

# TRANSECT ZONE – SD7



## ► SUMMARY OF REQUIREMENTS (TABLE 16):

### LOT OCCUPATION

Lot width	N/A
Lot coverage	N/A

### SETBACKS – PRINCIPAL BUILDING

Front (principal)	0' min, 20' max.
Front (secondary)	0' min, 20' max.
Side	0' min
Rear	0' min.

Frontage Buildout	N/A
-------------------	-----

### SETBACKS – OUTBUILDING

Front	N/A
Side	N/A
Rear	N/A

### BUILDING DISPOSITION

Types Permitted:	Edgeyard, rearyard, courtyard
------------------	-------------------------------

### PRIVATE FRONTAGES

Types Permitted:	Common yard, porch & fence, terrace or L.C., forecourt, stoop, shopfront, gallery, arcade, parking lot
------------------	--

### BUILDING CONFIGURATION

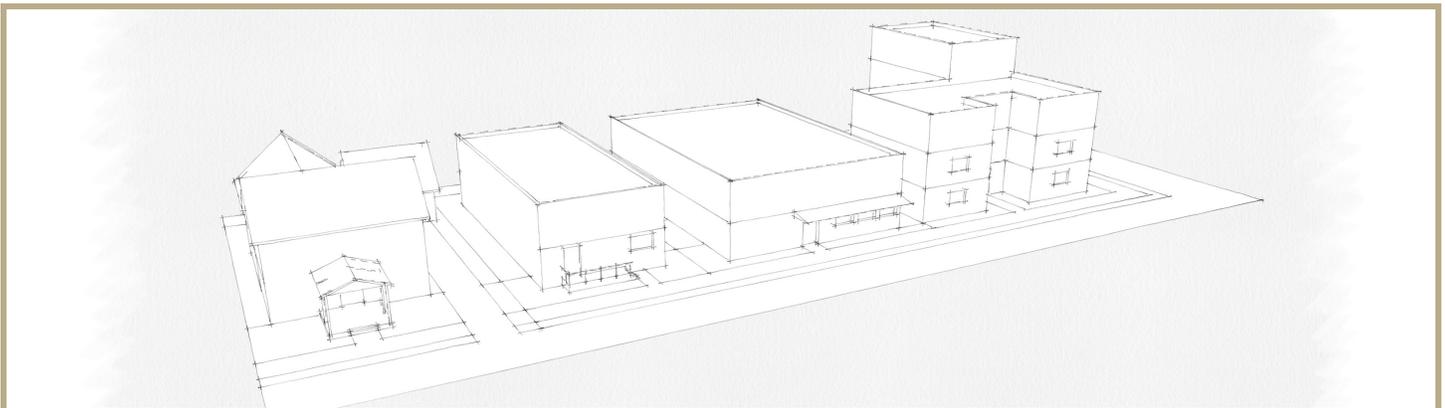
Principal Building	6 stories max.
Outbuilding	N/A

### BUILDING FUNCTION (TABLES 10 & 11)

Open Use:	Lodging, office, retail
-----------	-------------------------

## ► BUILDING SCALE PLAN REQUIREMENTS (21.50):

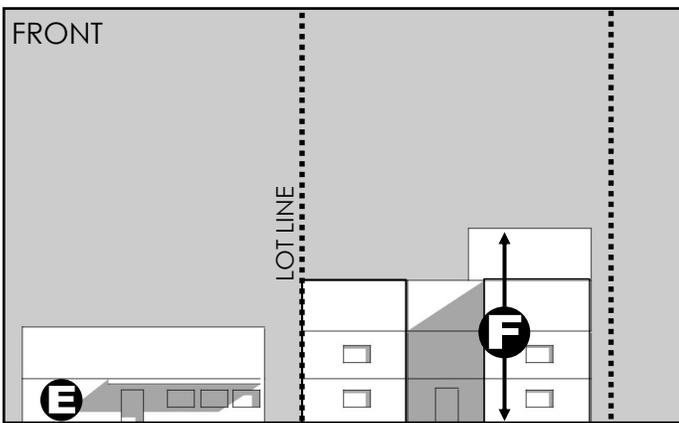
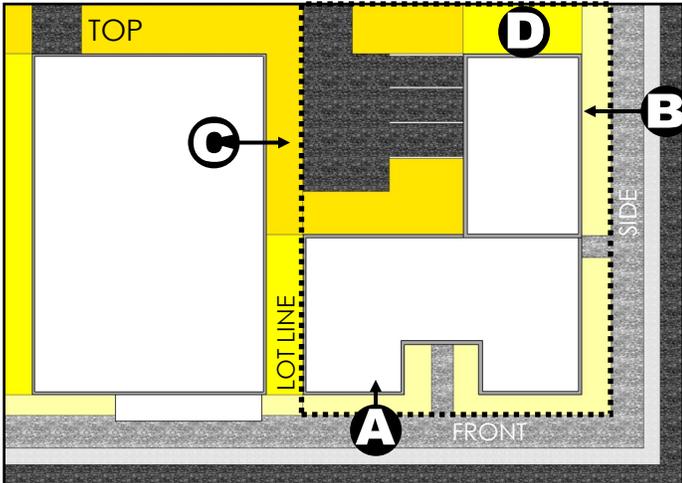
Instructions:	21.50.010	Parking Location Standards:	21.50.100
Building Disposition:	21.50.060	Landscape Standards:	21.50.110
Building Configuration:	21.50.070	Signage Standards:	21.50.120
Building Function:	21.50.080	Natural Drainage Standards:	21.50.130
Parking & Density Calculations:	21.50.090	Architectural Standards:	21.50.140



# TRANSECT ZONE – SD7

## ► SITE SPECIFIC REQUIREMENTS

### BUILDING CONFIGURATION (TABLE 8):



<b>A</b>	<b>FRONT SETBACK (PRIMARY)</b>	0' min, 20' max
<b>B</b>	<b>SIDE STREET SETBACK (SECONDARY)</b>	0' min, 20' max
<b>C</b>	<b>SIDE SETBACK</b>	0' min
<b>D</b>	<b>REAR SETBACK</b>	0' min
	<b>OUTBUILDING FRONT SETBACK</b>	Defer to Title 20
	<b>OUTBUILDING SIDE SETBACK</b>	Defer to Title 20
	<b>OUTBUILDING REAR SETBACK</b>	Defer to Title 20
	<b>PERMITTED SIDEWALK ENCROACHMENTS</b>	Not applicable
	<b>PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS</b>	Not applicable
	<b>FRONTAGE BUILDOUT</b>	Not applicable
	<b>LOT COVERAGE</b>	Not applicable
	<b>LOT WIDTH</b>	Not applicable
<b>E</b>	<b>FIRST STORY HEIGHT</b>	11' - 14', max 25' for commercial uses
	<b>UPPER STORY HEIGHT</b>	Defer to Title 20
<b>F</b>	<b>STORIES</b>	6 max.
	<b>FIRST LAYER</b>	Not applicable
	<b>SECOND LAYER</b>	Not applicable
	<b>THIRD LAYER</b>	Not applicable

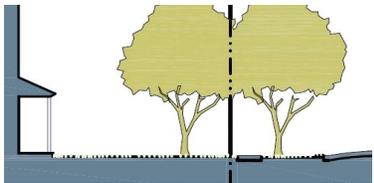
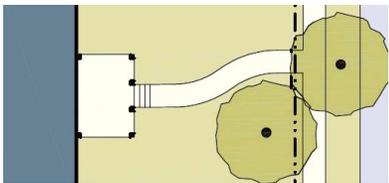
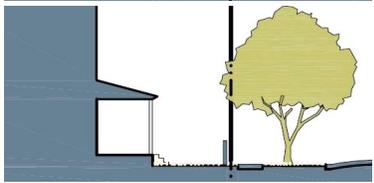
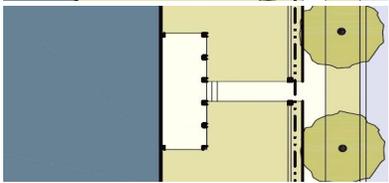
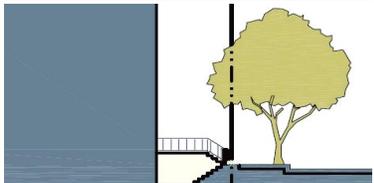
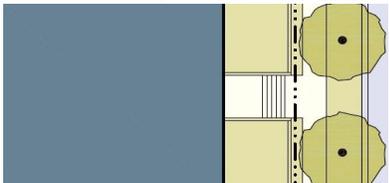
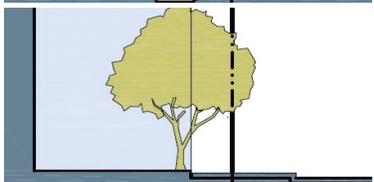
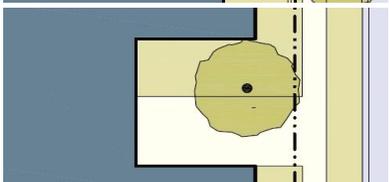
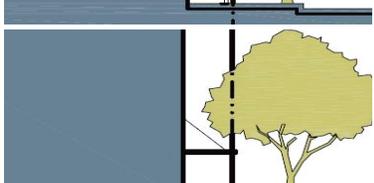
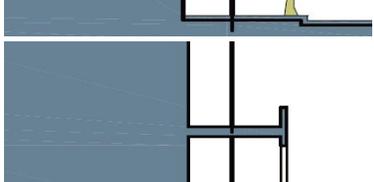
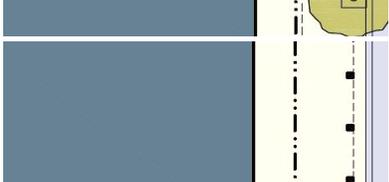
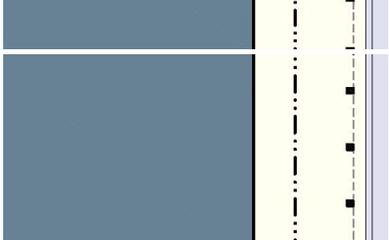
### BUILDING FUNCTION & USE (TABLE 12):

BUILDING FUNCTION	PERMITTED USE
RESIDENTIAL	Mixed-use block, flex building, apartment building, live/work unit
HOTEL	Hotel, Inn (up to 12 rooms), School Dormitory
OFFICE	Office Building
RETAIL	Open-market building, retail building, display gallery, restaurant, kiosk, push cart, liquor establishment
CIVIC	Bus shelter, conference center, convention center, exhibition center, fountain or public art, library, live theater, movie theater, museum, outdoor auditorium, parking structure, passenger terminal, playground, religious assembly, sports stadium, surface parking lot
AGRICULTURE	None
AUTOMOTIVE	Gasoline, automobile service, truck maintenance, drive through facility, rest stop, roadside stand, billboard, shopping center, shopping mall
CIVIL SUPPORT	Fire station, police station, cemetery, funeral home, hospital, medical clinic
EDUCATION	College, high school, trade school, elementary school, childcare center
INDUSTRIAL	Heavy industrial facility, light industrial facility, truck depot, laboratory facility, water supply facility, sewer and waste facility, electric substation, wireless transmitter, cremation facility, warehouse, produce storage, mini-storage

# TRANSECT ZONE – SD7

## ▶ SITE SPECIFIC REQUIREMENTS

### PRIVATE FRONTAGES (TABLE 7):

Common Yard			A planted frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually contiguous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.
Porch & Fence			A planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. Porches shall be no less than 8 feet deep.
Terrace/ Lightwell			A frontage wherein the façade is set back from the frontage line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.
Forecourt			A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhand the sidewalks.
Sloop			A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
Shopfront			A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Syn: retail frontage
Gallery			A frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.
Arcade			A frontage wherein the façade is a colonnade that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the curb.

# TRANSECT ZONE – SD7

## ▶ SITE SPECIFIC REQUIREMENTS

### PARKING DENSITY:

Refer to Title 20 Parking Requirements

### PARKING LOCATION STANDARDS:

Refer to Title 20 Parking Requirements

### LANDSCAPING REQUIREMENTS:

Refer to Title 18 Landscape Requirements

## ▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO SD7

Not Applicable