

TRANSECT ZONE – SD1 U.T.E.P.



► SUMMARY OF REQUIREMENTS (TABLE 16):

LOT OCCUPATION

Lot width	N/A
Lot coverage	N/A

SETBACKS – PRINCIPAL BUILDING

Front (principal)	0' min, 30' max.
Front (secondary)	0' min, 30' max.
Side	0' min
Rear	3' min.

Frontage Buildout	N/A
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SETBACKS – OUTBUILDING

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

BUILDING DISPOSITION

Types Permitted:	Edgeyard, rearyard, courtyard
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PRIVATE FRONTAGES

Types Permitted:	Common yard, terrace or L.C., forecourt, stoop, shopfront, gallery, arcade, parking lot
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BUILDING CONFIGURATION

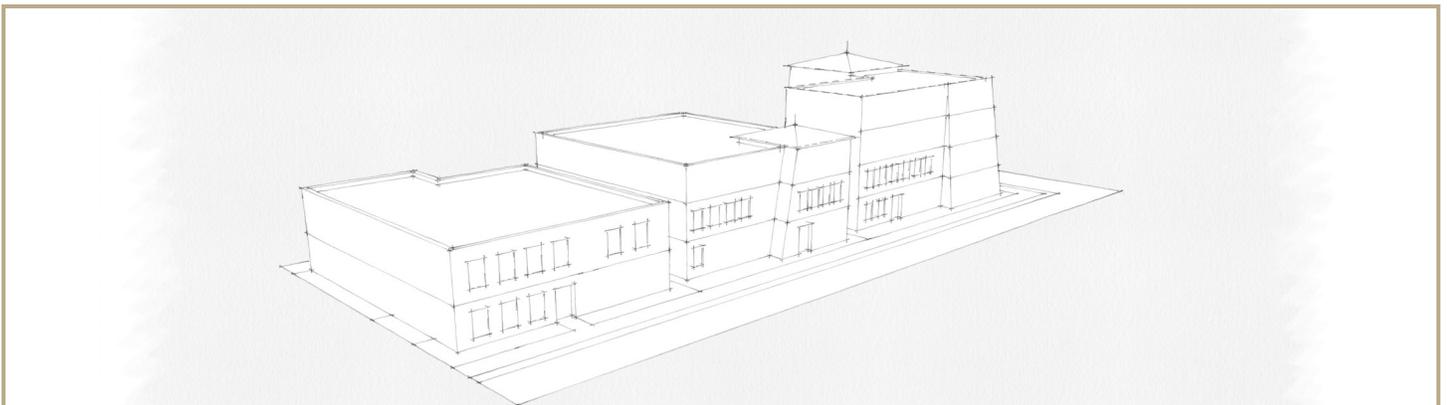
Principal Building	6 stories max.
Outbuilding	N/A

BUILDING FUNCTION (TABLES 10 & 11)

Open Use:	Residential, lodging, office, retail
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► BUILDING SCALE PLAN REQUIREMENTS (21.50):

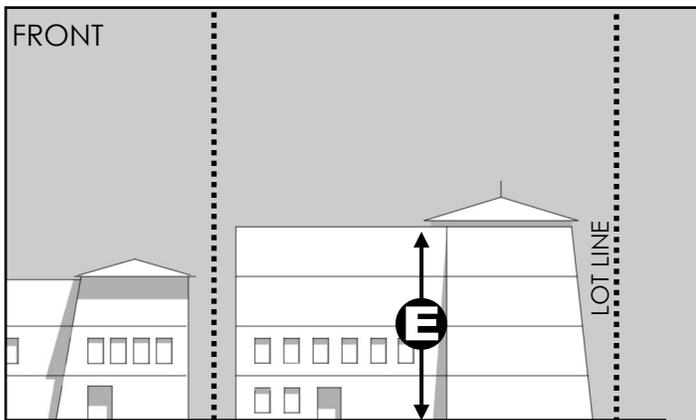
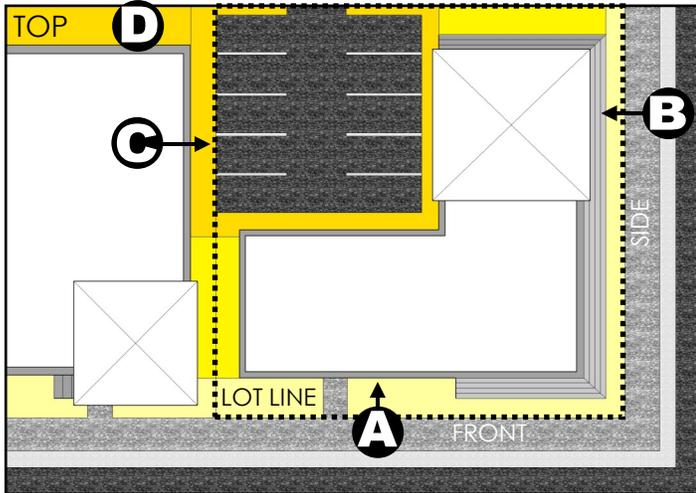
Instructions:	21.50.010	Parking Location Standards:	21.50.100
Building Disposition:	21.50.060	Landscape Standards:	21.50.110
Building Configuration:	21.50.070	Signage Standards:	21.50.120
Building Function:	21.50.080	Natural Drainage Standards:	21.50.130
Parking & Density Calculations:	21.50.090	Architectural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



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► SITE SPECIFIC REQUIREMENTS

BUILDING CONFIGURATION (TABLE 8):



A	FRONT SETBACK (PRIMARY)	0' min, 30' max
B	SIDE STREET SETBACK (SECONDARY)	0' min, 30' max
C	SIDE SETBACK	0' min
D	REAR SETBACK	3' min
	OUTBUILDING FRONT SETBACK	Defer to Title 20
	OUTBUILDING SIDE SETBACK	Defer to Title 20
	OUTBUILDING REAR SETBACK	Defer to Title 20
	PERMITTED SIDEWALK ENCROACHMENTS	Not applicable
	PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Not applicable
	FRONTAGE BUILDOUT	Not applicable
	LOT COVERAGE	Not applicable
	LOT WIDTH	Not applicable
	FIRST STORY HEIGHT	Defer to Title 20
	UPPER STORY HEIGHT	Defer to Title 20
E	STORIES	6 max.
	FIRST LAYER	Not applicable
	SECOND LAYER	Not applicable
	THIRD LAYER	Not applicable

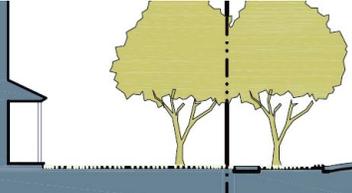
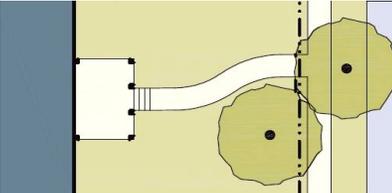
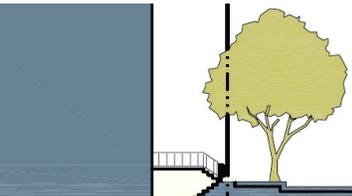
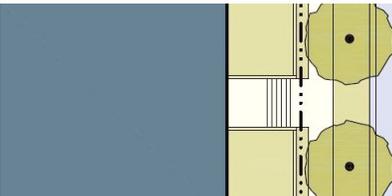
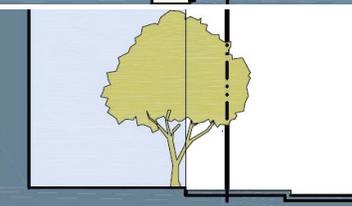
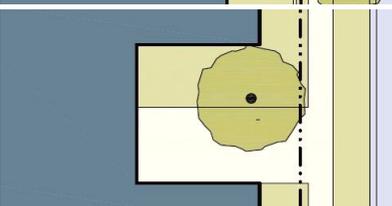
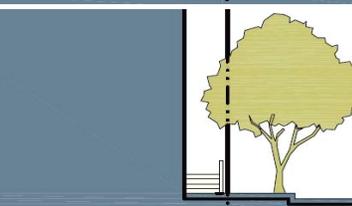
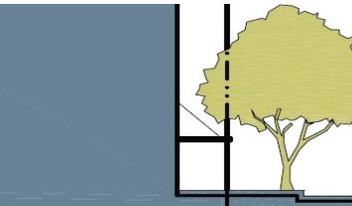
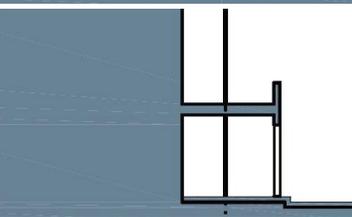
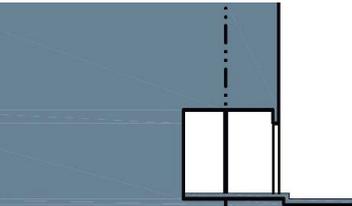
BUILDING FUNCTION & USE (TABLE 12):

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

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▶ SITE SPECIFIC REQUIREMENTS

PRIVATE FRONTAGES (TABLE 7):

Common Yard			<p>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.</p>
Terrace/ Lightwell			<p>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.</p>
Forecourt			<p>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.</p>
Sloop			<p>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.</p>
Shopfront			<p>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.</p>
Gallery			<p>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.</p>
Arcade			<p>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.</p>

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▶ 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 SD1

- 21.30.070 C 1** A. The Public Frontage contributes to the character of the Transect Zone, and includes the types of sidewalk, curb, planter, bike lanes and street trees.
- B. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Transect Zones as specified in Table 14d and Special Districts as specified in Table 16d.
- C. Within the Public Frontages, the prescribed types of public planting and public lighting shall be as shown in Table 4A, Table 4B, Table 5, and Table 6. The spacing may be adjusted by Warrant to accommodate specific site conditions, if it is within a twenty percent deviation.