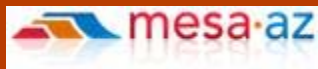


Form Based Zoning

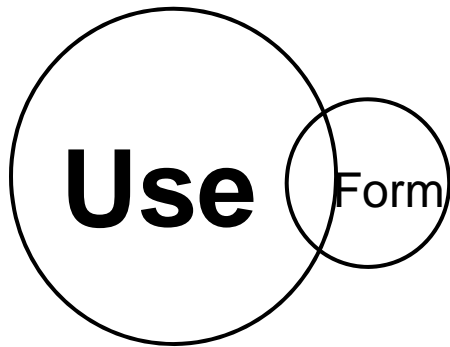


City of Mesa
Planning Division
September 20, 2016

Overview

- Background/comparison to standard zoning
- Key components of form based zoning
- Processing under form based zoning
- Uses/benefits

Background/Comparison



Conventional Zoning



Residential

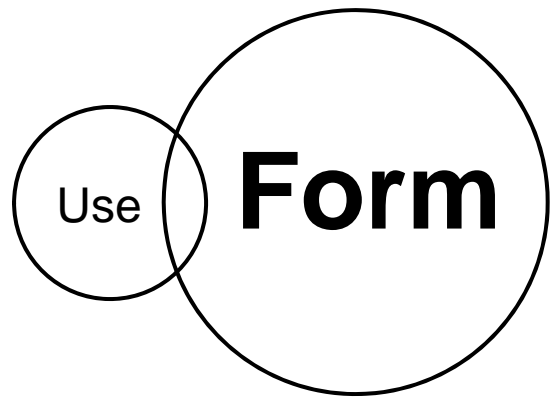


Commercial



Industrial

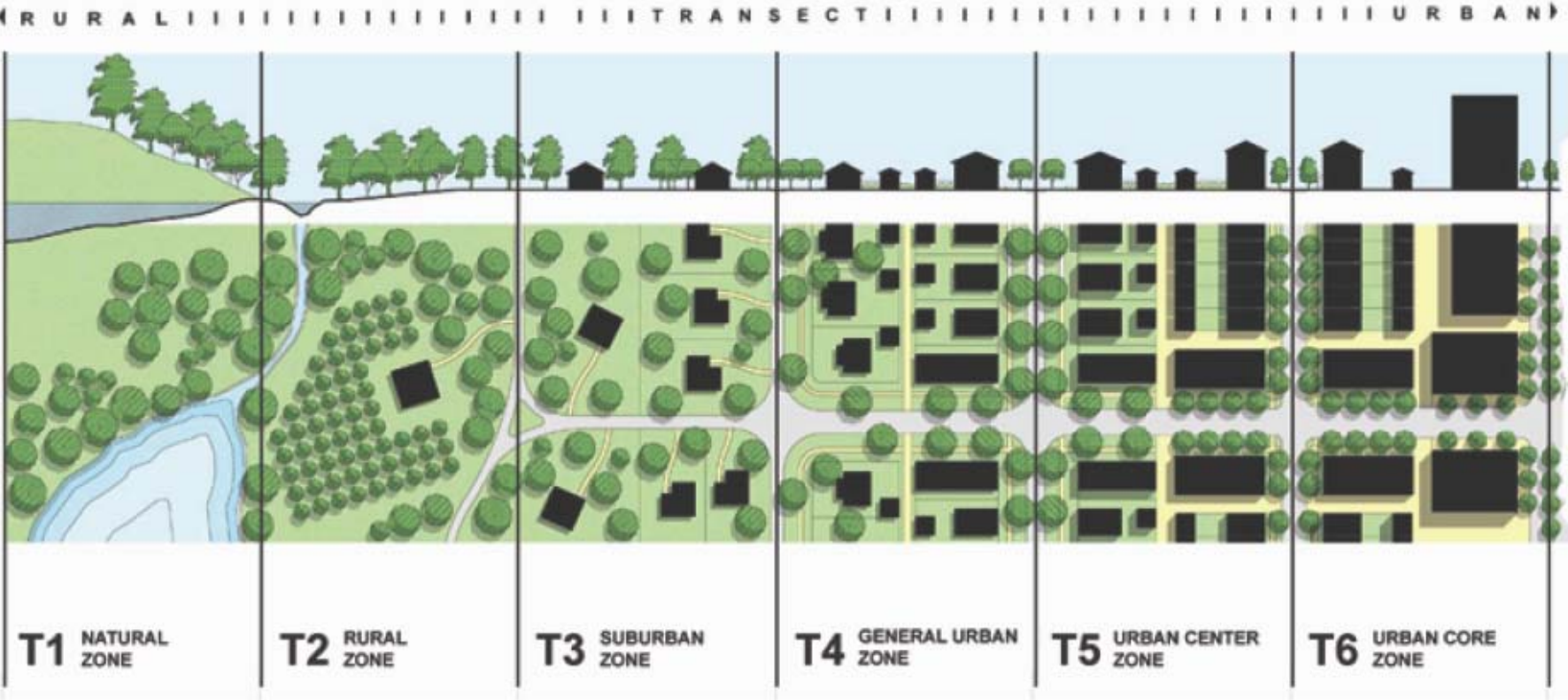
Background/Comparison



Form Based Code



Background/Comparison



Background/Comparison

- Form based code
 - greater predictability in built environment
 - considers space between buildings
 - more flexible with uses



Key Components: Building Form/T Zones



T3 Neighborhood

Intent

To provide a walkable predominantly single-family neighborhood that integrates appropriate multi family housing types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.

Desired Form

Residential

General Use

Residential

Parking

Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood.



T4 Neighborhood

Intent

To provide high quality, medium residential building types such as townhouses, small courtyard housing, mansion apartments, duplexes, or fourplexes within walking distance to transit and commercial amenities

Desired Form

Residential

General Use

Residential

Parking

Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood. On street parking should be counted toward required parking.



T4 Neighborhood Flex

Intent

To provide a flexible area that can accommodate smaller, neighborhood serving commercial uses in a main street form that allows for interim uses such as live/work and ground floor residential until the commercial corridor matures.

Desired Form

Live-Work/Commercial/Residential

General Use

Ground Floor Live/Work, Commercial, or Residential

Upper Floor Residential or Commercial

Parking

Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking



T4 Main Street

Intent

To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a focal point for the neighborhood.

Desired Form

Commercial/Shopfronts

General Use

Ground Floor Commercial

Upper Floor Residential or Commercial

Parking

Low Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking



T5 Neighborhood

Intent

To provide a medium- to high-density residential building types such as apartment houses, courtyard buildings, and mid-rise buildings that transition from lower density surrounding residential neighborhoods to the higher density mixed-use neighborhoods.

Desired Form

Residential

General Use

Residential

Parking

Low Parking Requirements to promote walkability; off-street structured residential parking.



T5 Main Street Flex

Intent

To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor uses including live/work and ground floor residential that could transition to commercial space when the commercial corridor matures.

Desired Form

Live-Work/Commercial/Residential

General Use

Ground Floor Live/Work, Commercial, or Residential

Upper Floor Residential or Commercial

Parking

Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking



T5 Main Street

Intent

To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.

Desired Form

Commercial/Shopfronts

General Use

Ground Floor Commercial

Upper Floor Residential or Commercial

Parking

Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking



T6 Main Street

Intent

To enable designated areas within the core of central Mesa to evolve into higher intensity mixed use development that can support transit and provide a vibrant urban environment.

Desired Form

Commercial/Shopfronts

General Use

Ground Floor Commercial

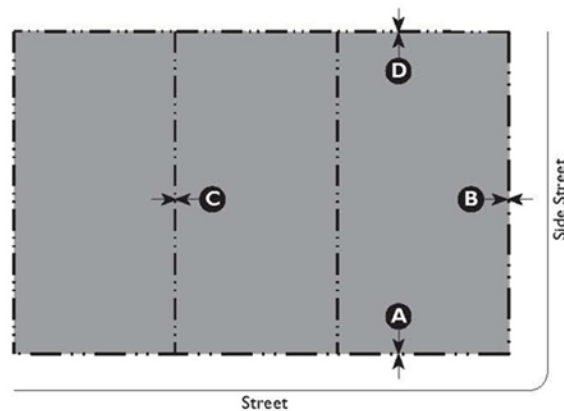
Upper Floor Residential or Commercial

Parking

Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking

T Zone Standards

Building Placement



Key

- ROW/Property Line
- Building Setback Line
- Build-to Line
- Building Area

C. Building Placement

Build-to Lines (Distance from Property Line/ROW)

Front	0'	A
Side Street	0'	B

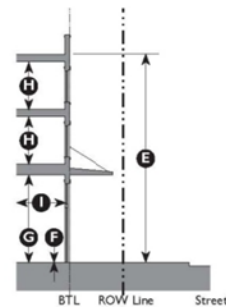
BTL Defined by a Building

Front	100%
Side Street	80% min. ¹

Setbacks (Distance from Property Line/ROW)

Side	0'	C
Rear	0'	D

Building Form



D. Building Form

Height

Main Building	4 Stories min.;	E
	135' max. ³	

Ground Floor Finish Level	6" max.	F
---------------------------	---------	---

Ground Floor Ceiling	14' min. clear	G
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Upper Floor(s) Ceiling	9' min. clear	H
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Footprint

Per Building Type Standards (see Chapter 59).

Depth, Ground-Floor Space	50' min.	I
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Miscellaneous

Distance Between Entries

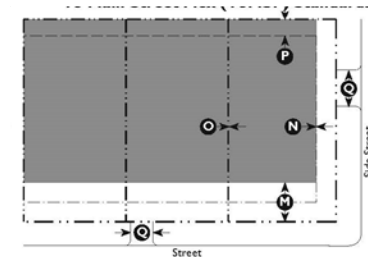
To Ground Floor	50' max.
To Upper Floor(s)	100' max.

Upper Floors shall have a primary entrance along the front.

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

³ 155' max. for buildings with more than 25% affordable or senior housing; No max. for LEED (or equivalent) certified buildings.

Parking



Key

- ROW/Property Line
- Building Setback Line
- Build-to Line
- Parking Area

F. Parking

Required Spaces

Residential Uses	No min.; 1/unit max.
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Retail and Service Uses	2/1,000sf min. ²
-------------------------	-----------------------------

Off-site parking within 600' may be used to meet parking requirements for Residential uses.

Off-site parking within 1200' may be used to meet parking requirements for non-Residential uses

Shared Parking may be used to meet parking requirements.

Location (Distance from Property Line/ROW)

Front Setback	30'	M
Side Street Setback	0' (from BTL)	N
Side Setback	0'	O
Rear Setback		P

Adjacent to T5N, T4N or T3N 5'

Adjacent to all other Zones 0'

Adjacent to Alley 0'

Miscellaneous

Parking Access Drive Width

Front, ≤ 40 spaces	12' max.
Front, > 40 spaces	20' max.
Side Street/Alley	20' max.
% of Frontage along Front	20% max.

All garages shall be screened from the Front and the Street by habitable space.

²No parking spaces required for lodging uses and ground floor uses less than 5,000sf.

T Zone Standards - continued

Permitted Land Uses by Transect

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Agricultural									
Farmers' Market	\$11-31-30	—	—	—	P	—	P	P	P
Industry, Manufacturing & Processing									
Recycling, small collection facility	—	SUP	SUP	—	—	—	—	—	—
Recreation, Education & Public Assembly									
Commercial Recreation Facility:									
Indoor <3,000 sf	—	—	P	P	—	P	P	P	P
Indoor >3,000 sf	—	—	SUP	SUP	—	SUP	SUP ¹	SUP ¹	SUP ¹
Civic Space (see Civic Space Standards)	P	P	P	P	P	P	P	P	P
Health/Fitness Facility									
≤3,000 sf	—	—	AUP	AUP ¹	—	AUP	AUP ¹	AUP ¹	AUP ¹
>3,000 sf	—	—	SUP	SUP	—	SUP	SUP ¹	SUP ¹	SUP ¹
Library: Museum									
≤5,000 sf	P	P	P	P	P	P	AUP	AUP	AUP
>5,000 sf	CUP	CUP	CUP	CUP	CUP	AUP	CUP	CUP	CUP
Meeting Facility, public or private									
≤5,000 sf	P	P	P	AUP ¹	P	P	AUP ¹	AUP ¹	AUP ¹
≤20,000 sf	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Place of Worship									
≤5,000 sf	P	P	P	AUP ¹	P	P	AUP ¹	AUP ¹	AUP ¹
≤20,000 sf	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
School, public or private									
K-12	P	P	CUP	CUP	P	CUP	CUP	CUP	CUP
Commercial Trade	—	—	AUP	AUP ¹	SUP	AUP	P ¹	P ¹	P ¹
Studio, art, dance, martial arts, music, etc.									
≤1,500 sf	—	—	P	P	—	P	P ¹	P ¹	P ¹
≤3,000 sf	—	—	AUP	AUP	—	P	P ¹	P ¹	P ¹
>3,000 sf	—	—	SUP	SUP	—	P	P ¹	P ¹	P ¹
Theater, cinema or performing arts									
≤5,000 sf	—	—	P	P	—	P	P	P	P
≤10,000 sf	—	—	AUP	AUP	—	AUP	P	P	P
>10,000 sf	—	—	SUP	SUP	—	SUP	AUP	AUP	AUP

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Residential									
Boarding House	\$11-31-14	AUP	AUP	AUP	AUP ²	—	—	—	—
Dwelling:									
Accessory/Secondary Unit	P	P	P	—	—	—	—	—	—
Single-Unit Residence	P	P	P	—	—	—	—	—	—
Multi-Unit Residence	P	P	P	P ¹	P	P	P ¹	P ¹	P ¹
Group Housing	\$11-31-14								
≤8 Occupants	AUP	AUP	AUP	AUP ¹	AUP	AUP	AUP ¹	AUP ¹	AUP ¹
>8 Occupants	CUP	CUP	CUP	SUP ¹	SUP	SUP	SUP ¹	SUP ¹	SUP ¹
Group Home for the Handicapped	\$11-31-14								
≤10 Clients	P	P	P	P ¹	P	P ¹	P ¹	P ¹	P ¹
>10 Clients	CUP	CUP	AUP	P ¹	SUP	AUP ¹	P ¹	P ¹	P ¹
Home Occupation:									
Main Building, ≤300 sf, ≤2 employees	P	P	P	P ¹	P	P	P ¹	P ¹	P ¹
Main Building, >300 sf, >2 employees	SUP	SUP	AUP	—	—	—	—	—	—
Accessory Structure, ≤600 sf, ≤4 employees	P	P	P	—	—	—	—	—	—
Accessory Structure, >600 sf, >4 employees	SUP	SUP	SUP	—	—	—	—	—	—
Key	P Permitted — Prohibited AUP Admin. Use Permit SUP Special Use Permit CUP Council Use Permit ¹ Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use ² See Chapter X (Definitions of Terms and Uses) for use type definitions ³ Allowed only on upper floor(s) or behind an allowed ground floor use ⁴ Allowed only within a Level I Historic Structure Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code. For existing and non-conforming uses, refer to Chapter 36.								

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Retail									
General Retail, except with any of the following features:	—	—	P	P	—	P	P	P	P
Alcoholic Beverage Sales Series 10 Liquor License	—	—	AUP	P	—	P	P	P	P
Alcoholic Beverage Sales Series 9 Liquor License	—	—	SUP	P	—	P	P	P	P
Tenant floor area >5,000 sf	—	—	SUP	AUP	—	P	P	P	P
Tenant floor area >10,000 sf	—	—	SUP	SUP	—	AUP	AUP	AL	AL
Tenant floor area >25,000 sf	—	—	—	—	—	SUP	SUP	SU	SU
On-site production of items sold	—	—	SUP	AUP	—	AUP	AUP	AL	AL
Operating between 1am - 5am	—	—	—	SUP	—	SUP	AUP	AL	AL
Operating between 5am - 7am	—	—	AUP	P	—	SUP	P	P	P
Operating between 11pm - 1am	—	—	—	SUP	—	SUP	P	P	P
Drive-through services	—	—	—	—	—	—	—	—	—
Eating or Drinking Establishment, except with any of the following features:	—	—	P	P	—	P	P	P	P
Alcoholic beverage sale >70% gross revenue	—	—	CUP	CUP	—	P	P	P	P
Alcoholic beverage sale >40% gross revenue	—	—	SUP	SUP	—	P	P	P	P
Tenant floor area >5,000 sf	—	—	P	P	—	P	P	P	P
Tenant floor area >10,000 sf	—	—	—	SUP	—	P	P	P	P
Operating between 1am - 5am	—	—	—	SUP	—	SUP	AUP	AL	AL
Operating between 5am - 7am	—	—	AUP	P	—	AUP	P	P	P
Operating between 11pm - 1am	—	—	—	SUP	—	SUP	P	P	P
Drive-through services	—	—	—	—	—	—	—	—	—
Providing entertainment	—	—	SUP	AUP	—	SUP	AUP	AL	AL
Pawn Shop	—	—	—	CUP	—	—	CUP	—	—
Services									
General Services, except with any of the following features:	—	—	P	P	—	P	P	P	P
Tenant floor area >2,500 sf	—	—	AUP	P	—	P	P	P	P
Tenant floor area >5,000 sf	—	—	—	AUP	—	P	P	P	P
Tenant floor area >10,000 sf	—	—	—	SUP	—	SUP	AUP	AL	AL
Operating between 1am - 5am	—	—	—	SUP	—	SUP	AUP	AL	AL
Operating between 5am - 7am	—	—	AUP	P	—	AUP	P	P	P
Operating between 11pm - 1am	—	—	—	SUP	—	SUP	P	P	P
Drive-through services	—	—	—	—	—	—	—	—	—
ATM	—	—	P	P	—	P	P	P	P

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Services (continued)									
Animal Kennel	—	—	SUP	AUP ¹	—	AUP	SUP ¹	SUP ¹	SUP ¹
Animal Medical Services:									
Animal Clinic	—	—	AUP	AUP ¹	—	AUP	AUP ¹	AUP ¹	AUP ¹
Bank, Financial Services	—	—	P	P	—	P	P	P	P
Business Support Services	—	—	AUP	P	—	P	P	P	P
Day Care, child or adult:									
Day Care Center	—	—	P	P ¹	—	P	P ¹	P ¹	P ¹
Large Day Care Home	\$11-20-12	P	P	P	P ¹	P	—	—	—
Small Day Care Home	\$11-20-12	P	P	P	P ¹	P	P ¹	P ¹	P ¹
Small Animal Day Care	—	—	SUP	AUP ¹	—	AUP	SUP ¹	—	—
Lodging:									
Bed and Breakfast	P	P	P	P ¹	P	P	P ¹	—	—
Inn/Lodge	—	—	P	P	P	P	P ¹	P ¹	P ¹
Hotel	—	—	—	P ¹	—	P	P ¹	P ¹	P ¹
Hostel	—	—	—	—	—	P	P ¹	P ¹	P ¹
Medical Services:									
Medical/Dental Clinic	—	—	SUP	P ¹	—	AUP	P ¹	P ¹	P ¹
Medical/Dental Office	—	—	P	P ¹	—	P	P ¹	P ¹	P ¹
Extended Care Facility	—	—	P	P ¹	—	P	P ¹	P ¹	P ¹
Hospital	—	—	—	CUP	CUP	—	CUP	CUP	—
Office: Professional, administrative									
≤5,000 sf	SUP ¹	SUP ¹	P	P ¹	SUP ¹	P	P ¹	P ¹	P ¹
>5,000 sf	—	—	SUP	AUP ¹	—	P	P ¹	P ¹	P ¹
Social Service Facilities	\$11-31-26	—	—	CUP	CUP	—	CUP	CUP	—
Tattoo and Body Piercing Parlors	\$11-31-28	—	—	CUP	—	CUP	CUP	—	—
Transportation, Communications, and Utilities									
Parking Facility, public or commercial	—	—	—	P	—	P	P	P	P
Seamless Wireless Telecommunications Facility	\$11-35	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Key	P Permitted — Prohibited AUP Admin. Use Permit SUP Special Use Permit CUP Council Use Permit ¹ Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use ² See Chapter X (Definitions of Terms and Uses) for use type definitions ³ Allowed only on upper floor(s) or behind an allowed ground floor use ⁴ Allowed only within a Level I Historic Structure Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code. For existing and non-conforming uses, refer to Chapter 36.								

Key Components: Building Types






































Table 11-59-3.A Building Types General		Transect Zones					
Building Type		T1	T2	T3	T4	T5	T6
	Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.						
	Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.						
	Single-Unit House, Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.						
	Bungalow Court: This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.						
	Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.						
Key  allowed  not allowed							





























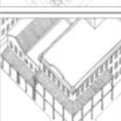








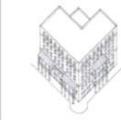













Table 11-59-3.A Building Types General (continued)		Transect Zones					
Building Type		T1	T2	T3	T4	T5	T6
	Townhouse: This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: Rowhouse						
	Mansion Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.						
	Apartment House: This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.						
	Courtyard Building: This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.						
	Main Street Mixed-Use: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.						
Key  allowed  not allowed							

Table 11-59-3.A Building Types General (continued)		Transect Zones					
Building Type		T1	T2	T3	T4	T5	T6
	Mid-Rise: This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.						
	High-Rise: This Building Type is a large-sized structure, more than 8 stories tall, built on a large lot that incorporates a structured parking. It is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.						

Key Components: Frontage Types

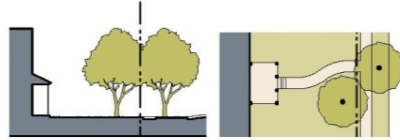
II-60-3.A Private Frontages General

The private frontage is the area between the building facade and the lot line.

SECTION				PLAN			
LOT/ PRIVATE FRONTAGE	>	<	R.O.W.	LOT/ PRIVATE FRONTAGE	>	<	R.O.W.

T1 T2 T3 T4 T5 T6

Common Yard: The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.



T1 T2 T3 T4 T5 T6

Porch, projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.



T1 T2 T3 T4 T5 T6

Porch, engaged: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.



T1 T2 T3 T4 T5 T6

Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.



T1 T2 T3 T4 T5 T6

Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.



Key

T# Allowed

T# Not Allowed

II-60-3.A Private Frontages General (continued)

SECTION				PLAN			
LOT/ PRIVATE FRONTAGE	>	<	R.O.W.	LOT/ PRIVATE FRONTAGE	>	<	R.O.W.

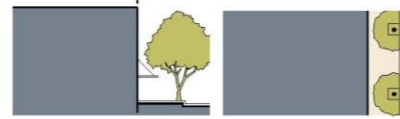
T1 T2 T3 T4 T5 T6

Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in flex zones, live/work, and small commercial uses ≤2,500sf.



T1 T2 T3 T4 T5 T6

Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. Syn: **Retail Frontage, Awning.**



T1 T2 T3 T4 T5 T6

Terrace: The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.



T1 T2 T3 T4 T5 T6

Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.



T1 T2 T3 T4 T5 T6

Arcade: A covered walkway with habitable space above often encroaching into the ROW. The arcade should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground floor commercial uses and is common along public courtyards and paseos.



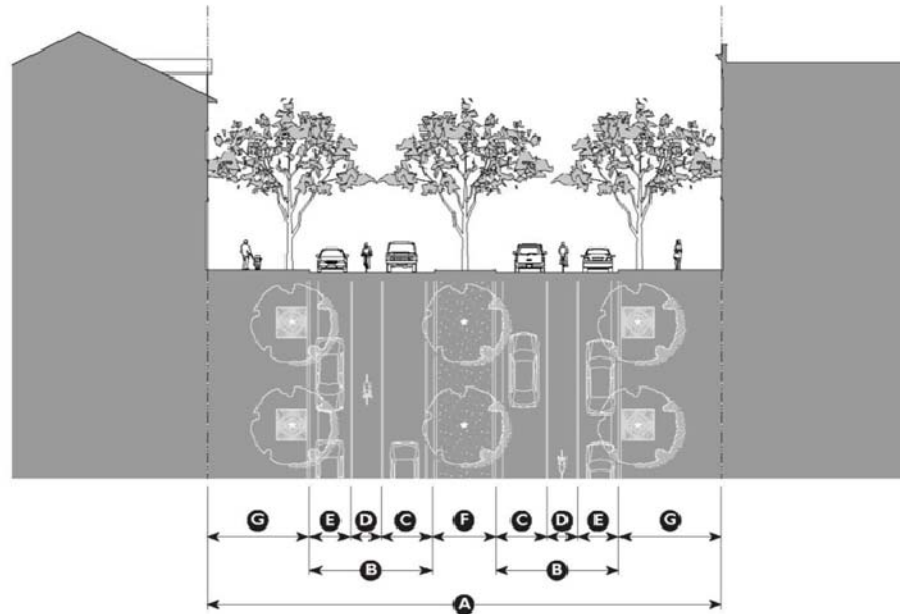
Key

T# Allowed

T# Not Allowed

Key Components: Thoroughfares

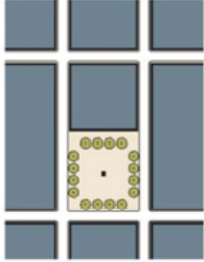
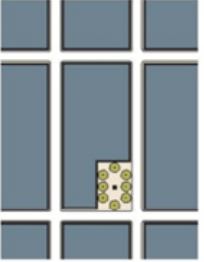
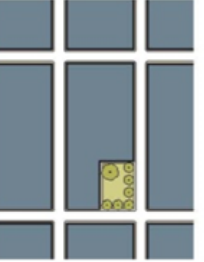
Table 11-61-8.C: Thoroughfare Assembly CS-100-48-BL



Application	
Transect Zones	T4MS, T5MSF, T5MS
Movement Type	Low
Design Speed	30 mph
Overall Widths	
Right-of-Way (ROW) Width	100' A
Pavement Width	24' B
Lane Assembly	
Traffic Lanes	2 @ 10' C
Bicycle Lanes	2 @ 6' D
Parking Lanes	2 @ 8', marked E
Medians	12' F

Public Frontage Assembly	
Frontage Type	Commercial Street
Drainage Collection Type	Curb and Gutter
Planter Type	4'x4' Tree Well
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Column, or Double Column
Walkway Type	20' sidewalk G
Curb Type	Square

Key Components: Civic Spaces

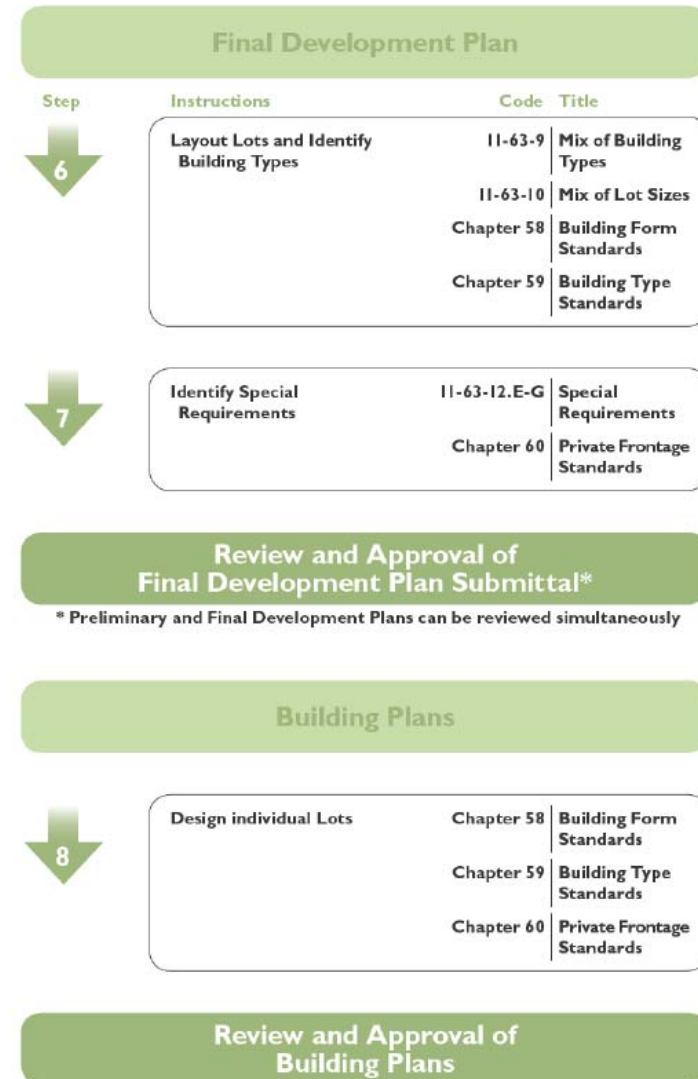
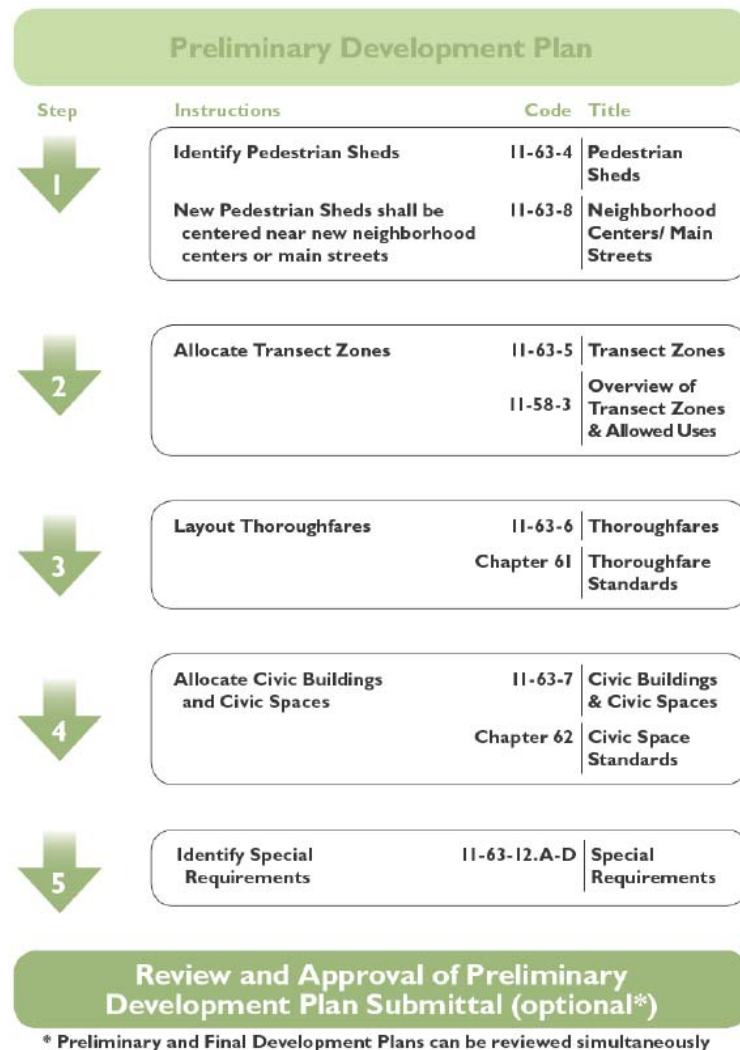
Table 11-62-3.A Civic Space Type Standards (continued)			
Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Plaza	Pocket Plaza	Pocket Park
Illustration			
Description	A formal open space available for civic purposes and commercial activities. Plazas are typically hardscaped. Commercial activities shall be subordinate to Civic use.	A formal open space available for civic purposes and commercial activities. Pocket Plazas are typically hardscaped. Commercial activities shall be subordinate to Civic use.	An open space available for informal activities in close proximity to neighborhood residences.
Location and Size			
Location			
Service Area	Neighborhood	Neighborhood	Neighborhood
Size			
Minimum	1/2 acre	2,000 sf	2,000 sf
Maximum	2-1/2 acres	1/2 acre	1 acre
Character			
Frontage	Building	Building	Building
Disposition of Elements	Formal	Formal	Formal or Informal
Typical Facilities			
	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails

Processing: Existing Application

DRAFT REGULATING PLAN AND TRANSECTS - FBC WORKSHOP



Processing: Smart Growth Community Plan



Processing: Development Approvals

Process		Approving Body
Smart Growth Community Plan	Preliminary Development Plan	City Council <i>w/ P&Z recommendation</i>
	Final Development Plan	Staff <i>if conforms to Preliminary</i>
Subdivision	Preliminary Plat	P&Z Board
	Subdivision Technical Review	Staff
	Final Plat	City Council
Zoning Clearance		Staff
Civil and construction plan review		Staff
Permits		Staff
Inspections		Staff

Uses/Benefits

- Parking, just one of many considerations
- Land Use is secondary
- Hierarchy of development intensity
- Building form requires urban development
- Incentives for affordable and senior housing and green building
- “Density” and “lot coverage” omitted
- Processing through Zoning Clearance
- Prescriptive = Predictable