

**TOWN OF PIKE ROAD
SMARTCODE
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ARTICLE 12: GENERAL TO ALL PLANS

SECTION 1201 AUTHORITY

- 1201.1 The action of the Town of Pike Road, Alabama in adopting this Code is authorized under: the authority granted by Title 11, Chapter 52, Articles 1 through 4 inclusive , of the 1975 Code of Alabama.
- 1201.2 This Code is adopted as one of the instruments of implementation of the public purposes and objectives of the adopted [Municipal Comprehensive Plan]. This Code is declared to be in accord with the [Municipal Comprehensive Plan], as required by the [Local Land Development Statutes].
- 1201.3 This Code was adopted by and amended by vote of the Pike Road Town Council.
- 1201.4 This Code shall be available by right for all Sectors in the Town of Pike Road. The Town of Pike Road Conventional Development Codes shall be available by right for all Sectors in the Town of Pike Road except Sectors O-1, G-3, and G-4 in which the Town of Pike Road Conventional Development Codes shall not be available and conformance with this Code shall be mandatory.

1202 INTENT

The purpose of this Code is to enable, encourage and qualify the implementation of the following policies.

1202.1 The Region

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, and riparian Corridors.
- b. That growth strategies should encourage Infill and redevelopment in parity with new communities.
- c. That development contiguous to urban areas should be structured in the Neighborhood pattern and be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas should be organized in the pattern of Hamlets, Villages, and Regional Center Developments (RCDs).
- e. That the pattern of development should respect historical precedents.
- f. That Affordable Housing should be distributed throughout the region to match job opportunities.
- g. That transportation Corridors should be planned and reserved in coordination with land planning.
- h. That green Corridors should be used to define and connect urbanized areas.
- i. That the region should include a framework of transit, pedestrian, bicycle, and other systems that provides alternatives to the automobile.

1202.2 The Community

- a. That Neighborhoods and Regional Centers should be compact pedestrian-oriented and mixed--use.
- b. That Neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in single-use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of many 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 diverse ages and incomes.
- f. That appropriate building Densities and land uses should be provided within walking distance of potential transit stops.
- g. That Civic, institutional, and Commercial activity should be embedded in Town Centers, 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 parks, squares, and playgrounds should be distributed within Neighborhoods and Town Centers.

1202.3 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 space.
- c. That the design of Streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That Civic Buildings and public gathering places should be situated in locations that reinforce community identity and support self-government.
- g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the town.
- h. That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured through graphic codes that serve as guides for change.

1203 APPLICABILITY

- 1203.1 Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1203.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards (Existing Codes) except the [Local Health & Safety Code], and when the option to use the conventional code has been chosen.
- 1203.3 The Existing Codes continue to be applicable to issues not covered by this Code except where these would contradict the Intent Section 1202, in which case the conflict shall be resolved in favor of this Code.
- 1203.4 Terms used throughout this Code shall take their commonly accepted meanings or as defined in the Article 18 Definitions of Terms. In the event of conflicts between these definitions and definitions contained in Existing Codes, the definitions of this Code shall take precedence.
- 1203.5 Article 18 Definitions of Terms contains regulatory language that is integral to this Code.

1204 PROCESS

- 1204.1 Sectors (defined geographically in Article 13) contain communities (defined by extent and intensity in Articles 14 and 15) that are comprised of Transect Zones (defined by the elements appropriate to them in Articles 16 and 17).
- 1204.2 When the Town of Pike Road establishes a Planning Office, the Planning Office shall include a Consolidated Review Committee (CRC) comprised of a representative from each regulatory agency that the Town Council considers to that have jurisdiction over the permitting of a project. If the Town of Pike Road establishes a Town Design and Development Center (TDDC), then the CRC shall include a representative of the TDDC. The CRC shall expedite the permitting process by providing a single interface between the developer and the agencies.
- 1204.3 Until such time as the CRC is established, the Planning Commission shall be responsible for executing the responsibilities of the CRC under this Code.
- 1204.4 When the CRC is established, an applicant may appeal a decision of the CRC to the Planning Commission and appeal a decision of the Planning Commission to the Town Council.

1204.5 Should a violation of an approved plan occur during construction, the Planning Commission shall require the owner or developer to stop, remove, and/or mitigate the violation, or to require the owner or developer to secure an Exception to cover the violation.

1205 VARIANCES

1205.1 There shall be two types of Variance: Warranted Variances (Warrants) and Exceptional Variances (Exceptions).

1205.2 Warrants permit a practice that is not consistent with a specific provision of this Code, but is consistent with the Intents of Section 1202 or is justified by hardship. The CRC may administratively grant Warrants and applications for Warrants shall not be subject to public consultation.

1205.3 Exceptions permit a practice that is not consistent with a specific provision of this Code and is not consistent with the Intents of Section 1202. Exceptions shall be granted only by the Planning Commission.

1205.4 An application for an Exception shall not subject the entire application to public hearing, but only that portion of the application necessary to rule on the issue under consideration.

1205.5 Warrants and Exceptions shall be considered unique and shall not set precedent for other applications.

1205.6 The following standards and requirements shall not be available for Warrants or Exceptions:

- a. The allocation ratios of each Transect Zone.
- b. The maximum dimensions of traffic lanes in T-4, T-5, and T-6.
- c. The required provision of Rear Alleys and Rear Lanes.
- d. The minimum Residential Densities.
- e. The permission to build Ancillary Units.
- f. The requirements of parking location.

1206 INCENTIVES

1206.1 To encourage the use of this Code, the Town Council shall grant the following incentives to projects for which approval is sought under this Code, to the extent that state law authorizes the incentives:

- a. The application shall be processed administratively rather than through public hearing.
- b. The application shall be processed with priority over others under the conventional code with prior filing dates.
- c. Review fees shall be reduced by 50%.
- d. Payment of municipal property taxes shall be maintained at the level prior to the approval, until such time as a certificate of occupancy has been issued for each building.
- e. First-time buyers of dwellings and newly created businesses within Transect Zones T4, T5 and T6 shall receive tax relief.

ARTICLE 13: SECTOR PLANS

SECTION 1301 INSTRUCTIONS

1301.1 All Sectors for the Town of Pike Road have been established and delineated by the Sector Map. Any modifications to the Sector Map shall be prepared by the Planning Office and consultants under its supervision in a process of public participation and approved by the Town Council, once the Town of Pike Road establishes a Planning Office. Until such time as a Planning Office is established, any modifications to the Sector Map shall be prepared by the Planning Commission and consultants under its supervision in a process of public participation and approved by the Town Council.

1301.2 No modifications shall be permitted to the Sector designated O-1 Preserved Open Sector. All other Sectors may qualify for modification subject to the requirements of this Code.

1302 SUCCESSION

1302.1 Twenty years after the Town Council approves the Sector Map, each Transect Zone, except the T1 Natural Zone and T6 Urban Core Zone, shall be considered for rezoning to the next higher Transect Zone through public hearing by the Town Council.

1303 (O-1) PRESERVED OPEN SECTOR

1303.1 The Preserved Open Sector (Preserved Sector) consists of open space that is protected from development in perpetuity. The Preserved Sector includes those areas under environmental protection by law or standard, and those areas acquired for conservation through purchase or by easement.

1303.2 The Preserved Sector consists of the aggregate of the following categories:

- a. Surface Waterbodies
- b. Protected Wetlands
- c. Protected Habitat
- d. Riparian Corridors
- e. Purchased Open Space
- f. Conservation Easements
- g. Transportation Corridors
- h. Assigned Preserve Acreage

1303.3 Construction within the Preserved Sector and the specifications required to do so shall be determined on an individual project basis in public hearing of the Town Council subject to the requirements of this Code.

1303.4 The outlines of the Preserved Sector shall constitute a permanent Rural Boundary Line (RBL).

1304 (O-2) RESERVED OPEN SECTOR

1304.1 The Reserved Open Sector (Reserved Sector) consists of open space that should be, but is not yet, protected from development, and open space reserved for future development by the Urban Growth Boundary (UGB).

1304.2 The Reserved Sector consists of the aggregate of the following categories:

- a. Flood Plain
- b. Steep Slopes
- c. Open Space to be Acquired
- d. Corridors to be Acquired
- e. Buffers to be Acquired
- f. Legacy Woodland
- g. Legacy Farmland
- h. Legacy Viewsheds

- 1304.3 For each acre developed in the Reserved Sector (Developable Reserve Acreage), the developer shall set aside 3 acres and permanently assign those acres to the Preserved Sector (Assigned Preserve Acreage) by conservation easement.
- 1304.4 Assigned Preserve Acreage shall be located within 1.5 miles from the Developable Reserve Acreage. All Developable Reserve Acreage shall either be adjacent to existing Developable Reserve Acreage or a minimum of 1 mile from existing Developable Reserve Acreage.
- 1304.5 Within the Reserved Sector, the UGB is subject to adjustment as New Community Plans are permitted.

1305 (G-1) RESTRICTED GROWTH SECTOR

- 1305.1 The Restricted Growth Sector consists of those areas that have value as open space, but that are nevertheless subject to development.
- 1305.2 Within the Restricted Sector, Hamlets shall be permitted by right and shall conform to the requirements set forth in Section 1402.1.

1306 (G-2) CONTROLLED GROWTH SECTOR

- 1306.1 The Controlled Growth Sector consists of those areas where development is encouraged, as it can support mixed-use by virtue of proximity to a Thoroughfare.
- 1306.2 Within the Controlled Growth Sector, Villages shall be permitted by right and shall conform to the requirements set forth in Section 1402.2. Hamlets shall be permitted by right and shall conform to the requirements set forth in Section 1402.1.

1307 (G-3) INTENDED GROWTH SECTOR

- 1307.1 The Intended Growth Sector consists of those areas planned for high-capacity Thoroughfares or transit and that can thereby support a substantial Commercial program.
- 1307.2 Within the Intended Growth Sector, communities in the pattern of an RCD shall be permitted by right and shall conform to the requirements set forth in Section 1402.3. Additional Villages may adjoin a Regional Center without buffer requirements.
- 1307.3 RCDs whose locations are accessible to available or planned transit shall be designated Transit-Oriented Developments (TOD).

1308 (G-4) INFILL GROWTH SECTOR

- 1308.1 The Infill Growth Sector consists of those areas previously developed and having the potential to be modified, confirmed or completed in the pattern of an Urban Village or an RCD.

1309 (SD) SPECIALIZED DISTRICT

- 1309.1 Specialized District designations consist of those areas that, by their intrinsic function, cannot contribute to one of the Community Types specified in this Section.
- 1309.2 For Specialized Districts, the provisions of the Town of Pike Road Conventional Development Codes remain applicable. Alternatively, the Town Council shall determine the conditions of development in public hearing.
- 1309.3 The standards determined for Specialized Districts shall be recorded on Table 15.

ARTICLE 14: NEW COMMUNITY PLANS

SECTION 1401 INSTRUCTIONS

- 1401.1 Prior to the development of any land subject to this Section, a New Community Plan shall be prepared by a property owner, a developer, or by the Planning Office once the Town of Pike Road has established a Planning Office.
- 1401.2 New Communities of the types corresponding to their Sectors and planned according to the provisions of this Code shall be approved administratively by the CRC.
- 1401.3 The property owner or the developer may request a New Community designation, other than the one that is allowed by the Sector, through rezoning by the Town Council.
- 1401.4 The three Growth Sectors (described in Article 13) designate the potential geographic locations of three types of New Communities: Hamlet, Village, and RCD/TOD.
- 1401.5 When creating a New Community Plan, the property owner or the developer shall consult surveys of existing conditions showing the site, adjacent developments, connecting Thoroughfares, natural features and man-made traces when preparing a New Community Plan. The CRC shall determine whether the New Community Plan sufficiently responds to these existing conditions.
- 1401.6 Each New Community Plan, according to its type, and responding to existing conditions, shall be structured as one or several Pedestrian Sheds per the requirements of the applicable Community Type(s) as set forth in Table 14.
- 1401.7 Each New Community Plan shall allocate the Transect Zones and Densities as set forth in Section 1402 and Tables 2 and 14 and shall comply with the environmental requirements as set forth in Section 1404.
- a. Remnants of the site outside the Pedestrian Sheds may be Warranted as Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space.
- 1401.8 Each New Community Plan shall satisfy the Streetscape requirements and shall lay out the Thoroughfare network according to the provisions of Section 1405 and Tables 10A and 10B.
- 1401.9 Each New Community Plan shall satisfy the Civic Functions set forth in Section 1406.
- 1401.10 Each New Community Plan shall detail the plan using the special requirements described in Section 1407.
- 1401.11 Each New Community Plan shall incorporate the incentives available according to Section 1206.
- 1401.12 Each New Community Plan shall include a set of building standards based on Article 16.

1402 COMMUNITY TYPES

1402.1 Hamlet

- a. A Hamlet shall consist of no more than one Standard Pedestrian Shed. However, a minimum of 50% of the parcel shall be permanently allocated to a T-1 Natural or T-2 Rural Transect Zone.
- b. The urbanized area of a Hamlet shall satisfy the Transect Zone requirements of a Hamlet as set forth in Table 14A.

1402.2 Village

- a. A Village shall have an 80-acre minimum developable site. The simultaneous planning of adjacent parcels is encouraged.
- b. A Village shall consist of one or more Standard Pedestrian Sheds as set forth in Table 14A and shall satisfy the Transect Zone requirements of a Village as set forth in Table 14A. Larger sites shall be designed and developed as multiple Pedestrian Sheds, each satisfying the individual Transect Zone requirements of a Village as set forth in Table 14A.

1402.3 RCD

- a. The minimum developable area of a site to be planned as an RCD shall be 160 acres. The simultaneous planning of larger and adjacent parcels should be encouraged.

- b. A Regional Center shall be limited to one Long (1/2 mile radius) Pedestrian Shed as set forth in Table 14A, and may be adjoined without buffers by one or several Standard Pedestrian Sheds each satisfying the individual Transect Zone requirements of an RCD as set forth in Table 14A.

1402.4 TOD

- a. Regional Centers that are on an existing or projected transit network shall be redesignated TOD and subject to the additional Density as set forth in Table 14A and calculated in Section 1403.

1403 DENSITY CALCULATIONS

1403.1 The Developable Areas of the site shall be considered the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters set forth in Table 14A.

1403.2 The Overall Density of the Net Site Area shall be calculated in terms of housing units as specified for the area of each Transect Zone by Table 14B. For purposes of Density calculation, the area of each Transect Zone shall include Thoroughfares but shall not include land allocated to Civic Functions.

1403.3 The resulting Density shall be calculated in housing units. A percent of the housing units as set forth in Table 14B shall be exchanged for other functions at the following rates:

- a. For Lodging: 2 bedrooms for each unit of Overall Density.
- b. For Office or Retail: 1000 square feet for each unit of Overall Density.

1403.4 The number of units exchanged shall be approved by Warrant.

1403.5 The housing and other functions for each zone shall be further adjusted at the building scale according to Section 1602.3.

1404 ENVIRONMENTAL REQUIREMENTS

1404.1 General

- a. Transect Zones manifest a range of natural and urban conditions. In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3); the built environment shall have priority in the more urban zones (T4-T6).
- b. There shall be three classes of waterways: Class I Perennial, Class II Intermittent, and Class III Ephemeral, each generating a Streamside Corridor subject to a standard for crossing and protection of its riparian condition as specified below for each Transect Zone.
- c. There shall be three classes of wetland: Class I Connected, Class II Isolated, and Class III Xeric, each subject to a standard of restoration, retention and mitigation as specified below for each Transect Zone.

1404.2 Specific to Natural and Rural Transect Zones (T1 & T2)

- a. Within T1 and T2 Zones, the encroachment and modification of natural conditions listed in Sections 1303.2 and 1304.2 shall be limited according to Local, State and Federal guidelines.
- b. The riparian Corridors of Class I and II waterways shall be 300 feet in width each side, and Class III waterways shall be 100 feet in width each side. Riparian Corridors shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be allowed only by Exception.
- c. Class I, II and III wetlands shall be retained. Additional buffers shall be maintained at 100 ft for Class I and II. Wetland buffers shall be free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be allowed only by Exception.

- d. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Tables 4B and 6).
 - e. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
 - f. Storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.
- 1404.3 **Specific to Sub-Urban Transect Zones (T3)**
- a. Within T3 Zones the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions listed in Sections 1303.2 and 1304.2. The alteration of such conditions shall be limited according to Local, State and Federal guidelines.
 - b. The riparian Corridors of Classes I and II waterways shall be 100 feet in width. The riparian Corridors shall be maintained free of structures, except that Thoroughfare crossings may be allowed by Warrant. Class III waterways may be modified by Warrant.
 - c. Class I, II and III wetlands shall be retained. Additional buffers shall be maintained at 50 feet for Class I and II wetlands. Buffers shall be free of structures or other modifications to the natural landscape. Thoroughfare crossings may be allowed by Exception.
 - d. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as low maintenance understory. Sod shall be permitted only by Warrant. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Tables 4B and 6).
 - e. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
 - f. Storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.
- 1404.4 **Specific to General Urban Transect Zones (T4)**
- a. Within T4 Zones the continuity of the urbanized areas should take precedence over the natural environmental conditions listed in Sections 1303.2 and 1304.2. The alteration of such conditions, where necessary, may be mitigated off-site. The determination for modification and mitigation shall be made by Warrant.
 - b. Riparian Corridors of all classes of waterways may be crossed by Thoroughfares as required by the Thoroughfare network.
 - c. Class I and II wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. Thoroughfare crossings may be allowed by Warrant.
 - d. The Public Frontage (Tables 4A and 14D) 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 three stories but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
 - e. Impermeable surface shall be confined to the ratio of lot coverage by building, as specified in Table 14F.
 - f. Storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised Curbs. There shall be no retention or detention required on the individual lots.
- 1404.5 **Specific to Urban Center Transect Zones (T5)**

- a. Within T5 Zones the continuity of the urbanized areas shall take precedence over natural environmental conditions listed in Sections 1303.2 and 1304.2. The alteration of such conditions, where necessary, may be mitigated off-site. The determination shall be made by Warrant.
- b. The riparian Corridors of all classes of waterways may be embanked and crossed by Thoroughfares as required by the Thoroughfare network.
- c. Class I and II wetlands may be modified if mitigated off-site at a two to one ratio. Thoroughfare crossings shall be allowed by right.
- d. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories, but remains predominantly clear of building frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- e. Impermeable surface shall be confined to the ratio of lot coverage, as specified in Table 14F.
- f. Storm water management shall be primarily through underground storm drainage channeled by raised Curbs. There shall be no retention or detention required on the individual lot.

1404.6 Specific to Urban Core Transect Zones (T6)

- a. Within T6 Zones the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Sections 1303.2 and 1304.2. The alteration of such conditions, where necessary, shall not require off-site mitigation. The determination shall be made by Warrant.
- b. The riparian Corridors of all classes of waterways may be embanked and crossed by right or enclosed by Thoroughfares as required by the Thoroughfare network.
- c. Class I and II wetlands may be altered by right not requiring off-site mitigation. Thoroughfare crossings shall be allowed by right.
- d. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building frontages. The new landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- e. Impermeable surface shall be confined to the ratio of lot coverage by building, as specified in Table 14F.
- f. Storm water management shall be primarily through underground storm drainage channeled by raised Curbs. There shall be no retention and detention required on the individual lot.

1405 STREETSCAPE REQUIREMENTS

1405.1 General

- a. The Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- b. The Thoroughfares consist of vehicular lanes and Public Frontages (Table 16A). The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The frontages contribute to the character of the Transect Zone. Frontages include the types of Sidewalk, Curbing, Planter, and Street Tree.
- c. Thoroughfares shall be designed for capacity and modified according to the Transect Zones through which they pass. Thoroughfares that pass from one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone may follow the trajectory alignment of the Thoroughfare to the depth of one lot, retaining a single Public Frontage throughout its trajectory.

- d. Within the more rural Zones (T1 through T3) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be generally decided in favor of vehicular mobility.
- e. Within the more urban Transect Zones (T4 through T6) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

1405.2 Thoroughfares

- a. The standards for vehicular lanes shall be as shown in Table 3.
- b. The Thoroughfare network shall be designed to define Blocks not exceeding the average size prescribed in Table 14C. The size shall be measured as the sum of lot Frontage Lines.
- c. All Thoroughfares shall terminate at other Thoroughfares, thus forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only when Warranted by natural site conditions.
- d. Lots shall Enfront a Thoroughfare, except that 20% of the lots within each Transect Zone may Enfront a pedestrian Passage.
- e. Thoroughfares along a designated Secondary Grid (Section 1407.1a) may be exempted from the specified frontage requirements.
- f. A bicycle network consisting of trails, routes and lanes should be provided throughout as set forth in Table 14D. The community bicycle network should be connected to existing or proposed Sector networks wherever possible.

1405.3 Public Frontages

- a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.
- b. Within the Public Frontages, the prescribed type of Street Trees and Street Lights shall be as shown in Table 4, 5, and 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

1405.4 Specific to Specialized Districts

- a. The standards for Thoroughfares and Public Frontages within Specialized Districts shall be determined by Warrant.

1406 CIVIC FUNCTIONS

1406.1 General

- a. Certain places for public use shall be required for each community and designated on the New Community Plan as Civic Spaces and Civic Buildings.
- b. Civic Spaces are public sites permanently dedicated to open space.
- c. Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the Town Council.
- d. The ongoing construction and improvement of the required Civic Spaces and Civic Buildings should be supported by an annual assessment dedicated to this purpose and administered by a governing body established by the developer under [State Association Law].

1406.2 Civic Space Specific to T3-T6 Zones

- a. Each Pedestrian Shed shall assign at least 5% of its urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 13 and approved by the CRC and allocated to Transect Zone as described in Table 14E.
- c. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances Warrant otherwise.

- d. Within 800 feet of every lot in Residential use, a Civic Space designed and equipped as a Playground shall be provided.
 - e. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare.
 - f. Civic Spaces may be permitted within Specialized Districts by Warrant.
- 1406.3 Civic Buildings Specific to T3-T6 Zones**
- a. The developer shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. The corresponding Public Frontage of this Civic Building shall be equipped with a shelter and bench for a transit stop, if the Municipality maintains a transit system.
 - b. One Civic Building lot shall be reserved for an elementary school. The area shall be 1 acre for each increment of 100 dwelling units provided by the New Community Plan. The school site may be within any Transect Zone. The playing fields should be outside the Pedestrian Shed.
 - c. One Civic Building lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The Developer may organize, fund and construct an appropriate building as the need arises.
 - d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed.
 - e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
 - f. Civic Buildings shall not be subject to the standards of Article 16. The particulars of the design of Civic Buildings shall require approval by Warrant by the CRC.
 - g. Parking for Civic Buildings shall be adjusted by Warrant. Civic parking lots may remain unpaved if graded, compacted and landscaped.
 - h. Civic Buildings may be permitted within Specialized Districts by Exception.
- 1406.4 Civic Functions Specific to Natural and Rural Transect Zones (T1 & T2)**
- a. Civic Buildings and Civic Spaces related to education, recreation and culture may be erected within T1 Natural and T2 Rural Zones by Exception.
 - b. Those portions of the T1 Natural and T2 Rural Zones that occur within a development parcel are an integral part of the Civic Function allocation and should conform to one or more of the types specified in Table 13.

1407 SPECIAL REQUIREMENTS

- 1407.1** A Community Plan may designate the following special requirements:
- a. A differentiation of the Thoroughfares as a Primary-Secondary Grid. Buildings along the Primary-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the Secondary-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the Secondary-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
 - b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a shopfront at Sidewalk level along the entire length of the frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as generally illustrated in Table 7. The first floor shall be confined to Retail use through the depth of the First Layer.
 - c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
 - d. A designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

- e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings.
- g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with a Municipal Preservation Ordinance adopted by the Town Council.

ARTICLE 15: EXISTING COMMUNITY PLANS

SECTION 1501 INSTRUCTIONS

- 1501.1 Within the Infill Growth Sectors of the Sector Map, the Planning Office (or the Planning Commission until the Town of Pike Road establishes a Planning Office) shall prepare or have prepared on its behalf, Existing Community Plans to guide further development.
- 1501.2 Existing Community Plans shall be prepared in a process of public consultation and approved by the Town Council. The requirements of such plans are mandatory.
- 1501.3 For any site greater than 40 acres, the landowner or a developer may initiate the preparation of an Existing Community Plan subject to the provisions of a Article 14 New Community Plan. This plan shall require approval by the Town Council.
- 1501.4 Existing Community Plans shall assign and follow the requirements of the community types described in Section 1502.
- 1501.5 Existing Community Plans shall identify and assign Transect Zones and Civic Functions within each community type as described in Sections 1503 and 1504 with detailed provisions for site and building development as described in Article 16.
- 1501.6 Existing Community Plans shall consist of two maps: The first map shall show the RCDs, the Urban Villages and any Specialized Districts with their various Transect Zones. The second map shall assign the Special Requirements as provided in Section 1504.
- 1501.7 Twenty years after the approval is granted, each Transect Zone (except T6 Urban Core Zone) shall become the next higher Transect Zone, unless denied in public hearing by the Town Council.

1502 COMMUNITY TYPES

Infill Growth Sectors shall be planned according to the following Community Types as determined by the Planning Office (or the Planning Commission until the Town of Pike Road establishes a Planning Office) and approved by the Town Council. Existing Community Plans shall consist of Urban Villages and RCDs composed of Transect Zones as described in Tables 1 and 14.

- 1502.1 Urban Villages
 - a. Urban Villages shall be urbanized areas that are primarily Residential. Urban Village Plans shall be based on conserving, completing, or creating Transect-based Neighborhood structure. An Urban Village shall be defined by a single, Standard Pedestrian Shed. The physical center should be located at an important traffic intersection associated with a Civic or Commercial institution. The edges of the Urban Village should blend into an adjacent Urban Village or RCD without buffer.
- 1502.2 RCDs
 - a. RCDs shall be urbanized areas that are primarily mixed-use. RCD Plans shall be based on conserving, completing, or creating Transect-based urban structure. An RCD shall be defined by a Long Pedestrian Shed, elongated to follow an important Commercial Corridor. RCDs should be the location of large Commercial and Retail uses as well as government and other Civic institutions of regional importance. The edges of a RCD should blend into adjacent Urban Villages without buffer.
- 1502.3 Specialized Districts
 - a. Specialized Districts shall be areas dedicated for certain uses that by virtue of size or function cannot meet the requirements for any Transect Zone or combination of Transect Zones. Specialized Districts should be created by the Planning Office (or the Planning Commission until the Town of Pike Road establishes a Planning Office) in the process of preparing a redevelopment plan.

1503 **CIVIC FUNCTIONS**

1503.1 **General**

- a. Existing Community Plans shall designate, or allow by Warrant, Civic Spaces and Civic Buildings.
- b. Civic Spaces and Civic Buildings may be subject to a Warrant so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Space or Civic Building requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Specialized District with its own standards, to be coordinated on Table 15. (see Section 1309)
- c. Parking for Civic Spaces and Civic Buildings shall be determined by Warrant.

1503.2 **Civic Space**

- a. Civic Spaces may be approved by Warrant in any Transect Zone.
- b. Civic Spaces shall be designed pursuant to the requirements set forth in Table 13.

1503.3 **Civic Buildings**

- a. Civic Buildings shall be approved by Warrant or by Exception in any Transect Zone for sites reserved for Civic Buildings.
- b. Civic Buildings shall not be subject to the requirements of Article 16. The particulars of their design shall be determined by Exception.

1504 **SPECIAL REQUIREMENTS**

1504.1 An Existing Community Plan may designate the following special requirements:

- a. A differentiation of the Thoroughfares as a Primary-Secondary Grid. Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a shopfront at Sidewalk level along the entire length of the frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as generally illustrated in Table 7. The first floor shall be confined to Retail use through the depth of the First Layer.
- c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
- d. A designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings.
- g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with a Municipal Preservation Ordinance adopted by the Town Council.

1505 **PRE-EXISTING CONDITIONS**

- 1505.1 Existing buildings 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 CRC shall determine the provisions of this Section that shall apply.

- 1505.2 When renovated, existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Town of Pike Road Building Code and may meet the standards of the building code under which they were originally permitted.
- 1505.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.
- 1505.4 Where buildings exist on adjacent lots, the Planning Office (or the Planning Commission until the Town of Pike Road establishes a Planning Office) may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 1505.5 Addition or modification of a building of actual or potential historic value shall be approved by Exception. Conformance with the architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of the addition or modification to the original structure shall be a condition of approval.
- 1505.6 The restoration or rehabilitation of an existing building shall not require the provision of parking nor on-site stormwater retention/detention in addition to that existing.

ARTICLE 16: BUILDING PLANS

SECTION 1601 INSTRUCTIONS

- 1601.1 Lots and buildings located within a Community Plan subject to this Code and previously approved by the Town Council shall be subject to the requirements of this Section.
- 1601.2 An owner or a developer may have site and building plans prepared on their behalf.
- 1601.3 Owners and developers following plans prepared and approved by the Planning Office (or the Planning Commission until the Town of Pike Road establishes a Planning Office) require only administrative approval by the CRC.
- 1601.4 The requirements described in this Section shall control the disposition, configuration and function of buildings, as well as their architectural, landscape, parking, signage, ambient and accessibility standards. Special Requirements (Section 1609) that appear on the Community Plan shall be mandatory.
- 1601.5 The plan submittals 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
 - parking standards
 - b. For final approval, in addition to the above:
 - architectural standards
 - landscape standards
 - signage standards
 - ambient standards
 - accessibility standards

1602 GENERAL TO ALL TRANSECT ZONES

1602.1 General Building Disposition

- a. Newly platted lots shall be dimensioned as shown graphically on the Community Plan and platted or re-platted according to the standards of Tables 14F, 14G and 14H.
- b. One Principal Building at the Frontage, and one Outbuilding to the rear of it, may be built on each lot as shown in Table 16C.
- c. Buildings shall be disposed in relation to the boundaries of their lots according to Table 9 and Tables 14G and 14H.
- d. Lot coverage by building shall not exceed that shown in Table 14F.
- e. Facades shall be built parallel to the principal Frontage Line or parallel to the tangent of a curved principal front line.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may be otherwise adjusted by Warrant.
- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14G.
- h. Awnings may encroach the public Sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the required Setback. Balconies and bay windows may encroach up to 25% of the depth of the required Setback.
- i. Loading docks and service areas shall be permitted on frontages only by Warrant.
- j. For buildings on Secondary Grids, parking lots may be allowed on the frontage by Warrant.

1602.2 General Building Configuration

- a. Private Frontage types shall be as described in Table 7 and allocated in Table 14I.
- b. Building heights shall be as described in Table 8 and allocated in Table 14J.

1602.3 General Building Function and Density

- a. Buildings in each Transect Zone may be dedicated to functions described in Tables 10 and 13. Functions not shown shall require approval by Warrant.
- b. Functions shall be limited by the Actual Parking available to meet the Required Parking (Table 12). This shall constitute the Base Density.
- c. The Base Density may be adjusted upward by adding the Actual Parking available for each of two functions within any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the Effective Parking available for calculating the Adjusted Density. Conversely: The Effective Parking that shall be required is the sum of the Required Parking divided by the Sharing Factor.
- d. Within the Long Pedestrian Shed of a TOD, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).

1602.4 General Parking Standards

- a. Vehicular parking shall be provided as required and adjusted for mixed-use as shown in Tables 11 and 12.
- b. On Street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
- c. Parking shall be accessed by the Rear Alley or Rear Lane, when such are available on the Community Plan.
- d. The required parking may be provided within one-quarter mile of the site that it serves by Exception. The required parking may be purchased or leased from a Civic Parking Reserve within a one-quarter mile of the site that it serves.
- e. Parking shall be located within Lot Layers as described in the Specific Sections 1604 and following, and shown in Table 16.
- f. Parking lots shall be masked from the frontage by a Liner Building or Streetscreen as specified in Sections 1604 and following.
- g. Within Transect Zones T4, T5 and T6 a minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- h. Maximum Parking Ratios may be established by the CRC.

1602.5 General Architectural Standards

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent Facade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all Streetscreens over 4 feet high should be 30% permeable or articulated.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. The Facades on Retail Frontages shall be detailed as storefronts and glazed no less than 70% of the Sidewalk-level Story.
- f. Doors and windows that operate as sliders are prohibited along frontages.
- g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.

- i. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- 1602.6 **General Environmental Standards**
Transect Zones manifest a range of responses to natural and urban conditions. In case of conflict, the natural infrastructure shall have priority in the more rural Transect Zones (T1-T3); the urban infrastructure shall have priority in the more urban Transect Zones (T4-T6) as detailed in the Sections 1603 and following.
- 1602.7 **General Landscape Standards**
- a. A minimum of one tree to match the species of Street Trees on the Public Frontage shall be planted within the First Layer Private Frontage for each 30 feet of Frontage Line as illustrated in Tables 4, 7 and 16D.
 - b. Street Trees shall be of a type illustrated in Table 6.
- 1602.8 **General Signage Standards**
- a. One address number no more than 6 inches vertically shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
 - b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet unless otherwise specified in Sections 1604 and following.
 - c. Signage may be lit externally only with full-spectrum source, unless otherwise specified.
- 1602.9 **General Ambient Standards**
- a. Sound levels shall not exceed: 65 decibels by day and 55 decibels after sunset in Transect Zones T1 through T4, and 70 decibels until midnight in Transect Zones T5 and T6.
 - b. Average lighting levels measured in foot-candles at the Frontage shall not exceed 1.0 fc at T1 through T3 Transect Zones; 2.0 fc at the T4 Transect Zones; 5.0 fc at T5 Transect Zones and 20 fc at T6 Transect Zones.
 - c. Street Lights shall be of a general type illustrated in Table 5.
 - d. Outdoor storage shall be screened from view from any frontage by a Streetscreen in conformance with Section 1603.5b.
- 1602.10 **General Accessibility Standards**
- a. There shall be provided one zero-step entrance to each building from an accessible Path at the front, side, or rear of each building.
 - b. All the first floor interior doors (including bathrooms) shall provide 32 inches of clear Passage.
 - c. There shall be a half or full bath provided on the first Story of each building.
- 1603 **SPECIFIC TO NATURAL AND RURAL TRANSECT ZONES (T1 & T2)**
- 1603.1 Buildings in T1 and T2 Transect Zones shall be generally forbidden. Permission to build and the standards for disposition, configuration, function, parking, architectural, environmental, ambient and Accessibility shall be determined concurrently as Exceptions, in public hearing of the Town Council.
- 1603.2 **Environmental Standards**
The modification of the natural conditions listed in Sections 1303.2 and 1304.2 shall be according to Local, State and Federal guidelines.
- 1604 **SPECIFIC TO SUB-URBAN TRANSECT ZONES (T3)**
- 1604.1 **(T3) Building Disposition**
- a. In addition to the general specifications in Section 1602.1, specific building disposition shall be as shown in Tables 9, and 14F, 14G, and 14H.
- 1604.2 **(T3) Building Configuration**

- a. In addition to the general specifications of Section 1602.2, specific building configuration shall be as shown in Table 8, and summarized in Tables 14H, 14I and 14J.
- 1604.3 **(T3) Building Function**
 - a. In addition to the general specifications of Section 1602.3, specific building function shall be as shown in Tables 10,11, and 12, and summarized in Table 14K.
 - b. Agricultural uses shall be permitted by Warrant.
- 1604.4 **(T3) Parking Standards**
 - a. In addition to the general specification shown in Section 1602.4, parking shall be provided as specified in Table 12.
 - b. Open parking areas shall be located at the Second and Third Lot Layers, except that Driveway aprons and drop-offs may be located at the First Layer. Garages shall be located at the Third Layer as illustrated in Table 16D.
 - c. Parking may be accessed from the frontage by means of a Driveway.
- 1604.5 **(T3) Architectural Standards**
 - a. In addition to the general specifications shown in Section 1602.5, specific standards shall be as follows:
 - b. The exterior finish material on all Facades shall be limited to brick, siding, and/or stucco.
 - c. Balconies and porches shall be made of painted wood.
 - d. Buildings shall have sloped roofs.
 - e. Fences, if provided, shall be at the Frontage Line as illustrated in Table 16D. Fences at Lot Lines may be of painted wood board or chain link.
- 1604.6 **(T3) Environmental Standards**
 - a. In addition to the general specifications shown in Section 1602.6, the landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
 - b. Impermeable surface by building shall be minimized and confined to the ratio of lot coverage by building shown in Table 14F.
 - c. The management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the Public Frontage.
- 1604.7 **(T3) Landscape Standards**
 - a. In addition to the general specifications in Section 1602.7, the First Lot Layer as shown in Table 16D shall consist of trees of various species, naturalistically clustered, as well as low maintenance understory. Lawn shall be permitted by Warrant.
- 1604.8 **(T3) Sign Standards**
 - a. There shall be no signage permitted additional to that specified in Section 1602.8.
 - b. Signage may not be lit.
- 1605 **SPECIFIC TO URBAN GENERAL TRANSECT ZONES (T4)**
- 1605.1 **(T4) Building Disposition**
 - a. In addition to the general specifications in Section 1602.1, specific building disposition shall be as shown in Tables 9, and 14F, 14G, and 14H.
 - b. A minimum Residential housing mix of three types (none less than 20%) shall be required in the General Urban Zone, selected from Table 9.
- 1605.2 **(T4) Building Configuration**
 - a. In addition to the general specifications of Section 1602.2, specific building configuration shall be as shown in Table 9, and summarized in Tables 14H, 14I, and 14J.
- 1605.3 **(T4) Building Function**
 - a. In addition to the general specifications of Section 1602.3, specific building function shall be as shown in Tables 10, 11 and 12, and summarized in Table 14K.
 - b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an Outbuilding.

- 1605.4 **(T4) Parking Standards**
- a. In addition to the general specification shown in Section 1602.4, parking shall be provided as specified in Table 12.
 - b. All parking areas except for Driveways shall be located at the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer.
 - c. Parking shall be accessed from a Rear Alley or Rear Lane.
- 1605.5 **(T4) Architectural Standards**
- a. In addition to the general specifications shown in Section 1602.5, specific standards shall be as follows:
 - b. The exterior finish materials on all Facades shall be limited to brick, clapboard, siding, and/or stucco.
 - c. Balconies and porches shall be made of painted wood or metal.
 - d. Buildings shall have sloped roofs.
 - e. Fences, if provided, shall be within the First Lot Layer as illustrated in Table 16D. Fences at other Layers may be of painted wood board or chain link.
- 1605.6 **(T4) Environmental Standards**
- a. In addition to the general specifications shown in Section 1602.6, the species of landscape installed shall consist primarily of durable species tolerant of soil compaction.
 - b. Impermeable surface shall be confined to the ratio of lot coverage by building, as shown in Table 14F.
 - c. Management of storm water shall be primarily off-site through underground storm drainage. There shall be no retention or detention required on the individual lot.
- 1605.7 **(T4) Landscape Standards**
- a. In addition to the general specifications in Section 1602.7 the First Lot Layer as shown in Table 16D shall be planted with trees of species matching the planting on the Public Frontage as shown in Table 4. Lawn shall be permitted.
- 1605.8 **(T4) Sign Standards**
- a. There shall be no signage permitted additional to that specified in Section 1602.8.
- 1606 **SPECIFIC TO URBAN CENTER TRANSECT ZONES (T5)**
- 1606.1 **(T5) Building Disposition**
- a. In addition to the general specifications in Section 1602.1, specific Building Disposition shall be as shown in Tables 9 and 14F, 14G, and 14H.
 - b. Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length on the Setback shown in Table 14G. In the absence of a building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
 - c. Buildings shall have their principal pedestrian entrances on a Frontage Line.
- 1606.2 **(T5) Building Configuration**
- a. In addition to the general specifications of Section 1602.2, specific building configuration shall be as shown in Table 8, and summarized in Tables 14H, 14I, and 14J.
 - b. A first level Residential or Lodging function shall be raised a minimum of 2 feet from average Sidewalk grade.
- 1606.3 **(T5) Building Function**
- a. In addition to the general specifications of Section 1602.3, specific Building Function shall be as shown in Tables 12, 13 and 14, and summarized in Table 14K.
 - b. Accessory uses of Limited Lodging or Limited Office shall be permitted within an Outbuilding.
 - c. First Story Commercial use shall be permitted throughout and shall be required at Mandatory Shopfront Frontages.
 - d. First Story Manufacturing use may be permitted by Exception.
- 1606.4 **(T5) Parking Standards**

- a. In addition to the general specification shown in Section 1602.4, parking shall be provided as specified in Table 12.
 - b. All parking areas shall be located at the Third Lot Layer and masked by a Streetscreen or Liner Building as shown in Table 16D.
 - c. Parking shall be accessed from a Rear Alley.
 - d. The required parking may be provided on sites elsewhere within the same Pedestrian Shed by Warrant.
 - e. Pedestrian entrances to all parking lots and Parking Structures shall be directly from a Frontage Line. Only underground parking facilities may be entered by pedestrians directly from a Principal Building.
 - f. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet.
- 1606.5 (T5) Architectural Standards**
- a. In addition to the general specifications shown in Section 1602.5, specific standards shall be as follows.
 - b. The exterior finish materials on all Facades shall be limited to stone, brick, and/or stucco.
 - c. Balconies, galleries and arcades shall be made of concrete, painted wood, or metal.
 - d. Buildings may have flat roofs enclosed by parapets or sloped roofs.
 - e. Streetscreens shall be located coplanar with the Facade line as shown in Table 16D.
- 1606.6 (T5) Environmental Standards**
- a. In addition to the general specifications shown in Section 1602.6, the landscape installed shall consist primarily of durable species tolerant of soil compaction.
 - b. Impermeable surface by building shall be confined to the ratio of lot coverage as shown in Table 14F.
 - c. Management of storm water shall be primarily off-site through underground storm drainage. There shall be no retention or detention required on the individual lot.
- 1606.7 (T5) Landscape Standards**
- a. In addition to the general specifications in Section 1602.7, the First Layer as shown in Table 16D shall be landscaped or paved to match the Enfronting Public Frontage as shown in Table 4.
 - b. Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.
- 1606.8 (T5) Signage Standards**
- a. In addition to the signage permitted in Section 1602.8, a single external sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.
 - b. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached perpendicular to the Facade.
 - c. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.
- 1607 SPECIFIC TO URBAN CORE TRANSECT ZONES (T6)**
- 1607.1 (T6) Building Disposition**
- a. In addition to the general specifications in Section 1602.1, specific Building Disposition shall be as shown in Tables 9 and 14F, 14G, and 14H.
 - b. Facades shall be built parallel to the principal Frontage Line along a minimum of 70% of its length on the Setback shown in Table 14G. In the absence of building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
 - c. Buildings shall have their principal pedestrian entrances on a Frontage Line.
- 1607.2 (T6) Building Configuration**

- a. In addition to the general specifications of Section 1602.2, specific building configuration shall be as shown in Table 8, and summarized in Tables 14H, 14I, and 14J.
 - b. A first level Residential function shall be raised a minimum of 2 feet from average Sidewalk grade.
- 1607.3 **(T6) Building Function**
- a. In addition to the general specifications of Section 1602.3, specific Building Function may be as shown in Tables 10, 11, and 12, and summarized in Table 14K.
 - b. First Floor Commercial use shall be permitted throughout and shall be required at Mandatory Shopfront Frontages.
 - c. First Story Manufacturing use shall be permitted by Exception.
- 1607.4 **(T6) Parking Standards**
- a. In addition to the general specification shown in Section 1602.4, parking shall be provided as specified in Table 12.
 - b. All parking areas shall be located at the Third Lot Layer and masked by a Streetscreen or Liner Building as shown in Table 16D.
 - c. Parking shall be accessed from a Rear Alley.
 - d. The required parking may be provided on sites elsewhere within the same Pedestrian Shed by Warrant.
 - e. Pedestrian entrances to all parking lots and Parking Structures shall be directly from a Frontage Line. Only underground parking facilities may be entered by pedestrians directly from a Principal Building.
 - f. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet.
- 1607.5 **(T6) Architectural Standards**
- a. In addition to the general specifications shown in Section 1602.5, specific standards shall be as follows:
 - b. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.
 - c. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
 - d. Buildings may have flat roofs enclosed by parapets, or sloped roofs.
 - e. Streetscreens shall be located coplanar with the Facades as shown in Table 16E.
- 1607.6 **(T6) Environmental Standards**
- a. In addition to the general specifications shown in Section 1602.6, the species of landscape installed shall consist primarily of durable species tolerant of soil compaction.
 - b. Impermeable surface by building shall be confined to the ratio of lot coverage by building as shown in Table 14F.
 - c. Management of storm water shall be primarily off-site through underground storm drainage. There shall be no retention or detention required on the individual lot.
- 1607.7 **(T6) Landscape Standards**
- a. In addition to the general specifications in Section 1602.7, the First Layer as shown in Tables 4, 7 & 16D shall be landscaped or paved to match the Public Frontage as shown in Table 4.
 - b. Trees shall be species with shade canopies that, at maturity, remain clear of building frontages.
 - c. Trees shall not be required in the First Layer (Table 16D).
- 1607.8 **(T6) Signage Standards**
- a. In addition to the signage permitted in Section 1602.8, a single external sign band may be applied to the Facade of each building, provided that such sign not exceed 3 feet in height by any length.
 - b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Facade.

- c. Signage shall be externally lit, except that signage within the shopfront glazing may be neon lit.

1608 **CIVIC FUNCTIONS**

1608.1 **General**

- a. Community Plans shall designate, or allow by Variance, Civic Space and Civic Building Functions.
- b. Civic Functions may be Warranted so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall require the creation of a Specialized District (See Section 1309)
- c. Parking for Civic Functions shall be determined by Warrant.

1608.2 **Civic Space**

- a. Civic Space may be approved by Warrant in any Transect Zone.
- b. Civic Spaces shall be generally designed as described in Table 13.

1608.3 **Civic Buildings**

- a. Civic Building Types shall be approved by Warrant or Exception in any Transect Zone on sites reserved for Civic Buildings.
- b. Civic Buildings shall not be subject to the Requirements of Article 16. The particulars of their design shall be determined by Exception.

1609 **SPECIAL REQUIREMENTS**

1609.1 A Community Plan may designate the following special requirements:

- a. A differentiation of the Thoroughfares as a Primary-Secondary Grid. Buildings along the Primary-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the Secondary-Grid may be more readily considered for Warrants and Exceptions allowing automobile-oriented standards. The frontages assigned to the Secondary-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for Mandatory or Recommended Retail Frontage requiring that a building provide a Shopfront at Sidewalk level along the entire length of the frontage. The Shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as generally illustrated in Table 7. The first floor shall be confined to Retail use through the depth of the First Layer.
- c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
- d. A designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for Cross Block Passages, requiring an 8 foot wide pedestrian access be reserved between buildings.
- g. A designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with a Municipal Preservation Ordinance adopted by the Town Council.

ARTICLE 18: DEFINITIONS

Affordable Housing: dwellings consisting of rental units or for-sale units. Both shall be economically within the means of the equivalent of the starting salary of a local elementary school teacher.

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

Ancillary Unit: an Apartment not greater than 600 square feet sharing ownership and utility connections with a Principal Building. An Ancillary Unit may or may not be within an Outbuilding. Ancillary Units do not count toward maximum Density calculations (see Tables 12 and 16).

Apartment: a dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Avenue (AV): a Thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

Backbuilding: a single Story structure connecting a Principal Building to an Outbuilding (see Table 16).

Bicycle Lane (BL): a dedicated bicycle lane running within a moderate-speed 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 high-speed Thoroughfare.

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

Block Face: the aggregate of all the Facades on one side of a Block. The Block Face provides the Context for establishing architectural harmony.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance Thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering Sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

Brownfield: an area previously used primarily as an industrial site.

Building Disposition: the placement of a building on its lot (see Table 9).

Building Function: the uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (see Tables 10 and 11).

Building Height: the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the Enfronting Thoroughfare (see Table 8).

Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height. For example, a rowhouse is a type, not a style.

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

Civic Building: a building designed specifically for a Civic Function. Civic Buildings shall not be subject to the requirements of Section 5. The particulars of their design shall be determined by Exception.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves. Space may be leased or bought from this Reserve to satisfy parking requirements.

Civic Space: an open area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their Enfronting buildings. (see Table 13).

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

Community Pattern: the physical form of a settlement. Variations are due to the particulars of the site, Density, spatial definition program, transportation and implementation. Transect-based Community Patterns are socially and functionally variegated; they are walkable and manifest a gradient from urban to rural.

Consolidated Review Committee (CRC): Usually part of the Planning Office, a CRC is composed of one representative from each of the regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Town Design and Development Center (see TDDC).

Context: surroundings made up of the particular combination of elements that create specific habitat.

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

Courtyard Building: a building that occupies the boundaries of its lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement detailed as a raised Curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).

Density: the number of dwelling units within a standard measure of land area, usually given as units per acre (see Section 3.3).

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are three 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.

Developable Areas: area not within the Preserved Open Sector.

District: synonymous to Specialized District.

Driveway: a vehicular lane within a lot, usually leading to a garage. A Driveway in the First Layer may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constraints of a parking lot.

Edgeyard Building: a building that occupies the center of its lot with Setbacks on all sides.

Elevation: the exterior walls of a building not along a Frontage Line (see Table 16).

Enfront: to place an element along a Frontage Line.

Exception: a Variance that permits a practice that is not consistent with a provision or the Intent of this Code. Exceptions are usually granted only by the Planning Commission.

Facade: the exterior wall of a building that is set along a Frontage Line. Facades support the public realm and are subject to requirements additional to those required of Elevations

Frontage Line: those Lot Lines that coincide with a Public Frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the Elevations that coincide with other Lot Lines (see Table 16).

GIS (Geographic Information System): a computerized program in widespread municipal use that organizes data on maps. Various municipal departments can input information including but not limited to the location of wetlands, Thoroughfares, water/sewer lines, boundaries, building footprints, schools, zoning, and land-uses. GIS makes information available as layered databases.

Greenfield: a project planned for an undeveloped area outside the existing urban fabric.

Greenway: an open space Corridor in largely natural conditions that may include trails for bicycles and pedestrians.

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites.

Hamlet: an incomplete Neighborhood, generally standing free in the countryside. Because of a location away from transportation, a Hamlet has a minimal Commercial center. This is the only Community type permitted by right in the Restricted Growth Sector.

Independent Building: a building designed by a different architect from the adjacent buildings.

Infill: a project within existing urban fabric.

Inside 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 Tables 3 and 16).

Layer: a range of depth of a lot within which certain elements are permitted (see Table 16).

Liner Building: a building specifically designed to mask a parking lot or a parking garage from a frontage. A Liner Building, if less than 30 feet deep and two stories, shall be exempt from parking requirements.

Live-Work: a dwelling unit that contains, to a limited extent, a Commercial component. A Live-Work Unit is a fee-simple unit on its own lot with the Commercial component limited to the ground level.

Lodging: premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to Retail use.

Lot Line: the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on Community and Site Plans. Codes reference Lot Lines as the baseline for measuring Setbacks (see Tables 14G and 16).

Lot Width: the length of the principal Frontage Line of a lot.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts.

Meeting Hall: a building available for gatherings, including conferences, accommodating at least one room with an area equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which the Meeting Hall is located. A Meeting Hall shall be completed upon the sale of 75% of the dwelling units. The Meeting Hall may be used for the marketing purposes of the development until the sale of 75% of the dwelling units at which time control of its use shall be given to the community's governing organization.

Neighborhood: a mostly Residential area, often with a recognizable edge. For the purposes of this SmartCode, a "complete neighborhood" is further defined as consisting of one Pedestrian Shed (1/2 mile diameter) with a mixed-use center.

Net Site Area: the Developable Areas of a site. The Net Site Area shall be allocated to the various Transect Zones according to the parameters in Table 14A.

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses.

Outbuilding: an Ancillary Unit, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the Principal Building by a Backbuilding. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas (see Table 16).

Parking Structure: a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first Story or higher.

Passage (PS): a pedestrian connector passing between buildings, providing shortcuts through long Blocks and connecting rear parking areas to frontages. Passages may be roofed over.

Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban Sidewalk network.

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a Neighborhood or extent of a Community. A standard Pedestrian Shed is one quarter of a mile radius or 1320 feet. With transit available or proposed, a Long Pedestrian Shed has an average walking distance of a half-mile or 2640 feet. Pedestrian Sheds should be oriented toward a central destination containing one or more important intersections, meeting places, Civic Spaces, Civic Buildings, and the capacity to accommodate a T5 Transect Zone in the future.

Planter: the element of the public Streetscape that accommodates Street Trees. Planters may be continuous or individual.

Primary-Secondary Grid: Thoroughfare designations appearing on a regulating-type plan. Buildings on the Primary-Grid are subject to all of the provisions of this Code. Buildings on the Secondary-Grid are exempt from certain provisions, allowing for Warranted open parking lots, unlined parking decks, drive-throughs and hermetic building fronts.

Principal Building: the main building on a lot, usually located toward the frontage (see Table 16).

Principal Entrance: the main point of access of pedestrians into a building. In the support of pedestrian activity, the Principal Entrance should be given to a Frontage Line rather than to the parking.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the Setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table 7).

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of Curb, Sidewalk, Planter, Street Tree and Street Light (see Table 4).

Rear Alley (AL): a vehicular Driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. 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 (LA): a vehicular Driveway located to the rear of lots providing access to parking and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. Its Streetscape consists of gravel or landscaped edges, 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. This is a more urban type, as the continuous Facade spatially defines the public Thoroughfare. In its Residential form, this type yields a rowhouse. In its Commercial form, this type can accommodate substantial parking.

RCD: Regional Center Development. A Community Type consisting of one Long Pedestrian Shed with a strong Town Center. This type is permitted by right within the Intended Growth Sector

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage Line: Frontage Lines designated on a Community Plan that require the provision of a Shopfront, causing the ground level to be available for Retail use.

Road (RD): a local, rural and suburban Thoroughfare of low vehicular speed and capacity. Its Public Frontage consists of swales drained by percolation and a Path or Bicycle Trail along one or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

Rural Boundary Line: the extent of potential urban growth as determined by existing geographical determinants. The rural boundary is permanent.

Secondary Grid: see Primary-Secondary Grid.

Sector: a neutral term for a geographic area. In the SmartCode there are six specific Sectors that establish the legal boundaries of development. Two Sectors represent unbuildable open space (Preserved and Reserved) and the other four are Urban Growth Sectors of varying intensity (Restricted, Controlled, Intended, and Infill Growth Sectors). Sectors address the legal status of place at the regional scale while Transect Zones address the physical character of communities. Sectors contain Community Types (Hamlet, Village, RCD, TOD), which contain prescribed Transect Zones, which contain design standards appropriate to those T-Zones.

Service Boundary Line: the extent of potential or feasible urban growth as determined by the extension of infrastructure, principally sewer.

Setback: the area of a lot measured from the Lot Line to a Facade or Elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first Story level) which are permitted to encroach into the Setback.

Shared Parking Policy: an accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity that are unlikely to require the spaces at the same time (see Tables 11 and 12).

Sideyard Building: a building that occupies one side of the lot with a Setback to the other side.

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

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. Most Specialized Buildings are dedicated to Manufacturing and transportation, and are distorted by the trajectories of machinery.

Specialized District (SD): Specialized District designations shall be assigned to areas that, by their intrinsic function, disposition, or configuration, cannot conform to one of the six normative Transect Zones or four Community Types specified by this Code. Typical Districts may include, but are not limited to, large parks, institutional campuses, refinery sites, and airports.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purposes of determining building height.

Streamside Corridor: the zone within which a waterway flows, its width to be variably interpreted according to the Transect Zone.

Street (ST): a local urban Thoroughfare of low speed and capacity. Its Public Frontage consists of raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by a Planter and parking on both sides. The landscaping consists of regularly placed Street Trees. This type is permitted within the more urban Transect Zones (T4-T6).

Streetscape: the urban element that establishes the major part of the public realm. The Streetscape is composed of travel lanes for vehicles and bicycles, parking lanes for cars, and Sidewalks or Paths for pedestrians as well as the visible Private Frontages (including, but not limited to, Facades and Elevations, porches, yards, fences, and awnings), and the amenities of the Public Frontages (including, but not limited to Street Trees and plantings, benches, and Street Lights).

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade, often for the purpose of masking a parking lot from the Thoroughfare. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent Facade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all Streetscreens over 4 feet high should be 30% permeable or articulated to avoid blank walls.

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

TDDC (Town Design and Development Center): A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the communities and buildings based on it.

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

Third Place: a private building that includes a space conducive to unstructured social gathering. Third Places are usually bars, cafés and corner stores.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes within a right-of-way (see Tables 3 and 16).

Tier: synonym for Sector.

TOD: Transit-Oriented Development. TOD is an RCD with transit available or proposed. This Community Type is permitted by right within the Intended Growth Sector.

Town Center: the mixed-use center or main Commercial Corridor of a community. A Town Center in a Hamlet or small Village may consist of little more than a Meeting Hall, corner store, and Main Civic Space. A Town Center for RCD or TOD communities may be a substantial downtown Commercial area, often connected to other Town Centers by transit.

Transect: a system of ordering human habitats in a range from the most natural to the most urban. The SmartCode is based upon six Transect Zones that describe the physical character of place at any scale, according to the Density and intensity of land use and urbanism.

Transect Zone (T-Zone): Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to specifying the usual building use, Density, height, and Setback, other elements of the intended habitat are integrated, including those of the private lot and building as well as those of the Enfronting Streetscape. The elements are determined by their location on the Transect scale.

Transition Line: a horizontal line spanning the full width of a Facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a form category determined by function, disposition, and configuration, including size or extent. Examples of Types include but are not limited to Community types, Street types, and Building Types.

Urban Growth Boundary: the extent of potential urban growth as determined by the projected demographic needs of a region. The urban boundary may be adjusted from time to time.

Urban Growth Sector: one of the three Sectors for New Communities where development is permitted by right.

Urban Village: a Village within an urbanized area.

Variance: an administrative technique granting relief from the provisions of a code.

Village: a Community Type usually standing isolated in the countryside, but with a stronger center than a Hamlet due to its proximity to a transportation Corridor.

Warrant: a type of Variance that permits a practice that is not consistent with a specific provision of this Code, but is justified by its intent or by hardship.

Work-Live: a dwelling unit that contains a Commercial component. A Work-Live Unit is a fee-simple unit on a lot with the Commercial component anywhere within the unit.