees at 25' o.c. Avg.
Edge Zone	2 feet
Roadway Realm	64 feet
Pavement Width	64 feet
Traffic Lanes	2 lanes, w/ 1 turning lane
Parking Lanes	Both Sides angled @ 17 feet marked
Curb Type	Curb
Curb Radius	15 feet

ABBREVIATIONS

Boulevard: BV
 Avenue: AV



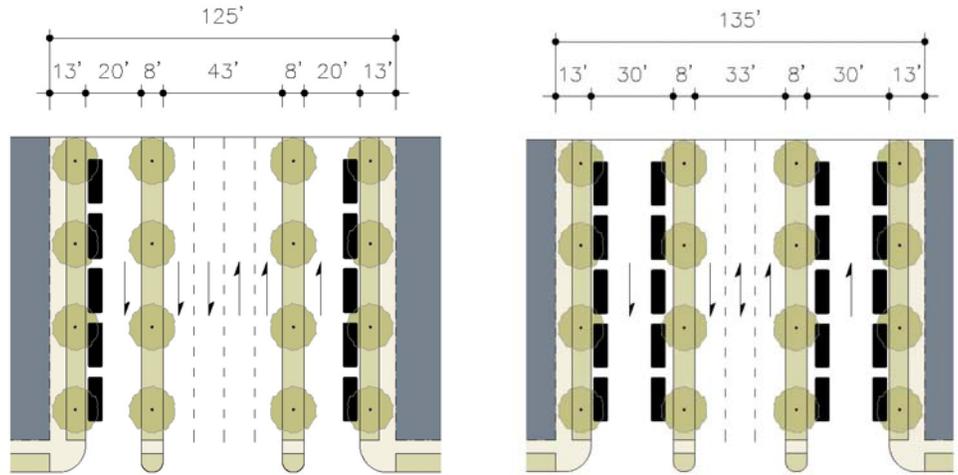
AV-94

BV-115

Thoroughfare Type	Collector or Arterial	Arterial
Zone Assignment	TOD-MAC, TOD-COM, PVD, MX, ID	TOD-MAC, TOD-COM, PVD, MX, ID
Pedestrian Crossing Time	13 seconds	6 seconds - 9.5 seconds - 6 seconds
Design Speed	25 MPH	35 MPH
Transportation Provision	BR, TR	BR, TR
Right-of-Way Width	90 feet	115 feet
Pedestrian Realm	13 feet, each side	15 feet, each side
Walkway Type	8 foot Sidewalk	8 foot Sidewalk
Planter Type	5 foot Continuous planter	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	85 feet
Pavement Width	28 feet, 8 foot median, 28 feet	18 feet, 8 foot median, 33 feet, 8 foot median, 18 feet
Traffic Lanes	4 lanes	2 lanes w/ one turning lane & two one-way slip roads
Parking Lanes	Both Sides @ 8 feet marked	8 feet
Curb Type	Curb	Curb
Curb Radius	15 feet	15 feet

ABBREVIATIONS

Boulevard: BV



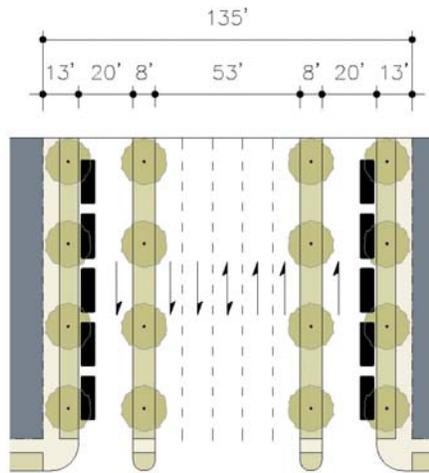
BV-125

BV-135-A

Thoroughfare Type	Arterial	Arterial
Zone Assignment	TOD-MAC, TOD-COM, PVD, MX, ID	TOD-MAC, TOD-COM, PVD, MX, ID
Pedestrian Crossing Time	6 seconds - 13 seconds - 6 seconds	8.5 seconds - 9.5 seconds - 8.5 seconds
Design Speed	35 MPH	35 MPH
Transportation Provision	BR, TR	BR, TR
Right-of-Way Width	125 feet	135 feet
Pedestrian Realm	13 feet, each side	13 feet, each side
Walkway Type	8 foot Sidewalk	8 foot Sidewalk
Planter Type	5 foot Continuous planter	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	96 feet	105 feet
Pavement Width	18 feet - 44 feet - 18 feet	28 feet - 33 feet - 28 feet
Traffic Lanes	4 lanes & two one-way slip roads	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet	8 feet
Curb Type	Curb	Curb
Curb Radius	25 feet	25 feet

ABBREVIATIONS

Boulevard: BV
 Parkway: PW



BV-135-B

Thoroughfare Type	Arterial
Zone Assignment	TOD-MAC, TOD-COM, PVD, CAM, CMX, ID
Pedestrian Crossing Time	6 seconds - 15 seconds - 6 seconds
Design Speed	35 MPH
Transportation Provision	BR, TR
Right-of-Way Width	135 feet
Pedestrian Realm	13 feet, each side
Walkway Type	8 foot Sidewalk
Planter Type	5 foot Continuous planter
Landscape Type	Trees at 25' o.c. Avg.
Edge zone	2 feet
Roadway Realm	105 feet
Pavement Width	18 feet - 53 feet - 18 feet
Traffic Lanes	5 Lanes w/ one turning lane & two one-way slip roads
Parking Lanes	8 feet
Curb Type	Curb
Curb Radius	15 feet

- (4) Off- Street Parking.
- (a) On-street parking may count for off-street requirements.
 - (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)).
 - (e) §14-3-1 (b)3 Parking for Bicycles shall apply with the following exceptions,
 - a. Non-residential Uses: one bicycle space per 10 parking spaces, but not less than 2 spaces for tenant space.
 - b. Bicycle Space Standards shall apply. See Zoning Code (§14-16-3-1(G)).
 - (f) Pedestrian Connections shall apply. See Zoning Code (§14-16-3-1(H)).
- (5) Lighting. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.
- (a) Area Lighting. Shall be per the Zoning Code (§16-16-3-9).
 - (b) Pedestrian Street Lights. Pedestrian street lights shall be located between thirteen (13) feet and sixteen (16) feet above grade with a maximum average spacing (per block face) of 60 feet on center. Pedestrian street lights must be placed two (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. 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.
- (6) Signage. Signage should be clear, informative to the public and be able to weather well. Signage is desirable for advertising shops and offices, and as decoration. Signs should be scaled (reduced in size) to the desired nature of the district: mixed-use, pedestrian-oriented, with slow-moving automobile traffic.

(a) The following signs are permitted:

1. Signage General

- a. Every premise shall have a numeric address which meets the requirements of the UFC.
- b. There shall be a 70% contrast between message and background to meet ADA standards.
- c. Illumination of signage shall be downlighting or internal.

2. Building Signs. A sign which is supported by or attached to a building.

- a. Size: shall be limited to 50LF of the street frontage or 50 sqft,
- b. Shall not exceed 30% of the height of wall area.
- c. Location: One building sign per street frontage.
- d. Prohibited: LED displays.
- e. The following signs are considered to be building signs:
 - i. Marquee - a sign typically associated with a theater which projects perpendicular to a building.
 - ii. Canopy – A sign mounted to the ____ of awning, canopy or other shading device that is parallel to the building.
 - iii. Wall Mounted - a sign which is mounted parallel to a wall.

3. Freestanding sign – a sign which is not supported by a building.

- a. Size: Overall sign height not to exceed 13’ measured from bottom of base.
- b. Location: A freestanding sign shall only be located at primary vehicular entrances and shall be perpendicular to the roadway.

4. Flag mounted or Hanging. A sign which is mounted perpendicular to a building and is not a marquee.

- a. Size: Shall be limited to 3 square feet.
- b. Location: One flag mounted sign per building.

5. Auxiliary Signs. A sign which services a specific function.

- a. The following signs are considered to be Auxiliary signs
 - i. A-Frame/Sandwich – a freestanding portable temporary sign on an “A” frame.
 - Size:
 - Location: Shall not encroach on clear pedestrian walk.
 - ii. Wall Plaques – a small plaque sign mounted on a building surface indicating building significance.

- Size: Shall be limited to 3 sqft.
 - Location: Shall be located on building.
- iii. Banner – a changeable fabric sign.
- Size:
 - Location: Shall be located a minimum of 10 feet clear above sidewalk.
- iv. Display case – a mounted case with clear lid, used to display play bills, menus or other printed material.
- Size: Shall be limited to
 - Location:
6. Special Signs. Signage which requires special approval.
- a. Product signage – branding and logos. Product signage shall not limit established trade dress.
- b. Roof signs – signs which project above the highest point of a building.
- c. Event Banners – temporary fabric signs which denote an event.
- d. Building Directory – wall mounted – signage which lists building occupants and their location.
- e. Gateway – an art piece which may or may not span a road or passageway.
- i. Size: Graphics shall be limited to 20% of the LF of the horizontal span.
 - ii. Location: Shall not encroach on clear pedestrian path and shall maintain necessary vehicular and pedestrian vertical clearances.
7. Wayfinding Signage. Signage which is used for vehicular and pedestrian orientation.
- a. Vehicular – signage oriented to vehicular traffic which provides direction and location information.
- b. Pedestrian – signage oriented to pedestrian traffic which provides direction and location information.
8. Building Address. The physical street address of a building.

(7) 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.

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 may exceed three feet.

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

(a) Per City Zoning Code (§14-16-3-18, (5) (a)) with the following exceptions:

1. Service and Loading facilities shall be combined, where possible;
2. Trash enclosures shall not be visible from public or private street and shall be recessed or screened on by a six foot high solid wall or gate.
3. Shall be accessed from alleys or rear access easements where possible.

(9) 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 towards the 75% Required Vegetative Ground Cover (§14-16-3-10(G)(3)) for landscape areas up to 100sf.
2. The use of tree grates is permitted for all tree wells.
3. Usable open space in such forms as patios, plazas and courtyards, which will 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 four foot deep landscaped area with a four 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 four feet deep with a minimum four 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 with evergreen trees or tall shrubs 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 harvesting 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.
9. Restricted Ground Cover.
 - a. Turf grass is only permitted in plazas, pocket parks or designated recreation areas. The use of artificial turf is not permitted in any landscape area.