

**(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).

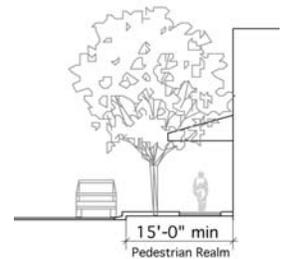
(f) Building Frontage Articulation.

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.

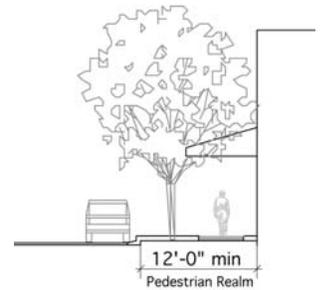
1. See §14-16-3-22 (C)(3) for additional Articulation standards.
  - a. Ground story clear height. A ground floor story shall have a minimum 10 feet clear height except lower ceiling heights are permissible for entryways and secondary spaces (restrooms, hallways, closets, etc.)
  - b. Articulation on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

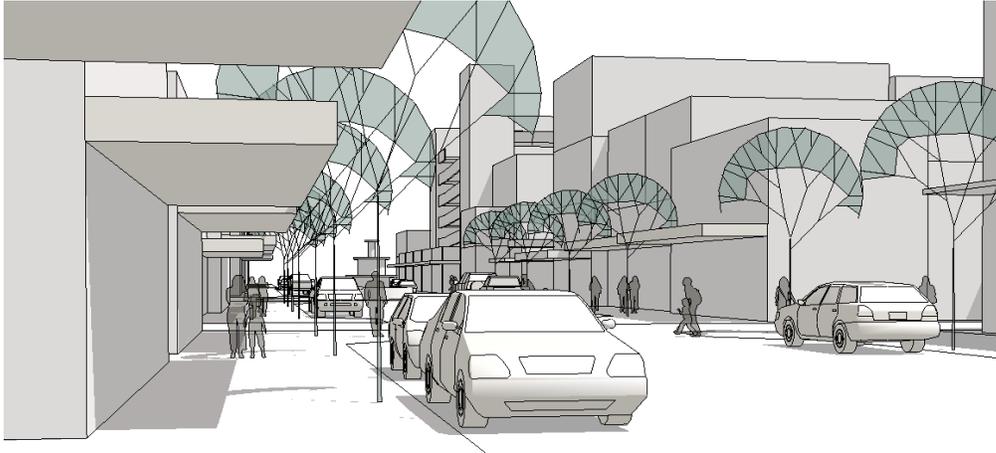
1. Landscape standards shall be per the City of Albuquerque Zoning Code (§14-16-3-10) with the following exceptions:
  - a. Landscaping Area Requirements.
    - i. In recognition of the compact urban character of TOD COM development, the total landscape area required for each development shall be a minimum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

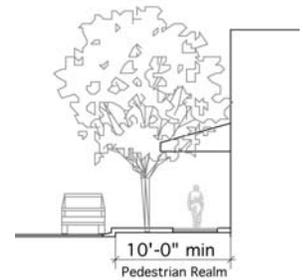
- i. Art such as murals and sculptures will not require coordination with City Arts Program.
  - ii. §14-16-3-18(D)(2)(b), Vertical Change of Color or Material, shall not apply.
  - iii. Wall plan projection or recesses shall occur at least every 60 feet.
- c. Shading Elements. Portals, awnings, canopies 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)(1 and 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.

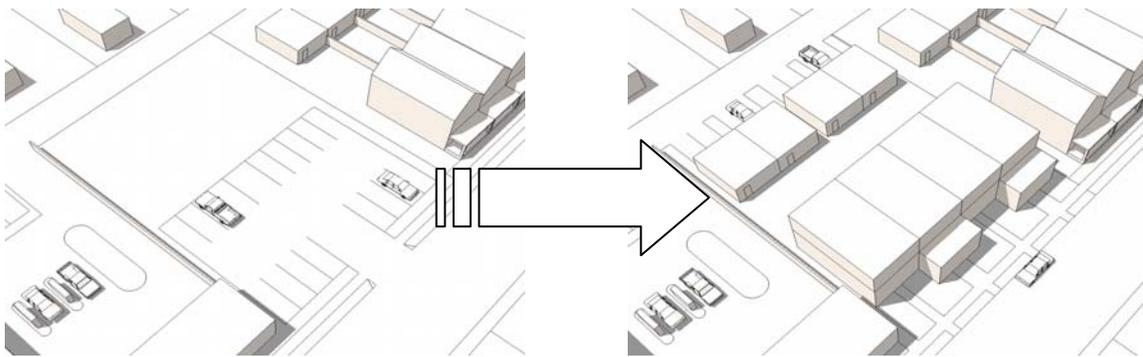
- ii. See §14-16-3-22 (C)(10) for additional Landscape standards.

(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.

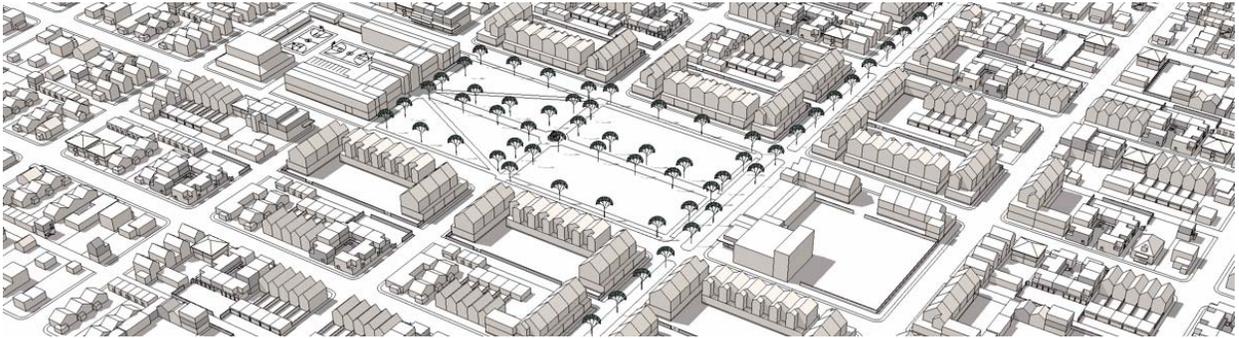
1. The following Street Types shall be permitted. See §14-16-3-22 (C)(4)(d) for Street Type standards.
  - a. RA-20
  - b. MBL-24
  - c. CS-60
  - d. CS-84
  - e. CS-94
  - f. AV-90
2. Alleys. See §14-16-3-22 (C)(4)(c) for Alley standards.

(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.