

# TRANSECT ZONE – T1 NATURAL

**General Character:** Primarily agricultural with woodland & wetlands and scattered buildings | **Building Placement:** Not applicable | **Frontage Types:** Not applicable | **Typical Building Height:** Not applicable | **Types of Civic Space:** Parks, greenways

## ► SUMMARY OF REQUIREMENTS (TABLE 14):

### LOT OCCUPATION

Lot width	Not applicable
Lot coverage	Not applicable

### SETBACKS – PRINCIPAL BUILDING

Front (principal)	Not applicable
Front (secondary)	Not applicable
Side	Not applicable
Rear	Not applicable
Frontage Buildout	Not applicable

### SETBACKS – OUTBUILDING

Front	Not applicable
Side	Not applicable
Rear	Not applicable

### BUILDING DISPOSITION (TABLE 9)

Types Permitted:	Not applicable
------------------	----------------

### PRIVATE FRONTAGES (TABLE 7)

Types Permitted:	Not applicable
------------------	----------------

### BUILDING CONFIGURATION (TABLE 8)

Principal Building	Not applicable
Outbuilding	Not applicable

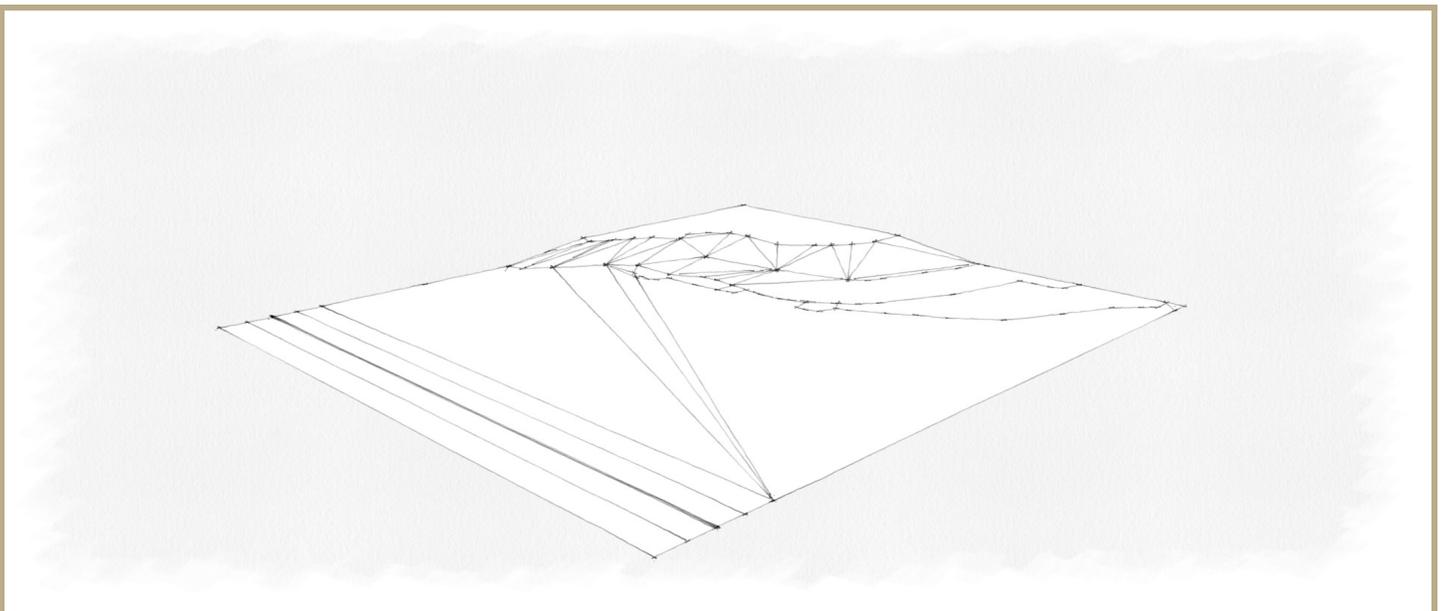
### BUILDING FUNCTION (TABLES 10 & 11)

Limited Use:	Not applicable
--------------	----------------

## ► BUILDING SCALE PLAN REQUIREMENTS (21.50):

Instructions:	21.50.010
Building Disposition:	21.50.060
Building Configuration:	21.50.070
Building Function:	21.50.080
Parking & Density Calculations:	21.50.090

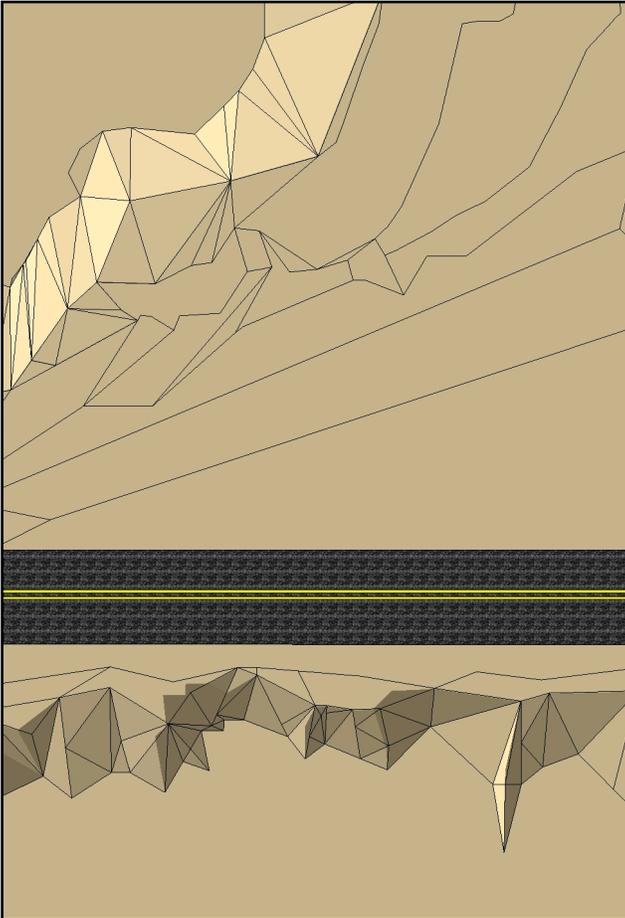
Parking Location Standards:	21.50.100
Landscape Standards:	21.50.110
Signage Standards:	21.50.120
Natural Drainage Standards:	21.50.130
Architectural Standards:	21.50.140



# TRANSECT ZONE – T1 NATURAL

## ► SITE SPECIFIC REQUIREMENTS

### BUILDING CONFIGURATION (TABLE 8):



FRONT SETBACK (PRIMARY)	Not applicable
SIDE STREET SETBACK (SECONDARY)	Not applicable
SIDE SETBACK	Not applicable
REAR SETBACK	Not applicable
OUTBUILDING FRONT SETBACK	Not applicable
OUTBUILDING SIDE SETBACK	Not applicable
OUTBUILDING REAR SETBACK	Not applicable
PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Not applicable
PERMITTED SIDEWALK ENCROACHMENTS	Not applicable
FRONTAGE BUILDOUT	Not applicable
LOT COVERAGE	Not applicable
LOT WIDTH	No maximum
FIRST STORY HEIGHT	Not applicable
UPPER STORY HEIGHT	Not applicable
STORIES	Not applicable
FIRST LAYER	Not applicable
SECOND LAYER	Not applicable
THIRD LAYER	Not applicable

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

BUILDING FUNCTION	PERMITTED USE
RESIDENTIAL	Not permitted
HOTEL	Not permitted
OFFICE	Not permitted
RETAIL	Not permitted
CIVIC	Not permitted
AGRICULTURE	Greenhouse, Stable, Kennel
AUTOMOTIVE	Not permitted
CIVIL SUPPORT	Not permitted
EDUCATION	Not permitted
INDUSTRIAL	Not permitted

# TRANSECT ZONE – T1 NATURAL

## ▶ SITE SPECIFIC REQUIREMENTS

### PRIVATE FRONTAGES (TABLE 7):

*Not applicable*

### PARKING DENSITY (TABLE 11):

BUILDING FUNCTION	REQUIRED PARKING
RESIDENTIAL	Not applicable
LODGING	Not applicable
OFFICE	Not applicable
RETAIL	Not applicable
CIVIC	Not applicable
OTHER	Not applicable

### PARKING LOCATION STANDARDS (21.50.100):

*Not applicable*

### LANDSCAPING REQUIREMENTS (21.50.110):

*Not applicable*

### NATURAL DRAINAGE REQUIREMENTS (21.50.130):

*Not applicable*

## ▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T1

21.30.070	C	2	b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
21.30.100	A	1	In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3).
21.50.050	A		Buildings in the T1 Natural Zone are permitted only by Variance. Permission to build in T1 and the standards for this chapter shall be determined concurrently as Variances, in public hearing of the zoning board of adjustment. Once the Zoning Board of Adjustment has made a decision on this request, that decision shall be subject to review by the City Council in a public hearing.
21.50.110	F	1	g. Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions: (i) Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation, (ii) Hiking trails and/or traces in T1, (iii) Clay or sand surfaces associated with recreation fields and facilities.