



Land Use Plan | RAC & NAC Implementation

Mixed-Use District Code **Public Draft #2**

September/July-October 2023

Report prepared by:

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Article II Zoning Districts and Land Uses

PART 1. IN GENERAL

Sec 2-51. Establishment of Districts

PART 5. MIXED-USE DISTRICTS

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~~Sec 2-116.~~

Sec 2-117. Use Mix Requirement

Sec. 2-118. District Regulations

A. Regulations for Nonresidential, Multi-Family and Mixed-Use Development

The following bulk regulations apply to all nonresidential, multi-family, and mixed-use development in the Mixed-Use Districts:

Table 2-1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development

Regulation	Zoning District Mixed-Use Regional (MU-R)	
	Mixed-Use Neighborhood (MU-N)	Mixed-Use Regional (MU-R)
Setbacks		
Front, minimum/maximum	0/5 feet (a) (f)	0/5 feet (a) (f)
Street side, minimum/maximum	0/5 feet (a) (f)	0/5 feet (a) (f)
Interior side, minimum	0 feet (b) (c)	0 feet (b) (c)
Rear, minimum	5 feet (b) (c)	5 feet (b) (c)
Other		
Building height, max	90 feet or a maximum of 6 stories (d)(e)	150 feet (d)(e)
Building street frontage, minimum	See Sec 2-121-B	See Sec 2-121. AB

REFERENCES

- a. Measured from the back of the Pedestrian Realm.
- b. Measured from the property line.
- c. For Yards abutting a Residential District, the minimum is 25 feet.
- d. Buildings adjacent to a Residential District are subject to the Residential Adjacency Building Height standards of Sec 2-170.
- e. Airport Height Hazard Regulations may apply.
- f. If easements are present, 75% of the building face shall be built to the easement line.

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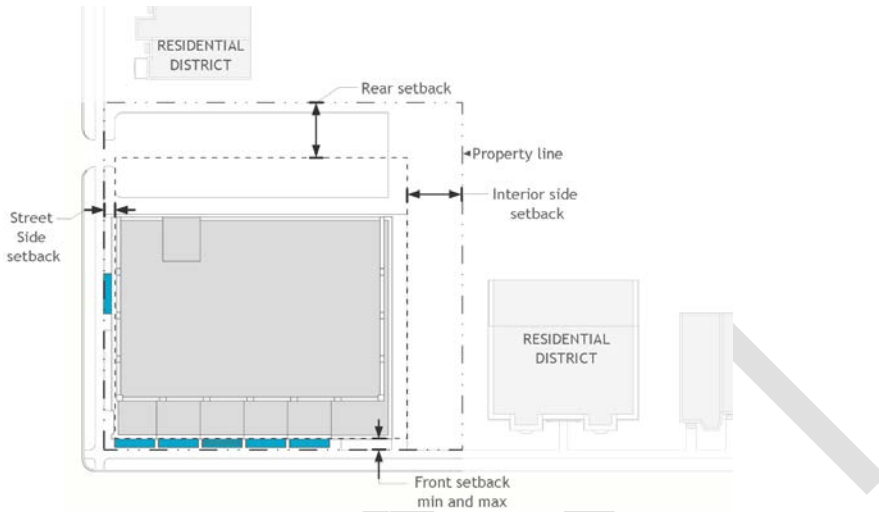


Figure 2-118.A: Nonresidential Use - Mixed-Use District Abutting a Residential District

A. Regulations for Middle Housing Development

The following bulk regulations apply to Middle Housing development in the Mixed-Use Districts. For Cottage Court Dwelling regulations, please see **Section 2-122 Building Design and Additional Development Standards - Middle Housing Development**.

Table 2-118-2: Bulk Regulations for Middle Housing Residential Development

Regulation		Zoning <u>Mixed-Use - Regional</u> District	
		<u>Mixed-Use Neighborhood (MUN)</u>	<u>Mixed-Use-Regional (MUR)</u>
Setbacks (See Figures 2-118.B.1 - B.54)			
Front, minimum/maximum		5/20 feet (a)	5/20 feet (a)
Street side, minimum/maximum		5/20 feet (a)	5/20 feet (a)
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)	(b)
	Dwelling, Two-Family (Duplex)	5 feet	5 feet
	Dwelling, Urban Home	3 feet (or (c))	3 feet (or (c))

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Table 2-118-2: Bulk Regulations for <u>Middle Housing Residential Development</u>			
Regulation		Zoning <u>Mixed-Use - Regional District</u>	
		<u>Mixed-Use Neighborhood (MUN)</u>	<u>Mixed-Use Regional (MUR)</u>
	Dwelling, Triplex, Fourplex, Sixplex	5 feet	5 feet
<u>Cottage Court</u>	<u>Cottage Court (interior side, Perimeter Side, min/max)</u>	5/10 feet	5/10 feet
	<u>Distance between buildings, min/max</u>	=	<u>5/10 feet</u>
	Rear, minimum	5 feet (d)	5 feet (d)
Other			
Building height, maximum	<u>Cottage Court</u>	50 feet or a maximum of 4 stories	50 feet or a maximum of 4 stories 28 feet or a 1½ maximum stories
	<u>All other Middle Housing</u>	=	<u>50 feet or a maximum of 4 stories</u>
	Density, minimum	5 Dwelling Units per gross acre	10 Dwelling Units per gross acre
	<u>Cottage Court Common Space</u>		<u>200 square feet/ Dwelling Unit (e)</u>

REFERENCES

- a. Front and Street Side
 - i. Shall be measured from the back of the Pedestrian Realm.
 - ii. If an easement is present, 75% of the building face shall be built to the easement line.
- b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 10 feet.
- c. Three feet on each side or zero feet on one side and 6 feet on second side. Zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes.
- d. Rear, minimum shall be as follows:
 - i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement.
 - iii. For Yards abutting a single-family residential use within the R-1E, R-1, HR-1, R-1R, or R-1Z zoning district, the rear setback for structures less than 20 feet in height shall be 10 feet.
 - iv. For Yards abutting a single-family residential use within the R-1E, R-1, HR-1, R-1R, or R-1Z zoning district, the rear setback for structures over 20 feet in height shall be 15 feet.

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Table 2-118-2: Bulk Regulations for Middle Housing Residential Development

Regulation	Zoning Mixed-Use - Regional District	
	Mixed-Use Neighbourhood (MUN-2)	Mixed-Use-Regional (MUR-2)

e. Cottage Court Dwellings shall be arranged around the perimeter of a central common space that is at least 200 square feet per Dwelling Unit. The central common space can include but is not limited to open space, pool, clubhouse, or other community amenities. Parking areas do not count toward open space requirements. Community amenity buildings shall be a minimum of 5 feet from Cottage Court Dwellings.

iv.e.

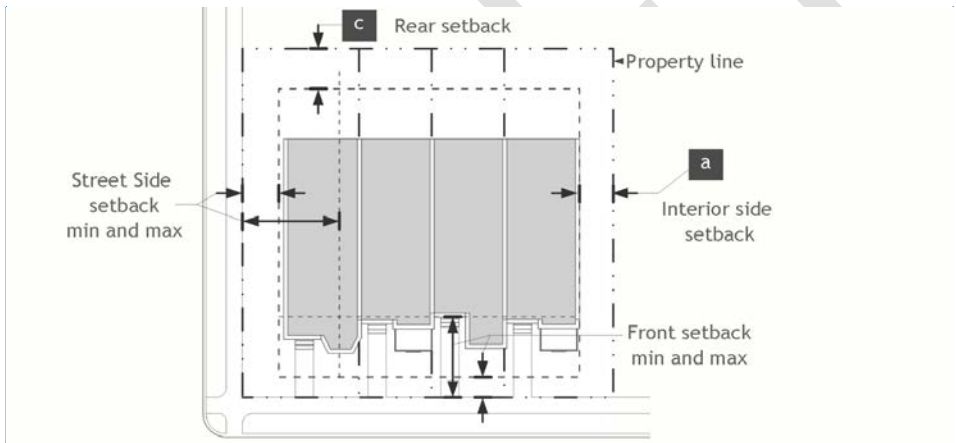


Figure 2-118.B.1: Setbacks - Single-Family Attached

Commented [RL1]: This and the following graphics will be updated to reflect correct references to 2-118-2 above.

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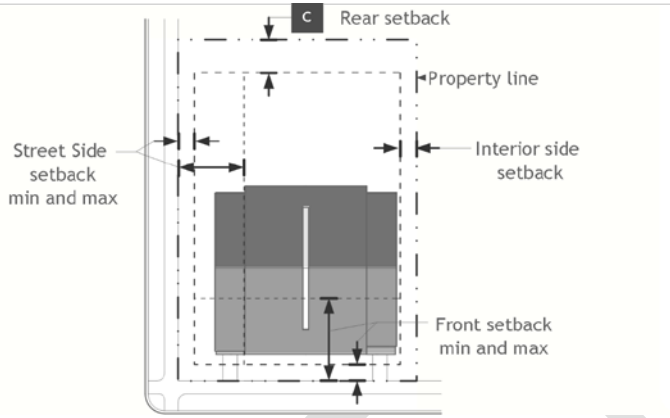


Figure 2-118.B.2: Setbacks - Two-Family

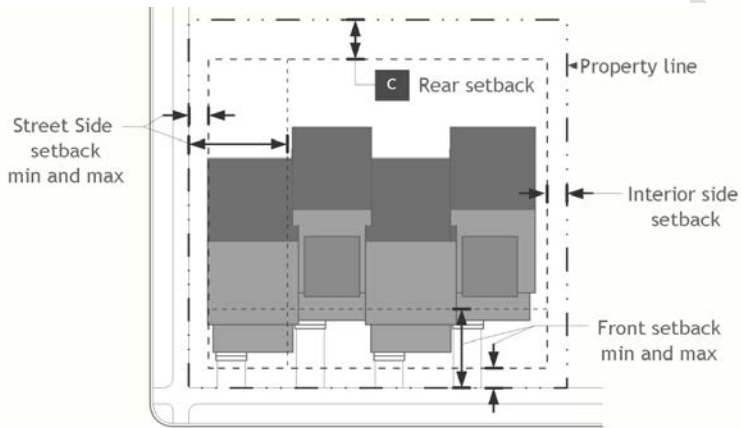


Figure 2-118.B.3: Setbacks - Triplex, Quadplex and Sixplex Dwelling

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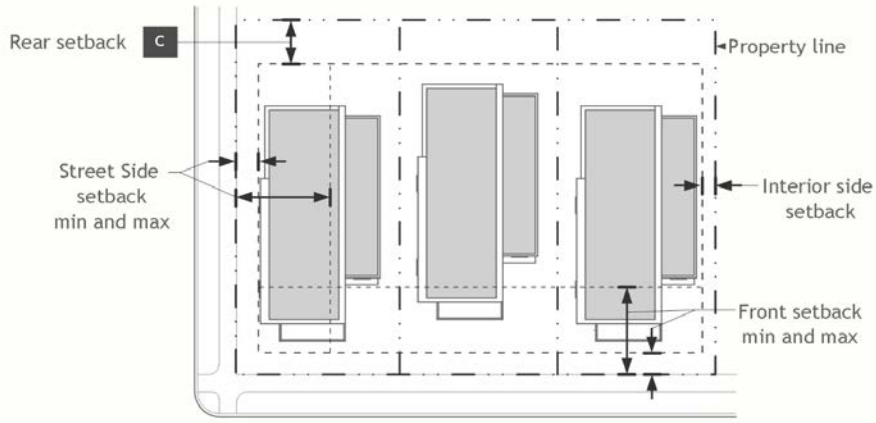


Figure 2-118.B.4: Setbacks - Urban Home Dwelling

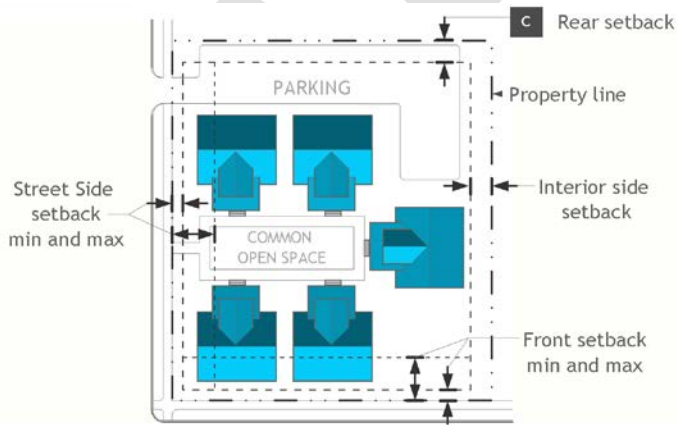


Figure 2-118.B.5122-A: Setbacks - Cottage Court Development

Sec 2-119. Lot Layout and Site Design Regulations

A. Street Layout

1. Block Length

At least 70% of block faces within a development must range between a minimum of 200 feet and a maximum of 600 feet.

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2. Pedestrian Realm

- a. As illustrated in **Figure 2-119.A: Pedestrian Realm** below, a Pedestrian Realm must be provided along ~~Streets, the front and street side of lots and reserves~~ and shall consist of two zones: a Clear Zone (sidewalk) and a Pedestrian Enhancement Zone. The Clear Zone is intended to provide a clear path of travel for pedestrian movement and the Pedestrian Enhancement Zone is intended for the placement of street trees and street furniture and utility equipment in a manner that does not obstruct pedestrian access or motorist visibility. This ~~may include, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters transit stops,~~ bicycle racks, ~~public utility equipment such as electric transformers and water meters,~~ and similar elements.

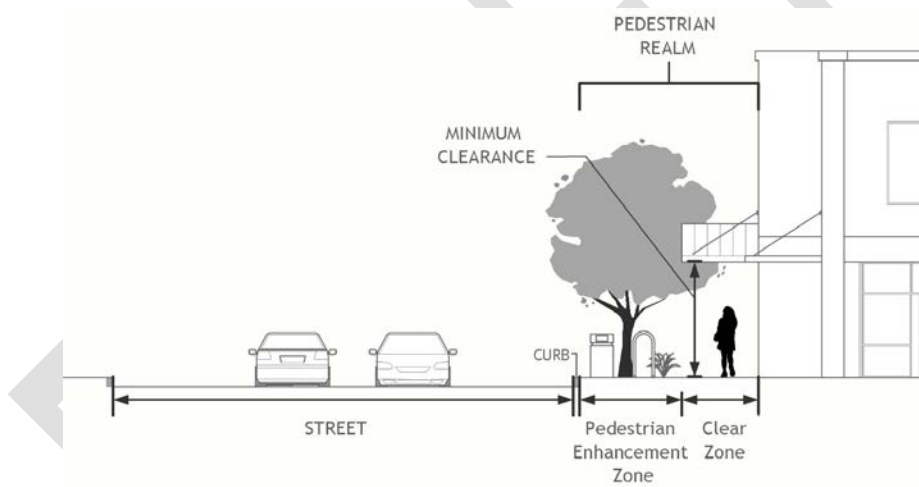


Figure 2-119.A: Pedestrian Realm

- b. The following standards shall apply to these zones:

Table 2-.1: Pedestrian Realm Requirements by Roadway Classification		
Roadway Classification (a)	Minimum Clear Zone Width	Minimum Pedestrian Enhancement Zone Width
Type 1 Streets: Freeway/State Highway/ Arterial/	8 feet	6 feet
Type 2 Streets: Major Collector/ Minor Collector	8 feet	8 feet

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Type 3 Streets: Local Street /Primary Access Easement	10 feet	8 feet
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REFERENCES

- a. As identified and defined in the City of Sugar Land Master Thoroughfare Plan.

- ~~c.~~ Sections of the Clear Zone may be reduced for temporary or permanent outdoor dining or other pedestrian amenities such as seating for a length of no more than 75 continuous feet, but a 5-foot clear space must be maintained at all times.
- ~~c.d.~~ [The Clear Zone may be covered by awnings, canopies, or other shade structures to protect pedestrians from inclement weather.](#)
- ~~d.e.~~ Enhancements required within the Public Realm are described in **Section 2-120: Pedestrian Realm Enhancements.**

B. Connectivity

1. General

- a. All public streets, roads, trails, and rights-of-way shall be consistent with the adopted [Mobility Master Plan](#) (Master Thoroughfare Plan) ~~and Pedestrian and Bicycle Master Plan.~~
- b. Generally, access and circulation systems associated with any development shall provide for multiple travel modes (vehicular, transit, bicycle, and pedestrian), as appropriate to the development’s size, character, and relationship to existing and planned community transportation systems. Vehicular, transit, bicycle, and pedestrian access and circulation systems shall be coordinated and integrated as necessary to offer the development’s occupants and visitors improved transportation choices while enhancing safe and efficient mobility throughout the development and the community.

2. Vehicular Access

- a. Driveways shall be located at least 50 feet from any intersecting ~~s~~Street right-of-way.
- b. Driveways shall be located at least 50 feet from driveways on an adjacent property, except where one shared access point and driveway can be established to serve both the subject property and the adjacent property on the other side of that property line. Driveways serving Middle Housing which connect to alleys or private drives are exempt from the minimum 50-foot separation requirement.
- c. Primary circulation and access points shall be oriented toward the abutting street with the lowest traffic volume, unless the Director

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approves an alternative due to pedestrian, bicycle, or traffic safety concerns.

- d. To facilitate vehicular, pedestrian, and bicycle cross access between abutting developments, encourage shared parking, and minimize access points along streets, new development shall comply with the following standards:
 - (1) The internal circulation system shall be designed to allow for cross-access between the development's common use areas and common use areas in an abutting development.
 - (2) Required vehicular cross access between the abutting lots shall be provided through the use of a frontage or service street (if the lots front on a major arterial thoroughfare right-of-way), a single two-way driveway or drive aisle, or two one-way driveways or aisles that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.
 - (3) The Director may waive or modify the requirement for cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area (e.g., railroad, watercourse, floodplain, wetlands, steep slopes), or would create unsafe conditions or impede the application of other design requirements in the Development Code.

C. ~~Parking Lot~~ Location, Size, and Pedestrian ~~Crossing~~ Connectivity

1. On-Street Parking Location

Angled, perpendicular, or parallel parking that is designed to function as on-street parking shall may be permitted in the front of primary buildings if it meets the following two conditions:

- a. The Director determines that the parking does not adversely affect public safety or circulation; and
- b. Each parking space is located adjacent to and is directly accessible from a Street.

~~1.2.~~ Off-Street Parking Lot Location

- a. Surface parking areas ~~lots~~ designed to function as ~~o~~Off-street parking shall be located to the side or rear of ~~the p~~Primary buildings ~~Facade~~. ~~The parking lot shall not project beyond the front or street-side façade of the primary building. Please s~~See **Figure 2-119.B: Parking Lot Location** for more information.

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~~b. Off-street surface parking lots, loading, and service areas shall must be designed to minimize impacts on adjacent residences. They shall be located away from shared property lines and screened from neighboring residences.~~

~~2.3. Parking Lot Size~~

~~Except for multi-family developments over 50 units, Any surface parking areas-lots shall not exceed 40% of the total lot area.~~

~~3.4. Multi-Family Parking~~

~~Multifamily developments over 50 units shall:~~

~~a. Provide Structured Parking on-site and:~~

~~b. Not exceed 15% of the total lot area in Ssurface parking lotsareas shall not exceed 15% of the total lot area.~~

~~4. On-Street Parking~~

~~Angled, perpendicular, or parallel parking that is designed to function as on-street parking shall be permitted in the front of primary buildings if meets the following two conditions:~~

~~a. The Director determines that the parking does not adversely affect public safety or circulation; and~~

~~b. Each parking space is located adjacent to and is directly accessible from a public street or publicly accessible private street.~~

Commented [RL2]: This section moved to 2-119.C.1.

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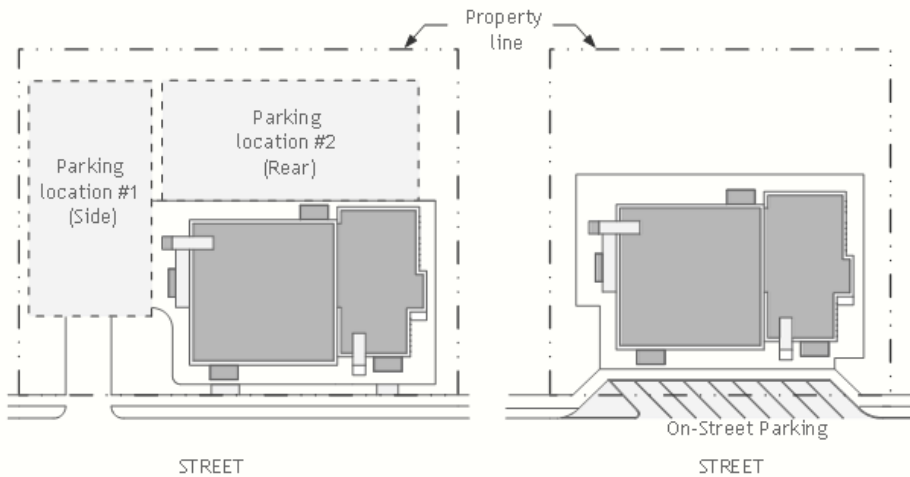


Figure 2-119.B: Parking Lot Location

5. Pedestrian [Crossings-Walkways](#) in Parking Lots ~~with 7 or More Spaces~~
 - a. All development with parking lots containing 7 or more parking spaces shall provide an on-site system of pedestrian walkways that provide direct access and connections to and between the following elements:
 - a.(1) The primary entrance or entrances to each building, including pad-site buildings;
 - b.(2) Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development;
 - c.(3) Any parking ~~areas~~ [lots](#) intended to serve the development;
 - d.(4) Any sidewalk system along the perimeter streets adjacent to the development;
 - e.(5) Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent street; and
 - f. ~~(6) Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.~~
 - g. ~~Building facades that are longer than 400 feet in length must provide a midblock pedestrian connection.~~
 - (6)

Commented [RL3]: This section moved to 2-119.C.6

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Please see [Figure 2-119.C: Midblock Pedestrian Connection](#) below for more information.

~~6. On-site Pedestrian Crossings~~

~~b. Per As shown in **Figure 2-119.DC: Pedestrian Walkways**, [Pedestrian walkways](#) required [above on-site pedestrian walkways](#) shall:~~

~~a. (1) Be a minimum of 5 feet wide unless otherwise required by **Section- 2-1191208.A.32- Pedestrian Realm Enhancements**;~~

~~b. (2) Be distinguishable from areas used by vehicles using one or more of the following techniques:~~

- ~~(1) Changing surfacing material, patterns, and/or paving color, but not including the painting of the paving material;~~
- ~~(2) Changing paving height;~~
- ~~(3) Decorative bollards; or~~
- ~~(4) Raised median walkways with landscaped buffers;~~

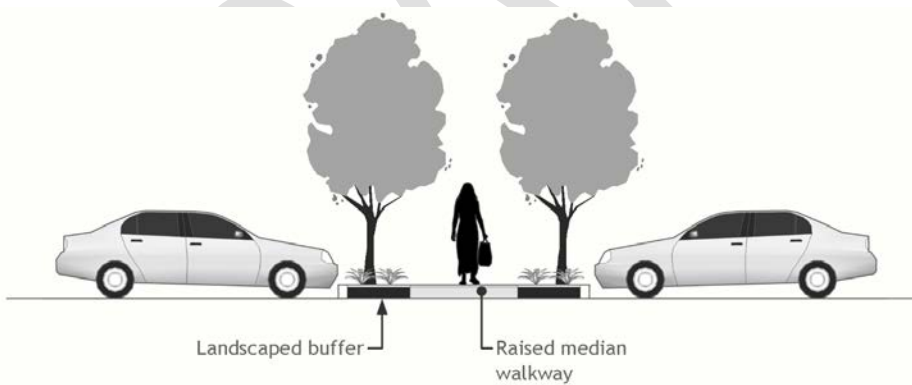


Figure 2-119.C: Pedestrian Walkways

~~c. (3) Be designed with similar and/or complementary details, colors, and finishes as other interconnected walkways;~~

~~d. (4) Have adequate lighting for security and safety;~~

~~e. (5) Be conveniently and centrally located on the subject property;~~

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f.(6) Be ADA-accessible; and

g.(7) Not include barriers that limit pedestrian access between the subject property and required connections to adjacent properties.

7.6. Building facades that are longer than 400 feet in length must provide a midblock pedestrian connection, as shown in Figure 2-119.D: Midblock Pedestrian Connection. :

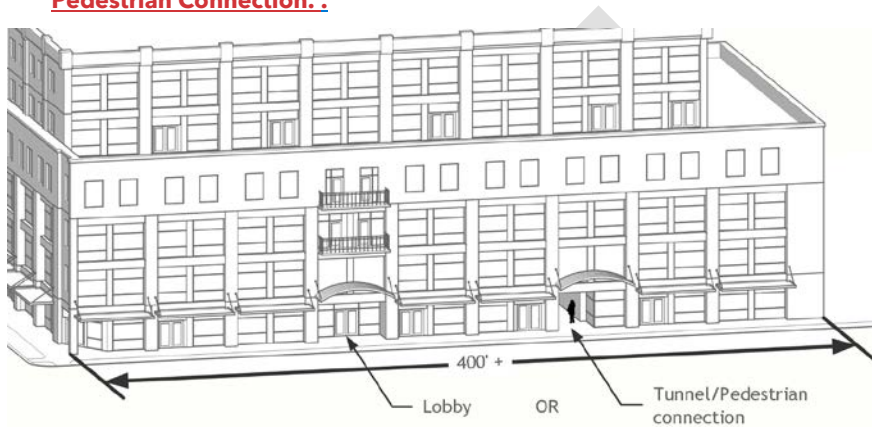


Figure 2-119.D: Midblock Pedestrian Connection

D. Private Garages and Surface Parking for Residential

1. Garages and surface parking shall be located behind dwelling units and may be accessed by alleys or private drives.
2. The minimum distance between the edge of the street or alley and the garage door shall be 20 feet (sSee Figure 2-119.E: Rear Loading Garage Setback).

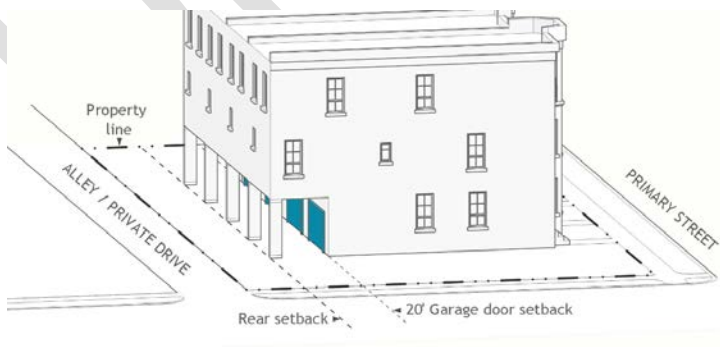


Figure 2-119.E: Rear Loading Garage Setback

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3. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
4. Parking may take place on a shared, paved parking lot or in shared driveways.

D. Transitions to Existing Residential

New development shall be designed to minimize impacts on existing homes and the privacy of residents to the maximum extent practicable by:

- ~~1. Locating off-street surface parking lots, loading, and service areas away from a shared property line and screening them from neighboring residences;~~
- ~~2. Locating sources of audible noise (e.g., heating and air conditioning units) away from building facades that face lower intensity uses;~~
- ~~3. Placing windows on the new development so as to maintain privacy by avoiding direct lines of sight into neighboring homes; and~~
- ~~4. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.~~

Commented [RL4]: Section split and moved. (1) D.1. moved to to new C.2 (Parking lot Location) and (2) D.2 - D.4 moved to 2-121.F.4 (Building Form)

Sec 2-120. Pedestrian Realm Enhancements

The Pedestrian Realm, as required by Section: 2-119, shall include amenities to enhance the pedestrian experience.

A. Pedestrian Amenities Required for All Development

All development in the Mixed-Use District shall provide the following amenities in the required Pedestrian Realm:

- ~~5.1.~~ Pedestrian-scaled lighting poles or bollards no more than 15 feet in height shall be installed at intervals of 50-70 feet on center and located an equal distance from street trees.
- ~~6.2.~~ Street trees shall be installed at intervals of 25-35 feet on center for small or medium canopy trees and 35-40 feet on center for large canopy trees.

E.B. Additional Pedestrian Amenities for Nonresidential, Multifamily, and Mixed-Use Buildings

1. Applicability

This Section sets forth a range of options for pedestrian enhancement categories to enhance the streetscape and foster a pedestrian-oriented built environment. In order to satisfy these requirements, amenities must be open and accessible to the public. For all development subject to this Section, applicants shall select amenity options from **Table 2-~~Table 2-120.1~~**:

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Pedestrian Enhancement Options below to achieve the minimum number of points required for that development.

a. Type 1 Streets and Middle Housing Exempt

The following shall not be required to provide additional pedestrian amenities as set forth in **Table 2-120.1: Pedestrian Enhancement Options**:

- (1) ~~Development~~ Pedestrian Realms abutting a Type 1 Street (Freeway/State Highway/Arterial as identified in the Sugar Land Master Thoroughfare Plan); and ~~or~~
- (2) Lots exclusively occupied by Middle Housing.

b. **New Development**

Any proposed New ~~Construction or Redevelopment~~ **Development** project as described in **Section 2-124 Mixed-Use District Standards** shall be required to achieve at least 8 points from the amenity options outlined in this Section.

Commented [RL5]: Per Sec 2-124: Development activity on a site that has not been previously improved.

c. **Redevelopment**

Any proposed ~~New Construction or Redevelopment~~ **Redevelopment** project as described in **Section 2-124 Mixed-Use District Standards** shall be required to achieve at least 6 points from the amenity options outlined in this Section.

Commented [RL6]: Per Sec 2-124: Any development activity or site alteration on a previously developed site that requires demolition of an existing structure or parking lot.

d. **Addition**

Any proposed Addition project as described in **Section 2-124 Mixed-Use District Standards** shall be required to achieve at least 4 points from the amenity options outlined in this Section.

Commented [RL7]: Per Sec 2-124: Any building addition that:
a. Increases the gross Floor Area of an existing structure by 10 percent or more; or
b. Increases the total number of existing dwelling units on a lot by the lesser of 10 dwelling units or between 10 and 25 percent.

2. Pedestrian Enhancement Options

Table 2-1: Pedestrian Enhancement Options

Amenity Description	Points
Spaces and Areas	
An enhanced landscaped area provided such landscaped area has a minimum depth and width of 10 feet and a minimum total area of the lesser of 650 square feet or two percent of the net site area. Enhanced landscaping includes additional plant quantity and varieties, pedestrian accommodations, raised beds, and landscape walls or similar hardscape elements.	1 point (Maximum 3)
A playground, patio, or plaza with outdoor seating areas, provided the playground, patio, or plaza has a minimum depth and width of ten feet and a minimum total area of 300 square feet.	2 points

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Table 2-1: Pedestrian Enhancement Options	
Amenity Description	Points
Shade provided for the playground, patio, or plaza using canopies, pergolas, trees, or other coverings.	2 points
Site Features	
At least one blank wall treatment: <ul style="list-style-type: none"> • Install trellises with climbing vines or plant materials along wall; • Provide a planting bed with plant material that screens at least 50 percent of the wall surface; or • Provide artwork on the surface. 	1 point
Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork	2 points
Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25 percent of site-generated stormwater (subject to Engineering approval)	3 points
Seating every 50 feet adjacent to the building or within the Pedestrian Enhancement Zone, provided such seating includes a variety of seating types and configurations, accommodates solitary and social activities, and provides a safe, comfortable seating surface with smooth, even surfaces and curved edges. The following kinds of seating may be used to meet the requirement: moveable seating, fixed individual seating, fixed benches with and without backs, and seating designed into architectural features (e.g., walls, planter ledges, and seating steps).	1 point
Shade provided for seating areas using canopies, pergolas, trees, or other coverings.	1 point
Trash and recycling receptacles installed every 250 feet along the building frontage and at each building entrance adjacent to a pedestrian walkway	1 point

Sec 2-121. Building Design and Additional Development Standards - Multi-Family, Mixed-Use and Nonresidential Development

A. Building Arrangement

Buildings on developments larger than 5 acres shall be organized to create pedestrian-friendly spaces and streetscapes and should be arranged to frame Streets and Civic Spaces (see Figure 2-1231.A: Building Arrangement). This shall be accomplished by using the buildings to frame corners of street intersections or entries into the development site and by incorporating either of the following:

1. A "main street" pedestrian or vehicle access corridor within the development site, or

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~~2. A plaza, pocket park, square, or other outdoor gathering space for pedestrians. Please see **Figure 2-121.A: Building Arrangement** below for more detail.~~



Commented [RL8]: Graphic will be further refined by adding labels to demonstrate location of buildings in relationship to Public Space.

Figure 2-121.A: Building Arrangement

B. Civic Space

Developments larger than 5 acres shall dedicate a minimum of 5% of the site to civic space. Area within the Pedestrian Realm that is adjacent to a Street shall not count towards required civic space.

C. Building Orientation and Siting

1. Buildings shall be oriented so that the Primary Façade faces the Street unless there are compelling site conditions that necessitate a different orientation. Where compelling site conditions exist, such as a natural geographic feature or Civic Space, the Primary Façade shall be oriented toward the site condition.
2. A minimum of 70 percent of the Primary Façade along the Street shall be located within the Build-to Zone (see **Figure 2-121.B Minimum Building Street Frontage**).

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3. On corner lots, a minimum of 30 percent of the side street building facade shall be located within the Build-to Zone.

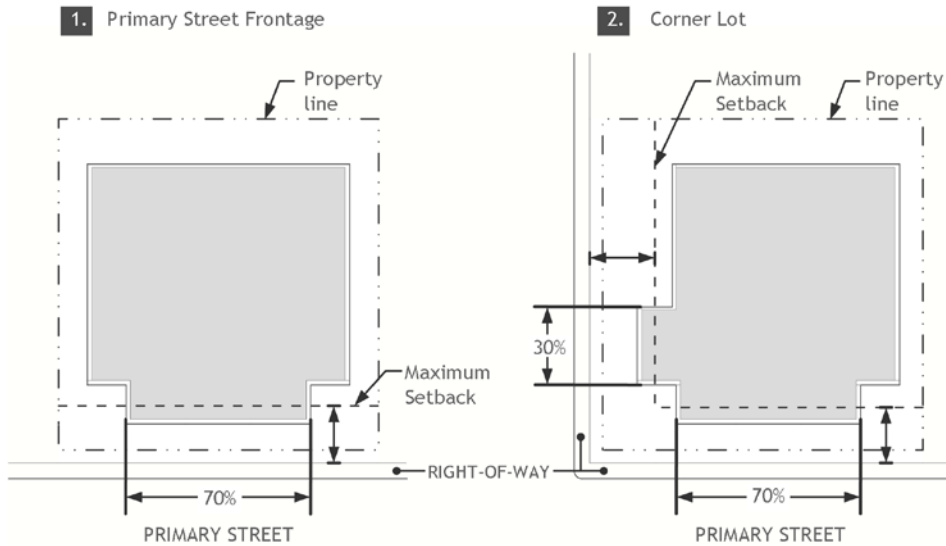


Figure 2-121.BB: Minimum Building Street Frontage

4. The minimum frontage requirement may be reduced for an outdoor seating and dining area, provided such area is designed and located:

- a. To avoid interference with any pedestrian access ramp from any abutting street onto the sidewalk, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and
- b. To meet the standards for Clear Zone set forth in Section 2-119.A.2.

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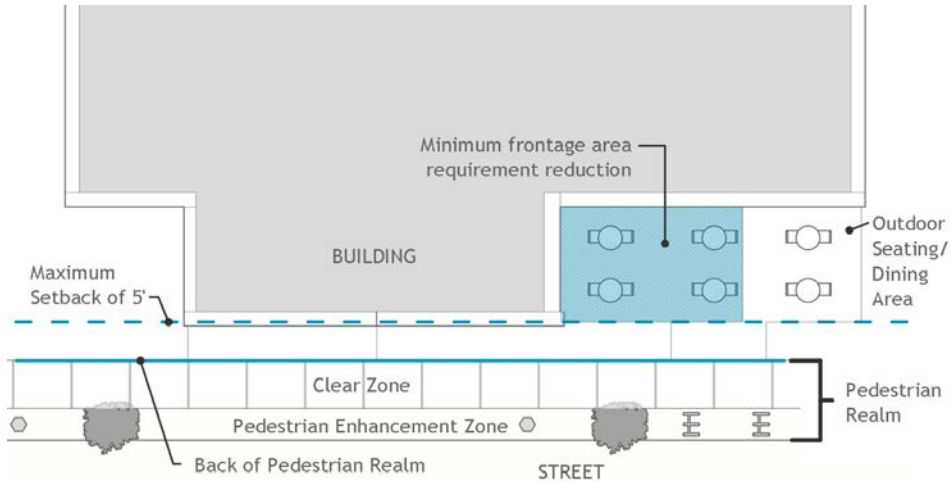


Figure 2-121.C: Minimum Frontage Requirements - Outdoor Seating and Dining

~~C-D.~~ Building Orientation and Entrances

1. Each ground level building and separate lease space shall have at least one Primary Entrance to the adjacent Street or Civic Space, at grade ground level along the street edge shall have at least one functioning primary entrance from the Pedestrian Realm. Shared/common lobbies may count as a primary entrance for tenant spaces with entrances internal to the building. Corner entrances may count as a primary entry for both intersecting street frontages:
 - a. If a natural geographic feature, such as a waterway or other major landscaping feature, such as public park, trail, or other open space is on or adjacent to the site, each building shall have a functioning Primary Entrance connecting to the feature.
 - a.b. A corner entrance may count as a Primary Entrance for both intersecting features. Please (see **Figure 2-121.DB: Orientation Toward Primary Street Frontage** below for more detail).

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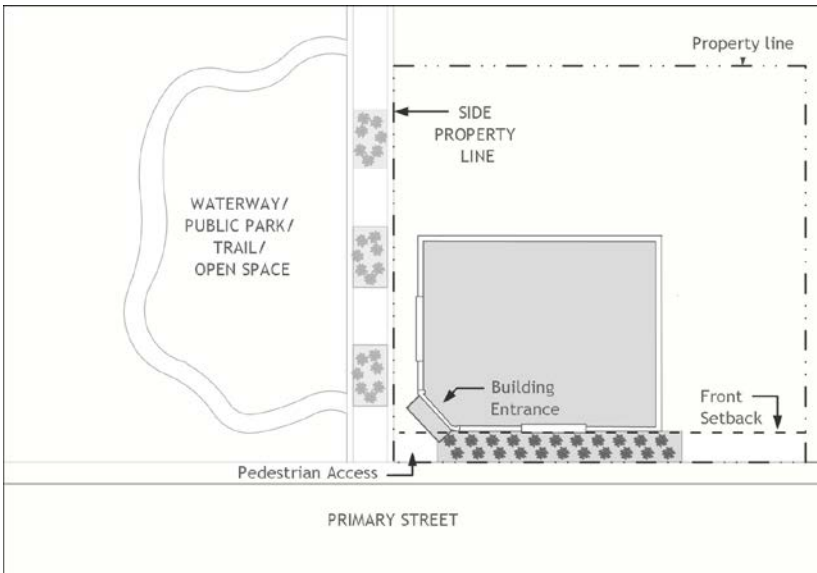
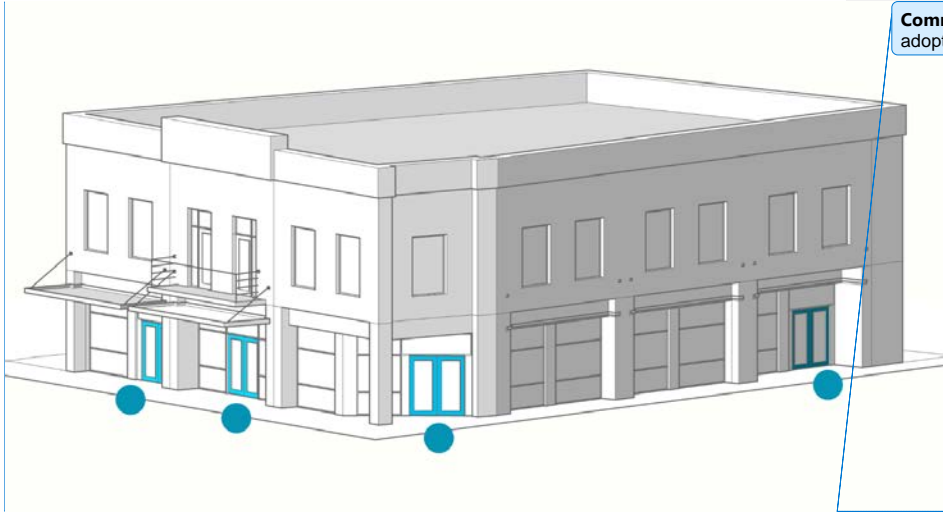


Figure 2-121.DB: Orientation Toward Primary Street Frontage

2. Primary ~~building~~ entrances shall be defined and articulated with architectural elements such as pediments, columns, porticos, porches, overhangs, or other ~~similar~~ elements approved by the Director. ~~See (see~~ **Figure 2-121.CE: Building Entrances).**
3. For buildings with multiple tenant entries, each tenant entrance shall be defined and articulated with architectural elements. ~~(see Figure 2-121.E: Building Entrances).~~ **See Figure 2-121.C.**
4. All ground-floor ~~pedestrian~~ entrances shall be covered or inset to provide a shelter from inclement weather. The inset or cover shall be no less than 20 square feet. ~~(see Figure 2-121.E: Building Entrances).~~ **See Figure 2-121.C.**

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Figure 2-121.CE: Building Entrances

~~Minimum Street Frontage~~ Building Orientation and Siting

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- ~~5.~~ Buildings shall be oriented so that the Primary Façade faces the sStreet unless there are compelling site conditions that necessitate a different orientation. Where compelling site conditions exist, such as a natural geographic feature or cCivic sSpace, the Primary Façade shall be oriented toward the site condition.
- ~~6.~~ A minimum of 70 percent of the Primary Façade along the Pedestrian RealmStreet Building walls shall be located within the Build-to Zone the area between the property line and the maximum setback for a minimum of 70 percent of the Primary Street Frontage of the parcel. See Figure 2-121.CD.
- ~~7.~~ On corner lots, a minimum of 30 percent of the side street building facade building walls shall be located within the Build-to Zone area between the property line and the maximum setback for a minimum of 30 percent of the side street frontage of the parcel.

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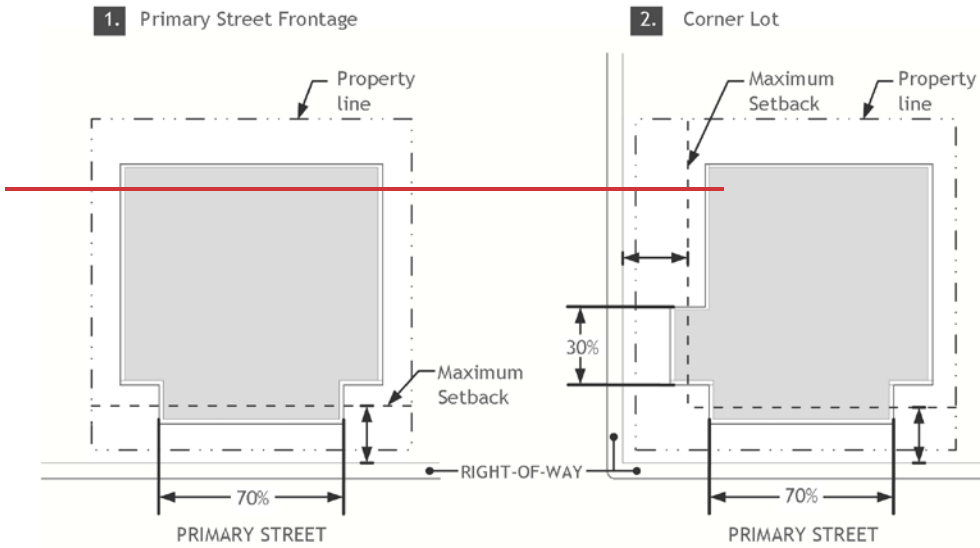


Figure 2-121.D: Minimum Building Street Frontage

- ~~8.—Required building street frontage shall apply only to the ground floor of the building:~~
- ~~9.—The minimum frontage requirement may be reduced for an outdoor seating and dining area, provided such area is designed and located:
 - ~~a.—To avoid interference with any pedestrian access ramp from any abutting street onto the sidewalk, and to avoid all areas required for maneuvering of wheelchairs and other ambulatory devices at the top of any pedestrian access ramp; and~~
 - ~~b.—To meet the standards for Clear area Zone set forth in Sec 2-1189.A.23.~~~~

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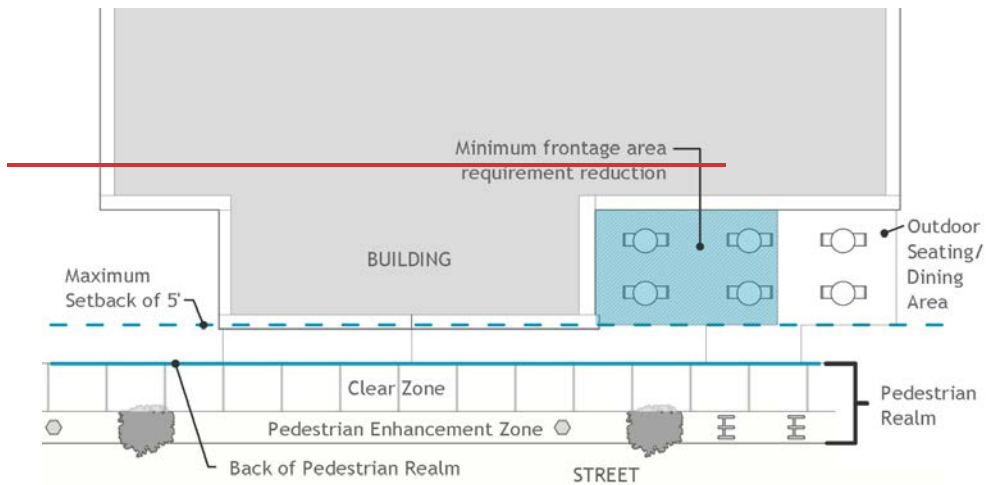


Figure 2-121.E: Minimum Frontage Requirements - Outdoor Seating & Dining

D.E. ~~Grade-Level Design~~ Ground Level Design

1. Ground Level Multi-Family Residential At-Grade

All Buildings that have residential unit floor plates within six feet of finished grade must shall meet the following standards:

- a. The building shall include a primary front door entrance into the unit that is accessible from the Pedestrian Realm. Entrances above grade are considered accessible from the Pedestrian Realm.
- b. Units shall also include windows that provide residents a view of the street and Pedestrian Realm.
- c. Lobbies that provide access to upper stories may be located at grade level.
- d. Any fencing used to enclose patios adjacent to the pedestrian realm may not exceed 4 feet in height.
- e. All ground floor residential units along Primary Frontage shall maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential uses.

2. Ground Level Nonresidential At-Grade

2-a. Ground level entrances adjacent to the Pedestrian Realm shall meet the following requirements.

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~~a.(1) The ground floor entry Entrances shall be located at the approximate elevation of the adjacent sidewalk.~~

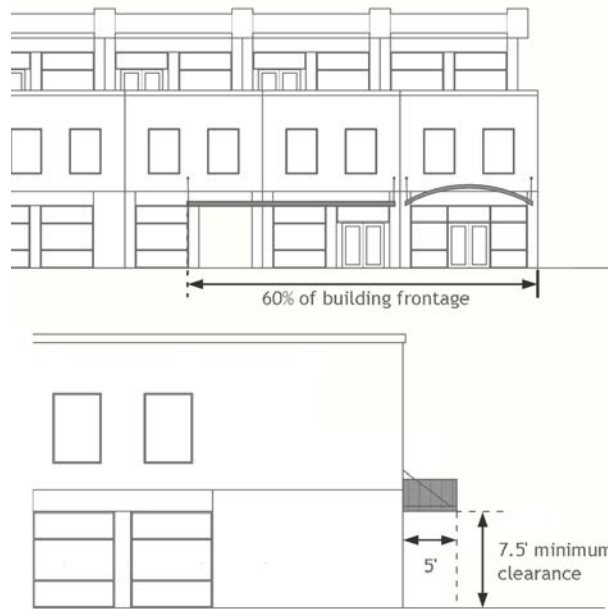
~~b.(2) Entrances shall have a minimum clear height of 13 feet between finished floor and the ceiling or top plate. Mezzanines within the retail space shall be allowed per building code.~~

~~c. The ground level façade must include weather protection that is at least six feet deep along at least 75 percent of the façade. Nonresidential uses Ground level facades adjacent to the Pedestrian Realm at grade must incorporate architectural details elements (such as awnings, canopies and arcades) that create shade and cast shadows to provide visual relief and pedestrian protection from inclement weather. Architectural elements shall be provided for at least 75 percent of the frontage on any portion of a building along the Pedestrian Realm and shall meet the following requirements through:~~

~~(1) Have an aAwnings, canopies or other coverings that shall extends at least five feet over the sidewalk and may extend over the Clear Zone for at least 60 percent of the frontage on any portion of a building facing south or west. Such awning or canopy shall maintain a minimum seven and one-half foot clearance over the sidewalk (See Figure 2-121.F); and/or~~

Commented [RL11]: This section has been simplified based on development community feedback.

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—Figure 2-121.F: Building Awning or Canopy Requirement

~~(2)~~ Have an Arcades that shall be:

- ~~(i)~~ Is open and unobstructed for a height of at least 12 feet;
- ~~(ii)~~ Is open for its entire length with the exception of columns;
- ~~(iii)~~ Is open to a street or to a public open space on the property;
- ~~(iv)~~ Is between 10 feet and 30 feet wide; and
- ~~(v)~~ Is accessible to the public at all times;

~~(3)b.~~ A different ~~Other~~ shade structures or elements may be used to that satisfies this requirement provided they meet the intent of creating shade, shadow and providing visual relief and pedestrian protection from inclement weather.

~~E.F.~~ Building Form

1. Building Mass

Buildings shall be designed to reduce apparent mass, ground the building, provide visual relief, and reinforce pedestrian scale. This shall be accomplished by differentiating between the ground level and upper levels through architectural features. Examples of features include but are not

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limited to: canopies, balconies, arcades, varying materials, banding, noticeable change in color or shade, parapet walls, or other horizontal or vertical elements (see **Figure 2-121.F: Façade Articulation, Building Form, and Transparency**); Buildings shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components as shown in .Error! Reference source not found.Figure 2-121.G:

a. Base

The building base shall be designed to visually ground the building and provide pedestrian scale:

e. Body

The component described as the body shall constitute a minimum of 50 percent of the total building height. For a building that is 2 stories or less, a middle section is not required.

f. Top

The building top may include a parapet wall or sloped roof to provide visual relief.

2. 360-Degree Architecture

Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

3. Façade Articulation

All Primary Façades and Each street-facing façades shall incorporate at least two of the following elements within each 50 horizontal feet of building façade:

- a.** Providing vertical building modulation of at least 12 inches in depth;
- b.** Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bays, and having a change of wall plane that is a minimum of six inches in depth; and/or
- c.** A change in building material, siding style, or color.

4. Transitions to Existing Residential

New development shall be designed to minimize impacts on existing homes and the privacy of residents to the maximum extent practicable by:

- a.** Locating sources of audible noise (e.g., heating and air conditioning units) away from building façades that face lower intensity uses;
- b.** Placing windows on the new development so as to maintain privacy by avoiding direct lines of sight into neighboring homes; and

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c. Orienting porches, balconies, and other outdoor living spaces away from neighboring homes.

c.

F.G. Building Transparency

1. Ground-Floor Transparency

- a. When the ground floor of a building is occupied by nonresidential uses, at least 40 percent of the ground floor, street-facing façade (all vertical surfaces generally facing the street) between four and eight feet above the Pedestrian Realm, shall be transparent.
- b. When the ground floor of a building is occupied by residential uses, at least 15 percent of the street-facing façade (all vertical surfaces generally facing the street) between four and eight feet above the Pedestrian Realm, shall be transparent.

2. Upper-Floor Transparency

At least 20 percent of the upper floors of each street-facing façade facing a public street shall contain a minimum of 20 percent windows be transparent.



Figure 2-121.GF: Façade Articulation, Building Form, and Transparency

Commented [RL13]: This graphic will be updated to reflect changes in the sections above.

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3. Other Transparency Standards

- a. Windows and other materials intended to meet the minimum transparency requirements shall not be reflective or mirror-like in appearance.
- b. "Storefront"-type glass walls shall not extend in a continuous unbroken façade longer than 50 feet (see **Figure 2-121.G: Building Transparency - Storefront**). The Director may waive this requirement if the design of the site and/or building provides a break in the visual appearance of the façade.
- c. Windows shall be individually defined with detail elements such as frames, sills and lintels unless otherwise approved by the Director.

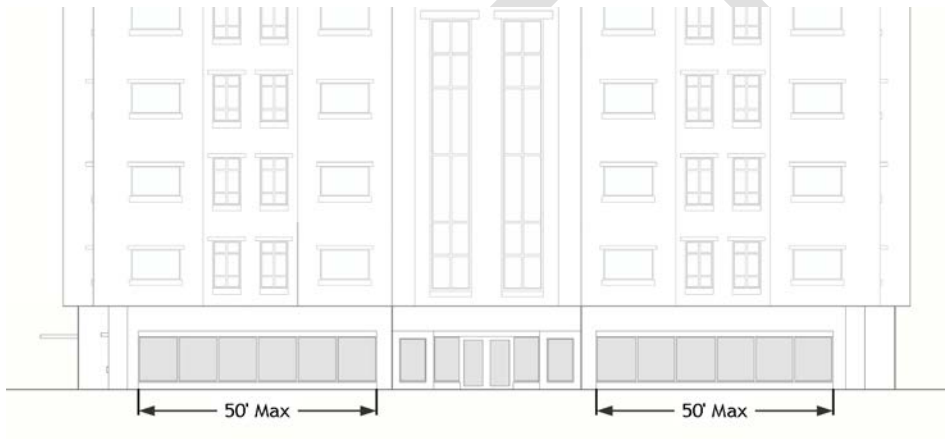


Figure 2-121.HG: Building Transparency - Storefront

G.H. **Additional Standards for Multi-Family Development**

In addition to the standards above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the Development Application Handbook to achieve the minimum number of points required for the development as indicated below in **Table 2-121.1: Required Points for Multi-Family Development by Number of Units**. For purposes of meeting the minimum requirements of this Section, amenities include but are not limited to improvements such as a pool; fitness center; community gathering space (indoor or outdoor); business center; bicycle storage; balconies; multiple floor plans; enhanced building finishes; Leadership in Energy and Environmental Design (LEED) certification; and energy efficient appliances.

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Table 2-.1: Required Points for Multi-Family Development by Number of Units	
Number of Dwelling Units	Minimum Points Required
< 50	20 points
50-99	40 points
100-149	60 points
150-249	80 points
250-350	100 points
> 350	For every additional 50 units, an additional 10 points

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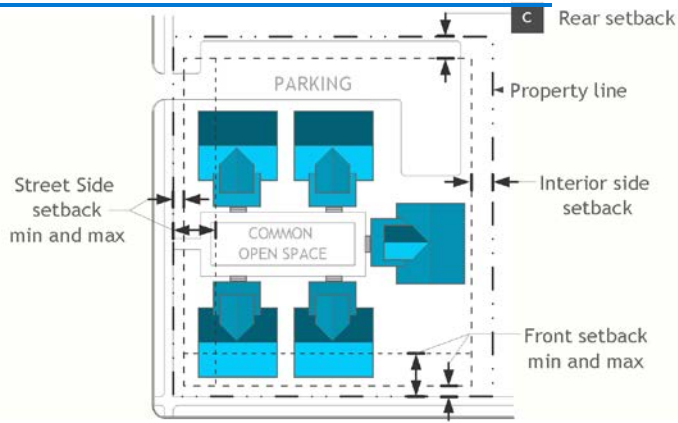
~~Sec 2-122. Building Design and Additional Development Standards – Middle Housing Development~~

~~A. Cottage Court Development~~

- ~~1. Cottage Court Dwellings shall be arranged around the perimeter of a central common space of that is at least 200 square feet per Dwelling Unit. The central common space can include but is not limited to open space, pool, clubhouse, or other community amenities. Parking areas do not count toward open space requirements.~~
- ~~2. There shall be a minimum of 5 feet and a maximum of 10 feet between Cottage Court Dwellings. Community amenity buildings shall be a minimum of 5 feet from Cottage Court Dwellings.~~
- ~~3. All setbacks for tThe overall project site (not individual Dwellings) shall comply with the regulations setbacks for Middle Housing Development in Table 2-118-2.~~
- ~~4. Parking shall be designed to limit curb cuts and most efficiently park vehicles.~~
- ~~5. Parking may take place on a shared, paved parking lot or in shared driveways.~~

Commented [KH14]: Sec 2-122.A 1-3 was consolidated into Table 2-118-2: Bulk Regulations for Middle Housing and associated notes on page 7

Commented [KH15]: Sec 2-122.A 4-5 was moved to Sec 2-119 D on page 16



~~Sec 2-122. Figure 2-122.A: Cottage Court Development~~

~~B. All Other Middle Housing~~

~~1-A. Building Orientation and Entrances~~

- ~~a.1. The orientation of the primary entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.~~
- ~~b.2. No residential structure shall be sited diagonally or otherwise skewed on the lot.~~

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~~c.3.~~ On both interior and corner lots, at least one unit shall have a main entrance with a door visible from the street. Buildings shall have at least one entrance accessed from the Pedestrian Realm.

~~2.B.~~ **Building Form**

~~a.1.~~ **Building Mass**

Exterior walls shall be broken by recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques to prevent the appearance of featureless walls.

~~b.2.~~ **360-Degree Architecture**

Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible facades in terms of materials and architectural detailing.

~~3.C.~~ **Building Transparency**

At least 15 percent of the area of street-facing façades shall be windows or doors.

~~C.~~ **Private Garages and Surface Parking for Residential**

~~1.~~ Garages and surface parking shall be located behind dwelling units and may be accessed by alleys or private drives.

~~2.~~ The minimum distance between the edge of the street or alley and the garage door shall be 20 feet (See Figure 2-122.B: Rear Loading Garage Setback).

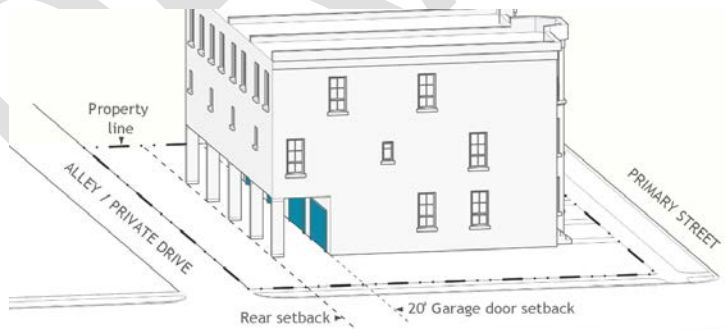


Figure 2-122.B: Rear Loading Garage Setback

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Sec 2-123. Mixed-Use Districts Permitted Uses and Parking Requirements

Sec 2-124. Mixed-Use District Standards

Sec 2-125. Mixed-Use District Development Review Procedures

DRAFT

Article IV Height and Area Regulations

Sec 2-170. Residential Adjacency Building Height Transition

~~Sec 2-170.~~

Chapter 10 Definitions

Sec 10-3 Definitions

Arcade

A covered passageway, typically found at street level, often comprised of a series of arches supported by columns.

Awning

A cover that projects from a wall of a building over a window or entrance to provide weather protection and architectural spatial definition. The top surface of an awning is typically sloped. An awning may be fixed in place or retractable. An awning is completely supported by the building.

Blank Wall

A wall which has few or no windows or doors, and has no decoration or visual interest.

Build-to Zone

The area between the minimum and maximum setbacks.

Canopy

A permanent, flat-roof shelter covering a sidewalk, driveway, or other similar area, that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Civic Space

An enhanced pedestrian space available to the public including parks, squares, plazas, playgrounds, waterways, natural geographic features and other open spaces for public use which may be privately or publicly owned and operated.

Clear Zone

A component of the Pedestrian Realm intended to provide a clear path of travel for pedestrian movement.

Dwelling, Cottage Court

A cluster of at least five attached or detached dwellings located within a common development that use shared access, parking, and common spaces. Cottage Court

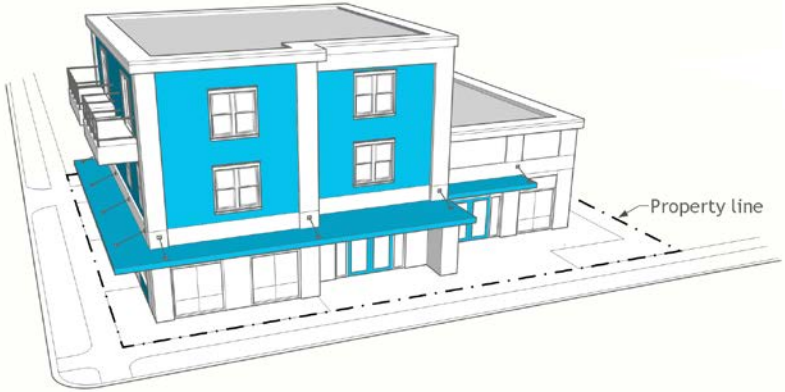
0. Chapter 10 Definitions
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developments can include homes on individual lots, homes owned as condominiums, or leased homes.



Dwelling, Live/Work

A building that contains 1 or more Dwelling Units that maintain integrated living and working space in different areas of the unit, either horizontally or vertically stacked.



Dwelling, Multi-Family

7 or more Dwelling Units within a building on 1 platted lot.

Dwelling, Single-Family Attached

A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.



Dwelling, Sixplex

A building on one platted lot that contains 5 or 6 Dwelling Units either horizontally or vertically stacked.

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Dwelling, Triplex or Fourplex

A building on 1 platted lot that contains 3 or 4 Dwelling Units either horizontally or vertically stacked.



Dwelling, Two-Family

A building on 1 platted lot that contains only 2 Dwelling Units, either horizontally or vertically stacked, and has open space on all sides of the building, commonly referred to as a duplex.



Dwelling, Urban Home

A building that contains 1 Dwelling Unit and is typically larger in height than in width and located on a narrow lot, commonly referred to as a detached townhome.



Mezzanine

An intermediate level or levels between the floor and ceiling of any story.

Middle Housing

Refers to the following residential use types as defined in the Development Code: Urban Home Dwelling, Two-Family Dwelling, Cottage Development Dwelling, Triplex or Fourplex Dwelling, Sixplex Dwelling, and Live/Work Dwellings.

Neighborhood Activity Center

As defined in the Comprehensive Plan.

Pedestrian Enhancement Zone

A component of the Pedestrian Realm intended for the placement of street trees and street furniture in a manner that does not obstruct pedestrian access or motorist visibility. This includes, but is not limited to seating, streetlights, waste receptacles, fire hydrants, traffic signs, bus shelters transit stops, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements.

Primary Street Frontage~~Facade~~

Street frontage to which the primary building on the site is oriented, generally the street containing the primary pedestrian entrance to the building and/or the numbered street address of the building. The front or principal face of a building which generally contains the Primary Entrance and can be distinguished from the other faces by its architectural details and orientation toward Streets and Civic Spaces.

Primary Entrance

The main point of access for pedestrians from the Pedestrian Realm into a building.

Regional Activity Center

As defined in the Comprehensive Plan.

Structured Parking

A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages, deck parking, and underground or under-building parking areas~~lots~~.

Surface Parking

Any outdoor area or space for the parking of vehicles, including any parking spaces, drive aisles, and driveways appurtenant to the parking area.