

**§14-16-3-22 FORM BASED ZONES.**

Section Organization. The Form Based Zones section is organized into the following three parts:

Subsection A, General Provisions. Subsection A provides the general mechanisms for implementing the Form Based Zones.

Subsection B, Form Based Zones. Subsection B provides the overall regulatory structure for each Form Based Zone. Each zone provides regulatory standards regarding eligibility requirements, building placement, height, parking, open space and landscape requirements, allowable and prohibited uses, as well as allowable Building and Frontage Types, and other development standards.

Subsection C, Components. The components include the specific descriptions of the elements regulated in Subsection B, including Building Types, Frontage Types, General Building Standards, Street Standards, and standards for Parking, Lighting, Signage, Walls and Fences, Screening, and Landscape.

**(A) General Provisions****(1) Intent and Purpose.**

- (a) The Albuquerque/Bernalillo County Comprehensive Plan and the Planned Growth Strategy guide the future development of Albuquerque. The Planned Growth Strategy is a long range guide to encourage a more efficient and sustainable urban form for the city. Both of these documents seek to create and support a city where:
  - 1. a range of housing opportunities and choices is available,
  - 2. development takes place as a mixture of uses rather than large acreages of single land types,
  - 3. residents need to travel fewer miles every day to go about their lives,
  - 4. development supports a variety of transportation choices,
  - 5. there is an active pedestrian life through the creation of walkable neighborhoods,
  - 6. development is characterized by human rather than automotive scale, and
  - 7. older, established areas are as desirable to live in as new ones.
- (b) The Form Based Zones implement the goals and policies of the Comprehensive Plan and Planned Growth Strategy by guiding development that is pedestrian friendly, has a mix of uses and is more compact than the more vehicular oriented building patterns prevalent since the 1940s. The Form Based Zones:
  - 1. identify a variety of building types and establish requirements for how the buildings must relate to the street, recognizing that their relationship to streets that are pedestrian oriented is different than their relationship to streets that are more vehicle-oriented (e.g., setbacks, location of parking, access to parking),
  - 2. regulate the way buildings relate to their surrounding environment (e.g., massing, solar access, building setbacks),
  - 3. regulate building design which is in scale to the pedestrian.

**(2) Relationship to City Regulations. Applicable only when a Form Based Zone is approved.**

- (a) Where §14-16-3-22 Form Based Zones conflict with the Subdivision Regulations (Revised Code of the City of Albuquerque (“ROA”) §14-14-1-1 et seq.), §14-16-3-22 Form Based Zones prevail.

- (b) The General Regulations of the Zoning Code (Revised Code of the City of Albuquerque ("ROA") §14-16-3-1 et seq.) do not apply to §14-16-3-22 Form Based Zones unless so specified by §14-16-3-22.
- (c) Where §14-16-3-22 Form Based Zones conflict with the Development Process Manual (DPM), §14-16-3-22 Form Based Zones prevail.
- (d) Where §14-16-3-22 Form Based Zones conflict with Area Plans, Sector Development Plans and/or Design Overlay Zones, then those Area Plans, Sector Development Plans and/or Design Overlay Zones shall prevail.
- (e) Where §14-16-3-22(B) Zones conflicts with §14-16-3-22(C) Components, §14-16-3-22(B) Zones shall prevail.

(3) Establishment of Form Based Zones.

- (a) The zones presented in the Form Based Zones are intended to permit mixed use, sustainable, pedestrian scale development. The zones are:
  - 1. SU-1 Transit Oriented Development – Major Activity Center (TOD-MAC)
  - 2. SU-1 Transit Oriented Development – Community Activity Center (TOD-COM)
  - 3. SU-1 Mixed Use (MX)
  - 4. SU-1 Infill Development (ID)
  - 5. SU-1 Planned Neighborhood Development (PND) with the following subareas: PND-C (Center/Corridor), PND-G (General), and PND-E (Edge)

(b) Description of the Form Based Zones.

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

- 1. Transit Oriented Development – Major Activity Center (TOD-MAC). These are Major Activity Centers as defined by the Comprehensive Plan characterized by high intensity employment, civic, retailing and entertainment development with a complementary mix of commercial and high density residential functions with a design, capacity and intensity supportive of transit. The centers are compact and spatially concentrated, with a network of streets and pedestrian ways connected to existing or future transit facilities.
- 2. Transit Oriented Development – Community Activity Center (TOD-COM). These are Community Activity Centers as defined by the Comprehensive Plan which serve a relatively large area to provide community-serving retail and services as well as high density residential with a design, capacity and intensity supportive of transit. Densities and intensities are smaller in scale than the TOD-MAC, for Major Activity Centers.
- 3. Mixed Use (MX). The MX zone supports pedestrian scale, principally mixed-use development that is integral to a Transit Corridor as defined by the Comprehensive Plan, or an existing or future commercial or mixed use corridor, shopping center node or mixed use neighborhood. This zone can be used to establish commercial, mixed uses and medium to high density residential development that serves existing or planned residential neighborhoods.

4. Infill Development (ID). The ID zone provides a flexible standard to encourage the context-sensitive development of empty lots or the redevelopment of sites in substantially built up areas. It ensures that new development respects the context of its surroundings while implementing the compact, pedestrian friendly policies of the Comprehensive Plan and the Planned Growth Strategy.
  5. Planned Neighborhood Development (PND). The PND zone permits the establishment of mixed use and residential neighborhoods on undeveloped sites or in developed or partially developed areas. These neighborhoods may include a mixed use center or may contain a network of smaller mixed use nodes that provide transit supportive commercial and civic functions. The Planned Neighborhood Development zone includes separate regulations for Center/Corridor, General, and Edge development that are integral parts of the PND zone.
- (c) The establishment of a Form Based Zone may be justified as to the policies of the Comprehensive Plan and Planned Growth Strategy per Resolution 270-1980, as follows:

1. The establishment of Form Based Zones is **consistent with the health, safety, morals and general welfare of the City**. The land use patterns realized by the Form Based Zones will play an important role in improving Albuquerque's social and economic quality of life. The new development pattern guided by the Form Based Zones will reduce dependency on cars, increase opportunities to be physically active, and improve air quality by reducing hazardous vehicle emissions, currently the second largest source of carbon dioxide emissions in New Mexico.

Albuquerque's built environment typifies a mostly post –World War II vehicle oriented pattern of land uses and site design that often relates poorly to the street and adjacent land uses. The enforced separation of uses and accommodation of the automobile over the pedestrian have resulted in growing shortages of funding for public services due to the increased infrastructure costs attributable to sprawl, a built environment more conducive to car travel than alternative modes of travel, and greater distances from home to work, services, entertainment and schools, resulting in increased vehicle miles traveled and increased air quality issues. The Form Based Zones provide a tool for improving those relationships over time, in both new and existing settings. The zones guide mixed use development that is at a pedestrian scale with features like connected street networks, buildings that orient to the street, and densities that support transit service.

2. The establishment of the Form Based Zones **supports the adopted elements and objectives of the Albuquerque Bernalillo Comprehensive Plan, its Centers and Corridors Policies and the Planned Growth Strategy**. The adoption of the Form Based Zones furthers the goals and policies of the Comprehensive Plan by guiding development toward the City's established areas. The Form Based Zones support compact, mixed use and pedestrian friendly development patterns in locations that will strengthen key areas of the City's urban core by providing the lifestyle opportunities that create renewed interest in these older areas. By providing zoning that creates mixed use, higher density development which is in scale to the pedestrian, and regulates the relationship to existing development and adjacent uses, the Form Based Zones are supportive of policies whose goal is to create a quality urban environment which offers variety of choice in housing, transportation, work areas and life styles while creating a visually pleasing environment.

The Form Based Zones **implement the goals and objectives of the Centers and Corridors policies of the Comprehensive Plan** which established a network of higher density, mixed use development Activity Centers connected by Transit Corridors with a goal of guiding development that encourages travel to and from these locations by walking, bicycling, or

mass transit. The Planned Growth Strategy determined that Albuquerque faces critical challenges related to deteriorating infrastructure and growing deficiencies in natural resource conservation and preservation connected to land, water and air quality, traffic congestion, timely provision of infrastructure, parks schools and other facilities to support new development and decline of some older neighborhoods. To counter those trends, the Planned Growth Strategy promotes the Centers and Corridors policies of the Comprehensive Plan as a key to directing future urban growth. The Planned Growth Strategy relies on the redevelopment of the Centers and Corridors to absorb future population, housing, employment and services, thereby redirecting growth from the fringes of the City to its existing urbanized areas. The Form Based Zones create the mix of land uses, densities and pedestrian scale development appropriate to the designated Activity Centers and Transit Corridors. The Form Based Zones will result in more efficient use of existing infrastructure, reduced maintenance of public services, and a built environment offering greater options that enhance quality of life and provide more transportation choices for the City's citizens.

3. **The establishment of the Form Based Zones implements the Planned Growth Strategy goals** for creating new vitality in existing neighborhoods by developing various regulatory and non-regulatory mechanisms to encourage quality community-based infill development and redevelopment. As part of its overall implementation strategy, the Planned Growth Strategy encourages the adoption of Smart Growth and Traditional Neighborhood Development principles, codes and processes for inclusion into the City's governing plans. The establishment of the Form Based Zones adopts a development code based on Traditional Neighborhood Development principles advocated by the Planned Growth Strategy, which includes creating economic and social vitality by allowing a mixture of complementary land uses including housing, retail, offices, commercial services and civic uses; developing commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians; reinforcing streets as public places that encourage pedestrian and bicycle travel; encouraging efficient land use by facilitating compact, high-density development and minimizing the amount of land required for surface parking; and facilitating development (land use mix, density and design) that supports public transit.
4. The establishment of the Form Based Zones will provide for development that is **more advantageous to the community**, as articulated by the policies of Centers and Corridors and the Planned Growth Strategy by guiding a development pattern that creates the mix of uses that reduce vehicular miles traveled and vehicular emissions, reducing the City's carbon footprint as well as improving air quality while providing a range of lifestyle opportunities to the City's residents. It is now commonly acknowledged that new mixed use development makes for more efficient use of existing and new infrastructure while reducing overall growth at the fringes, thereby protecting the valued open space and working landscapes around Albuquerque along with the tourism, jobs, watershed protection and quality of life that these places provide.
5. The establishment of the Form Based Zones **does not constitute a spot zone as the resulting development facilitates the realization of the Comprehensive Plan.** The Comprehensive Plan sets directives for compact mixed-use and higher density development along its primary streets and at designated major activity and community centers to support a range of transportation options which will reduce auto dependency, trip times, and increase citizens' usage of multi-modal transportation services, including public transit, bicycle and pedestrian opportunities. The Form Based Zones guide growth toward Activity Centers and Transit Corridors in a manner that will create the compact mixed use and higher density development that will contribute to balancing vehicular transportation with other forms of transportation.

(4) Incentives for Establishment of Form Based Zones.

- (a) The establishment of the Form Based Zones offers the following development incentives in order to promote the development of vacant land or redevelopment of existing development in already urbanized areas where infrastructure and services are in place and at key locations for infill or redevelopment, including downtown, transit corridors and locations near employment, shopping, and recreational and cultural amenities. These incentives should make redevelopment of key parcels more attractive and affordable by addressing common barriers to higher density, pedestrian friendly development, such as inadequate infrastructure, lengthy approval processes, obsolete zoning provisions, and often excessive infrastructure requirements.

(b) Incentives:

1. Modifications/Flexibility from DPM standards. The regulations set forth by the Form Based Zones allow variation from standard DPM practices. Deviation from the DPM standards not described by the Form Based Zones, but which support the greater intent of the Form Based Zones, may be granted by the Environmental Planning Commission (EPC) upon reasonable justification by the applicant and only in conjunction with a site development plan for Form Based Zones. Deviations granted by the EPC shall be acknowledged and implemented by the Development Review Board.
2. Modifications/Flexibility from Subdivision Standards. In order to create a more compact urban form and allow for more efficient infrastructure design, the Environmental Planning Commission may grant deviations from the City's Subdivision Standards for Form Based Zones upon reasonable justification by the applicant. Modifications granted by the EPC shall be acknowledged and implemented by the Development Review Board.
3. Density and Parking Allowances. The regulations set forth by the Form Based Zones place no limits on density, except in the Planned Neighborhood Development (PND) zone. The intent is to provide market flexibility and allow building volume to be the limiting mechanism.
4. Simplified Review Process. The requirements of a Site Development Plan for Building Permit for Form Based Zones have been simplified to facilitate a review process that focuses on evaluating the elements of the Form Based Zones rather than specific design details.
5. Traffic Impact Study and Air Quality Impact Assessment Exemptions. The intent of the Form Based Zones is to create development that provides a range of multi-modal opportunities, reducing overall vehicular need. Accordingly, a TIS and/or an AQIA shall not be required for development within a SU-1 Form Based Zone.

(5) Development Approval Process.

- (a) Any of the SU-1 Form Based Zones may be applied for through the zone map amendment process (§14-16-4-1) based on the requirements of §14-16-2-22 (B) 37. The policies for deciding zone map changes contained in Resolution 270-1980, are applicable to all requests for Form Based Zones. SU-1 Form Based Zones require the submittal of a Form Based Zones Site Development Plan to the Environmental Planning Commission as defined by §14-16-2-22(B)37.
- (b) Any of the Form Based Zones may be applied for and established through the Sector Development Plan process (§14-16-4-3) where they will be established as SU-2/ SU-1 zones.

- (c) Any of the Form Based Zones may be mapped as an optional overlay zone, allowing the use of the underlying zone category or the use of the Form Based Zones. The overlay zone may be enacted in a Sector Development Plan or at the request of consenting land owners and shall be granted through the Environmental Planning Commission or other City Council designated approval body.
- (d) The Form Based Zones may be applied for based on the specific Eligibility Criteria established for each Form Based Zone.
- (6) Administration of Form Based Zones.
- (a) The standards in the Form Based Zones regulations are specific and prescriptive. This level of specificity provides certainty for applicants, neighborhoods and zoning staff. However, these standards do not limit design creativity or ignore unique site or neighborhood conditions. The standards set a level of detail that allows flexibility within the framework of desirable mandated features of the built environment.
- (b) While the regulations of the Form Based Zones attempt to address the varied application possibilities throughout the City, no regulation can predict the range of unique conditions which may arise during its implementation. As such, modifications from the standards are permitted if the modifications do not conflict with the intent of the Form Based Zones.
1. Modifications. Three types of modification are permitted, as defined and regulated below:

Type of Modification	Definition	How Approved
(a) Minor	Modification from dimensional standards by no more than 10%.	Administratively, by Planning Director*
(b) Major	Any modification that is not considered a “minor” modification, unless a modification is prohibited by the Form Based Zones.	EPC*
(c) Enhanced Transit Corridors	Height maximums for parcels located along Comprehensive Plan designated Enhanced Transit Corridors may be increased an additional 20%.	Building Permit
*or by other City Council designated approval body		



**(B) Zones****(1) SU-1 Transit Oriented Development – Major Activity Center (TOD-MAC)****(a) Zone Intent.**

1. Provides a mixture of high density residential, commercial and employment uses within a Comprehensive Plan designated Major Activity Center or future Major Activity Center or land abutting a Major Activity Center with existing zoning C-3 or higher.
2. Provides a compact urban form that is oriented to the pedestrian with uses that are dependent upon, or may generate, a relatively high level of transit usage.
3. Provides development standards characterized by a more intensely built-up environment that is oriented to pedestrians, but accommodating of automobiles.

**(b) Eligibility Criteria.**

1. An application for a zone change to SU-1 TOD-MAC shall meet the following eligibility criteria:
  - a. A TOD-MAC zone shall only be located in an area designated in the Centers and Corridors component of the Comprehensive Plan as a Major Activity Center or,
  - b. Land abutting a Major Activity Center with existing zoning C-3 or higher.

**(c) Permitted/Prohibited Uses.**

1. Any use not listed as a prohibited use shall be permitted.
2. The following uses are not permitted:
  - a. Adult Amusement Establishment and Adult Store, except in areas previously zoned C-3, I-P, M-1, M-2 as of the enactment of the Form Based Zones.
  - b. Uses first permitted and conditional in the M-2 zone.
  - c. The following SU-1 uses:
    - i. Adult Amusement Establishment or Adult Store
    - ii. Automobile dismantling yard
    - iii. Campground
    - iv. Cemetery

- v. Drilling, production or refining of petroleum gas or hydrocarbons
- vi. Gravel, sand or dirt removal activity, stockpiling, processing or distribution and hatching plant
- vii. Ore reduction, smelting
- viii. Planned Development Area
- ix. Planned Residential Development
- x. Truck Plaza

d. Uses permitted and conditional in the P zone and the PR zone.

(d) Permitted Building Types.

1. The following Building Types are permitted. See §14-16-3-22 (C)(1) for Building Type standards:
  - a. Stacked Flats
  - b. Courtyard Apartments
  - c. Podium Building
  - d. Live/Work Unit
  - e. Flex Building
  - f. Liner Building
  - g. Drive-Through/Service Station
  - h. Light Industrial
  - i. Warehouse
  - j. Civic Institutional Building
  - k. Structured Parking - No Ground Floor Uses.
  - l. Structured Parking - Ground Floor Uses

(e) Height.

1. The following height limitations have been established to create a variety in building height:
  - a. Minimum Height: 26 feet
  - b. Maximum Height: No height maximum.
    - i. Within 75 feet of an abutting R-1 through R-T zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane that begins at a height of 26 feet measured from the residential property line.
  - c. §14-16-3-3(A) Height Regulations shall apply with the following exception:
    - i. §14-16-3-3(A) (4) Walls, Fences, Retaining Walls shall not apply. Walls, Fences and Retaining wall heights shall be regulated by §14-16-3-22(C).

(f) Building Frontage Articulation.

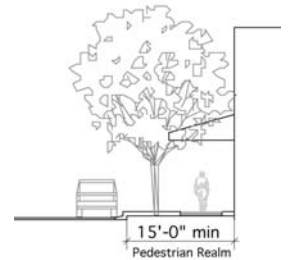
1. See §14-16-3-22(C)(3) for Articulation standards.
  - a. Ground story clear height. A ground floor story shall have a minimum 10 feet clear height except lower ceiling heights are permissible for entryways and secondary spaces (restrooms, hallways, closets, etc.).



- b. Articulation on street facades. The Design Standards of the Zoning Code §14-16-3-18(D) shall apply to all permitted Building Types regardless of length, with the following exceptions:
  - i. Art such as murals and sculptures shall not require coordination with City Arts Program.
  - ii. §14-16-3-18(D)(2)(b) Vertical Change of Color or Material, shall not apply.
  - iii. Wall plane projection or recesses shall occur at least every 75 feet.
- c. Commercial Building Types (§14-16-3-22 (C)(1)) shall devote a minimum 50% of the street facing, street level area, to Store Front and/or Café Frontage Types.
- d. Shading Elements. Portals, awnings, canopies and/or overhangs are required for a minimum of 50% of the ground floor façade along public ways and courtyards. Shading devices are not required along service drives and alleys.
- e. Balconies and Portals. Shall have a minimum 10 feet vertical clearance.

(g) Building Placement.

1. In order to create a usable Pedestrian Realm and to accommodate existing street design and utility easements where applicable, Building Placement is determined by the following criteria:
  - a. Buildings shall be located at edge of Pedestrian Realm.
  - b. The Pedestrian Realm. Pedestrian Realm shall be 15 feet from the back of curb. The intent is to create an aligned sidewalk condition that extends for at least the length of the block. (See §14-16-3-22 (C)(4)(a) for Pedestrian Realm Standards.)
  - c. Excess Right of Way (R.O.W.). If the R.O.W. extends beyond the 15 feet from the back of curb, buildings shall be placed at edge of R.O.W. The excess R.O.W. shall be considered part of the Pedestrian Realm, and shall comply with §14-16-3-22 (C)(4)(a) Pedestrian Realm Standards.
  - d. Limited Existing Pedestrian Realm. Where the existing allowable R.O.W. does not allow for a 15 foot Pedestrian Realm, buildings may be placed in a manner that is responsive to the existing context of the area. However, at all times, a minimum 6 feet clear sidewalk shall be maintained.
  - e. In addition, the following setbacks apply:
    - i. Side yard setback (minimum): 0 feet
    - ii. Rear setback (minimum): 0 feet
    - iii. Or as provided in the Building and Frontage Type standards (See §14-16-3-22 (C)(1 and 2))
  - f. Encroachments. See §14-16-3-22 (C)(3)(b) for Encroachment standards.



(h) Usable Open Space.

1. Usable Open Space shall be provided as follows:

- a. A minimum 5% of the site area shall be designated as Usable Open Space in the form of patios, plazas, balconies, roof decks, courtyards or exterior walkways.
- b. Usable Open Space is not required if building is located within 1,500 feet of a park, plaza or other designated usable open space that is at least one acre in size and is accessible to the public.

(i) Street Design.

1. Block Size. Block perimeter for new development shall not exceed a maximum of 1600 feet. No block shall exceed 400 feet in length measured from center of R.O.W. Block lengths longer than 300 feet shall be provided with mid-block access points. If a block size in a developed area exceeds these standards, mid-block pedestrian access points shall be included in any redevelopment projects such that block lengths do not exceed 400 feet. The Planning Director may modify block size standards based on limitations of existing conditions.

2. Street Types.

- a. The following Street Types shall be permitted for all new or redeveloped streets in a TOD-MAC zone, see §14-16-3-22 (C)(4)(d) for Street Type standards.

- i. RA-20
- ii. CS-60
- iii. CS-84
- iv. CS-94
- v. AV-90
- vi. BV-115
- vii. BV-125
- viii. BV-135

3. Alleys. See §14-16-3-22 (C)(4)(c) for Alley standards.

(j) Off-Street Parking.

1. Required Minimum Parking Calculations:

- a. All uses: No parking requirement.

2. See §14-16-3-22 (C)(5) for additional Parking Standards where parking occurs.

(k) Service and Loading. See §14-16-3-22 (C)(9) for Screening standards.

(l) Landscape Standards.

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

- a. Landscaping Area Requirements.

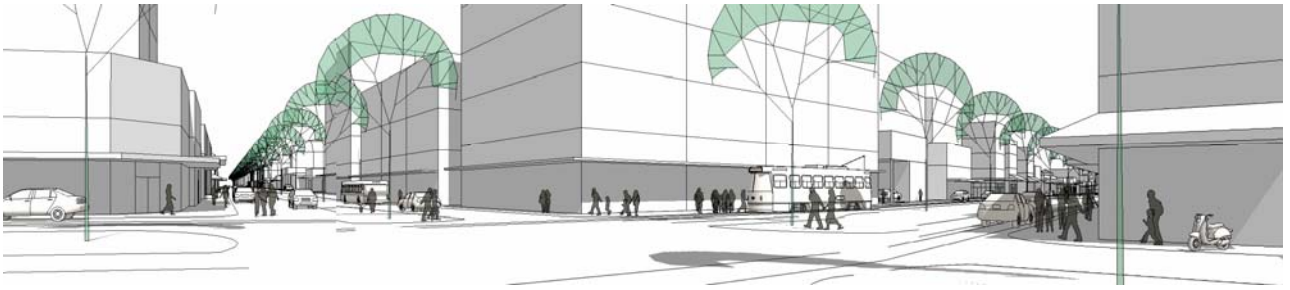
- i. In recognition of the compact urban character of TOD MAC development, the total landscape area required for each development shall be a minimum 5% of the net lot area.
- ii. See §14-16-3-22 (C)(10) for additional Landscape standards.

(m) Lighting Standards. See §14-16-3-22 (C)(6) for Lighting standards.

(n) Signage.

- 1. Sign, Off-premise, as regulated by the C-1 zone §14-16-2-16(A)(10) with the following exceptions:
  - a. Height of free-standing sign shall not exceed 8 feet.
- 2. Sign, On-premise, as regulated by the C-1 zone, §14-16-2-16(A)(11) with the following exceptions and additions:
  - a. Signs may project more than one foot into the R.O.W. per City Encroachment Agreement requirements.
  - b. Height of freestanding sign shall not exceed 8 feet.
- 3. See §14-16-3-22 (C)(7) for additional Signage standards.

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



## (a) Zone Intent.

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

## (b) Eligibility Criteria.

1. An application for a zone change to SU-1 TOD-COM shall meet the following eligibility criteria:
  - a. A TOD-COM zone shall be located in a Comprehensive Plan designated Community Activity Center or future Community Activity Center or,
  - b. Land abutting a Community Activity Center with existing zoning of C-2 or higher or,
  - c. Areas mapped as SC (shopping center) sites.

## (c) Permitted/Prohibited Uses.

1. Any use not listed as a prohibited use shall be permitted.
2. The following uses are not permitted:
  - a. Adult Amusement Establishment and Adult Store, except in areas previously zoned C-3, I-P, M-1, M-2 as of the enactment of the Form Based Zones.
  - b. Uses first permissive and conditional in the M-2 zone.
  - c. Uses permitted and conditional in the P or PR zone.
  - d. The following SU-1 uses:
    - i. Adult Amusement Establishment or Adult Store
    - ii. Automobile dismantling yard
    - iii. Campground
    - iv. Cemetery
    - v. Drilling, production or refining of petroleum gas or hydrocarbons
    - vi. Gravel, sand or dirt removal activity, stockpiling, processing or distribution and hatching plant
    - vii. Ore reduction, smelting

- viii. Planned Development Area
- ix. Planned Residential Development
- x. Truck Plaza

(d) Permitted Building Types.

1. The following Building Types are permitted. See §14-16-3-22 (C)(1) for Building Type standards.
  - a. Stacked Flats
  - b. Terrace Apartments
  - c. Courtyard Apartments
  - d. Podium Building
  - e. Flex Building
  - f. Liner Building
  - g. Light Industrial
  - h. Warehouse
  - i. Civic Institutional Building
  - j. Structured Parking - No Ground Floor Uses
  - k. Structured Parking - Ground Floor Uses

(e) Height.

1. The following height limitations have been established to create variety in building heights.
  - a. Minimum Height: 26 feet
  - b. Maximum Height: 78 feet with the following exception,
    - i. Within 75 feet of an abutting R-1 through R-T zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane that begins at a height of 26 feet, measured from the residential property line.
  - c. §14-16-3-3(A) Height Regulations shall apply with the following exception:
    - i. §14-16-3-3(A) (4) Walls, Fences, Retaining Walls shall not apply. Walls, Fences and Retaining wall heights shall be regulated by §14-16-3-22(C)(8).

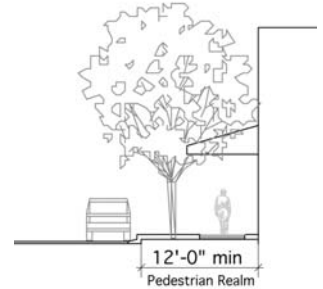
(f) Building Frontage Articulation.

1. See §14-16-3-22 (C)(3) for additional Articulation standards.
  - a. Ground story clear height. A ground floor story shall have a minimum 10 feet clear height except lower ceiling heights are permissible for entryways and secondary spaces (restrooms, hallways, closets, etc.)
  - b. Articulation on street facades. The Design Standards of the Zoning Code §14-16-3-18(D) shall apply to all permitted Building Types with the following exceptions:
    - i. Art such as murals and sculptures will not require coordination with City Arts Program.
    - ii. §14-16-3-18(D)(2)(b), Vertical Change of Color or Material, shall not apply.
    - iii. Wall plan projection or recesses shall occur at least every 75 feet.

- c. Shading Elements. Portals, awnings, canopies and/or overhangs are required for a minimum of 75% of the ground floor façade along public ways and courtyards. Shading devices are not required along service drives and alleys.
- d. Balconies and Portals. Shall have a minimum 10' vertical clearance.
- e. Commercial Building Types shall devote a minimum of 50% of street level, street facing area to Store Front and or Café Frontage Types.

(g) Building Placement.

1. In order to create a usable Pedestrian Realm and to accommodate existing street design and utility easements where applicable, Building Placement is determined by the following criteria:
  - a. Buildings shall be located at the edge of the Pedestrian Realm.
  - b. The Pedestrian Realm. The Pedestrian Realm shall be of 12 feet from the back of curb. The intent is to create an aligned sidewalk condition that extends for at least the length of the block. (See §14-16-3-22 (C)(4)(a) for Pedestrian Realm Standards.)
  - c. Excess R.O. W. If the R.O.W extends beyond the 12 feet from the back of curb, buildings shall be placed at edge of R.O.W. The excess R.O.W. shall be considered part of the Pedestrian Realm, and shall comply with §14-16-3-22 (C)(4)(a) Pedestrian Realm Standards.
  - d. Limited Existing Pedestrian Realm. Where the existing allowable R.O.W. does not allow for a 12 foot pedestrian realm, buildings may be placed in a manner that is responsive to the existing context of the area. However, at all times, a minimum 6 feet clear sidewalk shall be maintained.
  - e. In addition, the following setbacks apply:
    - i. Side yard setback (minimum): 0 feet
    - ii. Rear setback (minimum): 5 feet
    - iii. Or as provided in the Building and FrontageType standards (See §14-16-3-22 (C)(1 and 2)).
  - f. Encroachments. See §14-16-3-22 (C)(4)(b) for Encroachment standards.



(h) Usable Open Space.

1. Usable Open Space shall be provided as follows:
  - a. A minimum 5% of the site area shall be designated as Usable Open Space in the form of patios, plazas, balconies, roof decks, or courtyards or exterior walkways.
  - b. Usable open space is not required for properties located within 1,500 feet of a park, plaza or other designated Usable Open Space is at least one acre in size and is accessible to the public.



## (i) Street Design.

1. Block Size. Block perimeter for new development shall not exceed 2,000 feet max. No block shall exceed 600 feet in length, measured from the center of the R.O.W. Block lengths longer than 360 feet shall be provided with mid-block pedestrian access points. If a block size in a developed area exceeds these standards, mid-block pedestrian access points shall be included in any redevelopment projects such that block lengths do not exceed 400 feet. The Planning Director may modify block size standards based on limitations of existing conditions.
2. Street Types.
  - a. The following Street types shall be permitted for all new and redeveloped streets in a TOD-COM zone. See §14-16-3-22 (C)(4)(d) for Street Type standards.
    - i. RA-20
    - ii. CS-60
    - iii. CS-84
    - iv. CS-94
    - v. AV-90
    - vi. BV-115
    - vii. BV-125
    - viii. BV-135
3. Alleys. See §14-16-3-22 (C)(4)(c) for Alley standards.

## (j) Off-street Parking.

1. Required Minimum Parking Calculations:
  - a. All uses: 1/1500 net square feet
  - b. On-street parking may count for 100% of off-street parking requirements.
  - c. Shared Parking Facilities. Off-street parking requirements can be met by shared parking facilities located within 600 feet.
  - d. See §14-16-3-22 (C)(5) for additional Parking Standards.

## (k) Service and Loading. See §14-16-3-22 (C)(9) for Screening Standards.

## (l) Landscape Standards.

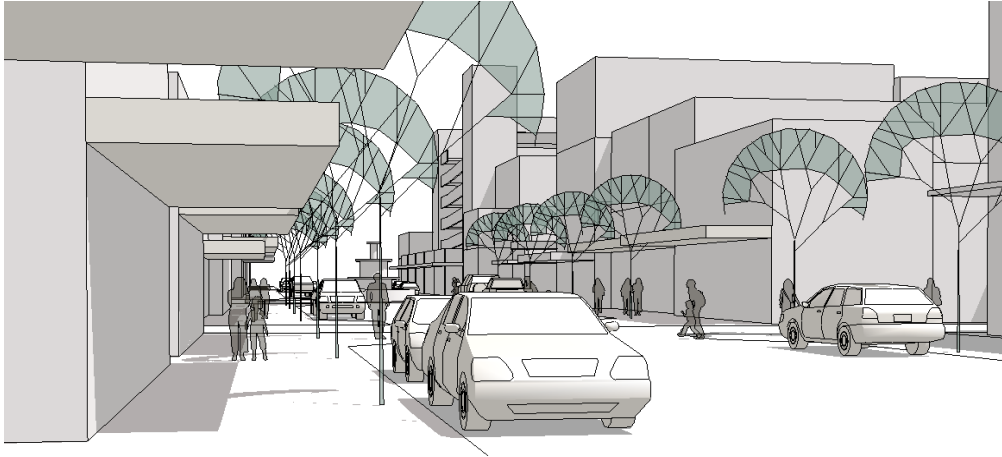
1. Landscape standards shall be per the City of Albuquerque Zoning Code (§14-16-3-10) with the following exceptions:
  - a. Landscaping Area Requirements.
    - i. In recognition of the compact urban character of TOD COM development, the total landscape area required for each development shall be a minimum 5% of the net lot area.
    - ii. See §14-16-3-22 (C)(10) for additional Landscape standards.

(m) Lighting Standards. See §14-16-3-22 (C)(6) for Lighting standards.

(n) Signage.

1. Sign, Off-premise, as regulated by the C-1 zone §14-16-2-16(A)(10) with the following exceptions:
  - a. Height of sign shall not exceed 8 feet.
2. Sign, On-premise, as regulated by the C-1 zone, §14-16-2-16(A)(11) with the following exceptions and additions:
  - a. Signs may project more than one foot into per City Encroachment Agreement requirements.
  - b. Height of freestanding signs shall not exceed 8 feet.
3. See §14-16-3-22 (C)(7) for additional Signage standards.

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



## (a) Zone Intent.

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

## (b) Eligibility Criteria.

1. An application for a zone change to SU-1 MX shall meet the following eligibility criteria:
  - a. Existing parcel zoning is R-C, O-1, C-1, C-2, C-3, I-P, M-1 M-2 or corresponding SU-1 or SU-2 zones.
  - b. Areas mapped as SC (shopping center) sites.

## (c) Permitted/Prohibited Uses.

1. Any use not listed as a prohibited use shall be permitted.
2. The following uses are not permitted:
  - a. Adult Amusement Establishment and Adult Store, except in areas previously zoned C-3, I-P, M-1, M-2 as of enactment of the Form Based Zones.
  - b. Uses first permitted and conditional in the M-1 zone.
  - c. Uses first permitted and conditional in the M-2 zone.
  - d. Uses permitted and conditional in the P zone and the P-R zone.
  - e. The following SU-1 uses:
    - i. Adult Amusement Establishment or Adult Store
    - ii. Automobile dismantling yard
    - iii. Campground
    - iv. Cemetery
    - v. Drilling, production or refining of petroleum gas or hydrocarbons

- vi. Gravel, sand or dirt removal activity, stockpiling, processing or distribution and hatching plant
- vii. Ore reduction, smelting
- viii. Planned Development Area
- ix. Planned Residential Development
- x. Truck Plaza

(d) Permitted Building Types.

1. The following building types are permitted. See §14-16-3-22 (C)(1) for Building Type standards.

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

(e) Height.

- 1. The following height limitations have been established to create variety in building heights:
  - a. Maximum Height: 60 feet with the following exception:
    - ii. Within 75 feet of an abutting R-1 through R-T zone and corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane that begins at a height of 26 feet, measured from the residential property line.
  - b. §14-16-3-3(A) Height Regulations shall apply with the following exception:
    - i. §14-16-3-3(A)(4) Walls, Fences, Retaining Walls shall not apply. Walls, Fences and Retaining wall heights shall be regulated by §14-16-3-22(C)(8).

(f) Building Frontage Articulation.

- 1. See §14-16-3-22 (C)(3) for additional Articulation standards.
  - a. Ground story clear height for commercial/retail spaces. A ground floor story shall include a minimum 10 feet clear height except lower ceiling heights are permissible for entryways and secondary spaces (restrooms, hallways, closets, etc.).
  - b. Articulation on street facades. The Design Standards of the Zoning Code §14-16-3-18(D) shall apply to all permitted Building Types with the following exceptions:

- i. Art such as murals and sculptures will not require coordination with City Arts Program.
- ii. §14-16-3-18(D)(2)(b), Vertical Change of Color or Material, shall not apply.
- iii. Wall plan projection or recesses shall occur at least every 60 feet.

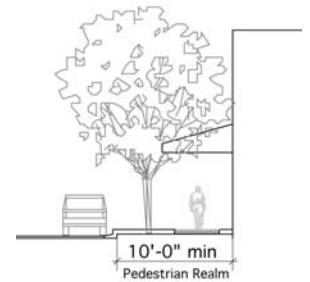
- c. Shading Elements. Portals, awnings, canopies and overhangs are required for a minimum of 75% of the length of the ground floor façade along public ways and courtyards. Shading devices are not required along service drives and alleys.
- d. Balconies and Portals. Shall have a minimum 10 feet vertical clearance.
- e. Commercial Building Types shall devote a minimum of 50% of street level, street facing area to Store Fronts and or Café Frontage Types.

(g) Building Placement .

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

- a. Buildings shall be located at the edge of the Pedestrian Realm.

- b. The Pedestrian Realm. The Pedestrian Realm shall be 10 feet from the back of curb. The intent is to create an aligned sidewalk condition that extends for at least the length of the block. (See §14-16-3-22 (C)(4)(a) for Pedestrian Realm standards.)



- c. Excess R.O.W. If the R.O.W. extends beyond the 10 feet from the back of curb, buildings shall be placed at edge of R.O.W. The excess ROW shall be considered part of the Pedestrian Realm, and shall comply with §14-16-3-22 (C)(4)(a) Pedestrian Realm Standards.
- d. Limited Existing Pedestrian Realm. Where the existing allowable R.O.W. does not allow for a 10 foot pedestrian realm, buildings may be placed in a manner that is responsive to the existing context of the area. However, at all times, a minimum 6 feet clear sidewalk shall be maintained.
- e. In addition, the following setbacks apply:
  - i. Side yard setback (minimum): 0 feet
  - ii. Rear setback (minimum): 10 feet
  - iii. Or as provided in the Building and Frontage Type standards (See §14-16-3-22(C)(1and 2)).
- f. Encroachments into the R.O.W., see §14-16-3-22 (C)(4)(b) for Encroachment standards.

(h) Usable Open Space.

- 1. Usable Open Space shall be provided as follows:

- a. A minimum 10% of the site area shall be designated as Usable Open Space in the form of, patios, plazas, exterior walkways, balconies, roof decks or courtyards.

- b. Usable Open Space is not required for mixed-use or non-residential properties if located within 1,500 feet of a park, plaza or other designated usable open space that is at least one acre in size and is accessible to the public.

(i) Street Design.

- 1. Block Size. Block perimeter for new development shall not exceed a maximum of 2,000 feet. No block shall exceed 600 feet in length, measure from center of R.O.W. Block lengths longer than 360 feet shall be provided with mid-block pedestrian access points. If a block size in a developed area exceeds these standards, mid-block access points shall be included in any redevelopment projects such that block lengths do not exceed 400 feet.

- 2. Street Types.

- a. The following Street Types are permitted see §14-16-3-22 (C)(4)(d) for Street Type standards:

- i. RA-20
- ii. CS-60
- iii. CS-84
- iv. CS-94
- v. AV-90

- 3. Alleys. See §14-16-3-22 (C)(4)(c) for Alley standards.

(j) Off-Street Parking.

- 1. Required Minimum Parking Calculations:

- a. All uses: 1/1000 net square feet
- b. On-street parking may count for 100% of off-street requirements.
- c. Shared Parking Facilities. Off-street parking requirements may be met by shared parking facilities located within 300 feet.
- d. See §14-16-3-22 (C)(5) for additional Parking Standards.

(k) Service and Loading. See §14-16-3-22 (C)(9) for Screening standards.

(l) Landscape Standards.

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

- a. Landscaping Area Requirements.

- i. The total landscape area required for each development shall be a minimum 10% of the net lot area.

- ii. See §14-16-3-22 (C)(10) for additional Landscape standards.

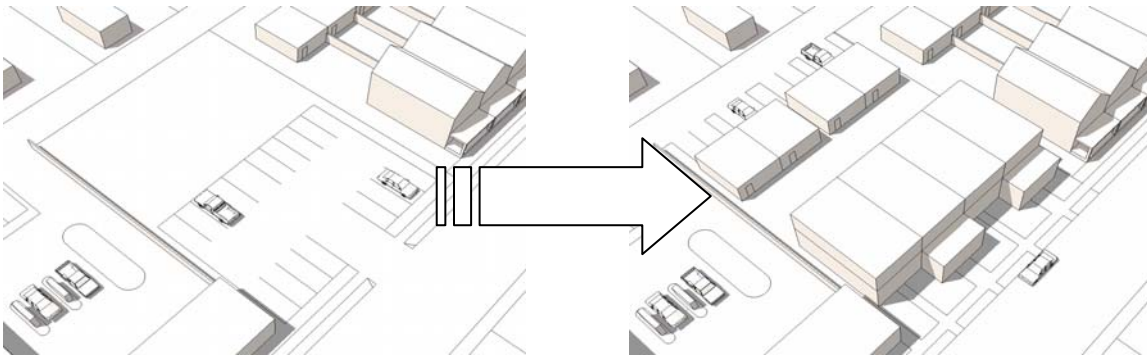


(m) Lighting Standards. See §14-16-3-22 (C)(6) for Lighting standards.

(n) Signage.

1. Sign, Off-premise, as regulated by the C-1 zone §14-16-2-16(A)(10) with the following exceptions:
  - a. Height of free-standing sign shall not exceed 8 feet.
2. Sign, On-premise, as regulated by the C-1 zone, §14-16-2-16(A)(11) with the following exceptions and additions:
  - a. Signs may project more than one foot into R.O.W. per City Encroachment Agreement requirements.
  - b. Height of free-standing signs shall not exceed 8 feet.
3. See §14-16-3-22 (C)(7) for additional Signage standards.

## (4) SU-1 Infill Development Zone (ID)



## (a) Zone Intent.

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

## (b) Eligibility Criteria.

1. An application for a zone change to SU-1 ID shall meet all of the following eligibility criteria:
  - a. Existing parcel zoning is R-1, R-LT, R-T, R-G, R-2, R-3, R-D, R-C, O-1, C-1, or corresponding SU-1 or SU-2 zoning, with the following conditions:
    - i. Lots with existing residential zoning shall be located on a corner of two streets designated Collector or higher.
    - ii. Lots with existing zoning O-1 or C-1 shall be located on a street designated Collector or higher.
  - b. Minimum ID parcel size: none.
  - c. Maximum ID parcel size: 3 acres, not including streets.
  - d. A zone change to SU-1 ID does not constitute a changed condition under Resolution 270-1980 to justify a zone change to higher intensity zoning.

## (c) Permitted/Prohibited uses.

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

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

(d) Permitted Building Types.

1. The following Building Types are permitted, see §14-16-3-22 (C)(1) for Building Types standards:
  - a. Detached House
  - b. Sideyard
  - c. Rowhouse and Courtyard Rowhouse
  - d. Accessory Unit/Carriage House
  - e. Duplex/Triplex/Fourplex
  - f. Stacked Flats
  - g. Terrace Apartments
  - h. Courtyard Apartments
  - i. Podium Building
  - j. Flex Building
  - k. Liner Building
  - l. Stand Alone Commercial/Office Building
  - m. Civic Institutional Building

(e) Height.

1. The following height restrictions apply:
  - a. Building heights shall not exceed the maximum height of the zoning in place prior to the zone change to SU-1 ID with the following exception:
    - i. Within 75 feet of an abutting R-1 through R-T zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane that begins at a height of 11 feet, measured from the residential property line.
  - b. §14-16-3-3(A) Height Regulations shall apply with the following exclusions:
    - i. §14-16-3-3(A)(4) Walls, Fences, Retaining Walls shall not apply. Walls, Fences and Retaining wall heights shall be regulated by §14-16-3-22(C)(8).

(f) Building Frontage and Articulation.

1. See §14-16-3-22 (C)(3) for additional Articulation standards.
  - a. Articulation on street facades. The Design Standards of the Zoning Code §14-16-3-18(D) shall apply to all Building Types, except Detached House, Sideyard, Rowhouse, Accessory Unit and Duplex/Triplex/Fourplex with the following exceptions:

- i. Art such as murals and sculptures will not require coordination with City Arts Program.
- ii. §14-16-3-18(D)(2)(b) Vertical Change of Color or Material, shall not apply.
- iii. Wall plan projection or recesses shall occur at least every 40 feet.

b. Shading Elements. Portals, awnings, canopies and/or overhangs are required for a minimum of 75% of the ground floor façade except for single family detached buildings.

c. Balconies and Portals. Shall have a minimum 8 feet vertical clearance.

(g) Building Placement.

1. Buildings shall be setback 0 to 15 feet from the front property line. At least 50% of structure length shall not exceed 15 feet from the front property line or at the edge of a public utility easement if an easement is located outside the maximum setback.
2. Side and Rear setbacks shall be the same as the zoning in place prior to the zone change to SU-1 ID.

(h) Usable Open Space.

1. Usable open space shall be provided as follows:
  - a. For apartment buildings: A minimum 15% of the site area shall be designated as Usable Open Space in the form of patios, plazas, balconies, roof decks, courtyards or exterior walkways.
  - b. Usable Open Space is not required for mixed-use or non-residential properties if located within 1,500 feet of a park, plaza or other designated usable open space that is at least one acre in size and is accessible to the public.

(i) Street Design.

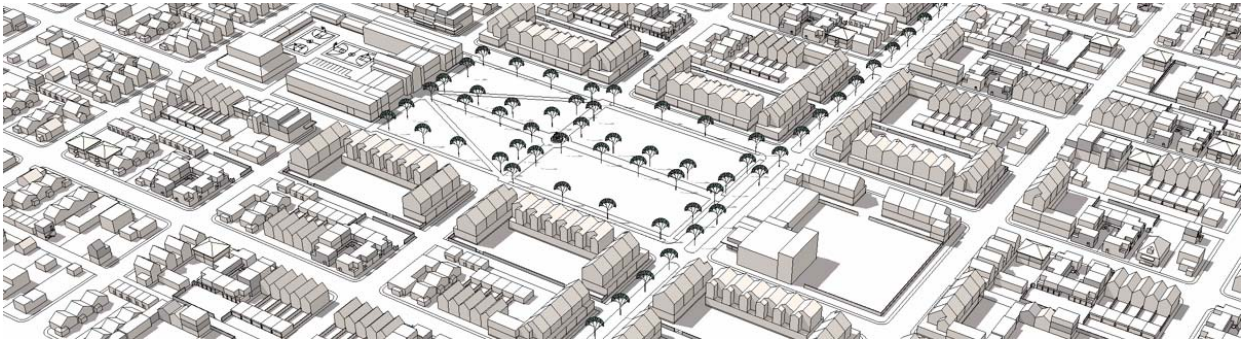
1. The following Street Types shall be permitted. See §14-16-3-22 (C)(4)(d) for Street Type standards.
  - a. RA-20
  - b. MBL-24
  - c. CS-60
  - d. CS-84
  - e. CS-94
  - f. AV-90
2. Alleys. See §14-16-3-22 (C)(4)(c) for Alley standards.

(j) Off-Street Parking.

1. Required Minimum Parking Calculations:
  - a. Ground Floor Non-residential: 1/1000 net square feet
  - b. Residential: 1/unit

- c. On-street parking may count for up to 50% of the off-street parking requirements.
  - d. Shared Parking Facilities. Off-street parking requirements can be met by parking spaces located in a shared parking facility located within 200 feet.
  - e. See §14-16-3-22 (C)(5) for additional Parking standards.
- (k) Service and Loading. See 14-16-3-22 (C)(9) for Screening standards.
- (l) Landscape Standards. See §14-16-3-22 (C)(10) for Landscape standards.
- (m) Lighting Standards. See §14-16-3-22 (C)(6) for Lighting standards.
- (n) Signage Standards.
1. Sign, On-premise, as regulated by the O-1 zone, §14-16-2-15(A)(16) with the following exceptions and additions:
    - a. Sign area of building mounted signs. Sign area shall be limited to 25 sf.
    - b. No more than one wall mounted sign per premise per building façade.
    - c. Signs may project more than one foot into R.O.W. per City Encroachment Agreement requirements.
    - d. Free-standing signs are not permitted.
  2. See §14-16-3-22 (C)(7) for additional Signage standards.

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



(a) Zone Intent.

1. Provides for neighborhoods that include a variety of housing types with neighborhood retail, service and recreational opportunities within walking and bicycling distance of central or corridor commercial, mixed use areas. Buildings are oriented toward streets, plazas and parks with interconnected pedestrian and traffic routes. Open space is organized into a central park/plaza area, with improved parks or civic spaces.

(b) Eligibility Criteria.

1. An application for a zone change to SU-1 PND shall meet the following eligibility criteria:
  - a. A PND zone is best suited to areas which are undeveloped or large acreage tracts which can be substantially redeveloped.
  - b. An application for a PND area shall include a land area of a minimum 20 acres.
  - c. Is accessible by existing or future transit routes.
  - d. Consist of a PND - Center/Corridor, a PND – General and a PND - Edge.
    - i. PND – Center/corridor (PND-C). The area of the PND with higher density, mixed use development which shall be at least 10% of the PND by acreage.
    - ii. PND – General (PND-G). The General mixed-use area of a PND which shall abut the Center/corridor and which shall be at least 20% of the PND by acreage.
    - iii. PND – Edge (PND-E). The area of PND which transitions to the context of surrounding areas which shall be at least 10% of the PND by acreage.
2. A Phasing Plan shall be submitted as part of the Site Plan for Form Based Code for the PND zone. As the intent of the PND zone is to create neighborhood commercial areas in conjunction with residential development, the Phasing Plan may provide for construction of the Center/Corridor at any time; however, the Phasing Plan shall not permit the issuance of certificates of occupancy for the last 25% of the dwelling units in the PND until the Center/Corridor is at least 50% completed. If the applicant consents and the condition is made a part of an enforceable Development Agreement, the restriction on certificates of occupancy



can be changed to a restriction on the sale of the dwelling units. In established area applications, the Phasing Plan may be modified or eliminated.

(c) Permitted/Prohibited Uses.

1. Any use not listed as a prohibited use shall be permitted.
2. The following uses are not permitted:
  - a. Adult Amusement Establishment and Adult Store, except in areas previously zoned C-3, I-P, M-1, M-2 as of the enactment of the Form Based Zones.
  - b. Uses first permitted and conditional in the M-1 zone.
  - c. Uses first permitted and conditional in the M-2 zone.
  - d. The following SU-1 uses:
    - i. Adult Amusement Establishment or Adult Store
    - ii. Automobile dismantling yard
    - iii. Campground
    - iv. Cemetery
    - v. Drilling, production or refining of petroleum gas or hydrocarbons
    - vi. Gravel, sand or dirt removal activity, stockpiling, processing or distribution and hatching plant
    - vii. Ore reduction, smelting
    - viii. Planned Development Area
    - ix. Planned Residential Development
    - x. Truck Plaza

(d) Permitted Building Types.

1. The following Building Types are permitted. See §14-16-3-22 (C)(1) for Building Type standards:

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

## (e) Densities, Intensities, and Height.

1. In Comprehensive Plan designated Established Area applications, densities, intensities and height may be modified up to 20%.

	<b>Center/corridor</b>	<b>General</b>	<b>Edge</b>
<b>Minimum Average Residential Density*</b>	20 dwelling units per acre	12 dwelling units per acre	Varies: a. 6 dwelling units/acre when transitioning to an adjacent single family zone; b. up to 20 du/acre when transitioning to an adjacent multi-family or commercial zone
<b>Maximum Average Residential Density*</b>	40 dwelling units per acre	20 dwelling units per acre	Varies: a. 10 dwelling units/acre per acre when transitioning to an adjacent single family zone; b. up to 40 du/acre when transitioning to an adjacent multifamily or commercial zone
<b>Minimum Average Non-Residential FAR</b>	0.3	0.3	none
<b>Minimum Height</b>	2 stories / 26' on at least 70% of block	2 stories / 26' on at least 70% of block	none
<b>Maximum Height</b>	4 stories / 60' Within 75' of the property line of a single family zone, a development's building shall not exceed 2 stories / 26' in height	3 stories / 40' Within 75' of the property line of a single family zone, a development's building shall not exceed 2 stories / 26' in height	Varies: 2 stories / 26' within 75' of single family zone; up to 4 stories/60' feet when transitioning to an adjacent multifamily or commercial zone

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

2. §14-16-3-3(A) Height Regulations shall apply with the following exclusions:

- a. §14-16-3-3(A)(4) Walls, Fences, Retaining Walls shall not apply. Walls, Fences and Retaining wall heights shall be regulated by §14-16-3-22(C)(8).

## (f) Building Frontage Articulation.

1. See §14-16-3-22 (C)(1) for additional Articulation standards.
  - a. Ground story clear height. A ground floor use with a Store Front, Café, Office and Lobby Frontage Types shall have a minimum 10 feet clear height, except lower ceiling heights are permissible for entryways and secondary spaces (restrooms, hallways, closets, etc.).

- b. Articulation on street facades. The Design Standards of the Zoning Code (§14-16-3-18(D)) shall apply to all commercial and multi-family building types with the following exceptions:
  - i. Art such as murals and sculptures will not require coordination with City Arts Program.
  - ii. §14-16-3-18(D)(2)(b) Vertical Change of Color or Material, shall not apply.
  - iii. Wall plan projection or recesses shall occur as follows:
    - Center/Corridor. At least every 40 feet.
    - General. At least every 60 feet.
    - Edge. At least every 75 feet.
- c. Shading Elements. Portals, awnings, canopies and/or overhangs are required for a minimum of 75% of the ground floor façade along public ways and courtyards. Shading devices are not required along service drives and alleys.
- d. Commercial Building Types shall devote street level, street facing building frontage to Store Fronts and or Café Frontage Types as follows:
  - Center/Corridor. A minimum of 75%
  - General. A minimum of 60%.
  - Edge. A minimum of 50%.
- e. Balconies and Portals. Shall have a minimum 8 feet vertical clearance.

(g) Building Placement.

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

- a. PND - Center (PND-C)
 

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

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

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

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

## (h) Open Space/Civic Space.

1. For applications in Comprehensive Plan designated Established Areas, these requirements may be modified by up to 20%.
2. The land area and locational requirements for civic spaces in the PND are as follows:
  - a. A minimum 20% of the designated Center or Corridor area shall be developed as public parks, plazas or squares. This acreage may be divided into more than one site.
3. Usable Open Space shall be provided as follows:
  - a. Apartment buildings: a minimum 15% of the site area shall be designated as Usable Open Space in the form of patios, plazas, balconies, roof decks, exterior walkways or courtyards.
  - b. Usable Open Space is not required for multi-family buildings if any portion is located within 800 feet of a park, plaza or other designated usable open space that is accessible to the public. If a block size in a developed area exceeds these standards, mid-block access points shall be included in any redevelopment projects such that block lengths do not exceed 400 feet.



## (i) Street Design.

1. Block perimeter shall be limited to 2000 feet maximum measured center of the R.O.W. Maximum Block length is 600 feet. For mixed use or commercial streets one mid block access is required at 300 feet. If a block size in a developed area exceeds these standards, mid-block access points shall be included in any redevelopment projects such that block lengths do not exceed 400 feet.
2. Street Types.
  - a. The following Street Types shall be permitted for all new streets in a PND zone. See §14-16-3-22 (C)(5) for Street Type standards:
    - i. RA-20
    - ii. MBL-24
    - iii. CS-60
    - iv. CS-84
    - v. CS-94
    - vi. AV-90
    - vii. BV-115
    - viii. BV-125
    - ix. BV-135
3. Alleys. See §14-16-3-22 (C)(4)(c) for Alley standards.

## (j) Off-street Parking.

1. In Established Area applications, these standards may be modified by up to 20%.

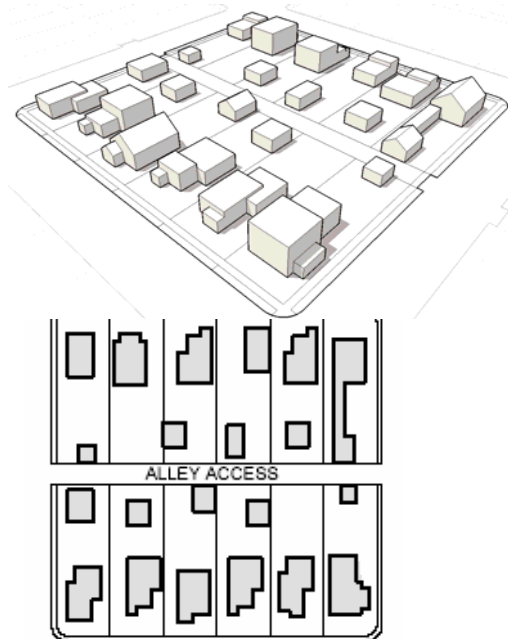
- a. Parking spaces shall either be internal to a block or in designated parking areas.
  - b. Parking is not allowed to front across the street from any lot that is part of an existing single-family zoning district. This restriction does not apply if the parking is behind residential units.
  - c. Parking areas that share rear or side lot lines with a single-family zoning district shall be screened from view at the street and shared lot line with a solid wall, landscape buffer, or other means (See §14-16-3-22(C)(5) for landscape buffer standards).
2. Required Minimum Parking Calculations.
- e. Non-residential: 1/500 net square feet
  - f. Residential: 1/unit
  - g. On-street parking may count for off-street requirements.
  - h. Shared Parking Facilities. Off-street parking requirements may be met by shared parking facilities on-site or located within 600 feet.
3. See §14-16-3-22 (C)(5) for additional Parking standards.
- (k) Service and Loading. See 14-16-3-22 (C)(9) for Screening standards.
- (l) Landscape. See §14-16-3-22 (C)(10) for Landscape standards.
- (m) Lighting. See §14-16-3-22 (C)(6) for Lighting standards.
- (n) Signage Standards. The following standard shall apply:
1. For PND Center and General, See §14-16-2-16(A)(10) C-1, Sign, on-premise and off premise, for signage requirements with the following additions:
    - a. Signs may project more than one foot into R.O.W. per City Encroachment Agreement requirements.
    - b. Free-standing signs are not permitted.
  2. For PND Edge, See Sign, On-premise, as regulated by the O-1 zone, §14-16-2-15(A)(16) with the following exceptions and additions:
    - a. Sign area of free-standing signs. Sign area shall be limited to 15 square feet.
    - b. Height of free-standing signs. Sign height shall not exceed 8 feet.
    - c. No more than one free-standing sign per premise.
    - d. Sign area of building mounted signs. Sign area shall be limited to 25 square feet.
    - e. No more than one wall mounted sign per premise per building façade.
    - f. Signs may project more than one foot into R.O.W. per City Encroachment Agreement requirements.

**(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**

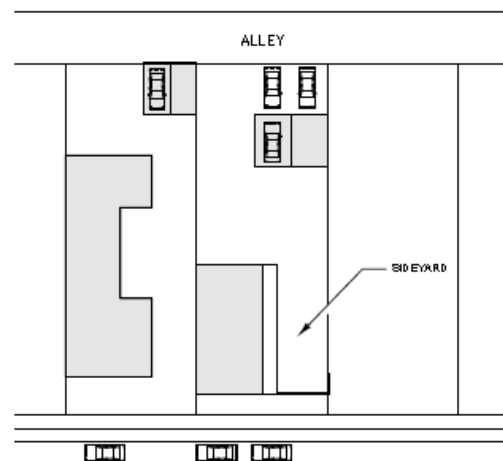
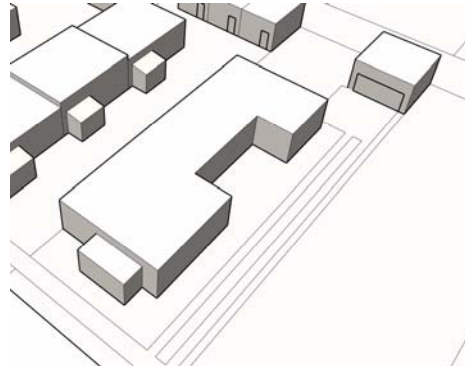
- i. **Description.** A detached dwelling unit with useable front and rear yards and oriented to the street. Garages are either behind the dwelling unit or setback from the front façade.
- ii. **Access.** The primary entry to each dwelling unit shall have direct access from a porch, stoop, portal or 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.





*Graphics are conceptual*

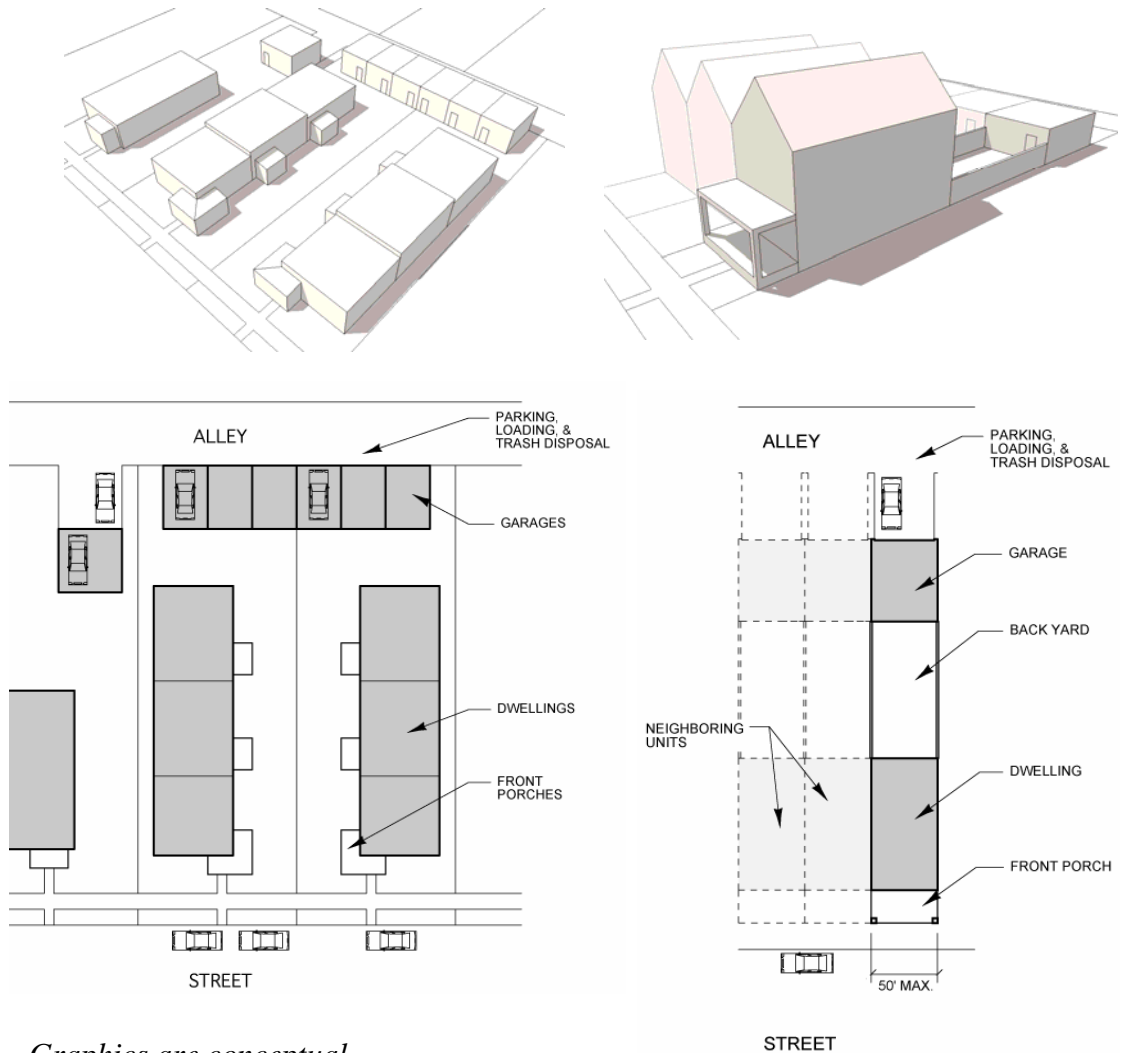
- b. Sideyard.
- i. Description. A detached dwelling unit with a zero side lot line or a sideyard use easement.
  - ii. Access. The primary entry to each dwelling unit shall have direct access from an individual stoop, patio, portal or porch that shall front the street or the sideyard. Loading and trash 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.



*Graphics are conceptual*

## c. Rowhouse and Courtyard Rowhouse.

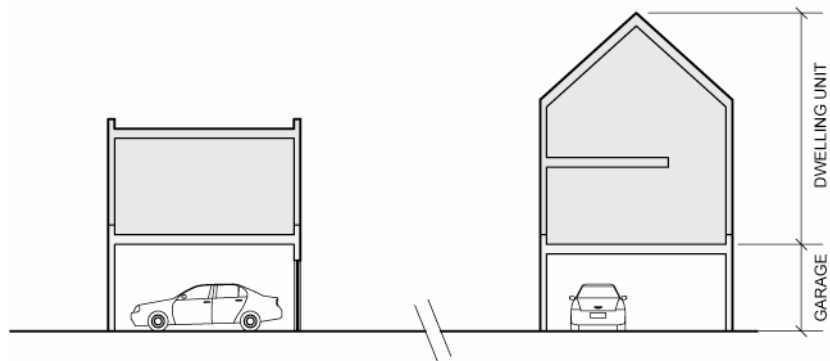
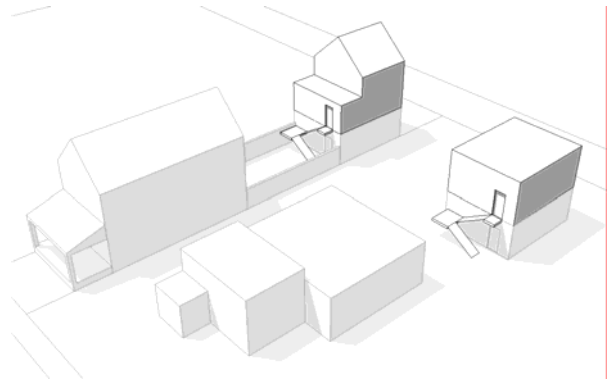
- i. Description. One of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level.
- ii. Access. The primary entry to each dwelling unit shall have direct access to the street or to a court. 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.



*Graphics are conceptual*

## d. Accessory Unit/Carriage House.

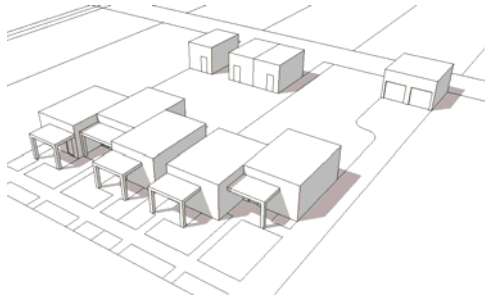
- i. Description. An accessory unit is a building type consisting of a dwelling unit or work space which may or may not be over a garage. It may be located on an alley and is located at the back 1/3 of a lot that includes a principal building.
- ii. Access. The primary entry to the Accessory Unit shall 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.



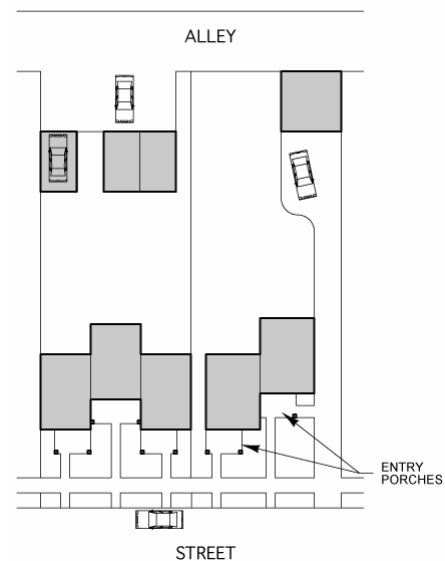
*Graphics are conceptual*

## e. Duplex, Triplex &amp; 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.

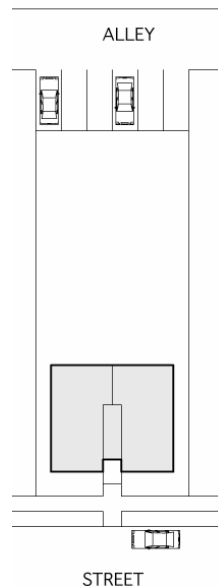
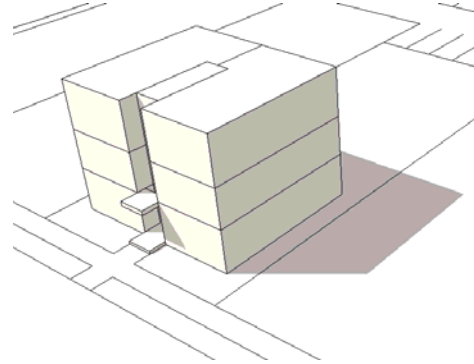


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## f. Stacked Flats.

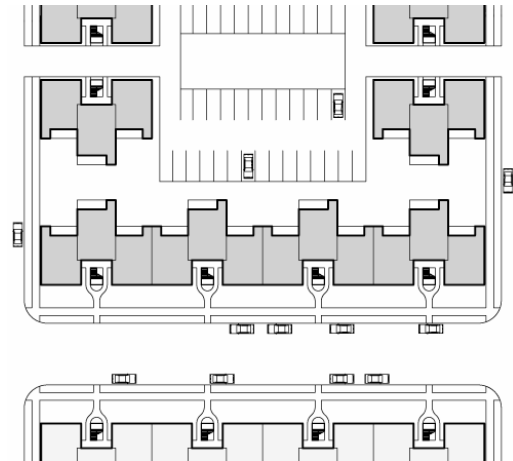
- i. Description. Stacked Flats are a multi-level, multiple dwelling type in which the primary entry to the building is common. Access to individual units is via interior circulation.
- ii. Access. Stacked Flats share a common primary entry. Each unit is accessed via a circulation area which is interior 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.



*Graphics are conceptual*

## g. Terrace Apartment.

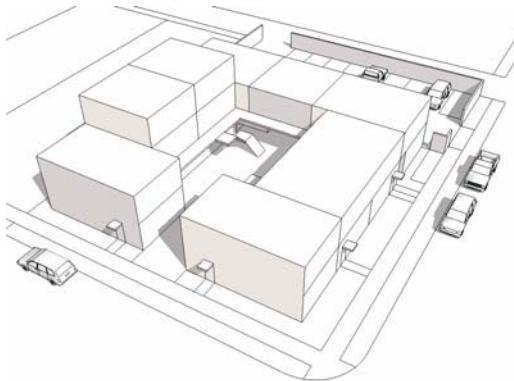
- i. Description. Terrace Apartments have access to individual units from an exterior circulation point which may be common or individual to each unit. Each unit above the first floor shall have an exterior balcony or terrace.
- ii. Access. The primary entry to each individual unit on the ground floor 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.



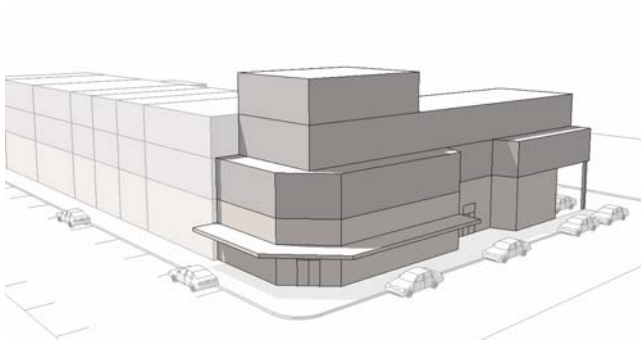
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## 2. COMMERCIAL OR MIXED USE BUILDING FORMS.

### 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.

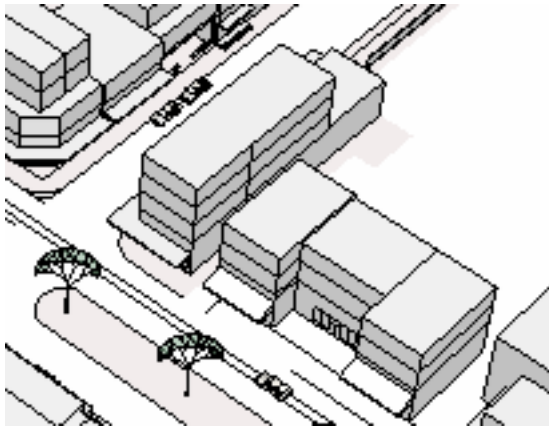


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b. Courtyard Building.

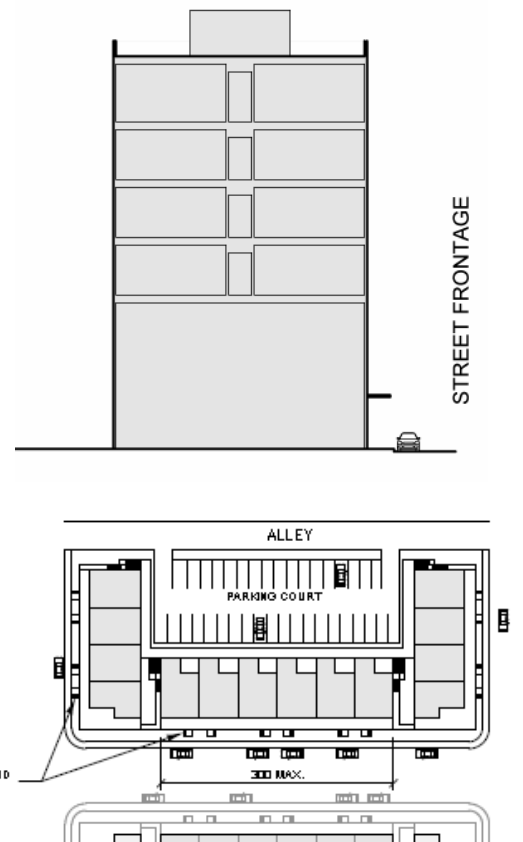
- i. Description. A Courtyard building has a minimum of two sides that flank a central court fronting a street.
- ii. Access. The primary entry to each individual unit on the ground floor street façade shall have direct access to the street or court. Access to upper floor offices, residential and commercial 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.

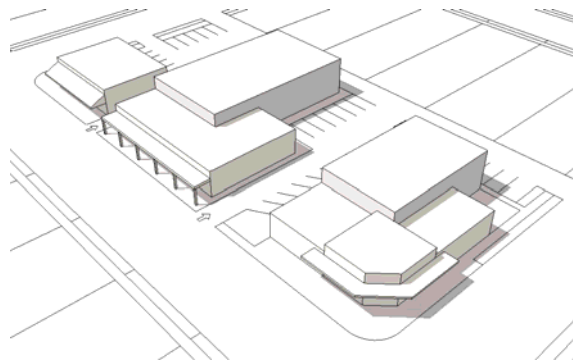
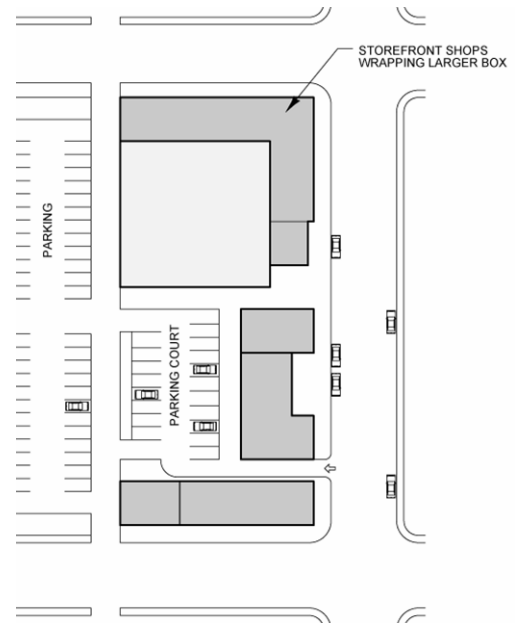
- i. Description. A Flex Building is a standard rectangular urban building form. A Flex Building may include light wells and atriums.
- ii. Access. The primary entry to each individual unit on the ground floor street facade shall have direct access from a permitted Frontage Type facing and abutting the 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.

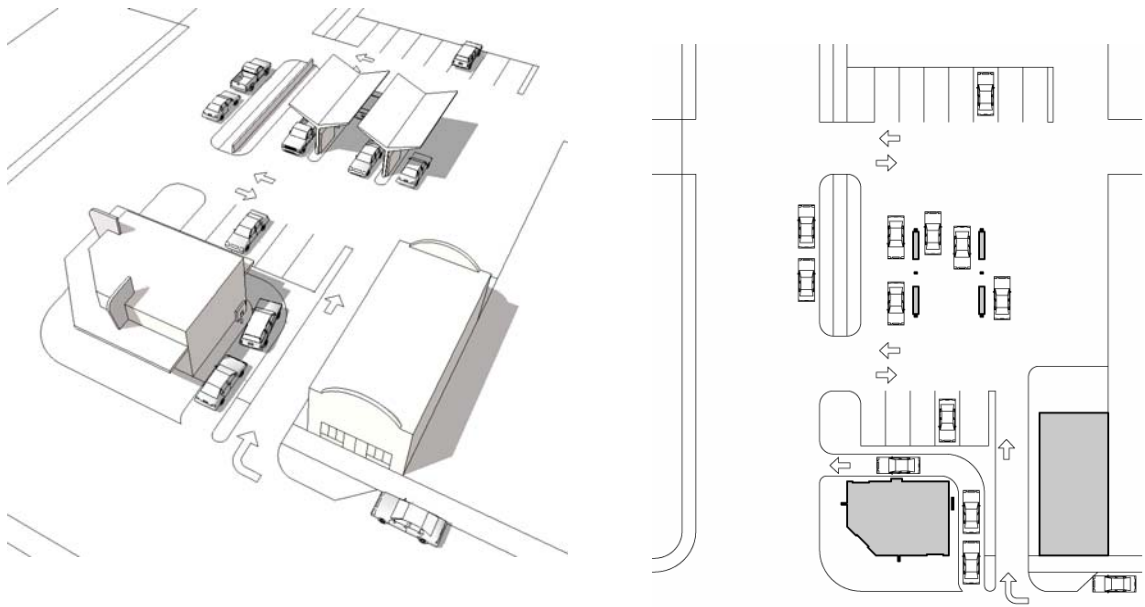


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### 3. UTILITARIAN TYPES.

#### a. Drive-Through/Service Station.

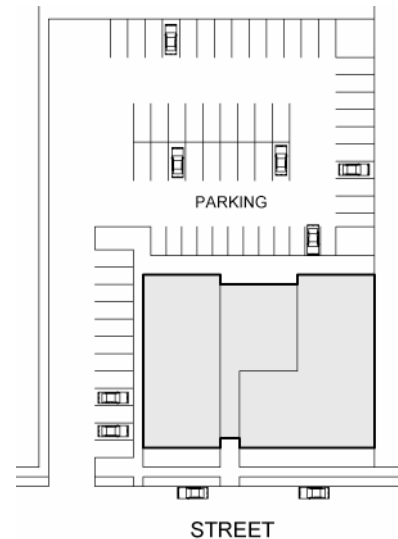
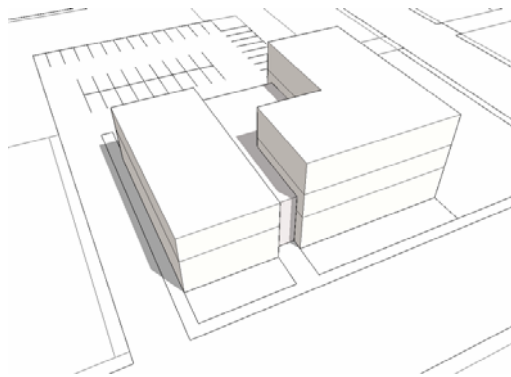
- i. Description. A Drive-Through/Service Station Building Type includes office buildings with drive-through facilities, shops or store buildings with drive-through facilities, and restaurant buildings. Drive-through building types can accommodate, for example, gasoline stations, automobile repair and 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.

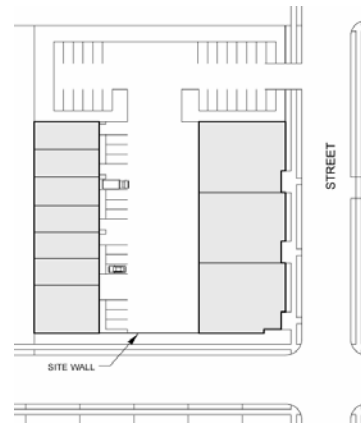
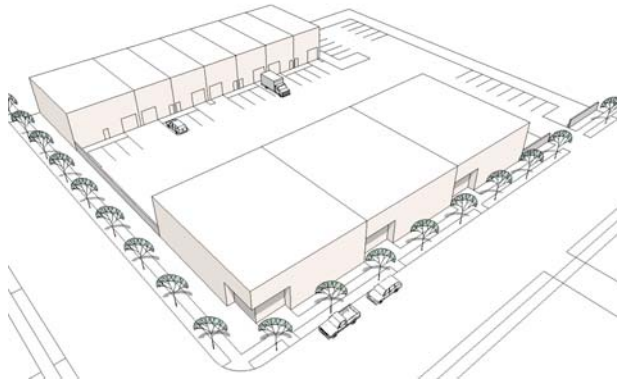
- i. Description. A Stand Alone building accommodates larger building floor plates that may require large surface parking areas.
- ii. Access. One primary entry to each individual unit on the ground floor street facade shall have direct access from a permitted Frontage Type facing the street. Loading 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.

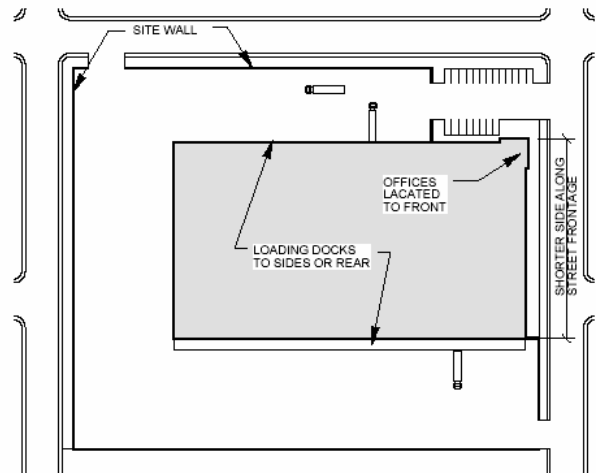
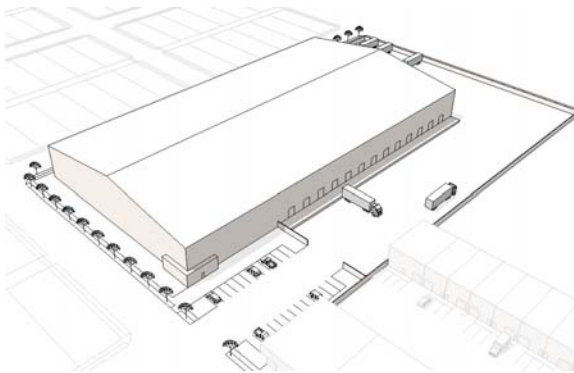


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## d. Warehouse.

- 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.

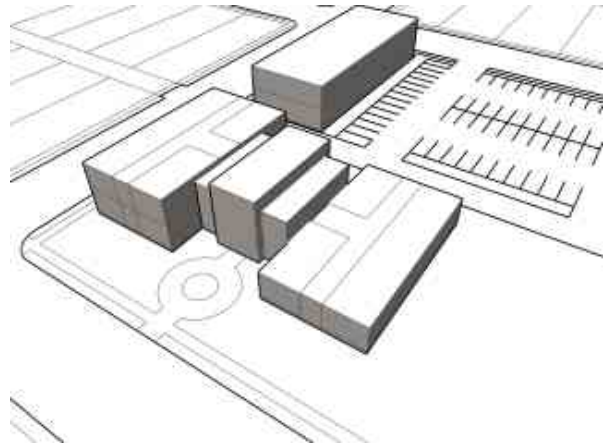
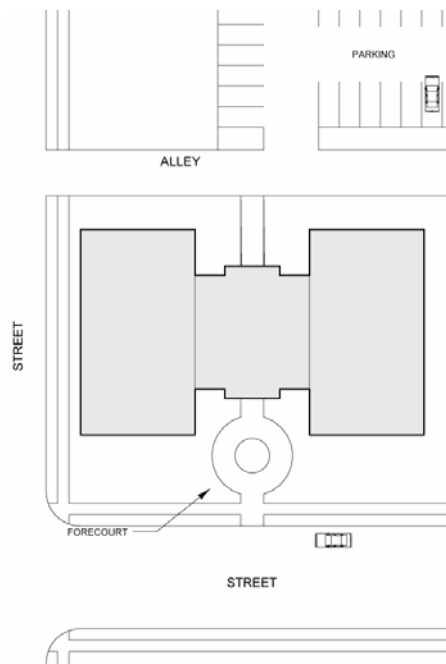


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#### 4. INSTITUTIONAL AND CIVIC BUILDING TYPES.

##### a. Civic or Institutional Building.

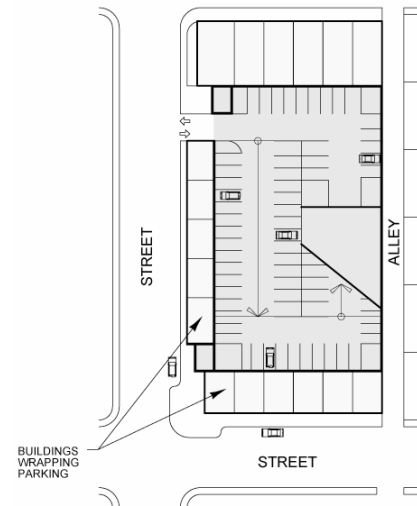
- i. Description. Civic and Institutional buildings can accommodate a variety of arts, culture, education, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures.
- ii. Access. The 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.


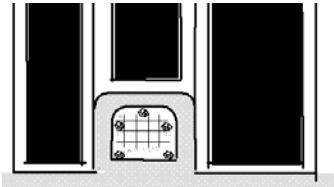
- i. Description. Structured parking is a multi-level garage for the parking of automobiles.
- ii. Frontage. In order to minimize the visual impact of parking structures, the design of parking structures shall comply as follows: 1. Where parking structures front more than 200 feet of a block face, for 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.



*Graphics are conceptual*

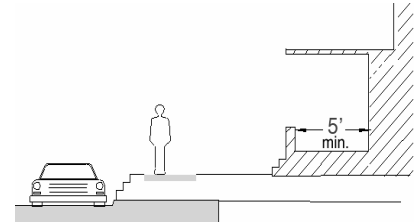
## (2) Frontage Types.

- (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.



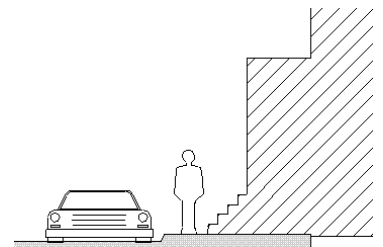
9. **Store Front.** A Store Front facade has an entrance at sidewalk grade and an overhang, canopy, shading element or awning that encroaches over the sidewalk. A setback is permitted up to 10 feet from the edge of the Pedestrian Realm for up to 50% of the length of a building's street frontage. A minimum 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.

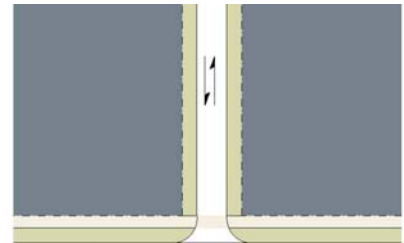
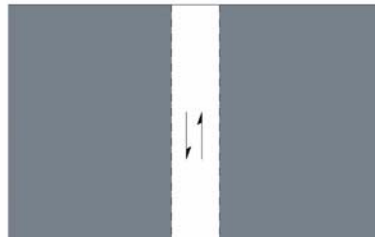


**ABBREVIATIONS**

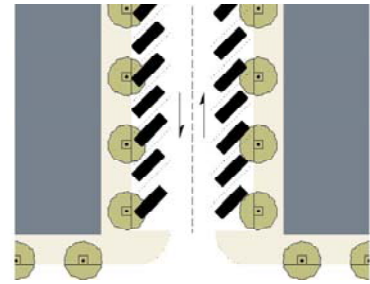
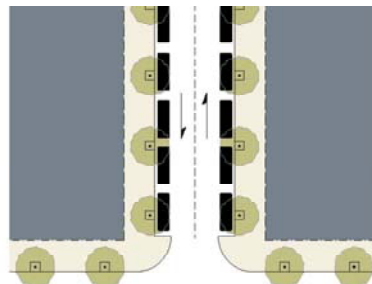
Mid Block Access Lane: MBL

Rear Alley: RA

Commercial Street: CS

**RA- 20****MBL-24**

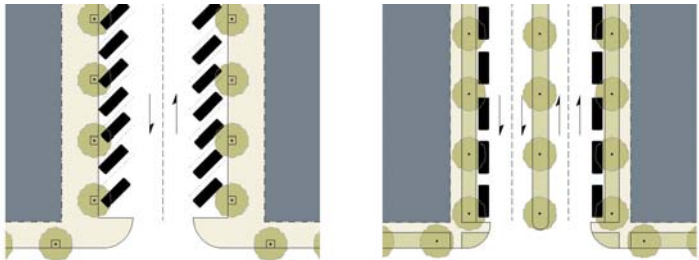
Thoroughfare Type	Rear Alley	Mid Block Access Lane
Right-of-Way Width	20 feet	24 feet
Pedestrian Realm	None	6 feet, at least one side
Walkway Type	None	6 feet Sidewalk, at least one side
Roadway Realm	20 feet	6 -12 feet
Pavement Width	20 feet	6- 12 feet
Traffic Lanes	2 lanes	2 lanes (yield 1 lane at 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

ABREVIATIONS

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



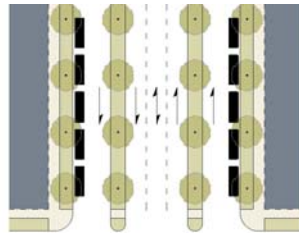
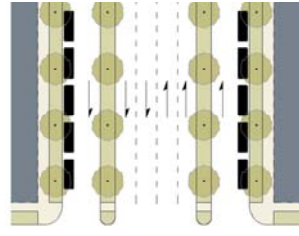
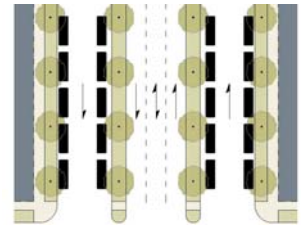
CS-94

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.