

2025 FORM-BASED CODE AMENDMENTS

CHAPTER 56 - FORM-BASED CODE OVERVIEW

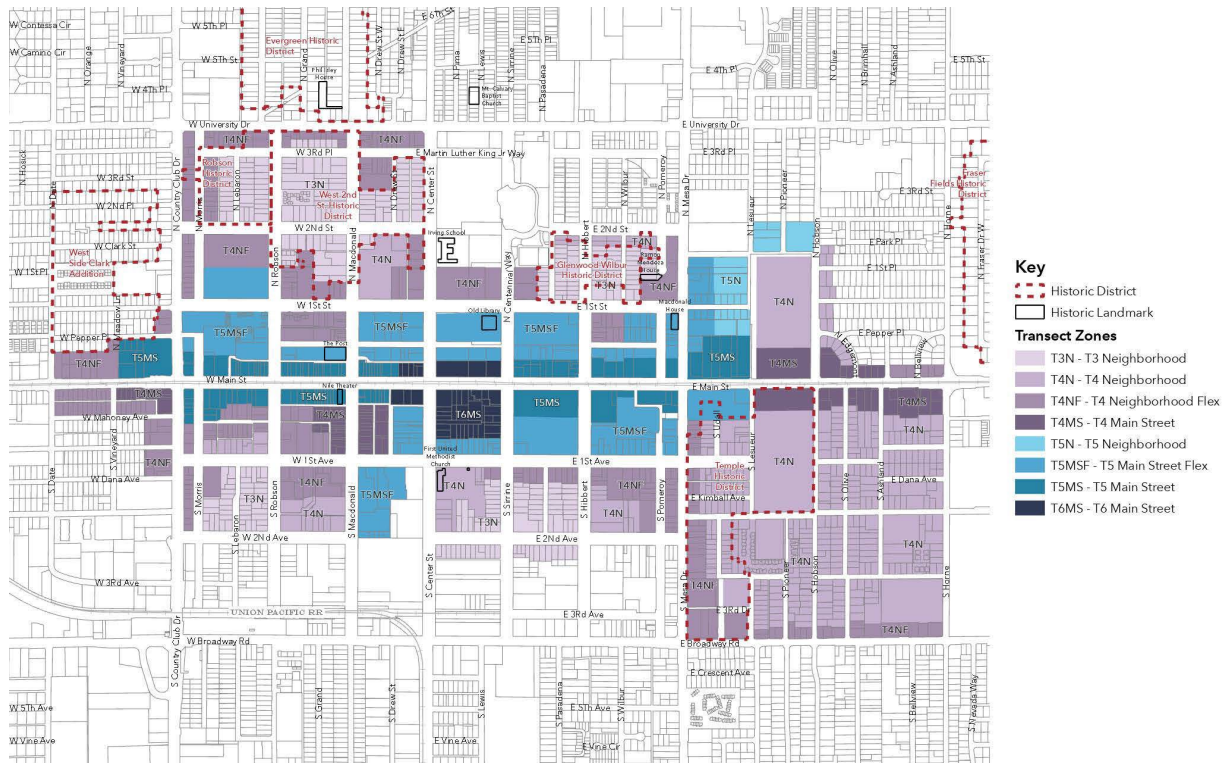
11-56-1: - PURPOSE

The purpose of the Form-Based Code is to implement the community's vision for a vibrant, walkable, mixed-use urban environment in downtown Mesa and surrounding areas. The standards outlined in the following chapters are intended to:

- A. Preserve and enhance community character.
- B. Encourage appropriately-scaled infill and development.
- C. Reinforce a pattern of walkable neighborhoods and retrofit those that are not walkable.
- D. Support a diverse range of housing options at appropriate locations along the Transect.
- E. Foster and sustain small local businesses.
- F. Establish a framework of well-designed streets that are safe and accessible for pedestrians and cyclists.

11-56-2: - AUTHORITY AND APPLICABILITY

- A. The Form-Based Code (FBC) replaces the zoning regulations for parcels designated with a Transect Zone.
 - 1. ***Area of Initial Application.*** In its initial application, the FBC was applied to the Downtown and Pioneer/Temple Neighborhoods as a floating zone, as shown on Map 11-56-2.A.1 below. The rezoning to a designated transect zone is made effective through completion of the opt-in process (Sub-sections C and D, below).
 - 2. ***Areas of Future Use.*** FBC and transect zones may be established in other areas of the City as set forth in Chapter 63: Smart Growth Community Plans (SGCP).
 - 3. ***Relationship of FBC to Zoning Ordinance.*** This FBC is a subpart of the Zoning Ordinance. All provisions of the Zoning Ordinance apply within the areas mapped with Transect Zones unless otherwise provided in Article 6: Form-Based Code.
 - 4. ***Applicability of Non-Transect Development Standards.*** The FBC shall be considered in combination with any applicable standards in Article 3: Overlay Districts and Chapter 31 of Article 3: Standards for Specific Uses. Requirements referenced in Chapter 30: General Site Development Standards may be applicable when directly referenced as part of a requirement of Article 6: Form-Based Code.



**MAP 11-56-2.A.1: DOWNTOWN AND PIONEER/TEMPLE NEIGHBORHOODS
REGULATING PLAN**

B. Designation of Transect Zones, Status of Existing Zoning Districts, and Optional Use of Floating Zone. When adopting a regulating plan, the City Council may change the existing zoning district to a transect zone or retain the existing zoning district until such time as a property owner chooses to opt-in to the transect zone (floating zone).

1. When a floating zone is adopted, if the existing zoning district is retained, a property owner may continue to apply the standards of the non-transect zone to the entire parcel (see Sub-section D, below) or, may choose to designate the entire parcel as, and apply the standards of a transect zone, pursuant to the Opt-In Procedures in this Section.
2. In no case may a parcel be developed using a mixed set of standards from both transect and non-transect zones at the same time, unless a transect requirement makes reference to a non-transect standard.

C. Opt-In Procedures. To opt-in, a property owner shall sign before a notary public a "Form-Based Code Opt-In" form prepared by the Zoning Administrator and approved by the City Attorney's Office.

1. Such form shall state that the Transect Zone standards are in effect for the identified parcel(s) as of the signature date of the Opt-In Form.
2. The requirements of the previous zoning district are no longer applicable for that site.
3. Any future development shall conform with the standards of the FBC.

D. Other Agreements. If conflicts occur between the requirements of this FBC and applicable standards adopted by City Council as part of any other agreement, the more restrictive requirements

shall apply.

11-56-3: - Effect on Existing Development and Land Uses After Opt-In to FBC

- A. **Complies with FBC.** Existing development and land uses that comply with all applicable requirements of Article 6: Form-Based Code of this Title may continue to operate and shall only be altered or replaced in compliance with Article 6: Form-Based Code.
- B. **Non-compliance with FBC.** Any development or land use that was lawfully built in conformance with non-Transect Zone requirements (the Zoning Ordinance), and does not comply with the requirements effective for the applicable Transect Zone, shall be considered as legal, but non-conforming, and may continue to operate in compliance with the City's regulations for non-conformities in the Zoning Ordinance (see Zoning Ordinance Chapter 36: Nonconforming Uses, Structures and Lots). Sites that are non-conforming relative to site development standards may redevelop or expand only in conformance with the following:
 - 1. Existing structures may stay in place without modification or demolition, except as necessary to accommodate redevelopment or expansion.
 - 2. When the expansion of an existing development amounts to an increase of 20% or less of the existing floor area, up to a maximum of 1,000 square feet, then such expansion may proceed in accordance with any conditions attached to the Zoning Clearance by the Planning Director.
 - 3. When expansion of an existing development amounts to a 21% or greater increase of the existing floor area, or the total floor area exceeds 1,000 square feet, then such expansion may only proceed in accordance with an approved Substantial Conformance Improvement Permit (SCIP), as per Chapter 73 of this Ordinance. Said SCIP application shall be reviewed prior to issuance of a Zoning Clearance.

11-56-4: - PERMIT PROCESSING, REZONING AND ADMINISTRATION

- A. **Processing and Procedures.** The standards, permits, procedures, and other requirements of this Code shall be administered and enforced per Zoning Ordinance requirements, unless specifically stated otherwise in this FBC.
- B. **Text Amendments.** Text amendments to this FBC, or to adopted regulating plans, shall be processed in accordance with the procedures and standards found in Chapter 76: Amendments to Zoning Map.
- C. **Rezoning of Parcels within Adopted Regulating Plans.**
 - 1. ***Parcels within Adopted Regulating Plans - Rezone from One Transect Zone to Another Transect Zone.*** Amendments to the floating zone (Transect Zones) as shown on Map 11-56-2.A.1 shall be processed in accordance with the procedures and standards in Chapter 76: Amendments to Map.
 - 2. ***Properties Outside of Adopted FBC Mapped Area(s) - Rezone from a Non-Transect Zone to a Transect Zone.***
 - a. Requests for Transect Zones outside of areas with adopted regulating plans shall include all Smart Growth Community Plan (Chapter 63) requirements when an application includes a request for a regulating plan and the project involves:
 - i. Parcels of 10-acres or greater; or
 - ii. Parcels designated by City Council as a redevelopment site.

be reviewed according to the review process in Subsection (1) above.

F. **Variances.** In the event that an applicant believes special circumstances applicable to a property, a variance may be requested in accordance with provisions set forth in Chapter 80: Variances.

G. **Administrative Modifications to Form-Based Code Standards.**

1. ***Purpose and Intent.*** The purpose of this section is to provide an administrative process to allow minor administrative modifications to specific standards of Article 6: Form-Based Code (FBC). The intent of this section is to allow relief when the application of specific FBC standards creates practical difficulties developing the property and to allow flexibility in order to create high quality development while maintaining the intent of the FBC which focuses on physical form rather than the separation of uses as an organizing principle.
2. ***Process for Requesting Administrative Modification.*** An applicant may only apply for an administrative modification under this section concurrently with an application for Zoning Clearance, Administrative Use Permit, Special Use Permit, or Council Use Permit. An administrative modification may be requested for a single building or for a specified area. An application for an administrative modification must include a narrative that specifically identifies and describes the administrative modification sought.
3. ***Eligible Modifications.*** An administrative modification is limited to and must comply with the following limitations and requirements:
 - a. No more than a 10% increase to the maximum build-to line.
 - b. No more than a 10% reduction of a required side and/or rear setback if adjacent to public right-of-way or public open space.
 - c. No more than a 10% reduction to the required façade within the façade zone.
 - d. No more than a 20% reduction to the ground floor and upper floor ceiling heights for building types with 12 or less units.
 - e. A reduction in the required ground floor building transparency if the project is located outside of the Downtown Pedestrian Area (DPA). Any reduction in the required ground floor building transparency shall include pedestrian scale design, building articulations and fenestrations, and superior façade materials such as brick, stone, architectural precast concrete, etc.
 - f. No more than 10% increase or reduction of any other exterior design feature not specifically stated above.
4. ***Administrative Decision Process and Review Criteria.*** An administrative modification can be approved as submitted, approved with conditions or modifications, or denied. The basis for approval or denial will be included in the written decision. An administrative modification shall only be granted if the Planning Director determines that the requested modification strictly complies with Subsection (3) of this Section and conforms to all of the following findings:
 - a. Conforms to the purpose and intent of the City's General Plan and Zoning Ordinance.
 - b. Conforms to the intent of the Transect Zone for the proposed development.
 - c. Does not change the intended building types and form within a Transect Zone.
 - d. Results in a superior building design standard including pedestrian scale design.

- e. Is necessary for the proposed development.
5. ***Administrative Modification Request Referral.*** The Planning Director may refer a request for an administrative modification to the Design Review Board for review and recommendation. If referred to the Design Review Board, the applicant shall address the recommendations of the Design Review Board. The Planning Director shall have the final authority to approve the request for administrative modifications. Any request for a modification other than those listed above is considered major and shall follow the processes established in the Zoning Ordinance.
6. ***Appeals.***
 - a. *Process.* The applicant, the property owner, or any other person aggrieved by a decision may appeal the Planning Director's decision to the Planning and Zoning Board in accordance with Section 11-77 of the Zoning Ordinance. If the Planning Director refers the request to the Design Review Board, an applicant or property owner may appeal the Design Review Board decision to City Council in accordance with Chapter 77: Appeals of the Zoning Ordinance.
 - b. *Evaluation of Administrative Modification Appeals.* Appeals of an administrative modification decision are reviewed using the same standards and criteria required for the decision.

CHAPTER 57 - RESERVED

CHAPTER 58 - BUILDING FORM STANDARDS

11-58-1: - PURPOSE

This Chapter provides regulatory standards for land use and building form within the Transect Zones.

11-58-2: - APPLICABILITY

- A. The standards within this Chapter shall apply to all proposed development within Transect Zones.
- B. For Nonconforming Uses, Structures, and Lots, See Chapter 36: Nonconforming Uses, Structures, and Lots.

11-58-3: - LAND USE REGULATIONS

Table 11-58-3.A provides the land use regulations for all Transect Zones.

- "P" designates permitted uses.
- "AUP" designates use classifications permitted on approval of an Administrative Use Permit.
- "SUP" designates use classifications permitted on approval of a Special Use Permit.
- "CUP" designates use classifications permitted on approval of a Council Use Permit.
- "TUP" designates use classifications permitted on approval of a Temporary Use Permit.
- "(x)" a number in parentheses refers to limitation following the table.

- "—" designates a prohibited use.

Separate requirements exist for ground floor uses, uses on upper floor(s), and uses behind an allowed ground floor use.

Table 11-58-3.A: Composite Use Table									
Land Use¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Recreation & Public Assembly									
Commercial Recreation Facility									
Small, Indoor		-	-	P	P	-	P	P	P
Medium, Indoor		-	-	SUP ⁷	SUP ⁷	-	SUP ⁷	AUP ^{2, 7} / _P	AUP ^{2, 7} / _P
Large, Indoor		-	-	CUP ⁷	CUP ^{2, 7}	-	CUP ⁷	CUP ^{2, 7}	CUP ^{2, 7}
Outdoor		-	-	CUP ⁷	CUP ^{2, 7}	-	CUP ⁷	CUP ^{2, 7}	CUP ^{2, 7}
Civic Space	§ 11-62	P	P	P	P	P	P	P	P
Health/Fitness Facility									
≤3,000 sf		-	-	P ²	P ²	-	P ²	P ⁴	P ²
>3,000 sf		-	-	SUP ⁷	SUP ⁷	-	SUP ⁷	AUP ^{4, 7} / _P	AUP ^{2, 7} / _P
Library; Museum									
≤5,000 sf		P	P	P	P	P	P	AUP	AUP
>5,000 sf		CUP	CUP	CUP	CUP	CUP	AUP	CUP	CUP
Meeting Facility, Public or Private									
≤5,000 sf		P	P	P	AUP/P ²	P	P	AUP/P ⁴	AUP/P ²
5,001 to 20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Place of Worship									
≤5,000 sf		P	P	P	AUP/P ²	P	P	AUP/P ²	AUP/P ²
5,001 to 20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools, Colleges, and Trade Schools									
Colleges or Universities, Private	§ 11-31-24	-	-	CUP	CUP	P	CUP	CUP	CUP
Colleges or Universities, Public		P	P	P	P	P	P	P	P
Commercial Trade Schools, Private	§ 11-31-24	P	P	CUP	CUP	P	CUP	CUP	CUP
Commercial Trade Schools, Public		P	P	P	P	P	P	P	P
Industrial Trade Schools, Private	§ 11-31-24	P	P	CUP	CUP	P	CUP	CUP	CUP

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Industrial Trade Schools, Public		P	P	P	P	P	P	P	P
K-12, Private	§ 11-31-24	P	P	CUP	CUP	P	CUP	CUP	CUP
K-12, Public		P	P	P	P	P	P	P	P
Studio, Art, Dance, Martial Arts, Music, etc.									
≤1,500 sf		-	-	P	P	-	P	AUP/P ⁴	AUP/P ²
1,501 to 3,000 sf		-	-	AUP	AUP	-	P	P ⁴	P ²
>3,000 sf		-	-	SUP	SUP	-	P	P ⁴	P ²
Theater, Cinema or Performing Arts									
≤5,000 sf		-	-	P	P	-	P	P	P
5,001 to 10,000 sf		-	-	AUP	AUP	-	AUP	P	P
>10,000 sf		-	-	SUP	SUP	-	SUP	AUP	AUP
Residential									
Boarding House		-	SUP	SUP	SUP ²	SUP ²	SUP ²	SUP ²	-
Community Residence									
Family Community Residence	§ 11-31-14	P	P	P	P ²	P	P	P ⁴	P ²
Transitional Community Residence	§ 11-31-14	P	P	P	P ²	P	P	P ⁴	P ²
Dwellings									
Accessory Dwelling Unit	§ 11-31-3	P	P	P	P	P	P	P	P
Single-Unit Residence		P	P	P	-	-	-	-	-
Multi-Unit Residence		P	P	P	P ²	P	P	P ⁴	P ²
Home Occupation									
Main Building, ≤300 sf, ≤2 employees		P ^{5, 6}	P	P ^{5, 6}	P ^{2, 5, 6}	P ^{5, 6}	P ^{5, 6}	P ^{4, 5, 6}	P ^{2, 5, 6}
Main Building, >300 sf, >2 employees		SUP ^{5, 6}	SUP ^{5, 6}	AUP ^{5, 6}	-	-	-	-	-
Accessory Structure, ≤600 sf, ≤4 employees		P ^{5, 6}	P ^{5, 6}	P ^{5, 6}	-	-	-	-	-
Accessory Structure, >600 sf, >4 employees		SUP ^{5, 6}	SUP ^{5, 6}	SUP ^{5, 6}	-	-	-	-	-
Retail									

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
General Retail, except with any of the following features:		-	-	P	P	-	P	P	P
Alcoholic Beverage Sales Series 10 Liquor License		-	-	AUP	P	-	P	P	P
Alcoholic Beverage Sales Series 9 Liquor License		-	-	SUP	P	-	P	P	AUP
Tenant floor area 5,000 to 10,000 sf		-	-	SUP	AUP	-	P	P	P
Tenant floor area 10,001 to 25,000 sf		-	-	SUP	SUP	-	AUP	AUP	AUP
Tenant floor area >25,000 sf		-	-	-	-	-	SUP	SUP	SUP
On-site production of items sold		-	-	SUP	AUP	-	AUP	AUP	AUP
With Drive-Thru Facilities	§ 11-31-18	-	-	-	-	-	-	-	-
With Pick-Up Window Facilities	§ 11-31-18	-	-	-	-	-	-	-	-
Pawn Shop		-	-	-	CUP	-	-	CUP	-
Eating or Drinking Establishments									
Eating or Drinking Establishment, except with any of the following features:		-	-	P	P	-	P	P	P
Tenant floor area >5,000 sf		-	-	P	P	-	P	P	P
Tenant floor area >10,000 sf		-	-	-	SUP	-	SUP	AUP	AUP
Bars/Clubs/Lounges		-	-	CUP	CUP	-	P	P	P
Restaurants, Bar and Grill		-	-	SUP	SUP	-	P	P	P
With Drive-Thru Facilities	§ 11-31-18	-	-	-	-	-	-	-	-
With Pick-Up Window Facilities	§ 11-31-18	-	-	-	-	-	-	-	-

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Providing Entertainment		-	-	SUP	AUP	-	SUP	AUP	AUP
With Outdoor Eating Areas	§ 11-31-19	-	-	P	P	-	P	P	P
Services									
Personal Services, except with any of the following features:		-	-	P	P	-	P	P	P
Tenant floor area 2,500 sf to 5,000 sf		-	-	AUP	P	-	P	P	P
Tenant floor area 5,001 sf to 10,000 sf		-	-	-	AUP	-	P	P	P
Tenant floor area >10,000 sf		-	-	-	SUP	-	SUP	AUP	AUP
With Drive-Thru Facilities	§ 11-31-18	-	-	-	-	-	-	-	-
With Pick-Up Window Facilities	§ 11-31-18	-	-	-	-	-	-	-	-
Bank; Financial Services		-	-	P	P	-	P	P	P
With Drive-Up ATM/Teller Window	§ 11-31-18	-	-	P	P	-	P	P	P
Business Support Services		-	-	AUP	P	-	P	P	P
Social Service Facilities	§ 11-31-26	-	-	CUP	CUP	-	CUP	CUP	-
Tattoo and Body Piercing Parlors		-	-	-	P	-	P	P	-
Day Care, Child or Adult									
Large Day Care Home	§ 11-31-13	P	P	P	P ²	P	-	-	-
Small Day Care Home	§ 11-31-13	P	P	P	P ²	P	P ²	P ²	P ²
Day Care Center		-	-	P	P ²	-	P	P ⁴	P ²
Small Animal Day Care		-	-	SUP	AUP ²	-	AUP	SUP ²	-
Lodging									
Bed and Breakfast		P	P	P	P ²	P	P	P ⁴	-
Hotel		-	-	-	P ²	-	P	P ⁴	P ²
Hostel		-	-	-	-	-	P	P ⁴	P ²
Inn/Lodge		-	-	P	P	P	P	P ⁴	P ²
Kennel		-	-	SUP	AUP ²	-	AUP	SUP ²	SUP ²

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Medical Services									
Hospital		-	-	CUP	CUP	-	CUP	CUP	-
Medical/Dental Clinic		-	-	SUP	P ²	-	P ²	P ²	P ²
Medical/Dental Office		-	-	P	P ²	-	P	P ⁴	P ²
Skilled Nursing Facility		-	-	P	P ²	-	P	P ²	P ²
Veterinary Services		-	-	P ²	P ²	-	P ²	AUP ⁴	P ²
Office: Professional, Administrative									
≤5,000 sf		SUP ³	SUP ³	P	P ²	SUP ³	P	P ⁴	P ²
>5,000 sf		-	-	SUP	AUP ²	-	P	P ⁴	P ²
Transportation, Communications, and Utilities									
Parking Facility, public or commercial		-	-	-	P	-	P	P	P
Stealth Wireless Telecommunications Facility	§ 11-35	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Public Safety Facility									
≤1,000 sf		P	P	P	P	P	P	P	P
>1,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Accessory Uses									
Outdoor Display	§ 11-31-20	-	-	P	P	-	P	P	P
Recycling, Small Collection Facility	§ 11-31-23	-	SUP	SUP	-	-	-	-	-
Temporary Event Parking	§ 11-31-29	-	-	SUP	SUP	-	SUP	SUP	SUP
Temporary Outdoor Entertainment	§ 11-31-30	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Temporary Outdoor Sales	§ 11-31-30	-	-	TUP	TUP	-	TUP	TUP	TUP
Footnotes									
1. See Chapter 64 (Definitions of Terms and Uses) for use type definitions.									
2. Allowed only on upper floor(s) or behind an allowed ground floor use.									
3. Allowed only within a Level 1 Historic Structure, as identified in the City of Mesa Historical Survey, 1984, through issuance of a Special Use Permit.									
4. Not allowed on the ground floor unless behind an allowed ground floor use, except the use may occupy up to 50% of the ground floor if: 1) The development site is 5 acres or more; 2) The building where the ground floor use is located is greater than 100,000 square feet and has more than 200 linear feet of frontage on a front street; 3) The ground floor space is designed and will be constructed to an assembly occupancy class (as that term is defined in the Mesa Building Code); 4) The design of the project encourages transition of the ground floorspace to active commercial uses in the future by complying with FBC building form and private frontage standards for commercial uses; 5) The building design, site design, and amenities of the project are unique and conform to the intent and purpose of the FBC.									
5. Interior or exterior commercial storage is not permitted on the home occupations site.									
6. Conditional Use Permit review shall evaluate the compatibility of the proposed building frontage type with adjacent buildings.									

11-58-4: - T3 NEIGHBORHOOD (T3N) STANDARDS

A. Zone Intent and Description

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



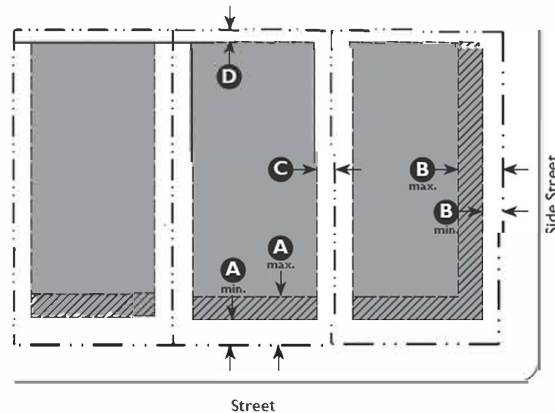
B. Building Types

Allowed Building Types

Carriage House
Single-Unit House, Village
Single-Unit House, Cottage
Bungalow Court
Duplex
Mansion Apartment

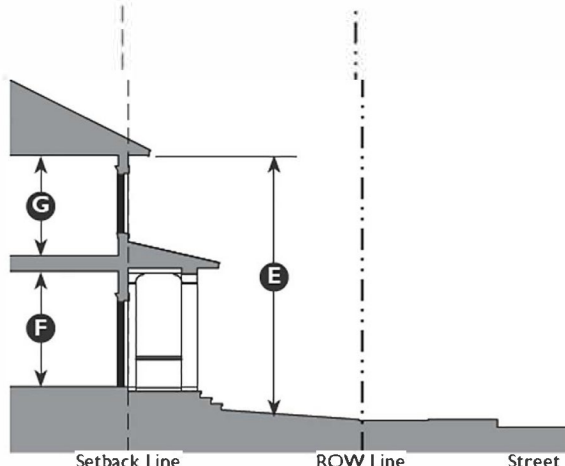
See Chapter 59: Building Type Standards for descriptions and regulations

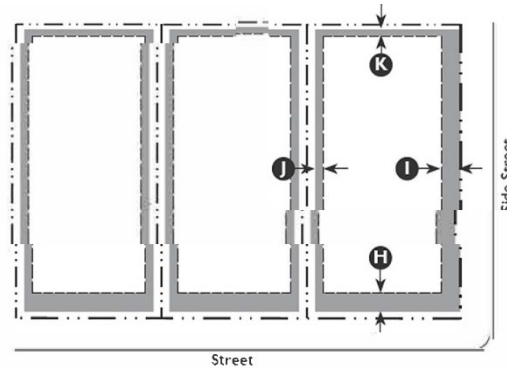
C. Building Placement



Key

- ROW/Property Line
- Building Setback Line
- Building Area
- ▨ Facade Zone

Setbacks (Distance from Property Line/ROW)		
Main Building		
Front	15' min. ^{1,2} ; 25' max. ²	A
Side Street	10' min.; 20' max.	B
Side	5' min. ³	C
Rear	30' min.	D
Accessory Structure		
Front	15' min. ⁴	
Side Street	10' min.	
Side	5' min. ³	
Rear	5' min.	
Accessory Dwelling Unit ⁵		See Section 11-31-3: Accessory Dwelling Unit
Façade within Façade Zone		
Front	50% min.	
Side Street	50% min.	
Miscellaneous		
Only one main building and one accessory structure may be built on each lot.		
D. Building Form		
		
Height		
Main Building	2 stories max.	E
Ground Floor Ceiling	10' min. clear	F
Upper Floor(s) Ceiling	9' min. clear	G
Accessory Structure	1½ stories max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit
Footprint		
Per Building Type Standards (see Chapter 59).		
E. Encroachments		



Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

Allowed Encroachments

Front	10' max. ⁶	H
Side Street	10' max. ⁶	I
Side	2'-6" max. ⁶	J
Rear	2'-6" max. ⁶	K

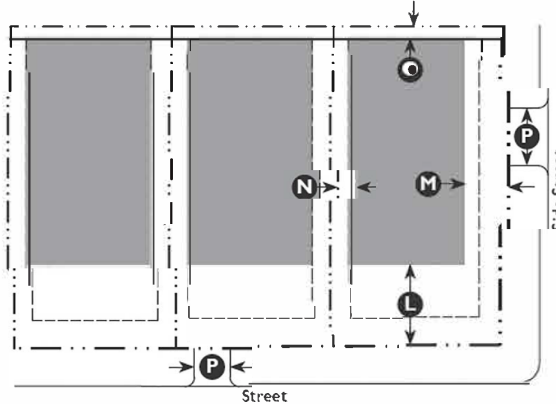
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Private Frontage Types	Common Yard Porch, Engaged Porch, Projecting Stoop	See Chapter 60: Private Frontage Standard for private frontage type descriptions and regulations
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G. Parking



Key

- ROW/Property Line
- Parking Setback Line
- Parking Area

Required Spaces

Residential Uses	1 space per unit min. ⁷	
Location (Distance from Property Line/ROW)		

Front Setback	20' min. ⁸	L
Side Street Setback	15' min. ⁸	M
Side Setback	5' min.	N
Rear Setback	5' min.	O
Parking Access Drive		
Width	12' max.	P
Footnotes		
1. Where existing adjacent buildings are located closer to the street than the regulated front setback, a new building may be aligned with the façade of the front most immediately adjacent property.		
2. For parcels within a designated historic district, the minimum and maximum front setbacks are determined by the setbacks of the existing buildings along the block.		
3. No side setback required along the common property line between townhouse and/or duplex building types or for accessory structures when in conjunction with a townhouse or duplex building type.		
4. Accessory Structures may not be placed in front of the main building regardless of the minimum setback.		
5. Only allowed in conjunction with Single-Unit House, Village; Single-Unit, Cottage, and Duplex Building Types.		
6. Encroachments are not allowed within a street or public alley, or across a property line.		
7. No additional parking is required for Accessory Dwelling Units.		
8. Parking must be placed at least five (5) feet behind the building's façade.		

11-58-5: -T4 NEIGHBORHOOD (T4N) STANDARDS

A. Zone Intent and Description

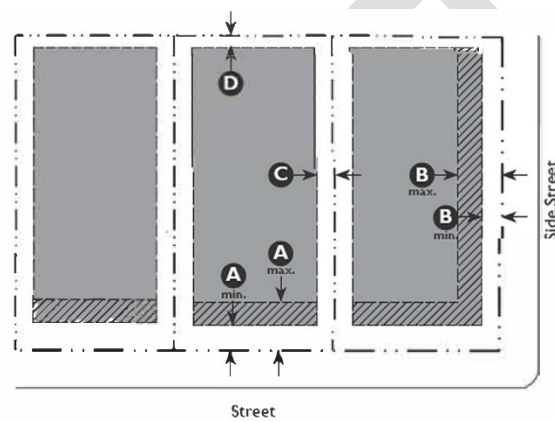
To provide high-quality, medium-density residential building types such as townhouses, small courtyard housing, mansion apartments, duplexes, or fourplexes, all within walking distance to transit and commercial areas.



B. Building Types

Allowed Building Types	Carriage House Single-Unit House, Village Single-Unit House, Cottage Bungalow Court Duplex Townhouse Mansion Apartment Apartment House Courtyard Building Mid-Rise Main Street Mixed-Use	See Chapter 59: Building Type Standards for descriptions and regulations
------------------------	---	--

C. Building Placement



Key

--- ROW/Property Line	■ Building Area
--- Building Setback Line	▨ Facade Zone

Setbacks (Distance from Property Line/ROW)

Main Building

Front	10' min.; 15' max. ¹	A
Side Street	5' min.; 10' max.	B
Side	5' min. ²	C
Rear	5' min.	D

Accessory Structure

Front	10' min. ³	
Side Street	5' min.	
Side	5' min. ²	
Rear	5' min.	

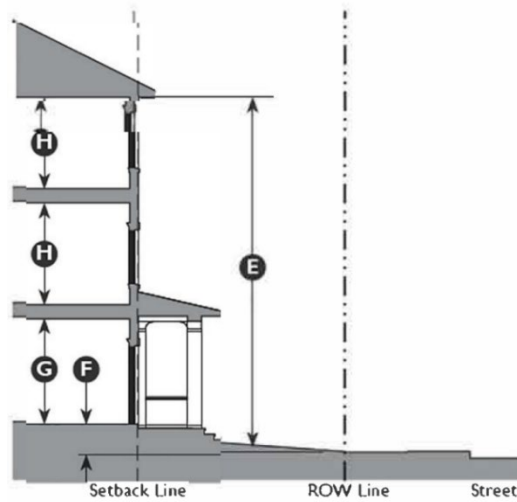
Accessory Dwelling Unit⁴

See Section 11-31-3:
Accessory Dwelling Unit

Façade within Façade Zone

Front	75% min.	
Side Street	75% min.	

D. Building Form



Height

Main Building	4 stories max. ⁵	E
Ground Floor Finish Level	18" min.	F
Ground Floor Ceiling	10' min. clear	G
Upper Floor(s) Ceiling	9' min. clear	H
Accessory Structure	2 stories max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit

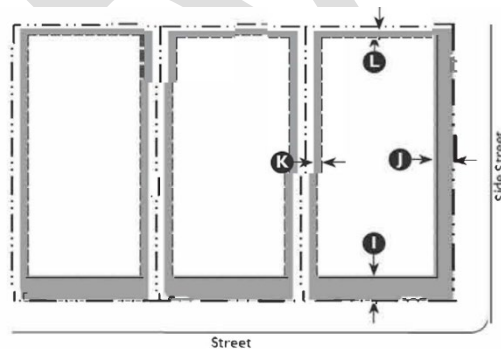
Footprint

Per Building Type Standards (see Chapter 59).

Miscellaneous

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

E. Encroachments

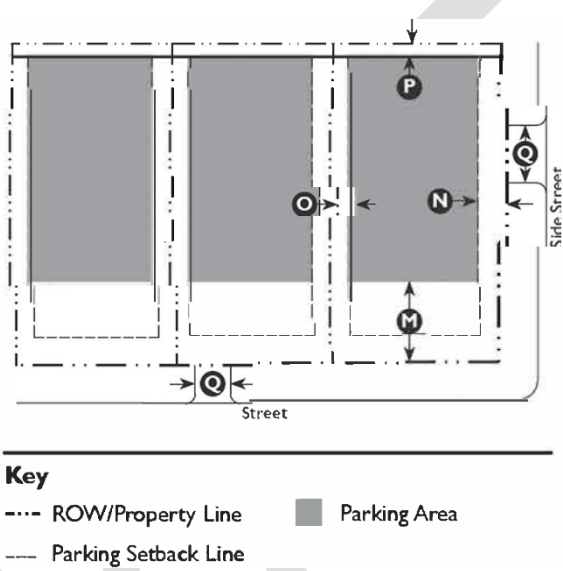


Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

Allowed Encroachments

Front	10' max. ⁶	I
Side Street	5' max. ⁶	J
Side	2'-6" max. ⁶	K

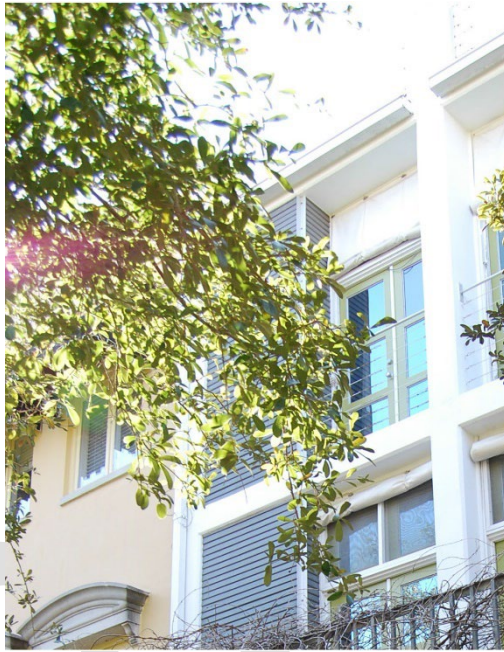
Rear	2'-6" max. ⁶	L
Miscellaneous		
See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.		
F. Private Frontage Types		
Allowed Private Frontage Types	Porch, Engaged Porch, Projecting Stoop Forecourt Dooryard	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
G. Parking		
 Key --- ROW/Property Line ■ Parking Area --- Parking Setback Line		
Required Spaces		
Residential Uses	1/1,000 sf min. ⁷	
Location (Distance from Property Line/ROW)		
Front Setback	15' min. ⁸	M
Side Street Setback	10' min.	N
Side Setback	5' min.	O
Rear Setback	5' min.	P
Parking Access Drive		
Width	12' min. ⁹	Q
Footnotes		
1. Where existing adjacent buildings are in front of the regulated BTL, the building may be set to align with the facade of the front most immediately adjacent property.		
2. No side setback required along the common property line between townhouse and/or duplex building types or for accessory structures when in conjunction with a townhouse or duplex building type.		
3. Only allowed in conjunction with Carriage House and Single-Unit House, Single-Unit House, Village, and Cottage Building Types.		
4. Accessory Structures may not be placed in front of the main building regardless of the minimum setback.		
5. Five (5) stories maximum permitted for buildings with more than 25% affordable or senior housing or for LEED Gold (or equivalent) certified buildings.		
6. Encroachments are not allowed within a street, public alley, or across a property line.		
7. No parking spaces required for the first 2,000 sf of residential use, affordable housing units, senior housing units, or Accessory Dwelling Units.		
8. Parking must be placed at least five (5) feet behind the building's façade.		

9. Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.

11-58-6: -T4 NEIGHBORHOOD FLEX (T4NF) STANDARDS

A. Zone Intent and Description

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



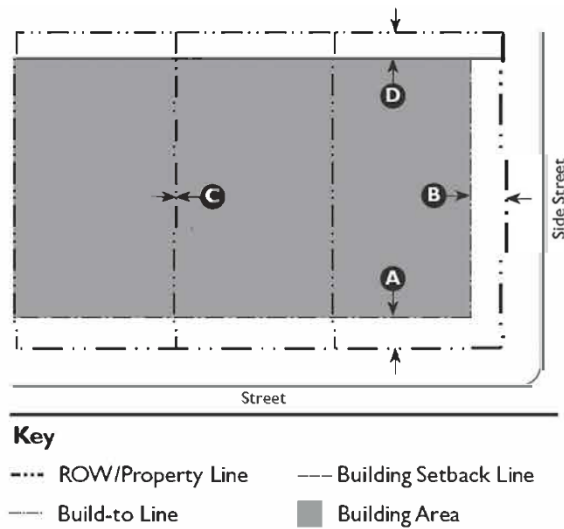
B. Building Types

Allowed Building Types

Carriage House
Single-Unit House, Cottage
Bungalow Court
Duplex
Townhouse
Mansion Apartment
Apartment House
Courtyard Building
Main Street Mixed Use
Mid-rise

See Chapter 59: Building Type Standards for descriptions and regulations

C. Building Placement



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

Front	0' min.; 15' max. ^{1, 2}	A
Side Street	0' min.; 15' max.	B

Build-to Lines Defined by a Building

Front, Lots <50' wide	100% ³	
Front, Lots ≥50' wide	75% min. ^{3, 4}	
Side Street	50% min. ^{3, 4}	
Building Façade at Front BTL	75% min.	

Setbacks (Distance from Property Line/ROW)

Main Building

Side	0' min.	C
Rear		D
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Accessory Structure		
Side	0' min.	

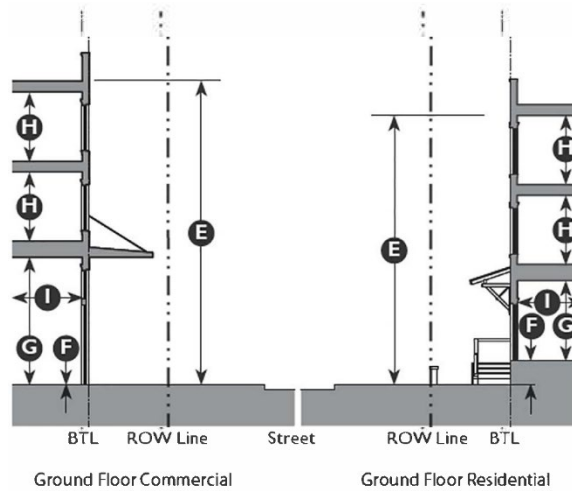
Rear

Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Accessory Dwelling Unit ⁵		See Section 11-31-3: Accessory Dwelling Unit

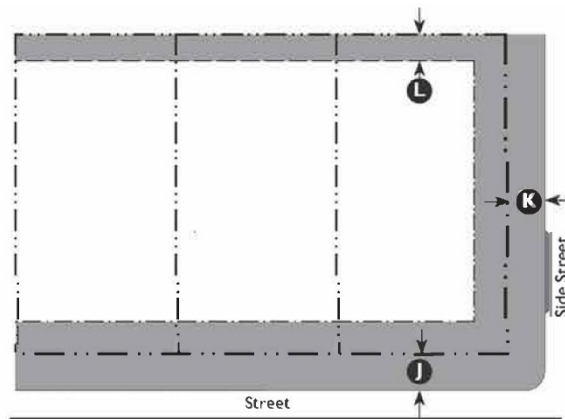
Miscellaneous

A building form with a chamfered corner is permitted only if a corner entry is provided.

D. Building Form



Height		
Main Building	20' min.; 4 stories max. ⁶	E
Ground Floor Finish Level		F
Residential BTL/Setback <8'	24" min.	
Residential BTL/Setback ≥8'	18" min.	
Commercial	6" max.	
Ground Floor Ceiling		G
Residential	10' min. clear ⁷	
Commercial	14' min. clear	
Upper Floor(s) Ceiling	9' min. clear	H
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space		I
Residential	20' min.	
Commercial	15' min.	
Distance Between Entries		
Ground Floor	100' max.	
Miscellaneous		
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 façades.		
E. Encroachments		



Key

--- ROW/Property Line	— Building Setback Line
— Build-to Line	■ Encroachment Area

Allowed Encroachments

Front	14' max. ⁸	J
Side Street	14' max. ⁸	K
Rear	5' max. ⁸	L

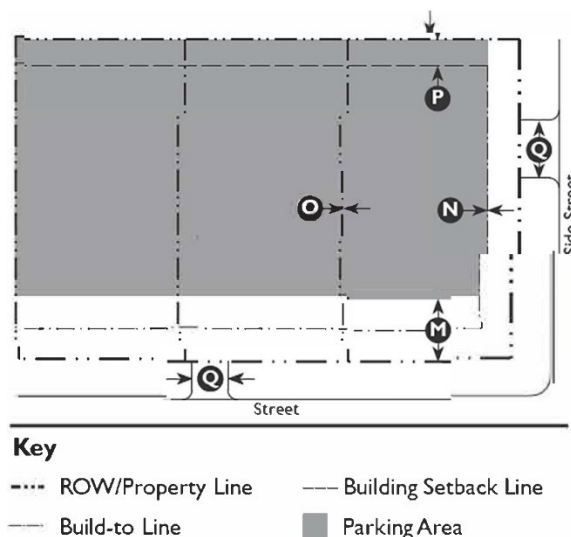
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Frontage Types	Porch, Projecting Porch, Engaged Stoop Forecourt Dooryard Shopfront Gallery Arcade	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
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G. Parking

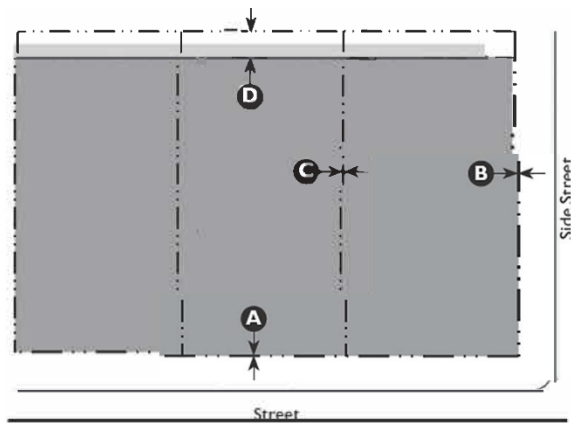


Required Spaces		
Residential Uses	1/1,000 sf min. ^{9, 11}	
Retail and Service Uses	2/1,000 sf min. ^{10, 11, 12}	
Location (Distance from Property Line/ROW)		
Front Setback	5' min. ¹³	(M)
Side Street Setback	0' min. from BTL	(N)
Side Setback	0' min.	(O)
Rear Setback		(P)
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Parking Access Drive		
Width	12' min. ¹⁴	(Q)
Miscellaneous		
All garages shall be screened from the front and the street by habitable space.		
Footnotes		
1. Where existing adjacent buildings are in front of the regulated BTL, the building may be set to align with the façade of the front most immediately adjacent property.		
2. The exact location of the BTL, within the range listed above shall be established by the first building along each block frontage to receive Planning Division approval. All subsequent buildings along that block frontage shall match the first building's BTL.		
3. Entire BTL shall be defined by a building or a 24" to 42" high hedge, fence or stucco or masonry wall, except for entry ways, driveways, and walkways.		
4. On corner lots, the BTL must be defined by a building for the first 30' from the corner.		
5. Only allowed in conjunction with Single-Unit House, Village; Single-Unit, Cottage, and Duplex Building Types.		
6. Five (5) stories maximum permitted for buildings with more than 25% affordable or senior housing or for LEED Gold (or equivalent) certified buildings. Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
7. A 14' ground floor ceiling height is required for both residential and commercial uses in Mid-rise and Main Street Mixed Use Building Types.		
8. Encroachments only allowed within the ROW and public alleys within the Downtown Pedestrian Area. Encroachments must have a minimum 14' clear height and approval of an encroachment permit.		
9. No parking spaces required for the first 2,000 sf of residential use, for affordable housing units, senior housing units, or Accessory Dwelling Units.		

10. No parking spaces required for ground floor, non-residential uses less than 5,000 sf.
11. Shared parking may be used to meet parking requirements through a recorded parking agreement.
12. Off-site parking within 1,200' may be used to meet parking requirements for non-residential uses.
13. Parking must be placed at least five (5) feet behind the building's façade.
14. Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.

11-58-7: -T4 MAIN STREET (T4MS) STANDARDS

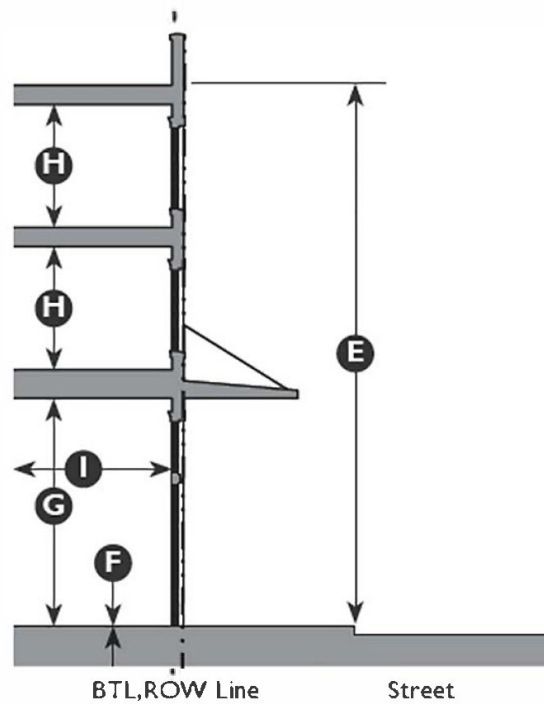
A. Zone Intent and Description		
To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to daily amenities within walking distance, creating opportunities for transit stops, and serving as a focal point for the neighborhood.		
		
B. Building Types		
Allowed Building Types	Main Street Mixed Use Mid-Rise	See Chapter 59: Building Type Standards for descriptions and regulations
C. Building Placement		



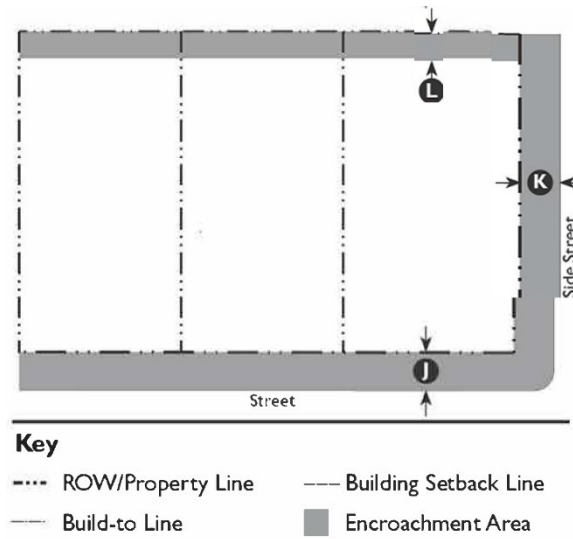
Key

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

Build-to Lines (Distance from Property Line/ROW)		
Front	0' max.	A
Side Street	0' max.	B
Build-to Lines Defined by a Building		
Front, Lots <50' wide	100%	
Front, Lots ≥50' wide	75% min. ^{1,2}	
Side Street	50% min. ^{1,2}	
Building Façade at Front BTL	100%	
Setbacks (Distance from Property Line/ROW)		
Main Building		
Side	0' min. ³	C
Rear		D
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Accessory Dwelling Unit ⁴		See Section 11-31-3: Accessory Dwelling Unit
Miscellaneous		
A building form with a chamfered corner is permitted only if a corner entry is provided.		
D. Building Form		



Height		
Main Building	20' min.; 4 stories max. ^{5, 6}	E
Ground Floor Finish Level	6" max.	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor(s) Ceiling	9' min.	H
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space		I
Commercial, Front	50' min.	
Commercial, Side Street	15' min.	
Distance Between Entries		
Ground Floor	50' max.	
Miscellaneous		
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 façades.		
E. Encroachments		



Allowed Encroachments

Front	14' max. ⁷	J
Side Street	14' max. ⁷	K
Rear	5' max. ⁷	L

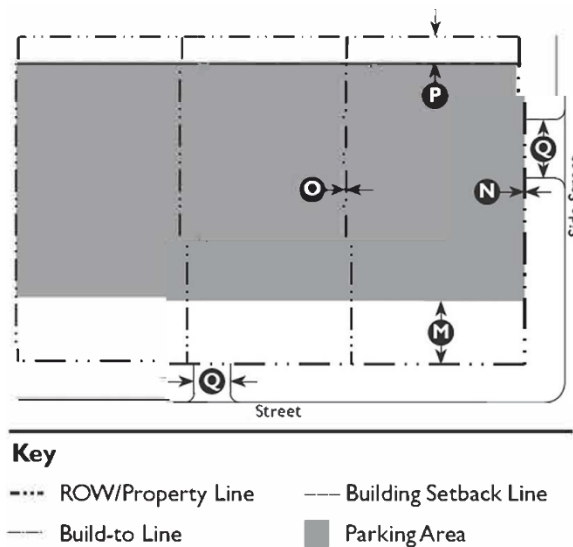
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Frontage Types	Forecourt Shopfront Gallery Arcade	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
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G. Parking



Required Spaces		
Residential Uses	1/1,000 sf min. ^{8, 9}	
Retail and Service Uses	2/1,000 sf min. ^{9, 10, 11}	
Location (Distance from Property Line/ROW)		
Front Setback		(M)
Ground Floor	50' min.	
Upper Floors	30' min.	
Side Street Setback	0' min.	(N)
Side Setback	0' min.	(O)
Rear Setback		(P)
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Parking Access Drive		
Width	12' min. ¹²	(Q)
Miscellaneous		
All garages shall be screened from the front and the street by habitable space.		
Footnotes		
1. Entire BTL shall be defined by a building or a 24" to 42" high stucco or masonry wall, except for entryways, driveways, and walkways.		
2. On corner lots, the BTL must be defined by a building for the first 30' from the corner.		
3. No side setback required along the common property line between townhouse and/or duplex building types or for accessory structures when in conjunction with a townhouse or duplex building type.		
4. Only allowed in conjunction with the Duplex Building Type.		
5. Six (6) stories maximum permitted for buildings with more than 25% affordable or senior housing or for LEED Gold (or equivalent) certified buildings.		
6. Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
7. Encroachments only allowed within the ROW and public alleys within the Downtown Pedestrian Area. Encroachments must have a minimum 14' clear height and approval of an encroachment permit.		
8. No parking spaces required for the first 2,000 sf of residential use, for affordable housing units, senior housing units, or Accessory Dwelling Units.		
9. Shared parking may be used to meet parking requirements through a recorded parking agreement.		
10. No parking spaces required for ground floor, non-residential uses less than 5,000 sf.		
11. Off-site parking within 1,200' may be used to meet parking requirements for non-residential uses.		
12. Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.		

11-58-8: -T5 NEIGHBORHOOD (T5N) STANDARDS

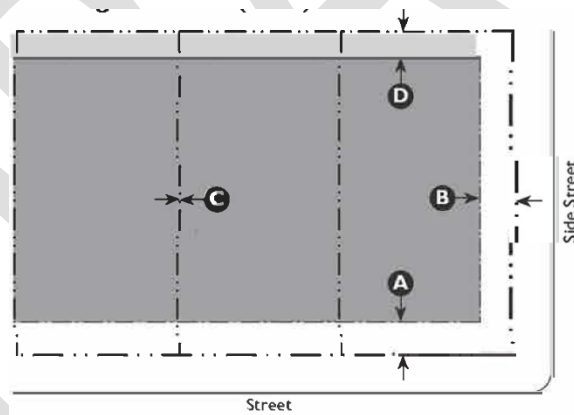
A. Zone Intent and Description
To provide medium- to high-density residential building types, such as apartment houses, courtyard buildings, and mid-rise buildings, that transition from lower-density surrounding residential neighborhoods to higher-density mixed-use neighborhoods.



B. Building Types

Allowed Building Types	Apartment House Courtyard Building Bungalow Court Mid-Rise	See Chapter 59: Building Type Standards for descriptions and regulations
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C. Building Placement



Key

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

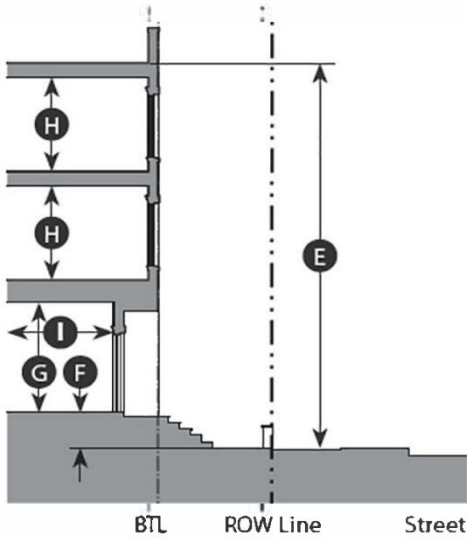
Build-to Lines (Distance from Property Line/ROW)

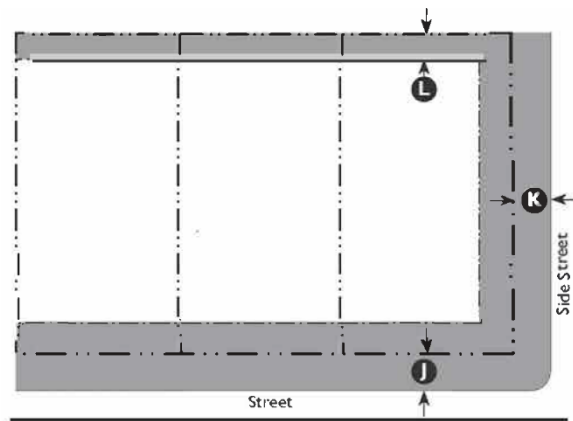
Front	0' min.; 15' max. ^{1, 2}	A
Side Street	0' min.; 15' max.	B

Build-to Lines Defined by a Building

Front	60% min. ^{3, 4}	
Side Street	60% min. ^{3, 4}	

Setbacks (Distance from Property Line/ROW)

Side	0' min.	Ⓒ
Rear		Ⓓ
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
D. Building Form		
 The diagram illustrates a building cross-section with various height and setback measurements. Vertical arrows indicate heights: H for floor-to-floor height, E for total building height, F for ground floor finish level, and G for ground floor ceiling. Horizontal arrows indicate setbacks: I for building setback line (BTL) from the right-of-way (ROW) line. The ground is labeled 'Street'.		
Height		
Main Building	2 stories min.; 55' max. ⁵	Ⓔ
Ground Floor Finish Level		Ⓕ
Residential BTL/Setback <8'	24" min.	
Residential BTL/Setback ≥8'	18" min.	
Ground Floor Ceiling	10' min. clear	Ⓒ
Upper Floor(s) Ceiling	9' min. clear	Ⓗ
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space	20' min.	Ⓘ
Distance Between Entries		
Ground Floor	50' max.	
Miscellaneous		
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 façades.		
E. Encroachments		



Key

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

Allowed Encroachments

Front	14' max. ⁶	J
Side Street	14' max. ⁶	K
Rear	5' max. ⁶	L

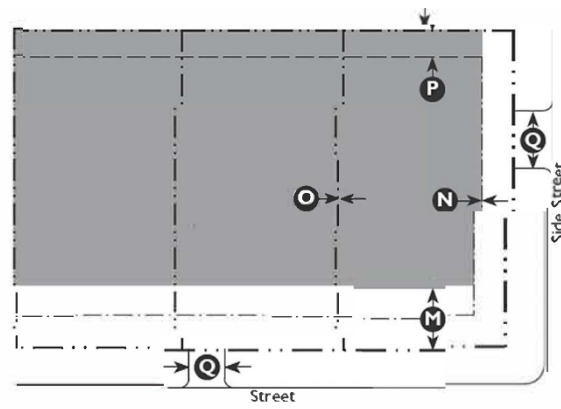
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Frontage Types	Stoop Forecourt Dooryard	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
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G. Parking



Key

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

Required Spaces

Residential Uses	No min.; 1/unit max. ⁷	
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Location (Distance from Property Line/ROW)		
Front Setback	30' min.	M
Side Street Setback	0' min. from BTL	N
Side Setback	0' min.	O
Rear Setback		P
Adjacent to T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Parking Access Drive		
Width	12' min. ⁸	Q
% of Frontage along Front	20% max.	Q
Miscellaneous		
All garages shall be screened from the front and the street by habitable space.		
Footnotes		
1. Where existing adjacent buildings are in front of the regulated BTL, the building may be set to align with the façade of the front most immediately adjacent property.		
2. The exact location of the BTL within the range listed above shall be established by the first building along each block frontage to receive planning department approval. All subsequent buildings along that block frontage shall match the first building's BTL.		
3. Entire BTL shall be defined by a building or a 24" to 42" high fence or stucco or masonry wall, except for entry ways, driveways, and walkways.		
4. On corner lots, the BTL must be defined by a building for the first 50' from the corner.		
5. Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
6. Encroachments only allowed within the ROW and public alleys within the Downtown Pedestrian Area. Encroachments must have a minimum 14' clear height and approval of an encroachment permit.		
7. Off-site parking within 600' may be used to meet parking requirements for residential uses.		
8. Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.		

11-58-9: -T5 MAIN STREET FLEX (T5MSF) STANDARDS

A. Zone Intent and Description
To provide a flexible area that transitions from the commercial districts to residential districts by allowing for a mix of ground-floor uses, including live/work units and ground-floor residential uses that can transition to commercial space when the commercial corridor matures.



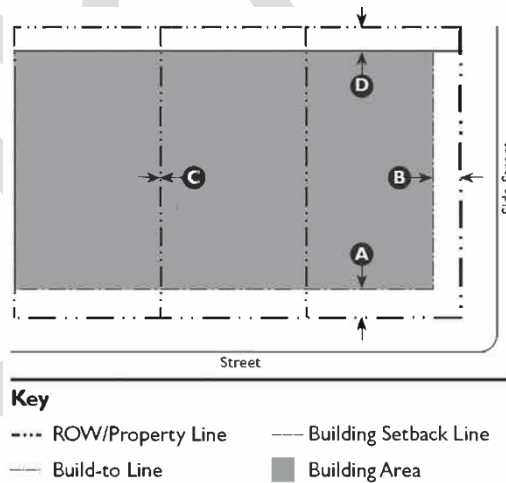
B. Building Types

Allowed Building Types

Apartment House
Courtyard Building
Main Street Mixed-Use
Mid-Rise

See Chapter 59: Building Type Standards for descriptions and regulations

C. Building Placement



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

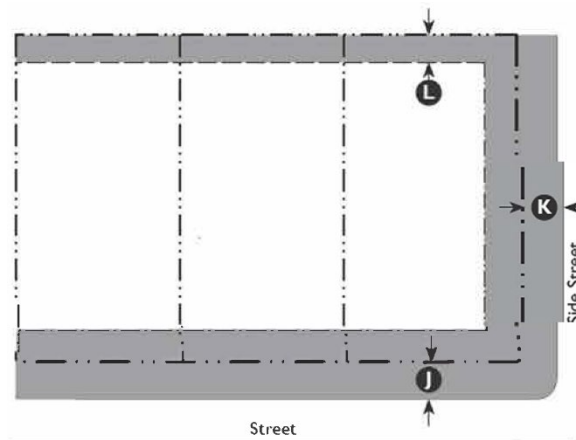
Front	0' min.; 10' max. ^{1, 2}	A
Side Street	0' min.; 10' max.	B

Build-to Lines Defined by a Building³

Front, Lots <50' wide	100%	
Front, Lots ≥50' wide	75% min. ⁴	

Side Street	60% min. ⁴	
Setbacks (Distance from Property Line/ROW)		
Main Building		
Side	0' min.	C
Rear		D
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Miscellaneous		
A building form with a chamfered corner is permitted if a corner entry is provided.		
D. Building Form		
Height		
Main Building	2 stories min.; 75' max. ^{5,6}	E
Ground Floor Finish Level		F
Residential BTL/Setback <8'	24" min.	
Residential BTL/Setback ≥8'	18" min.	
Commercial	6" max.	
Ground Floor Ceiling		G
Residential	10' min. clear	
Commercial	14' min. clear	
Upper Floor(s) Ceiling	9' min. clear	H
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space		I
Residential	20' min	
Commercial	15' min.	
Distance Between Entries		
To Ground Floor	50' max.	
To Upper Floor(s)	100' max.	
Miscellaneous		
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 façades.		

E. Encroachments



Key

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

Allowed Encroachments

Front	14' max. ⁷	J
Side Street	14' max. ⁷	K
Rear	5' max. ⁷	L

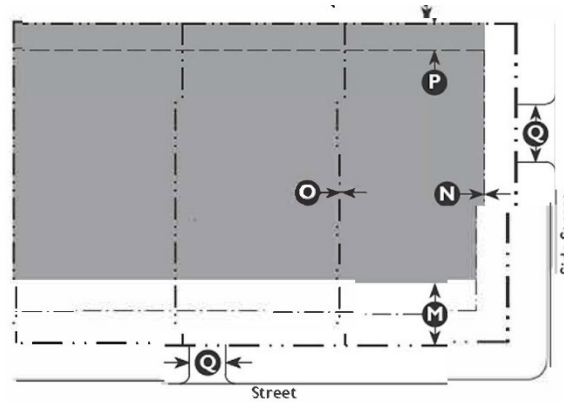
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Frontage Types	Stoop Forecourt Dooryard Shopfront Terrace Gallery Arcade	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
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G. Parking



Key

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

Required Spaces

Residential Uses	No min.; 1/unit max. ^{8,9}	
Retail and Service Uses	2/1,000 sf min. ^{9,10,11}	
Location (Distance from Property Line/ROW)		
Front Setback	30' min.	(M)
Side Street Setback	0' min. from BTL	(N)
Side Setback	0' min.	(O)
Rear Setback		(P)
Adjacent to T5N, T4N or T3N	5' min.	
Adjacent to all other Transect Zones	0' min.	
Adjacent to Alley	0' min.	
Parking Access Drive		
Width	12' min. ¹²	(Q)
% of Frontage along Front	20% max.	(Q)

Miscellaneous

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

Footnotes

- Where existing adjacent buildings are in front of the regulated BTL, the building may be set to align with the façade of the front most immediately adjacent property.
- The exact location of the BTL within the range listed above shall be established by the first building along each block frontage to receive Planning Division approval. All subsequent buildings along that block frontage shall match the first building's BTL.
- Entire BTL shall be defined by a building or a 24" to 42" high stucco or masonry wall, except for entry ways, driveways, and walkways.
- On corner lots, the BTL must be defined by a building for the first 50' from the corner.
- 85' maximum permitted for buildings with more than 25% affordable or senior housing; 105' maximum for LEED Gold (or equivalent) certified buildings.
- Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.
- Encroachments only allowed within the ROW and public alleys within the Downtown Pedestrian Area. Encroachments must have a minimum 14' clear height and approval of an encroachment permit.
- Off-site parking within 600' may be used to meet parking requirements for residential uses.
- Shared parking may be used to meet parking requirements through a recorded parking agreement.

10.	No parking spaces are required for lodging uses and ground floor uses less than 5,000 sf.
11.	Off-site parking within 1,200' may be used to meet parking requirements for non-residential uses.
12.	Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.

11-58-10: -T5 MAIN STREET (T5MS) STANDARDS

A. Zone Intent and Description

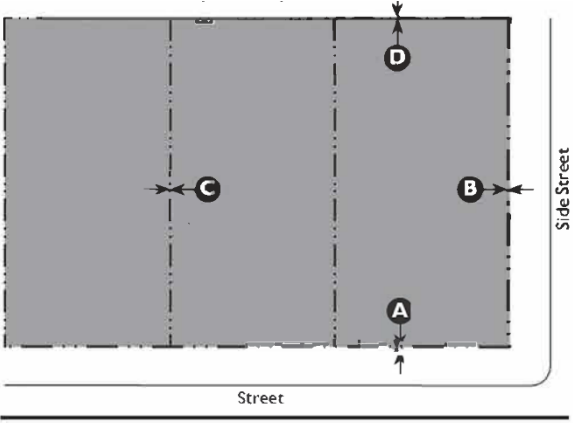
To integrate medium-intensity, vertically mixed-uses that seamlessly transition into adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian-oriented urban areas.

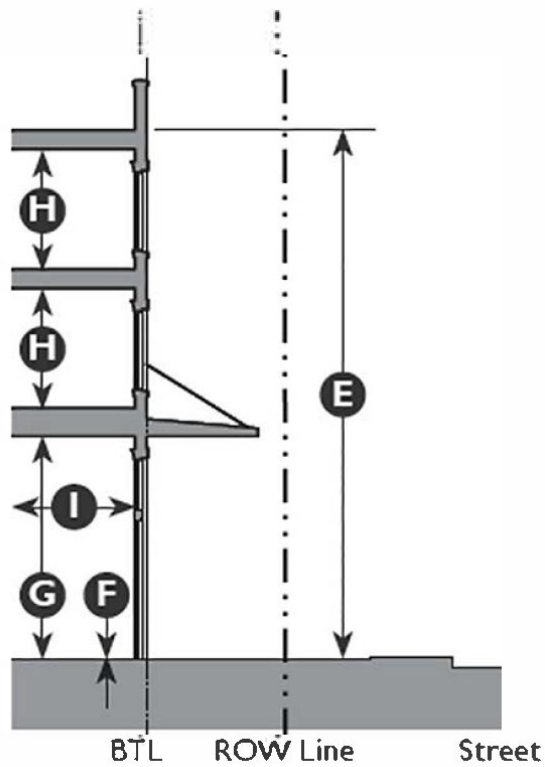


B. Building Types

Allowed Building Types	Main Street Mixed-Use Mid-Rise High-Rise	See Chapter 59: Building Type Standards for descriptions and regulations
------------------------	--	--

C. Building Placement

 Key --- ROW/Property Line --- Building Setback Line — Build-to Line ■ Building Area		
Build-to Lines (Distance from Property Line/ROW)		
Front	0' max.	A
Side Street	0' max.	B
Build-to Lines Defined by a Building Front		
Front	100% ¹	
Side Street	60% min. ^{1, 2}	
Setbacks (Distance from Property Line/ROW)		
Main Building		
Side	0' min.	C
Rear	0' min.	D
Lot Size		
Width	50' min. ³	
Miscellaneous		
A building form with a chamfered corner is permitted if a corner entry is provided.		
D. Building Form		



Height

Main Building	4 stories min.; 105' max. ^{3,4}	E
Ground Floor Finish Level	6" max.	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor(s) Ceiling	9' min. clear	H

Footprint

Per Building Type Standards (see Chapter 59).

Depth, Ground-Floor Space		I
Front	50' min.	
Side Street	15' min.	

Distance Between Entries

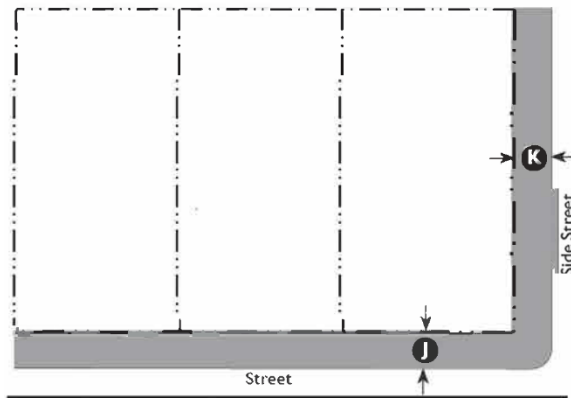
Ground Floor	50' max.	
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Miscellaneous

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 façades.

E. Encroachments



Key

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

Allowed Encroachments

Front	14' max. ⁵	J
Side Street	14' max. ⁵	K
Rear	14' max. ⁵	

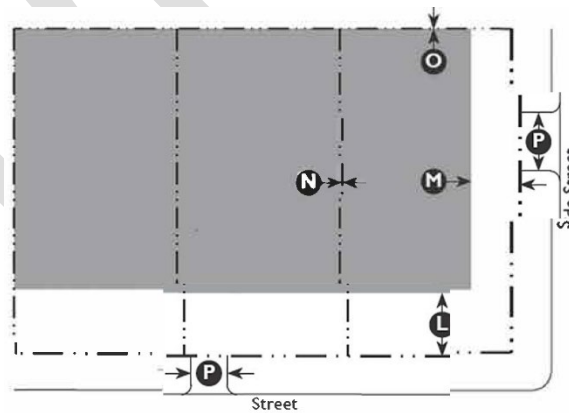
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Frontage Types	- Stoop - Forecourt - Dooryard - Shopfront - Terrace - Gallery - Arcade	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
------------------------	---	---

G. Parking



Key

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

Required Spaces		
Residential Uses	No min.; 1/unit max. ^{6, 7}	
Retail and Service Uses	2/1,000 sf min. ^{7, 8, 9}	
Location (Distance from Property Line/ROW)		
Front Setback		L
Ground Floor	50' min.	
Upper Floors	15' min. ¹⁰	
Side Street Setback		M
Ground Floor	15' min.	
Upper Floors	0' min. ¹⁰	
Side Setback	0' min.	N
Rear Setback	0' min.	O
Parking Access Drive		
Width	12' min. ¹¹	P
% of Frontage along Front	20% max.	P
Miscellaneous		
All garages shall be screened from the Front and the Street by habitable space.		
Footnotes		
1. Entire BTL shall be defined by a building or a 24" to 36" high stucco or masonry wall, except for entry ways, driveways, and walkways.		
2. On corner lots, the BTL must be defined by a building for the first 50' from the corner.		
3. Two (2) stories minimum permitted in the Historic Downtown Overlay (See Regulating Plan); 135' maximum permitted for building with more than 25% affordable or senior housing; 155 maximum for LEED Gold (or equivalent) certified buildings.		
4. Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
5. Encroachments only allowed within the ROW and public alleys within the Downtown Pedestrian Area. Encroachments must have a minimum 14' clear height and approval of an encroachment permit.		
6. Off-site parking within 600' may be used to meet parking requirements for residential uses.		
7. Shared parking may be used to meet parking requirements through a recorded parking agreement.		
8. No parking spaces required for lodging uses and ground floor uses less than 5,000 sf.		
9. Off-site parking within 1,200' may be used to meet parking requirements for non-residential uses.		
10. Parking located above the ground floor may occupy the entire floor space and is not required to be set back.		
11. Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.		

11-58-11: - T6 MAIN STREET (T6MS) STANDARDS

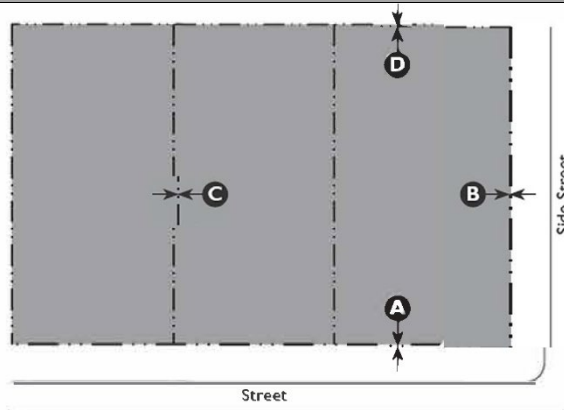
A. Zone Intent and Description
To enable designated areas within the core of central Mesa to evolve into higher-intensity, mixed-use developments that support transit and foster a vibrant urban environment.



B. Building Types

Allowed Building Types	Main Street Mixed-Use Mid-Rise High-Rise	See Chapter 59: Building Type Standards for descriptions and regulations
------------------------	--	--

C. Building Placement



Key

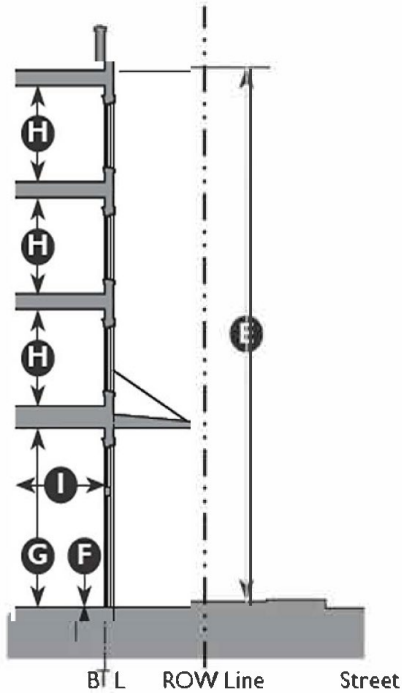
--- ROW/Property Line	--- Building Setback Line
--- Build-to Line	■ Building Area

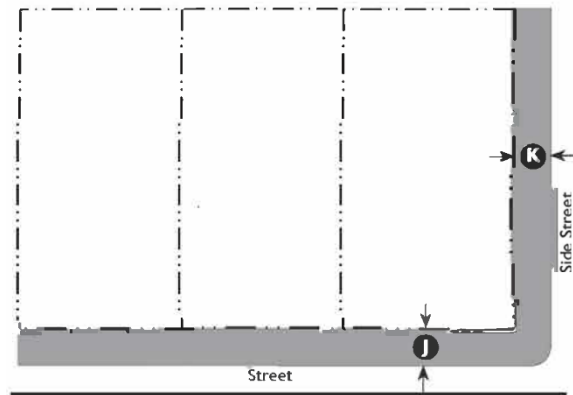
Build-to Lines (Distance from Property Line/ROW)

Front	0' max.	A
Side Street	0' max.	B

Build-to Lines Defined by a Building

Front	100%	
Side Street	80% min. ¹	

Setbacks (Distance from Property Line/ROW)		
Side	0' min.	C
Rear	0' min.	D
Lot Size		
Width	50' min.	
D. Building Form		
 The diagram illustrates a building's profile relative to the street. Key features include: BT L: Building Top Line, indicated by a horizontal dashed line. ROW Line: Right-of-Way Line, indicated by a vertical dashed line. Street: The ground level on the right side of the diagram. Measurements: A: Total building height from the ground to the top of the structure. B: Height from the ground to the top of the main building section. C: Height from the ground to the top of the uppermost section. D: Height from the ground to the top of the lowermost section. E: Height from the ground to the top of the main building section. F: Height from the ground to the top of the uppermost section. G: Height from the ground to the top of the lowermost section. H: Height from the ground to the top of the main building section. I: Horizontal distance from the BT L to the ROW Line.		
Height		
Main Building	4 stories min.; 135' max. ²	E
Ground Floor Finish Level	6" max.	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor(s) Ceiling	9' min. clear	H
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space	50' min.	I
Distance Between Entries		
Ground Floor	50' max.	
Miscellaneous		
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 façades.		
E. Encroachments		



Key

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

Allowed Encroachments

Front	14' max. ³	J
Side Street	14' max. ³	K
Rear	0' max. ³	

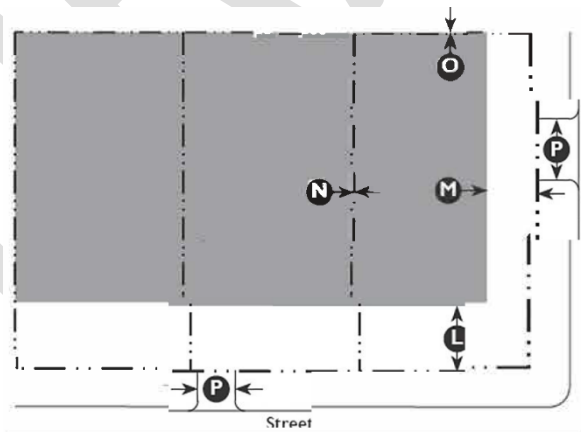
Miscellaneous

See Chapter 60: Private Frontage Standards for additional encroachment standards specific to frontage types.

F. Private Frontage Types

Allowed Frontage Types	Shopfront Terrace Gallery Arcade	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
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G. Parking



Key

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

Required Spaces

Residential Uses	No min.; 1/unit max. ^{4, 5}	
------------------	--------------------------------------	--

Retail and Service Uses	2/1,000 sf min. ^{5, 6, 7}	
Location (Distance from Property Line/ROW)		
Front Setback		L
Ground Floor	50' min.	
Upper Floors	30' min.	
Side Street Setback		M
Ground Floor	30' min.	
Upper Floors	0' min.	
Side Setback	0' min.	N
Rear Setback	0' min.	O
Parking Access Drive		
Width	12' min. ⁸	P
% of Frontage along Front	20% max.	P
Footnotes		
1. On corner lots, the BTL must be defined by a building for the first 50' from the corner.		
2. 155' maximum for buildings with more than 25% affordable or senior housing. No maximum for LEED (or equivalent) certified buildings.		
3. Encroachments only allowed within the ROW and public alleys within the Downtown Pedestrian Area. Encroachments must have a minimum 14' clear height and approval of an encroachment permit.		
4. Off-site parking within 600' may be used to meet parking requirements for residential uses.		
5. Shared parking may be used to meet parking requirements through a recorded parking agreement.		
6. Off-site parking within 1,200' may be used to meet parking requirements for non-residential uses.		
7. No parking spaces required for ground floor uses less than 5,000 sf.		
8. Maximum parking access drive width to be determined by Solid Waste and Fire access requirements.		

11-58-12: - ADDITIONAL STANDARDS FOR ALL ZONES

- A. **Open Space Standards for All Transect Zones.** The Civic Space Standards set forth in Chapter 62: Civic Space Standards provide the regulations for civic and open space within the FBC Transect Zones.
- B. **Landscape Standards.**
1. See Chapter 33: Landscaping for landscaping standards on private lots within the FBC Transect Zones.
 2. Unbuilt areas on private lots, such as front yards and rear yards, should remain pervious and be landscaped in order to encourage soft edges and transitions between the public and private realms, reduce the heat island effect, and aid in compliance with the stormwater quality standards, to the maximum extent possible.
 3. Landscape treatments shall be limited to low-water-use plants, including those drought-tolerant plants listed by the Arizona Department of Water Resources for the Phoenix Active Management Area.
- C. **Lighting Standards.**
1. All lighting shall comply with the standards found in the Mesa Lighting and Electrical Code, Title 4, Chapter 4 of the Mesa City Code.
 2. All lighting shall comply with Section 11-30-5 of this Zoning Code.
 3. All outdoor lighting for sport courts/fields requires a Special Use Permit (SUP).
- D. **Parking Requirements.**

1. ***Vehicle Parking.*** On-street parking spaces adjacent to the lot or parcel may be counted toward the minimum required off-street parking, subject to the following conditions:
 - a. Only legal, parallel or angled head-in parking spaces along the lot frontage may be counted.
 - b. The space must be located entirely along the frontage of the subject property.
 - c. Spaces shall not be located within 30 feet of an intersection or 25 feet of a driveway.
 - d. Spaces must remain public parking spaces and may not be designated for the development.
2. ***Bicycle Parking.***
 - a. ***Required Spaces.*** Bicycle parking shall be provided at a minimum ratio of one (1) bicycle space for every 10 vehicular spaces with a maximum requirement of 20 bicycle spaces.
 - b. ***Design and Location.*** Required bicycle parking spaces must:
 - i. Be located in close proximity to entrances and other high activity areas that are highly visible, active, and well-lighted, without interfering with pedestrian movements or located within a building.
 - ii. Consist of anchored racks or lockers that cannot be easily removed, be of solid construction, and be resistant to rust, corrosion, hammers, and saws.
 - iii. Be designed so as not to cause damage to the bicycle.
 - iv. Allow both the bicycle frame and the wheels to be locked using a standard U-lock.
 - v. Maintain a separation of at least 24 inches from the nearest wall.
 - c. ***Credit.*** For every 10 publicly accessible bicycle parking spaces provided, the required commercial parking spaces may be reduced by one (1) space with a maximum reduction of 15% of the required vehicular parking spaces.

E. **Parking Space Design.**

1. All parking spaces must be accessible from a public right-of-way.
2. Except for designated accessible parking spaces, no parking spaces shall be required to be individually accessible.
3. Tandem, stacking, and valet parking may be used to meet parking requirements.
4. Parking spaces may be directly accessed from an accessible alley.
5. On lots adjacent to an alley, all drives shall be accessed only from the alley.
6. On corner lots, all drives shall be accessed only from the alley or side street.
7. Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.
8. Off-street parking spaces do not have to be covered.
9. Vehicles parked off-street may not encroach on a sidewalk.

10. Underground parking may be placed up to the right-of-way or property line.
11. Underground parking shall not be visible to pedestrians from a public way.
12. Parking spaces shall be designed according to the dimensions in Section 11-32-2(H): Size of Parking Spaces and Maneuvering Aisles.
13. If park-lifts or mechanically-ventilated garages are used next to residential uses, the noise and vibration of the mechanical systems shall be mitigated.
14. All surface parking areas along a street or civic space that are not behind buildings shall be screened by a 3'6" tall minimum hedge, fence, or wall in character with the building at the right-of-way.
15. All exposed structured parking shall be architecturally incorporated into the façade composition.
16. On corner lots less than 100-feet-wide, a maximum length of 60 feet of parking podium or garage is allowed along a side street.
17. The minimum number of parking spaces required for buildings within ¼ mile of transit stop or transit station may be reduced by 20%.
18. Temporary parking lots that will be replaced by a permanent building or structure are not subject to the parking location regulations in the Building Form Standards but shall comply with all landscaping requirements.
19. At least 10% of the area of an off-street parking with more than 30 spaces shall be reserved for landscaping.
20. All off-street parking lots with 10 or more surface parking spaces shall meet the landscaping requirements of Section 11-33-4: Interior Parking Lot Landscaping.

CHAPTER 59 - BUILDING TYPE STANDARDS

11-59-1: - PURPOSE

This Chapter outlines the development standards for Building Types and supplement the regulations for each permitted Transect Zone and the City of Mesa's Quality Development Design Guidelines. The names of the Building Types do not limit uses within a building. For example, a single-unit house may have non-residential uses within it, such as a cafe or an office.

11-59-2: - APPLICABILITY

The standards within this Chapter shall apply to all proposed development within Transect Zones and shall be considered along with the standards for the applicable Transect Zone in Chapter 58: Building Form Standards and Chapter 60: Private Frontage Standards.

11-59-3: - CARRIAGE HOUSE

A. Description
Carriage House: A secondary structure, typically located at the rear of a lot, which provides habitable or occupiable space for an Accessory Dwelling Unit, detached garage, storage, home office, or small commercial/service use. Carriage houses play an important role in supporting affordable housing and nurturing small businesses in walkable neighborhoods, contributing to both community livability and economic vitality.



One- and a half-story carriage house connected to main house by a breezeway.



One- and a half-story carriage house with an internal stair.

(All photos are illustrative, not regulatory)

B. Permitted Transects

T1	T2	T3	T4	T5	T6
	N	N	N	MS	
		NF	MSF		
		MS	MS		

Key

T# allowed

T# not allowed

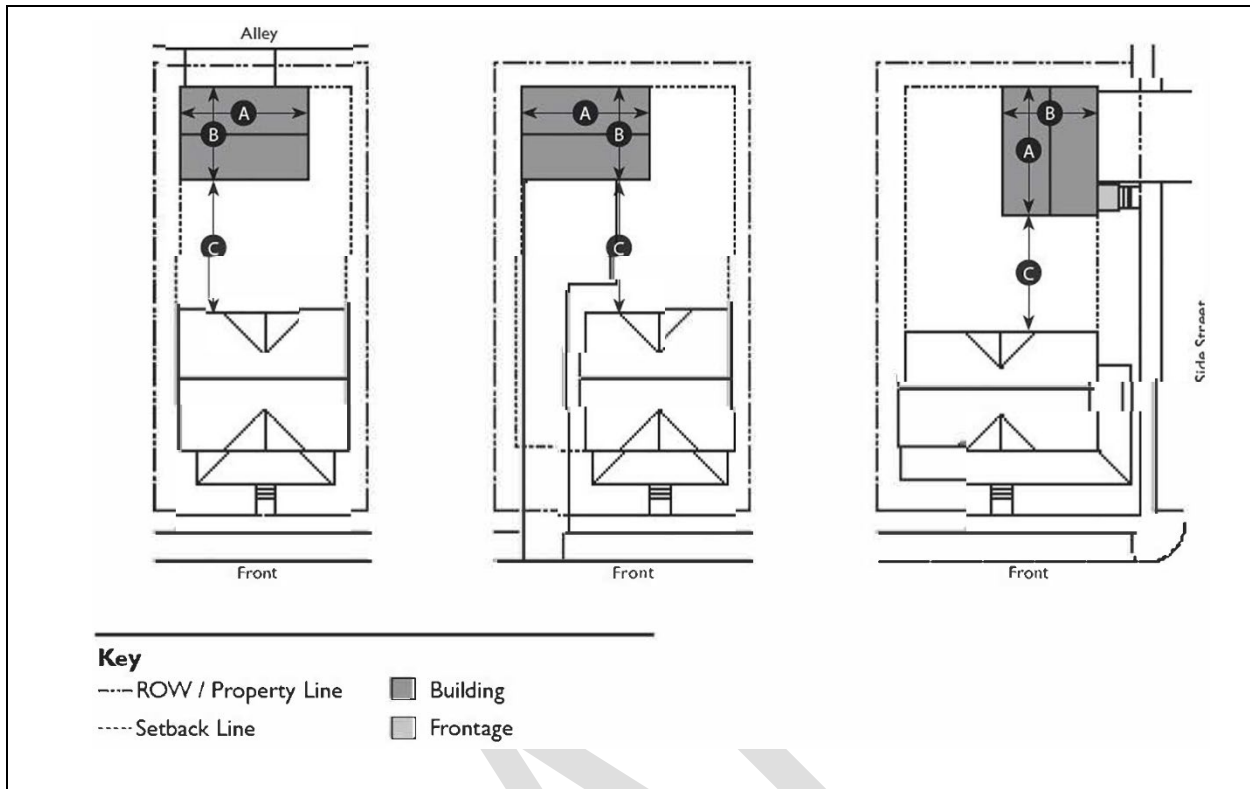
C. Lot Requirements

Allowed on lots when accompanying the following Building Types: Single-Unit House, Village; Single-Unit House, Cottage; Duplex; Townhouse; and Mansion Apartment.

D. Number of Units

Accessory Structure	1 max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit

E. Building Size, Massing, and Height



Main Body		
Height		See Chapter 58: Building Form Standards
Width	36' max. ^{1, 2}	A
Depth	30' max. ^{1, 2}	B
Separation from main building	6' min. ³	C
F. Frontage Requirements		
Allowed Private Frontages ⁴	Stoop	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Side street, alley, or internal to the lot ⁵	
G. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
All parking spaces provided shall be separate from the principal building and may be enclosed, covered, or open.		
H. Private Open Space		
The private open space requirements shall be determined by the main building on the lot.		
No additional private open space is required for a Carriage House.		
Footnotes		
1. Carriage Houses shall not have a larger footprint than the main building on the lot.		
2. Standards do not apply to Accessory Dwelling Units.		
3. Carriage House may be connected to the main building by uninhabitable space such as a breezeway.		
4. Carriage Houses are not required to have a Frontage Type.		
5. The main entrance may not be through a garage.		

11-59-4: - SINGLE-UNIT HOUSE, VILLAGE

A. Description

Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one (1) unit. It is typically located within a primarily single residence neighborhood in a walkable urban setting, potentially near a neighborhood main street.



One- and a half-story side loaded village house.



Two-story village house with a wraparound porch.



Two-story village house.

(All photos are illustrative, not regulatory)

B. Permitted Transects

T1	T2	T3	T4	T5	T6
N	N	N	MS		
NF	MSF				
MS	MS				

Key

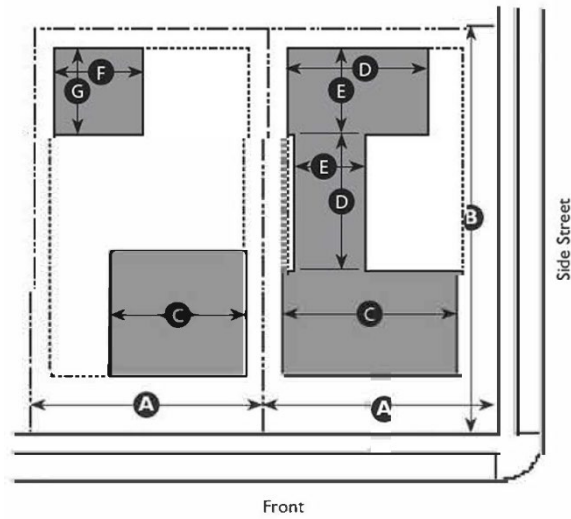
T# allowed

T# not allowed

C. Number of Units

Single-Unit House, Village	1 max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit

D. Building Size, Massing, and Height



Key

----- ROW / Property Line ■ Building
 Setback Line

Main Body

Height		See Chapter 58: Building Form Standards
Width	48' max. ¹	C

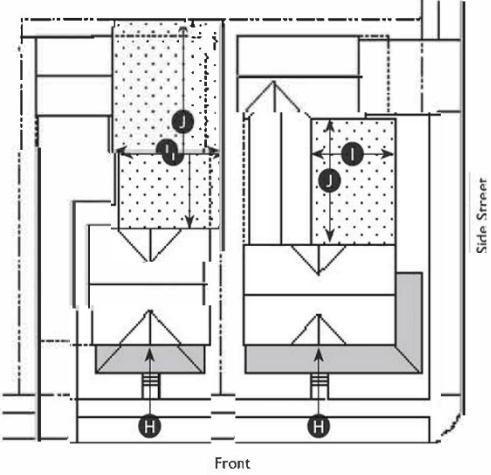
Secondary Wing(s)

Width	30' max. ¹	D
Depth	30' max. ¹	E

Accessory Structure(s)

Width	24' max. ¹	F
Depth	30' max. ¹	G

E. Frontages

		
Allowed Private Frontages	Porch, Engaged Porch, Projecting	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front	H
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
Width	20' min.	I
Depth	20' min.	J
Area	500 sf min. ²	
Footnotes		
1. Standards do not apply to Accessory Dwelling Units.		
2. Required street setbacks and driveways shall not be included in the private open space area calculation.		

11-59-5: - SINGLE-UNIT HOUSE, COTTAGE

A. Description
Single-Unit House, Cottage: This Building Type is a small, detached structure on a small lot that incorporates one (1) unit. It is typically located within a primarily single residence neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Building Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



Small one-story cottage house.



One- and a half-story cottage house with integral porch.



Newly constructed two-story cottage houses.

(All photos are illustrative, not regulatory)

B. Permitted Transects

T1	T2	T3	T4	T5	T6
		N	N	N	MS
		NF	MSF		
		MS	MS		

Key

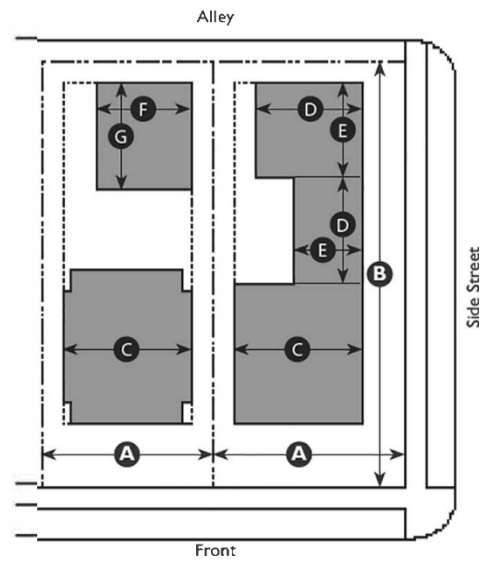
T# allowed

T# not allowed

C. Number of Units

Single-based Unit House, Cottage	1 max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit
Accessory Structure	1 max.	

D. Building Size, Massing, and Height



Key

--- ROW / Property Line ■ Building
 Setback Line

Main Body		
Height		See Chapter 58: Building Form Standards
Width	36' max.	Ⓒ
Secondary Wing(s)		
Width	30' max.	Ⓓ
Depth	30' max.	Ⓔ
Accessory Structure		
Width	24' max. ¹	Ⓕ
Depth	30' max. ¹	Ⓖ
E. Frontage Requirements		

Alley Front Side Street Key ---- ROW / Property Line ■ Frontage Setback Line □ Private Open Space		
Allowed Private Frontages	Stoop Porch, Projecting	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front	H
F. Vehicle Access and Parking		
Parking shall be accessed from a side street or alley.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
Width	15' min.	I
Depth	15' min.	J
Area	300 sf min. ²	
Footnotes		
1. Standards do not apply to Accessory Dwelling Units.		
2. Required street setbacks and driveways shall not be included in the private open space area calculation.		

11-59-6: - BUNGALOW COURT

A. Description
Bungalow Court: This Building Type consists of a series of small, detached structures, which provide multiple units arranged to define a shared court that is typically perpendicular to the street and defined on three (3) sides by buildings. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Building Type. A Bungalow Court is appropriately scaled to fit within primarily single residence 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.



Prairie-style bungalow court with raised stoop entries.



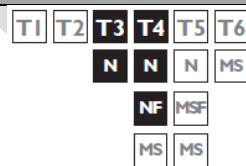
A Bungalow Court with a larger central lawn.



A Bungalow Court with a heavily landscaped court.

(All photos are illustrative, not regulatory)

B. Permitted Transects



Key

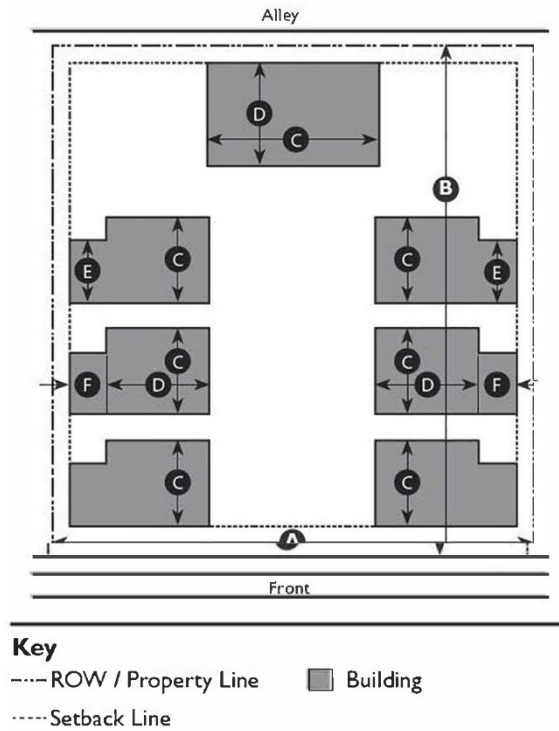
T# allowed

T# not allowed

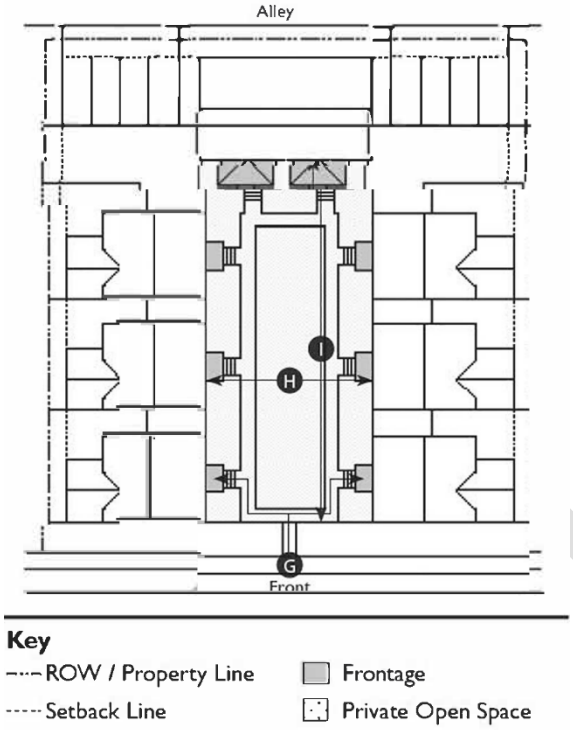
C. Number of Units

Units	3 min.; 9 max.
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D. Building Size, Massing, and Height



Main Body		
Height	1½ stories max.	
Width	32' max.	C
Depth	24' max.	D
Secondary Wing(s)		
Width	24' max.	E
Depth	12' max.	F
Accessory Structure		
Width	24' max. ¹	
Depth	24' max. ¹	
E. Frontage Requirements		

		
Allowed Private Frontages	Porch, Projecting Stoop	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front	G
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
Width	20' min.	H
Depth	20' min.	I
Area	400 sf min. ²	
Footnotes		
1. Standards do not apply to Accessory Dwelling Units.		
2. Required street setbacks and driveways are not included in the private open space area calculation.		

11-59-7: - DUPLEX

A. Description
Duplex: This Building Type is a small-to-medium-sized structure that consists of two (2) side-by-side or stacked dwelling units, both facing the street, and sharing one (1) common party wall. A Duplex has the appearance of a medium to large single residence home and is appropriately scaled to fit within primarily single residence 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.



A side-by-side duplex with each unit having its own stoop.



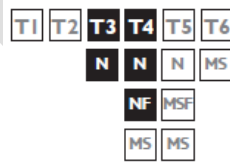
A stacked duplex with a shared porch.



A one- and a half-story side-by-side duplex.

(All photos are illustrative, not regulatory)

B. Permitted Transects



Key

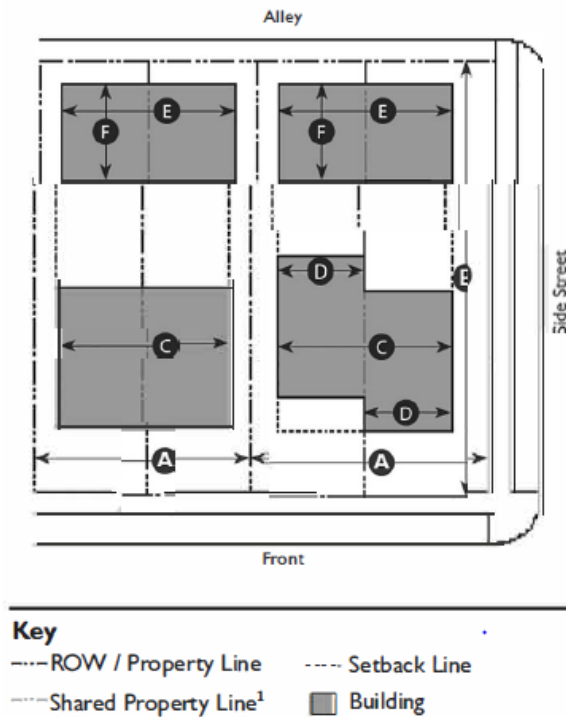
T# allowed

T# not allowed

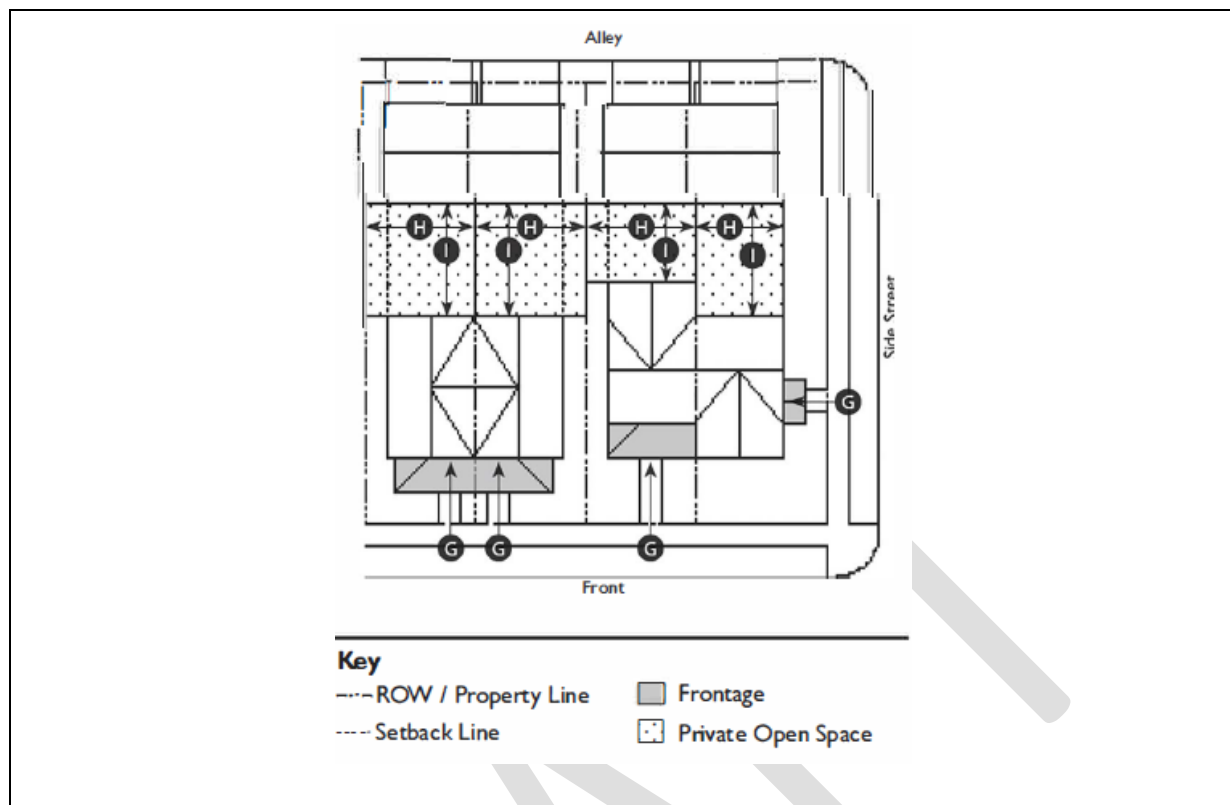
C. Number of Units

Duplex	2 max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit

D. Building Size, Massing, and Height



Main Body		
Height		See Chapter 58: Building Form Standards
Width	48' max.	C
Secondary Wing(s)		
Width	30' max.	D
Accessory Structure(s)		
Width		
Individual unit ownership	24' max. ²	E
Shared between units	48' max. ²	E
Depth	30' max. ²	F
E. Frontage Requirements		



Allowed Private Frontages	Porch, Engaged Porch, Projecting Stoop	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front ^{3, 4}	G
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
Width	15' per unit min.	H
Depth	15' per unit min.	I
Area	300 sf min. ⁵	
Footnotes		
1. Total width of lot(s) if there is a shared property line.		
2. Standards do not apply to Accessory Dwelling Units.		
3. On corner lots, each unit shall front a different street.		
4. Each unit shall have an individual entry facing the street on or no more than 10' behind the front façade.		
5. Required street setbacks and driveways shall not be included in the private open space area calculation.		

11-59-8: - TOWNHOUSE

A. Description

Townhouse: This Building Type is a small-to-medium-sized attached structure that consists of one (1) or three (3) or more dwelling units placed side-by-side. A Townhouse is typically located within medium-density neighborhoods or in a location that transitions from a primarily single residence 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**



Individual stoops and dormers help to break down the overall massing of this row of townhouses.



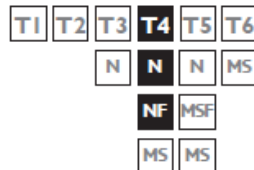
A series of townhomes which read as a single large building.



Minor differences in detailing and fenestration articulate the units.

(All photos are illustrative, not regulatory)

B. Permitted Transects

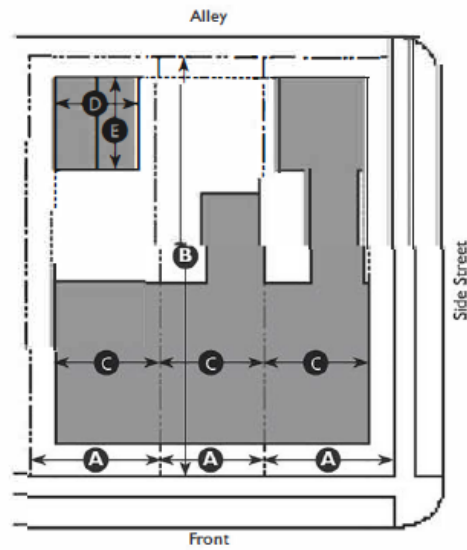


Key
T# allowed
T# not allowed

C. Number of Units

Units	3 min.; 8 max.	
Accessory Dwelling Unit		See Section 11-31-3: Accessory Dwelling Unit

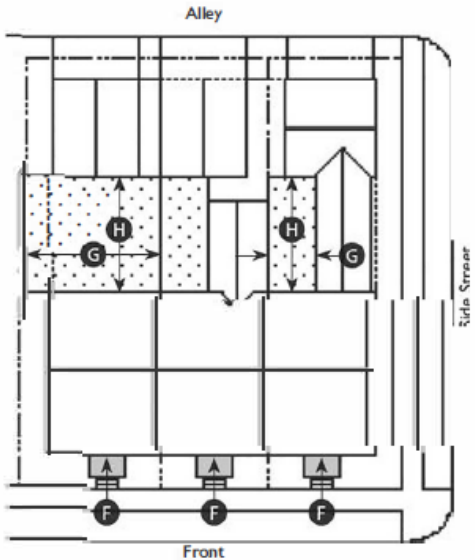
D. Building Size, Massing, and Height



Key

- ROW / Property Line
 - Setback Line
 - Shared Property Line¹
 - Building
- ¹Townhouses may have a shared Property Line

Main Body		
Height		See Chapter 58: Building Form Standards
Width	18' min.; 36' max.	C
Secondary Wing(s)		
The footprint area of the secondary wing(s) may not exceed the footprint area of the main body.		
Accessory Structure(s)		
Width	24' max. ¹	D
Depth	30' max. ¹	E
Miscellaneous		
The footprint area of an accessory structure may not exceed the footprint area of the main body.		
E. Frontage Requirements		

 Alley Front Side Street Key --- ROW / Property Line  Frontage --- Setback Line  Private Open Space		
Allowed Private Frontages	Porch Dooryard Stoop	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front ²	F
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
When accessed from the front, a single shared drive shall be used.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
Width	8' min.	G
Depth	8' min.	H
Area	100 sf min. ³	
Footnotes		
1. Standards do not apply to Accessory Dwelling Units.		
2. Each unit shall have an individual entry facing a street.		
3. Required street setbacks and driveways shall not be included in the private open space area calculation.		

11-59-9: - MANSION APARTMENT

A. Description

Mansion Apartment: This Building Type is a medium structure that consists of three (3) to six (6) side-by-side and/or stacked dwelling units, typically with one (1) shared entry or individual entries along the front. A Mansion Apartment has the appearance of a medium-sized single residence home and is appropriately scaled to fit in sparingly within primarily single residence neighborhoods or into medium-density neighborhoods. This Building Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



A mansion apartment with the scale and character of the surrounding single-residence houses.



A mansion apartment with a single entry accessing all units.



A mansion apartment with multiple entries along the front.

(All photos are illustrative, not regulatory)

B. Permitted Transect

T1	T2	T3	T4	T5	T6
		N	N	N	MS
		NF	MSF		
		MS	MS		

Key

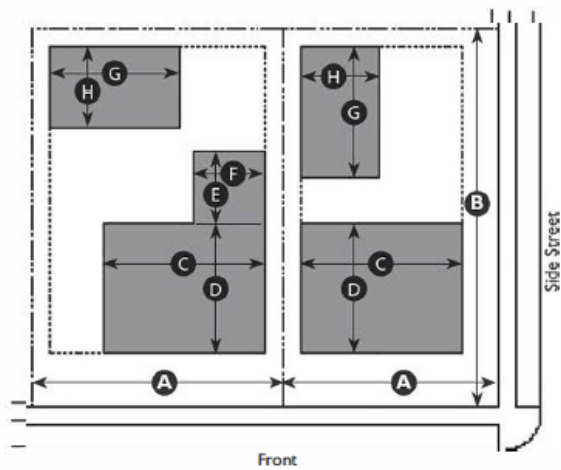
T# allowed

T# not allowed

C. Number of Units

Units 3 min.; 6 max.

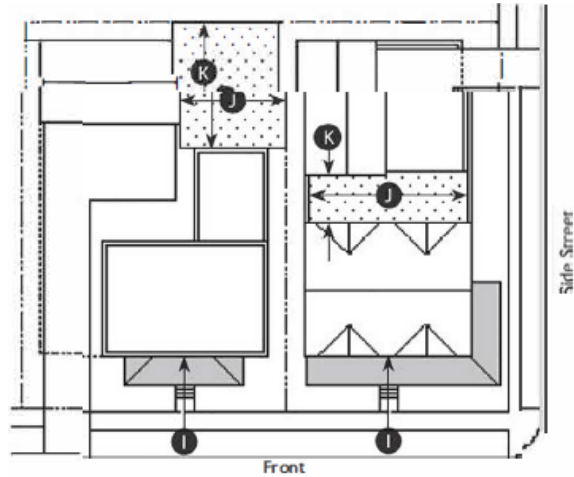
D. Building Size and Massing



Key

- ROW / Property Line
- Setback Line
- Building

Main Body		
Height		See Chapter 58: Building Form Standards
Width	48' max.	C
Depth	36' max.	D
Secondary Wing(s)		
Width	30' max.	E
Depth	30' max.	F
Accessory Structure(s)		
Width	48' max. ^{1, 2}	G
Depth	30' max. ^{1, 2}	H
E. Frontage Requirements		



Key

--- ROW / Property Line

■ Frontage

.... Setback Line

▨ Private Open Space

Allowed Private Frontages	Porch, Engaged Porch, Projecting Stoop Dooryard	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front ³	❶
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
Width	8' min.	❷
Depth	8' min.	❸
Area	100 sf min. ⁴	
Footnotes		
1. Standards do not apply to Accessory Dwelling Units.		
2. The footprint area of an accessory structure may not exceed the footprint area of the main body.		
3. Each unit may have an individual entry.		
4. Required street setbacks and driveways shall not be included in the private open space area calculation.		

11-59-10: - APARTMENT HOUSE

A. Description

Apartment House: This Building Type is a medium-to-large-sized structure that consists of seven (7) to 12 side-by-side and/or stacked dwelling units, typically with one (1) shared entry. An Apartment House is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single residence neighborhoods. This Building Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



An apartment house with a recessed stoop.



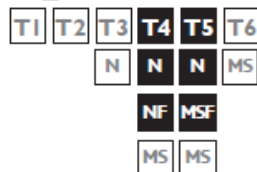
An apartment house with individual entries for ground floor units.



A newly constructed apartment house.

(All photos are illustrative, not regulatory)

B. Permitted Transects

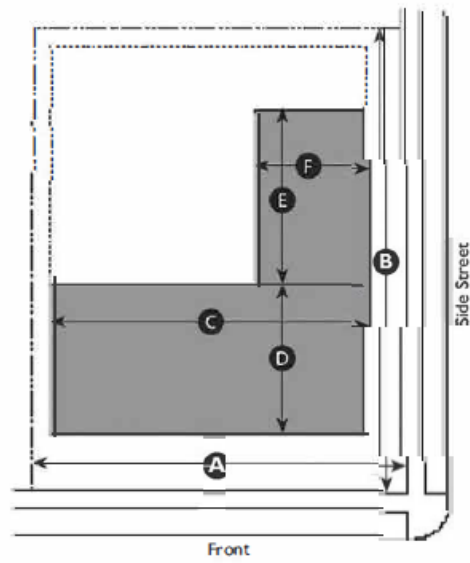


Key
T# allowed
T# not allowed

C. Number of Units

Units 7 min.; 12 max.

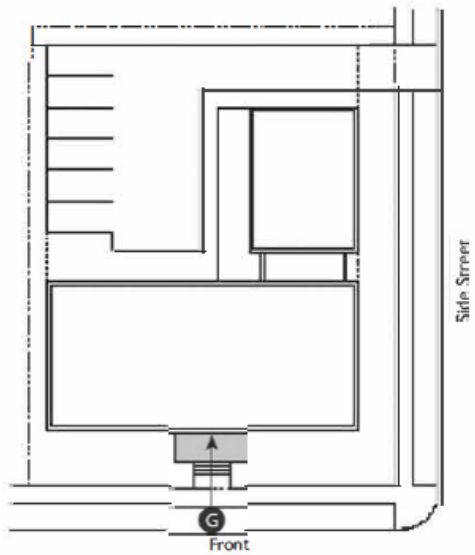
D. Building Size, Massing, and Height



Key

— ROW / Property Line ■ Building
 - - - - - Setback Line

Main Body		
Height		See Chapter 58: Building Form Standards
Width	60' max.	C
Depth	50' max.	D
Secondary Wing(s)		
Width	48' max.	E
Depth	36' max.	F
Accessory Structure(s)		
Width	48' max. ^{1, 2}	
Depth	30' max. ^{1, 2}	
E. Frontage Requirements		

 The diagram shows a building footprint with a central courtyard. A 'Side Street' is indicated on the right. The front of the building is marked with a 'G' and 'Front'. Dashed lines represent the 'ROW / Property Line' and 'Setback Line'. A shaded area indicates 'Frontage', and a dashed box indicates 'Private Open Space'. Key --- ROW / Property Line ■ Frontage --- Setback Line □ Private Open Space		
Allowed Private Frontages	Porch, Projecting Forecourt Stoop Dooryard	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations	Front ^{3,4}	G
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered, or open.		
G. Private Open Space		
No private open space requirement.		
Footnotes		
1. Standards do not apply to Accessory Dwelling Units.		
2. The footprint area of an accessory structure may not exceed the footprint area of the main body.		
3. Units located in the main body shall be accessed by a common entry along the front.		
4. On corner lots, units in a secondary wing may front the side street.		

11-59-11: - COURTYARD BUILDING

A. Description

Courtyard Building: This Building Type is a grouping of small structures or an individual medium-to-large-sized structure that is oriented around a shared courtyard or series of courtyards. The units consist of multiple side-by-side and/or stacked dwelling units primarily accessed directly from a courtyard. A Courtyard Building is primarily applicable for medium-density neighborhoods but is also appropriately scaled to fit in sparingly within primarily single-residence neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.



A courtyard building with all units accessed from a central courtyard which provides communal open space.



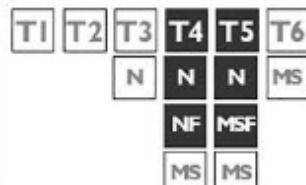
A courtyard defined by two- and three-story buildings.



Courtyard with elevated stoop for privacy.

(All photos are illustrative, not regulatory)

B. Permitted Transects



Key

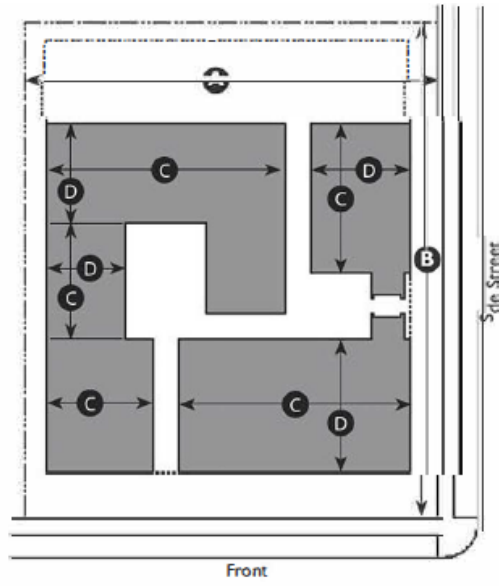
T# allowed

T# not allowed

C. Number of Units

Units	4 min.; 24 max.
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D. Building Size and Massing



Key

- ROW / Property Line ■ Building
 ---- Setback Line

Main Body/Secondary Wing(s)		
Height	2 stories min.; 4 stories max. ¹	See Chapter 58: Building Form Standards
Width	100' max.	C
Depth	40' max.	D
Accessory Structure(s)		
No accessory structures are allowed.		
E. Frontage Requirements		

Key ---- ROW / Property Line Frontage Setback Line Open Space		
Allowed Private Frontages	Porch, Projecting Shopfront Stoop Forecourt Gallery Arcade Dooryard	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations		
Main Entry ²		
Ground Floor Units	Accessible directly off of a courtyard or a street.	
Upper Floor Units	Stairs accessing upper floors may serve no more than three units.	
Courtyards	Accessible from the front ³	E
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be structured, tuck-under, or open.		
Pedestrian connections should link all buildings to the public right-of-way, courtyards, and parking areas.		
G. Private Open Space		
No private open space requirement.		
Courtyard(s)		
Width	20' min.; 50' max. ⁴	F
Width-to-Height Ratio	1:2 min. to 2:1 max. ⁴	
Depth	20' min.; 150' max. ⁴	G
Depth-to-Height Ratio	1:1 to 3:1 ⁴	

Area (total)	400 sf min.; 50 sf/unit min. ⁴	
Footnotes		
1. Height must also comply with Building Form Standards.		
2. Each unit may have an individual entry.		
3. Passages through buildings (zaguans) and between buildings should be provided to connect multiple courtyards		
4. Buildings must define a minimum of two (2) courtyard edges. Courtyard edges not defined by building should be defined by a six (6) foot stucco or masonry wall.		

11-59-12: - MAIN STREET MIXED-USE

A. Description

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 Building Type include live/work units. This Building 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.



Recently constructed main street mixed-use building.



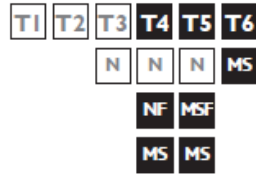
Historic main street mixed-use building with a two-story gallery.



Recently constructed main street mixed-use building.

(All photos are illustrative, not regulatory)

B. Permitted Transects

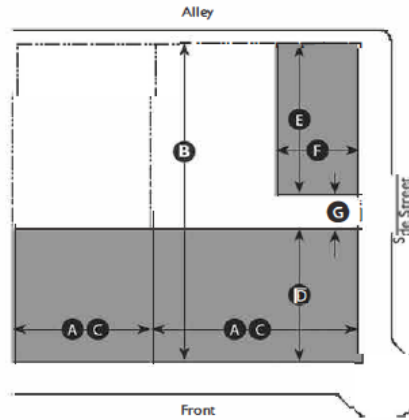


Key
T# allowed
 T# not allowed

C. Number of Units

Units	2 min.	
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D. Building Size and Massing



Key
 --- ROW / Property Line
 --- Setback Line
 Building

Main Body

Height	2 stories min.; 4 stories max. ¹	See Chapter 58: Building Form Standards
Width	150' max.	C
Depth	65' max.	D
Secondary Wing(s)/Accessory Structure(s)		
Width	100' max. ²	E
Depth	65' max. ²	F
Separation from main body	10' min.	G

E. Frontage Requirements

Key --- ROW / Property Line Frontage Setback Line Private Open Space		
Allowed Private Frontages	Dooryard Forecourt Gallery Arcade Shopfront Terrace	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations		
Main Body		
Upper Floor Units	Accessed by a common entry along the front.	H
Ground Floor Units	May have individual entries along the front or side street.	I
Secondary Wing/Accessory Structure Units	On corner lots, units may front the side street.	J
F. Vehicle Access and Parking		
Parking shall be accessed from a side street or alley.		
Parking drives and access may be shared on adjacent lots.		
On-site parking spaces may be enclosed or open.		
Garages may be detached or tuck-under.		
G. Private Open Space		
No private open space requirement.		
Footnotes		
1. Height must also comply with Building Form Standards.		
2. A secondary wing/accessory structure shall have a smaller footprint, a narrower width, and a depth than the main body.		

11-59-13: - MID-RISE

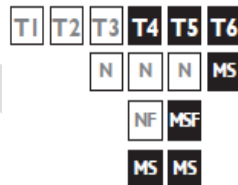
A. Description
Mid-Rise: This Building Type is a medium-to-large-sized structure, four (4) to eight (8) stories tall built on a large lot that incorporates structured parking. This building type can be used to provide a

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 Building Type is a primary component of an urban downtown providing high-density buildings.



(All photos are illustrative, not regulatory)

B. Permitted Transects



Key
T# allowed
T# not allowed

C. Lot Requirements

Lot Coverage	100% max.
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D. Number of Units

Unrestricted

E. Building Size, Massing, and Height

Alley Front Side Street Key ---- ROW / Property Line ■ Building Setback Line ▨ Floors 3+		
Height	4 stories min.; 8 stories max. ¹	See Chapter 58: Building Form Standards
Footprint		
Floors 1—2		
Width	200' max. ²	C
Depth	150' max. ²	D
Floors 3+		
Depth	65' max. ²	E
F. Frontage Requirements		

Key --- ROW / Property Line Frontage --- Setback Line Open Space		
Allowed Private Frontages	Dooryard Shopfront Gallery Arcade Terrace	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations		
Upper Floor Units	Accessed by a common entry along the front.	F
Ground Floor Units	May have individual entries along the front or side street.	G
G. Vehicle Access and Parking		
Parking may be accessed from the front, alley or side street.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
On-site parking spaces shall be in a structured garage. ³		
H. Open Space		
No private open space requirement.		
Building rooftops, including parking structures, should be used to provide open space.		
Courtyard(s)		
Width	20' min.; 50' max.	H
Width-to-Height Ratio	1:2 to 2:1	
Depth	20' min.; 150' max.	I
Depth-to-Height Ratio	1:1 to 3:1	
Footnotes		
1. Height must also comply with Building Form Standards.		
2. The floorplate of any floor may not be larger than the floor below.		
3. A limited number of surface parking spaces along an alley may be approved by the Planning Director.		

11-59-14: - HIGH-RISE

A. Description

High-Rise: This Building Type is a large-sized structure, more than eight (8) stories tall built on a large lot that incorporates structured parking. This Building Type 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. It is a primary component of an urban downtown providing high-density buildings.



(All photos are illustrative, not regulatory)

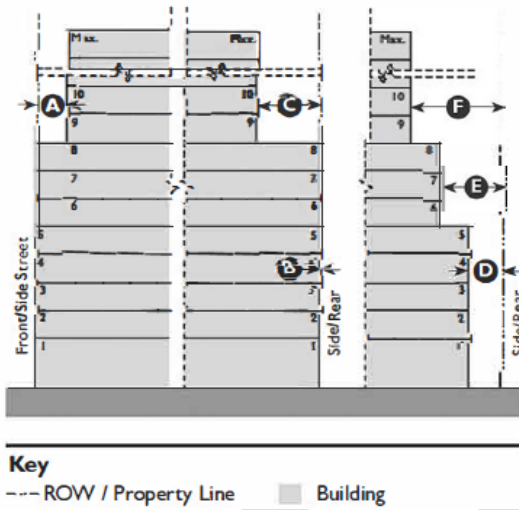
B. Permitted Transects

T1 T2 T3 T4 T5 T6 N N N MS NF MSF MS MS Key T# allowed T# not allowed		
C. Lot Requirements		
Lot Coverage	100% max.	
D. Number of Units		
Unrestricted		
E. Building Size, Massing, and Height		
Height	8 stories min.	See Chapter 58: Building Form Standards
Footprint		
Floors 1—5		
Width	300' max. ¹	C
Depth	300' max. ¹	D
Floors 6—8		
Floorplate	80% of lot max. ¹	E
Floors 9+		
Residential Floorplate	15,000 sf max. ¹	E
Commercial Floorplate	30,000 sf max. ¹	
F. Frontage Requirements		

Key --- ROW / Property Line Frontage Setback Line Open Space		
Allowed Private Frontages	Shopfront Dooryard Gallery Terrace	See Chapter 60: Private Frontage Standards for private frontage type descriptions and regulations
Entrance Locations		
Upper Floor Units	Accessed by a common entry along the front.	F
Ground Floor Units	May have individual entries along the front or side street.	G
G. Vehicle Access and Parking		
Parking may be accessed from the front, alley, or side street.		
Parking may be accessed from the front only when there is no alley or side street.		
On-site parking spaces shall be in a structured garage. ²		
H. Private Open Space		
No private open space requirement.		
Building rooftops, including parking structures, should be used to provide open space.		
Footnotes		
1. The floorplate of any floor may not be larger than the floor below.		
2. A limited number of surface parking spaces along an alley may be approved by the Planning Director.		

11-59-15: - ADDITIONAL STANDARDS FOR MID-RISE AND HIGH-RISE BUILDINGS

A. High-Rise/Mid-Rise Buildings in T6MS



Front/Side Street Setback

Floors 9+	10' min.	A
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Side/Rear Setback

Abutting T6

Floors 1-8	0' min.	B
Floors 9+	30' min.	C

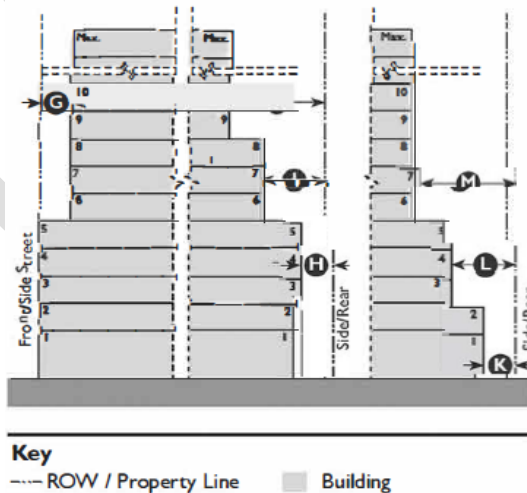
Abutting T5

Floors 1-5	0' min.	D
Floors 6-8	10' min.	E
Floors 9+	30' min.	F

Abutting T4

Floors 1-5	10' min.	D
Floors 6-8	10' min.	E
Floors 9+	30' min.	F

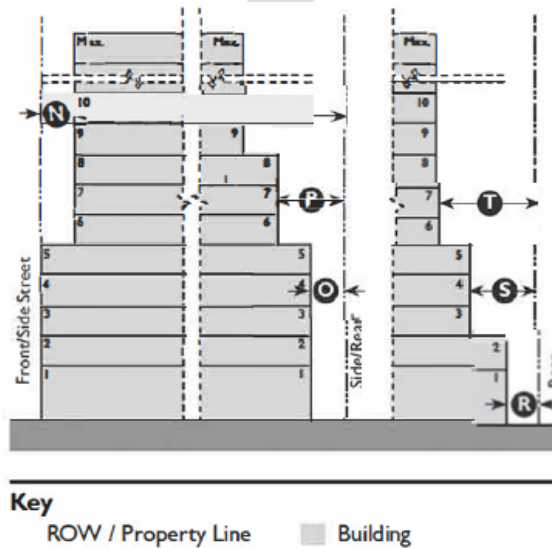
B. High-Rise/Mid-Rise Buildings in T5MS



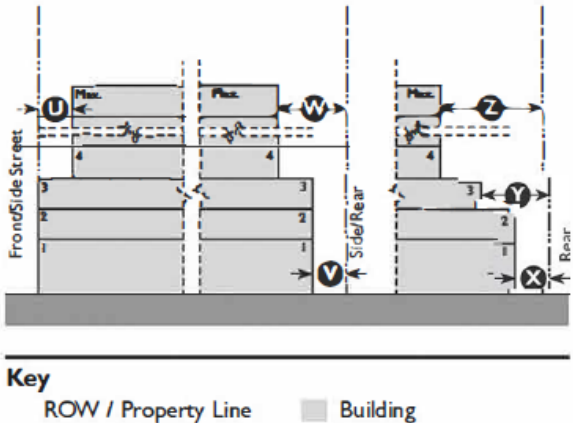
Front/Side Street Setback

Floors 6+	10' min.	Ⓒ
Side/Rear Setback		
Abutting T6/T5		
Floors 1-5	0' min.	Ⓗ
Floors 6-8	10' min.	Ⓘ
Floors 9+	30' min.	Ⓣ
Abutting T4		
Floors 1-5	10' min.	Ⓗ
Floors 6-8	20' min.	Ⓘ
Floors 9+	30' min.	Ⓣ
Abutting T3		
Floors 1-2	10' min.	Ⓚ
Floors 3-5	20' min.	Ⓛ
Floors 6+	30' min.	Ⓜ

C. High-Rise/Mid-Rise Buildings in T5MSF/T5N



Front/Side Street Setback		
Floors 69+	10' min.	Ⓝ
Side Setback		
Abutting T6/T5/T4		
Floors 1-5	0' min.	Ⓞ
Floors 6-8	10' min.	Ⓟ
Floors 9+	30' min.	Ⓠ
Abutting T3		
Floors 1-5	10' min.	Ⓞ
Floors 6-8	20' min.	Ⓟ
Floors 9+	30' min.	Ⓠ
Rear Setback		
Abutting T6/T5/T4		
Floors 1-5	10' min.	Ⓞ
Floors 6-8	20' min.	Ⓟ

Floors 9+	30' min.	Ⓚ
Abutting T3		
Floors 1-2	10' min.	Ⓡ
Floors 3-5	20' min.	Ⓢ
Floors 6+	30' min.	Ⓣ
D. Mid-Rise Buildings in T4N/T4NF/T4MS		
 Key ROW / Property Line Building		
Front/Side Street Setback		
Floors 4+	10' min.	Ⓤ
Side Setback		
Floors 1-3	0' min.	Ⓥ
Floors 4+	10' min.	Ⓦ
Rear Setback		
Abutting T6/T5/T4		
Floors 1-3	10' min.	Ⓥ
Floors 4+	20' min.	Ⓦ
Abutting T3		
Floors 1-2	10' min.	ⓧ
Floor 3	20' min.	Ⓨ
Floors 4+	30' min.	Ⓩ

CHAPTER 60 - PRIVATE FRONTAGE STANDARDS

11-60-1: - PURPOSE

This Chapter sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each Transect Zone that the frontage types are allowed within.

11-60-2: - APPLICABILITY

The standards within this Chapter shall apply to all proposed development within Transect Zones and shall be considered in combination with the standards for the applicable zone in Chapter 58: Building Form Standards and Chapter 59: Building Type Standards.

11-60-3: - COMMON YARD

A. Description

Common Yard: The building's main façade features a spacious, landscaped setback from the right-of-way, providing a buffer from traffic. The front yard is unfenced, creating a visually seamless connection with adjacent yards and contributing to a cohesive streetscape.



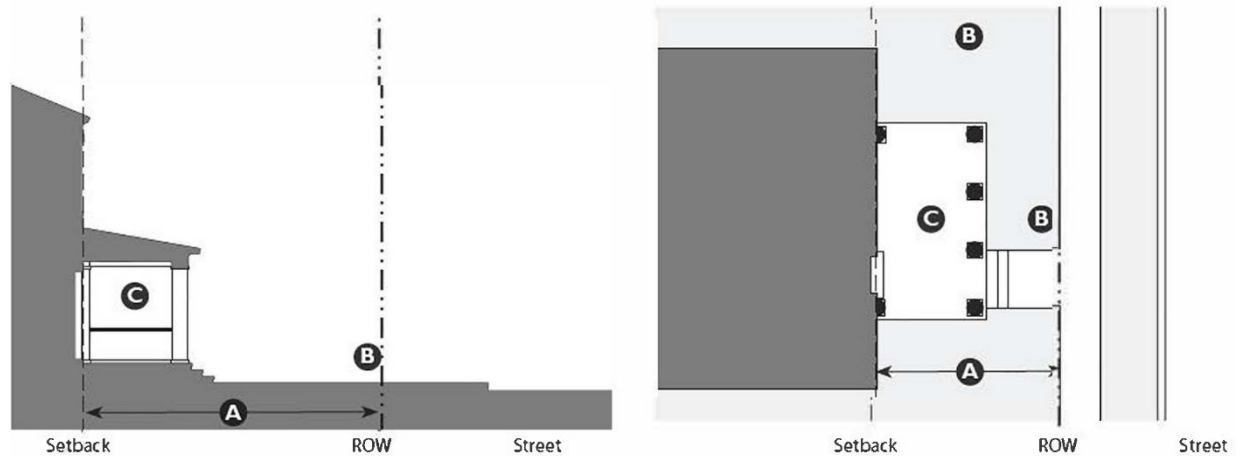
An example of a common yard.



The front yard of these houses forms a continuous common yard.

(All photos are illustrative, not regulatory)

B. Size



Key

--- ROW / Property Line - - - - - Setback Line

Depth	20' min.	A
C. Miscellaneous		
Fences are not permitted in front yards including fences on side property lines.		B
Common Yard Frontages may only be used in conjunction with another allowed private frontage type, such as porch.		C

11-60-4: - PORCH: PROJECTING

A. Description

Porch, projecting: The building's main façade features a modest setback from the right-of-way, creating a small front yard that may be defined by a fence or hedge to define the street edge. The projecting porch is open on three (3) sides, with all habitable space located behind the setback line.



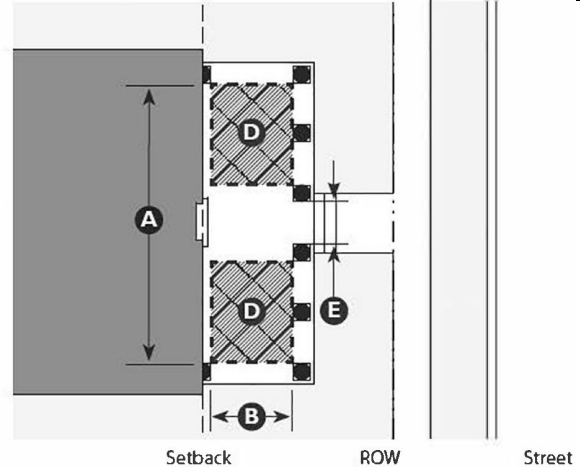
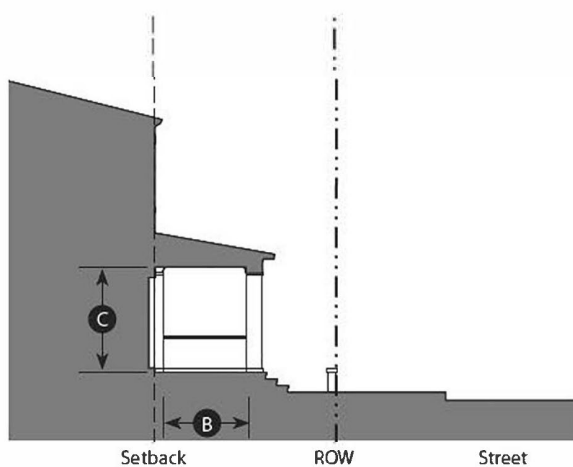
A wrap-round projecting porch.



Projecting porch integrated into the overall massing.

(All photos are illustrative, not regulatory)

B. Size



Key

---- ROW / Property Line ---- Setback Line

Width, clear	10' min. ¹	A
Depth, clear	8' min. ¹	B
Height, clear	8' min.	C
Height, top of covering	2 stories max.	
Furniture area, clear	4' × 6' min.	D
Path of travel	3' wide min.	E

Footnotes

1. A Projecting Porch must have a roof that covers the entire porch.

11-60-5: - PORCH: ENGAGED

A. Description

Porch, engaged: The building's main façade features a modest setback from the right-of-way, creating a small front yard, often defined by a fence or hedge to clearly define the street edge. The engaged porch is attached to the building on two (2) sides, while the remaining two (2) sides are open.



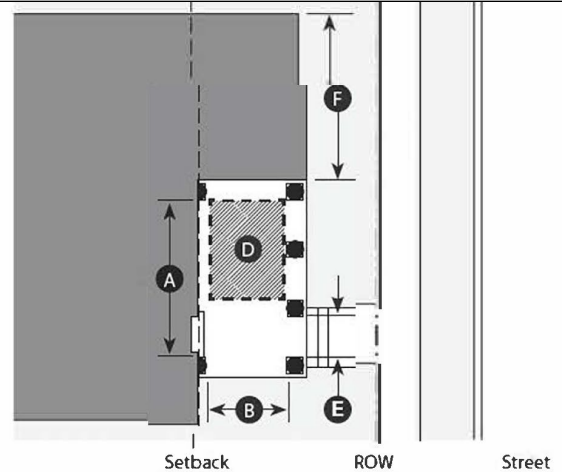
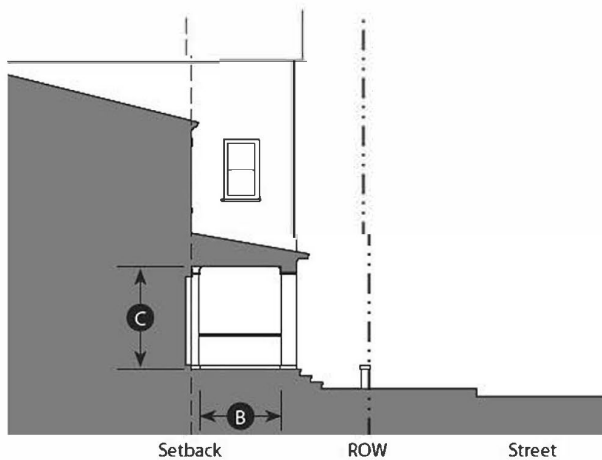
Engaged porch as an attached element.



An example of an engaged porch.

(All photos are illustrative, not regulatory)

B. Size



Key

---- ROW / Property Line - - - - Setback Line

Width, clear	10' min. ¹	A
Depth, clear	8' min. ¹	B
Height, clear	8' min.	C
Height, top of covering	2 stories max.	
Furniture area, clear	4' × 6' min.	D
Path of travel	3' wide min.	E

C. Encroachments

Up to 2/5 of the building façade may project beyond the setback line into the encroachment area for this frontage type.

F

Footnotes

1. An Engaged Porch must have a roof that covers the entire porch.

11-60-6: - STOOP

A. Description

Stoop: The building's main façade is located near the right-of-way, with an elevated stoop that engages the sidewalk. The stoop is raised above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be perpendicular to the sidewalk. Stoops are appropriate for residential uses with small setbacks.



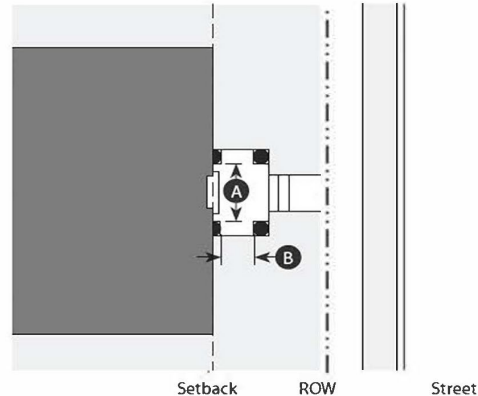
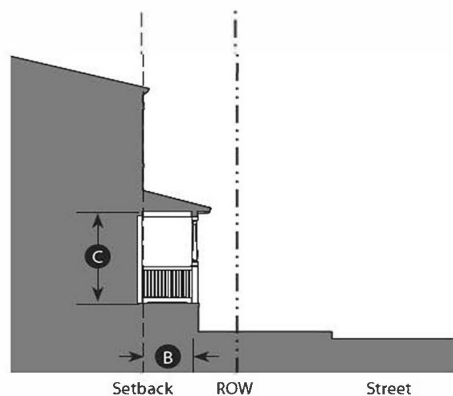
These stoops on townhouses with slightly recessed entries and a minimum setback allow the steps to engage the street.



This stoop on a single-family dwelling with a medium setback engages the street.

(All photos are illustrative, not regulatory)

B. Size



Key

---- ROW / Property Line - - - - - Setback Line

Width, clear	5' min.; 8' max.	A
Depth, clear	5' min.; 8' max.	B
Height, clear	8' min.	C
Height, top of covering	1 story max.	
Depth of recessed entries	6' max.	

C. Miscellaneous

Stairs may be perpendicular or parallel to the building façade.

Ramps shall be parallel to façade or along the side of the building.

The entry door shall be covered or recessed to provide shelter from the elements.

All doors must face the street.

11-60-7: - FORECOURT

A. Description

Forecourt: The building's main façade is at or near the right-of-way, with a small portion of the façade set back to create a small courtyard. This area can serve as an entry court, a shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.



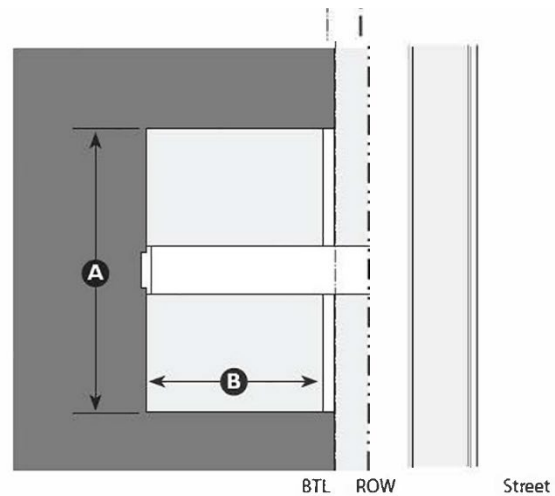
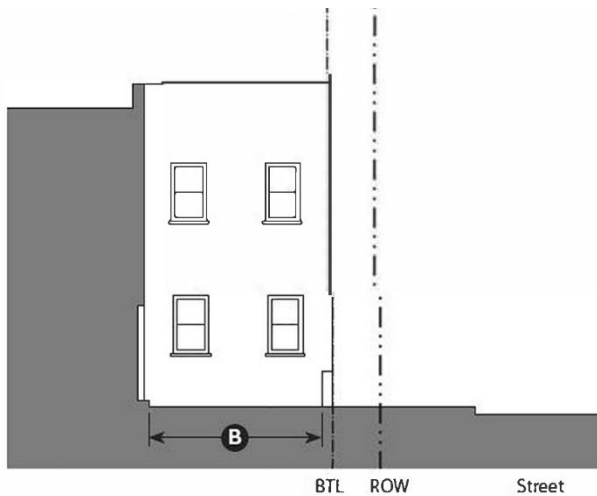
The residential forecourt provides a prominent entry yard and breaks down the overall massing along the street.



The commercial forecourt provides an outdoor dining area along a vibrant commercial street. The right-of-way is defined by a low wall as required by this Code.

(All photos are illustrative, not regulatory)

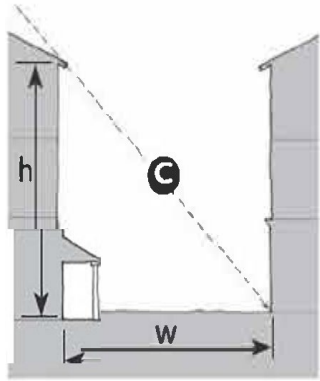
B. Size



Key

----- ROW / Property Line ----- Setback Line

Width, clear	12' min.	A
Depth, clear	12' min.	B

		
Ratio, Height to Width	2:1 max.	Ⓒ
C. Miscellaneous		
Within Neighborhood and Flex zones, a Forecourt cannot be used on parcels with more than one (1) adjacent parcel using a Forecourt.		
Within Main Street zones, a Forecourt cannot be used on a parcel if an adjacent parcel has a Forecourt.		
The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.		

11-60-8: - DOORYARD

A. Description	
Dooryard: The transition from the public to private realm is defined by a low wall or hedge placed just behind the right-of-way with the main building façade setback a small distance, creating a small dooryard. 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 ≤2,500 sf.	
 An example of a series of small commercial dooryards.	 An example of a series of residential dooryards. Each dooryard has its own steps with railings providing separation between the dooryards of adjacent units.
<i>(All photos are illustrative, not regulatory)</i>	
B. Size	

Key ---- ROW / Property Line - - - - Setback Line		
Depth, clear	8' min.	A
Length	50' max.	B
Distance between glazing	4' max. ¹	C
Ground floor transparency	50% min. ^{2,3}	
Depth of recessed entries	5' max.	
Path of travel	3' wide min.	D
Finish level above sidewalk	3'-6" max.	E
Finish level below sidewalk	6' max.	
C. Miscellaneous		
For Live/Work and Commercial Uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard standards shall prevail.		
Low walls (12"-36") used as seating are encouraged.		
Shall not be used for circulation for more than one (1) ground floor entry.		
Footnotes		
1. May be increased if located outside of the Downtown Pedestrian Area, and superior building design standards are utilized including building wall articulation and changes in materials and colors, as reviewed with the Zoning Clearance.		
2. For live/work and commercial uses only.		
3. Minimum 40% if located outside the Downtown Pedestrian Area and superior, pedestrian-scale building design, with changes in color, material and texture is utilized, as reviewed with the Zoning Clearance.		

11-60-9: - SHOPFRONT

A. Description
Shopfront: The building's main façade is at or near the right-of-way with an at-grade entrance directly accessible from the public right-of-way. Designed primarily for retail use, it features substantial glazing at the sidewalk level and may include an awning that extends over the sidewalk. Shopfronts may be used in conjunction with other frontage types. Syn: Retail Frontage, Awning.



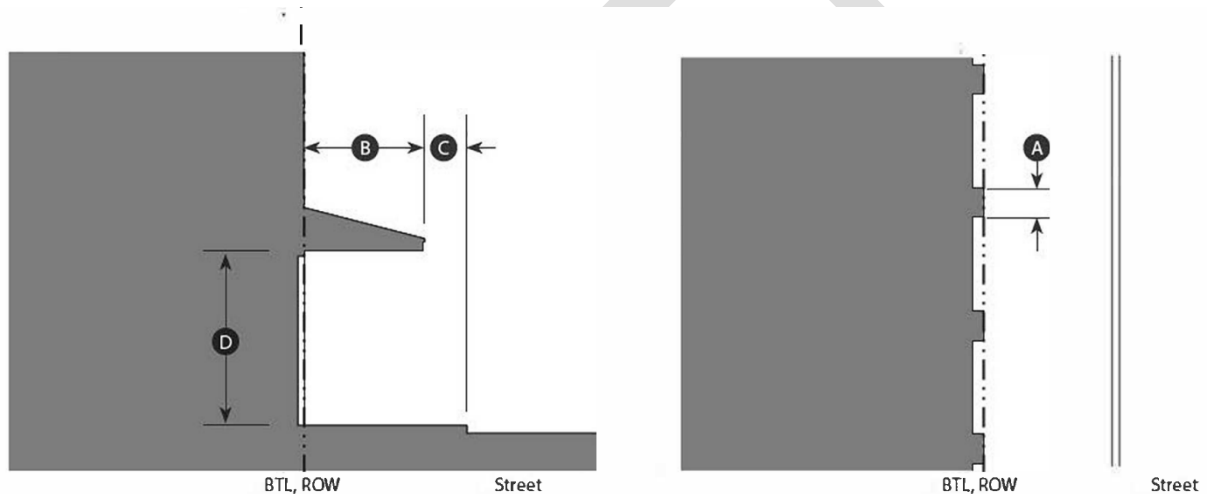
An example of a shopfront with a chamfered corner entry.



An example of a shopfront with a recessed doorway.

(All photos are illustrative, not regulatory)

B. Size



Key

--- ROW / Property Line - - - - Setback Line

Distance between glazing	2' max. ¹	A
Ground floor transparency	75% min. ²	
Depth of recessed entries	5' max.	

C. Awning

Depth	4' min.	B
Setback from curb	2' min.	C
Height, clear	8' min.	D

D. Miscellaneous

- Residential windows shall not be used.
- Operable awnings are encouraged.
- Open-ended awnings encouraged.
- Rounded and hooped awnings are discouraged.
- Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

Footnotes

1. May be increased if located outside of the Downtown Pedestrian Area, and superior building design standards are utilized, including building wall articulation and changes in materials and colors, as reviewed with the Zoning Clearance.
2. May be reduced to 50% minimum if located outside of the Downtown Pedestrian Area and results in superior building wall articulation and design, with further reduction to 40% if pedestrian-scale design is utilized, with changes in color, material and texture, as reviewed with the Zoning Clearance.

11-60-10: - TERRACE

A. Description

Terrace: The building's main façade is at or near the right-of-way, with an elevated terrace providing public circulation along the façade. This design allows for at-grade access while allowing grade changes. Frequent steps leading up to the terrace are essential to avoid blank walls and ensure accessibility. Terraces may be used in historic industrial areas to mimic historic loading docks.



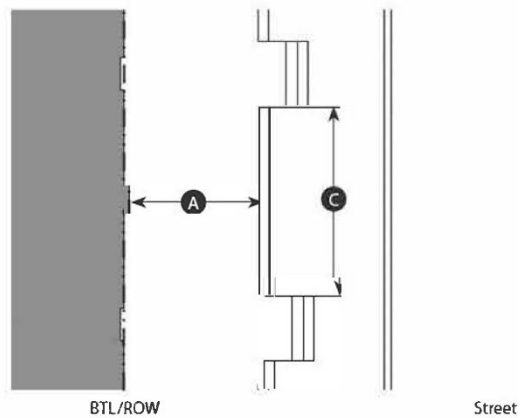
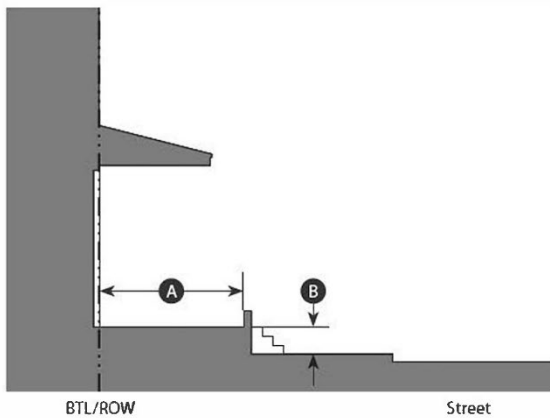
An example of a terrace used to accommodate a change in grade. The low walls are used to provide seating.



An example of a terrace in a historic industrial district.

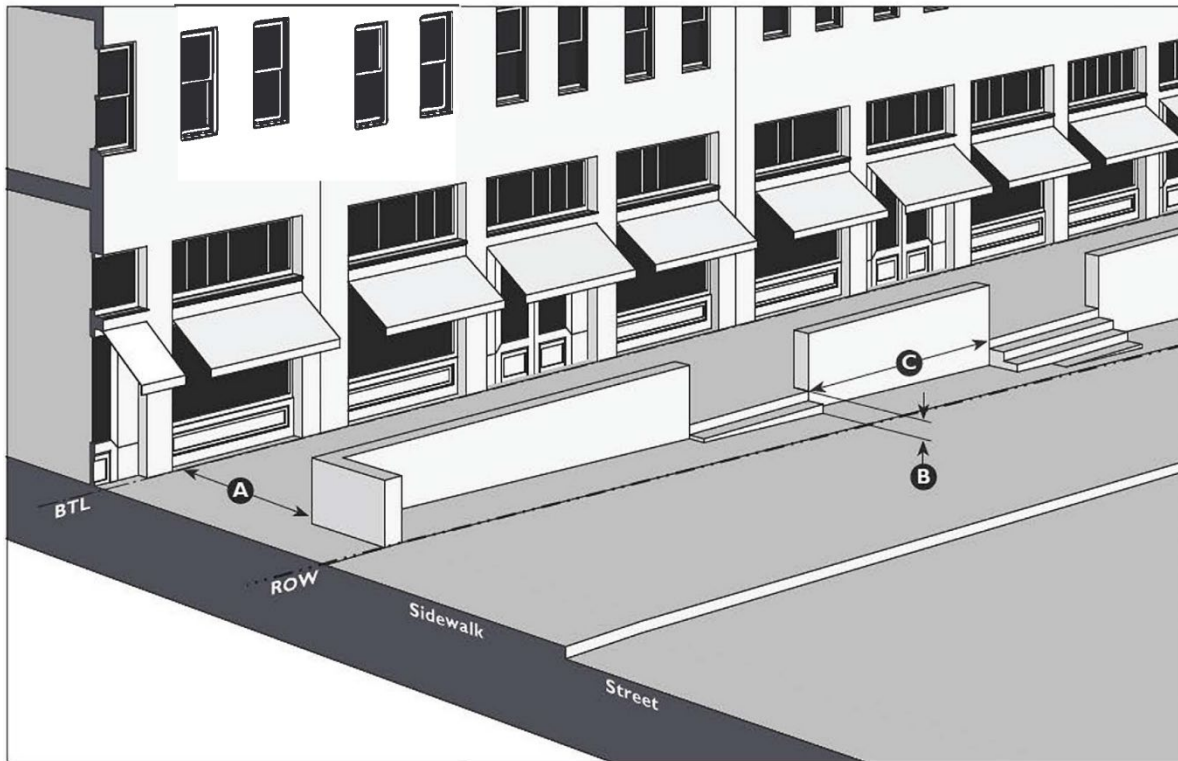
(All photos are illustrative, not regulatory)

B. Size



Key

----- ROW / Property Line - - - - - Setback Line



A terrace accommodating a grade change along a series of shopfronts.

Depth, clear	8' min.	A
Finish level above sidewalk	3'6" max.	B
Length of terrace	150' max.	
Distance between stairs	50' max.	C
C. Miscellaneous		
These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Terrace standards shall prevail.		
Low walls used as seating are encouraged.		

11-60-11: - GALLERY

A. Description

Gallery: The building's main façade is at the right-of-way, and the gallery element extends over the sidewalk. Designed for buildings with ground-floor commercial uses, the gallery can be one (1) or two (2) stories high. The gallery provides primary circulation along the building frontage, projecting far enough from the building to provide both protection and adequate space for pedestrians.



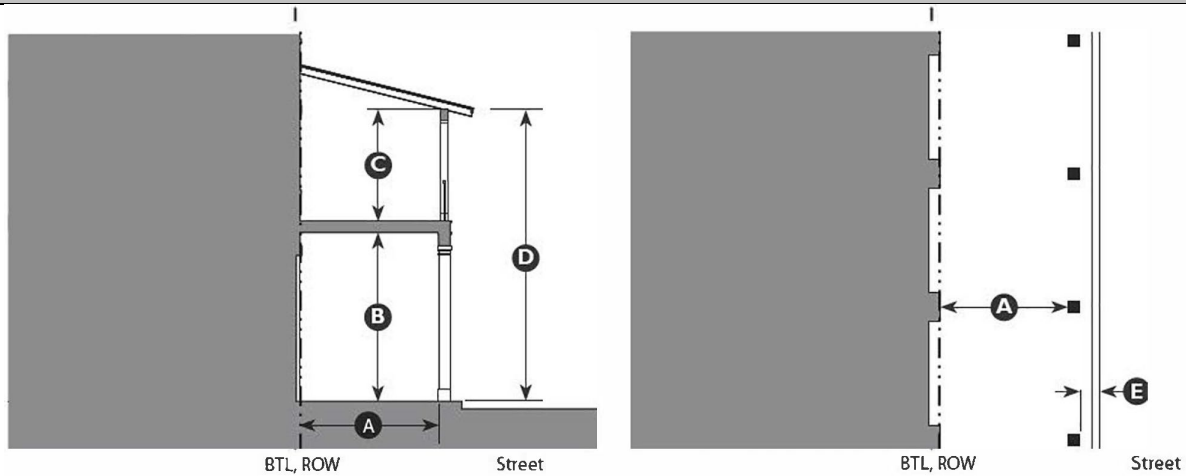
A one-story gallery with second floor access.



A two-story gallery.

(All photos are illustrative, not regulatory)

B. Size



Key

---- ROW / Property Line - - - - Setback Line

Depth, clear	8' min. ¹	A
Ground floor height, clear	11' min.	B
Upper floor height, clear	9' min.	C
Height, top of covering	3 stories max.	D
Setback from curb	3' min. ²	E

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Gallery standards shall prevail.

Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Footnotes

- Galleries must have a consistent depth along a frontage.
- Galleries must project over a sidewalk.

11-60-12: - ARCADE

A. Description

Arcade: A covered walkway with habitable space above, and often extending over, the right-of-way. The arcade serves as the primary circulation space along the frontage, projecting sufficiently from the

building to provide protection and facilitate pedestrian movement. This design is typically used for buildings with ground floor commercial uses and is commonly found along public courtyards and paseos.



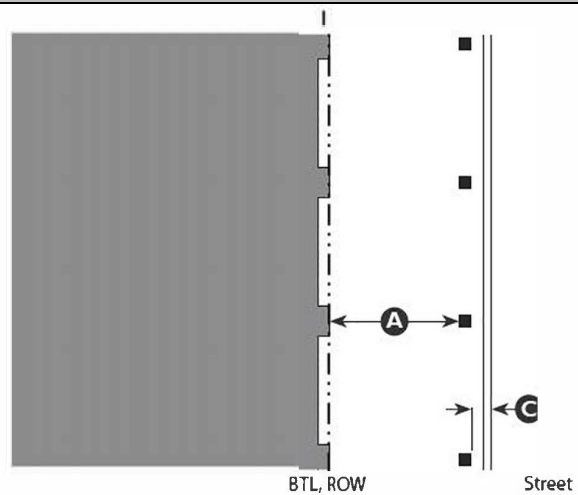
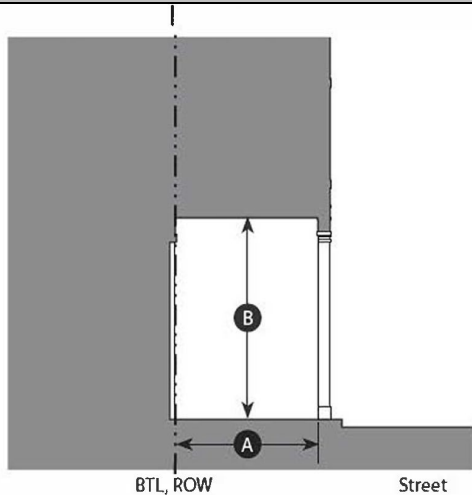
An example of an arcade located at the back of the sidewalk, abutting the public right-of-way.



An example of an arcade encroaching into the public right-of-way. The arcade provides the only means of circulation along the right-of-way.

(All photos are illustrative, not regulatory)

B. Size



Key

---- ROW / Property Line - - - - Setback Line

Depth, clear	12' min. ¹	A
Ground floor height, clear	14' min. clear	B
Setback from edge of curb	3' min.	C

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Arcade standards shall prevail.

Arcades with more than two (2) floors of habitable space above the colonnade may not encroach into the right-of-way and must be located so that it abuts the right-of-way.

Footnotes

1. Arcades must have a consistent depth along a frontage.