

1 **BILL NO. 2020-36**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO UPDATE LVMC CHAPTER 19.09, RELATING TO FORM-BASED CODE, AND
4 RELATED PROVISIONS TO ADJUST OR ESTABLISH STANDARDS PERTAINING TO THE
HISTORIC WESTSIDE DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Proposed by: Robert Summerfield, Director of
6 Planning

Summary: Updates LVMC Chapter 19.09,
relating to Form-Based Code, and related
provisions to adjust or establish standards
pertaining to the Historic Westside District.

7
8 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
9 FOLLOWS:

10 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
11 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
12 Sections 2 to 21, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance
13 No. 6289 and to the Unified Development Code adopted as Title 19. Where existing material is being
14 amended, deleted material is enclosed by brackets and new material shown by underlining. Exhibits are
15 marked with letters for purposes of incorporation into this Ordinance, but the letter markings will be removed
16 or not reproduced when each exhibit is incorporated into the Unified Development Code.

17 SECTION 2: Section 19.04.320 is amended by adding thereto a new table, designated as
18 Table 2, reading as depicted in the attached Exhibit A.

19 SECTION 3: Section 19.09.020.B is amended by replacing Figure 1 with an updated
20 Figure 1, as depicted in the attached Exhibit B.

21 SECTION 4: Section 19.09.040.K is amended to read as follows:

22 **19.09.040.K Historic Westside District [(Placeholder)]**

23 All projects within the Historic Westside District are subject to the provisions of the following:

24 1. The Regulating Plan for the District, as adopted in this Section and amended from time to
25 time.

26 2. The Historic Westside Design Standards and Architectural Pattern Book, as that document

1 may be adopted by the City Council and amended from time to time.

2 SECTION 5: Section 19.09.040.K is amended to adopt for the Historic Westside District
3 the Regulating Plan for the District, as depicted in the attached Exhibit C and labeled as “Proposed FBC
4 Designation (October 2020).”

5 SECTION 6: Section 19.09.050.D is amended by amending Table 1 to add, at the
6 appropriate locations and in each case as depicted in red in the attached Exhibit D:

- 7 (A) A corrected entry in the column for the T5 Maker Zone (T5-M);
- 8 (B) An additional column containing entries related to the T4 Maker Zone (T4-M); and
- 9 (C) An additional entry in the column for the T4 Corridor Zone (T4-C).

10 SECTION 7: Sections 19.09.050.E.004.D and 19.09.050.E.008.D are each amended by
11 amending that portion of the table in each pertaining to “Building type” as follows:

12 (A) So that the entries for the maximum widths for the “Main Building Body” for the
13 “Flex High-rise” and “Flex Mid-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex High-Rise	[380 ft ¹] <u>100% of lot</u>
Flex Mid-Rise	[200 ft] <u>100% of lot</u>

16 (B) To delete the Note 1 previously pertaining to the Main Building Body Maximum
17 Width for the Flex High-Rise building type.

18 SECTION 8: Section 19.09.050.E.012.D is amended by amending that portion of the table
19 pertaining to “Building type” so that the entries for the maximum widths for the “Main Building Body” for
20 the “Flex Mid-Rise” and “Flex Low-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex Mid-Rise	[200 ft ¹] <u>100% of lot</u>
Flex Low-Rise	[150 ft ¹] <u>100% of lot</u>

24 SECTION 9: Section 19.09.050.E.016.D is amended by amending that portion of the table
25 pertaining to “Building type” so that the entries for the maximum widths for the “Main Building Body” for
26 the “Flex Mid-Rise” and “Flex Low-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex Mid-Rise	[200 ft ¹] <u>100% of lot</u>
Flex Low-Rise	[90 ft] <u>100% of lot</u>

SECTION 10: Section 19.09.050.E.020.D is amended by amending that portion of the table pertaining to “Building type” so that the entries for the maximum widths for the “Main Building Body” for the “Flex Mid-Rise” and “Flex Low-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex Mid-Rise	[200 ft ¹] <u>100% of lot</u>
Flex Low-Rise	[150 ft] <u>100% of lot</u>

SECTION 11: Section 19.09.050.E.024.D is amended by amending that portion of the table pertaining to “Building type” so that the entries for the maximum widths for the “Main Building Body” for the “Flex Mid-Rise” and “Flex Low-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex Mid-Rise	[170 ft ¹] <u>100% of lot</u>
Flex Low-Rise	[150 ft ¹] <u>100% of lot</u>

SECTION 12: Section 19.09.050.E is amended to add a new Section 19.09.050.E.026, reading as set forth in the attached Exhibit E.

SECTION 13: Section 19.09.050.E.028.D is amended by amending that portion of the table pertaining to “Building type” so that the entries for the maximum widths for the “Main Building Body” for the “Flex Mid-Rise” and “Flex Low-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex Mid-Rise	[200 ft ¹] <u>100% of lot</u>
Flex Low-Rise	[100 ft] <u>100% of lot</u>

SECTION 14: Section 19.09.050.E.032.D is amended by amending that portion of the table pertaining to “Building type” as follows:

(A) So that the entries for the maximum widths for the “Main Building Body” for the “Flex Mid-Rise” and “Flex Low-Rise” building types read respectively as follows:

Building type	Main Building Body –Width (max.)
Flex Mid-Rise	[200 ft ¹] <u>100% of lot</u>
Flex Low-Rise	[120 ft] <u>100% of lot</u>

(B) To amend Note 1 pertaining to the Main Building Body Maximum Width for the

1 Flex Mid-Rise and Flex Low-Rise as follows:

2 ¹ [Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.]

3 N/A.

4 SECTION 15: Section 19.09.050.E.040 is deleted and replaced by a new section so
5 numbered, reading as set forth in the attached Exhibit F.

6 SECTION 16: Section 19.09.060.C is amended by amending Table 19.09.060.C-1 to add
7 to the table, at the appropriate locations, entries for an additional Transect Zone TM-4, as depicted in red in
8 the attached Exhibit G.

9 SECTION 17: Section 19.09.070.C is amended by amending Table 19.09.070.C-1 to add
10 to the table, at the appropriate locations, entries for an additional Transect Zone TM-4, as depicted in red in
11 the attached Exhibit H.

12 SECTION 18: Section 19.09.080.C is amended by amending Table 19.09.080.C-1 to add
13 to the table, at the appropriate locations, entries for an additional Transect Zone TM-4, as depicted in red in
14 the attached Exhibit I.

15 SECTION 19: Section 19.09.090.K is amended by adding two new figures, designated as
16 Figures 15 and 16, reading as depicted in the attached Exhibit J.

17 SECTION 20: Section 19.09.100.E is amended by adding thereto two new paragraphs,
18 designated as Paragraphs 3 and 4, reading respectively as follows:

19 3. Any proposed development regarding which a building side is adjacent to a T3 Transect Zone, a
20 transect zone of lower intensity than T3, or any single-family residential district and the building exceeds the
21 height of three stories shall include a 15-foot landscaping buffer between the adjacent property and the
22 proposed development. This landscaping buffer shall include the following:

23 a. A 24-inch box tree placed every 15 linear feet, and five 5-gallon shrubs for every required
24 tree. Tree species selection and planting requirements shall follow LVMC 19.09.040.

25 b. A continuous evergreen hedge or perimeter fence or wall to be placed between the trees and
26 shrubs and the adjacent property, not to exceed 4 feet in height.

1 4. A Variance application is required to allow a deviation from the standards of this Section 19.09.100.

2 SECTION 21: The exhibits attached to this Ordinance are incorporated herein and
3 incorporated into the Unified Development Code to the extent and as set forth herein.

4 SECTION 22: For purposes of Section 2.100(3) of the City Charter, Sections 19.04.320,
5 19.09.020, 19.09.040, 19.09.050, 19.09.060, 19.09.070, 19.09.080, 19.09.090 and 19.09.100 are deemed to
6 be subchapters rather than sections.

7 SECTION 23: The Department of Planning is authorized and directed to incorporate into
8 the Unified Development Code the amendments and adoptions set forth in Sections 2 to 21, inclusive, of this
9 Ordinance, including, as deemed necessary or appropriate, making technical corrections, removing ordinance
10 exhibit letters, removing highlights or colors from text to be added, renumbering, relettering, or making other
11 nonsubstantive adjustments associated with codification and publication.

12 SECTION 24: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
13 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
14 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
15 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
16 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
17 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
18 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

19 ...
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1 SECTION 25: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2020.

5 APPROVED:

6
7 By _____
CAROLYN G. GOODMAN, Mayor

8 ATTEST:

9 _____
10 LUANN D. HOLMES, MMC
City Clerk

11 APPROVED AS TO FORM:

12 Val Steed - 11-2-2020
13 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2020, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2020, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____
9 VOTING "NAY": _____
10 ABSENT: _____

11 APPROVED:

12
13 By _____
CAROLYN G. GOODMAN, Mayor

14 ATTEST:
15 _____
16 LUANN D. HOLMES, MMC
City Clerk

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TABLE 2 – Minor Neighborhood Street 50-foot Variant Notes – 19.04.320

Vision 2045 Downtown Masterplan street emphasis	Pedestrian
Transect zone application	T3, T4
Functional Class/Intensity	Local
Lanes & Widths	
Right of Way Width (minimum/preferred)	50 feet/60 feet
Vehicular Configuration (minimum/preferred)	2 travel lanes
D: Sidewalk Width	5-6 feet
C: Amenity Zone Width	3-5 feet
Transit Lane Width	--
A: Bicycle Lane Width	Sharrows
A: Vehicular Lane Width	10-11 feet
B: Parking Type and Width	Parallel, 7 feet
Median Type	--
Edges	
Curbs + Gutters (minimum/preferred)	1 ½ / 2 feet
Planters	Continuous
Landscaping	Trees at 20 feet on center by District Palette (19.09.040.C)
Lighting	Dual arm streetlights

Exhibit A

Downtown Masterplan

City of Las Vegas

Printed: Tuesday, October 13, 2020

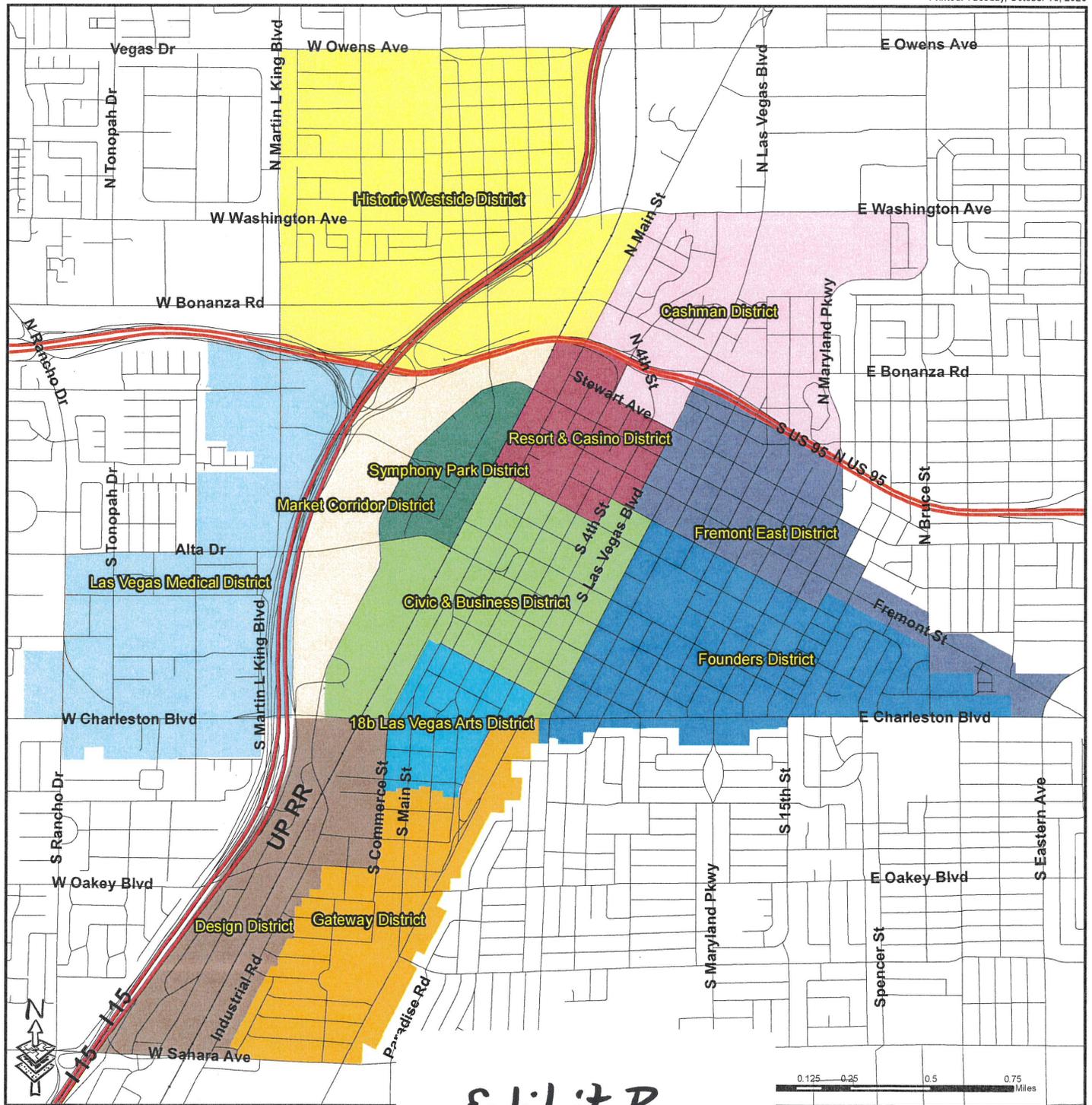


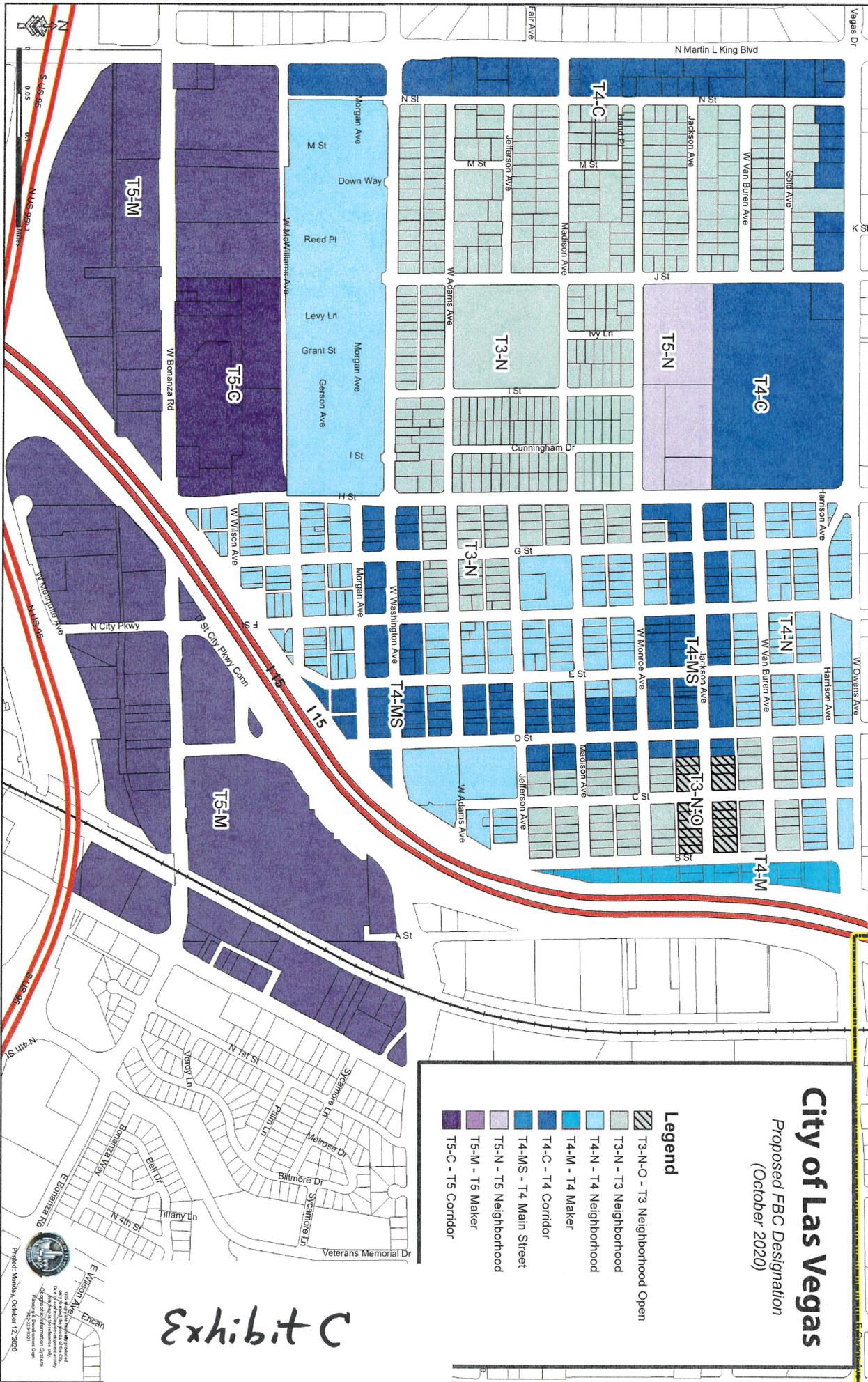
Exhibit B

Legend

- | | | |
|--|--|--|
|  18b Las Vegas Arts District |  Founders District |  Las Vegas Medical District |
|  Cashman District |  Fremont East District |  Market Corridor District |
|  Civic & Business District |  Gateway District |  Resort & Casino District |
|  Design District |  Historic Westside District |  Symphony Park District |

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301





City of Las Vegas

Proposed FBC Designation
(October 2020)

Legend

- T3-N-O - T3 Neighborhood Open
- T3-N - T3 Neighborhood
- T4-N - T4 Neighborhood
- T4-M - T4 Maker
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-C - T5 Corridor

Exhibit C



Printed: Monday, October 12, 2020

Table 1 Transect Zones Overview

T6 Urban Core Zone (T6-UC)	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
		
Desired Form	Desired Form	Desired Form
Attached	Attached or detached	Attached
Large lot width	Large lot width	Medium to large lot width
Large footprint and lot coverage	Large footprint	Large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the edge of right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
Small to no setbacks	Small to no setbacks	Small to no setbacks
5 to 20 stories	4 to 12 stories	Max. 5 stories
General Use	General Use	General Use
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	Intent	Intent
To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses.	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial utilizing performance measures to ensure compatibility between the different allowed uses.
Subsection	Subsection	Subsection
19.09.050.E.004	19.09.050.E.008	19.09.050.E.012

Table 1 Transect Zones Overview

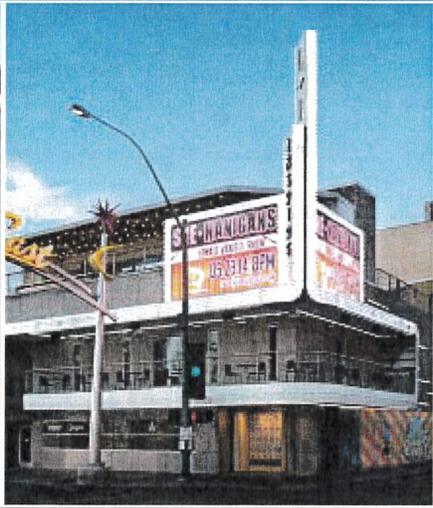
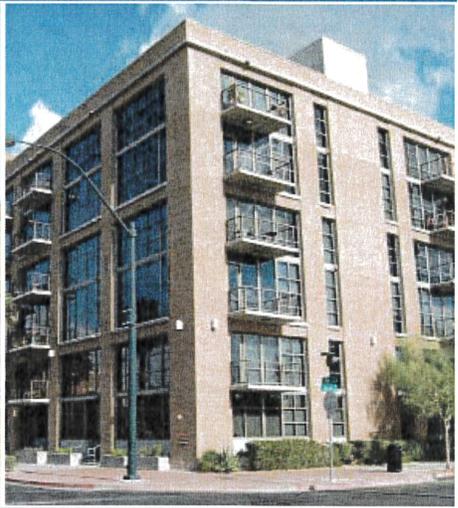
T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	Desired Form	Desired Form
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	2 to 7 stories	2 to 5 stories
General Use	General Use	General Use
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	Intent	Intent
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	Subsection	Subsection
19.09.050.E.016	19.09.050.E.020	19.09.050.E.024

Table 1 Transect Zones Overview

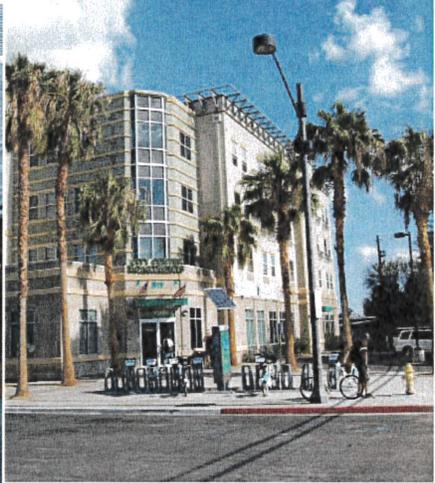
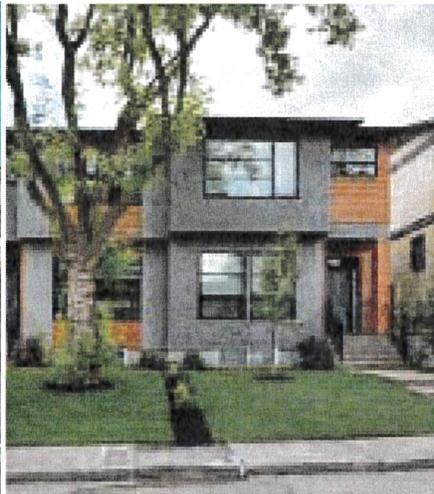
T4 Maker Zone (T4-M)	T4 Corridor Zone (T4-C)	T4 Main Street Zone (T4-MS)
		
Desired Form	Desired Form	Desired Form
Attached	Attached or detached	Attached or detached
Medium to large lot width	Medium to large lot width	Medium lot width
Medium to large footprint	Medium to large footprint	Medium footprint and lot coverage
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed near the edge of right-of-way
Diverse mix of frontages	Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks	Medium setbacks	Small to no setbacks
Max. 4 stories	2 to 5 stories	2 to 5 stories
No blank walls or planes	No blank walls or planes	No blank walls or planes
General Use	General Use	General Use
Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office, agricultural and/or industrial uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.
Intent	Intent	Intent
To maximize the opportunities created by medium-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial utilizing performance measures to ensure compatibility between the different allowed uses.	To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.
Subsection	Subsection	Subsection
19.09.050.E.026	19.09.050.E.028	19.09.050.E.032

Table 1 Transect Zones Overview

T4 Neighborhood Zone (T4-N)	T3 Neighborhood Zone (T3-N)
	
Desired Form	Desired Form
Attached or detached	Typically detached; may be attached
Medium lot width	Small to medium lot width
Small to Medium footprint and lot coverage	Small to medium footprint
Buildings placed near the edge of right-of-way	Building placement varied, but mostly set back from right-of-way
Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches	Primarily common yards, stoops, and porches
Medium setbacks	Medium to large setbacks
Max. 3 stories	Max. 2 stories
General Use	General Use
Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.	Primarily residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent	Intent
<p>To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.</p>	<p>To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.</p>
Subsection	Subsection
19.09.050.E.036	19.09.050.E.040

19.09.050.E.026 T4 Maker Zone (T4-M)



Figure 45 Transect Illustration

A. General Intent

The intent of the T4-M Zone is to maximize the opportunities created by medium intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, service, and agricultural uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial utilizing performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

- Attached
- Medium to Large lot width
- Medium to large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of frontages
- Small to no setbacks
- Max. 4 stories

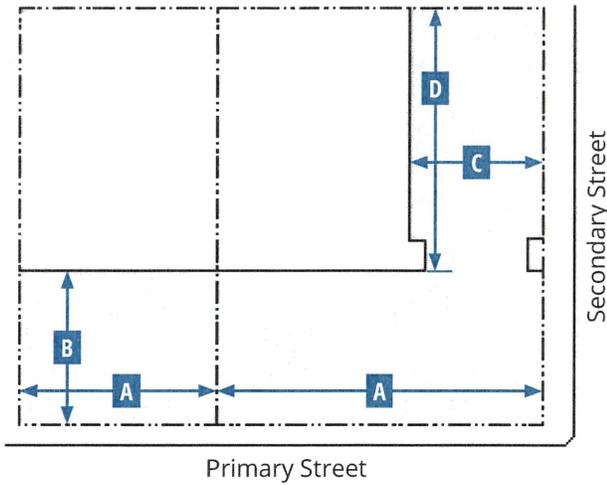
B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 46 Building Types

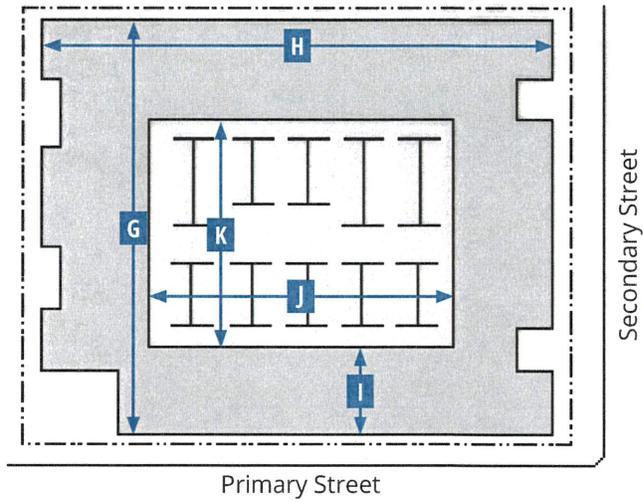


Key for Diagram

----- Lot Line
 ——— Building Line
 Building Area

Figure 47 Building Types- Lined Building

Lined Building



Key for Diagram

----- Lot Line
 ——— Building Line
 Interior Building
 Exterior Building

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.) A	Depth (max.) B	Width (max.) C	Depth (max.) D
Flex Mid-Rise	100% of lot ¹	175 ft ¹	75 ft	100 ft
Flex Low-Rise	100% of lot ¹	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft ¹	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Fourplex Court ²	40 ft	80 ft	--	--
Duplex, Side-by-side	48 ft	--	20 ft	22 ft
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Bungalow Court ²	32 ft	26 ft	--	--
Accessory Structure ³	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

D. Building Types (cont.)

Additional Standards for a Lined Building

Dimensions - Exterior Building

Length	400 ft max. ^{1,4}	G
Width	300 ft max. ^{1,4}	H
Depth (from front of building)	30 ft min.	I

Dimensions - Interior Building

Width	180 ft max.	J
Depth	230 ft max.	K

Miscellaneous

The side of an interior building exposed to a street or open space must be lined by the exterior building.

A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.

Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Notes:

- ¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.
- ² The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.
- ³ The total GFA of Accessory Structures must not exceed 60% of the GFA of the primary structure.
- ⁴ Or the max. length of the block.

Figure 48 Building Placement

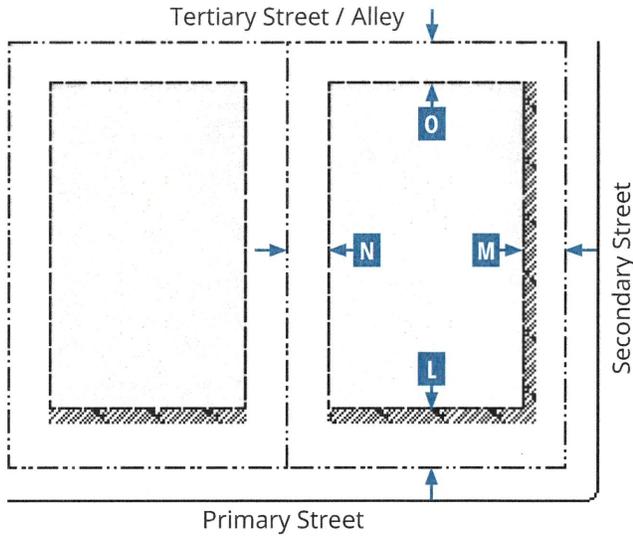
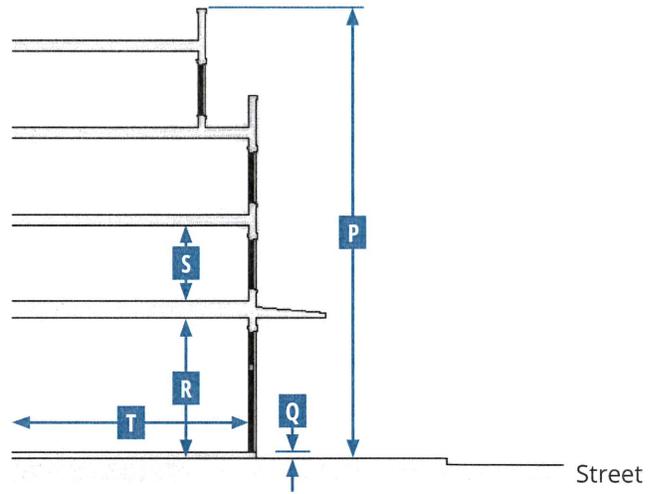


Figure 49 Building Form Standards



Key for Diagrams

--- Lot Line - - - - - Building Setback Line Building Area [Hatched Box] Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2}	Corner Side	Interior Side ^{1,3,4}	Rear ^{1,3,4}
	L	M	N	O
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	15 ft	15 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)			70%	
Side Street (min.)			50%	
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

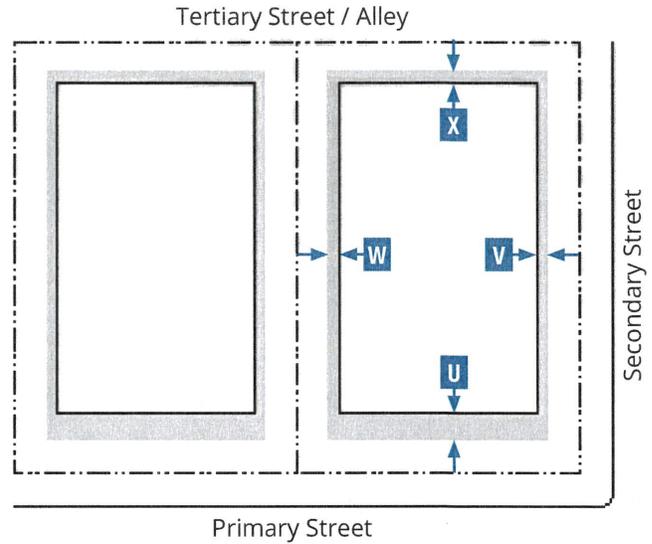
- ¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.
- ² Sidewalk must be extended into the facade zone to meet the building.
- ³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
- ⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	Stories	P
Primary Building	4 max.	
Accessory Structure	3 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Residential	1.50 ft min. above curb	
All other uses	2 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	80% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

- ¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
- ² Primary buildings located on lots sloping down and away from the street are exempt.

Figure 50 Encroachments



Key for Diagram

----- Lot Line ——— Building Line Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F

Pedestrian Access

Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Key for Tables

A Allowed
N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

- ¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
- ² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.
- ³ Only allowed when there is no alternative access from the rear.
- ⁴ All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T5-M
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
College, University, or Seminary	P
Community Center, Private (Accessory)	A
Community Recreational Facility (Public)	P
Museum, Art Display, or Art Sales (Private)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail ¹	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment and Services	
Downtown Industrial ²	C
Downtown Services ³	P
Food Processing	C
Hotel, Motel or Hotel Suites	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Event with Alcoholic Beverage Sales	S
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P

I. Use Types (cont.)	
Use Type	T5-M
Urban Agriculture	
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ⁴	T
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

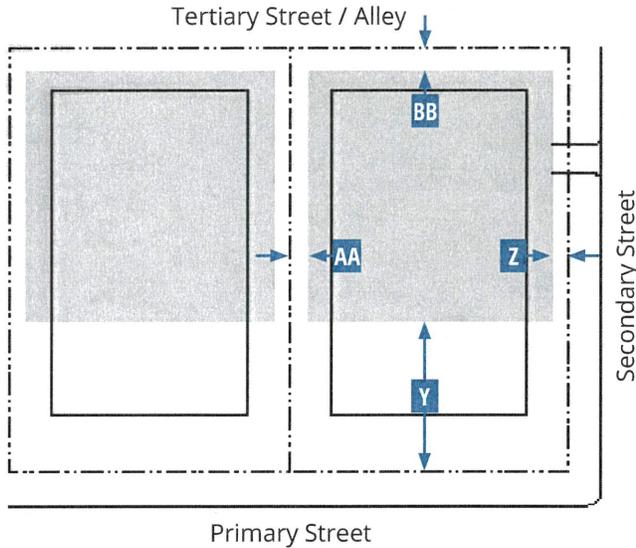
³ Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 51 Parking Standards



Key for Diagram

- Lot Line
- Building Line
- Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability)

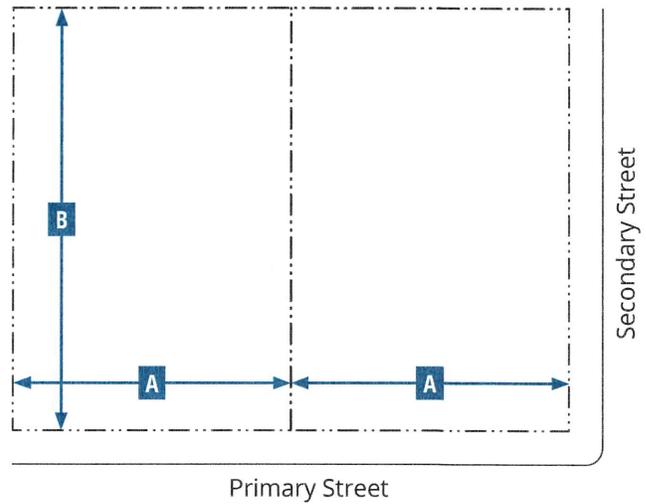
L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.040 T3 Neighborhood Zone (T3-N)

Figure 75 Lot Size



Figure 74 Transect Illustration



Key for Diagram

----- Lot Line

A. General Intent

The T3-N Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:

- Primarily detached, but may be attached
- Small to medium lot width
- Small to medium footprint and lot coverage
- Primarily with common yards, stoops, and porches
- Medium to large front setback
- Medium to large side setbacks
- Max. 2 stories

B. Sub-Zone

T3-N-O (Open)

The open sub-zone provides the same building form as the T3-N Zone, with the following exceptions:

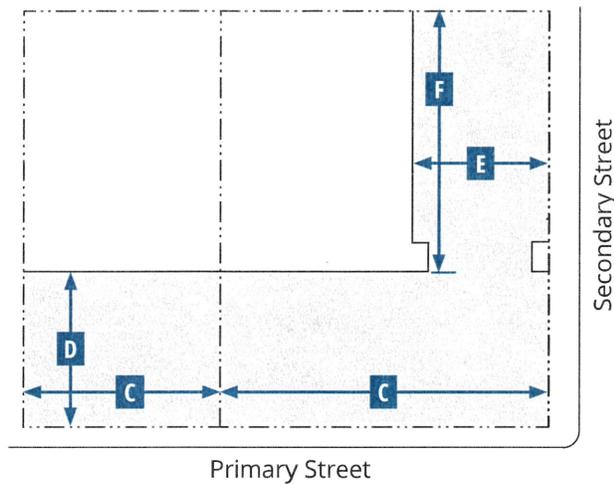
1. The Side-by-Side Duplex building type is not allowed; and
2. Additional uses listed in Table I (Use Types) are allowed.

C. Lot Size

Area	
Min.	6,000 sf
Max.	12,800 sf
Width A	
Min.	50 ft
Max.	80 ft
Depth B	
Min.	90 ft
Max.	160 ft

Exhibit F (6 pages)

Figure 76 Building Types



Key for Diagram

- Lot Line
- Building Line
- Building Area

D. Building Types					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side ¹	1	48 ft	--	20 ft	22 ft
Duplex – Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

D. Building Types (cont.)					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court ²	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit ³	1	--	--	--	--
Accessory Structure ³	2	--	--	--	--

Miscellaneous

Allowed frontage types are described in Table G (Frontages).

Notes:

- ¹ This building type is not allowed in the T3-N-O Zone.
- ² Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.
- ³ The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 60% of the GFA of the primary structure.

Key for Tables

- No Requirement

Figure 77 Building Placement

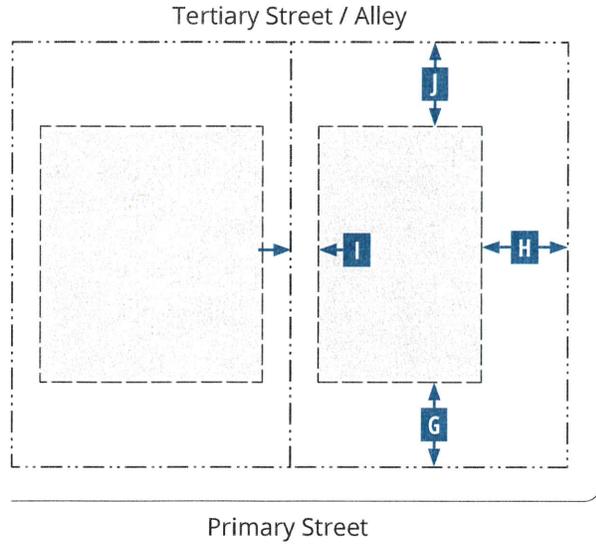
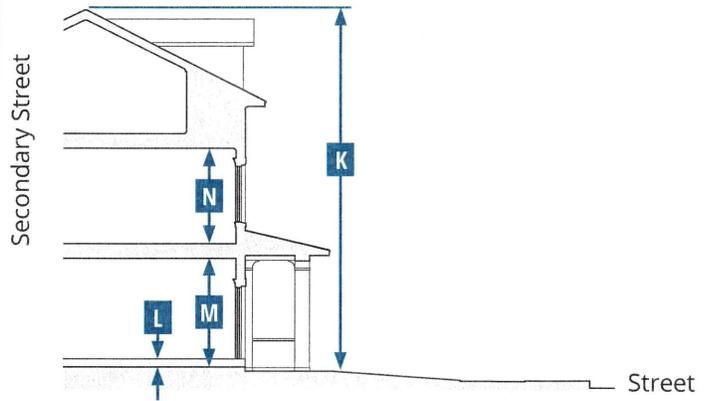


Figure 78 Building Form



Key for Diagrams

- Lot Line
- Building Setback Line
- Building Area

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front	Corner Side	Interior Side	Rear
	G	H	I	J
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft ¹	3 ft ¹

Miscellaneous

Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).

All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.

Notes:

¹ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

Key for Tables

- No Requirement

F. Building Form Standards

Building Height	Stories	K
Primary Building	2 max.	
ADU or Accessory Structure ¹	2 max.	
Primary Building		
Ground Floor Finish Level^{2,3}		L
Residential	1.50 ft min. above curb	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	65% max.	

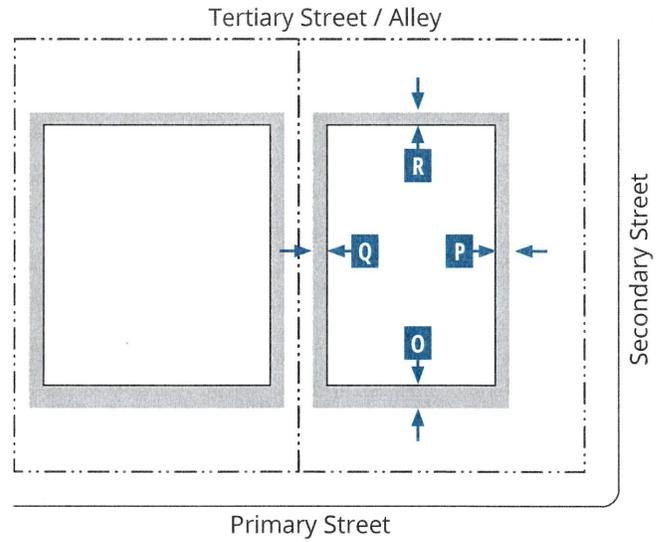
Notes:

¹ ADUs or accessory structures must not exceed the overall height of the primary building.

² Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

³ Primary buildings located on lots sloping down and away from the street are exempt.

Figure 79 Encroachments



Key for Diagram

----- Lot Line ——— Building Line ■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

A Allowed
N Not Allowed

H. Encroachments				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	O	P	Q	R
Porch: Engaged				
Porch: Projecting	5 ft	5 ft	N	N
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A

Miscellaneous

Encroachments are allowed into the facade zone, but are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.

I. Use Types		
Use Type	T3-N	T3-N-O
Residential		
		Sub-Zone
Accessory Dwelling Unit	P	P
Accessory Structure	P	P
Community Residence	P	P
Downtown Residential	P	P
Home Occupation	P	P
Individual Care – Family Home	P	P
Individual Care - Group Home	S	S
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
Community Recreation Facility, Public	P	P
Museum, Art Display, or Art Sales (Private)	N	P
Private Club, Lodge, or Fraternal Organization	N	P
Public Park or Playground; Open Space	P	P
Public or Private School (Primary or Secondary)	S	S
Retail Trade		
Restaurant	N	P
Restaurant with Alcohol; or Restaurant with Service Bar	N	C
Employment & Services		
Clinic	N	P
Custom & Craft Work	N	C
Massage Establishment	N	S
Office, Medical or Dental; or Office, Other Than Listed	N	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C
Other		
Public Services, Minor	C	C
Sustainable Infrastructure	P	P
Temporary Uses ¹	T	T
Urban Agriculture		
Community Garden	C	C

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table it is not allowed in the T3-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

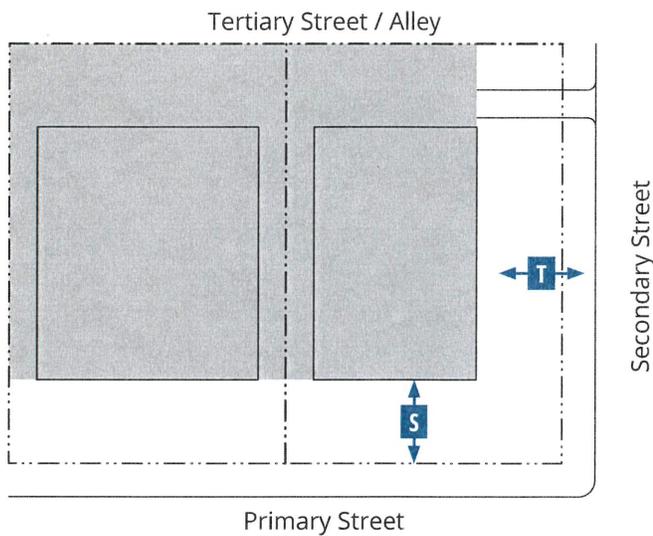
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
- N Use is not allowed.

Figure 80 Parking Standards



Key for Diagram

- Lot Line
- Building Line
- Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear ²
	S	T		
Surface Lots	20 ft	15 ft	0 ft	0 ft

Parking Driveway

Width 12 ft min. - 20 ft max.

Miscellaneous

Driveways may be shared between adjacent parcels.
 Parking spaces may be enclosed, covered, or open.
 Tandem parking is allowed for off-street parking to meet the requirements for a residential unit, if approved by staff of the Department.
 When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:

¹ No vehicle parking in the front or corner side yard is allowed, except on a driveway.

² Where an alley is present, parking shall be accessed from the rear.

Key for Tables

-- No Requirement

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

L. Required Open Space

Open Space

Width	10 ft min.
Depth	10 ft min.
Open space per unit	Up to 30 units 50 sf min.

Miscellaneous

Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).

The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.

No private open space per residential unit is required.

Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.

Table 1 Building Types Overview

Transect Zones	T3-N	T3-N	T3-N
Building Form	Small House	Medium House	Large House
Example			
Description	<p>A small-size detached structure, consisting of one unit, usually sited on a small lot with private open space.</p> <p>Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.</p>	<p>A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space.</p> <p>Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.</p>	<p>A large-size detached structure consisting of one unit usually sited on a large lot with private open space.</p> <p>This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.</p>
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	T5-N, T4-N, T3-N	T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N, T3-N	T5-N, T4-M, T4-N, T3-N
Building Form	Accessory Dwelling Unit (ADU)	Accessory Structure	Duplex: Side-by-Side
Example			 <small>Source: Opticos Design, Inc.</small>
Description	<p>An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit.</p> <p>An ADU is important for providing affordable housing opportunities within walkable neighborhoods.</p>	<p>An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use.</p> <p>This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.</p>	<p>A small- to medium-size structure with two attached residential units, both of which have private open space and face the street.</p> <p>This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	T5-N, T4-M, T4-N, T3-N	T5-N, T4-M, T4-N, T3-N	T5-N, T4-M, T4-N, T3-N
Building Form	Duplex: Front-and-back	Duplex: Stacked	Bungalow Court
Example		 <small>Source: Opticos Design, Inc.</small>	
Description	<p>A small- to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house.</p> <p>This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A small- to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house.</p> <p>This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type.</p> <p>A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court</p>
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	T5-M, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N	T5-N, T4-MS, T4-C, T4-N	T5-M, T5-C, T5-N, T4-M, T4-C
Building Form	Live/Work	Multi-plex: Small	Multi-plex: Large
Example			
Description	<p>A small- to medium-size attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity-neighborhoods or in locations that will transition into a neighborhood main street.</p> <p>This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.</p>	<p>A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony.</p> <p>This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House</p>	<p>A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony.</p> <p>This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building</p>
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	T5-M, T5-N, T4-M, T4-C, T4-N	T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N	T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N
Building Form	Rowhouse	Courtyard Building	Flex Low-Rise Building
Example	 <small>Source: Opticos Design, Inc.</small>	 <small>Source: Opticos Design, Inc.</small>	
Description	<p>A medium-size structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space.</p> <p>This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse</p>	<p>A large-size structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A medium- to large-size structure on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate.</p> <p>This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 1 Building Types Overview

Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-M , T4-MS, T4-C	T6-UC, T6-UG	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T4-M , T4-MS,
Building Form	Flex Mid-Rise Building	Flex High-Rise Building	Lined Building
Example			 <p style="font-size: small; text-align: right;">Source: buildabetterburb.org</p>
Description	<p>A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies.</p> <p>This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.</p>	<p>A structure that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. “big-box store”), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.</p>
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	T5-M, T4-M	T4-M, T4-N
Building Form	Loft	Fourplex Court
Example		
Description	<p>A multi-story structure with a large footprint, tall ceilings, and a design that facilitates natural light. This building type is adaptable to different individual uses over the course of a life-cycle and offers flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.</p>	<p>Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type.</p> <p>A fourplex court may be scaled to fit within small to medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	Block-Scale	House-Scale

Table 1 Private Frontages Overview

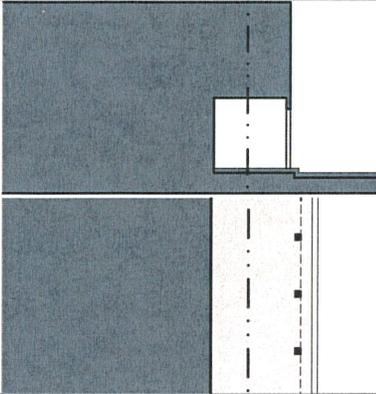
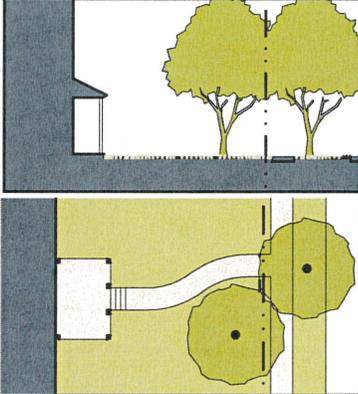
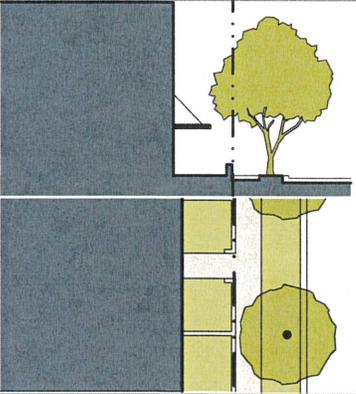
Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C	T5-N, T4-N, T3-N	T5-M, T5-MS, T5-N, T4-M, T4-MS, T4-N
Frontage Type	Arcade	Common Yard	Dooryard
	LOT > PRIVATE FRONTAGE > < ROW <	LOT > PRIVATE FRONTAGE > < ROW <	LOT > PRIVATE FRONTAGE > < ROW <
Example			
Description	<p>The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.</p>	<p>The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.</p>	<p>In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.</p>

Table 1 Private Frontages Overview

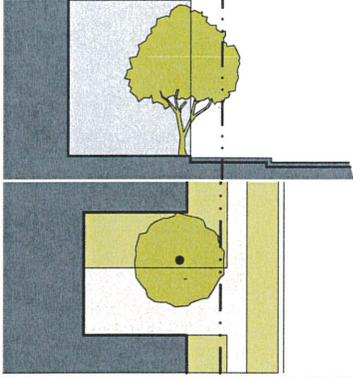
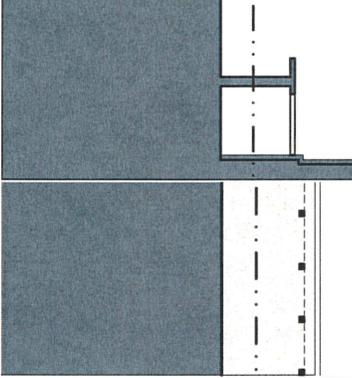
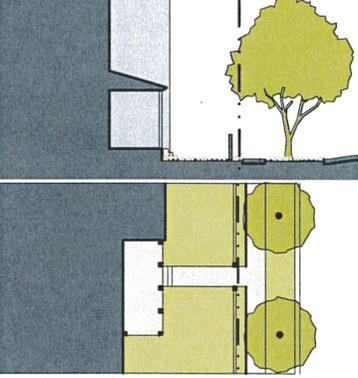
Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-N, T3-N	T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-M, T4-MS, T4-C	T4-C, T4-N, T3-N
Frontage Type	Forecourt	Gallery	Porch: Engaged
	LOT > < ROW PRIVATE FRONTAGE > <	LOT > < ROW PRIVATE FRONTAGE > <	LOT > < ROW PRIVATE FRONTAGE > <
Example			
Description	The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.	The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.	The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.

Table 1 Private Frontages Overview

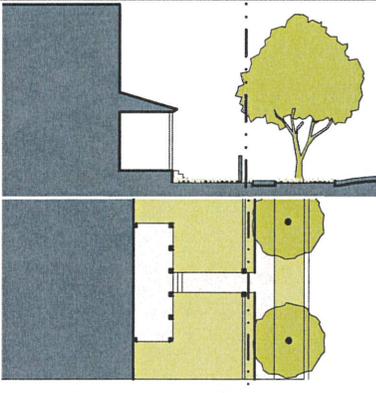
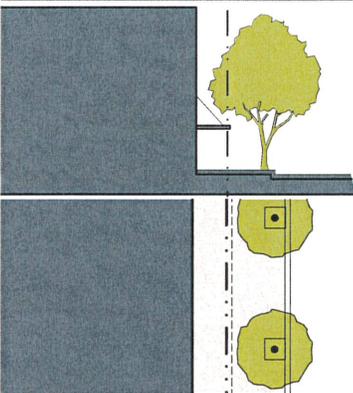
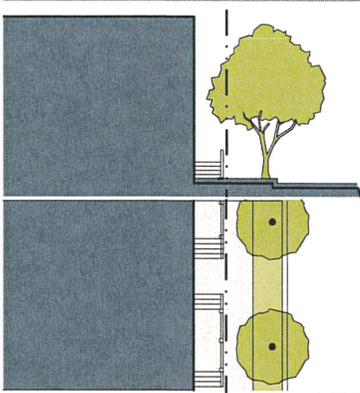
Transect Zones	T4-C, T4-N, T3-N	T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-M, T4-MS, T4-C, T4-N	T5-MS, T5-N, T4-MS, T4-N, T3-N
Frontage Type	Porch: Projecting	Shopfront	Stoop
	LOT > < PRIVATE FRONTAGE >	LOT > < PRIVATE FRONTAGE >	LOT > < PRIVATE FRONTAGE >
	ROW <	ROW <	ROW <
Example			
Description	The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.	In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.	The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.

Table 1 Private Frontages Overview

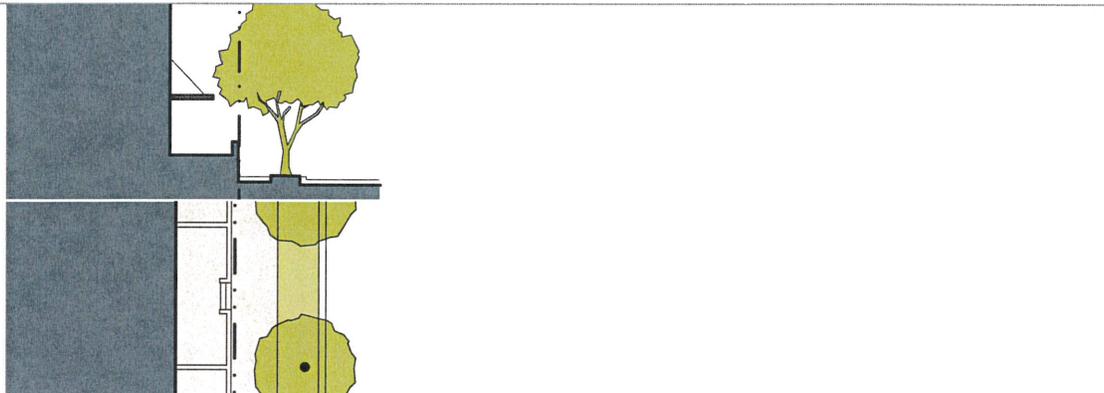
Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N
Frontage Type	Terrace
Example	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> LOT > < ROW PRIVATE FRONTAGE > < </div> 
Description	<p>In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.</p>

Table 1 Open Space Types Overview

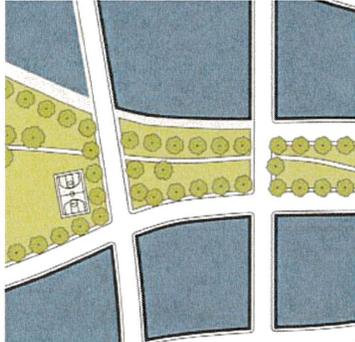
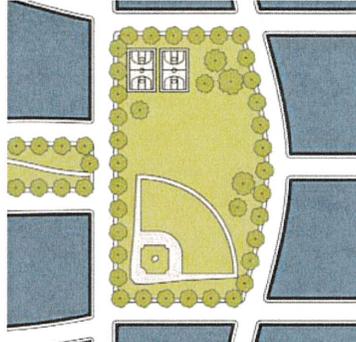
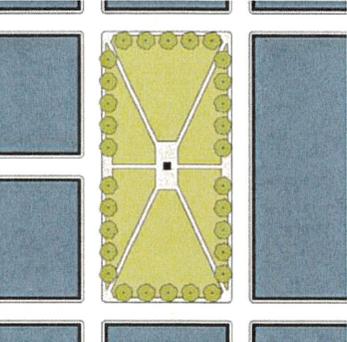
Transect Zones	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N, T3-N	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N, T3-N	T6-UC, T6-UG, T5-MS, T5-C, T5-N, T4-M, T4-MS, T4-C, T4-N, T3-N
Open Space Type	Greenway	Urban Park	Square
Example			
Description	<p>Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.</p>	<p>Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.</p>	<p>Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.</p>

Table 1 Open Space Types Overview

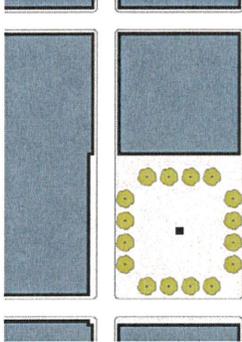
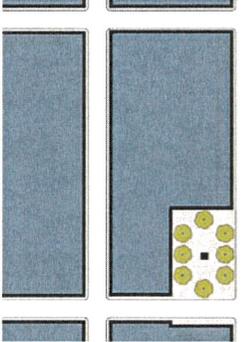
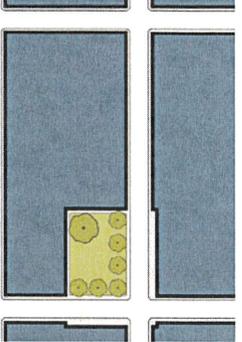
Transect Zones	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C	T5-M, T5-MS, T5-C, T4-M, T4-MS, T4-C, T4-N, T3-N
Civic Space Type	Plaza	Pocket Plaza	Pocket Park
Example			
Description	Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.	Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity. These plazas can also be used to create a formal space in front of a prominent building entrance.	Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.

Table 1 Open Space Types Overview

Transect Zones	T6-UG, T5-MS, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UG, T5-MS, T5-M, T5-N, T4-M, T4-MS, T4-C, T4-N, T3-N
Supplemental Civic Space Type	Community Garden	Playground
Example		
Description	<p>Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.</p>	<p>Playgrounds provide an open space designed and equipped for children’s recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.</p>

19.09.090.K Historic Westside District Thoroughfare Plan

Figure 15 Thoroughfare Plan - Hierarchy

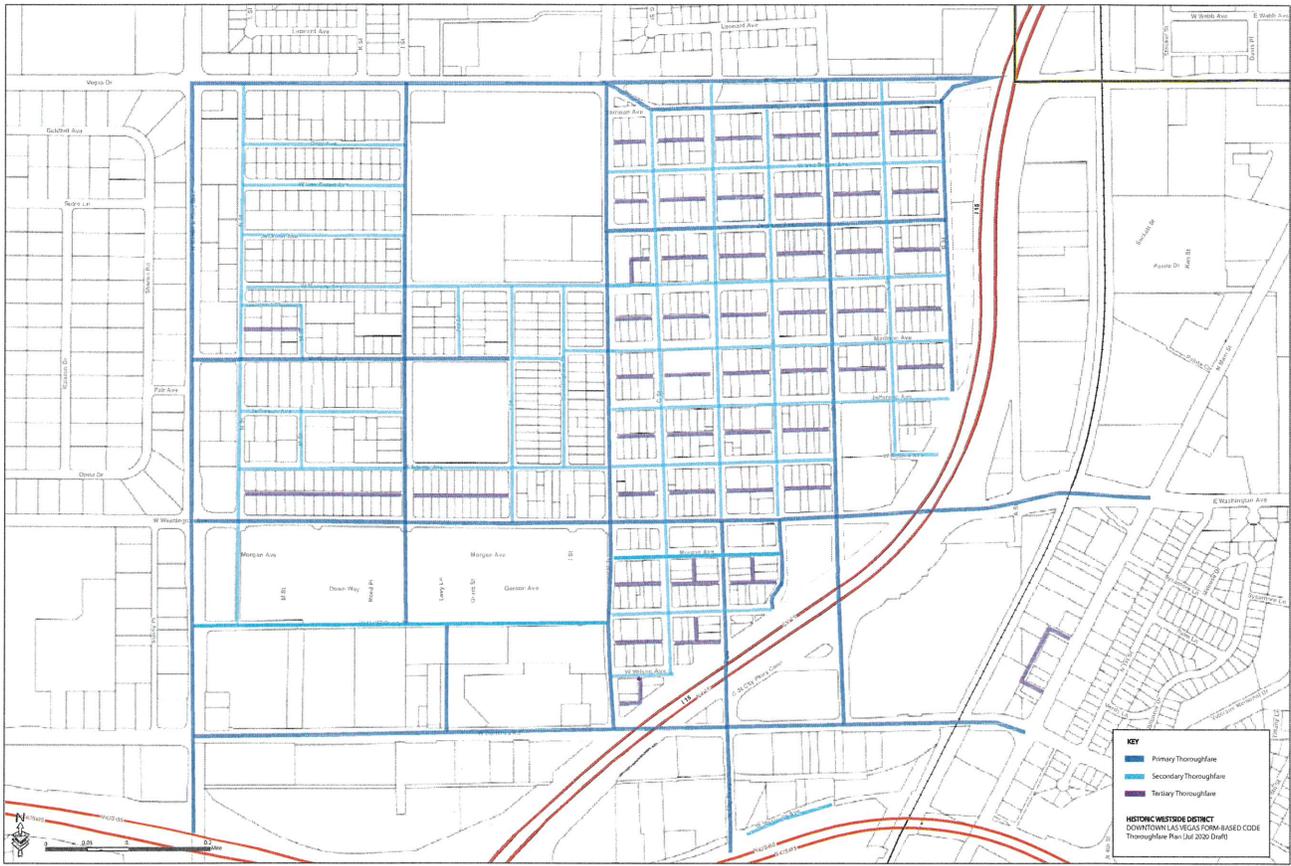


Figure 16 Thoroughfare Plan - Downtown Thoroughfare Types

