



Illustrative rendering showing the surrounding natural areas as amenities for development at the edge of the neighborhood.

SMARTCODE APPLICATION

EL PASO, TEXAS

CODE OF ORDINANCES  
TITLE 21 APPLICATION

TRANSMOUNTAIN CORRIDOR  
& NORTHWEST REGULATING  
PLAN

NEW COMMUNITY -  
TRADITIONAL NEIGHBORHOOD  
DEVELOPMENT

PREPARED FOR THE CITY OF EL PASO,  
CITY DEVELOPMENT DEPARTMENT

JANUARY 15, 2013

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## WARRANT / VARIANCE REQUESTS

- None requested

## PROJECT TEAM

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## CODE COMPLIANCE CHECKLIST

New Community

Infill Community

Black & White Site Plan

Legal Description

### Regulating Plans

Transect Zones/Density

Civic Zones

Playgrounds

Special Districts *(if any)*

Special Requirements *(if any)*

Thoroughfare Network

Block Network/Size

### Additional Required Information

Request for warrant or variance

Proof of Notice

Per Section 21.10.040 - Process, General to all Plans. *(Municode last updated June 5, 2012)*

A. Any property to be developed under this code must be part of an approved new community plan or an infill plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this title respectively.

B. Any property to be developed under this title must be zoned "SmartCode Zone." The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. One copy of the regulating plan demonstrating compliance with this Title and consisting of the following:

a. For new community plans. A map or set of maps showing:

- (1) The locations of transect zones, civic zones including playgrounds. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
- (2) Special districts if any; (Section 21.30.060)
- (3) Special requirements if any; (Section 21.30.090)
- (4) The thoroughfare networks and block layout; and
- (5) The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.

b. For infill community scale plans. A map or set of maps showing the following:

- (1) The outline(s) of the pedestrian shed(s) and the boundaries of the community or communities;
- (2) The locations of transect zones and civic zones including playgrounds within each pedestrian shed, assigned according to an analysis of existing conditions and future needs. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
- (3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);
- (4) Special districts, if any (Section 21.40.050);
- (5) Special requirements, if any (Section 21.40.070); and
- (6) The lettering of the zoning map(s) shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader;

3. Any requests for warrants or variances; and

4. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

## COMMUNITY TYPE

Per Sec. 21.30.020 - Sequence of community design for New and Infill Communities,

*"Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities."*

Indicate the applicable Community Type:

**Infill TND** (Traditional Neighborhood Development) Shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.

**Infill RCD** (Regional Center Development). Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.

**Infill TOD** (Transit-Oriented Development) Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

**New Community Clustered Land Development** (CLD). Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.

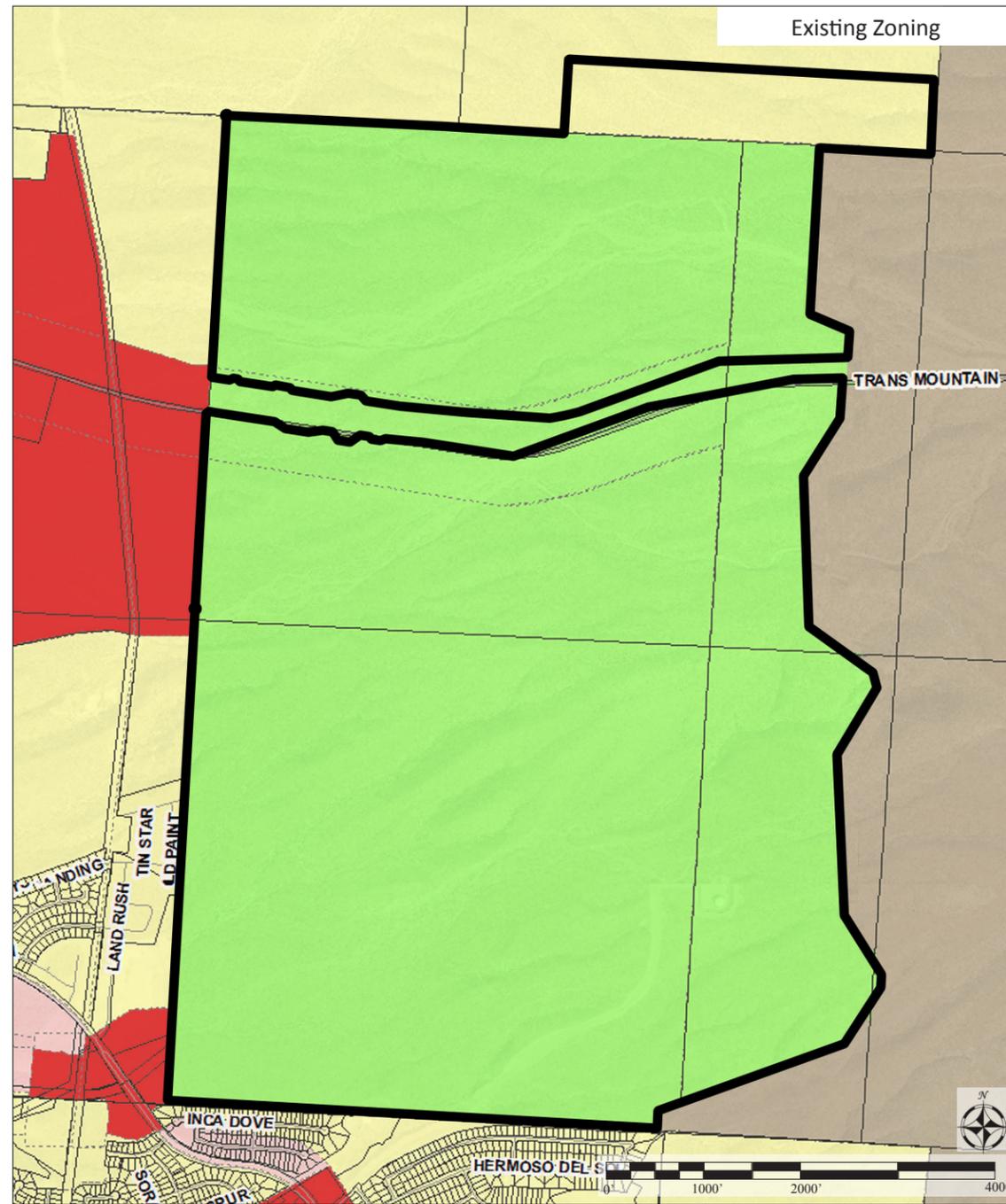
**New Community Traditional Neighborhood Development** (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.

**New Community Regional Center Development** (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.

**New Community Transit-Oriented Development** (TOD) Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

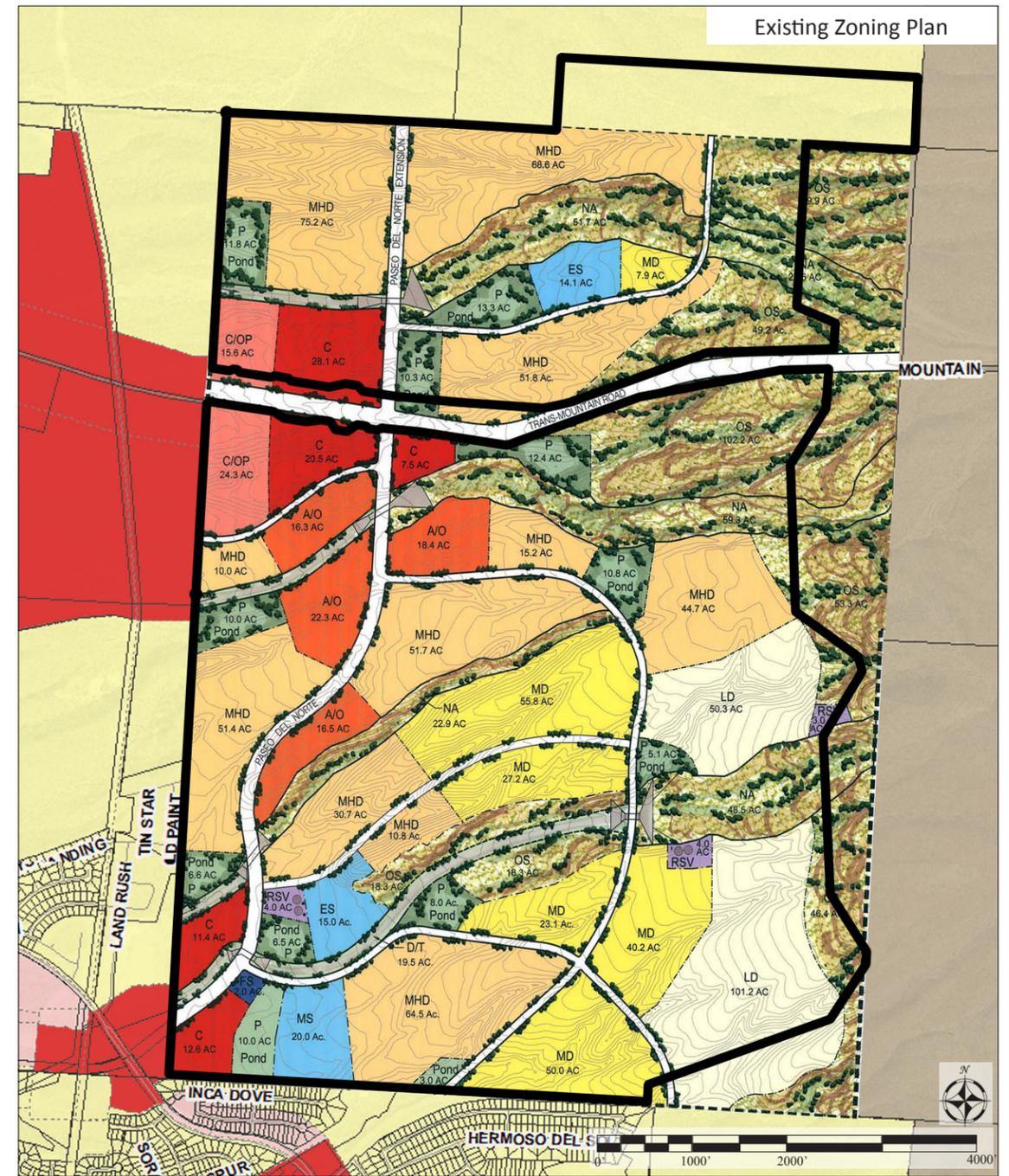
### EXISTING ZONING MAP

Compliant with §21.10.040 (B)(1), the legal description of the properties are attached to this application.



#### Zoning Districts

- Urban Reserve District
- Commercial (C-1, C-3, C-4)
- Light Industrial (M-1)
- Apartment / Office (A-0-C)
- Residential (R-3)
- Planned Mountain Development (PMD)
- Application Boundary

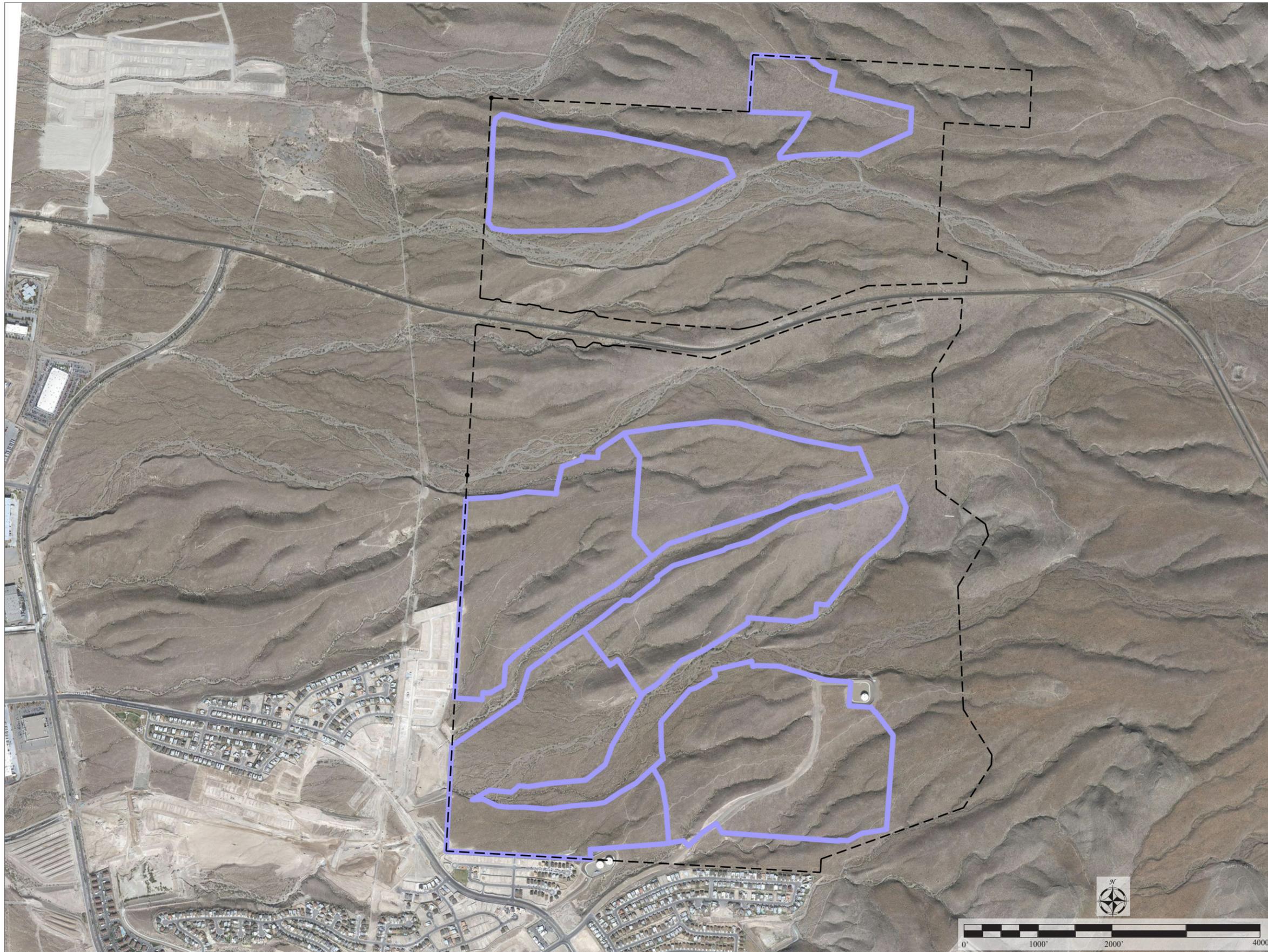


#### Urban Reserve District (URD)

- Commercial (C)
- Commercial / Office Park (C/OP)
- Apartment / Offices (A/O)
- Medium / High Density Residential (MHD)
- Medium Density Residential (MD)
- Low Density Residential (LD)
- Fire Station (FS)
- School (ES / MS)
- Park / Pond
- Open Space (OS)

#### Natural Arroyo (NA)

- Natural Arroyo (NA)
- Drainage / Trail
- Reservoir (RSV)
- Other Zoning Districts**
- Commercial (C-1, C-3, C-4)
- Light Industrial (M-1)
- Apartment / Office (A-0-C)
- Residential (R-3)
- Planned Mountain Development (PMD)
- Application Boundary



**AERIAL**

■ Compliant with §21.10.040 (B)(4)

*Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.*

— Application Boundary  
 — New Community Boundary

## ILLUSTRATIVE PLAN

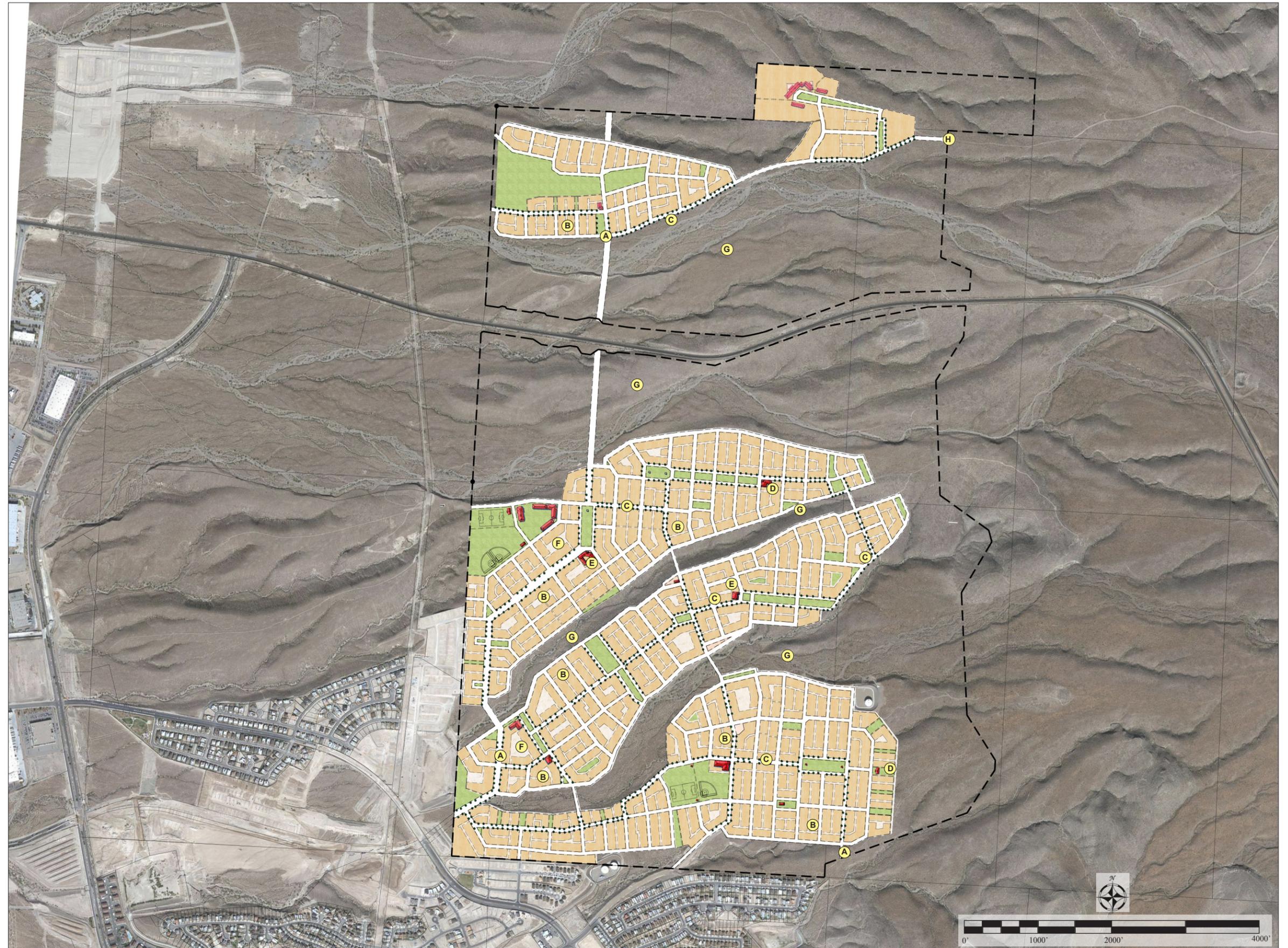
The plan builds incrementally from the intersection of Paseo Del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The scenic corridor along Transmountain Road is preserved. The plan is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement. The new communities are complete, compact, connected, and pedestrian-friendly.

The plan includes a mix of shopping, workplaces, entertainment and civic uses. The plan is organized around a series of inviting, functional public spaces: arcaded shopping streets, neighborhood main streets leading to large central squares, and a number of smaller neighborhood parks.

### General Recommendations

- A** Primary street connections link the neighborhoods.
- B** Service alleys provide access to parking, utilities and trash pick up.
- C** Street trees provide shade and enhance the pedestrian experience.
- D** Memorable meeting places provide a sense of identity for the community.
- E** Civic buildings front greens.
- F** Parking is hidden from the pedestrian realm by liner buildings.
- G** Arroyos are treated as a public amenity.
- H** A new road provides a connection to Franklin Mountains State Park.

- Development Area
- Civic Buildings
- Greens
- Thoroughfares
- Application Boundary





- SITE PLAN**
- ☐ Compliant with §21.10.040 (B)(1) requiring black and white site plan.
  - ☐ Identify application type (See Project Data)
  - ☐ Identify Community Type and boundaries based on Pedestrian Shed. (See Project Data)

*Pedestrian shed requirements for an New Communities are set forth in Sections §21.30.030*

*For New Community TNDs: "A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres." §21.30.030(B)(1)*

**PROJECT DATA**

PROJECT NAME:	Transmountain Corridor & Northwest Regulating Plan
Application Type:	New Community
Total Site Area:	1,658.98 Acres
New Community Boundary Area:	751.5 Acres
TND 1 Area:	156.4 Acres
L-TND 2 Area:	133.3 Acres
TND 3 Area:	114.9 Acres
TND 4 Area:	87.0 Acres
L-TND 5 Area:	127.5 Acres
TND 6 Area:	88.4 Acres
SD 7 Area (Northwest Park):	44.0 Acres

- Proposed Rights-of-Way
- Pedestrian Shed
- .- Application Boundary
- █ New Community Boundary

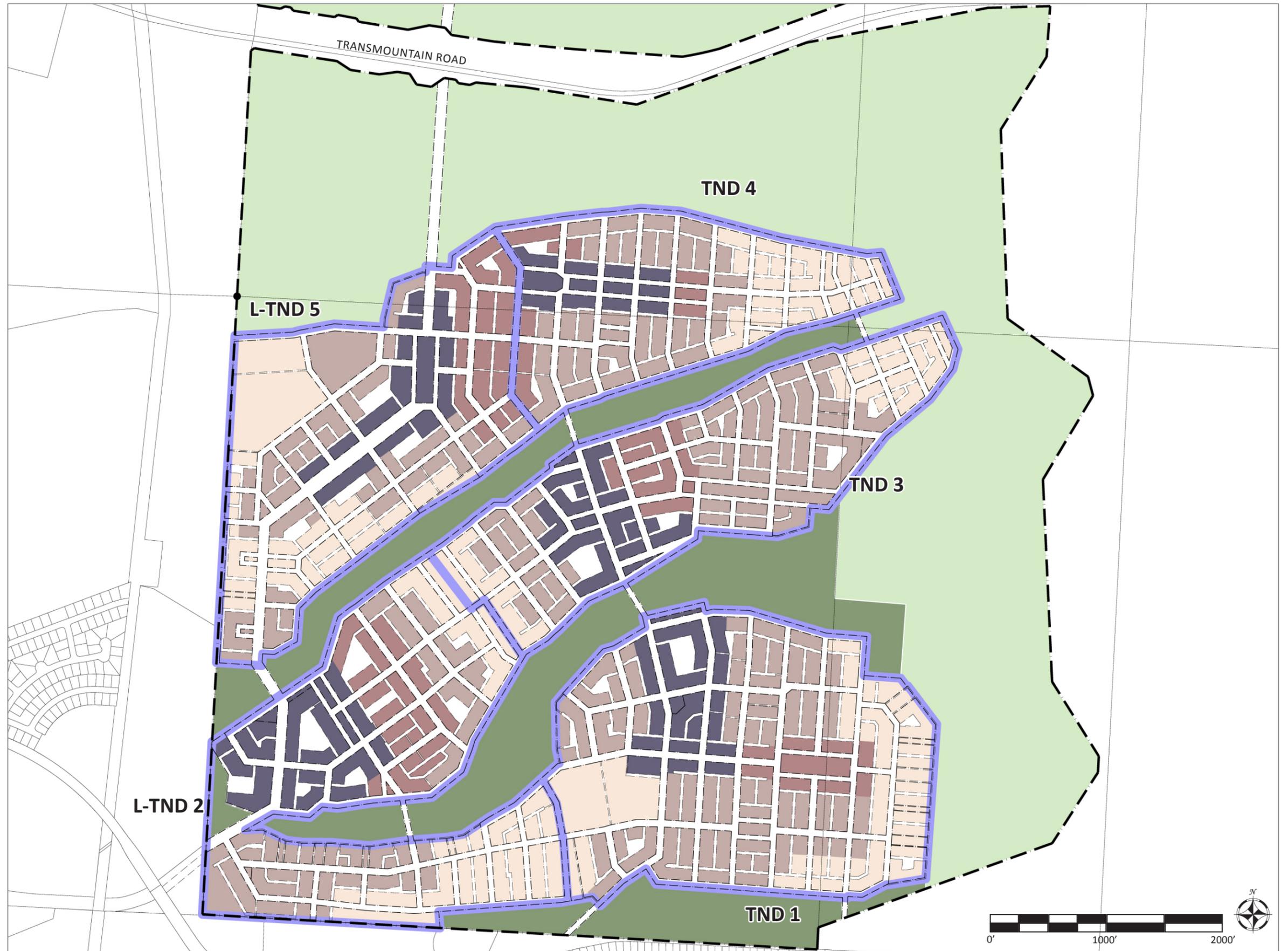
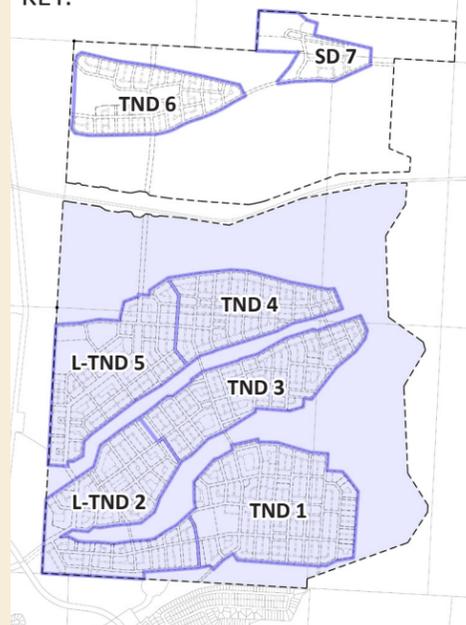
**TRANSECT ZONE ALLOCATION**

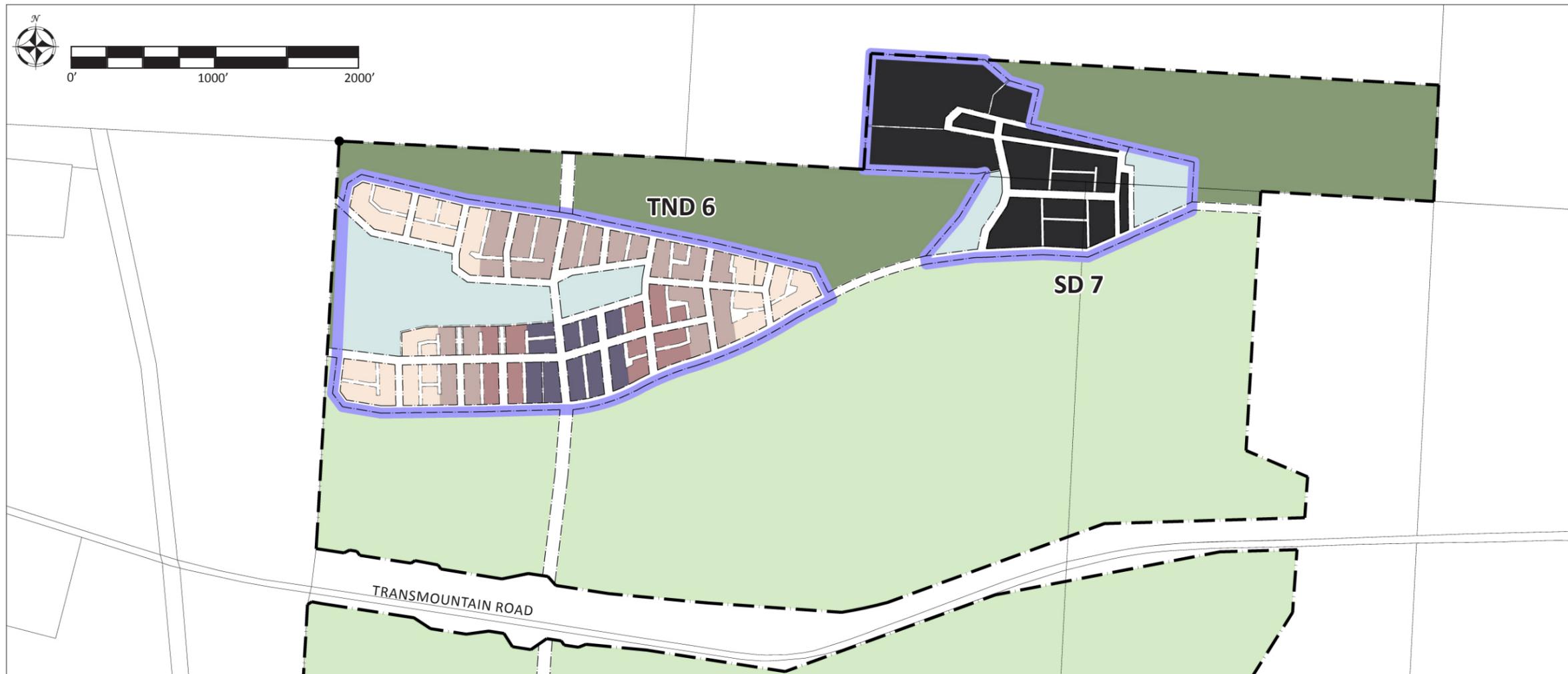
- ☐ Compliance with transect zone allocation requirements as set forth in §21.80.170, Table 14 (A).
- ☐ Compliance with the requirement that areas outside the Pedestrian Sheds (Community Boundaries) are T1, T2, T3, a special district or civic space per §21.30.020 (G).

(Continued next page)

- ☐ T1 Natural - Utility Greenspace
- ☐ T1 Natural - Stormwater Open Space
- ☐ T1 Natural
- ☐ T3 Suburban
- ☐ T4 General Urban
- ☐ T4-O General Urban - Open
- ☐ T5 Urban Center
- ☐ SD Special District
- Application Boundary
- New Community Boundary

KEY:





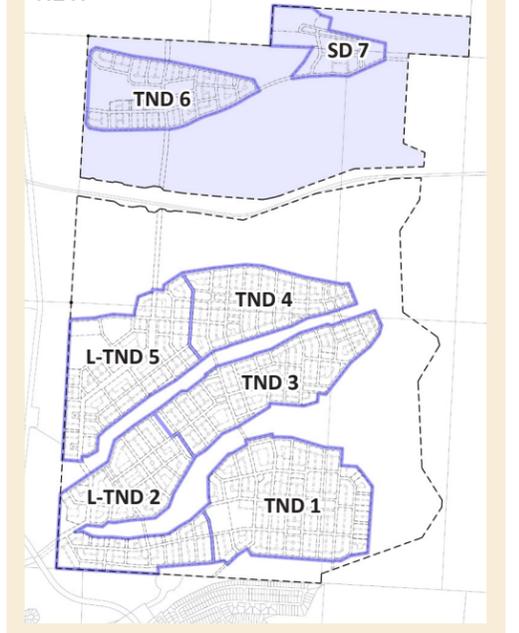
### TRANSECT ZONE ALLOCATION

Compliance with stream buffers and thoroughfare crossings as set forth in §21.30.100(E)(2).

*"The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan."*

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



Note: "TND Area" is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.

TRANSECT ZONE ALLOCATION TABLE													
	SD SPECIAL DISTRICT	T1 NATURAL	T2 RURAL		T3 SUB-URBAN		T4 GENERAL URBAN				T5 URBAN CENTER		TOTAL
	Area (Acres)	Area (Acres)	Area (Acres)	% TND Area	Area (Acres)	% TND Area	T4 (Acres)	T4-O (Acres)	T4 + T4-O Area (Acres)	% TND Area	Area (Acres)	% TND Area	Area (Acres)
Requirement	no minimum	no minimum	no minimum		10%-30% of TND Area		30%-60% of TND Area				10%-30% of TND Area		
TND 1	-	-	-	-	45.6	29%	74.8	11.1	85.9	55%	24.9	16%	156.4
TND 2	-	3.1	-	-	37.1	28%	40.9	22.2	63.1	48%	30.0	22%	133.3
L-TND 3	-	-	-	-	23.0	20%	56.4	11.8	68.2	59%	23.7	21%	114.9
TND 4	-	-	-	-	23.4	27%	39.9	10.2	50.1	58%	13.5	15%	87.0
TND 5	-	-	-	-	38.1	30%	45.6	20.4	66.0	52%	23.4	18%	127.5
L-TND 6	-	22.5	-	-	22.9	26%	23.0	10.0	33.0	37%	10.0	11%	88.4
SD 7 (NORTHWEST PARK)	36.0	8.0	-	-	-	-	-	-	-	-	-	-	44.0
OUTSIDE NEW COMMUNITY BOUNDARIES	-	908.5	-	-	-	-	-	-	-	-	-	-	908.5
<b>TOTAL FOR SITE</b>	<b>35.8</b>	<b>942.2</b>	<b>-</b>	<b>-</b>	<b>190.1</b>	<b>-</b>	<b>280.6</b>	<b>85.7</b>	<b>366.3</b>	<b>-</b>	<b>125.5</b>	<b>-</b>	<b>1660.0</b>

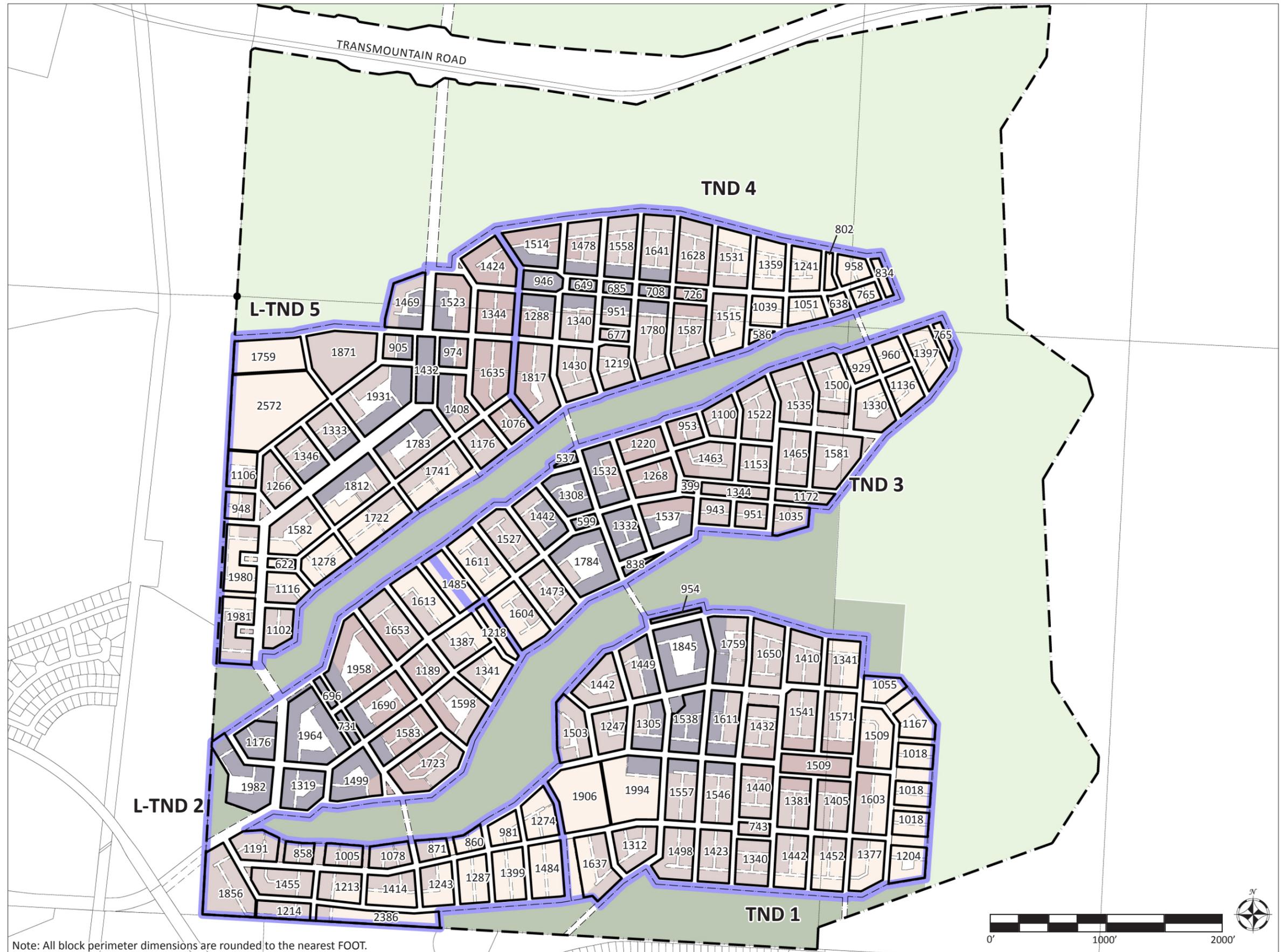
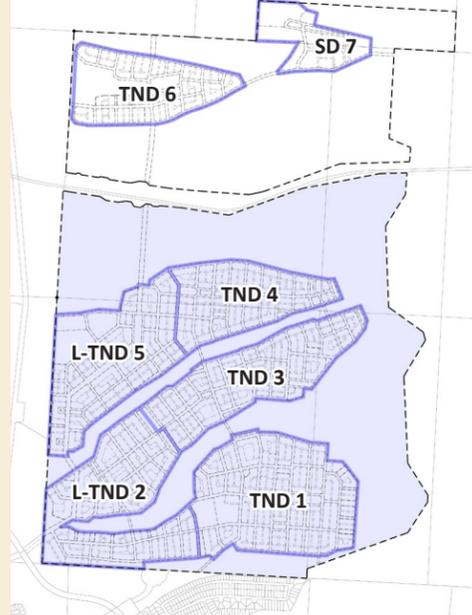
(Acreage rounded to the nearest 10<sup>th</sup> of an acre.)

**MAXIMUM BLOCK SIZE**

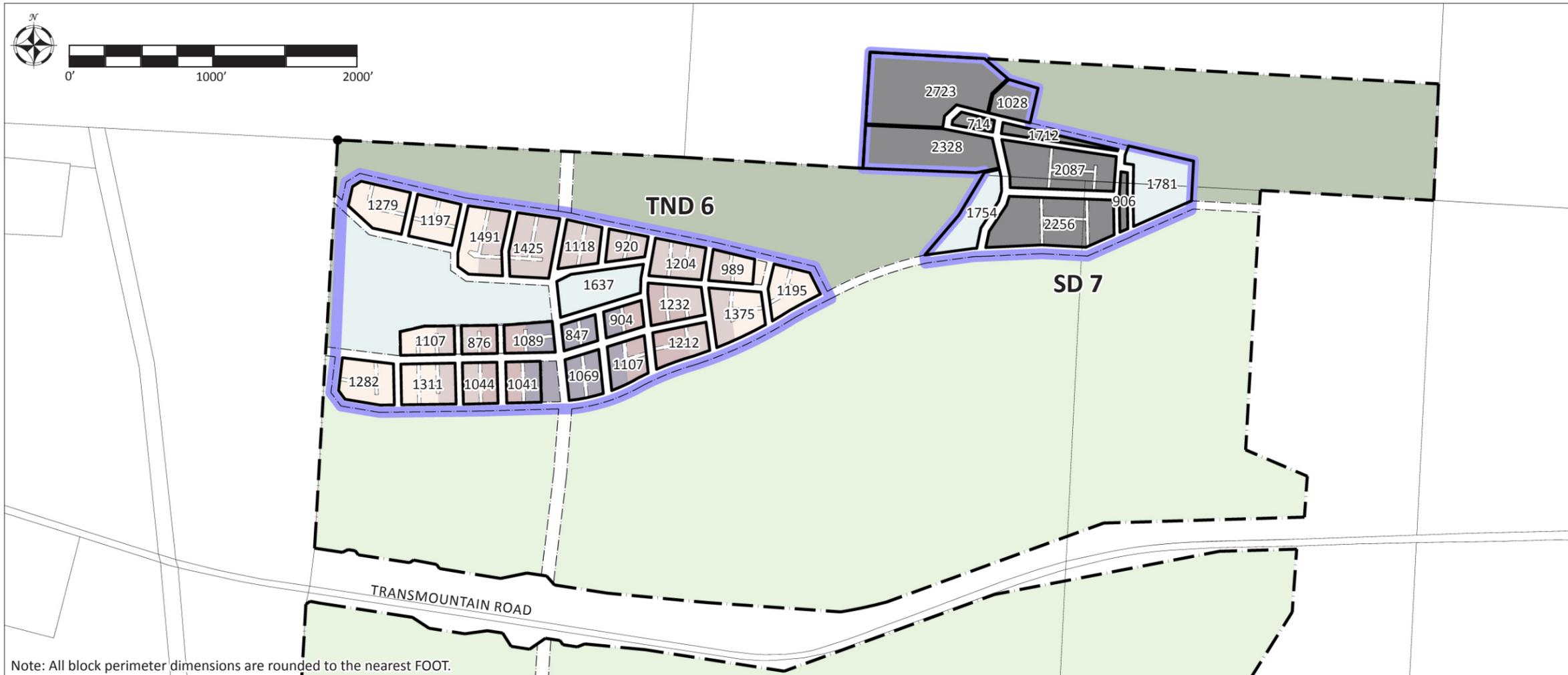
Compliance with maximum block size requirements as set forth in §21.80 Table 14: Summary Table, Section C.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

**KEY:**

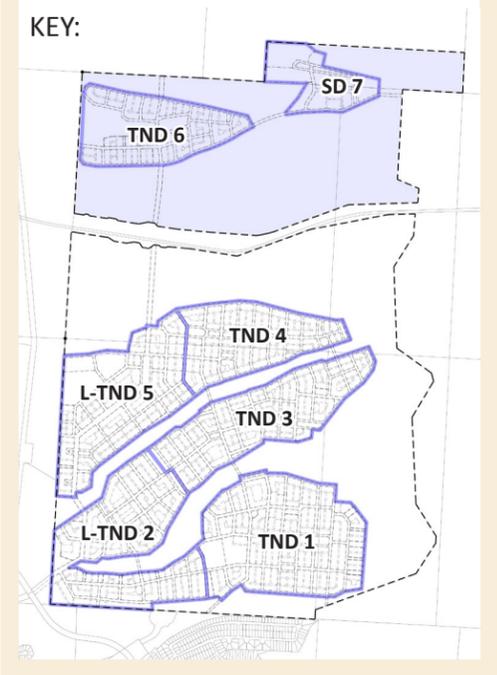


Note: All block perimeter dimensions are rounded to the nearest FOOT.



**MAXIMUM BLOCK SIZE**

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary



MAXIMUM BLOCK SIZE						
	SD SPECIAL DISTRICT	T1 NATURAL	T2 RURAL	T3 SUB-URBAN	T4 & T4-O GENERAL URBAN	T5 URBAN CENTER
Requirement	3000' maximum	no maximum	no maximum	3000' maximum	2400' maximum	2000' maximum

**Note:** When a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.

**CIVIC SPACE**

Compliant with Civic Space Requirement:

For New Communities, §21.30.050(C)(3-5) and 21.80.160 Table 13:

“Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e.”

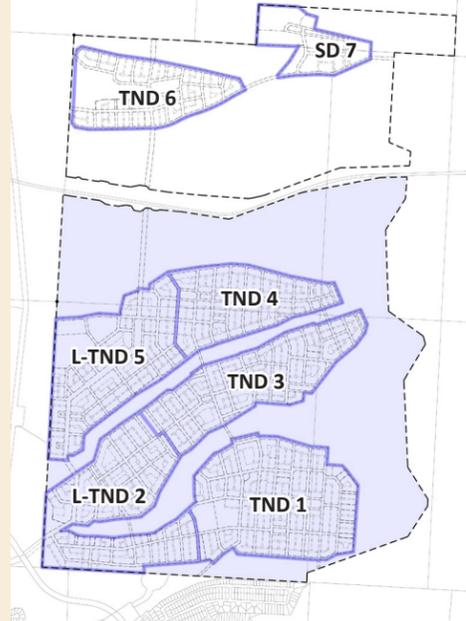
“Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c or 13d.”

For New Communities per §21.30.050(C) (1): “Each pedestrian shed shall assign at least five percent of its urbanized area to civic space.”

(Continued next page)

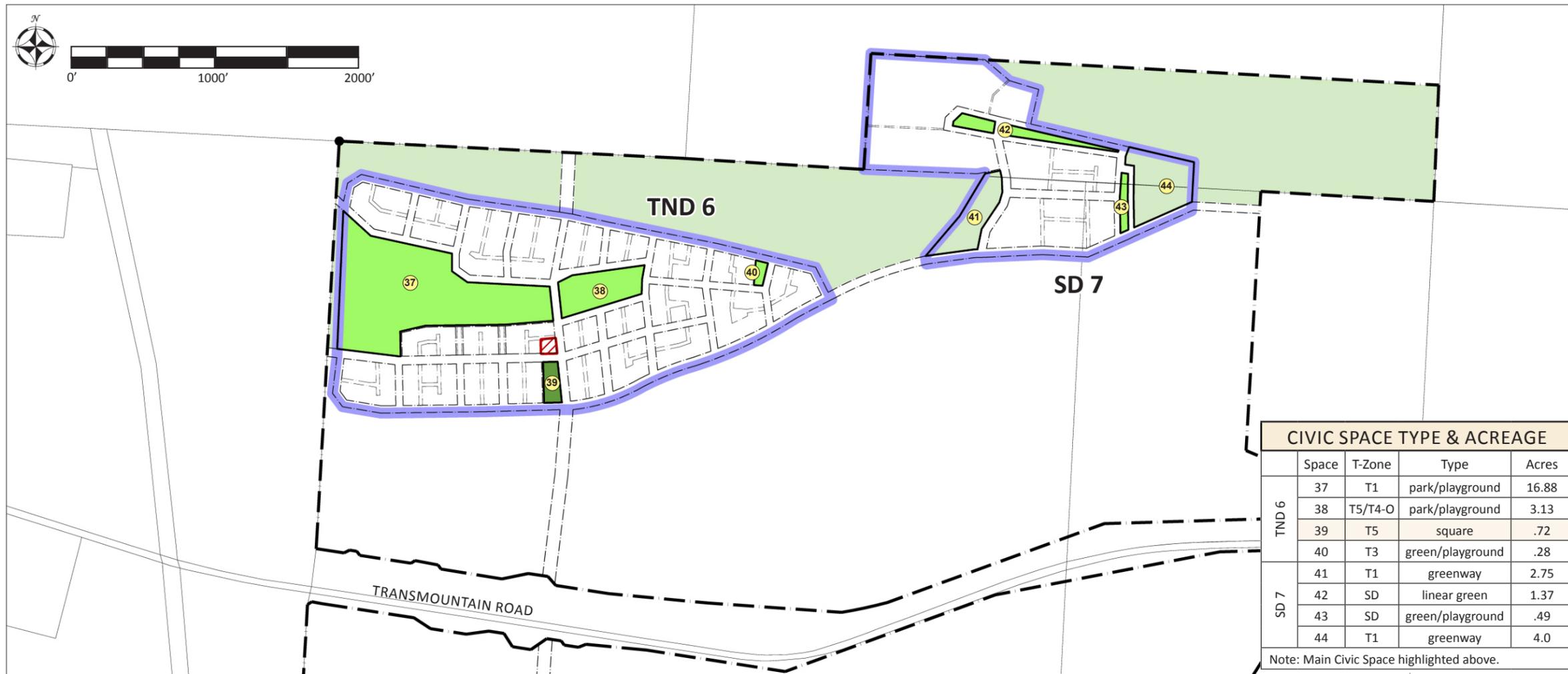
- 1 Main Civic Space
- 1 Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

KEY:



CIVIC SPACE TYPE & ACREAGE				
Space	T-Zone	Type	Acres	
1	T3	green/playground	.53	
2	T3	green	.70	
3	T3	green/playground	.56	
4	T4-O	square	2.18	
5	T4	green/playground	.54	
6	T4	green/playground	.64	
7	T5	plaza	.34	
8	T4	playground	.15	
9	T3	park/playground	9.8	
10	T3	green	.95	
11	T3	playground	.14	
12	T4	playground	.18	
13	T1	greenway	2.80	
14	T5	green/playground	.31	
15	T5	linear green	.87	
16	T4-O	green/playground	.49	
17	T3	green	.96	
18*	T3	green/playground	1.27	
18*	T3	green/playground	1.28	
19	T5	plaza	.26	
20	T5	green/playground	.43	
21	T5	plaza	.34	
22	T4-O / T4	linear green	2.60	
23	T4	playground	.22	
24	T4	playground	.30	
25	T4	square	.69	
26	T3	green/playground	.47	
27	T3	green	.56	
28	T3	green/playground	.57	
29	T3	green	.52	
30	T4	square	.52	
31	T5 / T4-O	linear green/ playground	3.40	
32	T5	square	2.00	
33	T3	green/playground	.85	
34	T4	elementary school/ playground	5.11	
35	T3	park/playground	13.21	
36	T3	green/playground	.40	

Note: Main Civic Space highlighted above.  
\*Civic Space 18 is a total of 2.55 acres; it has been allocated 1.27 acres to L-TND 2 and 1.28 acres to TND 3.



CIVIC SPACE TYPE & ACREAGE				
	Space	T-Zone	Type	Acres
TND 6	37	T1	park/playground	16.88
	38	T5/T4-O	park/playground	3.13
	39	T5	square	.72
	40	T3	green/playground	.28
SD 7	41	T1	greenway	2.75
	42	SD	linear green	1.37
	43	SD	green/playground	.49
	44	T1	greenway	4.0

Note: Main Civic Space highlighted above.

**CIVIC SPACE**

Compliance with Civic Space Frontage Requirements:

“Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds.”

Compliant with Civic Building requirements:

For New Communities per §21.30.050(D)(4)  
 “Civic Building sites shall not occupy more than twenty percent of the area of each pedestrian shed.”

New Communities per §21.30.050(D):  
 (1) should have “a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.”

(2) “One Civic Building lot shall be reserved for an elementary school.”

**KEY:**

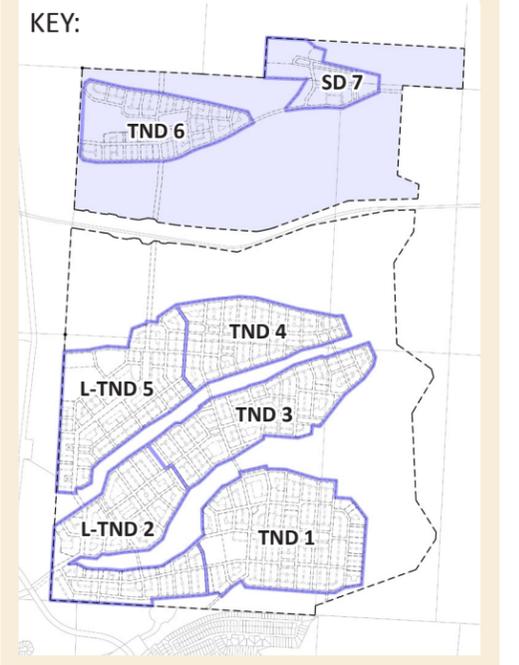
- 1 Main Civic Space
- 1 Neighborhood Civic Space
- Greenway Civic Space
- Civic Building Site
- Pedestrian Shed
- Application Boundary
- New Community Boundary

CIVIC SPACE ALLOCATION TABLE					
	Civic Space (Acres)	% TND Area	Location of Main Civic Space	Civic Building Sites (Acres)	% TND Area
Requirement	minimum 5%		<800' from Center	maximum 20%	
TND 1	16.4	10%	519'	1.7	1.1%
L-TND 2	7.0	5%	314'	1.1	.8%
TND 3	6.6	6%	64'	0.4	.4%
TND 4	5.6	6%	0'	0.4	.4%
L-TND 5	21.5	17%	30'	5.9	4.6%
TND 6	21.0	24%	0'	0.2	.2%
SD 7 (NORTHWEST PARK)	8.6	-	-	-	-
OUTSIDE NEW COMMUNITY BOUNDARIES	239.3	-	-	-	-
TOTAL FOR SITE	326.0	-	-	9.7	-

(Acreage rounded to the nearest 10<sup>th</sup> of an acre.)

**Notes:**

- “TND Area” is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.
- Neighborhood civic spaces of substandard size are shown as green but not outlined or numbered, and are not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.
- Civic Space 9 in TND 1 and Civic Space 35 in L-TND 5 shall be reserved for Neighborhood Parks.
- The Civic Building Site located in L-TND 2 between Civic Spaces 14 and 15 shall be reserved for the City of El Paso Fire Department.
- The Civic Building site located in L-TND 5 on Civic Space 34 shall be reserved for an Elementary School.
- Civic building sites identified (excluding the Elementary School site) shall include a neighborhood meeting hall as part of the built structure, unless an alternate third place is constructed in proximity to the neighborhood’s main civic space.



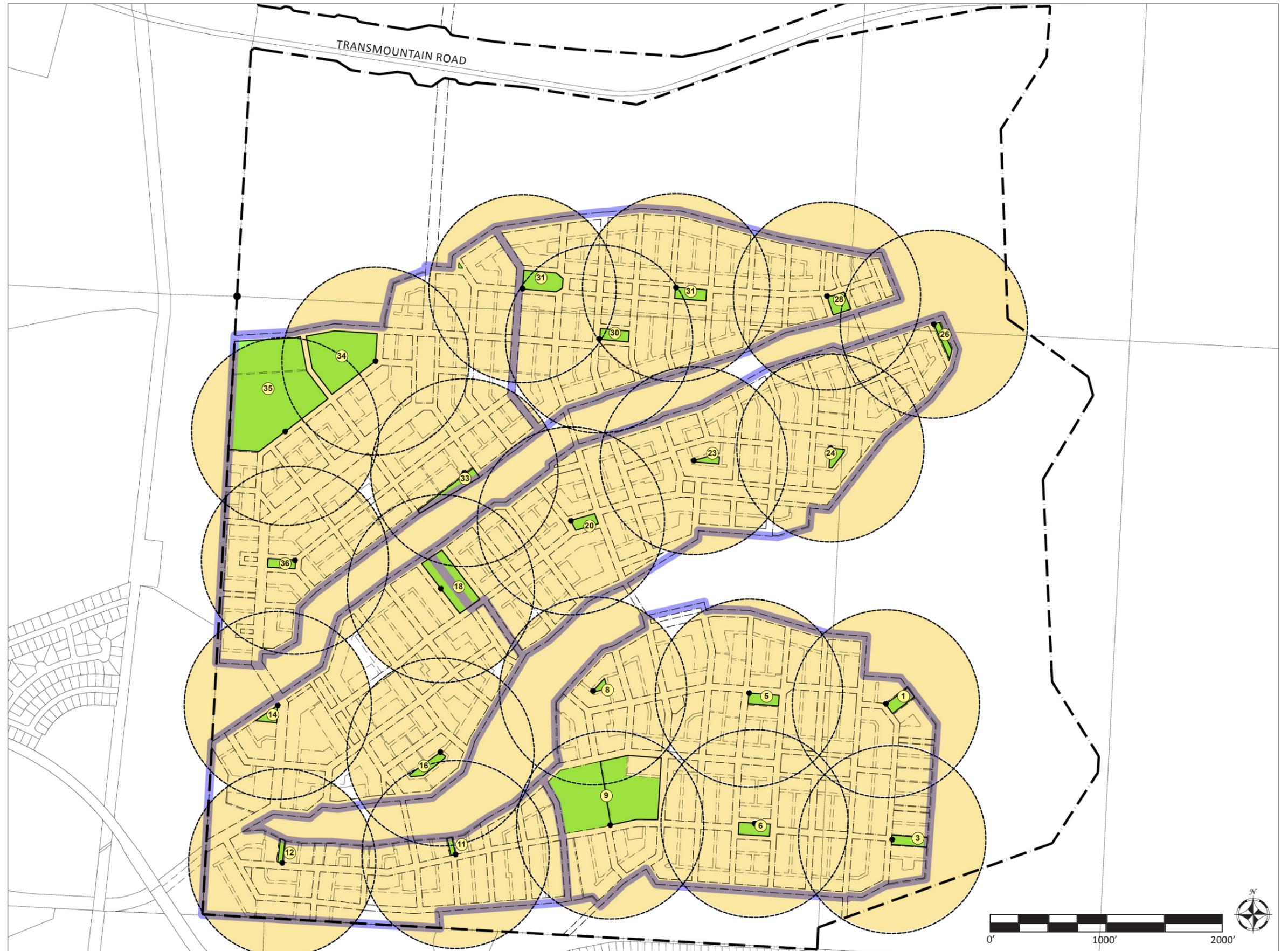
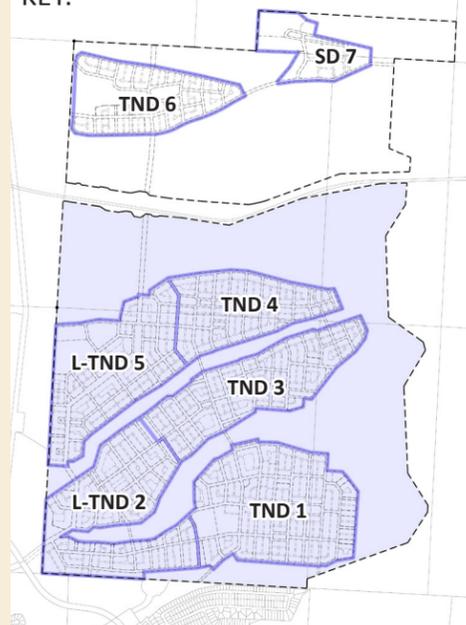
**PLAYGROUNDS**

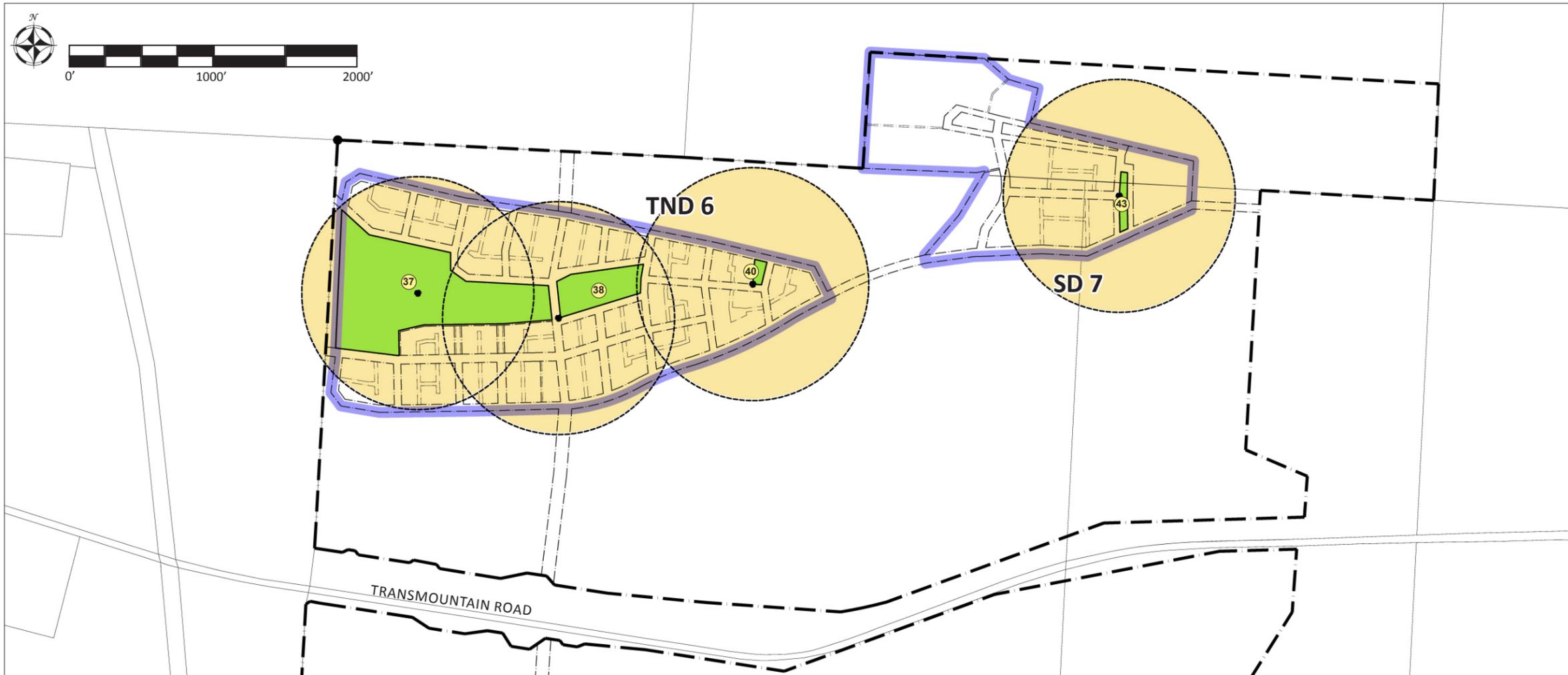
For New Communities, per §21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

NOTE: Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

-  Playground
-  800' Playground Shed
-  Application Boundary
-  New Community Boundary

KEY:

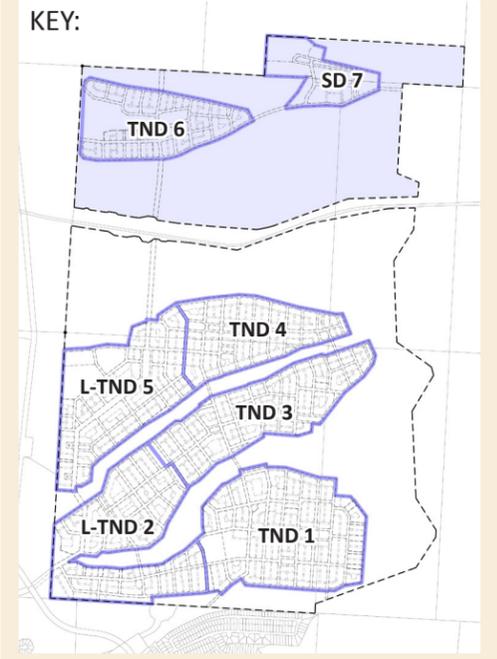




## PLAYGROUNDS

**NOTE:** Playground numbers reference Civic Space Type & Acreage chart on pages 12 and 13.

- Playground
- 800' Playground Shed
- Application Boundary
- New Community Boundary



**DENSITY CALCULATIONS**

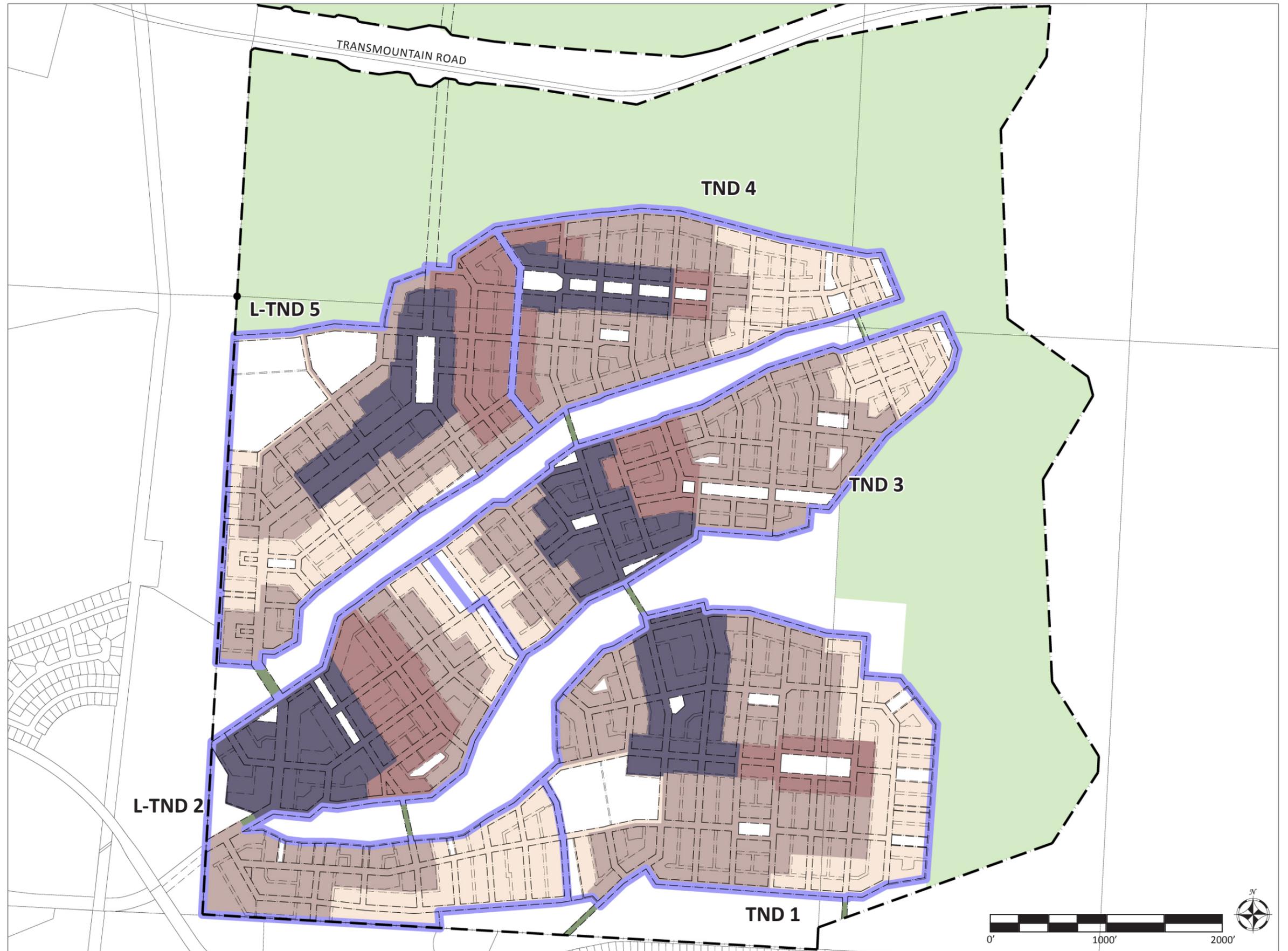
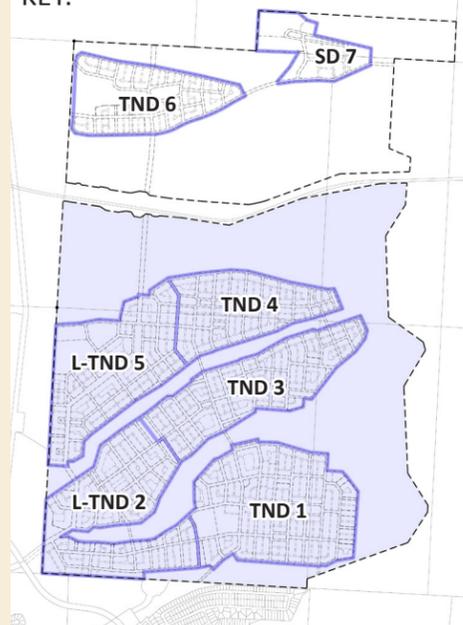
☐ Compliance with §21.30.080(B)

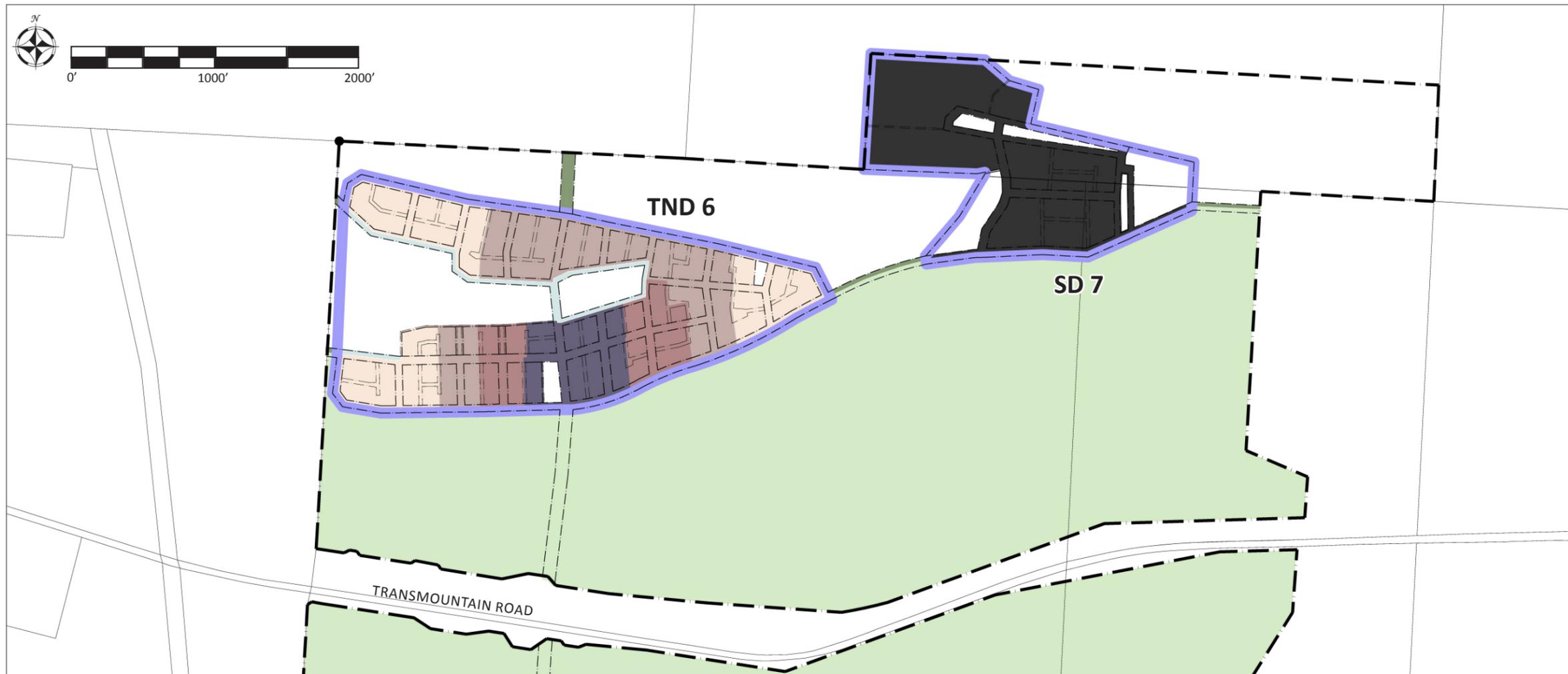
*"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."*

**NOTE:** The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

KEY:



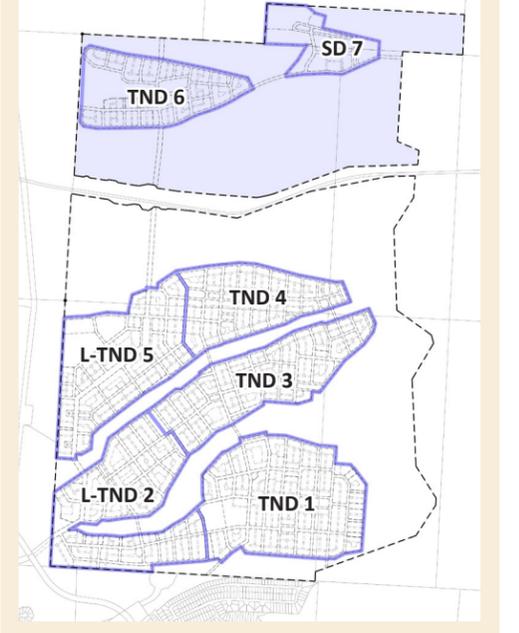


### DENSITY CALCULATIONS

**NOTE:** The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

**KEY:**



DENSITY CALCULATION													
	SD SPECIAL DISTRICT*	T1 NATURAL	T2 RURAL	T3 SUB-URBAN		T4 GENERAL URBAN				T5 URBAN CENTER		TOTAL	
	Net Site Area (Acres)	Density @ 6 UPA	T4 Net Site Area (Acres)	Density @ 15 UPA	T4-O Net Site Area (Acres)	Density @ 20 UPA	Net Site Area (Acres)	Density @ 24 UPA	Net Site Area (Acres)	Base Density (units)**			
TND 1	-	-	-	33.0	198	73.5	1103	8.9	178	24.6	590	140.0	2068.9
L-TND 2	-	0.3	-	34.8	209	40.8	612	21.7	434	28.7	689	126.3	1943.6
TND 3	-	-	-	21.2	127	52.8	792	11.6	232	22.7	545	108.3	1696.0
TND 4	-	-	-	21.7	130	39.4	591	9.6	192	10.7	257	81.4	1170.0
L-TND 5	-	-	-	23.7	142	40.5	608	20.4	408	21.4	514	106.0	1671.3
TND 6	-	2.5	-	22.6	136	23.0	345	10.0	200	9.3	223	67.4	903.8
SD 7 (NORTHWEST PARK)	35.4	-	-	-	-	-	-	-	-	-	-	35.4	-
OUTSIDE NEW COMMUNITY BOUNDARIES	-	669.2	-	-	-	-	-	-	-	-	-	669.2	-
<b>TOTAL FOR SITE</b>	<b>35.4</b>	<b>672.0</b>	<b>-</b>	<b>157.0</b>	<b>942</b>	<b>270.0</b>	<b>4051</b>	<b>82.2</b>	<b>1644</b>	<b>117.4</b>	<b>2818</b>	<b>1134.0</b>	<b>9453.6</b>

(Acreage rounded to the nearest 10<sup>th</sup> of an acre.)

**Notes:**

"Net Site Area" is the Gross Site Area, including Thoroughfares but excluding Civic Zones.

\*Not counted toward overall density at this time, a unit cap may be a part of the Special District requirements.

\*\*Office or retail shall be counted as one thousand square feet for each unit of net site area density.

## THOROUGHFARE NETWORK

Compliant with Thoroughfare termination and cul-de-sac limitation as set forth in §21.30.070(A)(6).

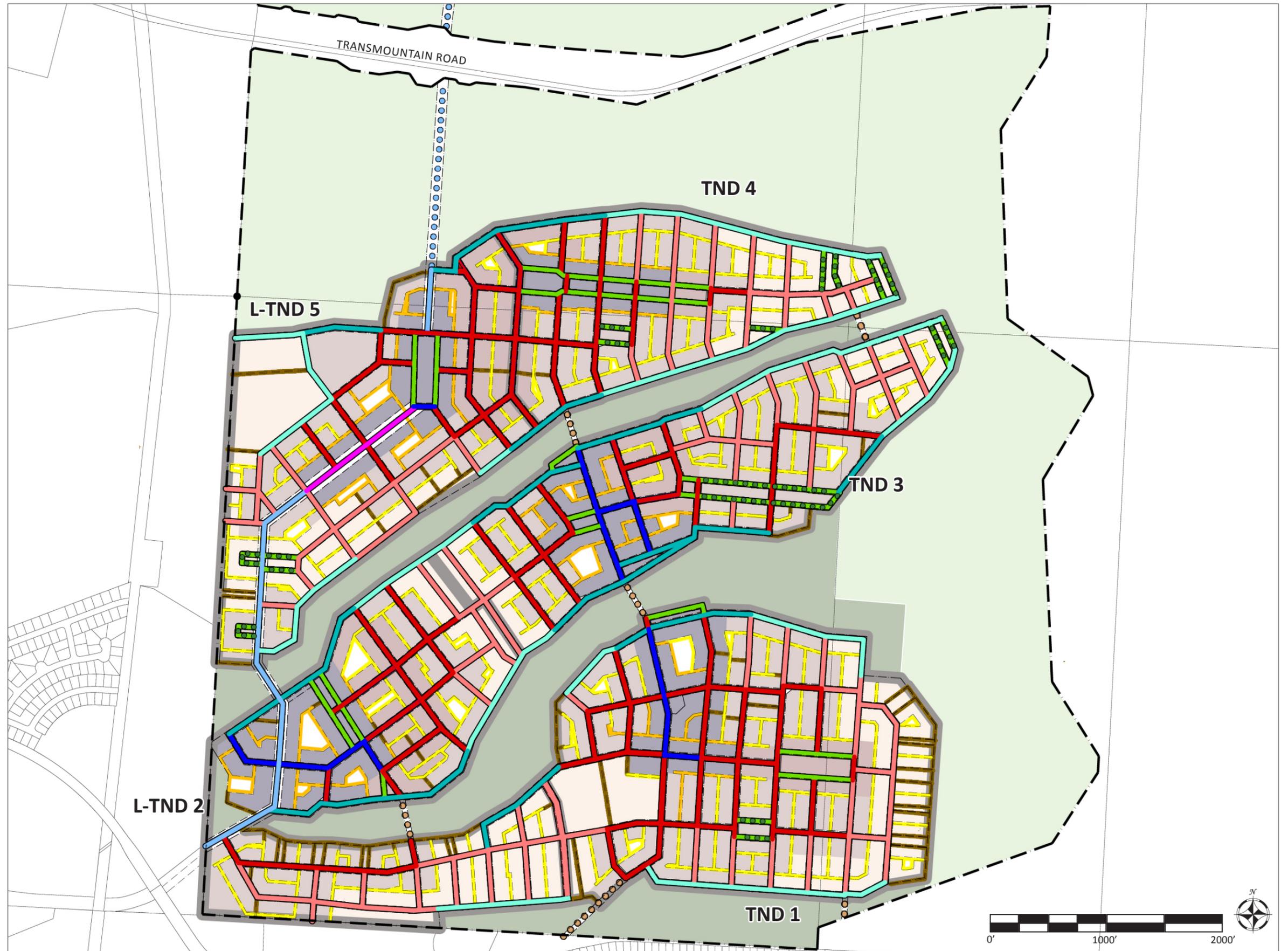
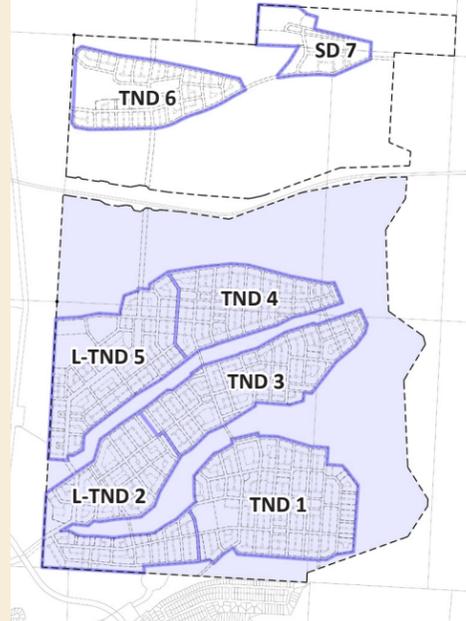
Number of Culs-de-sacs: None

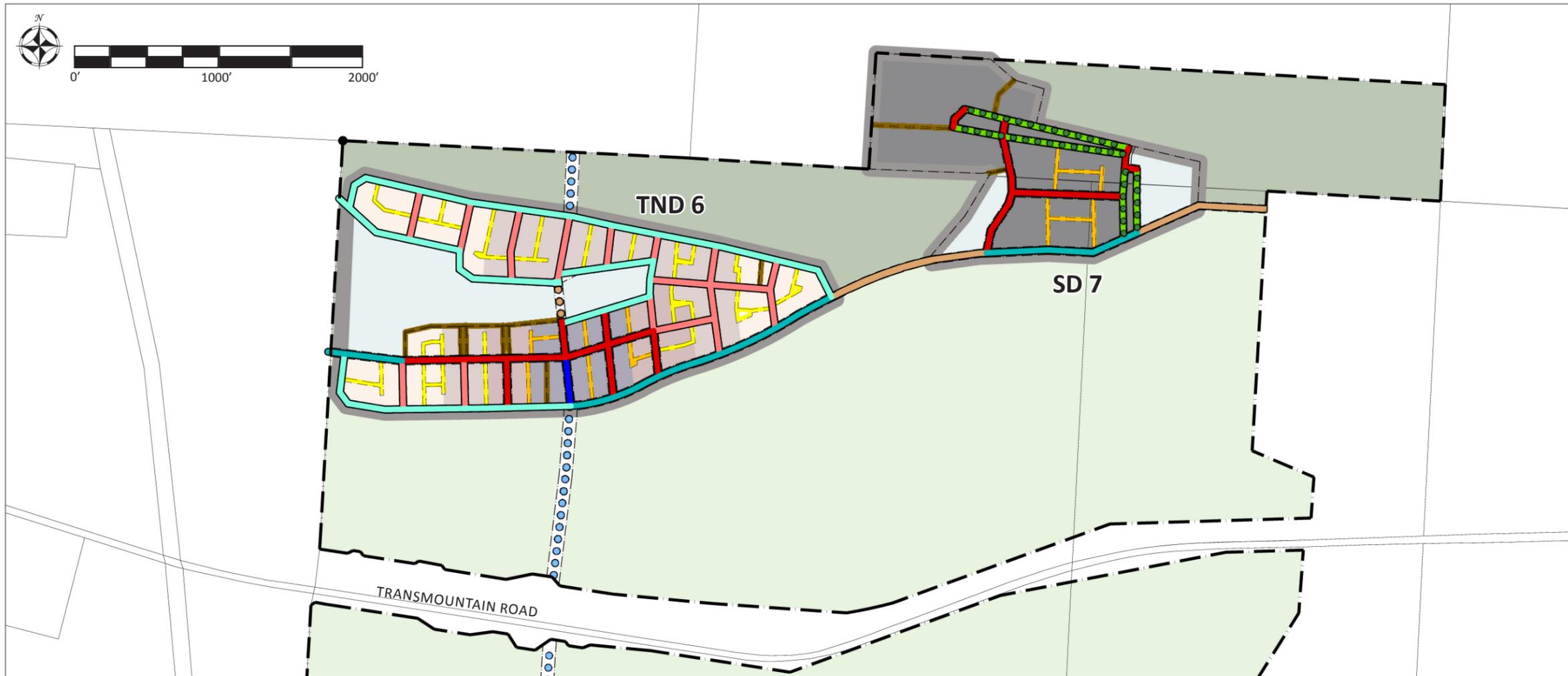
NOTE: At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

	AV 90-56		RA 24-24
	AV 90-44*		RL 24-12
	BV 125-43		T1 Natural (Utility)
	CS 60-34		T1 Natural (Stormwater)
	ST 60-34		T1
	ST 52-26		T3
	ST 40-19		T4
	ST 40-19 alt		T4-O
	ST 56-20		T5
	BR 44-34		SD
	DR 60-34		Application Boundary
	DR 52-26		New Community Boundary
	PT 8-8		

\*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

### KEY:



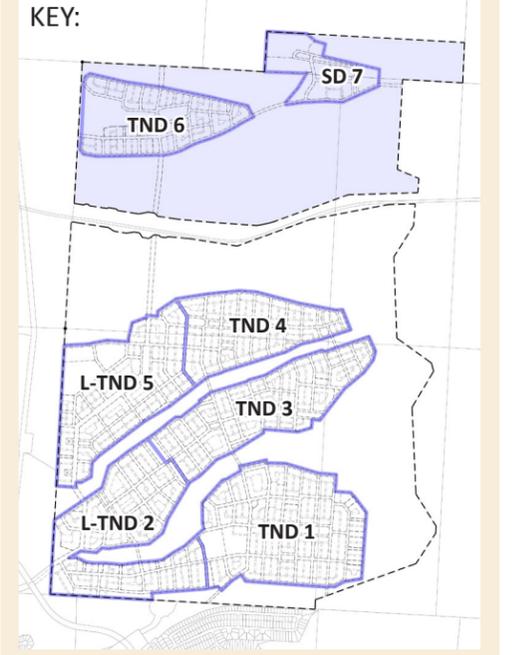


### THOROUGHFARE NETWORK

NOTE: At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

	AV 90-56		RA 24-24
	AV 90-44*		RL 24-12
	BV 125-43		T1 Natural (Utility)
	CS 60-34		T1 Natural (Stormwater)
	ST 60-34		T1
	ST 52-26		T3
	ST 40-19		T4
	ST 40-19 alt		T4-O
	ST 56-20		T5
	BR 44-34		SD
	DR 60-34		Application Boundary
	DR 52-26		New Community Boundary
	PT 8-8		

\*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.



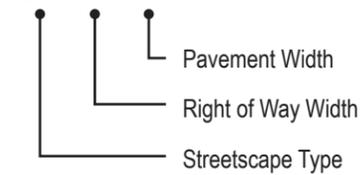
## THOROUGHFARE ASSEMBLIES

☐ All additional thoroughfare assemblies comply with §21.80.030, Table 3a and Table 3b.

### NOTES:

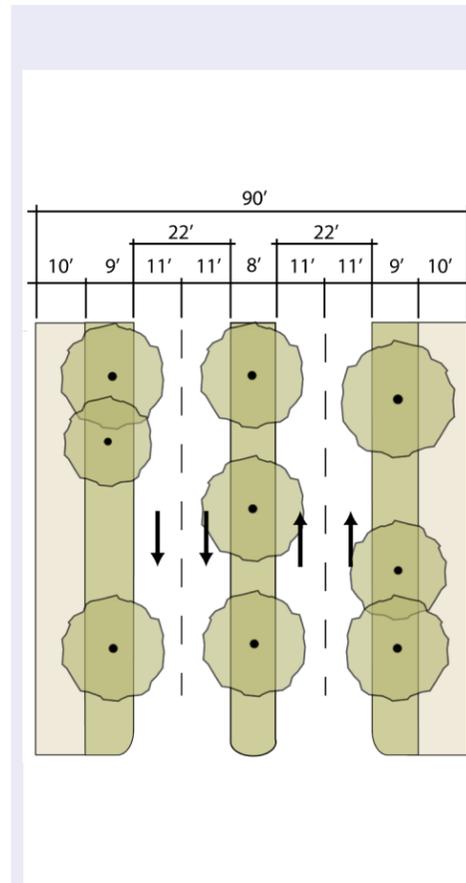
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

### ST-57-20

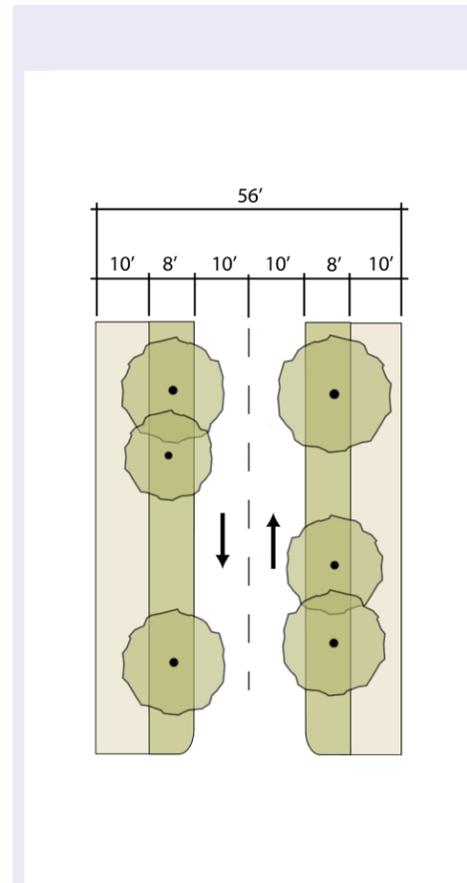


### THOROUGHFARE TYPES

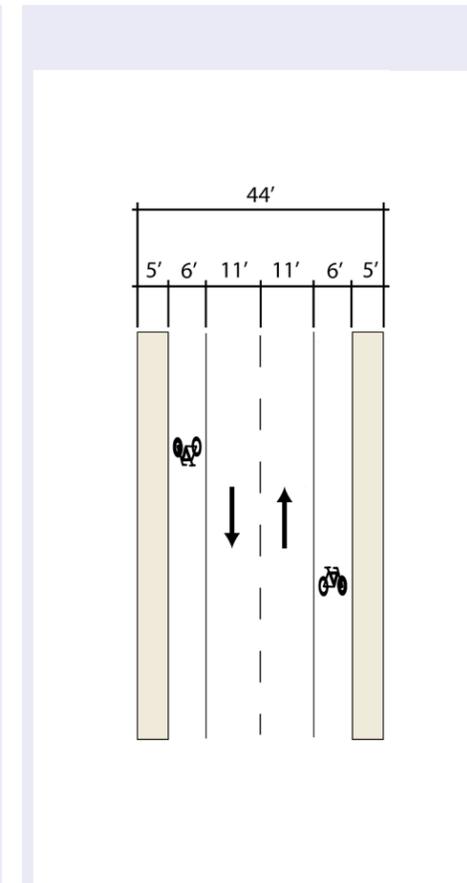
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route



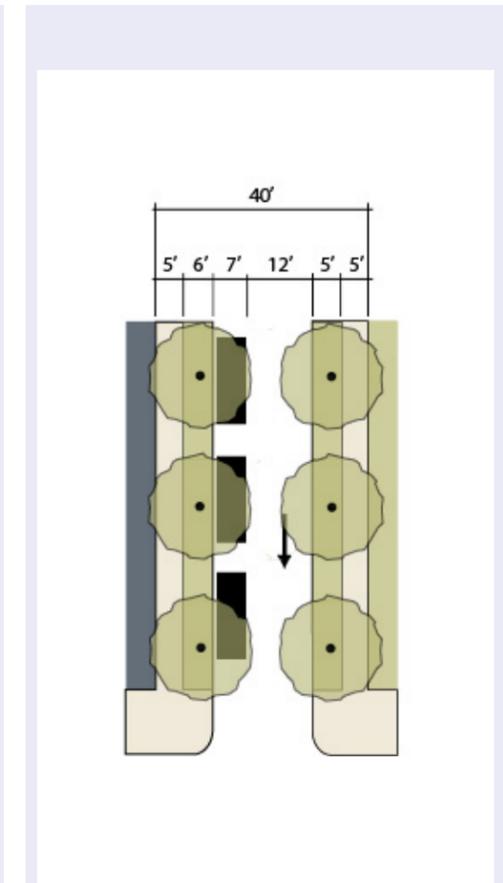
**AV 90-44\***



**ST 56-20**



**BR 44-34**



**ST 40-19 alt**

Thoroughfare Type	Avenue
Transect Zone	T1, T2
Right-of-Way Width	90 feet
Pavement Width	44 feet
Movement	Free Movement
Vehicular Design Speed	35 MPH
Pedestrian Crossing Time	5.7 Seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	15 feet
Public Frontage Type	Common Yard
Walkway Type	10 foot Multi-use Trail
Planter Type	9 foot Swale (*not included BR 72-44)
Curb Type	Swale
Landscape Type	Trees Clustered Naturalistically
Transportation Provision	BT

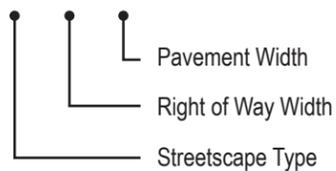
Thoroughfare Type	Street
Transect Zone	T1, T2
Right-of-Way Width	56 feet
Pavement Width	20 feet
Movement	Slow Movement
Vehicular Design Speed	25 MPH
Pedestrian Crossing Time	5.7 Seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	15 feet
Public Frontage Type	Common Yard
Walkway Type	10 foot Multi-use Trail
Planter Type	8 foot Swale
Curb Type	Swale
Landscape Type	Trees Clustered Naturalistically
Transportation Provision	BT

Thoroughfare Type	Bridge
Transect Zone	T1, T2
Right-of-Way Width	44 feet
Pavement Width	34 feet
Movement	Slow Movement
Vehicular Design Speed	25 MPH
Pedestrian Crossing Time	6.8 Seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	15 feet
Public Frontage Type	n/a
Walkway Type	5 foot Sidewalk
Planter Type	n/a
Curb Type	Curb
Landscape Type	n/a
Transportation Provision	BL

Thoroughfare Type	Street
Transect Zone	T3, T4
Right-of-Way Width	44 feet
Pavement Width	34 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	5.4 Seconds
Traffic Lanes	1 lane
Parking Lanes	One side @ 7 feet marked
Curb Radius	15 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	6' Continuous Planter; 5' Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR

\*AV 90-44 will become BR 72-44 where it crosses a FEMA flowpath, thereby limiting damage to critical arroyos and stormwater management systems.

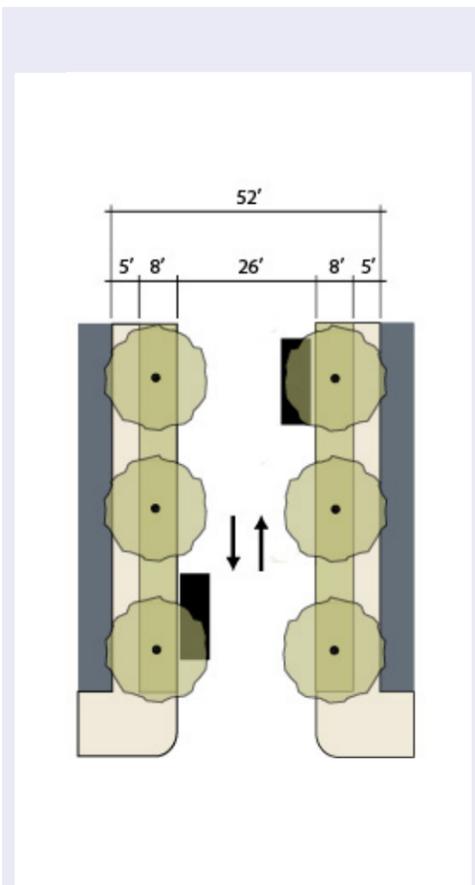
**ST-57-20**



**THOROUGHFARE TYPES**

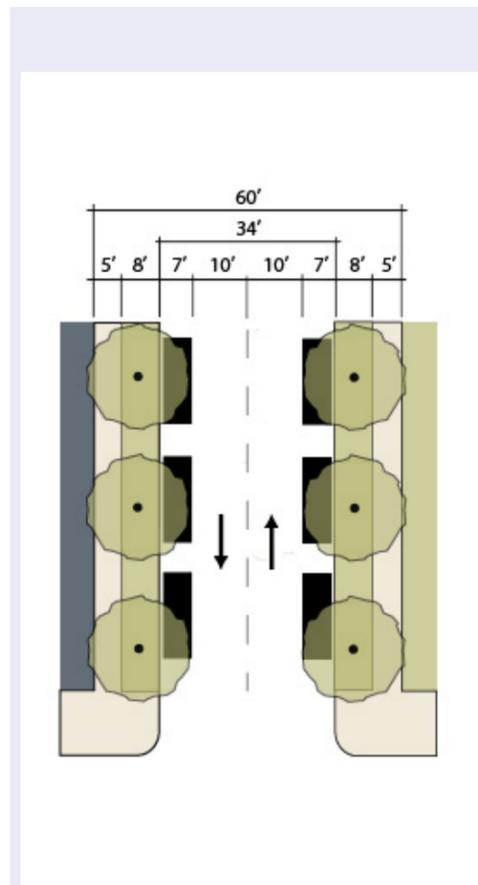
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- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

Thoroughfare Type	Street
Transect Zone	T3, T4, T5
Right-of-Way Width	52 feet
Pavement Width	26 feet
Movement	Yield Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	7.4 Seconds
Traffic Lanes	1 Yield lane
Parking Lanes	Both sides @ 7 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	7 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR



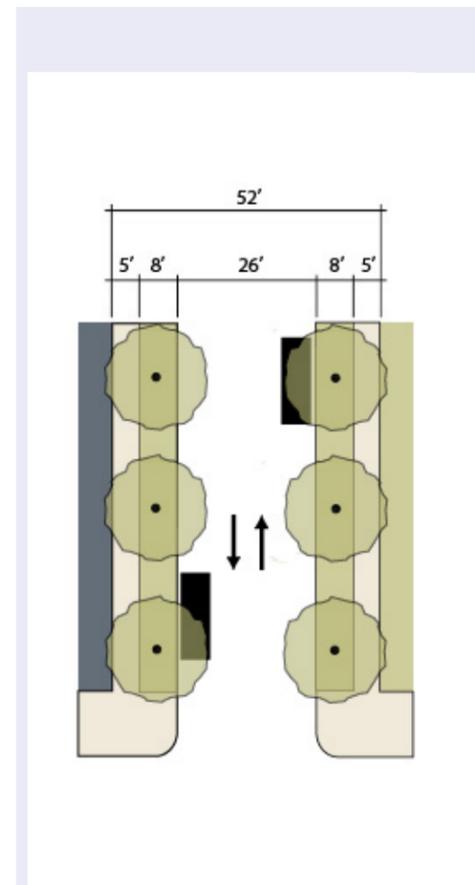
**ST 52-26**

Thoroughfare Type	Street
Transect Zone	T3, T4, T5
Right-of-Way Width	52 feet
Pavement Width	26 feet
Movement	Yield Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	7.4 Seconds
Traffic Lanes	1 Yield lane
Parking Lanes	Both sides @ 7 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	7 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR



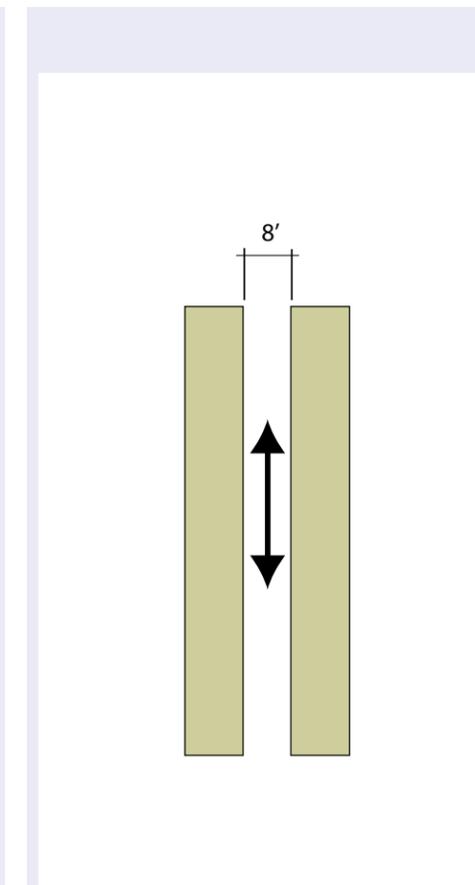
**DR 60-34**

Thoroughfare Type	Drive
Transect Zone	T3, T4, T5
Right-of-Way Width	60 feet
Pavement Width	34 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	9.7 Seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	8 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR



**DR 52-26**

Thoroughfare Type	Drive
Transect Zone	T2, T3, T4, T5
Right-of-Way Width	52 feet
Pavement Width	26 feet
Movement	Yield Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	7.4 Seconds
Traffic Lanes	1 Yield lane
Parking Lanes	Both sides @ 7 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	7 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR



**PT 8-8**

Thoroughfare Type	Pedestrian
Transect Zone	T2, T3, T4, T5
Right-of-Way Width	8 feet
Pavement Width	8 feet
Movement	Pedestrian Movement
Vehicular Design Speed	n/a
Pedestrian Crossing Time	n/a
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	n/a
Public Frontage Type	Varies by Transect
Walkway Type	8 foot Sidewalk
Planter Type	None
Curb Type	None
Landscape Type	Varies
Transportation Provision	n/a

**THOROUGHFARE ASSEMBLIES**

**NOTES:**

1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

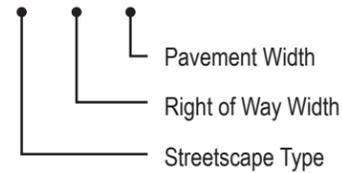
## SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES

Alternate thoroughfare assemblies shall be used along the Sun Metro bus route, to provide 11 foot travel lanes to facilitate bus movements. These alternate assemblies shall only apply to portions of the cross-section that are included on the bus route.

### NOTES:

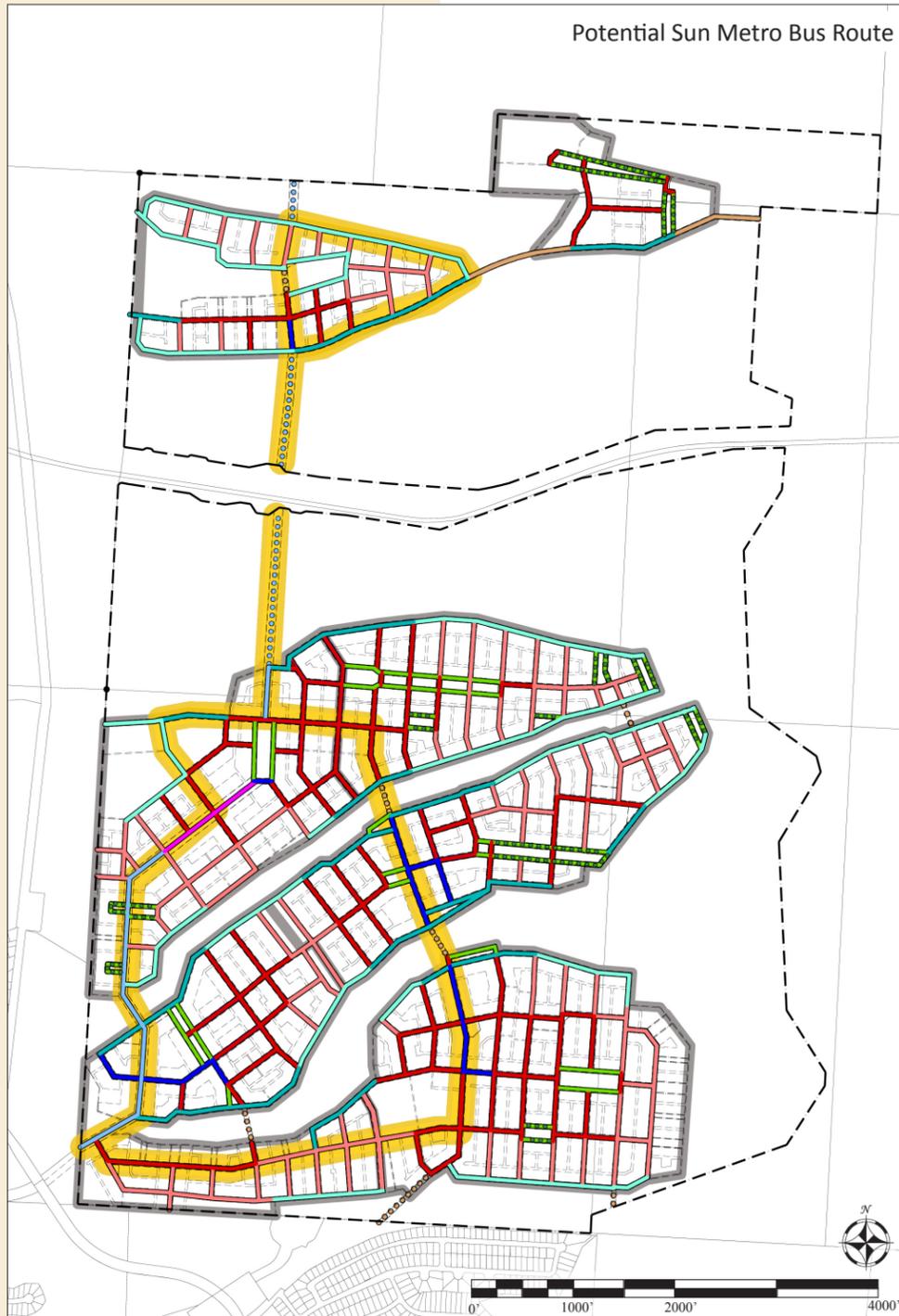
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

### ST-57-20

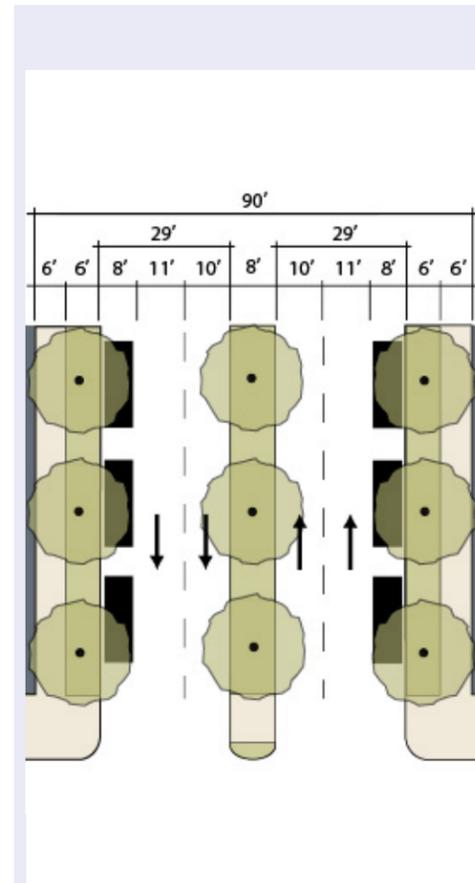


### THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

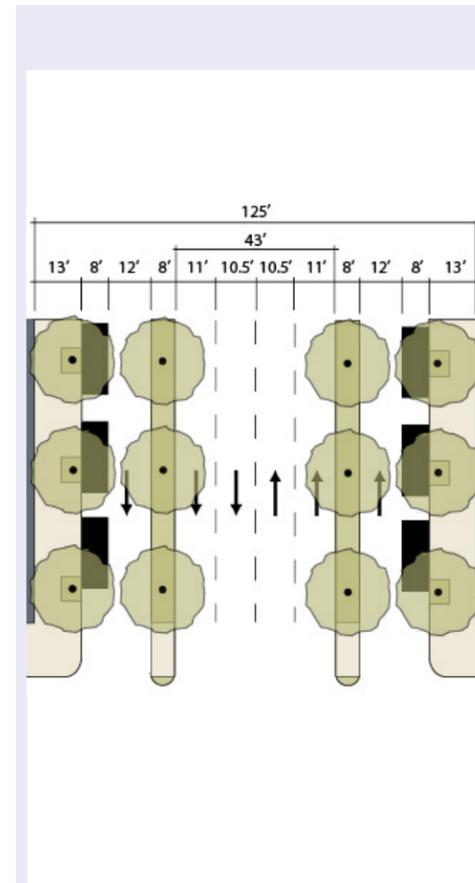


Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



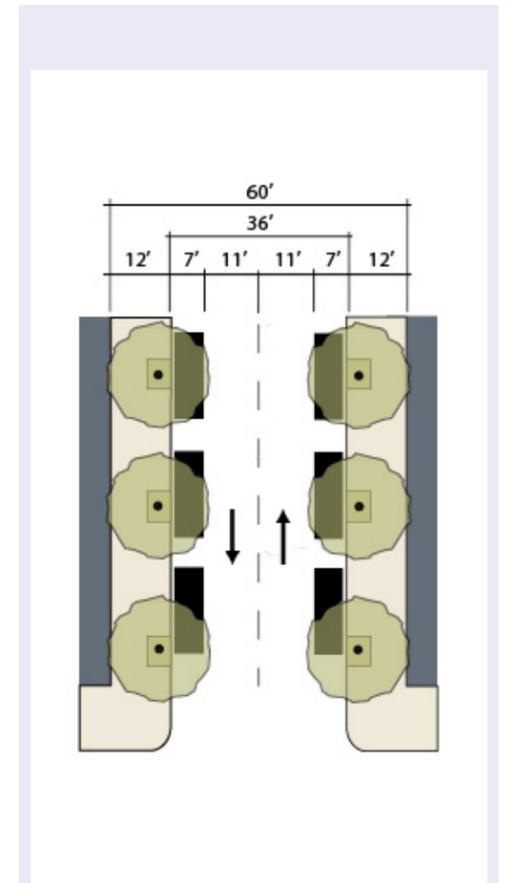
**AV 90-58**  
(replaces AV 90-56)

Thoroughfare Type	Avenue
Transect Zone	T3, T4, T4O, T5
Right-of-Way Width	90 feet
Pavement Width	58 feet total
Movement	Slow Movement
Vehicular Design Speed	25 MPH
Pedestrian Crossing Time	8.2 Seconds
Traffic Lanes	4 lanes
Parking Lanes	Both sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST, SH
Walkway Type	6 foot Sidewalk
Planter Type	6 foot Continuous Parkway
Curb Type	Curb or Swale
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR



**BV 125-43**  
(replaces BV 125-43)

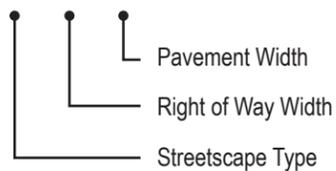
Thoroughfare Type	Boulevard
Transect Zone	T4O, T5, T6
Right-of-Way Width	125 feet
Pavement Width	20 feet - 43 feet - 20 feet
Movement	Free Movement (inner lanes)
Vehicular Design Speed	35 MPH
Pedestrian Crossing Time	5.7 Seconds - 12.2 Seconds - 5.7 Seconds
Traffic Lanes	4 lanes & two one-way slip roads
Parking Lanes	Both sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Forecourt, Shopfront, Gallery, Arcade
Walkway Type	6 foot Sidewalk
Planter Type	7 foot Continuous Parkway
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR



**CS 60-36**  
(replaces CS 60-34)

Thoroughfare Type	Commercial Street
Transect Zone	T4O, T5, T6
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	10.2 Seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	Shopfront, Gallery, Arcade
Walkway Type	12 foot Sidewalk
Planter Type	4' x 4' tree well
Curb Type	Vertical Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, SH, TR

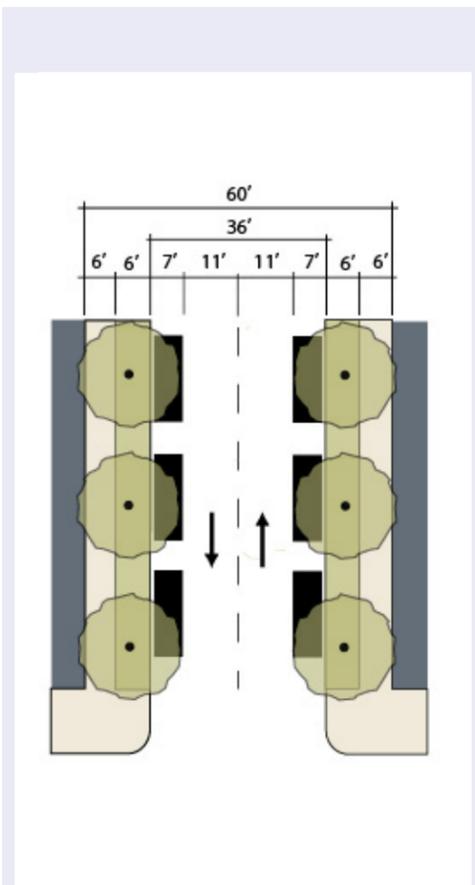
**ST-57-20**



**THOROUGHFARE TYPES**

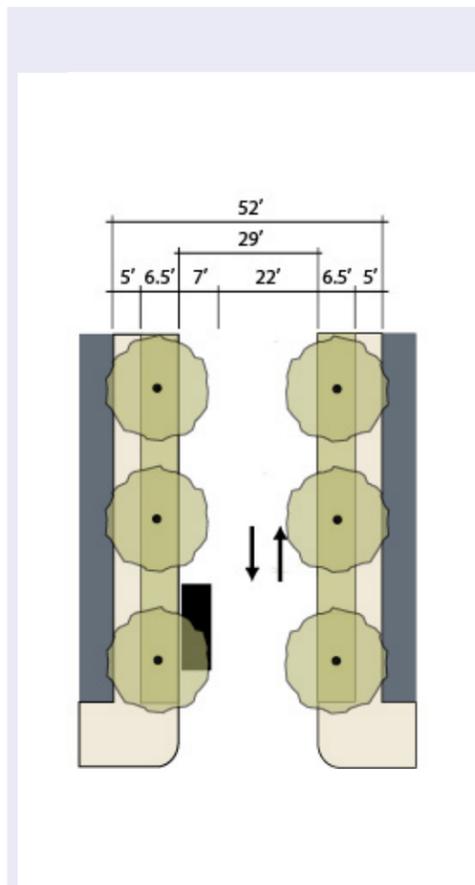
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- BR: Bicycle Route
- PT: Path
- TR: Transit Route

Thoroughfare Type	Street
Transect Zone	T4, T4O, T5
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	10.2 Seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked
Curb Radius	10 feet
Public Frontage Type	Shopfront, Gallery, Arcade, Stoop
Walkway Type	6 foot Sidewalk
Planter Type	6 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR



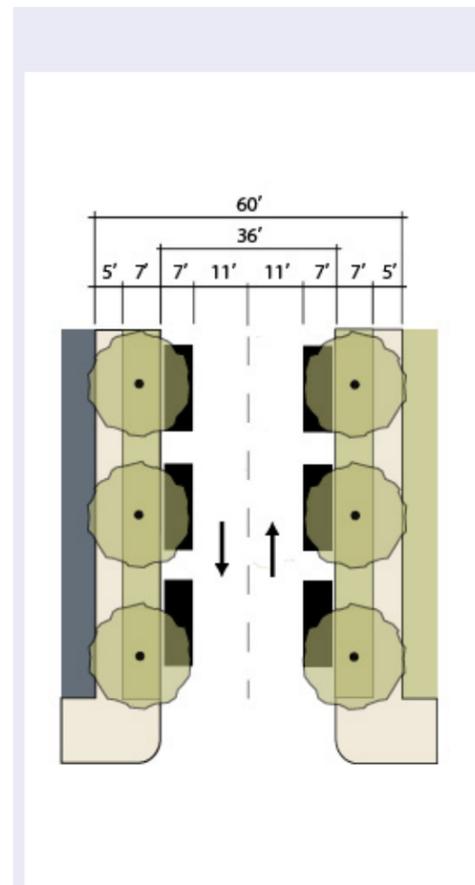
**ST 60-36**  
(replaces ST 60-34)

Thoroughfare Type	Street
Transect Zone	T4, T4O, T5
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	10.2 Seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked
Curb Radius	10 feet
Public Frontage Type	Shopfront, Gallery, Arcade, Stoop
Walkway Type	6 foot Sidewalk
Planter Type	6 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR



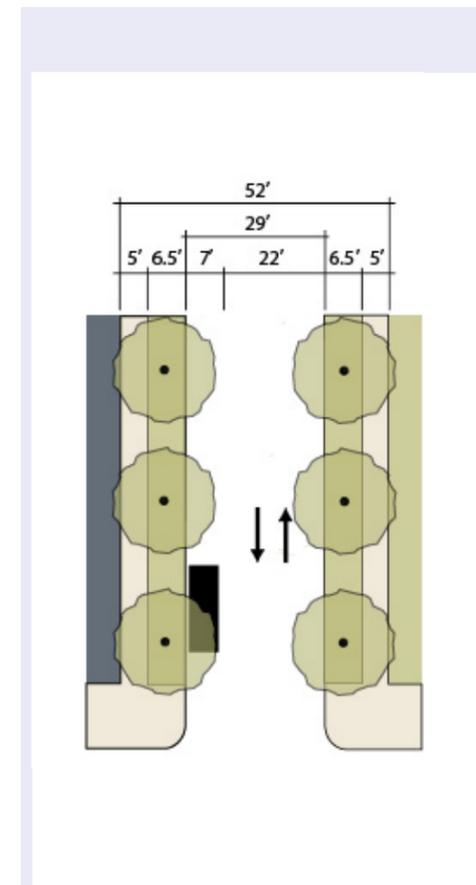
**ST 52-29**  
(replaces ST 52-26)

Thoroughfare Type	Street
Transect Zone	T3, T4, T5
Right-of-Way Width	52 feet
Pavement Width	29 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	8.2 Seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 7 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	6.5 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR



**DR 60-36**  
(replaces DR 60-34)

Thoroughfare Type	Drive
Transect Zone	T3, T4, T5
Right-of-Way Width	60 feet
Pavement Width	36 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	10.2 Seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 7 feet marked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	7 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR



**DR 52-29**  
(replaces DR 52-26)

Thoroughfare Type	Drive
Transect Zone	T2, T3, T4, T5
Right-of-Way Width	52 feet
Pavement Width	29 feet
Movement	Slow Movement
Vehicular Design Speed	20 MPH
Pedestrian Crossing Time	8.2 Seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 7 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, FC, ST
Walkway Type	5 foot Sidewalk
Planter Type	6.5 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	BR, TR

**SUN METRO BUS ROUTE THOROUGHFARE ASSEMBLIES**

**NOTES:**

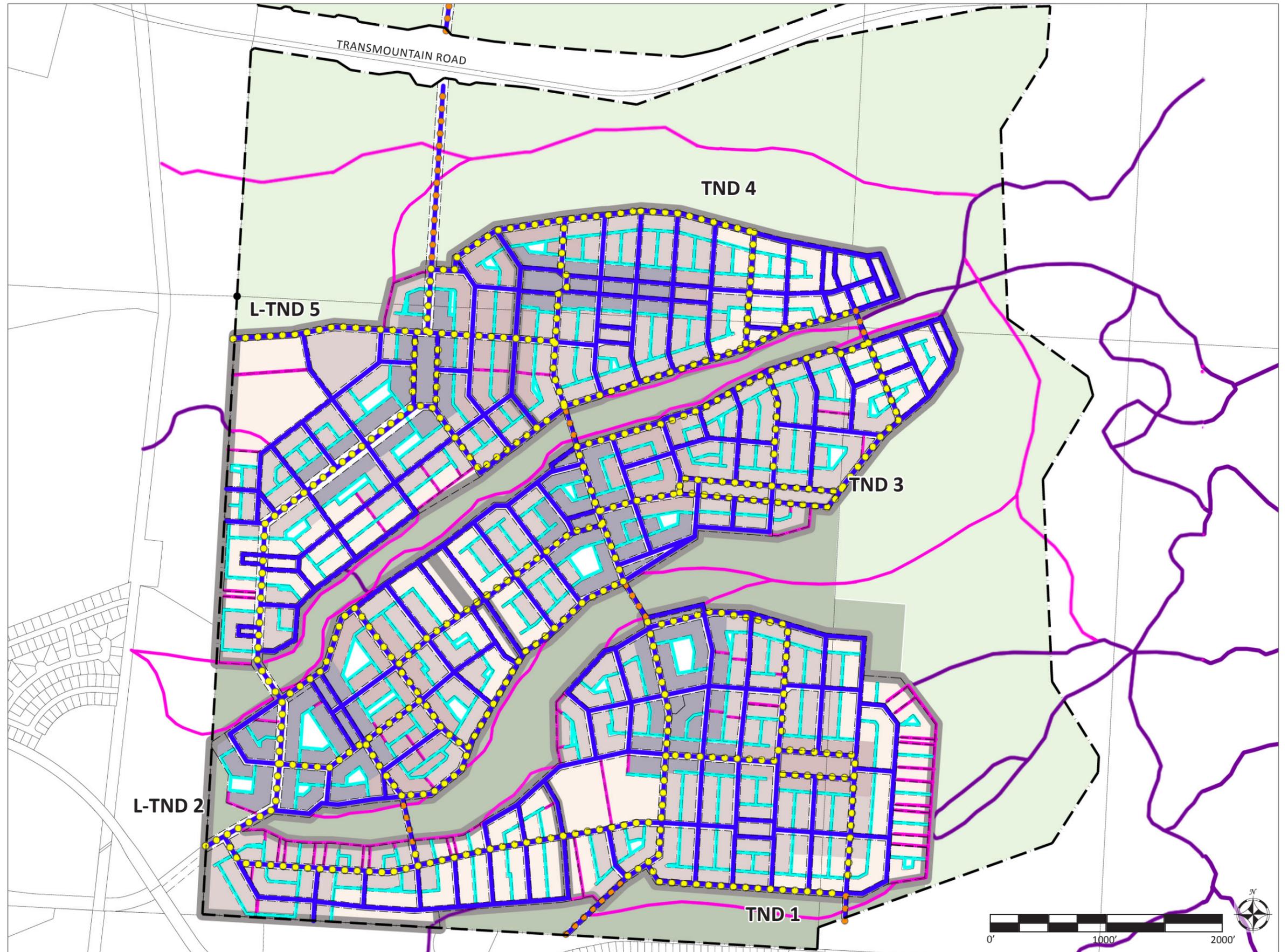
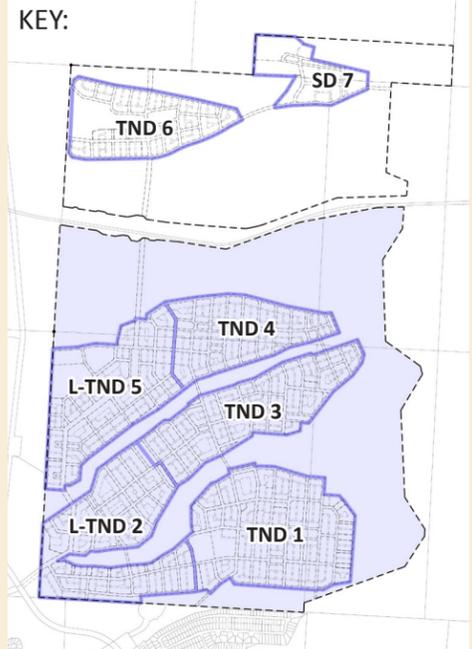
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

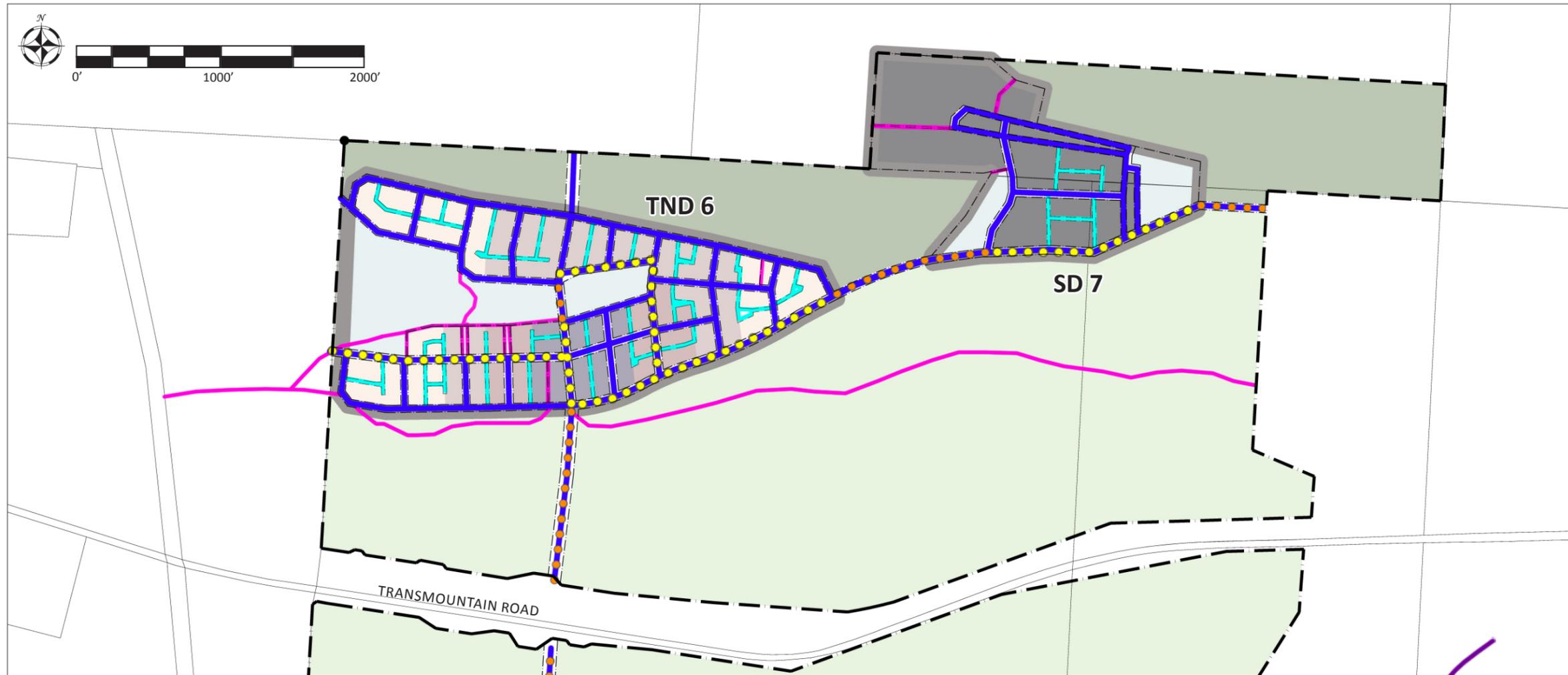
**PEDESTRIAN & BICYCLE NETWORK**

Compliant with Bicycle Network requirement as set forth in §21.30.070(A)(6):

*"A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d."*

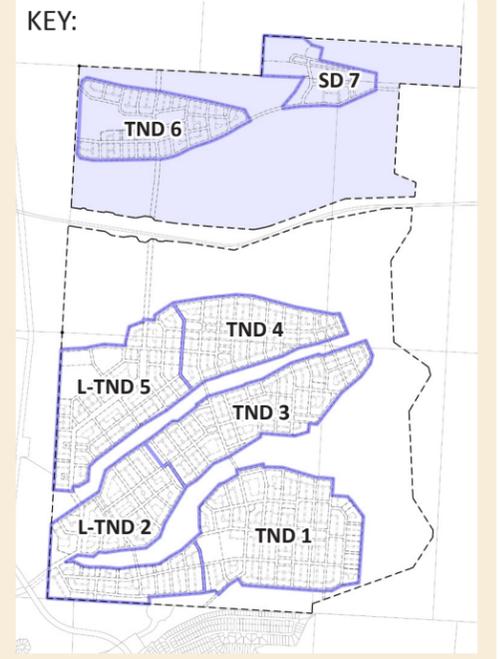
- |  |   |
|--|---|
| <b>Bicycle Network:</b>  |  T1 Natural (Utility)    |
|  Sharrow                  |  T1 Natural (Stormwater) |
|  Bike Lane or Trail       |  T1                      |
| <b>Pedestrian Network:</b>   |  T3                      |
|  Street w/ Sidewalk       |  T4                      |
|  Alley                    |  T4-O                    |
|  Path (new)              |  T5                      |
|  Path (exist.)          |  SD                     |
|  Application Boundary   |   |
|  New Community Boundary |   |





## PEDESTRIAN & BICYCLE NETWORK

- |                            |                         |                      |
|----------------------------|-------------------------|----------------------|
| <b>Bicycle Network:</b>    |                         | T1 Natural (Utility) |
| Sharrow                    | T1 Natural (Stormwater) |                      |
| Bike Lane or Trail         | T1                      |                      |
| <b>Pedestrian Network:</b> |                         | T3                   |
| Street w/ Sidewalk         | T4                      |                      |
| Alley                      | T4-O                    |                      |
| Path (new)                 | T5                      |                      |
| Path (exist.)              | SD                      |                      |
| Application Boundary       |                         |                      |
| New Community Boundary     |                         |                      |



## SPECIAL REQUIREMENTS PLAN

☐ Compliance with special requirements for mandatory and recommended Retail Frontage:

For New Communities, per §21.30.090 (A) (2): "Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage."

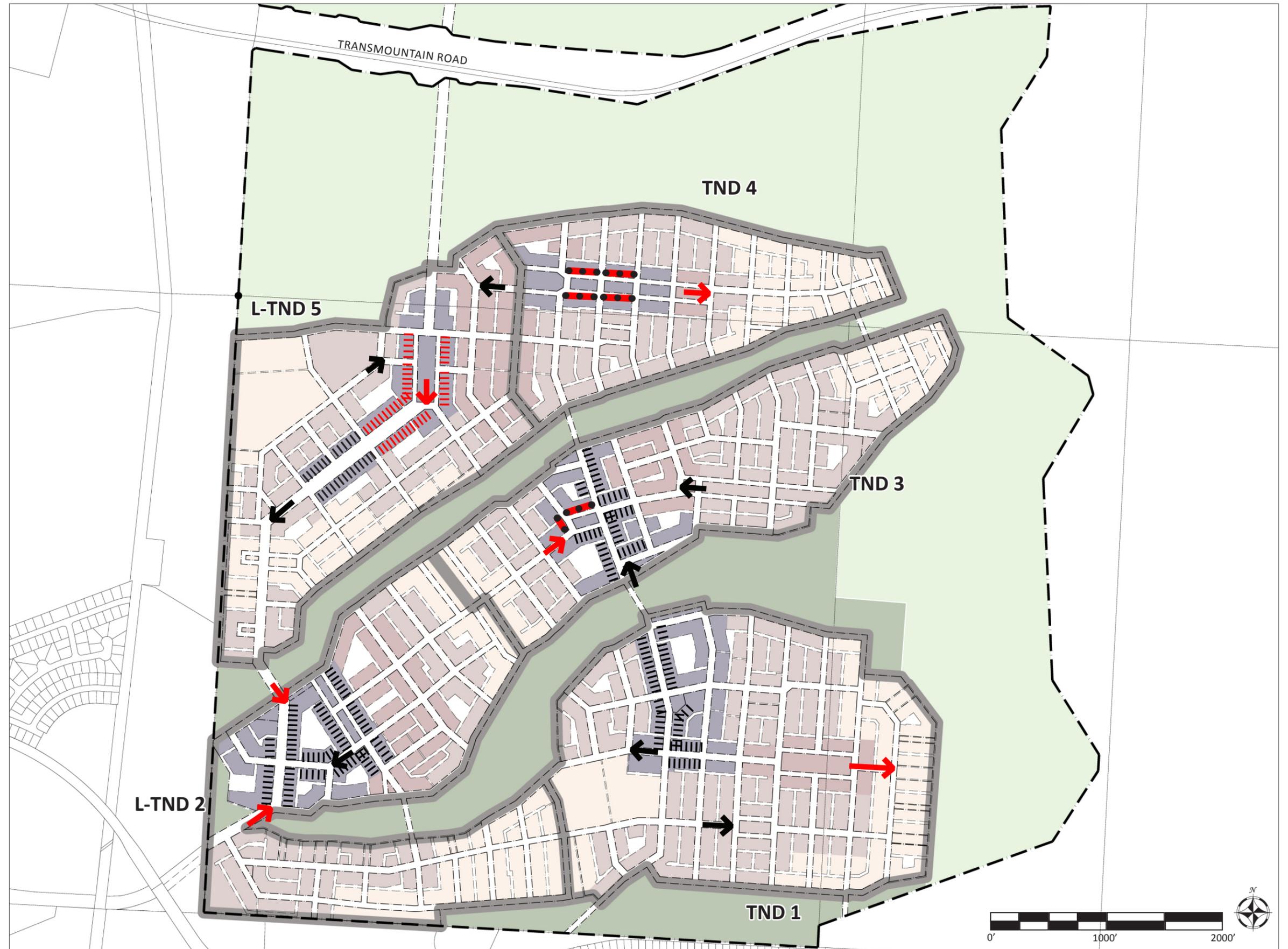
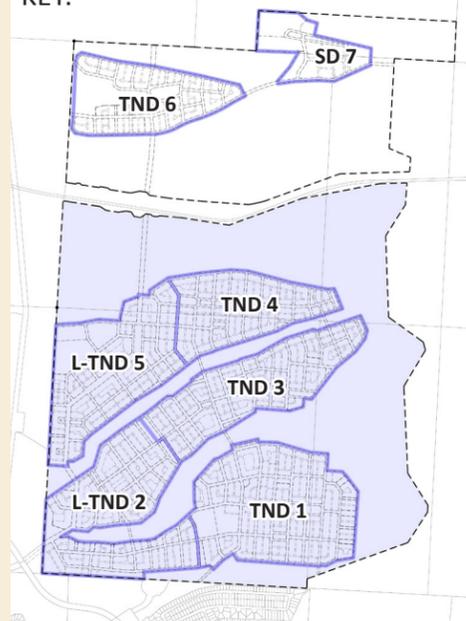
☐ Compliance with special requirements for recommended Gallery/Arcade Frontage:

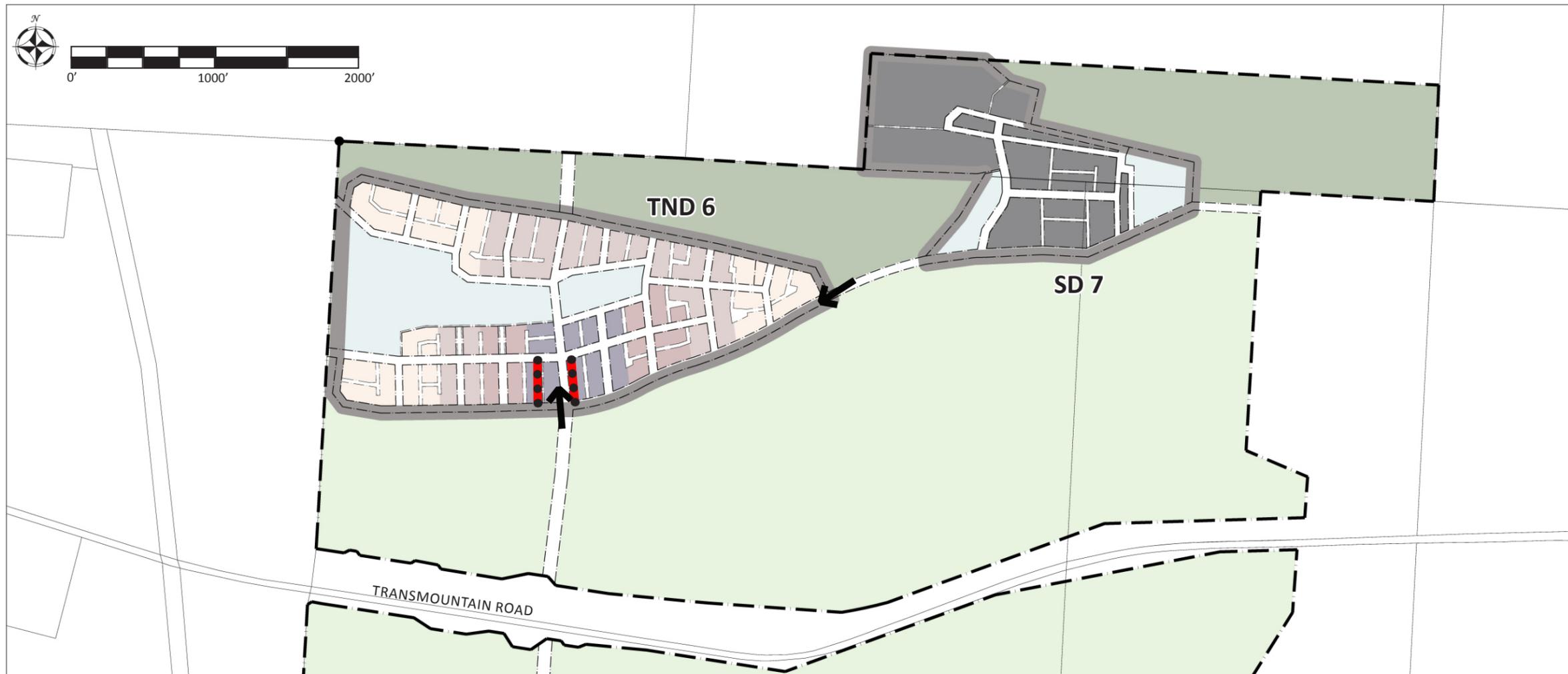
For New Communities, per §21.30.090 (A) (3): "Designations for mandatory and/or recommended gallery frontage advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns", and per §21.30.090 (A)(4): "Designations for mandatory and/or recommended arcade frontage advising that a building overlap the sidewalk such that the first floor is a colonnade."

(Continued next page)

- ||||| Mandatory Retail
- ||||| Recommended Retail
- Recommended Gallery/Arcade
- ➔ Mandatory Terminated Vista
- ➔ Recommended Terminated Vista
- - - Application Boundary
- ▭ New Community Boundary

KEY:





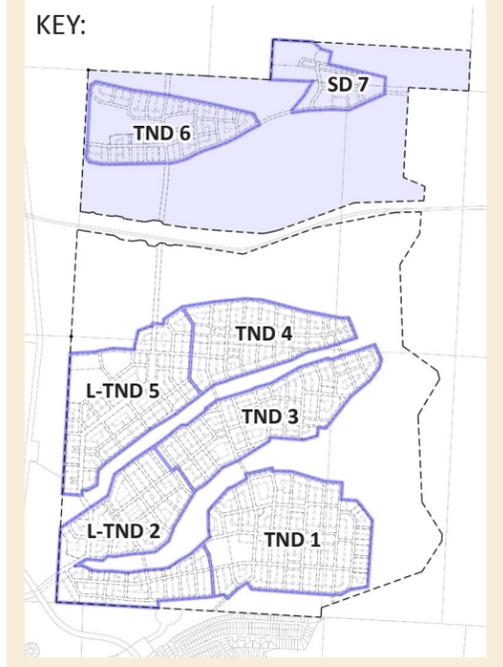
### SPECIAL REQUIREMENTS PLAN

☐ Compliance with special requirements for terminated vistas:

*For New Communities, per §21.30.090 (A) (6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."*

- ||||| Mandatory Retail
- ||||| Recommended Retail
- Recommended Gallery/Arcade
- ➔ Mandatory Terminated Vista
- ➔ Recommended Terminated Vista
- - - Application Boundary
- New Community Boundary

#### KEY:

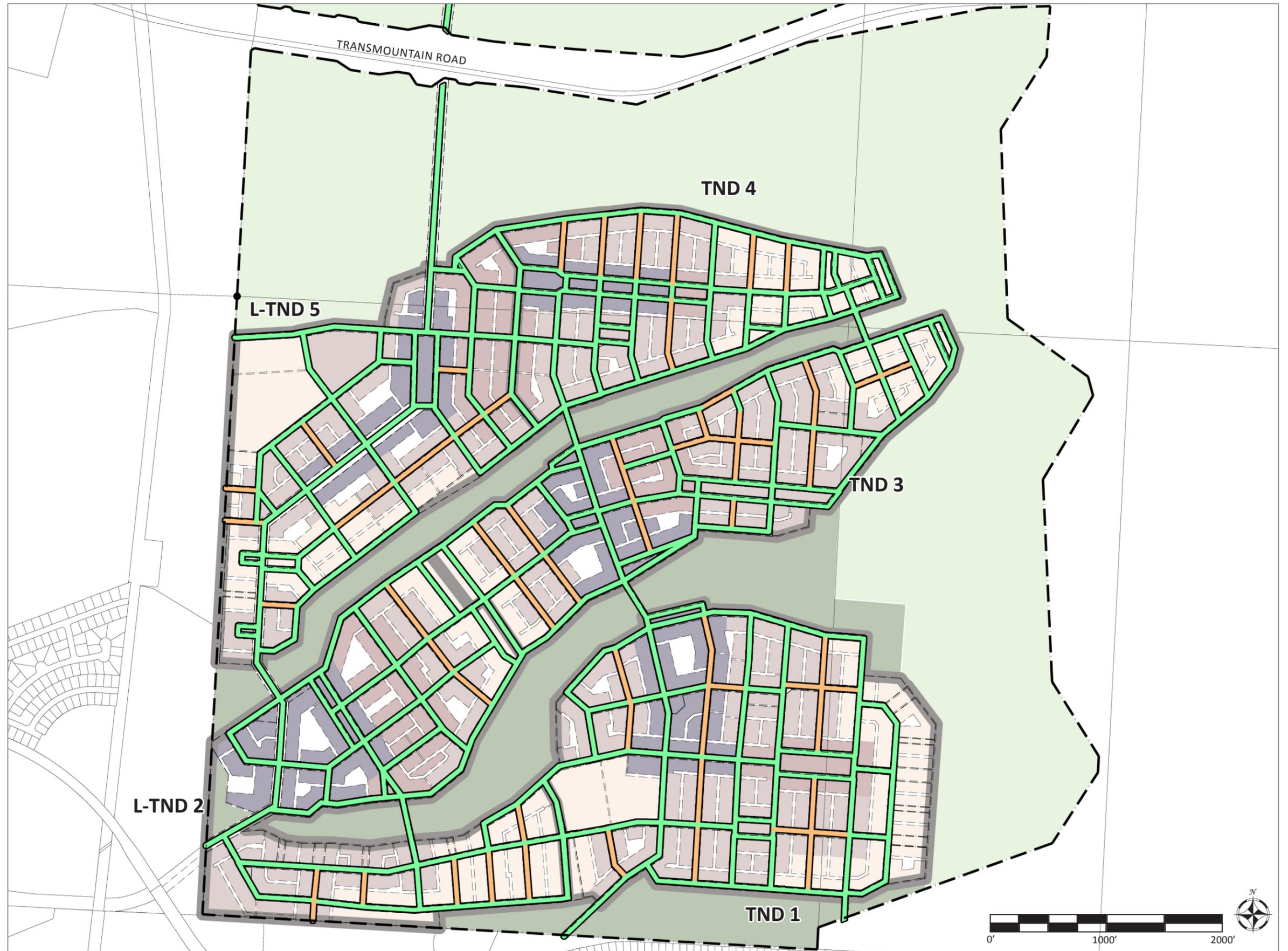
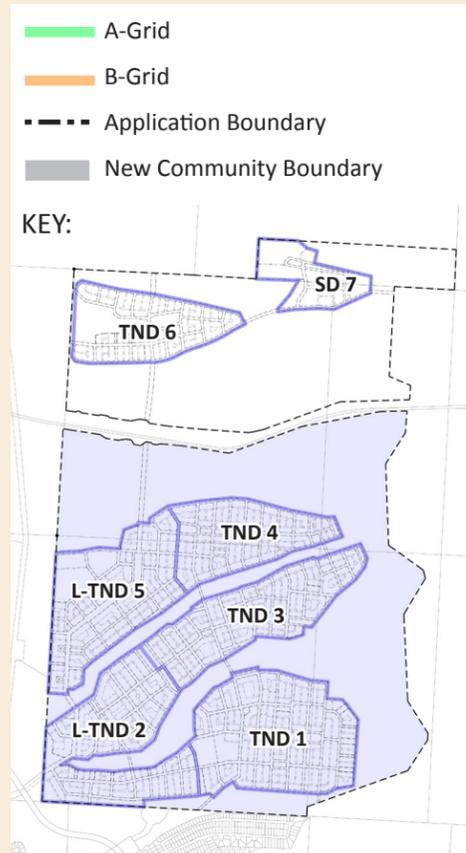


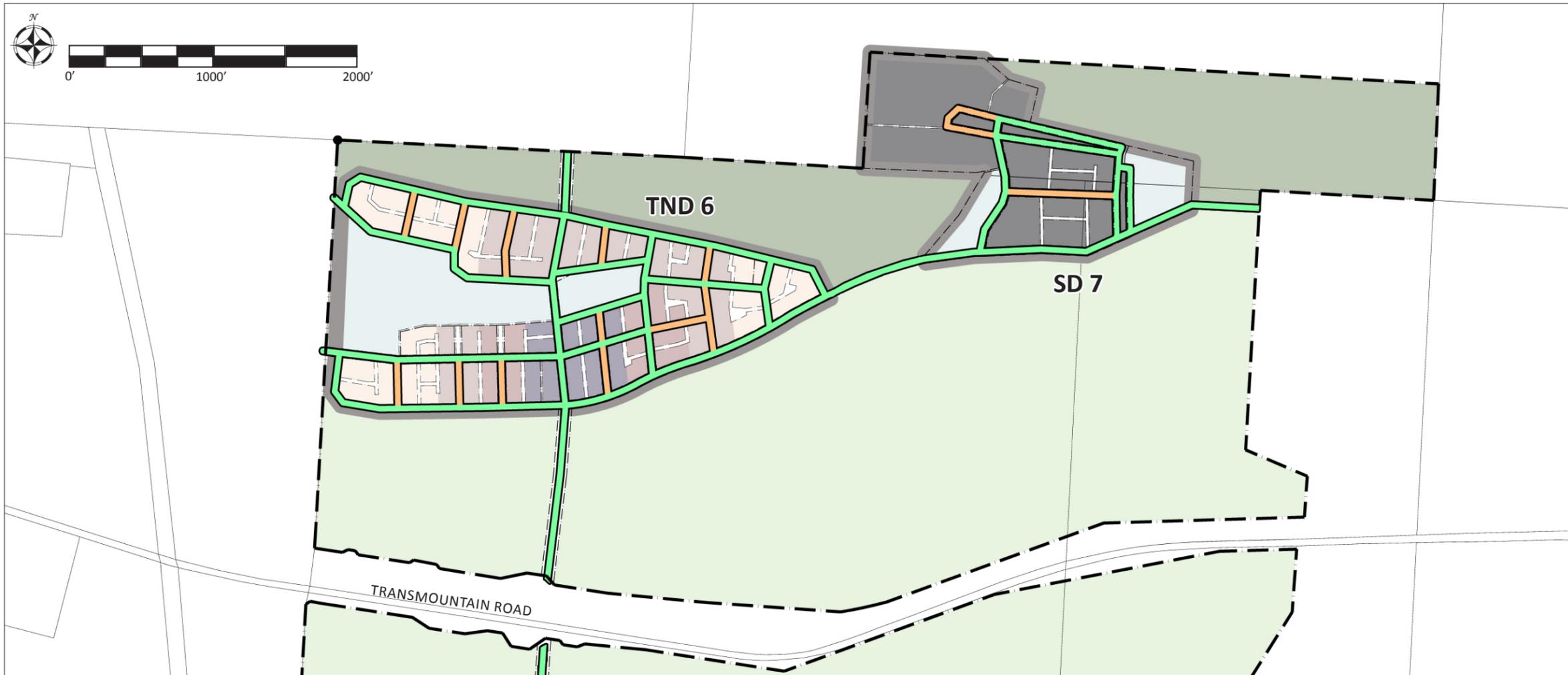
## SPECIAL REQUIREMENTS PLAN

☐ Compliant with Special Requirements for A/B Grid:\*

*For New Community Plans, per section §21.40.070(1): "A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest Standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a Pedestrian Shed."*

\*The locations indicated are recommended.

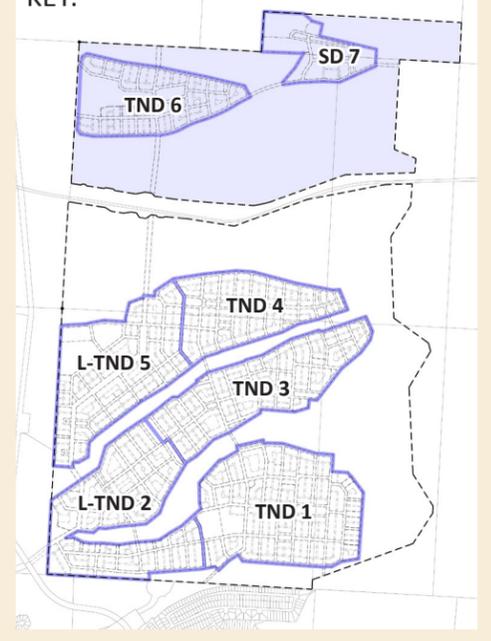




**SPECIAL REQUIREMENTS PLAN**

- A-Grid
- B-Grid
- Application Boundary
- New Community Boundary

KEY:

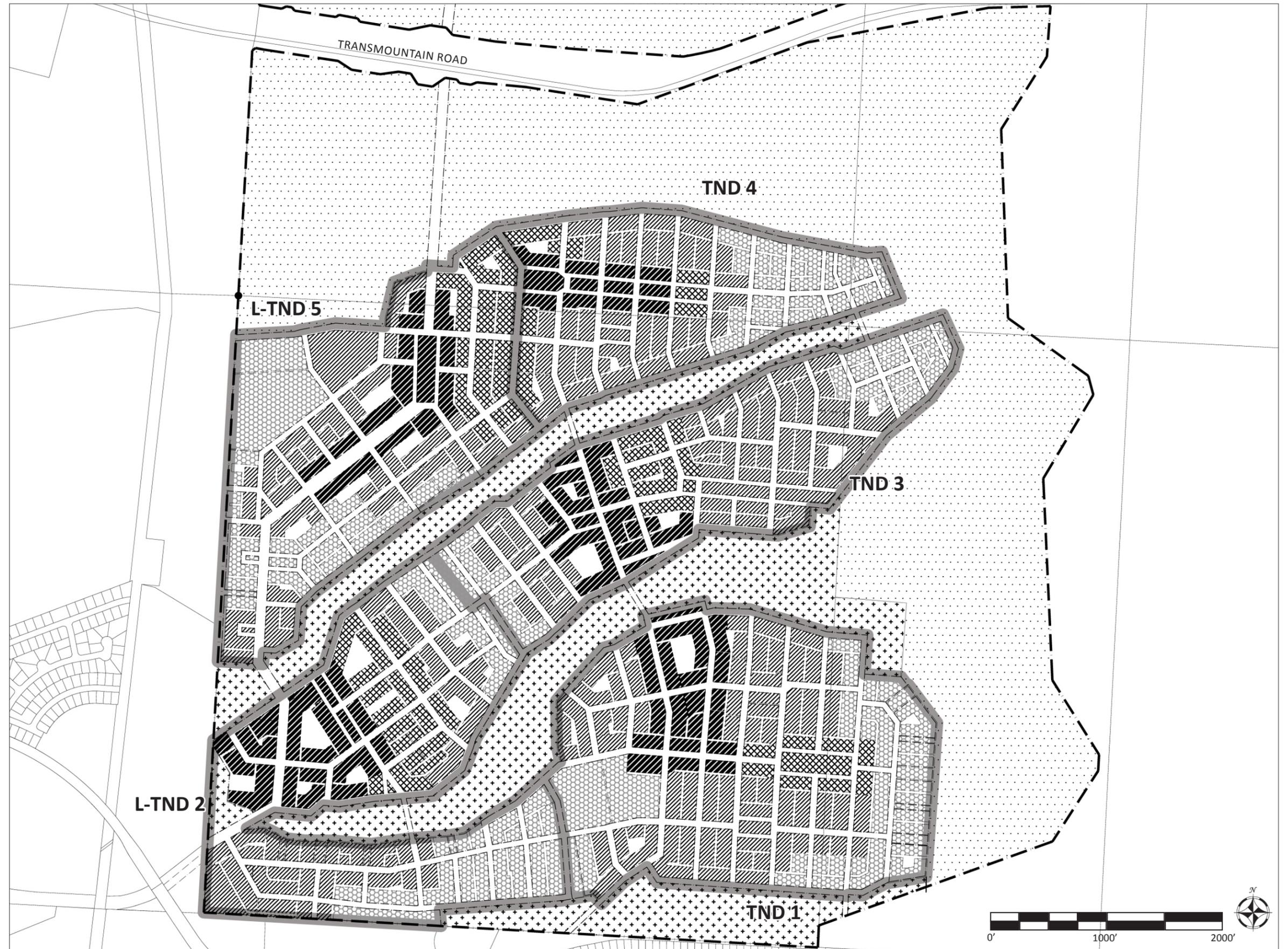
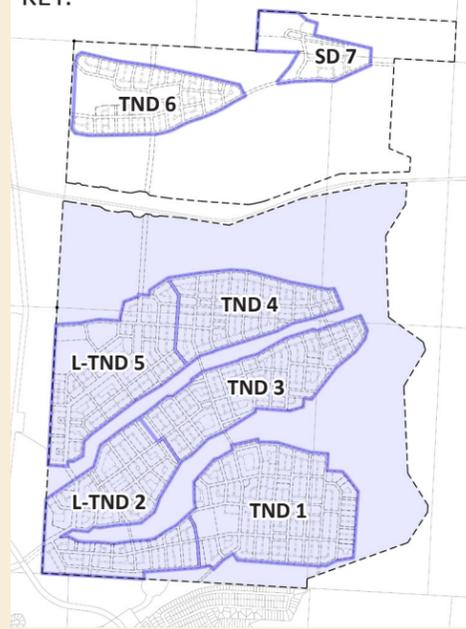


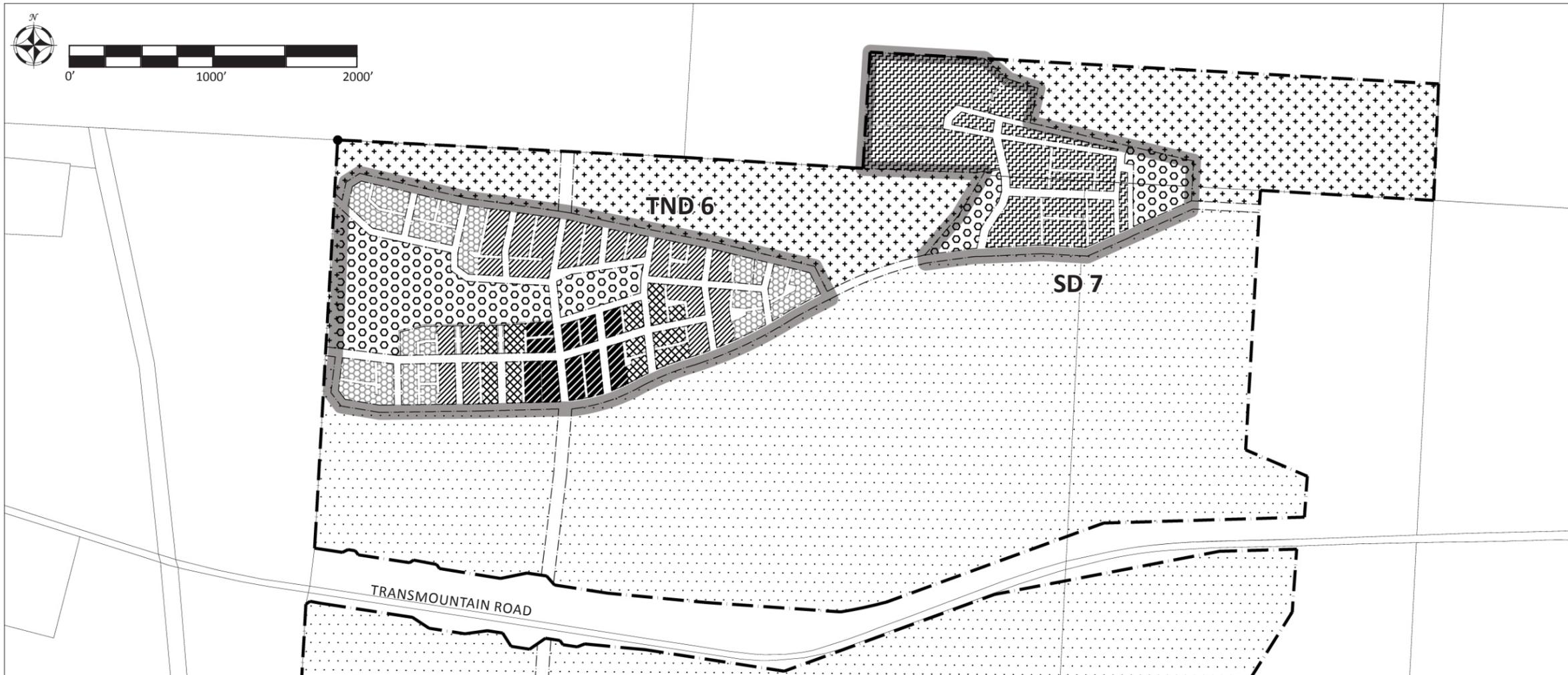
A/B GRID ALLOCATION TABLE		
	A-Grid	B-Grid
Requirement	minimum 70%	maximum 30%
TND 1	78%	22%
L-TND 2	87%	13%
TND 3	76%	24%
TND 4	85%	15%
L-TND 5	87%	13%
TND 6	79%	21%
SD 7	79%	21%

**BLACK AND WHITE REGULATING PLAN FOR RECORDING**

-  T1 Natural - Utility Greenspace
-  T1 Natural - Stormwater Open Space
-  T1 Natural
-  T3 Suburban
-  T4 General Urban
-  T4-O General Urban - Open
-  T5 Urban Center
-  SD Special District
-  Application Boundary
-  New Community Boundary

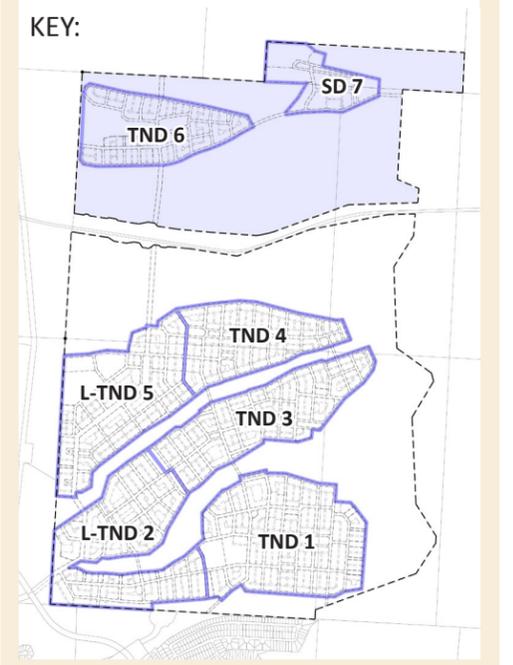
KEY:





**BLACK AND WHITE REGULATING PLAN FOR RECORDING**

- T1 Natural - Utility Greenspace
- T1 Natural - Stormwater Open Space
- T1 Natural
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary



## SPECIAL DISTRICT REQUIREMENTS

This page contains the regulations for **SD 7 - Northwest Park** (designated as “Special District” on the Transmountain Corridor & Northwest Master Plan Regulating Plan).

### SD 7

<b>a. ALLOCATION OF ZONES</b>	
CLD	N/A
TND	N/A
TOD	N/A
<b>b. BASE RESIDENTIAL DENSITY</b>	
By Right	24
By TDR	N/A
Other Functions	50 - 100%
<b>c. BLOCK SIZE</b>	
Block Perimeter	3000 ft. max.
<b>d. THOROUGHFARES</b>	
HW	not permitted
BV	not permitted
AV	not permitted
CS	permitted
DR	permitted
ST	permitted
RD	not permitted
Rear Lane	permitted
Rear Alley	permitted
Path	permitted
Passage	permitted
Bicycle Trail	permitted
Bicycle Lane	permitted
Bicycle Route	permitted
<b>e. CIVIC SPACES</b>	
Park	permitted
Green	permitted
Square	permitted
Plaza	permitted
Playground	permitted
<b>f. LOT OCCUPATION</b>	
Lot Width	N/A
Lot Coverage	N/A
<b>g. SETBACKS - PRINCIPAL BUILDING</b>	
Front Setback	0 ft. min., 20 ft. max.
Side Setback	0 ft. min.
Rear Setback	0 ft. min.
<b>h. BUILDING Disposition</b>	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
<b>i. PRIVATE FRONTAGES</b>	
Common Yard	permitted
Porch & Fence	permitted
Terrace, Dooryard	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted
Parking Lot	permitted
<b>j. BUILDING CONFIGURATION</b>	
Principal Building	6 Stories, max.
Outbuilding	N/A
<b>k. BUILDING FUNCTION</b>	
Residential	not applicable
Lodging	open use
Office	open use
Retail	open use

DISPOSITION

CONFIGURATION

FUNCTION