

ARTICLE XXI-FORM BASED CODE

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SECTION 21.1 GENERAL TO ALL PLANS

A. AUTHORITY

1. The City Council of the City of Bellevue, Commonwealth of Kentucky, hereby enacts and adopts this amendment to the Official Zoning Ordinance, to be known as the Form-Based Code (this Code), and it is added to the Official Zoning and designated as Section 21. The Form-Based Code is enacted and adopted pursuant to the authority granted the City by K.R.S. § 100.203.
2. This Code is hereby enacted and adopted as an expression of the goals and objectives of the Comprehensive Plan of the City of Bellevue. The Form-Based Code is also intended to promote the following goals and objectives:
 - a. Protection of the environment;
 - b. Reduction of vehicular traffic congestion;
 - c. More efficient use of public funds;
 - d. Promote a viable pedestrian environment;
 - e. Eliminate or reduce sprawl development;
3. This Code was adopted and may be amended by vote of the Planning and Zoning Commission and City Council.

B. APPLICABILITY

1. Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
2. The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health and Safety Codes.
3. The existing Official Zoning Ordinance of the City of Bellevue, Commonwealth of Kentucky and the City of Bellevue, Commonwealth of Kentucky Subdivision Regulations (the "Existing Local Codes") shall continue to be applicable to zones not covered by this Code except where the Existing Local Codes would be in conflict with this Code.
4. Capitalized terms used throughout this Code may be defined in Section 21.5. Glossary. Section 21.5 contains regulatory language that is integral to this Code. Those terms not defined in Section 21.5 shall be accorded their commonly accepted meanings unless otherwise found in the Article 7. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
5. The maps and charts accompanying this Article are specifically incorporated by reference herein.

C. INTENT

1. The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:
2. THE REGION
 - a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, riparian corridors and the river.

- b. That development contiguous to urban areas should be structured in the Infill TND or Infill RCD pattern and be integrated with the existing urban pattern.
 - c. That transportation Corridors should be planned and reserved in coordination with land use.
 - d. That green Corridors should be used to define and connect the urbanized areas.
 - e. That the region should include a network of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
3. THE COMMUNITY
- a. That Infill TNDs and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
 - b. That Infill TNDs and Regional Centers should be the preferred pattern of development and that zoning districts specializing in a single use should be the exception.
 - c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
 - d. That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
 - e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate social and economic diversity.
 - f. That appropriate Densities and land uses should be provided within walking distance of transit stops.
 - g. That Civic, institutional, and Commercial activity should be embedded in Downtown, not isolated in remote single-use complexes.
 - h. That schools should be sized and located to enable children to walk or bicycle to them.
 - i. That a range of Open Space including Greens, Squares, and playgrounds should be distributed within neighborhoods and Downtown.
4. THE BLOCK AND THE BUILDING
- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
 - b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
 - c. That architecture and landscape design should reflect local climate, topography, history, and building practice.
 - d. That buildings should be in harmony with Bellevue's built environment and incorporate contemporary energy-saving technology.
 - e. That Civic Buildings and public gathering places should reinforce community identity and support self-government.
 - f. That Civic Buildings should reflect the characteristics of government buildings in terms of mass, scale and design.
 - g. That the restoration, rehabilitation, and adaptive re-use of historic buildings is encouraged in order to affirm Bellevue's social and architectural heritage.

- h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes in the zones subject to this Article.

5. THE TRANSECT

- a. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions on Table 21-1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

D. **PROCESS**

- 1. The standards for the Transect Zones shall be determined as set forth in Section 21.2, Section 21.3, and Section 21.4 through a process of public consultation with approval by the City Council, in accordance with KRS 100.203
- 2. Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan, the Zoning Administrator has the right to require the owner to stop, remove, and/or mitigate the violation, or to require the owner to apply for and secure a Variance to remedy the violation.
- 3. Administrative review and appeals shall be regulated by Section 18.1(D) and Section 19.0.

E. **VARIANCES**

- 1. A Variance is a departure from dimensional terms of this ordinance, pertaining to the height, width, or location of structures, and the size of yards and open spaces. (Cf. Article 7)
- 2. A request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief. Variances shall be regulated in accordance with Bellevue Zoning Ordinance Section 18.1B; 18.1D; KRS 100.257-263.

TABLE 21-1. TRANSECT DESCRIPTIONS

This table provides descriptions of the character of each T-zone.

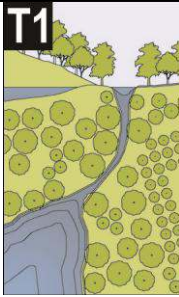
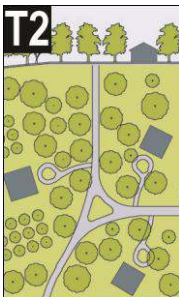

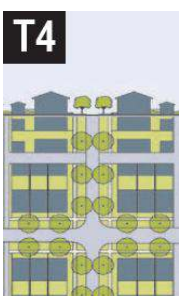
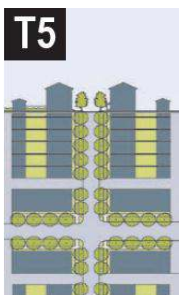
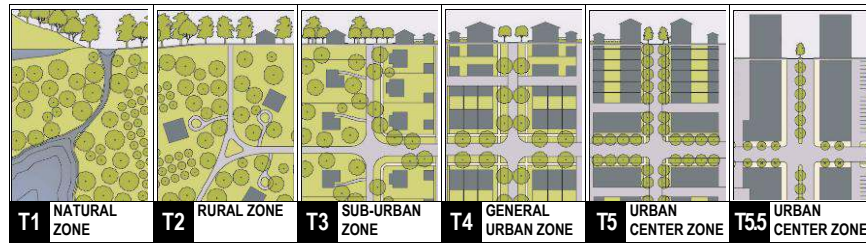
	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use</p> <p>Building Placement: Not applicable</p> <p>Frontage Types: Not applicable</p> <p>Typical Building Height: Not applicable</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, and grassland. Typical buildings are farmhouses and agricultural buildings. T-2 does not occur in the City of Bellevue.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings</p> <p>Building Placement: Variable Setbacks</p> <p>Frontage Types: Not applicable</p> <p>Typical Building Height: 1- to 2-Story for houses</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low-density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p>Building Placement: Large and variable front and side yard Setbacks</p> <p>Frontage Types: Common lawn, porch & fence, naturalistic tree planting</p> <p>Typical Building Height: 1- to 2-Story with some 3-Story</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized Blocks.</p>	<p>General Character: Mix of Houses, Rowhouses and small Multi-family buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p>Building Placement: Shallow to medium front and side yard Setbacks</p> <p>Frontage Types: Porches, fences, Dooryards, and Storefronts</p> <p>Typical Building Height: 1- to 3-Story with a few Mixed Use buildings</p> <p>Type of Civic Space: Squares, Greens</p>
	<p>T-5 and 5.5 URBAN CENTER T-5 and T-5.5 Urban Center Zones consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Multi-family buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Multi-family buildings, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p>Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p>Frontage Types: Stoops, Shopfronts</p> <p>Typical Building Height: 2- to 5-Story with some variation</p> <p>Type of Civic Space: Parks, Plazas, and Squares, median landscaping</p>

TABLE 21-2. SUMMARY TABLE



a. RESERVED

b. BASE RESIDENTIAL DENSITY (See Sections 21.3(E) & 21.4(H))

by Right	not permitted	not applicable	8 DUA net	16 DUA net	24 DUA net	no max.
Other Functions	not permitted	not applicable	not applicable	10 – 30%	20 – 50%	30 - 60%

c. BLOCK SIZE

Block Perimeter	not applicable	not applicable	2,000 ft. max.	1,800 ft. max.	1,400 ft. max.	1,800 ft. max.*
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d. THOROUGHFARES (See Table 21-4)

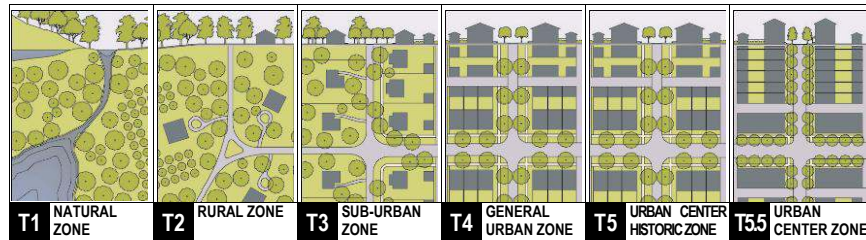
* 2,400 ft. max. w/ parking structures

HW	not applicable	not applicable	not permitted	not permitted	not permitted	not permitted
BV	not applicable	not applicable	not permitted	permitted	permitted	permitted
AV	not applicable	not applicable	permitted	permitted	permitted	permitted
CS	not applicable	not applicable	not permitted	permitted	permitted	permitted
DR	not applicable	not applicable	permitted	permitted	permitted	permitted
ST	not applicable	not applicable	permitted	permitted	permitted	permitted
RD	not applicable	not applicable	permitted	not permitted	not permitted	not permitted
Rear Lane	not applicable	not applicable	permitted	permitted	permitted	not permitted
Rear Alley	not applicable	not applicable	not permitted	required	required	required
Path	not applicable	not applicable	permitted	not permitted	not permitted	not permitted
Passage	not applicable	not applicable	not permitted	permitted	permitted	permitted
Bicycle Trail	not applicable	not applicable	permitted	not permitted	not permitted	not permitted
Bicycle Lane	not applicable	not applicable	permitted	not permitted	not permitted	not permitted
Bicycle Route	not applicable	not applicable	permitted	permitted	permitted	permitted

e. CIVIC SPACES (See Table 21-7)

Green	not permitted	not applicable	permitted	permitted	permitted	permitted
Square	not permitted	not applicable	not permitted	permitted	permitted	permitted
Plaza	not permitted	not applicable	not permitted	not permitted	permitted	permitted
Playground	permitted	not applicable	permitted	permitted	permitted	permitted
Community Garden	permitted	not applicable	permitted	permitted	permitted	permitted

SUMMARY TABLE CONTINUED



f. LOT OCCUPATION							DISPOSITION
Lot Width	not applicable	not applicable	40 ft. – 70 ft.	18 ft. – 60 ft.	22 ft. – 180 ft.	22 ft. – 180 ft.	
Lot Coverage	not applicable	not applicable	60% max.	70% max.	100% max.	100% max.	
g. SETBACKS - PRINCIPAL BUILDING (See Tables 21-15 – 21-18)							DISPOSITION
(g.1) Front Setback Principal	not applicable	not applicable	12 ft. – 30 ft.	0 ft. – 12 ft.	8 ft. max.	8 ft. max.	
(g.2) Front Setback Secondary	not applicable	not applicable	16 ft. min.	0 ft. – 12 ft.	8 ft. max.	8 ft. max.	
(g.3) Side Setback	not applicable	not applicable	5 ft. min.	0 ft. or 6 ft. total	8 ft. max.	8 ft. max.	
(g.4) Rear Setback	not applicable	not applicable	20 ft. min.	3 ft. min. *	3 ft. min. *	3 ft. min. *	
Frontage buildout	not applicable	not applicable	50% min.	70% min.	80% min.	80% min.	DISPOSITION
h. SETBACKS - OUTBUILDING (See Tables 21-15 – 21-18) * or 15 ft. from centerline of Rear Alley							
Front Setback	not applicable	not applicable	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	40 ft. max. from rear prop	40 ft. max. from rear prop	
Side Setback	not applicable	not applicable	3 ft. or 6 ft. total	0 ft. min. or 3 ft.	0 ft. min.	0 ft. min.	
Rear Setback	not applicable	not applicable	3 ft. min. *	3 ft. *	3 ft. max.	3 ft. max.	
i. BUILDING DISPOSITION (See Table 21-10) * 3 ft. max. for alley-loaded corner condition							DISPOSITION
Edgeward	not applicable	not applicable	permitted	permitted	permitted	not permitted	
Sideyard	not applicable	not applicable	not permitted	permitted	permitted	permitted	
Rearyard	not applicable	not applicable	not permitted	permitted	permitted	permitted	
j. PRIVATE FRONTAGES (See Tables 21-8)							CONFIGURATION
Common Yard	not applicable	not applicable	permitted	permitted	not permitted	not permitted	
Porch & Fence	not applicable	not applicable	permitted	permitted	not permitted	not permitted	
Terrace / Lightwell	not applicable	not applicable	not permitted	permitted	permitted	permitted	
Forecourt	not applicable	not applicable	not permitted	permitted	permitted	permitted	
Stoop	not applicable	not applicable	not permitted	permitted	permitted	permitted	
Shopfront	not applicable	not applicable	not permitted	permitted	permitted	permitted	
Parking Lot	not applicable	not applicable	not permitted	not permitted	not permitted	not permitted	
k. BUILDING CONFIGURATION (See Table 21-9)							CONFIGURATION
Principal Building	not applicable	not applicable	2 stories max.	3 stories max.	4 stories max.	5 stories max. 2 min.	
Outbuilding	not applicable	not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	FUNCTION
l. BUILDING FUNCTION (See Table 21-11 and Table 21-14)							
Residential	not applicable	not applicable	restricted use	limited use	open use	open use	
Lodging	not applicable	not applicable	restricted use	limited use	open use	open use	
Office	not applicable	not applicable	restricted use	limited use	open use	open use	
Retail	not applicable	not applicable	restricted use	limited use	open use	open use	
Industrial	not applicable	not applicable	not applicable	not applicable	not permitted	by Conditional Use	
SECTION 21.4							FUNCTION
SECTION 21.3							

SECTION 21.2 THOROUGHFARE STANDARDS

A. INSTRUCTIONS

1. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Civic Spaces. Thoroughfares shall generally consist of Vehicular Lanes and Public Frontages.
2. Thoroughfares shall be designed in context with the physical form and desired design speed of the Transect Zones through which they pass as defined in Table 21-4. The Public Frontages of Thoroughfares that pass from one Transect Zone to another should be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory. See Table 21-4.
3. Pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
4. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Cul-de-sacs shall be subject to approval to accommodate specific site conditions only.
5. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage. This percentage can be increased with a Conditional Use Permit from the Planning Commission.
6. Designated B-Streets may be exempted from one or more of the specified Public Frontage or Private Frontage requirements.
7. Standards for Paths and Bicycle Trails shall be governed by the guidelines developed by American Association of State Highway and Transportation Officials (AASHTO).

B. VEHICULAR LANES

1. General To All Zones T3, T4, T5, T5.5
 - a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 21-4.
 - b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout the community. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

C. PUBLIC FRONTAGES

1. General To All Zones T3, T4, T5, T5.5
 - a. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalks, Curbs, planters, Bikeways, and street trees.
 - b. Public Frontages should be designed as shown in Table 21-4 and allocated within Transect Zones as specified in Table 21-2d.
 - c. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 21-5 and Table 21-6. The spacing may be adjusted to accommodate specific site conditions.

2. Specific To Zones T3
 - a. The Public Frontage shall include trees of various species, naturalistically clustered.
 - b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.
3. Specific To Zones T4, T5, T5.5
 - a. The introduced landscape shall consist primarily of durable species tolerant of local water and soil conditions.
4. Specific To Zone T4
 - a. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least the first Story.
5. Specific To Zones T5, T5.5
 - a. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least the first Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the Shopfronts.
 - b. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.

TABLE 21-3. PUBLIC FRONTAGES – SPECIFIC

This table assembles prescriptions and dimensions for the Public Frontage elements – Curbs, walkways and Planters – relative to specific Thoroughfare types within Transect Zones. Table 21-3a assembles all of the elements for the various street types. This table shall be used for streetscape improvements.

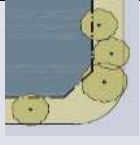
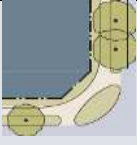

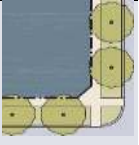
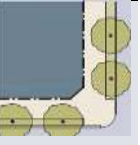



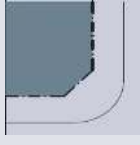
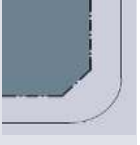

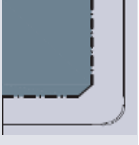







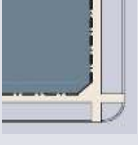




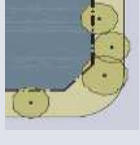
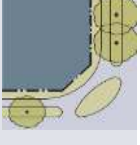

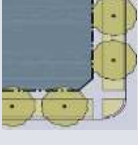
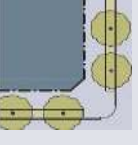
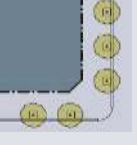


	R U R A L T R A N S E C T U R B A N											
TRANSECT ZONE	T3	T3	T3	T4	T4	T5	T5.5	T4	T5	T5.5	T5	T5.5
Public Frontage Type	HWY & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	ST-DR-AV-BV	ST-DR-AV-BV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.												
Total Width:	16-24 feet	12-24 feet	12-18 feet	12-18 feet	12-18 feet	12-18 feet	12-18 feet	12-20 feet	12-20 feet	12-20 feet	12-24 feet	12-24 feet
b. Curb. The detailing of the edge of the vehicular pavement incorporating drainage.												
Type:	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius:	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway. The hard surface dedicated exclusively to pedestrian activity.												
Type:	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width:	n/a	4-8 feet	4-8 feet	4-8 feet	4-8 feet	4-8 feet	4-8 feet	8-12 feet	8-12 feet	8-12 feet	10-20 feet	10-20 feet
d. Planter: The layer that accommodates street trees and other landscape materials.												
Arrangement:	Clustered	Clustered	Regular	Regular	Regular	Regular	Regular	Regular	Regular	Regular	Opportunistic	Opportunistic
Species:	Clustered	Clustered	Alternating	Single	Single	Single	Single	Single	Single	Single	Single	Single
Planter Type:	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well	Tree Well
Planter Width:	8 - 16 feet	8 - 16 feet	8 - 12 feet	8 - 12 feet	8 - 12 feet	8 - 12 feet	8 - 12 feet	4 - 6 feet	4 - 6 feet	4 - 6 feet	4 - 6 feet	4 - 6 feet

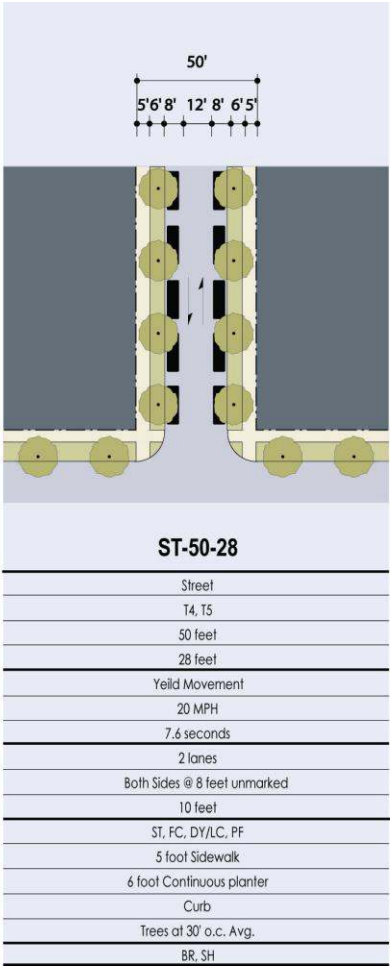
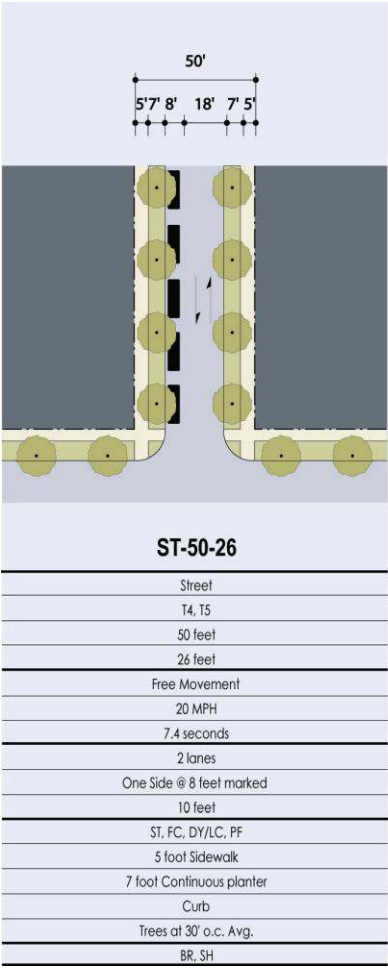
TABLE 21-4. THOROUGHFARE ASSEMBLIES.

The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width. All Thoroughfares permitted in T5 are also permitted in T5.5.

KEY			
ST-57-20-BL			
Thoroughfare Type			
Right of Way Width			
Pavement Width			
Transportation			
THOROUGHFARE TYPES			
Boulevard:	BV		
Avenue:	AV		
Commercial Street:	CS		
Street:	ST		
Road:	RD		
Rear Alley:	RA		
Rear Lane:	RL		
Bicycle Route:	BR		
Bicycle Lane:	BL		
Sharrow:	SH		
Path:	PT		
Transit Route:	TR		

RL-24-12		RA-24-24	
Thoroughfare Type	Rear Lane	Thoroughfare Type	Rear Alley
Transect Zone Assignment	T3, T4	Transect Zone Assignment	T5
Right-of-Way Width	24 feet	Right-of-Way Width	24 feet
Pavement Width	12 feet	Pavement Width	24 feet
Movement	Yield Movement	Movement	Slow Movement
Design Speed	10 MPH	Design Speed	10 MPH
Pedestrian Crossing Time	3.5 seconds	Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a	Traffic Lanes	n/a
Parking Lanes	None	Parking Lanes	None
Curb Radius	Taper	Curb Radius	Taper
Public Frontage Type	None	Public Frontage Type	None
Walkway Type	None	Walkway Type	None
Planter Type	None	Planter Type	None
Curb Type	Inverted Crown	Curb Type	Inverted Crown
Landscape Type	Trees at 30' o.c. Avg.	Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	None	Transportation Provision	None

KEY	
ST-57-20-BL	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	
THOROUGHFARE TYPES	
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Route:	BR
Bicycle Lane:	BL
Sharrow:	SH
Path:	PT
Transit Route:	TR
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

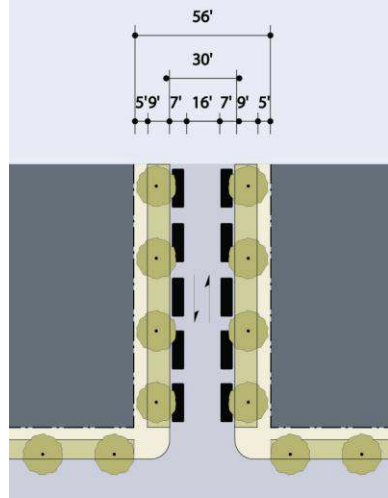
Pavement Width

Transportation

THOROUGHFARE TYPES

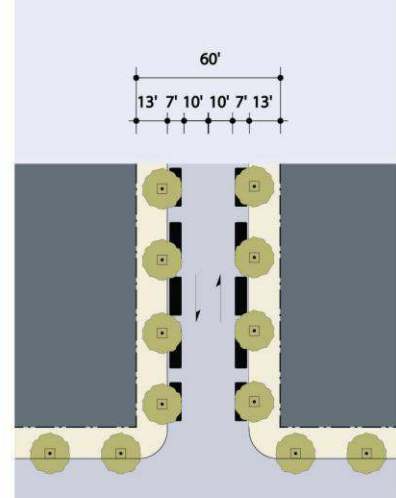
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Route:	BR
Bicycle Lane:	BL
Sharrow:	SH
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



ST-56-30

Street
T3, T4
56 feet
30 feet
Slow Movement
20 MPH
8.5 seconds
2 lanes
Both Sides @ 7 feet unmarked
5 feet
ST, FC, DY/LC, PF
5 foot Sidewalk
9 foot Continuous planter
Curb
Trees at 30' o.c. Avg.
BR



ST-60-34

Street
T4, T5
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both Sides @ 7 feet marked
10 feet
ST, FC, DY/LC
6 foot Sidewalk
4'X4' tree well
Curb
Trees at 30' o.c. Avg.
BR, SH, TR

KEY
ST-57-20-BL

Thoroughfare Type

Right of Way Width

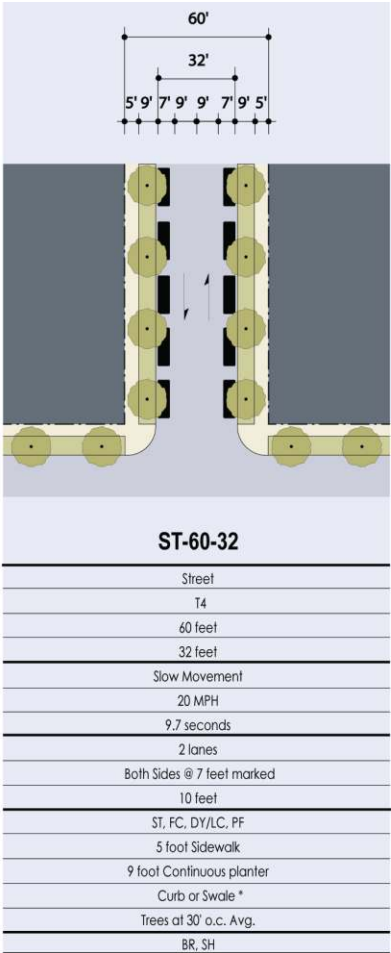
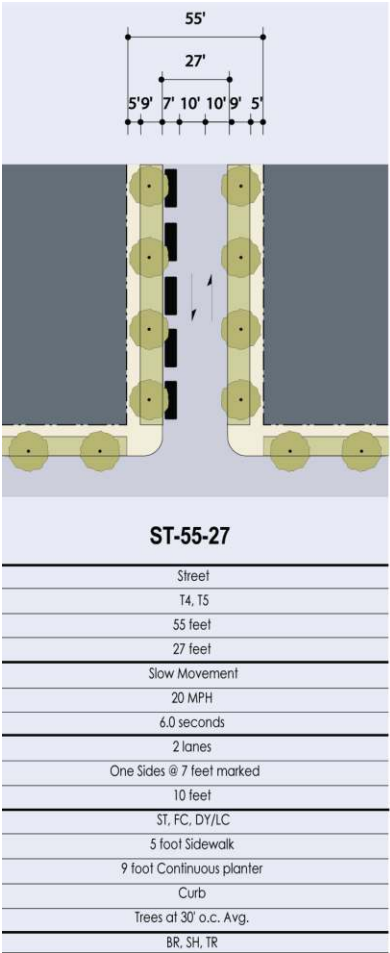
Pavement Width

Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Route:	BR
Bicycle Lane:	BL
Sharrow:	SH
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



KEY
ST-57-20-BL

Thoroughfare Type

Right of Way Width

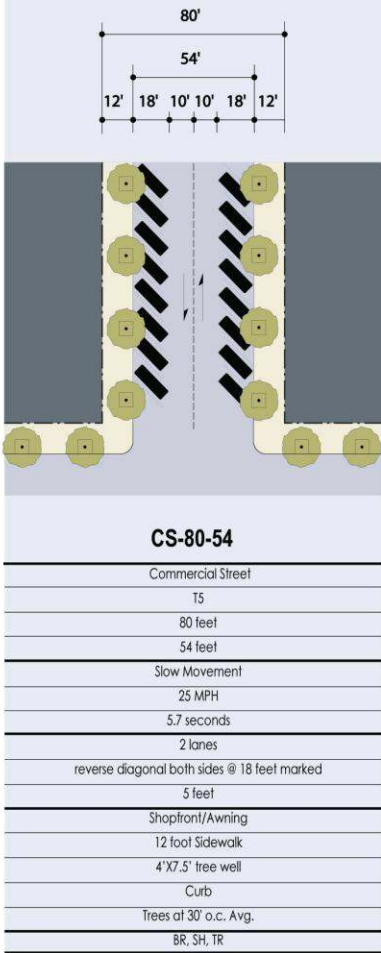
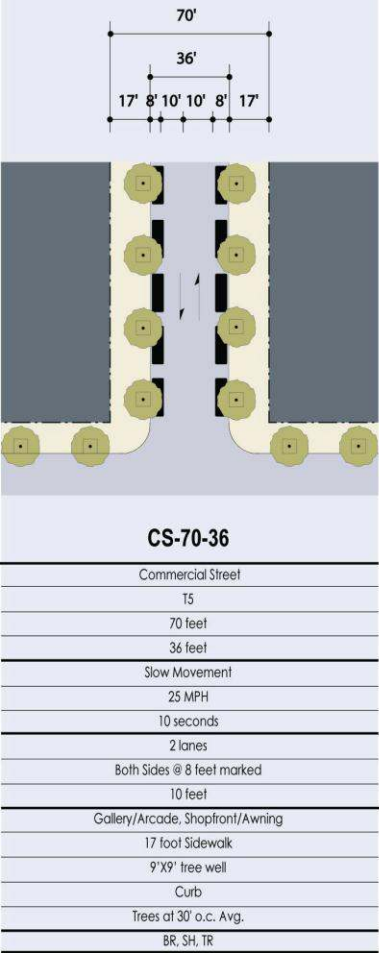
Pavement Width

Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Route:	BR
Bicycle Lane:	BL
Sharrow:	SH
Path:	PT
Transit Route:	TR

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	70 feet
Pavement Width	36 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	10 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning
Walkway Type	17 foot Sidewalk
Planter Type	9'X9' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR



KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

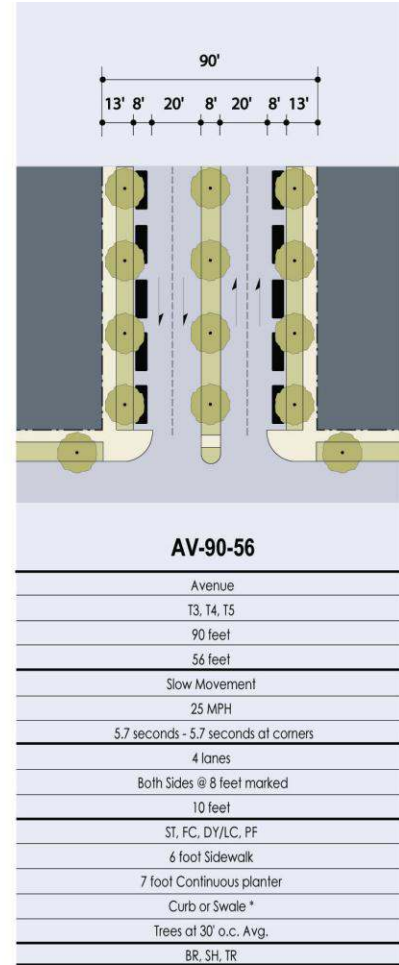
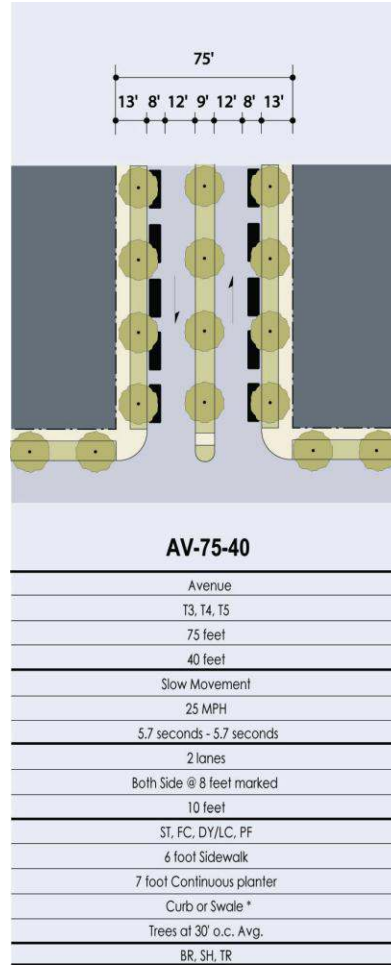
Pavement Width

Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Route:	BR
Bicycle Lane:	BL
Sharrow:	SH
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Route:	BR
Bicycle Lane:	BL
Sharrow:	SH
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

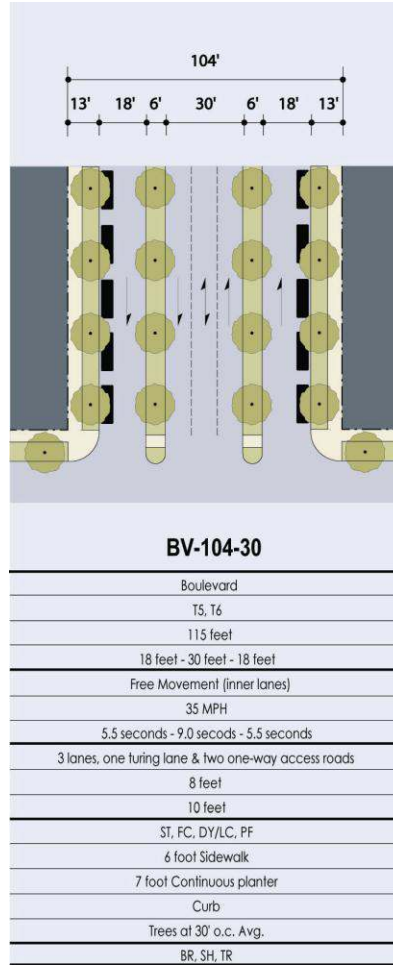


TABLE 21-5. PUBLIC LIGHTING

Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows where each type is permitted.



	T3	T4	T5	T5.5	Light Specifications
Cobra Head 					
Post Top 	■	■	■	■	Acorn Shaped, HPS – Specifications by Duke Energy
					Gaslight Replica, HPS – Specifications by Duke Energy
					Traditional Style, HPS – Specifications by Duke Energy

TABLE 21-6. PUBLIC PLANTING

This table shows six common types of Street Tree shapes and their appropriateness relative to Thoroughfare type, which are relative to Transect Zones.






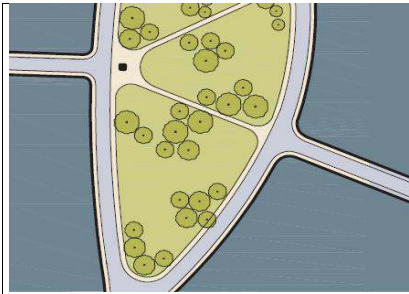
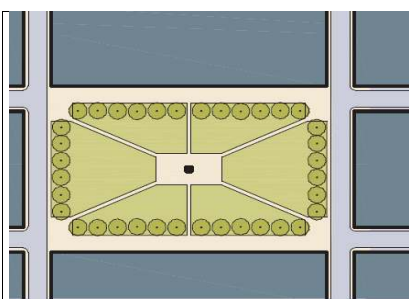
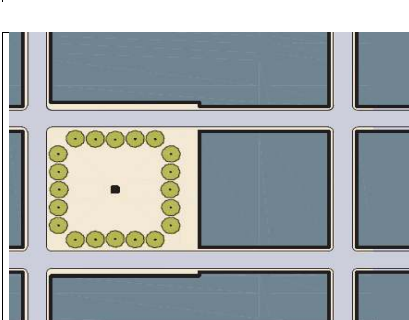
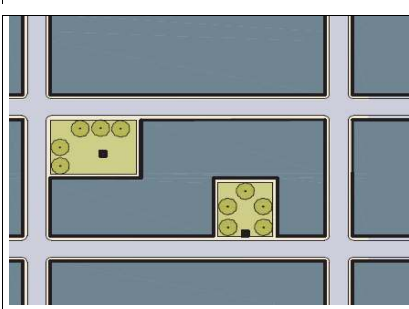
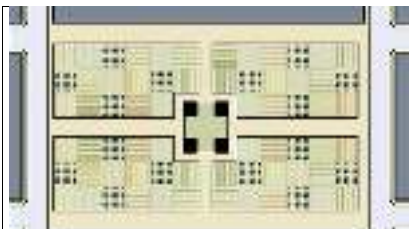
	HW	RD	ST	ST	DR	DR	AV	AV	CS	BV	BV	Botanic Name
	T1	T1	T3	T5	T3	T5	T3	T5	T5	T3	T5	
	T3	T3	T4	T5.5	T4	T5.5	T4	T5.5	T5.5	T4	T5.5	
Columnar												<i>Malus baccata</i> 'Columnaris'
	■	■	■	■	■	■	■	■	■	■	■	<i>Sophora japonica</i> 'Columnaris'
												<i>Acer saccharum</i> 'Goldspire'
												<i>Quercus robur</i> 'Fastigiata'
Oval												<i>Acer griseum</i>
	■	■	■	■	■	■	■	■		■	■	<i>Fraxinus pennsylvanica</i>
												<i>Cornus kousa</i>
												<i>Gleditsia triacanthos</i> var. <i>inermis</i>
												<i>Ostrya virginiana</i>
												<i>Carpinus caroliniana</i>
												<i>Acer rubrum</i>
												<i>Fraxinus pennsylvanica</i>
Rounded												<i>Acer buergerianum</i>
	■	■	■	■	■	■	■	■		■	■	<i>Acer ginnala</i>
												<i>Cercis canadensis</i>
												<i>Cotinus obovatus</i>
												<i>Magnolia kobus</i> var. <i>stellata</i>
												<i>Acer campestre</i>
												<i>Ginkgo biloba</i>
Spreading												<i>Magnolia tripetala</i>
	■	■	■		■		■			■		<i>Parrotia persica</i>
												<i>Syringa reticulata</i>
Vase												<i>Maackia amurensis</i>
	■	■	■		■		■			■		<i>Halesia Carolina</i>
												<i>Hamamelis virginiana</i>
												<i>Styrax japonicus</i>
												<i>Cladrastis kentukea</i>
												<i>Koelreuteria paniculata</i>
												<i>Ulmus parvifolia</i>
												<i>Zelkova serrata</i>

TABLE 21-7. CIVIC SPACE

<p>a. Green: An Open Space, available for unstructured recreation. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 1/2 acre and the maximum should be 8 acres.</p>		<p>T3</p>
<p>b. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size should be 1/4 acre and the maximum should be 5 acres.</p>		<p>T4 T5 T5.5</p>
<p>c. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size should be 1/8 acre and the maximum should be 2 acres.</p>		<p>T4 T5 T5.5</p>
<p>d. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>		<p>T3 T4 T5 T5.5</p>
<p>e. Community Garden: A grouping of garden plots available for small-scale cultivation. Community gardens can be fenced and accommodate individual storage sheds. The availability of running water should be required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Parks and Greens. There shall be no minimum or maximum size.</p>		<p>T3 T4 T5 T5.5</p>

SECTION 21.3 FORM-BASED CODE PLANNING AND REGULATION

A. INSTRUCTIONS

1. The City Administration shall prepare, or have prepared on its behalf, Regulating Plans to guide further development. Regulating Plans shall be prepared in a process of public consultation subject to approval by the City Council.
2. Regulating Plans shall regulate, at minimum, an area the size commensurate with its Community Unit type as listed in Section 21.3 (B). The City Administration shall determine a Community Unit type based on existing conditions and intended evolution in the plan area.
3. Regulating Plans shall consist of one or more maps showing the following:
 - a. The boundaries of the Community Unit(s),
 - b. Transect Zones and any Civic Zones within each Community Unit, assigned according to an analysis of existing conditions and future needs,
 - c. a Thoroughfare network, existing or planned (Table 21-3, and Table 21-4),
 - d. any Special Requirements (Section 21.3 (F)),
 - e. and a record of any Conditional Uses or Variances.
4. Within any area subject to an approved Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit site plans under Section 21.4 in accordance with the provisions of this Code.
5. The owner of a parcel, or abutting parcels, consisting of 5 acres or more of contiguous lots within an area subject to a Regulating Plan may apply to prepare a Special Area Plan(Define). In consultation with the City Administration, a Special Area Plan may assign new Transect Zones, Civic Zones, Thoroughfares, and/or Special Requirements as provided in this Code, with appropriate transitions to abutting areas.

B. COMMUNITY UNIT TYPES

1. Regulating Plans shall encompass one or more of the following Community Unit types.
2. TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)
 - a. A TND should be assigned to neighborhood areas that are predominantly residential with one or more Mixed Use Corridors or centers. A TND shall be oriented around one or more existing or planned Common Destinations.
 - b. The edges of a TND should blend into adjacent neighborhoods and/or a downtown without buffers. Edge development should attempt to be compatible with architectural elements of adjacent neighborhoods.
3. RCD (REGIONAL CENTER DEVELOPMENT)
 - a. A RCD should be assigned to downtown areas that include significant Office and Retail Functions as well as government and other Civic institutions of regional importance. A RCD shall be mapped around an important Mixed Use Corridor or Center.
 - b. The edges of a RCD should blend into adjacent neighborhoods without buffers.

4. TOD (TRANSIT ORIENTED DEVELOPMENT)

- a. Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 21.4(H) 2e.

C. **TRANSECT ZONES**

1. Transect Zone standards for Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 21-2.
2. A Transect Zone shall include elements indicated by Section 21.4 and Section 21.5.

D. **CIVIC ZONES**

1. GENERAL

- a. Regulating Plans shall designate Civic Space Zones (CS) and Civic Building Zones (CB).

2. CIVIC SPACE ZONES (CS)

- a. Civic Spaces shall be generally designed as described in Table 21-7, their type determined by the surrounding or adjacent Transect Zone.

3. CIVIC BUILDING ZONES (CB)

- a. Civic Buildings shall be permitted on Civic Zones reserved in the Regulating Plan.

E. **DENSITY CALCULATIONS**

1. Base Residential Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 21-2b.
2. The housing and other Uses for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 21-12, Table 21-13 and Section 21.4(H)

F. **SPECIAL REQUIREMENTS**

1. A Regulating Plan may designate any of the following Special Requirements:
 - a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 25% of the total length of Frontages within a Community Unit.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage.
 - c. Mandatory and/or Recommended porch front, requiring or advising that a porch be included in the Private Frontage.
 - d. Build-to Line, requiring the placement of the building Facade along the line.
 - e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 21-4) and Private Frontage (Table 21-8) be coordinated as a single, coherent landscape and paving design.

- f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Historic Preservation Commission in accordance with established guidelines.
- g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

SECTION 21.4 LOT AND BUILDING REGULATIONS

A. INSTRUCTIONS

1. Lots and buildings located within a Regulating Plan governed by this Code and previously approved by the City Council shall be subject to the requirements of this Section.
2. Building and site plans submitted under this Section shall show the following, in compliance with the standards described in this Section:
 - a. For preliminary site and building approval:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Density and number of dwelling units
 - Parking Location Standards
 - b. For final approval, in addition to the above:
 - Landscape Standards
 - Signage Standards
 - Special Requirements, if any
 - Architectural Standards
 - Lighting Standards

B. NON-CONFORMING USES

1. Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Planning Commission shall determine the provisions of this section that shall apply.
2. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
3. Where buildings exist on adjacent Lots, the Zoning Administrator may require that a proposed building match one or the other of the adjacent Setbacks and heights where such changes result in greater conformance with the specifications and intent of this Code.
4. The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 21-12 and Table 21-13.

C. SPECIAL REQUIREMENTS

1. To the extent that a Regulating Plan designates any of the following Special Requirements, standards shall be applied as follows:
 - a. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards.
 - b. a Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 8. Awnings, if

present, shall be 3 feet deep, minimum. The first floor shall be confined to Retail Function through the depth of the second Layer. (Table 21-19d.)

- c. a Mandatory or Recommended porch front requires or advises that a porch be included in the Private Frontage.
- d. A Build-to Line requires the placement of the building Façade along the line.
- e. a Coordinated Frontage designation requires that the Public Frontage (Table 21-4) and Private Frontage (Table 21-8) be coordinated as a single, coherent landscape and paving design.
- f. a Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the Historic Preservation Commission in accordance with established guidelines.
- g. a Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- h. a Building of Value designation requires that the building or structure may be altered or demolished only in accordance with Bellevue Historic Preservation Ordinance.

D. CIVIC ZONES (CZ)

1. GENERAL

- a. Civic Zones are designated on Regulating Plans as Civic Space (CS) or Civic Building (CB).

2. CIVIC SPACES (CS)

- a. Civic Spaces shall be generally designed as described in Table 21-7.

E. BUILDING DISPOSITION

1. SPECIFIC TO ZONES T3, T4, T5, T5.5, CZ

- a. Newly platted Lots shall be dimensioned according to Table 21-2f.
- b. Building Disposition types shall be as shown in Table 21-10 and Table 21-2i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 21-2g, Table 21-2h, and Tables 21-15 – 21-18.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 21-19c.
- e. Lot coverage by building shall not exceed that recorded in Table 21-2f and Table 21-15 – 21-18.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 21-2g and Table 21-15 – 21-18.
- g. Setbacks for Principal Buildings shall be as shown in Table 21-2g and Table 21-15 – 21-18. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks.

- ## F. BUILDING CONFIGURATION

- 183

- a. Awnings may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
 - b. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 21-19d)
 - c. Loading Docks and Service Areas shall not be permitted on Frontages.
 - d. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
 - e. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
 - f. A first level Residential or Lodging Function shall be raised a minimum of 1.5 feet from average Sidewalk grade.
- G. BUILDING FUNCTION**
- 1. GENERAL TO ZONES T3, T4, T5, T5.5, CZ
 - a. Buildings in each Transect Zone shall conform to the Functions on Table 21-11, Table 21-14 and Table 21-2(l). Functions that do not conform shall require approval by Conditional Use or Variance as specified on Table 21-14.
 - 2. SPECIFIC TO ZONE T3
 - a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 21-11.
 - 3. SPECIFIC TO ZONE T4
 - a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 21-11.
 - 4. SPECIFIC TO ZONE T5
 - a. First Story Commercial Functions shall be permitted by Right.
 - b. Manufacturing Functions within the first Story may be permitted by Conditional Use.
- H. PARKING AND DENSITY CALCULATIONS**
- 1. SPECIFIC TO ZONES T3, CZ
 - a. Buildable Density on a Lot shall be determined by Table 21-2b.
 - b. Buildable Density on a Lot shall be further reduced by the actual parking provided within the Lot as applied to the Functions permitted in Table 21-12 and Table 21-13.
 - 2. SPECIFIC TO ZONES T4, T5, T5.5, CZ
 - a. Buildable Density on a Lot shall be determined by Table 21-2b.
 - b. Buildable Density on a Lot shall be further adjusted by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Community Unit, if available.
 - c. The actual parking may be adjusted upward by using the demand calculations as determined by Table 21-13, Parking Occupancy Rates, the applicant shall submit a

parking demand summary sheet showing the process for calculating the reduction as outlined in this section.

- i. The minimum number of parking spaces that are to be provided and maintained for each use shall be determined based on Table 21-12.
- ii. The gross minimum number of parking spaces shall be multiplied by the "occupancy rate" as found in Table 21-13, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively.
- iii. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period.
- iv. The greatest of the aggregative gross minimum numbers of parking spaces for each period shall be determined.
- v. The Parking Occupancy Rates reduction is available for any Functions within any pair of adjacent Blocks.
- d. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 21-13.
- e. Within the overlay area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- f. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Section 21.3.
- g. Accessory Units do not count toward Density calculations.
- h. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

I. PARKING LOCATION STANDARDS

1. GENERAL TO ZONES T3, T4, T5, T5.5, CZ
 - a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
 - b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.
 - c. For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage, except for corner lots at intersections with the A-Grid.
2. SPECIFIC TO ZONE T3, CZ
 - a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. (Table 21-19d)
 - b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer.
3. SPECIFIC TO ZONES T3, T4, CZ
 - a. Driveways at Frontages shall be no wider than 10 feet in the first Layer. (Table 21-19.f)
4. SPECIFIC TO ZONE T4, CZ

- a. All parking areas and garages shall be located at the second or third Layer. (Table 21-19d)
5. SPECIFIC TO ZONES T5, T5.5, CZ
 - a. All parking lots, garages, and Parking Structures shall be located at the second or third Layer. (Table 21-19d)
 - b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 21-19.f)
 - c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels that may be exited by pedestrians directly into a building.
 - d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.

J. LANDSCAPE STANDARDS

1. GENERAL TO ZONES T3, T4, T5, T5.5, CZ
 - a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 21-2f.
2. SPECIFIC TO ZONES T3, T4, CZ
 - a. The first Layer may not be paved, with the exception of Driveways as specified in Section 21.4(l)2 and Section 21.4(l)3. (Table 21-19d)
3. SPECIFIC TO ZONE T3, CZ
 - a. A minimum of one tree shall be planted within the first Layer for each 5,000 square feet, or portion thereof. (Table 21-19d)
 - b. Trees may be of single or multiple species as shown on Table 21-6.
 - c. Trees may be naturalistically clustered.
4. SPECIFIC TO ZONE T4, CZ
 - a. A minimum of one tree shall be planted within the first Layer for each 5,000 square feet, or portion thereof. (Table 21-19d)
 - b. Trees shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 21-6.
5. SPECIFIC TO ZONE T5, T5.5, CZ
 - a. Trees shall not be required in the first Layer.
 - b. The first Layer may be paved to match the pavement of the Public Frontage.

K. SIGNAGE STANDARDS

1. GENERAL TO ZONES T3, T4, T5
 - a. There shall be no signage permitted additional to that specified in this section.
 - b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
2. SPECIFIC TO ZONE T3
 - a. Signage shall not be illuminated.

3. SPECIFIC TO ZONES T4, T5, T5.5
 - a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.
4. SPECIFIC TO ZONES T3, T4
 - a. One blade sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.
5. SPECIFIC TO ZONE T5, T5.5
 - a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.
 - b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.
 - c. Monument signs, not to exceed 6 ft. in height and 4 ft. in width shall be permitted for each Mixed-use Frontage. Such sign may contain the names of all tenant(s) or occupant(s) of the building and there shall be a maximum of one (1) monument sign per Frontage.

TABLE 21-8. PRIVATE FRONTAGES

The Private Frontage is the area between the building Façade and the Lot line.


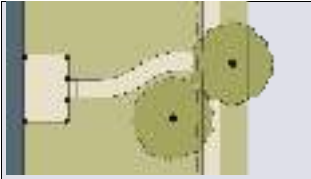

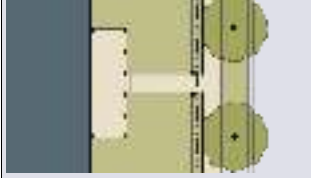


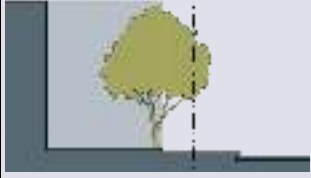





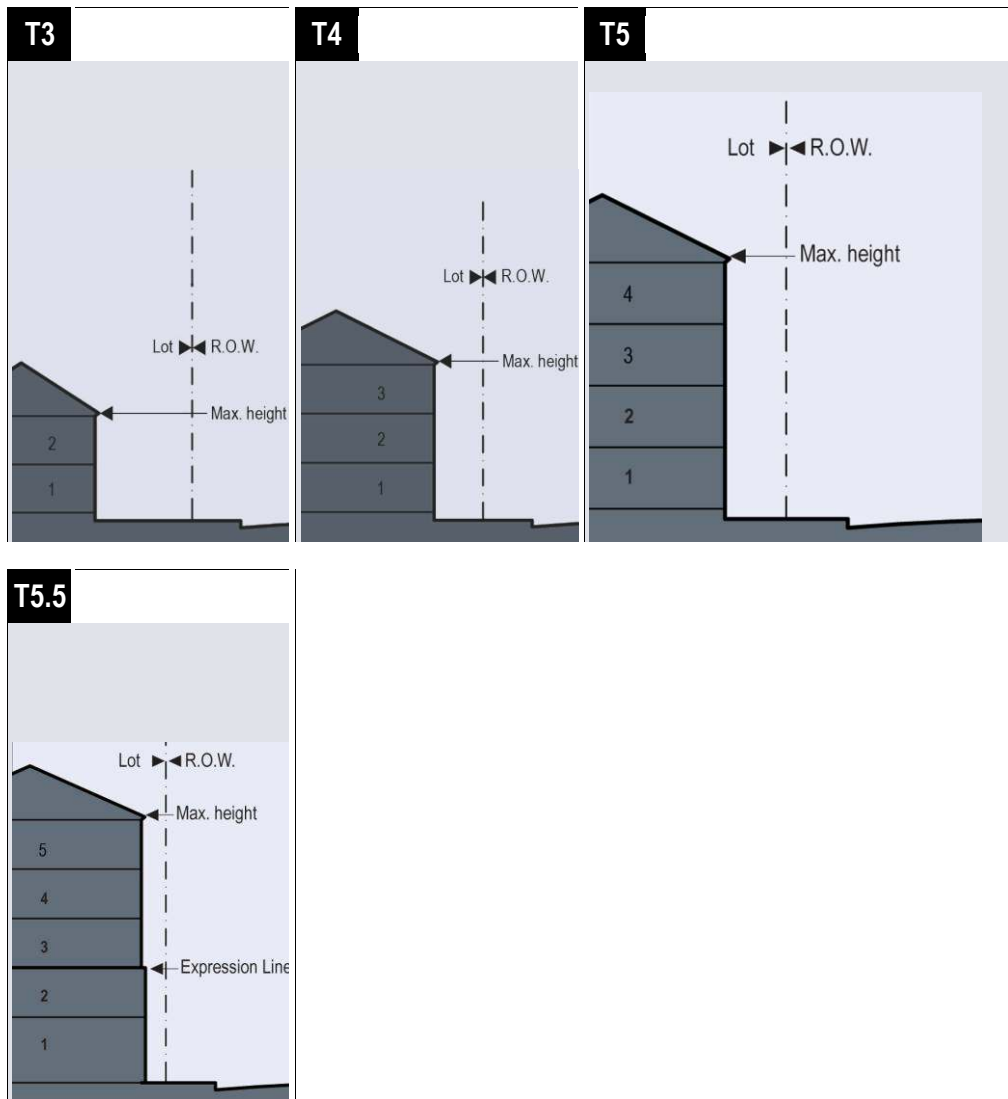
	SECTION	PLAN			
			LOT	R.O.W	
	PRIVATE	PUBLIC	PRIVATE	PUBLIC	
	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	
<p>a. Common Yard: a planted Frontage wherein the Façade is set back from the Frontage Line. The front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares. Porches or Stoops may be used in conjunction.</p>			T3		
<p>b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>			T3		
			T4		
			T5		
			T5.5		
<p>c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated stoop or sunken Lightwell. This type buffers Residential Function from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>			T4		
<p>d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>			T4		
			T5		
			T5.5		
<p>e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor Residential Function.</p>			T4		
<p>f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail Function. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>			T4		
			T5		
			T5.5		

TABLE 21-9. BUILDING CONFIGURATION

This table shows the configurations for different building heights for each Transect Zone. Expression Lines shall occur on higher buildings as shown.



1. Building height shall be measured in number of Stories, from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), clock towers, chimney flues, water tanks, elevator bulkheads and similar structures.

2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet and may be a maximum of 24 feet.

3. Height shall be measured from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), clock towers, chimney flues, water tanks, elevator bulkheads (not the top of parapet) of a flat roof.

TABLE 21-10. BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each Lot, establishing suitable building types for each Transect Zone.



<p>a. Edgeyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<p>T3</p> <p>T4</p>
<p>b. Sideyard: Specific Types - duplex, zero-lot-line house. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank sidewall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a duplex. Sharing a party wall in this disposition reduces energy costs, and sometimes noise.</p>		<p>T4</p> <p>T5</p> <p>T5.5</p>
<p>c. Rearyard: Specific Types - Townhouse, Live-work unit, loft building, Multi-family buildings, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Townhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4</p> <p>T5</p> <p>T5.5</p>

TABLE 21-11. BUILDING FUNCTION

This table categorizes Building Function within Transect Zones. Parking requirements are correlated to use intensity. For Specific Function permitted By Right or by Conditional Use, see Table 21-14.

	T3	T4	T5 T5.5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under the same ownership.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standards (See Table 21-21).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 21-14).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office Function on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office Function on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office Function on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail Function is restricted to the one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific Function shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail Function is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific Function shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for Retail Function is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC	See Table 21-14	See Table 21-14	See Table 21-14
f. OTHER	See Table 21-14	See Table 21-14	See Table 21-14

TABLE 21-12. PARKING CALCULATIONS

The gross minimum number of parking spaces listed below shall be multiplied by the "occupancy rate" as found in Table 21-13, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period.

	T3	T4	T5 T5.5
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / unit	1 / unit	1.0 / unit
OFFICE	3.0 / 1,000 s.f.	3.0 / 1,000 s.f.	2.0 / 1,000 s.f.
RETAIL	4.0 / 1,000 s.f.	4.0 / 1,000 s.f.	3.0 / 1,000 s.f.
CIVIC	1 / 5 seats assembly use 1 / 1,000 square feet of exhibition or recreation area	1 / 5 seats assembly use 1 / 1,000 s.f. exhibition or recreation area Parking requirement may be reduced according to the Parking Occupancy Rate Table 21-13. 1 Bicycle Rack Space / 20 vehicular spaces required Parking for civic uses may be provided off-site within a distance of 1,000 feet.	1 / 5 seats assembly uses 1 / 1,000 s.f. exhibition or recreation area Parking requirement may be reduced according to the Parking Occupancy Rate Table 21-13. 1 Bicycle Rack Space / 20 vehicular spaces required Parking ratio may be reduced within ½ mile radius of TOD and within ¼ mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1000 feet.
OTHER	To be determined by Section 13.2 of the Zoning Ordinance		

TABLE 21-13. PARKING OCCUPANCY RATE TABLE

USES	M – F	M – F	M – F	SAT & SUN	SAT & SUN	SAT & SUN
	8 AM – 6 PM	6 PM – 12 AM	12 AM – 8 AM	8 AM – 6 PM	6 PM – 12 AM	12 AM – 8 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
OFFICE	100%	20%	5%	5%	5%	5%
RETAIL	90%	80%	5%	100%	70%	5%
HOTEL	70%	100%	100%	70%	100%	100%
RESTAURANT	70%	100%	100%	70%	100%	100%
MOVIE THEATER	40%	80%	10%	80%	100%	10%
ENTERTAINMENT	40%	100%	10%	80%	100%	50%
CONFERENCE / CONVENTIONS	100%	100%	5%	100%	100%	5%
CIVIC (NON-CHURCH)	100%	20%	5%	10%	10%	5%
CIVIC (CHURCH)	20%	20%	5%	100%	50%	5%

City Administration shall provide a spreadsheet that will provide calculations for specific applications based on the above occupancy rates.

TABLE 21-14. SPECIFIC FUNCTION

a. RESIDENTIAL

	T3	T4	T5	T5.5
Mixed Use Block			■	■
Flex Building		■	■	■
Multi-Family Building		■	■	■
Live/Work Unit	■	■	■	■
Townhouse		■	■	■
Duplex		■	■	■
Sideyard House	■	■	■	■
Cottage	■	■		
House	■	■		
Villa				
Accessory Unit	■	■	■	■

b. LODGING

Hotel (no room limit)			■	■
Inn (up to 20 rooms)		■	■	■
B&B (up to 6 rooms)	■	■	■	■
School Dormitory		■	■	■

c. OFFICE

Office Building		■	■	■
Live/Work Unit	■	■	■	■

d. RETAIL

Open Market Building	■	■	■	■
Retail Building		■	■	■
Restaurant	■	■	■	■
Kiosk		■	■	■
Push Cart			□	□
Liquor Store		□	■	■
Adult Entertainment				

e. CIVIC

Bus Shelter	■	■	■	■
Convention Center			□	□
Conference Center			□	□
Exhibition Center			□	□
Fountain or Public Art	■	■	■	■
Library	□	■	■	■
Live Theater			■	■
Movie Theater			■	■
Museum			■	■
Outdoor Auditorium	■	■	■	■
Parking Structure			■	■
Playground	■	■	■	■
Sports Stadium				
Surface Parking Lot		□	□	□
Religious Assembly	■	■	■	■

f. OTHER: AGRICULTURAL

	T3	T4	T5	T5.5
Greenhouse	■			
Stable	□			
Kennel	□	□	□	□

f. OTHER: AUTOMOTIVE

Gasoline		□	□	□
Automobile Service				
Truck Maintenance				
Drive-Through Facility		□	□	□
Rest Stop				
Roadside Stand				
Billboard				
Shopping Center				
Shopping Mall				

f. OTHER: CIVIL SUPPORT

Fire Station	■	■	■	■
Police Station		■	■	■
Cemetery	□	□		
Funeral Home		■	■	■
Hospital			□	□
Medical Clinic		□	■	■

f. OTHER: EDUCATION

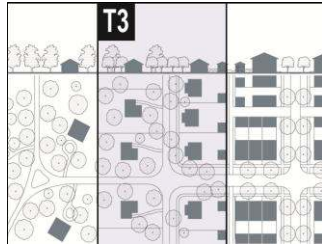
College			□	□
High School		□	□	□
Trade School			□	□
Elementary School	□	■	■	■
Other - Childcare Center	■	■	■	■

f. OTHER: INDUSTRIAL

Heavy Industrial Facility				
Light Industrial Facility		□	□	□
Truck Depot				
Laboratory Facility			□	□
Water Supply Facility				
Sewer and Waste Facility				
Electric Substation	□	□	□	□
Wireless Transmitter				
Cremation Facility				
Warehouse				
Produce Storage				
Mini-Storage				

■ By Right
□ By Conditional Use

TABLE 21-15. FORM-BASED CODE GRAPHICS – T3



(See Table 21-1)

I. BUILDING FUNCTION (Tables 21-11 & 21-14)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (Table 21-9)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (Table 21-2f)

Lot Width	40 ft. min. 70 ft. max.
Lot Coverage	60% max.

i. BUILDING DISPOSITION (Table 21-10)

Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted

g. SETBACKS – PRINCIPAL BLDG (Table 21-2g)

(g.1) Front Principal	12 ft. – 30 ft.
(g.2) Front Secondary	16 ft. min.
(g.3) Side	5 ft. min.
(g.4) Rear	20 ft. min.
Frontage Buildout	50% min.

h. SETBACKS – OUTBUILDING (Table 21-2h)

(h.1) Front	20 ft. min. + bldg. setback
(h.2) Side	3 ft. min. or 6 ft. total
(h.3) Rear	3 ft. min. *

j. PRIVATE FRONTAGES (Table 21-8)

Common Lawn	permitted
Porch & Fence	permitted
Terrace / Lightwell	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront	not permitted

Refer to Summary Table 21-2

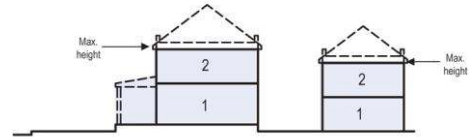
PARKING PROVISIONS

(See Tables 21-11, 21-12 & 21-13)

* 3 ft. max. @ alley corner lots

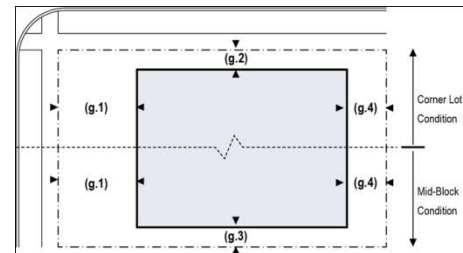
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 21-9.



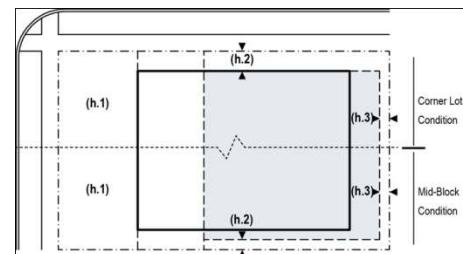
SETBACKS – PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS – OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 21-19d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 21-19d). Side- or rear- entry garages may be allowed in the first or second Layer.
3. Trash containers and storage shall be stored within the third Layer and screened from the Frontage.

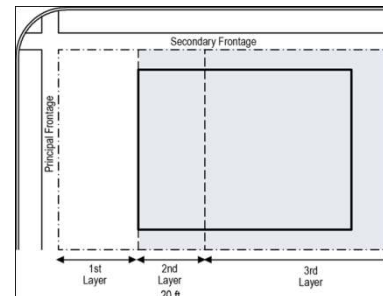
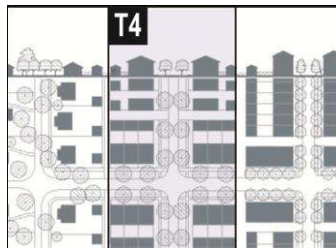


TABLE 21-16. FORM-BASED CODE GRAPHICS – T4



(See Table 21-1)

I. BUILDING FUNCTION (Tables 21-11 & 21-14)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (Table 21-9)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (Table 21-2f)

Lot Width	18 ft. – 60 ft.
Lot Coverage	70% max.

i. BUILDING DISPOSITION (Table 21-10)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted

g. SETBACKS – PRINCIPAL BLDG (Table 21-2g)

(g.1) Front Principal	0 ft. – 12 ft.
(g.2) Front Secondary	0 ft. – 12 ft.
(g.3) Side	0 ft. min. or 6 ft. total
(g.4) Rear	3 ft. min. *
Frontage Buildout	70% min. at setback

h. SETBACKS – OUTBUILDING (Table 21-2h)

(h.1) Front	20 ft. min. + bldg. setback
(h.2) Side	0 ft. min. or 3 ft. at corner
(h.3) Rear	3 ft.

j. PRIVATE FRONTAGES (Table 21-8)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace / Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Parking Lot	not permitted

Refer to Summary Table 21-2

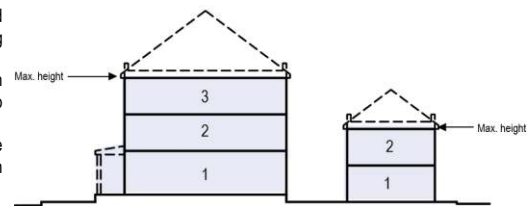
PARKING PROVISIONS

(See Tables 21-11, 21-12 & 21-13)

* Or 15 ft. from centerline of Alley or Lane

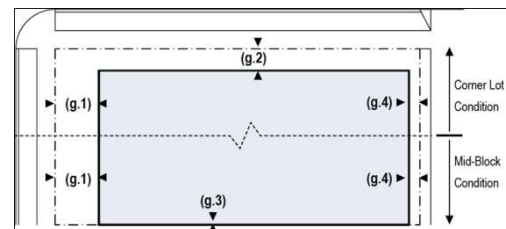
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 21-9.



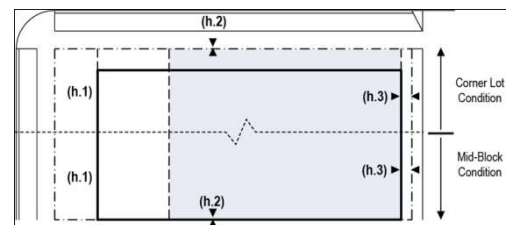
SETBACKS – PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS – OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 21-19d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 21-19d). Side- or rear- entry garages may be allowed in the first or second Layer.
3. Trash containers and storage shall be stored within the third Layer and screened from the Frontage.

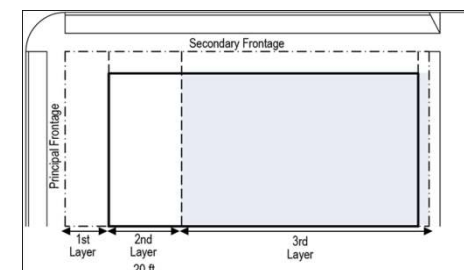
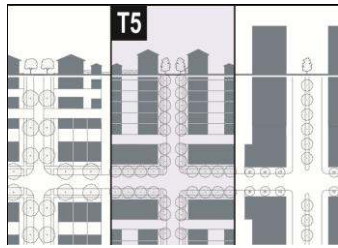


TABLE 21-17. FORM-BASED CODE GRAPHICS – T5



(See Table 21-1)

I. BUILDING FUNCTION (Tables 21-11 & 21-14)

Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	not permitted

k. BUILDING CONFIGURATION (Table 21-9)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (Table 21-2f)

Lot Width	22 ft. – 180 ft.
Lot Coverage	100% max.

i. BUILDING DISPOSITION (Table 21-10)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted

g. SETBACKS – PRINCIPAL BLDG (Table 21-2g)

(g.1) Front Principal	0 ft. – 8 ft.
(g.2) Front Secondary	0 ft. – 8 ft.
(g.3) Side	8 ft. max.
(g.4) Rear	3 ft. min. *
Frontage Buildout	80% min. at setback

h. SETBACKS – OUTBUILDING (Table 21-2h)

(h.1) Front	40 ft. max. from rear prop.
(h.2) Side	0 ft. min.
(h.3) Rear	3 ft. max.

j. PRIVATE FRONTAGES (Table 21-8)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace / Lightwell	permitted
Forecourt	permitted
Scoop	permitted
Shopfront	permitted

Refer to Summary Table 21-2

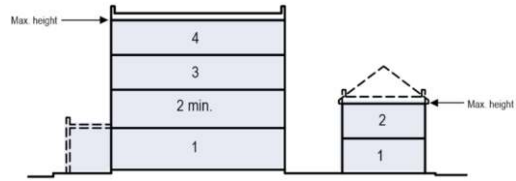
PARKING PROVISIONS

(See Tables 21-11, 21-12 & 21-13)

* or 15 ft. from centerline of Alley or Lane

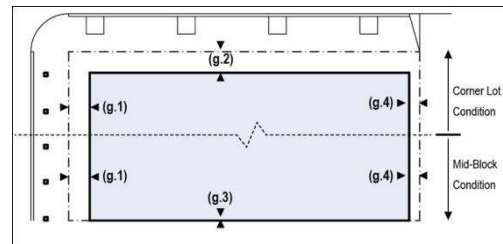
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 21-9.



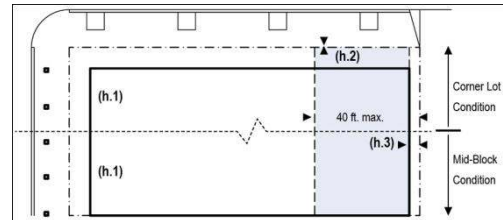
SETBACKS – PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS – OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 21-19d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 21-19d).
3. Trash containers and storage shall be stored within the third Layer.

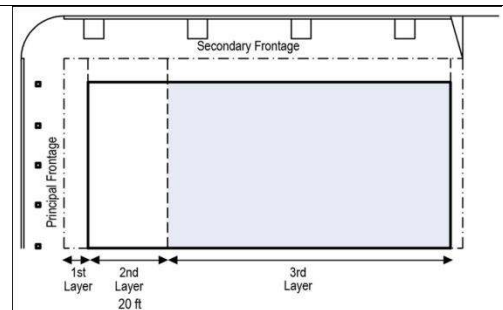
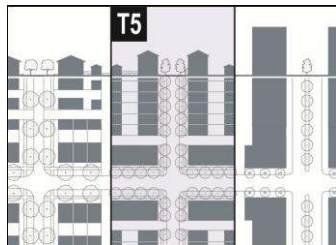


TABLE 21-18. FORM-BASED CODE GRAPHICS – T5.5



(See Table 21-1)

I. BUILDING FUNCTION (Tables 21-11 & 21-14)

Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	by Conditional Use

k. BUILDING CONFIGURATION (Table 21-9)

Principal Building	5 stories max. 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (Table 21-2f)

Lot Width	22 ft. – 180 ft.
Lot Coverage	100% max.

i. BUILDING DISPOSITION (Table 21-10)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted

g. SETBACKS – PRINCIPAL BLDG (Table 21-2g)

(g.1) Front Principal	0 ft. – 8 ft.
(g.2) Front Secondary	0 ft. – 8 ft.
(g.3) Side	8 ft. max.
(g.4) Rear	3 ft. min. *
Frontage Buildout	80% min. at setback

h. SETBACKS – OUTBUILDING (Table 21-2h)

(h.1) Front	40 ft. max. from rear prop.
(h.2) Side	0 ft. min.
(h.3) Rear	3 ft. max.

j. PRIVATE FRONTAGES (Table 21-8)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace / Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted

Refer to Summary Table 21-2

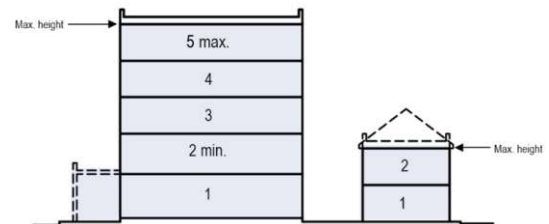
PARKING PROVISIONS

(See Tables 21-11, 21-12, 21- & 13)

* or 15 ft. from centerline of Alley or Lane

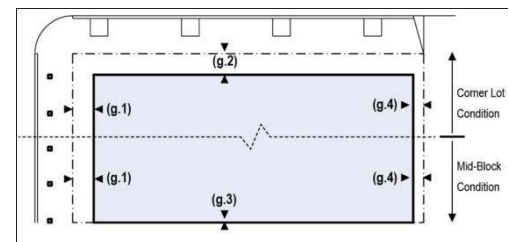
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 21-9.



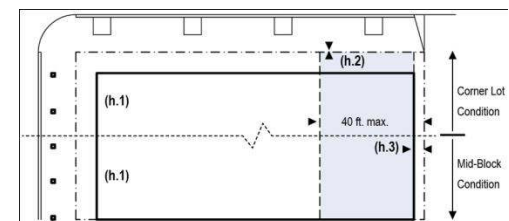
SETBACKS – PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



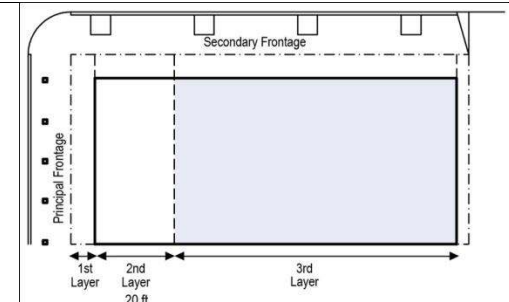
SETBACKS – OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 21-19d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 21-19d).
3. Trash containers and storage shall be stored within the third Layer.



SECTION 21.5 GLOSSARY

This Section provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Section, then the City Administration shall determine the correct definition. Items in italics refer to *Sections*, *Sections*, or *Tables* in the Form-Based Code.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)

Access Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Accessory Building: an Outbuilding with an Accessory Unit. Is subordinate to and shall not be greater in area than the principal structure.

Accessory Unit: an Apartment not greater than 440 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See *Table 21-11* and *Table 21-14*. (Syn: ancillary unit)

Adaptive reuse: the process of converting older structures of historical significance into new uses.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or Functions; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure, located above the last story.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their Function, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See **A-Grid**. (Syn: secondary grid.)

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 21-19*.

Base Density: the number of dwelling units per acre. See **Density**.

Bed and Breakfast: an owner-occupied Lodging type offering one to five bedrooms for short-term rental and offering breakfast to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

Building of Value: a structure deemed of historical significance by the Historic Preservation Commission.

By Right: characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan (*Section 21.3 or Section 21.4*) that complies with the Form-Based Code and is permitted and processed administratively.

Center: Compact, walkable, activity areas typically containing a mixture of land uses such as retail, restaurants, services and sometimes residential uses.

City Administration: Employees of the municipality charged with overseeing the permitting process. This definition may include zoning, building, economic development, engineering, utility, and life safety personnel.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the City Council.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves. *See Section 21.4(H)2.b.*

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, size, landscaping and Enfronting buildings. *See Table 21-7.*

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: An area of focused community activity, usually defining the approximate center of a Community Unit. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *See Table 21-8.*

Community Unit: a regulatory category defining the physical form, Density, and extent of a settlement. The two Community Unit types addressed in this Code are TND and RCD. The TOD Community Unit type may be created by an overlay on TND or RCD.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: an Edgeward building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. *See Table 21-4.*

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. *See Table 21-4.*

Developable Areas: lands other than those in the T1 Natural.

Disposition: the placement of a building on its Lot. *See Table 21-10 and Table 21-19.*

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. *See Table 21-8.* (Variant: **Lightwell.**)

Downtown: land that is located within one city block of Kentucky Rt. 8 (Fairfield Avenue).

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. *See Section 21.4(l) and Table 21-19.f.*

Edgeward Building: a building that occupies the center of its Lot with Setbacks on all sides. *See Table 21-10.*

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. *See Table 21-13.*

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. *See Table 21-19.*

Elevation: an exterior wall of a building not along a Frontage Line. *See Table 21-19.* *See: Facade.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element (building, structure or accessory structure) along a Frontage, as in "porches Enfront the street."

Estate House: an Edgeward building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. *See Table 21-9.* (Syn: transition line.)

Facade: the exterior wall of a building that is set along a Frontage Line. *See Elevation.*

Flex Building: A Rearyard, fully mixed-use building type that may accommodate a mixture of Retail, Office and/or Residential. Office uses have floor plates deeper than residential uses. (Syn: Mixed-use block, office building, Shopfront)

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. *See Table 21-8.*

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**. *See Table 21-4 and Table 21-8.*

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. *See Table 21-19.*

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted*, *Limited*, or *Open*, according to the intensity of the use. *See Table 21-11 and Table 21-12.*

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. *See Table 21-7.*

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

Historic Preservation: the process by which buildings, places, and objects of historic and cultural significance are identified, protected, and enhanced. It is the policy of the City of Bellevue to survey and evaluate the City's historical, architectural, and cultural treasures; to develop planning and legal strategies to protect those resources; and to acquire public and private funding for the design, restoration, rehabilitation, and adaptive reuse of those resources.

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. *See Table 21-11.*

House: an Edgelyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

Infill: *noun* - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. *verb*- to develop such areas.

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See *Table 21-11*.

Layer: a range of depth of a Lot within which certain elements are permitted. See *Table 21-19*.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See *Table 21-8*. (Syn: light court.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See **Work-Live**. (Syn.: flexhouse.)

Loading Dock: A space within a building or on premise providing for the standing, loading, or unloading of vehicles, trucks and semi-tractor trailers.

Lodging: premises available for daily and weekly renting of bedrooms. See *Table 21-11* and *Table 21-12*.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Mixed Use: the combination of offices, residential uses and retail and service uses to provide for a group of activities that are functionally integrated relative to land uses, vehicular and pedestrian circulation and the arrangement of structures. Is intended to promote flexibility in design and planned diversification in the relationships between location of and types of uses and structures; promote the advantages of modern site planning for community development through the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities; preserve, to the greatest extent possible, the existing landscape features and amenities; and to utilize such features in a harmonious fashion; provide for more useable and suitably located open space facilities and common facilities than would otherwise be provided under conventional land development procedures, but always with the intention of furthering the public health, safety, and general welfare.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. See *Table 21-11*.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Open-Market Building: A structure consisting of a roof or other overhead cover providing shade and protection from precipitation, supported by columns or walls with large openings that allow air circulation from which goods, crafts, produce or similar items are offered for sale or trade.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. See *Table 21-19*.

Parking Lot: An area of land reserved for the purpose of vehicular storage. Such areas shall include parking spaces and vehicular maneuvering areas, but shall not include outdoor display or sales areas. (see Parking Structure)

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Planter: the element of the Public Frontage that accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. See *Table 21-19*.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See **Frontage**.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. See *Table 21-8 and Table 21-19*.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. See *Table 4*.

RCD: Regional Center Development is a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on Mixed Used Corridor or center and consisting of T-4, and T-5 Zones. A RCD is regulated by Section 4. See *Section 21.3(B)3*. (Var: downtown.)

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. *See Table 21-9.* (Var: Rowhouse, Townhouse, Apartment House)

Regional Center Development (RCD): a Community Unit type which may be adjoined without buffers by one or several Community Units, each with the individual Transect Zone requirements of a TND. RCD takes the form of a high-Density Mixed Use center connected to other centers. *See Table 21-2a.* (Var: town center, downtown.)

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the Form-Based Code.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service. *See Table 21-11 and Table 21-12.*

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail Function. *See Special Requirements.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). *See Table 21-4.*

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. *See Rearyard Building.* (Syn: **Townhouse**)

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. *See Table 21-19.*

Service Area: spaces devoted to the maintenance, repair, or service to motor vehicles. This definition Includes drive-thru's.

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 21.4(F)*. *See Table 21-2g.* (Var: build-to-line.)

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function. *See Table 21-11.*

Shopfront: a Private Frontage conventional for Retail Function, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Table 21-8.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. *See Table 21-10.*

Special Requirements: provisions of Section 21.3(F), and Section 21.4(C) of this Code and/or the associated designations on a Regulating Plan or other map for those provisions.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See *Table 21-7*.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See *Table 21-8*.

Story: a habitable level within a building, excluding an Attic or raised basement. See *Table 21-9*.

Street (ST): a local urban Thoroughfare of low speed and capacity. See *Table 21-4*.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar (parallel) with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See *Section 21.4(I)1.b*.

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

Terrace: an outdoor, occupiable extension of a building above the first floor. Generally larger than a balcony and has an "open-top" facing the sky.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 21-4* and *Table 21-19a*.

TND: Traditional Neighborhood, a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Mixed Use center or Common Destination and consisting of T-3, T-4, and/or T-5 Zones. A TND is regulated by Section 21.3. See *Section 21.3 (B).2*. (Var: neighborhood.)

TOD: Transit Oriented Development. TOD is created by an overlay on all or part of a TND or RCD, or by designation on a Regional Plan, permitting increased Density to support rail or bus rapid transit (BRT) as set forth in *Section 21.4 (H).2.e*.

Townhouse: See **Rearyard Building**. (Syn: **Rowhouse**)

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by the Form-Based Code and is based on transects which is a cross-section of the environment showing a range of different habitats. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. Similar to land use zones in conventional codes, except that in addition to the usual building Function, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building, thoroughfares, Civic Space and Public Frontage. *See Table 21-1.* (Syn. Transect)

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Table 21-3B and Table 21-17.*

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Urbanized: generally, developed. Specific to the Form-Based Code, developed at T-3 (Sub-Urban) Density or higher.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as workspace with incidental Residential accommodations that meet basic habitability requirements. *See Live-Work.* (Syn: Live-With.)

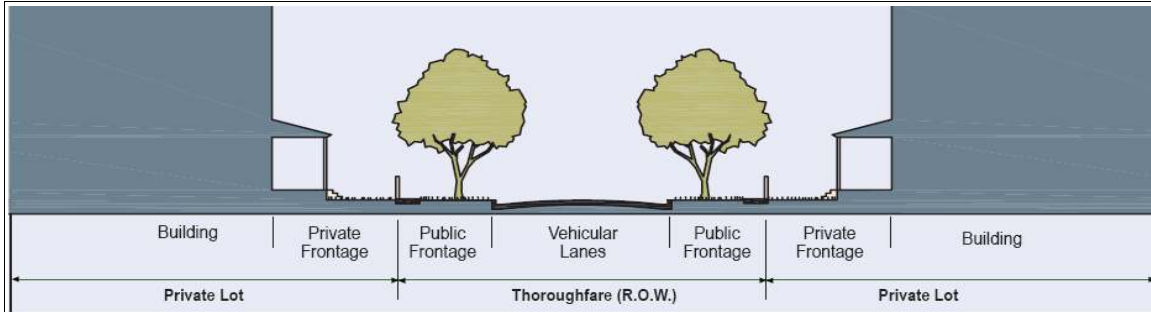
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Administrator: the official or officials appointed by the legislative body to administer and enforce the provisions of this ordinance.

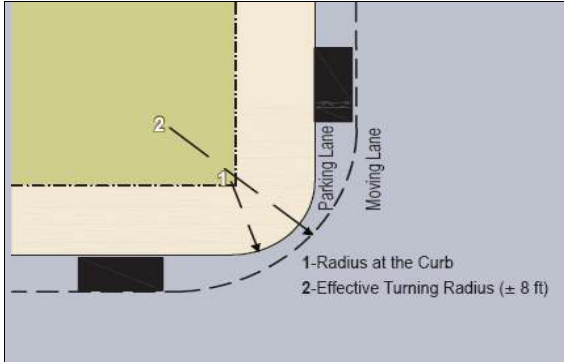
Zoning Map: the official map or maps that are part of the zoning ordinance of the City of Bellevue and delineate the boundaries of individual zones and districts. *See Regulating Plan.*

TABLE 21-19. DEFINITIONS ILLUSTRATED

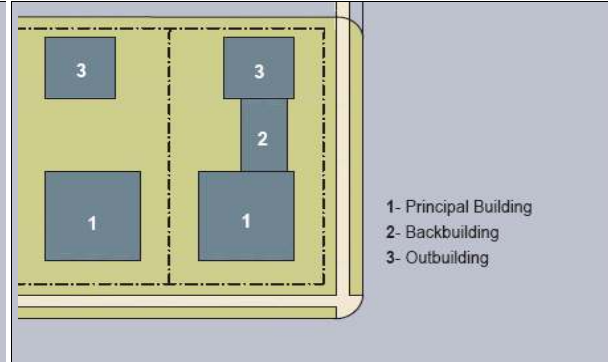
a. THOROUGHFARE & FRONTAGES



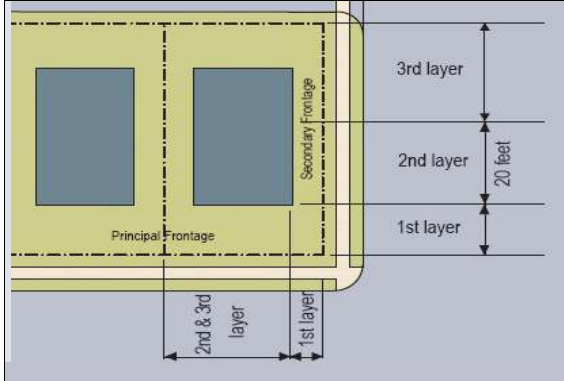
b. TURNING RADIUS



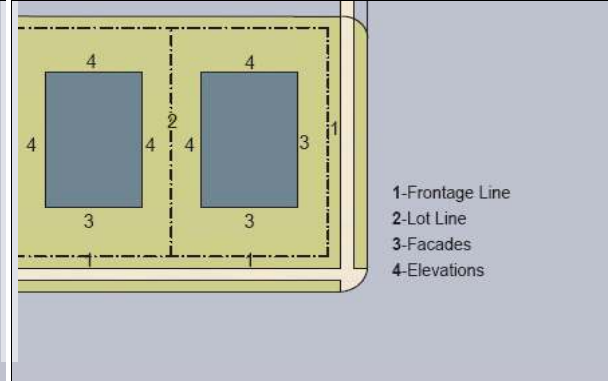
c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS

