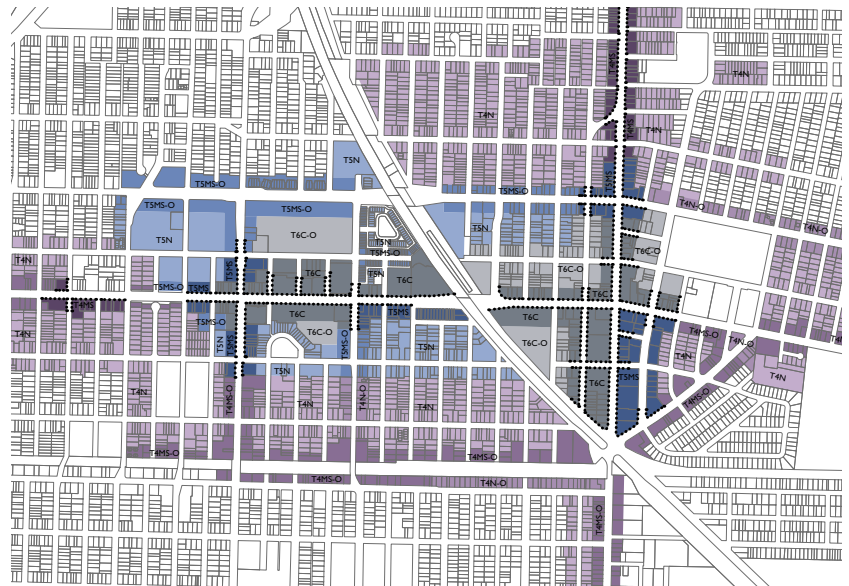
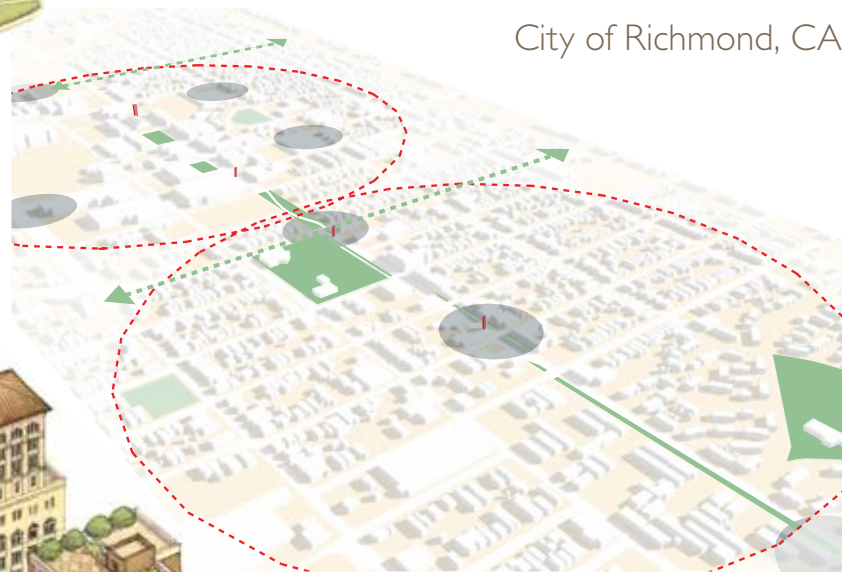




Richmond Livable Corridors

Form-Based Code

City of Richmond, CA



Sustainable Communities Planning Grant

City of Richmond, CA

Richmond Livable Corridors

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15.05.P: Form-Based Code Preamble

Sections:

- 15.05.P.010 Introduction.
- 15.05.P.020 Form-Based Codes and the Transect.
- 15.05.P.030 The Richmond Transect.
- 15.05.P.040 How to Use this Form-Based Code.

15.05.P.010 Introduction.

This Form-Based Code, adopted in (Month) 20XX (See Section X-X.X.XXX, Effective Date), is a reflection of the community vision for implementing the intent of the General Plan to create walkable mixed-use neighborhoods. These Form-Based Code standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of desirable character, consistent with the General Plan.

This Form-Based Code is based on an initial documentation and analysis of the existing conditions at the macro (citywide) and micro (street and block) scales. The results of this analysis helped to classify the different types of places in Richmond and their subsequent standards.

This Form-Based Code is also based on the input received by the community throughout the process to ensure that the standards in this Code reflect the community's vision for the future of their community as documented in the General Plan (2012), 23rd Street Corridor Charrette Summary Report (2009), and Richmond Livable Corridors Charrette Summary Report (2012).

15.05.P.020 Form-Based Codes and the Transect.

Form-Based Codes are an alternative approach to zoning that reinforces walkable, sustainable, mixed-use environments and development and builds upon the character of a place.

“Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines, adopted into city or county law. Form-based codes offer a powerful alternative to conventional zoning.”

~ Form-Based Codes Institute

A. Form-Based Code Components.

1. The Intent Article provides the overall intent of this Form-Based Code as it is applied within the City.
2. The Building Form Standards Article includes information and standards for the transect zones. It organizes dimensional standards for each zone (building placement, building form, parking placement and ratios, allowed frontages, and encroachments) with the allowed uses in each zone, in order to maximize usability and provide a simple user interface.
3. The Supplemental Form Standards Article provides form standards that supplement the standards found in the Building Form Standards. It includes standards for building types and frontage types.
4. The Supplemental General Standards Article provides general standards that supplement the standards found in the Building Form Standards. It includes standards for landscaping, fencing, and screening; parking; and signage as well as standards specific to use (as required).
5. The Thoroughfares Standards Article provides standards for the creation or retrofitting of thoroughfares to allow for the development of walkable places.
6. The Civic and Open Space Standards Article provides standards and guidelines for the development and location of civic and open spaces.
7. The Application of this Form-Based Code to Additional Sites Article includes standards and regulations for applicants proposing large infill and community-scaled plans, including standards for thoroughfare networks, connectivity, and the design of blocks and lots. The standards are based on a pedestrian shed and a mix of transect zones. The mix of transect zones may vary based on the location and intended intensity of the community.
8. The Permits and Approvals Article designates the procedures that are unique to this Form-Based Code. The overall goal is to provide a streamlined process for new development that adheres to this Form-Based Code standards and is thus predictable.
9. The Definitions Article includes definitions necessary for this Form-Based Code.
10. The Appendix contains Design Guidelines for Architecture and Sustainability.

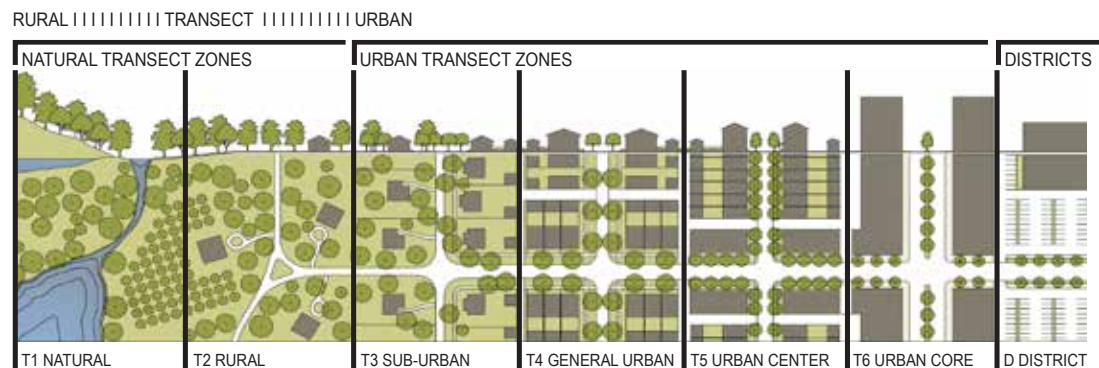
B. The Rural-to-Urban Transect.

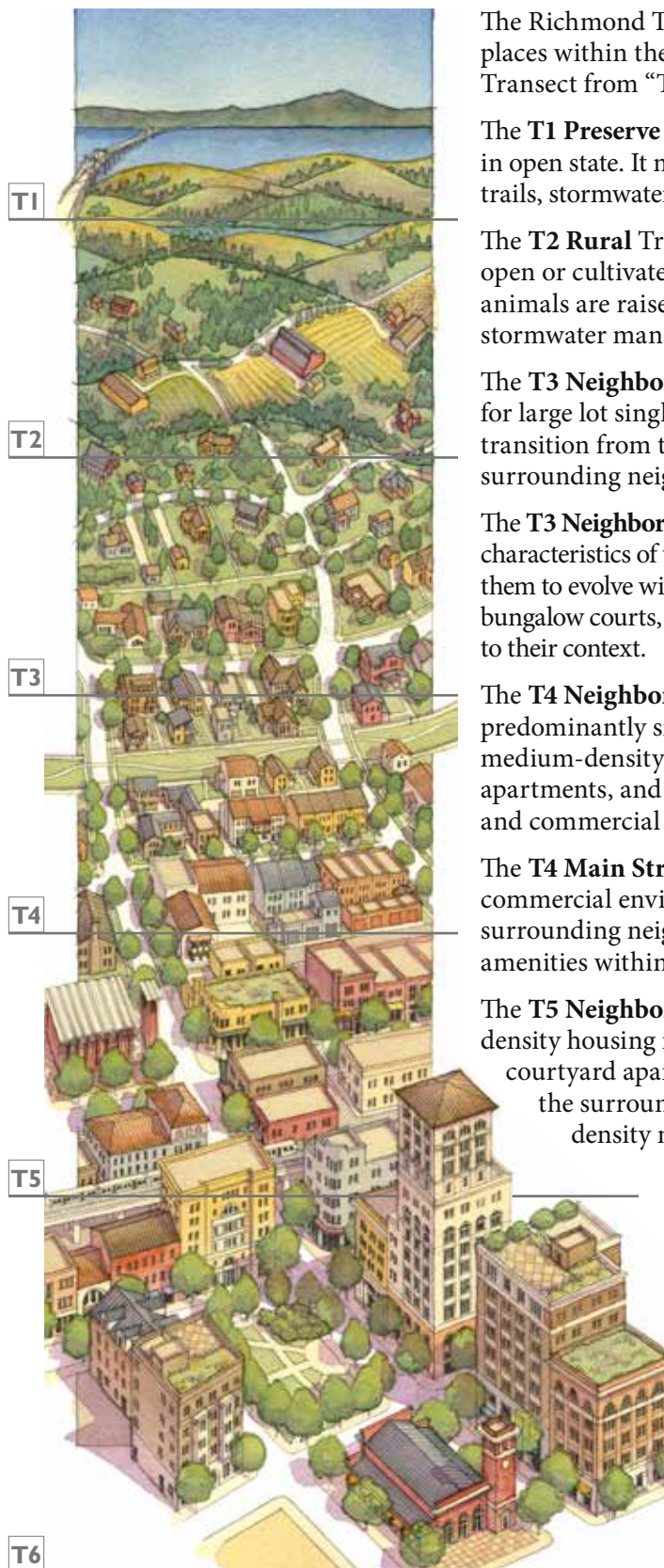
The transect is an organizing principle often used in Form-Based Coding that focuses first on the intended character and type of place and second on the mix of uses within. This differs from the framework found in conventional or Euclidean zoning in which use, rather than form, is the primary focus. Transect-based zone districts are used to regulate the preservation, evolution, and creation of walkable places.

“The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone.”

~ *Form-Based Codes: A Guide to Planners, Urban Designers, Municipalities, and Developers*, by Parolek, Parolek and Crawford

The model transect for American cities is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for areas with specialized purposes (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities).



15.05.P.030 The Richmond Transect.

The Richmond Transect has been defined to respond to the forms of places within the City, and covers the range of the Rural-to-Urban Transect from “T1” to “T6” as follows:

The **T1 Preserve** Transect Zone provides for natural or preserved lands in open state. It may include parks, squares, woodland, grasslands, trails, stormwater management features, and open space areas.

The **T2 Rural** Transect Zone provides for sparsely settled lands in open or cultivated state. It may include large lot residential where animals are raised, parks, squares, woodland, grasslands, trails, stormwater management features, and open space areas.

The **T3 Neighborhood Edge** Transect Zone provides opportunities for large lot single-family homes at the edge of town that provide a transition from the surrounding rural area while complimenting the surrounding neighborhoods.

The **T3 Neighborhood** Transect Zone builds upon the historic characteristics of the existing single-family neighborhoods while allowing them to evolve with smaller-scale, medium-density building types such as bungalow courts, duplexes, and mansion apartments that are compatible to their context.

The **T4 Neighborhood** Transect Zone provides a walkable, predominantly single-family neighborhood that integrates appropriate medium-density building types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.

The **T4 Main Street** Transect Zone provides a vibrant main-street commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance

The **T5 Neighborhood** Transect Zone provides medium- to high-density housing in building types such as apartment houses, courtyard apartments, and mid-rise buildings that transition from the surrounding lower-density neighborhoods to the higher-density mixed-use neighborhoods.

The **T5 Main Street** Transect Zone provides a vibrant, walkable urban main street commercial area that provides locally and regionally serving commercial, retail, entertainment uses, and civic and public uses, as well as a variety of urban housing choices.

The **T6 Core** Transect Zone provides a high-density, vibrant, urban downtown that provides locally and regionally serving commercial, entertainment, and civic and public uses, as well as a variety of urban housing choices in main street mixed-use, mid-rise, and high-rise building types.

15.05.P.040 How to Use this Form-Based Code.

The following diagrams illustrate how to use this Form-Based Code as a series of steps for a Building-Scaled Project and for a larger Community-Scaled Project (Traditional Neighborhood Community Plans).

Quick Code Guide: Building-Scale Projects

Step	Instructions	Code	Title
	Locate your parcel and determine your transect zone	15.05.110.030	Regulating Plan
	Comply with the standards specific to your transect zone ¹	15.05.120	Transect Zones
	Select your building type and comply with the standards specific to it	15.05.210	Building Types
	Select your frontage type and comply with the standards specific to it	15.05.220	Frontage Types
	Comply with any pertinent general supplemental standards	15.05.300	General Supplemental Standards
	Follow the procedures and comply with the requirements for permits and approvals	15.05.800	Permits and Approvals

¹See 15.05.850 (Non Conforming Provisions) for existing non conforming uses, structures, and parcels.

Quick Code Guide: Community-Scaled Projects (Traditional Neighborhood Community Plans)

Step	Instructions	Code	Title
	Determine whether your parcel(s) have been mapped with a transect zone	15.05.110.030	Regulating Plan
	Comply with the standards for application of this Form-Based Code to additional sites	15.05.610	Traditional Neighborhood Community Plans
	Comply with the standards for new thoroughfares	15.05.410	Thoroughfare Standards
	Comply with the standards for new civic and open spaces	15.05.510	Civic and Open Space Standards
	Follow the procedures for applications and processing	15.05.840	Traditional Neighborhood Community Plans
	Follow the procedures for building-scale projects	see page 15.05.P-7	Building-Scale Projects

Preamble

15.05.P: Form-Based Code Preamble

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Article 15.05.000: Intent

Division 15.05.010: Intent

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15.05.010.030 Responsibility for Administration.	.010-2
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Division 15.05.010: Intent

Sections:

- 15.05.010.010 Purpose.
- 15.05.010.020 Authority.
- 15.05.010.030 Responsibility for Administration.
- 15.05.010.040 Applicability
- 15.05.010.050 Rules of Interpretation.

15.05.010.010 Purpose.

This Chapter of the Municipal Code is adopted as the integrated zoning standards (“Form-Based Code”) that implements the General Plan, the community’s vision documented in the Richmond Livable Corridors Charrette Summary Report, and other applicable master planning documents including, but not limited to the Pedestrian Master Plan, Bicycle Master Plan, and Parks Master Plan.

This Form-Based Code is intended to protect and promote the public health, safety, comfort, convenience, and general welfare of the community.

15.05.010.020 Authority.

This Form-Based Code is enacted based on the authority vested in the City of Richmond by the State of California, including but not limited to: the California Constitution; the Planning and Zoning Law (Government Code Sections 65000 et seq.); and the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.).

15.05.010.030 Responsibility for Administration.

- A. **Responsible bodies and individuals.** This Form-Based Code shall be administered by: the Richmond City Council; the Planning Commission; the Design Review Board; the Zoning Administrator and the Planning Director, hereafter referred to as the “Director;” and the Planning Division of the Planning and Building Services Department.
- B. **Exercise of discretion.** In the event that a provision of this Code allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used in exercising discretion:
 - 1. The proposed project complies with all applicable provisions of the Zoning Code;
 - 2. The exercise of discretion will act to ensure the compatibility of the proposed project with its site, surrounding properties, and the community; and
 - 3. The decision is consistent with the General Plan.

15.05.010.040 Applicability

- A. **This Code applies to any of the following within the Transect Zones in Section 15.05.110.030 (Regulating Plan):**
 - 1. New land uses or structures, changes to land uses or structures. It shall be unlawful and a violation of this Form-Based Code for any person to establish, construct, reconstruct, alter, or replace any land use or structure, except in compliance with the general requirements for development and land use requirements of Article 15.05.100 (Building Form Standards) and Division 15.05.850 (Non Conforming Provisions). No Planning Permit, Building Permit, or Grading Permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Form-Based Code.
 - 2. Subdivisions. Any subdivision of land proposed within the Regulating Plan boundaries after the effective date of this Form-Based Code shall be consistent with the minimum lot size requirements of Article 15.05.100 (Building Form Standards), and all applicable requirements of this Form-Based Code.
 - 3. Minimum requirements. The provisions of this Form-Based Code shall be minimum requirements for the promotion of the public health, safety, and general welfare. When this Form-Based Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Form-Based Code, as may be determined by the Review Authority to be necessary to promote appropriate land use and development, environmental resource protection, and the other purposes of this Form-Based Code.
 - 4. Property owned by Federal or State agencies. The provisions of this Form-Based Code shall not apply to property owned by the United States of America or any of its agencies; by the State of California or any of its agencies or political subdivisions or any local agency not required to comply with this Code by State law; or by any other city, county or rapid transit district. All exempt agencies are urged to submit their proposed projects to the permit and reviews procedures set forth in this Form-

Based Code and to cooperate in meeting the goals and objectives of this Form-Based Code and the General Plan.

5. City of Richmond. The City will comply with the standards of this Form-Based Code, except that it may exempt a particular project of the City from the application of this Form-Based Code where the City Council determines the exemption is necessary to further the health, safety, or general welfare of the residents of Richmond.
6. Conflicting Requirements
 - a. If different requirements within this Form-Based Code conflict, the provisions of Article 15.05.100 (Building Form Standards) control over Article 15.05.200 (Supplemental Form Standards) and Article 15.05.300 (Supplemental General Standards).
 - b. If a conflict occurs between requirements of this Form-Based Code (Chapter 15.05) and requirements of the Richmond Municipal Code or other regulations of the City, the most restrictive shall apply.
 - c. If a conflict occurs between the requirements of this Code and standards adopted as part of any development agreement or applicable specific plan, the requirements of the development agreement or specific plan shall apply.
 - d. This Code applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development, land use, or land than a private agreement or restriction (for example, CC&Rs).
7. Effect of Form-Based Code changes on projects in progress. A planning permit application that has been accepted by the Planning Division as complete in compliance with Division 15.05.820 (Application Processing Procedures) before the effective date of this Code shall be processed in compliance with the requirements in effect when the application is accepted as complete.
8. Other requirements may apply. Nothing in this Form-Based Code eliminates the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State, or Federal agency.
- B. Unless otherwise specified, the development standards in this Chapter and Transect Zones applied in Section 15.05.110.030 (Regulating Plan) shall replace the zoning previously applied to the subject properties.
 1. Low Density Residential (SFR-3)
 2. Multi-Family Residential (MFR-1)
 3. Multi-Family Medium Density (MFR-2)
 4. Multi-Family High Density (MFR-3)
 5. Neighborhood Commercial (C-1)
 6. General Commercial (C-2)
 7. Central Business (CB)

15.05.010.050 Rules of Interpretation.

- A. Interpretation.** In their interpretation and application, the provisions of this Form-Based Code are held to be minimum requirements except where they are expressly stated to be otherwise. No provision of this Form-Based Code is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City, except as specifically repealed, or with any existing deed restriction, covenant, easement, or other agreement between parties, provided that where this Form-Based Code imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement, or agreement between parties, the ordinance codified in this Chapter shall control.
- B. Authority.** The Director has the authority to interpret any provision of this Form-Based Code. Whenever the Director determines that the meaning or applicability of any Form-Based Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for their determination. Official interpretations shall be posted online together with the FBC.
- C. Rules.**
1. Time limits. Whenever a number of days is specified in this Code, or in any permit, Condition of Approval, or notice provided in compliance with this Code, the number of days shall be construed as consecutive calendar days. A time limit shall extend to 5 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.
 2. Regulating Plan boundaries. See Section 15.05.110.030 (Regulating Plan).
 3. Allowable uses of land. See Article 15.05.100 (Building Form Standards).
 4. State law requirements. Where this Form-Based Code references applicable provisions of State law (for example, the California Government Code, Subdivision Map Act, or Public Resources Code), the reference shall be construed to be to the applicable State law provisions as they may be amended from time to time.

Article 15.05.100: Building Form Standards

Division 15.05.110: Establishment and Designation of Transect Zones

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Division 15.05.120: Transect Zones

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Division 15.05.110: Establishment and Designation of Transect Zones

Sections:

- 15.05.110.010 Purpose.
- 15.05.110.020 Establishment of Transect Zones.
- 15.05.110.030 Regulating Plan.
- 15.05.110.040 Land Use Table.

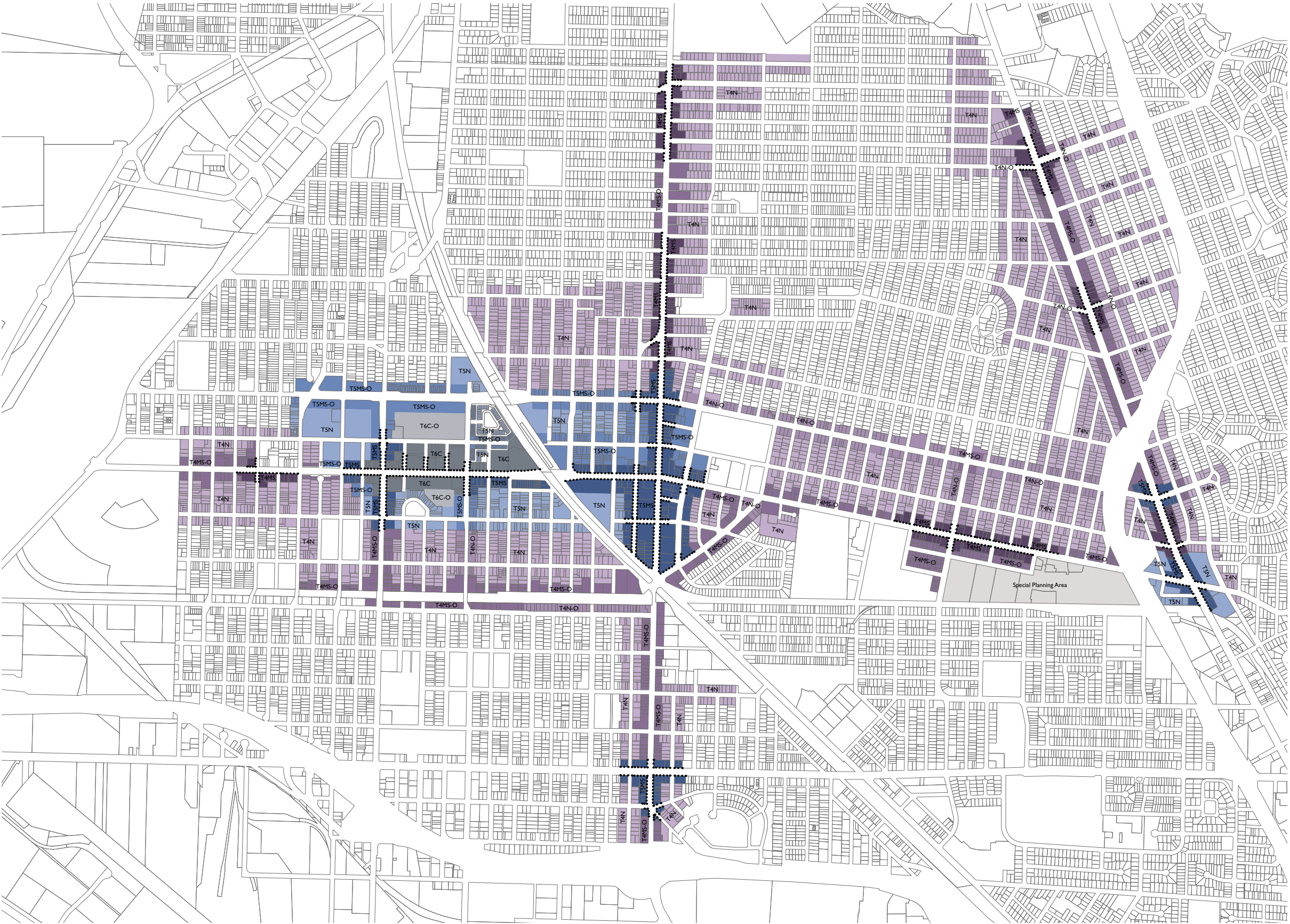
15.05.110.010 Purpose.

This Division establishes the transect zones applied to property within the City and adopts the Regulating Plan as part of the City's Zoning Map.

15.05.110.020 Establishment of Transect Zones.

- A. **Regulating Plan.** The City Council hereby adopts the City of Richmond Regulating Plan (hereafter referred to as the “Regulating Plan”), which is on file with the Planning Department. See Section 15.05.110.030 (Regulating Plan). The Regulating Plan is hereby incorporated into this Municipal Code by reference as though it were fully included here.
- B. **Transect Zones Established.**
 - 1. The City of Richmond shall be divided into non-transect zones and transect zones that implement the General Plan. The transect zones shown in Table 15.05.110.A (Transect Zones) are hereby established, and shall be shown on the Regulating Plan.
 - 2. The non-transect zones are the Zoning Districts in Chapter 15.04 (Zoning) of this Municipal Code.
 - 3. The transect zones are described in Division 15.05.120 (Transect Zones). They primarily focus on mixed-use, walkable areas of the City and range in function and density from primarily residential areas with a mix of building types (e.g., T3 Neighborhood), to medium-density neighborhoods (e.g., T4 Neighborhood), to higher-density commercial and retail areas (e.g., T5 Main Street), and to the high-density downtown core (e.g., T6 Core).
- C. **Interpretation of Transect Zone Boundaries.** Where uncertainty exists as to the boundaries of any of the transect zones shown on the Regulating Plan or maps, the Planning Commission, upon written application or upon its own motion, shall determine the location of such boundaries on said Regulating Plan or maps. Transect zones shall extend to the center-line of the street such that all dedicated public streets within the City shall be zoned.

Table 15.05.110.020.A: Zones		
Zone Symbol	Name of Zone	General Plan Designations Implemented by Zone
Transect Zones		
T1	T1 Natural	Open Space & Agriculture
T2	T2 Rural	Hillside Residential
T3NE	T3 Neighborhood Edge	Hillside Residential Low-Density Residential
T3N	T3 Neighborhood	Low-Density Residential
T4N	T4 Neighborhood	Medium-Density Residential
T4MS	T4 Main Street	Medium-Density Mixed-Use (Residential Emphasis) Medium-Intensity Mixed-Use (Commercial Emphasis) Medium-Intensity Mixed-Use (Community Nodes and Gateways)
T5N	T5 Neighborhood	Medium-Intensity Mixed-Use (Community Nodes and Gateways) High-Intensity Mixed-Use
T5MS	T5 Main Street	Medium-Intensity Mixed-Use (Community Nodes and Gateways) High-Intensity Mixed-Use
T6C	T6 Core	High-Intensity Mixed-Use



15.05.110.030 Regulating Plan.

- T4 Neighborhood (T4N)
- T4 Neighborhood-Open (T4N-O)
- T4 Main Street-Open (T4MS-O)
- T4 Main Street (T4MS)
- T5 Neighborhood (T5N)
- T5 Main Street-Open (T5MS-O)
- T5 Main Street (T5MS)
- T6 Core-Open (T6C-O)
- T6 Core (T6C)
- Civic Space
- Special Planning Area (Traditional Neighborhood Community Plan Required)
- 0' Build-to-Line (BTL) and Shopfront Frontage Type or Shopfront used in combination with another Frontage Type required

NOTES:
1. The T1, T2, T3NE, and T3N Transect Zones are not mapped on this regulating plan at this time. It is intended that these zones will be mapped at a later date should the Form-Based Code be expanded to include a larger area within the City of Richmond.
2. The "Open" Sub Zones (T4N-O, T4MS-O, T5MS-O, and T6C-O) provides the same building form as the base transect zone (T4N, T4MS, T5MS, and T6C, respectively) but allow for a more diverse mix of uses.

15.05.110.040 Land Use Table.

Table A (Land Use) indicates the Permitted uses, uses requiring a Minor Use Permit, and uses requiring a Conditional Use Permit within the transect zones.

Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Agricultural										
Farmers' Market	MUP	MUP	P	P	P	MUP	P	P	P	P
Urban Agriculture (Accessory Use):										
With Animals	P	P	P	MUP	MUP	P	MUP	MUP	MUP	MUP
With No Animals	P	P	P	P	P	P	P	P	P	P
Urban Agriculture (Primary Use):										
With Animals	MUP	MUP	MUP	–	CUP	MUP	–	CUP	–	CUP
With No Animals	P	P	P	–	MUP	P	–	MUP	–	MUP

Key	
P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Chapter 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Industry, Manufacturing & Processing										
General Industrial, Manufacturing, & Processing, except with any of the following features:	–	–	–	–	MUP	–	–	–	–	–
Emission of TAC:										
> 80% allowed emission level	–	–	–	–	CUP	–	–	–	–	–
≥ Allowed emission level	–	–	–	–	–	–	–	–	–	–
Emission of Smoke, Dust, and other Particulate Matter:										
> 80% allowed emission level	–	–	–	–	CUP	–	–	–	–	–
≥ Allowed emission level	–	–	–	–	–	–	–	–	–	–
Emission of Odorous Matter detected beyond lot line	–	–	–	–	–	–	–	–	–	–
Floor Area:										
>5,000 sf	–	–	–	–	CUP	–	–	–	–	–
>25,000 sf	–	–	–	–	–	–	–	–	–	–
Operating between:										
1am - 5am	–	–	–	–	–	–	–	–	–	–
5am - 7am	–	–	–	–	CUP	–	–	–	–	–
11pm - 1am	–	–	–	–	CUP	–	–	–	–	–
Producing Noise:										
> 80% allowed sound level	–	–	–	–	CUP	–	–	–	–	–
≥ Allowed sound level	–	–	–	–	–	–	–	–	–	–
Producing Vibrations:										
> 80% allowed vibration level	–	–	–	–	CUP	–	–	–	–	–
≥ Allowed vibration level	–	–	–	–	–	–	–	–	–	–
Production of excessive humidity, heat, or glare detectable beyond lot line	–	–	–	–	–	–	–	–	–	–
Media Production	–	–	CUP	MUP ²	MUP	–	MUP ²	MUP	MUP ²	MUP
Printing and Publishing	–	–	CUP	MUP ²	MUP	–	MUP ²	MUP	MUP ²	MUP
Recycling, small collection facility	–	–	CUP	MUP ²	MUP	–	MUP ²	MUP	–	MUP
Storage:										
Personal storage facility	–	–	–	–	MUP ²	–	–	MUP ²	–	–
Warehouse:										
<10,000sf	–	–	–	CUP ²	MUP ²	–	–	CUP ²	–	–
≥10,000sf	–	–	–	–	–	–	–	–	–	–

Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Recreation, Education & Public Assembly										
Commercial Recreation Facility:										
Small, Indoor	–	–	–	MUP/P ³	P	–	MUP/P ³	P	CUP/P ³	MUP/P ³
Medium, Indoor	–	–	–	MUP	MUP	–	MUP ²	MUP	CUP ²	MUP
Large, Indoor	–	–	–	CUP	CUP	–	MUP ²	CUP	CUP ²	CUP
Outdoor	–	–	–	–	CUP	–	–	CUP	–	CUP
Civic Space (see Civic Space Standards)	P	P	P	P	P	P	P	P	P	P
Health/Fitness Facility:										
≤3,000 sf	–	–	–	MUP/P ³	P	–	MUP/P ³	P	MUP/P ³	MUP/P ³
>3,000 sf	–	–	–	P ²	MUP/P ³	–	P ²	MUP/P ³	P ²	CUP/P ³
Library or Museum:										
≤5,000 sf	MUP	MUP	MUP	P	P	P	P	P	P	P
>5,000 sf	CUP	CUP	CUP	MUP	MUP	CUP	MUP	MUP	MUP	MUP
Meeting Facility, public or private:										
≤5,000 sf	MUP	MUP	MUP	P ²	MUP/P ³	MUP	P ²	MUP/P ³	P ²	MUP/P ³
≤20,000 sf	CUP	CUP	CUP	P ²	CUP/P ³	CUP	MUP ²	MUP	MUP ²	MUP
>20,000 sf	–	–	–	MUP ²	CUP	CUP	CUP ²	CUP	CUP ²	CUP
Place of Worship:										
≤5,000 sf	MUP	MUP	MUP	P ²	MUP/P ³	MUP	P ²	MUP/P ³	P ²	MUP/P ³
≤20,000 sf	CUP	CUP	CUP	P ²	CUP/P ³	CUP	MUP ²	MUP	MUP ²	MUP
>20,000 sf	–	–	–	MUP ²	CUP	CUP	CUP ²	CUP	CUP ²	CUP
School, public or private:										
K-12	P	P	P	P	P	P	P	P	P	P
Colleges or Universities	–	–	CUP	MUP ²	MUP	CUP	P ²	MUP/P ³	P ²	MUP/P ³
Commercial Trade	–	–	–	MUP ²	CUP	–	P ²	MUP/P ³	P ²	MUP/P ³
Social Service Facilities	–	CUP	CUP	CUP ²	CUP	CUP	CUP ²	CUP	CUP ²	CUP
Studio, art, dance, martial arts, music, etc.:										
≤1,500 sf	–	–	MUP	P	P	–	P ²	P	P ²	P
≤3,000 sf	–	–	CUP	MUP/P ³	MUP	–	P ²	MUP/P ³	P ²	MUP/P ³
>3,000 sf	–	–	–	CUP/P ³	MUP/P ³	–	P ²	MUP/P ³	P ²	MUP/P ³
Theater, cinema or performing arts:										
≤5,000 sf	–	–	–	P	P	–	P	MUP/P ³	P	MUP/P ³
≤10,000 sf	–	–	–	MUP/P ³	MUP	–	P	MUP	P	MUP
>10,000 sf	–	–	–	CUP	CUP	–	MUP/P ³	CUP	MUP/P ³	CUP

Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Residential										
Dwelling:										
Accessory/Secondary Unit	P	P	P	P	P	–	–	–	–	–
Single-Unit Residence	P	P	P	–	MUP	–	–	–	–	–
Multi-Unit Residence	MUP	P	P	P ²	P	P	P ²	MUP/P ³	P ²	MUP/P ³
Group Housing:										
≤8 Occupants	MUP	MUP	MUP	MUP ²	MUP	P	P ²	MUP/P ³	MUP ²	MUP/P ³
>8 Occupants	–	CUP	CUP	CUP ²	CUP	MUP	P ²	MUP/P ³	P ²	MUP/P ³
Home Occupation:										
Main Building, ≤300 sf, ≤2 employees	P	P	P	P ²	P	P	P ²	P	P ²	P
Main Building, >300 sf, >2 employees	MUP	MUP	MUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Accessory Structure, ≤600 sf and ≤4 employees	P	P	P	P	P	–	–	–	–	–
Accessory Structure, >600 sf or >4 employees	CUP	MUP	P	P	P	–	–	–	–	–
Homeless Shelters and Transitional Housing:										
Housing ≤10 Persons	MUP	P	P	P ²	P	P	P ²	MUP/P ³	P ²	MUP/P ³
Housing >10 Persons	–	CUP	CUP	CUP ²	CUP	CUP	CUP ²	CUP ²	CUP ²	CUP ²
Institutional Residential:										
≤8 Clients	CUP	CUP	CUP	MUP ²	MUP	MUP	MUP ²	MUP ²	MUP ²	MUP ²
>8 Clients	–	–	CUP	CUP ²	CUP	CUP	CUP ²	CUP ²	CUP ²	CUP ²
Live/Work	–	–	P	MUP	P	CUP	MUP ²	P	MUP ²	MUP ²
Residential Care:										
Small, in a home	MUP	P	P	P ²	P	P	P ²	MUP/P ³	P ²	MUP/P ³
Large	–	CUP	CUP	CUP ²	CUP	MUP	P ²	MUP/P ³	P ²	MUP/P ³
Single Room Occupancy (SRO)	MUP	P	P	P ²	P	P	P ²	MUP/P ³	P ²	MUP/P ³
Work/Live	–	–	MUP	P	P	–	MUP	P	MUP	P

Key

P Permitted Use

MUP Minor Use Permit Required

CUP Conditional Use Permit Required

– Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹See Chapter 15.05.900 (Definitions of Terms and Uses) for use type definitions.

²Not allowed on the ground floor unless behind an allowed ground-floor use.

³Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Retail										
Eating or Drinking Establishment, except with any of the following features:	—	—	—	P	P	—	P	P	P	P
Adult-Oriented Entertainment	—	—	—	—	—	—	—	—	—	—
Alcohol Beverage Sales:										
≤ 50% Gross Revenue	—	—	—	P	MUP	—	P	MUP	P	P
> 50% Gross Revenue	—	—	—	MUP	CUP	—	MUP	CUP	MUP	MUP
Drive-through services	—	—	—	—	CUP	—	—	—	—	—
Operating between:										
1am-5am	—	—	—	CUP	—	—	MUP	CUP	MUP	CUP
5am - 7am	—	—	—	MUP	MUP	—	P	MUP	P	MUP
11pm - 1am	—	—	—	MUP	MUP	—	P	MUP	P	MUP
Providing entertainment	—	—	—	MUP	CUP	—	MUP	CUP	MUP	CUP
Providing outdoor seating	—	—	—	MUP	MUP	—	MUP	MUP	MUP	MUP
Tenant floor area:										
>5,000 sf	—	—	—	MUP	MUP	—	P	MUP	P	P
>10,000 sf	—	—	—	CUP	—	—	MUP	—	MUP	CUP
General Retail, except with any of the following features:	—	—	MUP	P	P	—	P	P	P	P
Adult-Oriented Entertainment	—	—	—	—	—	—	—	—	—	—
Alcohol Beverage Sales:										
≤ 25% Gross Revenue	—	—	CUP	P	MUP	—	P	MUP	P	P
> 25% Gross Revenue	—	—	—	CUP	CUP	—	CUP	CUP	CUP	CUP
Drive-through services	—	—	—	—	CUP	—	—	—	—	—
On-site production of items sold	—	—	CUP	MUP	MUP	—	MUP	MUP	MUP	MUP
Operating between:										
1am-5am	—	—	—	CUP	—	—	MUP	CUP	MUP	CUP
5am - 7am	—	—	—	MUP	CUP	—	P	MUP	P	MUP
11pm - 1am	—	—	—	MUP	CUP	—	P	MUP	P	MUP
Sale of used items	—	—	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP
Tenant floor area:										
>5,000 sf	—	—	—	MUP	MUP	—	P	P	P	P
>10,000 sf	—	—	—	CUP	—	—	MUP	MUP	MUP	MUP
>25,000 sf	—	—	—	—	—	—	MUP	CUP	MUP	MUP
Mobile Vending Unit	—	—	—	MUP	MUP	—	MUP	MUP	MUP	MUP
Vehicle Sales and Rental	—	—	—	—	CUP	—	—	CUP	—	—

Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Services										
General Services, except with any of the following features:	–	–	P	P	P	–	P	P	P	P
Adult-Oriented Entertainment	–	–	–	–	–	–	–	–	–	–
Drive-through services	–	–	–	–	CUP	–	–	–	–	–
Operating between:										
1am - 5am	–	–	–	CUP	–	–	MUP	CUP	MUP	CUP
5am - 7am	–	–	–	MUP	CUP	–	P	MUP	P	MUP
11pm - 1am	–	–	–	MUP	CUP	–	P	MUP	P	MUP
Tenant floor area:										
>2,500 sf	–	–	MUP	P	P	–	P	P	P	P
>5,000 sf	–	–	–	MUP/P ³	CUP/P ³	–	MUP/P ³	MUP/P ³	MUP/P ³	P
>10,000 sf	–	–	–	CUP	–	–	CUP/P ³	CUP	P ²	CUP/P ³
ATM	–	–	CUP	P	P	–	P	P	P	P
Animal Kennel	–	–	CUP	MUP ²	MUP	–	MUP ²	MUP	MUP ²	MUP ²
Animal Medical Service:										
Animal Clinic	–	–	MUP	MUP/P ³	P	–	MUP/P ³	P	P ²	P ²
Animal Hospital	–	–	CUP	–	MUP	–	–	MUP	–	–
Automotive Services:										
Filling Station	–	–	–	–	CUP	–	–	CUP	–	–
Major Repair	–	–	–	–	CUP	–	–	CUP	–	–
Minor Repair	–	–	–	–	MUP	–	–	MUP	–	–
Bank or Financial Services	–	–	–	P	P	–	P	P	P	P
Business Support Services	–	–	MUP	MUP/P ³	P	–	MUP/P ³	P	MUP/P ³	P
Day Care, child or adult:										
Day Care Center	–	–	MUP	MUP ²	CUP/P ³	CUP	MUP ²	MUP	MUP ²	MUP ²
Large Family Day Care Home	–	MUP	MUP	CUP ²	MUP	CUP ²	CUP ²	CUP ²	–	–
Small Family Day Care Home	P	P	P	P ²	MUP	P ²	P ²	P ²	P ²	P ²
Small Animal Day Care	–	–	MUP	MUP ²	MUP	–	MUP ²	MUP	MUP ²	MUP ²

Key

P Permitted Use

MUP Minor Use Permit Required

CUP Conditional Use Permit Required

– Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Chapter 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

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Table 15.05.040.A: Land Use¹	T3N	T4N	T4N-O	T4MS	T4MS-O	T5N	T5MS	T5MS-O	T6C	T6C-O
Services (continued)										
Lodging:										
Bed and Breakfast	MUP	P	P	P ²	P	P	P ²	P	–	–
Hostel	–	–	MUP	P ²	P	MUP	P ²	P	P ²	P ²
Hotel	–	–	–	P ²	P	MUP	P ²	P	P ²	P ²
Inn/Lodge	–	–	MUP	P ²	P	MUP	P ²	P	P ²	P ²
Medical Services:										
Extended Care Facility	–	–	–	P ²	P	–	P ²	P	P ²	P
Hospital	–	–	–	–	CUP	–	–	CUP	–	CUP
Medical/Dental Clinic	–	–	–	MUP ²	MUP	–	MUP ²	MUP	MUP ²	MUP
Medical/Dental Office	–	–	MUP	P ²	P	–	P ²	P	P ²	P
Office: Professional, administrative:										
≤5,000 sf	–	–	MUP	P ²	MUP/P ³	–	P ²	MUP/P ³	P ²	MUP/P ³
>5,000 sf	–	–	–	P ²	CUP/P ³	–	P ²	MUP/P ³	P ²	MUP/P ³
Transportation, Communications & Utilities										
Parking Facility, Public or Commercial	–	–	–	P ²	P ²	–	P ²	P ²	P ²	P ²
Public Safety Facility:										
≤1,000 sf	CUP	CUP	MUP	MUP	MUP	CUP	MUP	MUP	MUP	MUP
>1,000 sf	–	–	CUP	–	MUP	–	–	CUP	–	CUP
Temporary Event Parking	–	–	CUP	MUP ²	MUP ²	–	MUP ²	MUP ²	MUP ²	MUP ²
Wireless Communications Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Key	
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Division 15.05.120: Transect Zones

Sections:

- 15.05.120.010 Purpose.
- 15.05.120.020 Applicability.
- 15.05.120.030 Transect Overview.
- 15.05.120.040 Reserved.
- 15.05.120.050 Reserved.
- 15.05.120.060 Reserved.
- 15.05.120.070 T3 Neighborhood (T3N).
- 15.05.120.080 T4 Neighborhood (T4N).
- 15.05.120.090 T4 Main Street (T4MS).
- 15.05.120.100 T5 Neighborhood (T5N).
- 15.05.120.110 T5 Main Street (T5MS).
- 15.05.120.120 T6 Core (T6C).

15.05.120.010 Purpose.

This Division provides regulatory standards governing building form and land use within the transect zones. The standards in this Division are a reflection of the community's vision for implementing the intent of the General Plan to preserve natural areas, to create walkable mixed-use neighborhoods, and reinforce downtown Richmond. They are intended to ensure that proposed development is compatible with existing and future development on neighboring properties and produces an environment of desirable character.

15.05.120.020 Applicability.

- A. The standards of this Division shall apply to all proposed development within transect zones, and shall be considered in combination with the standards in Article 15.05.100 (Building Form Standards), Article 15.05.200 (Supplemental Form Standards), and Article 15.05.300 (General Supplemental Standards). If there is a conflict between any standards, the stricter standards shall apply.
- B. For nonconforming uses, structures, and lots, See Division 15.05.850 (Nonconforming Provisions).

15.05.120.030 Transect Overview.

The Richmond Transect currently ranges from T1 Preserve to T6 Core. Table A provides an overview of the Richmond Transect.

Table: 15.05.120.030.A The Richmond Transect Overview

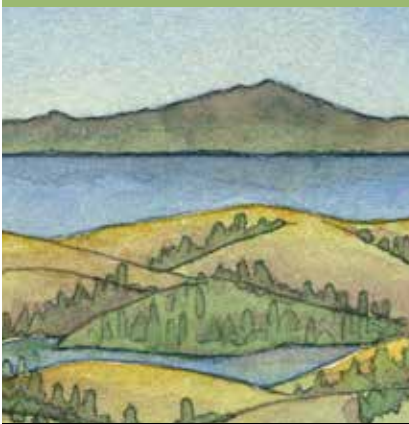
T1 Preserve T1	T2 Rural T2	T3 Neighborhood Edge T3NE
		
Intent To provide natural or preserved lands in open state. It may include parks, squares, woodland, grasslands, trails, stormwater management features, and open space areas.	Intent To provide sparsely settled lands in open or cultivated state. It may include large lot residential where animals are raised, parks, woodland, grasslands, trails, stormwater management features, and open space areas.	Intent To provide opportunities for large-lot single-family homes at the edge of town that provide a transition from the surrounding rural area while complimenting the surrounding neighborhoods.
Desired Form Development is limited to ancillary structures that support Civic/Open Space uses designed to minimally impact the surrounding land.	Desired Form Detached Wide Lot Medium-to-Large Footprint Large Front Setback Large Side Setback Up to 2½ Stories Elevated or Flush Ground Floor Primarily with Stoops or Porches	Desired Form Detached Wide Lot Medium-to-Large Footprint Large Front Setback Medium-to-Large Side Setback Up to 2½ Stories Elevated or Flush Ground Floor Primarily with Stoops or Porches
General Use Primarily natural preserve or civic/open space	General Use Primarily residential or agricultural	General Use Primarily residential with some home occupation uses
Parking Low-to-no parking requirements Shared off-street lots	Parking Moderate parking requirements Off-street	Parking Moderate parking requirements Off-street

Table: 15.05.120.030.A The Richmond Transect Overview (continued)

T3 Neighborhood T3N	T4 Neighborhood T4N	T4 Main Street T4MS
Sub-zone: T3N-Open	Sub-zone: T4N-Open	Sub-zone: T4MS-Open
		
Intent	Intent	Intent
To build upon the historic characteristics of the existing single-family neighborhoods while allowing them to evolve with smaller scale medium-density building types such as bungalow courts, duplexes, and mansion apartments that are compatible to their context.	To provide a walkable, predominantly single-family neighborhood that integrates appropriate medium-density building types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.	To provide a vibrant main-street commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance.
The open sub-zone provides the same building form but allows for a more diverse mix of uses.	The open sub-zone provides the same building form but allows for a more diverse mix of uses.	The open sub-zone provides the same building form but allows for a more diverse mix of uses.
Desired Form	Desired Form	Desired Form
Detached	Detached or Attached	Attached
Narrow-to-Medium Lot Width	Narrow-to-Medium Lot Width	Simple Wall Plane along Street
Small-to-Medium Footprint	Small-to-Medium Footprint	Small-to-Large Footprint
Large Front Setback	Small-to-Medium Front Setback	Buildings at or close to ROW
Small-to-Medium Side Setback	Small-to-No Side Setback	Small-to-No Side Setback
Up to 2 Stories	Up to 2½ Stories	Up to 3 Stories
Elevated Ground Floor	Elevated Ground Floor	Flush Ground Floor
Primarily with Stoops or Porches	Diverse Mix of Residential Frontages	Primarily with Shopfronts
General Use	General Use	General Use
Primarily residential with some home occupation uses	Primarily residential with some home occupation uses and neighborhood-supporting uses in ancillary buildings	Ground floor commercial that may have residential or additional commercial uses above or behind
Parking	Parking	Parking
Moderate parking requirements	Low-to-moderate requirements	Low parking requirements
Off- or on-street	Off- or on-street	Individual or shared off-street lots or on-street
		Commercial parking: part of a shared parking district

Table: 15.05.120.030.A The Richmond Transect Overview (continued)

T5 Neighborhood T5N	T5 Main Street T5MS	T6 Core T6C
Sub-zone: T5MS-Open	Sub-zone: T6C-Open	
		
Intent	Intent	Intent
To provide medium- to high-density housing in building types such as apartment houses, courtyard apartments, and mid-rise buildings that transition from the surrounding lower-density neighborhoods to the higher-density mixed-use neighborhoods.	To provide a vibrant, walkable urban main street commercial area that provides locally- and regionally-serving commercial, retail, entertainment uses, and civic and public uses, as well as a variety of urban housing choices.	To provide a high-density, vibrant, urban downtown that provides locally- and regionally-serving commercial, entertainment, and civic and public uses, as well as a variety of urban housing choices in main street mixed-use, mid-rise, and high-rise building types.
	The open sub-zone provides the same building form but allows for a more diverse mix of uses.	The open sub-zone provides the same building form but allows for a more diverse mix of uses.
Desired Form	Desired Form	Desired Form
Detached or Attached	Attached	Attached
Simple Wall Plane along Street	Simple Wall Plane along Street	Simple Wall Plane along Street
Small-to-Large Footprint	Small-to-Large Footprint	Medium-to-Large Footprint
Buildings at or close to ROW	Buildings at or close to ROW	Buildings at or close to ROW
Small-to-No Side Setback	No Side Setback	No Side Setback
Up to 55'	Up to 55' (85' in some areas)	Up to 135' (unlimited with bonuses)
Elevated Ground Floor	Flush Ground Floor	Flush Ground Floor
Stoops, Forecourts, and Dooryards	Primarily with Shopfronts	Primarily with Shopfronts
General Use	General Use	General Use
Primarily residential with home occupation uses and neighborhood-supporting uses in ancillary buildings	Vertical Mixed Use: Commercial on the ground floor with residential or commercial uses on upper floors	Vertical Mixed Use: Commercial on the ground floor with residential or commercial uses on upper floors
Parking	Parking	Parking
No-to-low parking requirements	No-to-low parking requirements	No min. with a max.
Individual or shared off-street lots or on-street	Individual or shared off-street lots or on-street	Individual or shared off-street lots or on-street
	Commercial parking: part of a shared parking district	Commercial parking: part of a shared parking district

15.05.120.040 Reserved.

This Section is reserved for standards governing building form and land use within the T1 Preserve (T1) Transect Zone.

15.05.120.050 Reserved.

This Section is reserved for standards governing building form and land use within the T2 Rural (T2) Transect Zone.

15.05.120.060 Reserved.

This Section is reserved for standards governing building form and land use within the T3 Neighborhood Edge (T3NE) Transect Zone.

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T3 Neighborhood (T3N)

15.05.120.070 T3 Neighborhood (T3N).



A. Intent

To build upon the historic characteristics of the existing single-family neighborhoods while allowing them to evolve with smaller scale medium-density building types such as bungalow courts, duplexes, and mansion apartments that are compatible to their context.

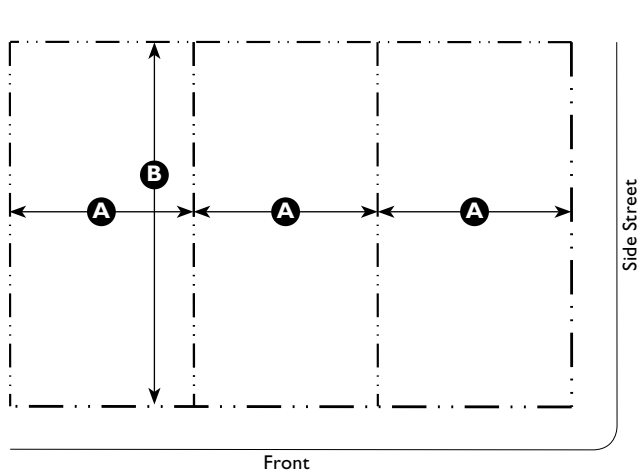
Detached
Narrow-to-Medium Lot Width
Small-to-Medium Footprint
Large Front Setback
Small-to-Medium Side Setback
Up to 2 Stories
Elevated Ground Floor
Primarily with Stoops or Porches

B. Sub-zone(s)

N/A

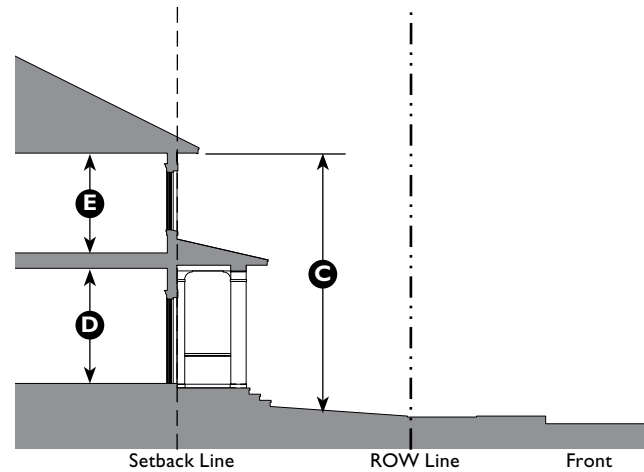
General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T3 Neighborhood (T3N).



Key

--- ROW / Lot Line --- Building Setback Line



Key

--- ROW / Lot Line --- Building Setback Line

C. Allowed Building Types

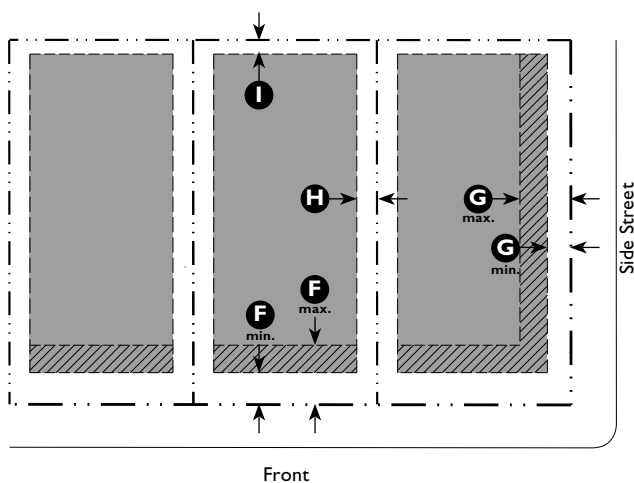
Building Type	Lot		Standards
	Width A	Depth B	
Carriage House	n/a	n/a	15.05.210.050
Detached House: Village	50' min.; 75' max.	80' min.	15.05.210.070
Detached House: Cottage	30' min.; 50' max.	80' min.	15.05.210.080
Bungalow Court	75' min.; 175' max.	80' min.	15.05.210.090
Duplex	25' min.; 75' max. ¹	80' min.	15.05.210.100
Multi-Plex: Small	50' min.; 75' max.	80' min.	15.05.210.120

¹ Maximum combined width of two lots.

D. Building Form

Height		
Main Building	2 stories max.	C
Accessory Structure	1½ stories max.	
Ceiling Height, Ground Floor	10' min. clear	D
Ceiling Height, Upper Floor(s)	8'-6" min. clear	E
Footprint		
Per Division 15.05.210 (Building Types)		

T3 Neighborhood (T3N).

**Key**

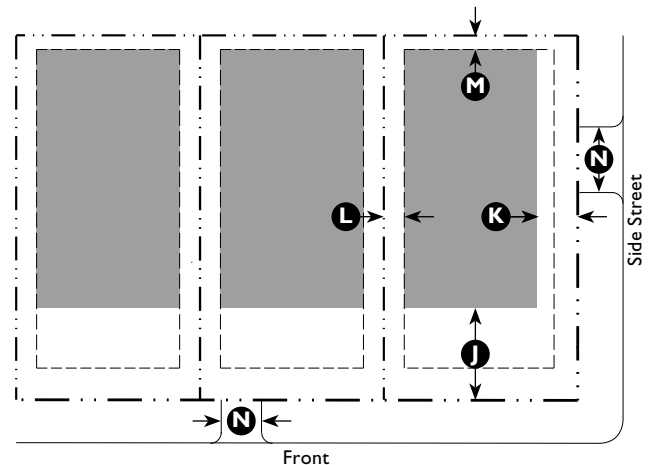
- ROW / Lot Line
- Building Setback Line
- Building Area
- ▨ Facade Zone

E. Building Placement**Setbacks (Distance from ROW / Lot Line)**

Front	10' min. ² ; 25' max.	F
Side Street	10' min.; 20' max.	G
Side:		H
Main Building	5' ³	
Accessory Structure	0'	
Rear:		I
Main Building	20'	
Accessory Structure	5'	
Facade within Facade Zone:		
Front	50% min.	
Side Street	50% min.	

²Where existing adjacent buildings are in front of the regulated setback, the building may be set to align with the facade of the front most immediately adjacent property.

³No side setback required along the common lot line between Townhouse or Duplex Building Types.

**Key**

- ROW / Lot Line
- Building Setback Line
- Parking Area

F. Parking**Required Spaces⁴**

Residential Uses	1/unit min. ⁵
------------------	--------------------------

Location (Distance from ROW / Lot Line)

Front Setback	50'	J
Side Street Setback	20'	K
Side Setback	5' ⁶	L
Rear Setback	5'	M

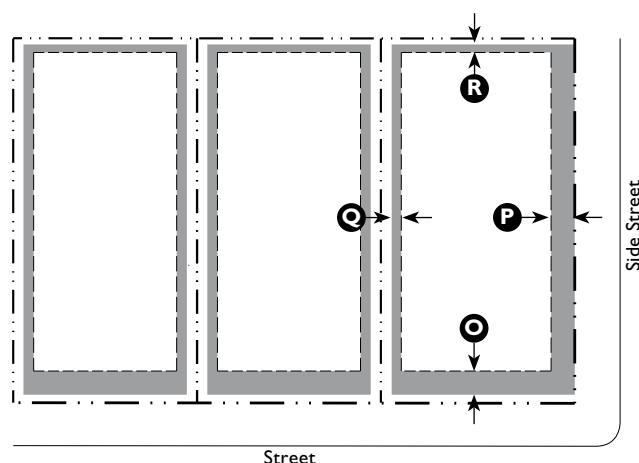
Miscellaneous

Parking Drive Width:		N
Front	12' max.	
Side Street/Alley	20' max.	

⁴See Section 15.05.320 (Parking) for uses not listed, general parking standards, adjustments, and alternatives.

⁵No parking spaces required for affordable housing developments.

⁶No side setback required along the common lot line between Townhouse or Duplex Building Types.

T3 Neighborhood (T3N).**Key**

- ROW / Lot Line ■ Encroachment Area
 ---- Building Setback Line

G. Encroachments and Frontage Type**Allowed Encroachments^{7,8}**

Front	10' max.	○
Side Street	10' max.	P
Side	2'-6" max.	Q
Rear	2'-6" max.	R

Allowed Frontage Types^{9,10} Standards

Common Yard	15.05.220.040
Porch: Projecting	15.05.220.050
Porch: Engaged	15.05.220.060
Stoop	15.05.220.070

⁷ Maximum allowed encroachments: See Division 15.05.220 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.

⁸ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed in an alley ROW or across a lot line.

⁹ Frontage Type must be allowed for the selected building Building Type per Division 15.05.210 (Building Types).

¹⁰ Building placement must accommodate Frontage Type size standards per Division 15.05.21 (Frontage Types).

T3 Neighborhood (T3N).

H. Use Table	
Land Use ¹	T3N
Agricultural	
Farmers' Market	MUP
Urban Agriculture, Accessory Use:	
With Animals	P
With No Animals	P
Urban Agriculture, Primary Use:	
With Animals	MUP
With No Animals	P
Recreation, Education & Public Assembly	
Civic Space (see Civic Space Standards)	P
Library or Museum:	
≤5,000 sf	MUP
>5,000 sf	CUP
Meeting Facility, public or private:	
≤5,000 sf	MUP
≤20,000 sf	CUP
Place of Worship:	
≤5,000 sf	MUP
≤20,000 sf	CUP
School, public or private:	
K-12	P
Key	
P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use
End Notes	
Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.	
¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.	
² Not allowed on the ground floor unless behind an allowed ground-floor use.	
³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.	

Land Use ¹	T3N
Residential	
Dwelling:	
Accessory/Secondary Unit	P
Single-Unit Residence	P
Multi-Unit Residence	MUP
Group Housing:	
≤8 Occupants	MUP
Home Occupation:	
Main Building, ≤300 sf, ≤2 employees	P
Main Building, >300 sf, >2 employees	MUP
Accessory Structure, ≤600 sf and ≤4 employees	P
Accessory Structure, >600 sf or >4 employees	CUP
Homeless Shelters and Transitional Housing:	
Housing ≤10 Persons	MUP
Institutional Residential:	
≤8 Clients	CUP
Residential Care:	
Small, in a home	MUP
Single Room Occupancy (SRO)	MUP
Services	
Day Care, child or adult:	
Small Family Day Care Home	P
Lodging:	
Bed and Breakfast	MUP
Transportation, Communications, and Utilities	
Public Safety Facility:	
≤1,000 sf	CUP
Wireless Communications Facility	CUP

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T4 Neighborhood (T4N)

15.05.120.080 T4 Neighborhood (T4N).



A. Intent

To provide a walkable, predominantly single-family neighborhood that integrates appropriate medium-density building types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.

Detached or Attached

Narrow-to-Medium Lot Width

Small-to-Medium Footprint

Small-to-Medium Front Setback

Small-to-No Side Setback

Up to 2½ Stories

Elevated Ground Floor

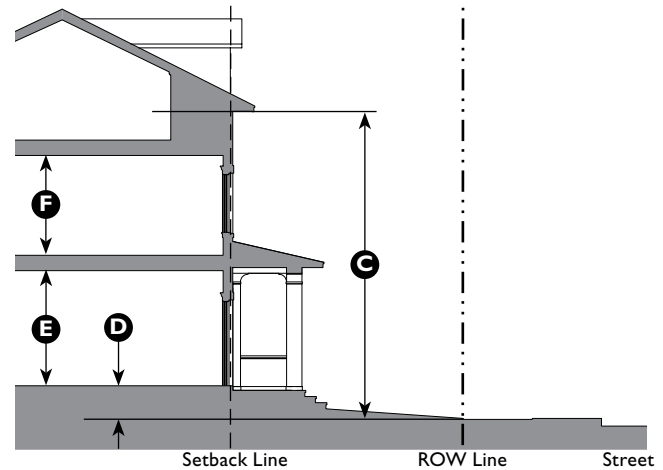
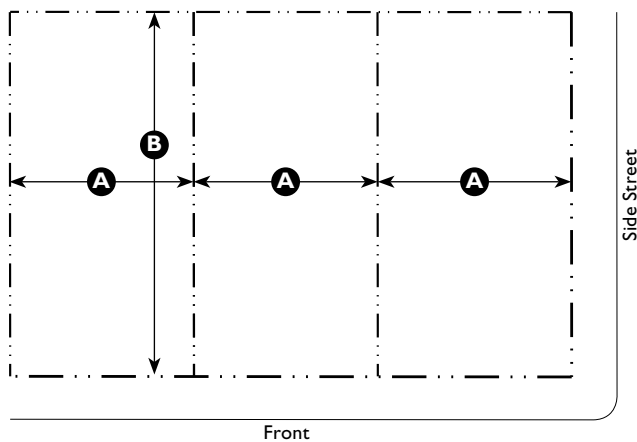
Diverse Mix of Residential Frontages

B. Sub-Zone(s)

T4 Neighborhood-Open (T4N-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T4 Neighborhood (T4N).**Key**

--- ROW / Lot Line --- Building Setback Line

Key

--- ROW / Lot Line --- Building Setback Line

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Carriage House	n/a	n/a	15.05.210.050
Detached House: Village	50' min.; 75' max.	80' min.	15.05.210.070
Detached House: Cottage	30' min.; 50' max.	80' min.	15.05.210.080
Bungalow Court	75' min.; 150' max.	80' min.	15.05.210.090
Duplex	25' min.; 75' max. ¹	80' min.	15.05.210.100
Rowhouse	18' min.; 35' max.	80' min.	15.05.210.110
Multi-Plex: Small	50' min.; 75' max.	80' min.	15.05.210.120
Courtyard Building	75' min.; 100' max.	100' min. ²	15.05.210.150

¹ Maximum combined width of two lots.

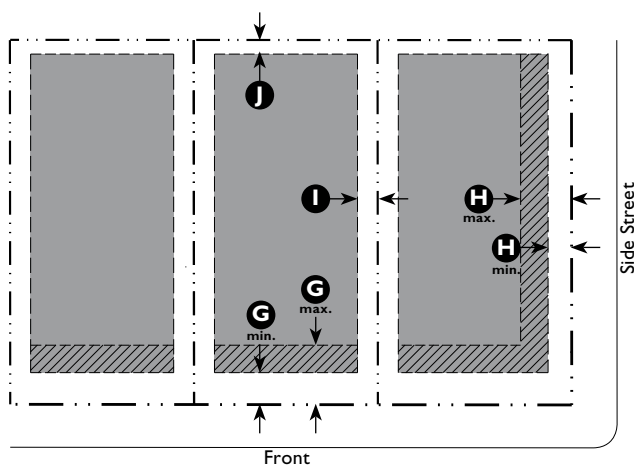
² 80' min. allowed for existing lots.

D. Building Form

Height		
Main Building	2½ stories max.	C
Accessory Structure	2 Stories Max.	
Ground Floor Finish Level:		
Residential, < 10' from ROW	18" min.	D
Residential, ≥ 10' from ROW	0" min.	
Ceiling Height, Ground Floor	10' min. clear	E
Ceiling Height, Upper Floor(s)	8'-6" min. clear	F
Footprint		
Per Division 15.05.210 (Building Types)		
Miscellaneous		

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

T4 Neighborhood (T4N).

**Key**

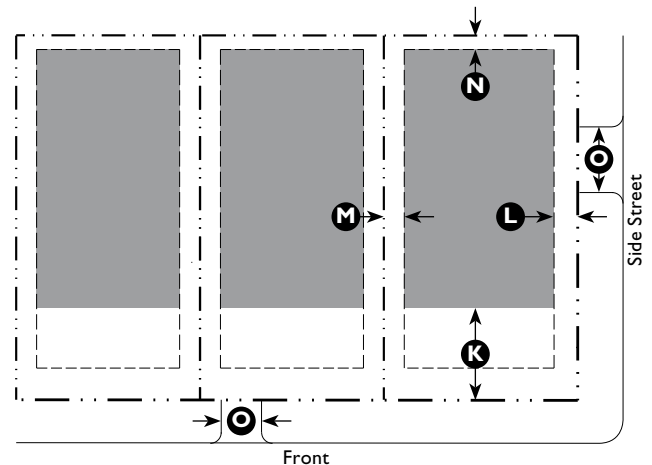
- ROW / Lot Line
- Building Setback Line
- Building Area
- ▨ Facade Zone

E. Building Placement**Setbacks (Distance from ROW / Lot Line)**

Front	10' min. ³ ; 15' max.	G
Side Street	5' min.; 10' max.	H
Side:		I
Main Building	5' ⁴	
Accessory Structure	0'	
Rear:		J
Main Building	5'	
Accessory Structure	0'	
Facade within Facade Zone:		
Front	50% min.	
Side Street	50% min.	

³ Where existing adjacent buildings are in front of the regulated setback, the building may be set to align with the facade of the front most immediately adjacent property.

⁴ No side setback required along the common lot line between Townhouse or Duplex Building Types.

**Key**

- ROW / Lot Line
- Building Setback Line
- Parking Area

F. Parking**Required Spaces⁵**

Residential Uses	1/1,000sf min. ⁶
Lodging Uses	1/room min.

Location (Distance from ROW / Lot Line)

Front Setback	30'	K
Side Street Setback	10'	L
Side Setback	5' ⁷	M
Rear Setback	5'	N

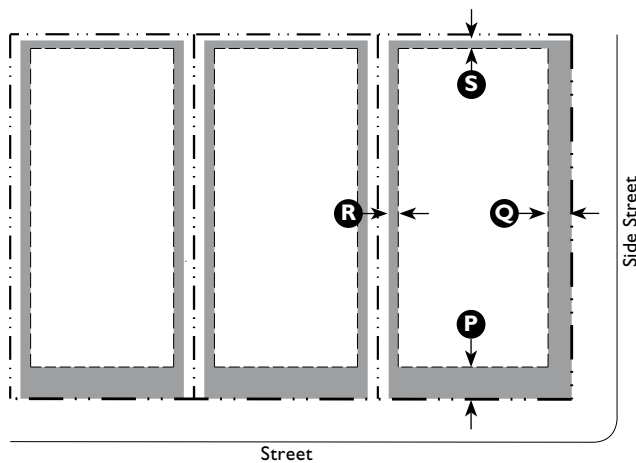
Miscellaneous

Parking Drive Width:		O
Front	12' max.	
Side Street/Alley	20' max.	

⁵ See Section 15.05.320 (Parking) for uses not listed, general parking standards, adjustments, and alternatives.

⁶ No parking spaces required for affordable housing developments or first 2,000sf of residential use.

⁷ No side setback required along the common lot line between Townhouse or Duplex Building Types.

T4 Neighborhood (T4N).**Key**

- ROW / Lot Line ■ Encroachment Area
- Building Setback Line

G. Encroachments and Frontage Types**Allowed Encroachments^{8,9}**

Front	10' max	P
Side Street	5' max.	Q
Side	2'-6" max.	R
Rear	2'-6" max.	S

Allowed Frontage Types^{10,11} Standards

Porch: Projecting	15.05.220.050
Porch: Engaged	15.05.220.060
Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090

⁸ Maximum allowed encroachments: See Division 15.05.220 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.

⁹ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed in an alley ROW or across a lot line.

¹⁰ Frontage Type must be allowed for the selected building Building Type per Division 15.05.210 (Building Types).

¹¹ Building placement must accommodate Frontage Type size standards per Division 15.05.21 (Frontage Types).

T4 Neighborhood (T4N).

H. Use Table		
Land Use ¹	T4N	T4N-O
Agricultural		
Farmers' Market	MUP	P
Urban Agriculture, Accessory Use:		
With Animals	P	P
With No Animals	P	P
Urban Agriculture, Primary Use:		
With Animals	MUP	MUP
With No Animals	P	P
Industry, Manufacturing & Processing		
Media Production	–	CUP
Printing and Publishing	–	CUP
Recycling, small collection facility	–	CUP
Recreation, Education & Public Assembly		
Civic Space (see Civic Space Standards)	P	P
Library or Museum:		
≤5,000 sf	MUP	MUP
>5,000 sf	CUP	CUP
Meeting Facility, public or private:		
≤5,000 sf	MUP	MUP
≤20,000 sf	CUP	CUP
Place of Worship:		
≤5,000 sf	MUP	MUP
≤20,000 sf	CUP	CUP
School, public or private:		
K-12	P	P
Colleges or Universities	–	CUP
Social Service Facilities	CUP	CUP
Studio, art, dance, martial arts, music, etc.:		
≤1,500 sf	–	MUP
≤3,000 sf	–	CUP
Residential		
Dwelling:		
Accessory/Secondary Unit	P	P
Single-Unit Residence	P	P
Multi-Unit Residence	P	P

Land Use ¹	T4N	T4N-O
Residential (continued)		
Group Housing:		
≤8 Occupants	MUP	MUP
>8 Occupants	CUP	CUP
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees	P	P
Main Building, >300 sf, >2 employees	MUP	MUP
Accessory Structure, ≤600 sf and ≤4 employees	P	P
Accessory Structure, >600 sf or >4 employees	MUP	P
Homeless Shelters and Transitional Housing:		
Housing ≤10 Persons	P	P
Housing >10 Persons	CUP	CUP
Institutional Residential:		
≤8 Clients	CUP	CUP
>8 Clients	–	CUP
Live/Work	–	P
Residential Care:		
Small, in a home	P	P
Large	CUP	CUP
Single Room Occupancy (SRO)	P	P
Work/Live	–	MUP
Key		
P	Permitted Use	
MUP	Minor Use Permit Required	
CUP	Conditional Use Permit Required	
–	Prohibited Use	
End Notes		
Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.		
¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.		
² Not allowed on the ground floor unless behind an allowed ground-floor use.		
³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.		

T4 Neighborhood (T4N).**H. Use Table (continued)**

Land Use ¹	T4N	T4N-O
Services		
General Services, except with any of the following features:	–	P
Adult-Oriented Entertainment	–	–
Drive-through services	–	–
Operating between:		
1am - 5am	–	–
5am - 7am	–	–
11pm - 1am	–	–
Tenant floor area:		
>2,500 sf	–	MUP
>5,000 sf	–	–
>10,000 sf	–	–
ATM	–	CUP
Animal Kennel	–	CUP
Animal Medical Service:		
Animal Clinic	–	MUP
Animal Hospital	–	CUP
Business Support Services	–	MUP
Day Care, child or adult:		
Day Care Center	–	MUP
Large Family Day Care	MUP	MUP
Home		
Small Family Day Care	P	P
Home		
Small Animal Day Care	–	MUP
Lodging:		
Bed and Breakfast	P	P
Hostel	–	MUP
Inn/Lodge	–	MUP
Medical Services:		
Medical/Dental Office	–	MUP
Office: Professional, administrative:		
≤5,000 sf	–	MUP

Land Use ¹	T4N	T4N-O
Transportation, Communications, and Utilities		
Parking Facility, Public or Commercial	–	–
Public Safety Facility:		
≤1,000 sf	CUP	MUP
>1,000 sf	–	CUP
Temporary Event Parking	–	CUP
Wireless Communications Facility	CUP	CUP

Key

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

T4 Main Street (T4MS)

15.05.120.090 T4 Main Street (T4MS).



A. Intent

To provide a vibrant main-street commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance

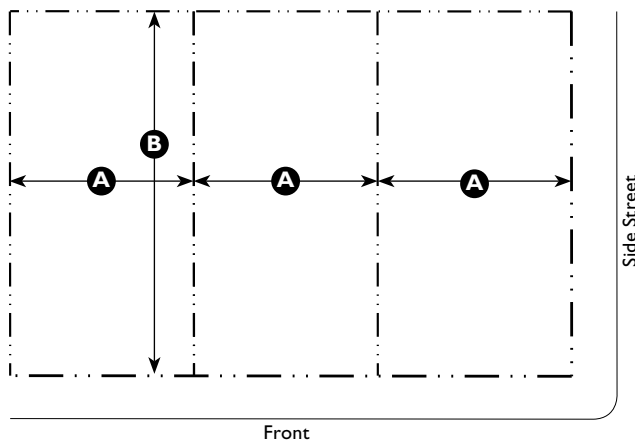
Attached
Simple Wall Plane along Street
Small-to-Large Footprint
Buildings at ROW
Small-to-No Side Setback
Up to 3 Stories
Flush Ground Floor
Primarily with Shopfronts

B. Sub-Zone(s)

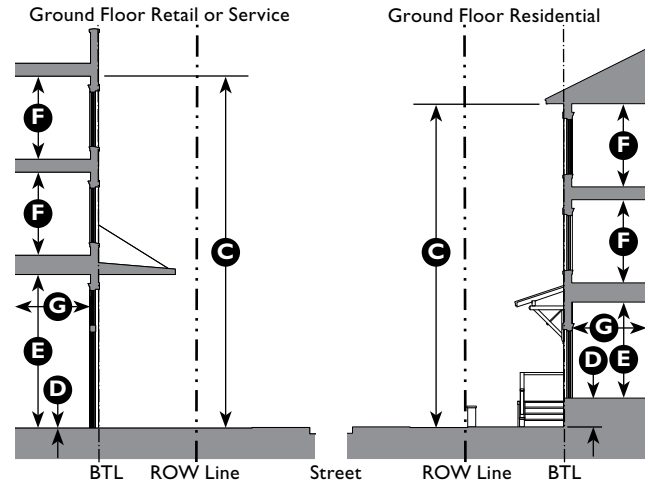
T4 Main Street-Open (T4MS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T4 Main Street (T4MS).**Key**

--- ROW / Lot Line

**Key**

--- ROW / Lot Line

--- Building Build-to Line

C. Allowed Building Types

Building Type	Lot		Standards
	Width ^A	Depth ^B	
Carriage House	n/a	n/a	15.05.210.050
Courtyard Building	75' min.; 100' max.	100' min. ¹	15.05.210.150
Live/Work	18' min.; 35' max.	80' min.	15.05.210.160
Main Street Building	50' min. ² ; 150' max.	100' min. ¹	15.05.210.170
Mid-Rise	100' min.; 200' max.	100' min.	15.05.210.180

D. Building Form**Height**

Main Building	20' min.; 3 stories max. ^{3,4}	C
Accessory Structure	2 stories max.	

¹ 80' min. allowed for existing lots² 25' min. allowed for existing lots³ 4 stories max. allowed for affordable housing

developments / for LEED (or equivalent) certified buildings / for buildings on lots that provide a public open space.

⁴ Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.**D. Building Form (continued)****Height (continued)**

Ground Floor Finish Level:	D
Residential, < 10' from ROW	24" min.
Residential, ≥ 10' from ROW	0" min.
Retail or Service	6" max.

Ceiling Height, Ground Floor:	E
Residential	10' min. clear
Retail or Service	12' min. clear

Ceiling Height, Upper Floor(s)	9' min. clear	F
--------------------------------	---------------	----------

Footprint

Per Division 15.05.210 (Building Types)

Depth, Ground-Floor Space:	G
Residential	30' min.
Retail or Service, Front	50' min.
Retail or Service, Side Street	30' min.

Miscellaneous

Distance Between Entries along the Front:

Entries to Ground Floor 50' max.

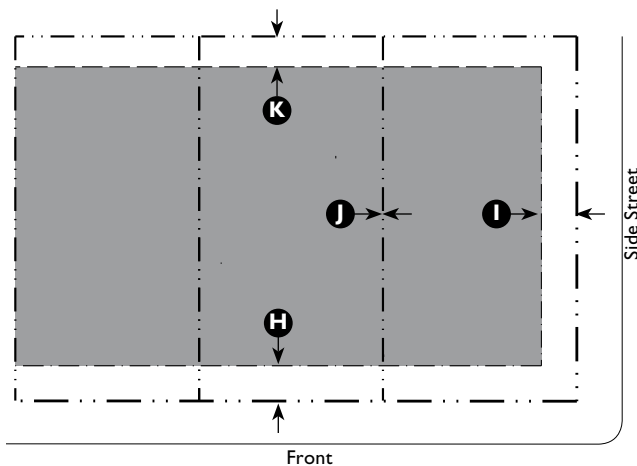
Entries to Upper Floor(s) 100' max.

Upper floors shall have a primary entrance along the front.

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

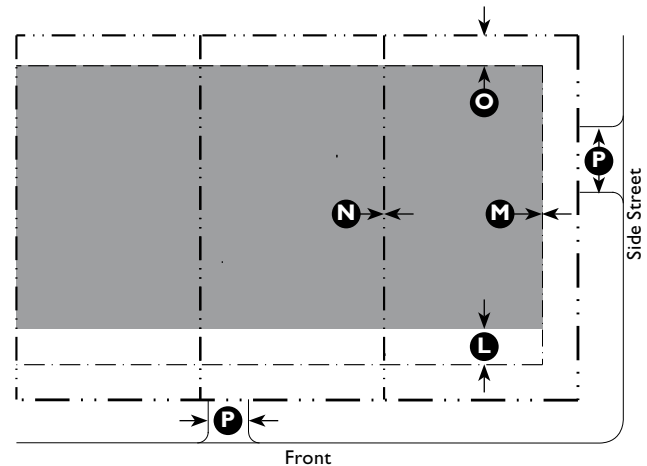
Buildings wider than 75' shall be designed to read as a series of buildings no wider than 50' each.

T4 Main Street (T4MS).



Key

- ROW / Lot Line ---- Building Setback Line
 ---- Building Build-to Line ■ Building Area



Key

- ROW / Lot Line ---- Building Setback Line
 ---- Building Build-to Line ■ Parking Area

E. Building Placement

Build-to Lines (Distance from ROW / Lot Line)

Front	0' min.; 10' max. ⁵	H
Side Street	0' min.; 10' max. ⁵	I

BTL Defined by a Building:

Front, lots < 50' wide	100%
Front, lots ≥ 50' wide	75% min. ⁶
Side Street	50% min. ⁶

Setbacks (Distance from ROW / Lot Line)

Side	0'	J
Rear:		K
Adjacent to T5N,T4N,orT3N	5'	
Adjacent to all other zone(s)	0'	
Adjacent to Alley	0'	

Miscellaneous

A building form with a chamfered corner is allowed on a corner lot if a corner entry is provided.

⁵ See 15.05.110.030 (Regulating Plan) for locations where 0' BTL is required. BTL's located within this range that do not match the location of an existing adjacent building require the Director's approval.

⁶ On corner lots, the BTL must be defined by a building for the first 30' from the corner.

F. Parking

Required Spaces⁷

Residential Uses	1/1,000sf min. ⁸
Lodging Uses	1/room max.
Retail or Service Uses	2/1,000sf min. ⁹

Location (Distance from ROW / Lot Line)

Front Setback:		L
Ground floor	50' (from BTL)	
Upper floor(s)	30' (from BTL)	
Side Street Setback	0' (from BTL)	M
Side Setback	0'	N
Rear Setback:		O
Adjacent to T5N,T4N,orT3N	5'	
Adjacent to all other zone(s)	0'	
Adjacent to Alley	0'	

Miscellaneous

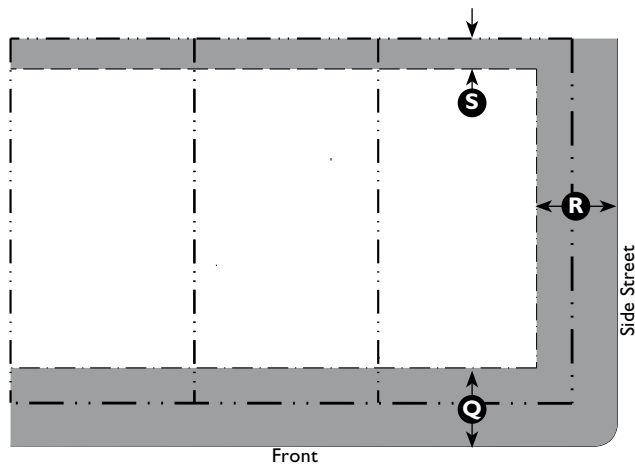
Parking Drive Width:		P
Front	12' max.	
Side Street/Alley	20' max.	

All garages shall be screened along the Front and any street by habitable space.

⁷ See Section 15.05.320 (Parking) for uses not listed, general parking standards, adjustments, and alternatives.

⁸ No parking spaces required for affordable housing developments or first 2,000sf of residential use.

⁹ No parking spaces required for ground floor retail or service uses less than 5,000sf.

T4 Main Street (T4MS).**Key**

- ROW / Lot Line ---- Building Setback Line
 ---- Building Build-to Line ■ Encroachment Area

G. Encroachments and Frontage Types**Allowed Encroachments^{10,11}**

Front	14' max.	Q
Side Street	14' max.	R
Rear	5' max.	S

Allowed Frontage Types^{12,13} Standards

Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090
Shopfront	15.05.220.100
Gallery	15.05.220.110
Terrace ¹⁴	15.05.220.120

¹⁰ Maximum allowed encroachments: See Division 15.05.220 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.

¹¹ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed in an alley ROW or across a lot line.

¹² Frontage Type must be allowed for the selected building Building Type per Division 15.05.210 (Building Types).

¹³ Building placement must accommodate Frontage Type size standards per Division 15.05.21 (Frontage Types).

¹⁴ Permitted along a cross-slope frontage only.

H. Use Table		
Land Use ¹	T4MS	T4MS-O
Agricultural		
Farmers' Market	P	P
Urban Agriculture, Accessory Use:		
With Animals	MUP	MUP
With No Animals	P	P
Urban Agriculture, Primary Use:		
With Animals	–	CUP
With No Animals	–	MUP
Industry, Manufacturing & Processing		
General Industrial, Manufacturing, & Processing, except with any of the following features:	–	MUP
Emission of TAC:		
> 80% allowed emission level	–	CUP
≥ Allowed emission level	–	–
Emission of Smoke, Dust, and other Particulate Matter:		
> 80% allowed emission level	–	CUP
≥ Allowed emission level	–	–
Emission of Odorous Matter detected beyond lot line	–	–
Floor Area:		
>5,000 sf	–	CUP
>25,000 sf	–	–
Operating between:		
1am - 5am	–	–
5am - 7am	–	CUP
11pm - 1am	–	CUP
Producing Noise:		
> 80% allowed sound level	–	CUP
≥ Allowed sound level	–	–
Producing Vibrations:		
> 80% allowed vibration level	–	CUP
≥ Allowed vibration level	–	–
Production of excessive humidity, heat, or glare detectable beyond lot line	–	–
Media Production	MUP ²	MUP
Printing and Publishing	MUP ²	MUP
Recycling, small collection facility	MUP ²	MUP
Storage:		
Personal storage facility	–	MUP ²
Warehouse:		
<10,000sf	CUP ²	MUP ²

Key

P Permitted Use

MUP Minor Use Permit Required

CUP Conditional Use Permit Required

– Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

T4 Main Street (T4MS).**H. Use Table (continued)**

Land Use ¹	T4MS	T4MS-O
Recreation, Education & Public Assembly		
Commercial Recreation		
Facility:		
Small, Indoor	MUP/P ³	P
Medium, Indoor	MUP	MUP
Large, Indoor	CUP	CUP
Outdoor	–	CUP
Civic Space (see Civic Space Standards)	P	P
Health/Fitness Facility:		
≤3,000 sf	MUP/P ³	P
>3,000 sf	P ²	MUP/P ³
Library or Museum:		
≤5,000 sf	P	P
>5,000 sf	MUP	MUP
Meeting Facility, public or private:		
≤5,000 sf	P ²	MUP/P ³
≤20,000 sf	P ²	CUP/P ³
>20,000 sf	MUP ²	CUP
Place of Worship:		
≤5,000 sf	P ²	MUP/P ³
≤20,000 sf	P ²	CUP/P ³
>20,000 sf	MUP ²	CUP
School, public or private:		
K-12	P	P
Colleges or Universities	MUP ²	MUP
Commercial Trade	MUP ²	CUP
Social Service Facilities	CUP ²	CUP
Studio, art, dance, martial arts, music, etc.:		
≤1,500 sf	P	P
≤3,000 sf	MUP/P ³	MUP
>3,000 sf	CUP/P ³	MUP/P ³
Theater, cinema or performing arts:		
≤5,000 sf	P	P
≤10,000 sf	MUP/P ³	MUP
>10,000 sf	CUP	CUP

Land Use ¹	T4MS	T4MS-O
Residential		
Dwelling:		
Accessory/Secondary Unit	P	P
Single-Unit Residence	–	MUP
Multi-Unit Residence	P ²	P
Group Housing		
≤8 Occupants	MUP ²	MUP
>8 Occupants	CUP ²	CUP
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees	P ²	P
Main Building, >300 sf, >2 employees	CUP	CUP
Accessory Structure, ≤600 sf and ≤4 employees	P	P
Accessory Structure, >600 sf or >4 employees	P	P
Homeless Shelters and Transitional Housing:		
Housing ≤10 Persons	P	P
Housing >10 Persons	CUP	CUP
Institutional Residential		
≤8 Clients	MUP ²	MUP
>8 Clients	CUP ²	CUP
Live/Work	MUP	P
Residential Care		
Small, in a home	P ²	P
Large	CUP ²	CUP
Single Room Occupancy (SRO)	P ²	P
Work/Live	P	P

T4 Main Street (T4MS).

H. Use Table (continued)

Land Use ¹	T4MS	T4MS-O	Land Use ¹	T4MS	T4MS-O
Retail			Services		
Eating or Drinking Establishment, except with any of the following features:	P	P	General Services, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–	Adult-Oriented Entertainment	–	–
Alcohol Beverage Sales:			Drive-through services	–	CUP
≤ 50% Gross Revenue	P	MUP	Operating between:		
> 50% Gross Revenue	MUP	CUP	1am - 5am	CUP	–
Drive-through services	–	CUP	5am - 7am	MUP	CUP
Operating between:			11pm - 1am	MUP	CUP
1am-5am	CUP	–	Tenant floor area:		
5am - 7am	MUP	MUP	>2,500 sf	P	P
11pm - 1am	MUP	MUP	>5,000 sf	MUP/P ³	CUP/P ³
Providing entertainment	MUP	CUP	>10,000 sf	CUP	–
Providing outdoor seating	MUP	MUP	ATM	P	P
Tenant floor area:			Animal Kennel	MUP ²	MUP
>5,000 sf	MUP	MUP	Animal Medical Service:		
>10,000 sf	CUP	–	Animal Clinic	MUP/P ³	P
General Retail, except with any of the following features:	P	P	Animal Hospital	–	MUP
Adult-Oriented Entertainment	–	–	Automotive Services:		
Alcohol Beverage Sales:			Filling Station	–	CUP
≤ 25% Gross Revenue	P	MUP	Major Repair	–	CUP
> 25% Gross Revenue	CUP	CUP	Minor Repair	–	MUP
Drive-through services	–	CUP			
On-site production of items sold	MUP	MUP			
Operating between:					
1am-5am	CUP	–			
5am - 7am	MUP	CUP			
11pm - 1am	MUP	CUP			
Sale of used items	MUP	MUP			
Tenant floor area:					
>5,000 sf	MUP	MUP			
>10,000 sf	CUP	–			
>25,000 sf	–	–			
Mobile Vending Unit	MUP	MUP			
Vehicle Sales and Rental	–	CUP			

Key

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

T4 Main Street (T4MS).**H. Use Table (continued)**

Land Use ¹	T4MS	T4MS-O
Services (continued)		
Bank or Financial Services	P	P
Business Support Services	MUP/P ³	P
Day Care, child or adult:		
Day Care Center	MUP ²	CUP/P ³
Large Family Day Care Home	CUP ²	MUP
Small Family Day Care Home	P ²	MUP
Small Animal Day Care	MUP ²	MUP
Lodging:		
Bed and Breakfast	P ²	P
Hostel	P ²	P
Hotel	P ²	P
Inn/Lodge	P ²	P
Medical Services:		
Extended Care Facility	P ²	P
Hospital	–	CUP
Medical/Dental Clinic	MUP ²	MUP
Medical/Dental Office	P ²	P
Office: Professional, administrative:		
≤5,000 sf	P ²	MUP/P ³
>5,000 sf	P ²	CUP/P ³

Land Use ¹	T4MS	T4MS-O
Transportation, Communications, and Utilities		
Parking Facility, Public or Commercial	P ²	P ²
Public Safety Facility:		
≤1,000 sf	MUP	MUP
>1,000 sf	–	MUP
Temporary Event Parking	MUP ²	MUP ²
Wireless Communications Facility	CUP	CUP

Key

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

T5 Neighborhood (T5N)

15.05.120.100 T5 Neighborhood (T5N).



A. Intent

To provide medium- to high-density housing in building types such as apartment houses, courtyard apartments, and mid-rise buildings that transition from the surrounding lower-density neighborhoods to the higher-density mixed-use neighborhoods.

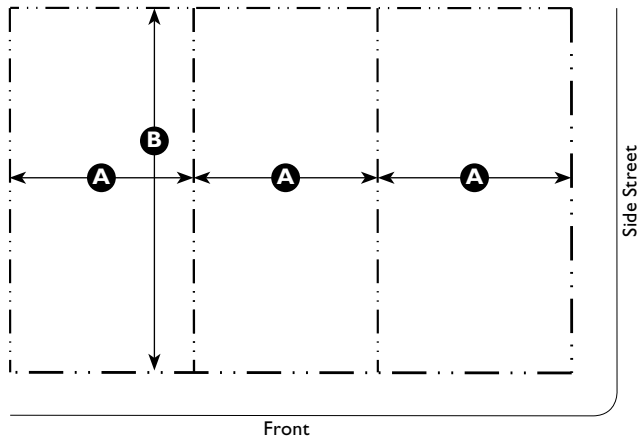
Detached or Attached
 Simple Wall Plane along Street
 Small-to-Large Footprint
 Buildings at or close to ROW
 Small-to-No Side Setback
 Up to 55'
 Elevated Ground Floor
 Stoops, Forecourts, and Dooryards

B. Sub-Zone(s)

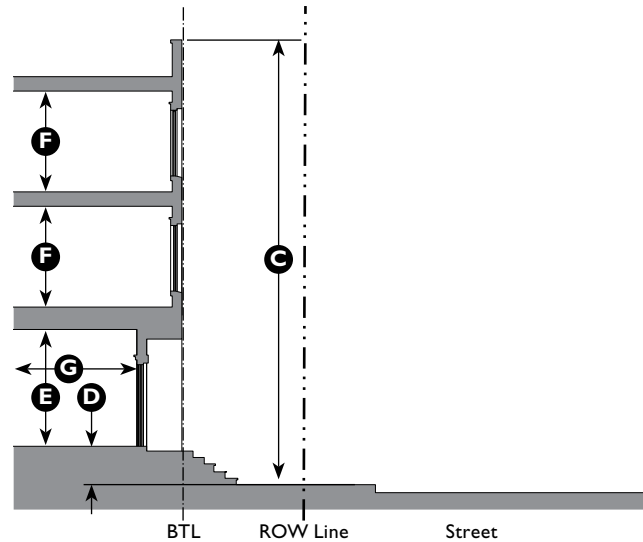
N/A

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Neighborhood (T5N).

**Key**

--- ROW / Lot Line

**Key**

--- ROW / Lot Line

--- Building Build-to Line

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Rowhouse	18' min.; 35' max.	80' min.	15.05.210.110
Multi-Plex: Small	50' min.; 75' max.	80' min.	15.05.210.120
Multi-Plex: Large	50' min.; 100' max.	100' min. ¹	15.05.210.130
Stacked Flats	100' min.; 200' max.	100' min. ¹	15.05.210.140
Courtyard Building	75' min.; 200' max.	100' min. ¹	15.05.210.150
Mid-Rise	75' min.; 200' max.	100' min.	15.05.210.180

¹ 80' min. allowed for existing lots**D. Building Form**

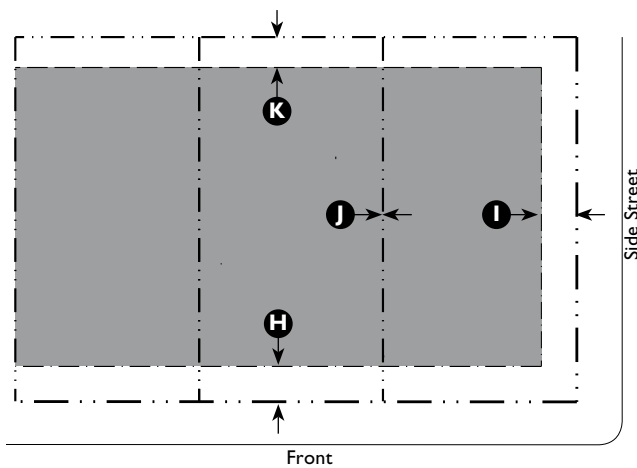
Height		
Main Building	2 stories min.; 55' max. ^{2,3}	C
Ground Floor Finish Level:		D
Residential, < 10' from ROW	24" min.	
Residential, ≥ 10' from ROW	0" min.	
Ceiling Height, Ground Floor	10' min. clear	E
Ceiling Height, Upper Floor(s)	9' min. clear	F
Footprint		
Per Division 15.05.210 (Building Types)		
Depth, Ground-Floor Space	20' min.	G
Miscellaneous		
Distance Between Entries along the Front:		
Entries to Ground Floor	50' max.	
Entries to Upper Floor(s)	100' max.	

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Buildings wider than 100' shall be designed to read as a series of buildings no wider than 75' each.

² Additional 30' allowed for affordable housing developments / for LEED (or equivalent) certified buildings / for buildings on lots that provide a public open space.³ Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

T5 Neighborhood (T5N).

**Key**

- ROW / Lot Line --- Building Setback Line
 --- Building Build-to Line ■ Building Area

E. Building Placement**Build-to Lines (Distance from ROW / Lot Line)**

Front	0' min.; 15' max. ⁴	H
Side Street	0' min.; 15' max. ⁴	I

BTL Defined by a Building:

Front	60% min. ⁵
Side Street	60% min. ⁵

Setbacks (Distance from ROW / Lot Line)

Side	0'	J
Rear:		K
Adjacent to T5N,T4N,orT3N	5'	
Adjacent to all other zone(s)	0'	
Adjacent to Alley	0'	

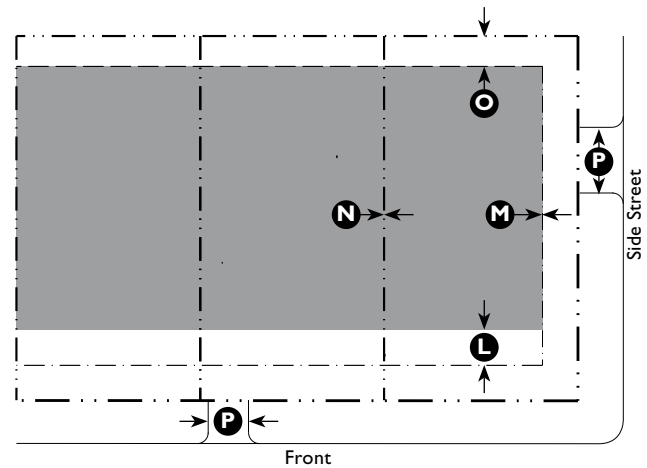
Miscellaneous

A building form with a chamfered corner is allowed on a corner lot if a corner entry is provided.

Entire BTL shall be defined by a building or a 24" to 42" high fence or stucco or masonry wall.

⁴ See 15.05.110.030 (Regulating Plan) for locations where 0' BTL is required. BTL's located within this range that do not match the location of an existing adjacent building require the Director's approval.

⁵ On corner lots, the BTL must be defined by a building for the first 50' from the corner.

**Key**

- ROW / Lot Line --- Building Setback Line
 --- Building Build-to Line ■ Parking Area

F. Parking**Required Spaces⁶**

Residential Uses	1.25/unit max.
Lodging Uses	0.5/room min.

Location (Distance from ROW / Lot Line)

Front Setback	30' (from BTL)	L
Side Street Setback	0' (from BTL)	M
Side Setback	0'	N
Rear Setback:		O

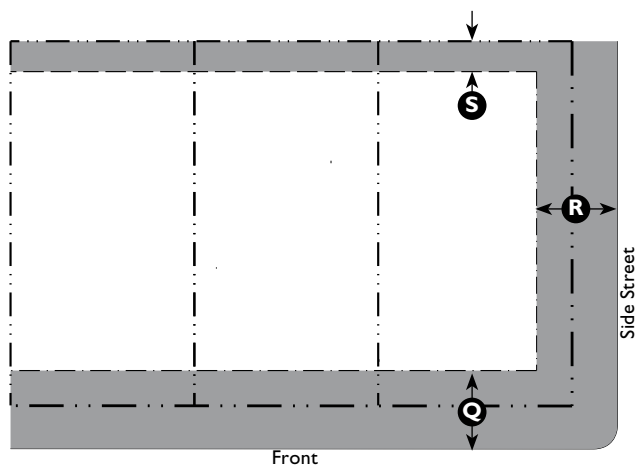
Adjacent to T5N, T4N, or T3N	5'
Adjacent to all other zone(s)	0'
Adjacent to Alley	0'

Miscellaneous

Parking Drive Width:		P
Front, ≤ 40 spaces	12' max.	
Front, > 40 spaces	20' max.	
Side Street/Alley	20' max.	
% of Frontage along Front	20% max.	

All garages shall be screened along the Front and any street by habitable space.

⁶ See Section 15.05.320 (Parking) for uses not listed, general parking standards, adjustments, and alternatives.

T5 Neighborhood (T5N).**Key**

- - - - ROW / Lot Line - - - - Building Setback Line
 - - - - Building Build-to Line ■ Encroachment Area

G. Encroachments and Frontage Types**Allowed Encroachments^{7,8}**

Front	14' max.	Q
Side Street	14' max.	R
Rear	5' max.	S

Allowed Frontage Types^{9,10} Standards

Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090

⁷ Maximum allowed encroachments: See Division 15.05.220 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.

⁸ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed in an alley ROW or across a lot line.

⁹ Frontage Type must be allowed for the selected building Building Type per Division 15.05.210 (Building Types).

¹⁰ Building placement must accommodate Frontage Type size standards per Division 15.05.21 (Frontage Types).

T5 Neighborhood (T5N).

H. Use Table			
Land Use ¹	T5N	Land Use ¹	T5N
Agricultural		Residential (continued)	
Farmers' Market	MUP	Institutional Residential:	
Urban Agriculture, Accessory Use:		≤8 Clients	MUP
With Animals	P	>8 Clients	CUP
With No Animals	P	Live/Work	CUP
Urban Agriculture, Primary Use:		Residential Care:	
With Animals	MUP	Small, in a home	P
With No Animals	P	Large	MUP
Recreation, Education & Public Assembly		Single Room Occupancy (SRO)	P
Civic Space (see Civic Space Standards)	P	Services	
Library or Museum:		Day Care, child or adult:	
≤5,000 sf	P	Day Care Center	CUP
>5,000 sf	CUP	Large Family Day Care Home	CUP ²
Meeting Facility, public or private:		Small Family Day Care Home	P ²
≤5,000 sf	MUP	Lodging:	
≤20,000 sf	CUP	Bed and Breakfast	P
>20,000 sf	CUP	Hostel	MUP
Place of Worship:		Hotel	MUP
≤5,000 sf	MUP	Inn/Lodge	MUP
≤20,000 sf	CUP	Transportation, Communications, and Utilities	
>20,000 sf	CUP	Public Safety Facility:	
School, public or private:		≤1,000 sf	CUP
K-12	P	Wireless Communications Facility	CUP
Colleges or Universities	CUP	Key	
Social Service Facilities	CUP	P	Permitted Use
Residential		MUP	Minor Use Permit Required
Dwelling:		CUP	Conditional Use Permit Required
Multi-Unit Residence	P	–	Prohibited Use
Group Housing:		End Notes	
≤8 Occupants	P	Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.	
>8 Occupants	MUP	¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.	
Home Occupation:		² Not allowed on the ground floor unless behind an allowed ground-floor use.	
Main Building, ≤300 sf, ≤2 employees	P	³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.	
Main Building, >300 sf, >2 employees	CUP		
Homeless Shelters and Transitional Housing:			
Housing ≤10 Persons	P		
Housing >10 Persons	CUP		

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T5 Main Street (T5MS)

15.05.120.110 T5 Main Street (T5MS).



A. Intent

To provide a vibrant, walkable urban main street commercial area that provides locally- and regionally-serving commercial, retail, entertainment uses, and civic and public uses, as well as a variety of urban housing choices.

Attached

Simple Wall Plane along Street

Small-to-Large Footprint

Buildings at or close to ROW

No Side Setback

Up to 55' (85' in some areas)

Flush Ground Floor

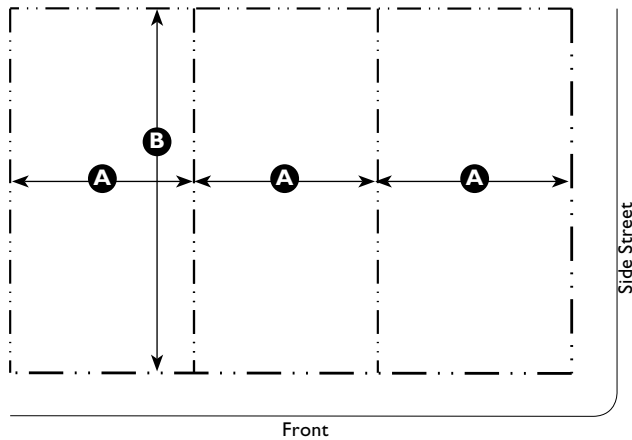
Primarily with Shopfronts

B. Sub-Zone(s)

T5 Main Street-Open (T5MS-O)

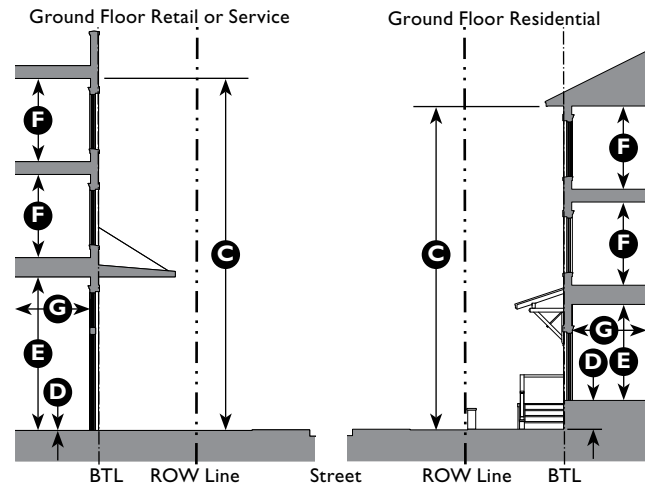
The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Main Street (T5MS).**Key**

--- ROW / Lot Line

C. Allowed Building Types			
Building Type	Lot		Standards
	Width A	Depth B	
Rowhouse ¹	18' min.; 35' max.	80' min.	15.05.210.110
Multi-Plex: Small ¹	50' min.; 75' max.	80' min.	15.05.210.120
Multi-Plex: Large ¹	50' min.; 100' max.	100' min. ²	15.05.210.130
Stacked Flats ¹	100' min.; 200' max.	100' min. ²	15.05.210.140
Courtyard Building	75' min.; 100' max.	100' min. ²	15.05.210.150
Live/Work	18' min.; 35' max.	80' min.	15.05.210.160
Main Street Building	50' min. ³ ; 150' max.	100' min. ²	15.05.210.170
Mid-Rise	100' min.; 200' max.	100' min.	15.05.210.180

¹ Allowed only in the T5MS-Open Sub-Zone.² 80' min. allowed for existing lots³ 25' min. allowed for existing lots**Key**

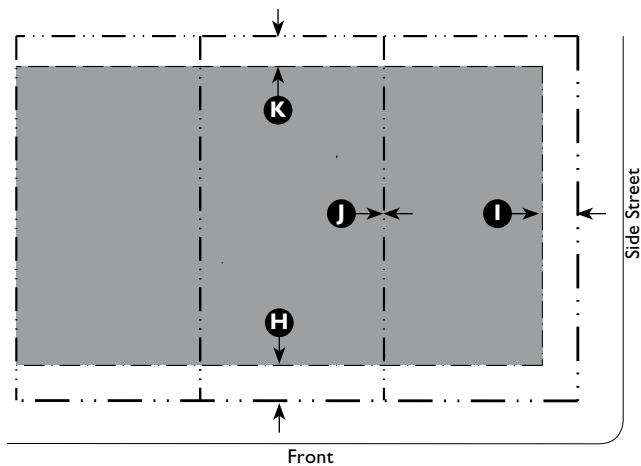
--- ROW / Lot Line

--- Building Build-to Line

D. Building Form		
Height		
Main Building	2 stories min.; 55' max. ^{4,5}	C
Ground Floor Finish Level:		D
Residential, < 10' from ROW	24" min.	
Residential, ≥ 10' from ROW	0" min.	
Retail or Service	6" max.	
Ceiling Height, Ground Floor:		E
Residential	10' min. clear	
Retail or Service	12' min. clear	
Ceiling Height, Upper Floor(s)		F
9' min. clear		
Footprint		
Per Division 15.05.210 (Building Types)		
Depth, Ground-Floor Space:		G
Residential	30' min.	
Retail or Service, Front	50' min.	
Retail or Service, Side Street	30' min.	
Miscellaneous		
Distance Between Entries along the Front:		
Entries to Ground Floor	50' max.	
Entries to Upper Floor(s)	100' max.	

⁴ Additional 30' allowed for affordable housing developments / for LEED (or equivalent) certified buildings / for buildings on lots that provide a public open space.

⁵ Within 20' of the rear Lot Line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

**Key**

- ROW / Lot Line --- Building Setback Line
 --- Building Build-to Line ■ Building Area

Miscellaneous (continued)

Upper floors shall have a primary entrance along the front

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Buildings wider than 150' shall be designed to read as a series of buildings no wider than 100' each.

E. Building Placement**Build-to Lines (Distance from ROW / Lot Line)**

Front	0' min.; 10' max. ⁶	H
Side Street	0' min.; 10' max. ⁶	I

BTL Defined by a Building:

Front	100%
Side Street	80% min. ⁷

Setbacks (Distance from ROW / Lot Line)

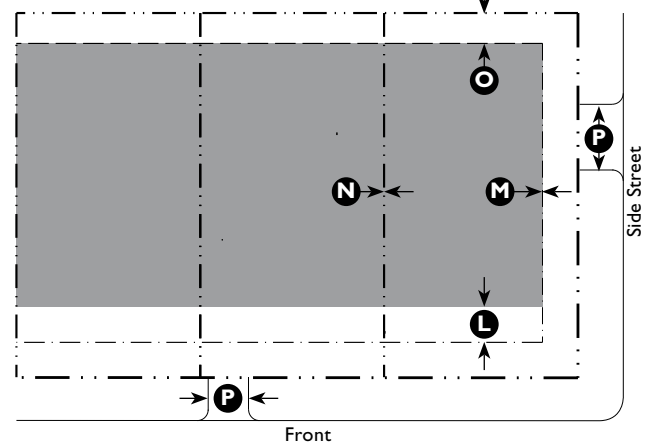
Side	0'	J
Rear:		K
Adjacent to T5N,T4N,orT3N	5'	
Adjacent to all other zone(s)	0'	
Adjacent to Alley	0'	

Miscellaneous

A building form with a chamfered corner is allowed on a corner lot if a corner entry is provided.

⁶See 15.05.110.030 (Regulating Plan) for locations where 0' BTL is required. BTL's located within this range that do not match the location of an existing adjacent building require the Director's approval.

⁷On corner lots, the BTL must be defined by a building for the first 50' from the corner.

T5 Main Street (T5MS).**Key**

- ROW / Lot Line --- Building Setback Line
 --- Building Build-to Line ■ Parking Area

F. Parking**Required Spaces⁸**

Residential Uses	1.25/unit max.
Lodging Uses	1/room max.
Retail or Service Uses	2/1,000sf min. ⁹

Location (Distance from ROW / Lot Line)

Front Setback:		L
Ground floor	50' (from BTL)	
Upper floor(s)	30' (from BTL)	
Side Street Setback:		M
Ground floor	30' (from BTL)	
Upper floor(s)	0' (from BTL)	
Side Setback	0'	N
Rear Setback:		O
Adjacent to T5N,T4N,orT3N	5'	
Adjacent to all other zone(s)	0'	
Adjacent to Alley	0'	

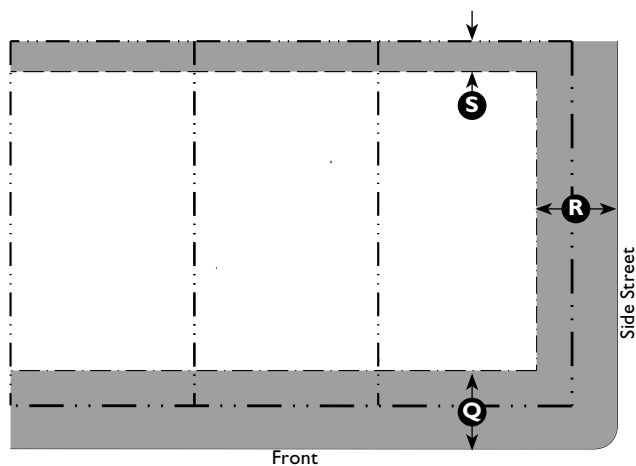
Miscellaneous

Parking Drive Width:		P
Front, ≤ 40 spaces	12' max.	
Front, > 40 spaces	20' max.	
Side Street/Alley	20' max.	
% of Frontage along Front	20% max.	

All garages shall be screened along the Front and the Street by habitable space

⁸See Section 15.05.320 (Parking) for uses not listed, general parking standards, adjustments, and alternatives.

⁹No parking spaces required for uses less than 5,000sf.

T5 Main Street (T5MS).**Key**

- - - - ROW / Lot Line - - - - Building Setback Line
 - - - - Building Build-to Line ■ Encroachment Area

G. Encroachments and Frontage Types**Allowed Encroachments^{10,11}**

Front	14' max.	Q
Side Street	14' max.	R
Rear	5' max.	S

Allowed Frontage Types^{12,13} Standards

Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090
Shopfront	15.05.220.100
Gallery	15.05.220.110
Terrace ¹⁴	15.05.220.120

¹⁰ Maximum allowed encroachments: See Division 15.05.220 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.

¹¹ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed in an alley ROW or across a lot line.

¹² Frontage Type must be allowed for the selected building Building Type per Division 15.05.210 (Building Types).

¹³ Building placement must accommodate Frontage Type size standards per Division 15.05.21 (Frontage Types).

¹⁴ Permitted along a cross-slope frontage only.

H. Use Table		
Land Use ¹	T5MS	T5MS-O
Agricultural		
Farmers' Market	P	P
Urban Agriculture, Accessory Use:		
With Animals	MUP	MUP
With No Animals	P	P
Urban Agriculture, Primary Use:		
With Animals	–	CUP
With No Animals	–	MUP
Industry, Manufacturing & Processing		
Media Production	MUP ²	MUP
Printing and Publishing	MUP ²	MUP
Recycling, small collection facility	MUP ²	MUP
Storage:		
Personal storage facility	–	MUP ²
Warehouse, <10,000sf	–	CUP ²
Recreation, Education & Public Assembly		
Commercial Recreation Facility:		
Small, Indoor	MUP/P ³	P
Medium, Indoor	MUP ²	MUP
Large, Indoor	MUP ²	CUP
Outdoor	–	CUP
Civic Space (see Civic Space Standards)	P	P
Health/Fitness Facility:		
≤3,000 sf	MUP/P ³	P
>3,000 sf	P ²	MUP/P ³
Library or Museum:		
≤5,000 sf	P	P
>5,000 sf	MUP	MUP
Meeting Facility, public or private:		
≤5,000 sf	P ²	MUP/P ³
≤20,000 sf	MUP ²	MUP
>20,000 sf	CUP ²	CUP
Place of Worship:		
≤5,000 sf	P ²	MUP/P ³
≤20,000 sf	MUP ²	MUP
>20,000 sf	CUP ²	CUP
School, public or private:		
K-12	P	P
Colleges or Universities	P ²	MUP/P ³
Commercial Trade	P ²	MUP/P ³
Social Service Facilities	CUP ²	CUP
Studio, art, dance, martial arts, music, etc.:		
≤1,500 sf	P ²	P
≤3,000 sf	P ²	MUP/P ³
>3,000 sf	P ²	MUP/P ³
Theater, cinema or performing arts:		
≤5,000 sf	P	MUP/P ³
≤10,000 sf	P	MUP
>10,000 sf	MUP/P ³	CUP

Key

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

T5 Main Street (T5MS).

H. Use Table (continued)		
Land Use ¹	T5MS	T5MS-O
Residential		
Dwelling:		
Multi-Unit Residence	P ²	MUP/P ³
Group Housing:		
≤8 Occupants	P ²	MUP/P ³
>8 Occupants	P ²	MUP/P ³
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees	P ²	P
Main Building, >300 sf, >2 employees	CUP	CUP
Homeless Shelters and Transitional Housing:		
Housing ≤10 Persons	P ²	MUP/P ³
Housing >10 Persons	CUP ²	CUP ²
Institutional Residential:		
≤8 Clients	MUP ²	MUP ²
>8 Clients	CUP ²	CUP ²
Live/Work	MUP ²	P
Residential Care:		
Small, in a home	P ²	MUP/P ³
Large	P ²	MUP/P ³
Single Room Occupancy (SRO)	P ²	MUP/P ³
Work/Live	MUP	P
Key		
P	Permitted Use	
MUP	Minor Use Permit Required	
CUP	Conditional Use Permit Required	
–	Prohibited Use	
End Notes		
Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.		
¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.		
² Not allowed on the ground floor unless behind an allowed ground-floor use.		
³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.		

Land Use ¹	T5MS	T5MS-O
Retail		
Eating or Drinking Establishment, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–
Alcohol Beverage Sales:		
≤ 50% Gross Revenue	P	MUP
> 50% Gross Revenue	MUP	CUP
Drive-through services	–	–
Operating between:		
1am - 5am	MUP	CUP
5am - 7am	P	MUP
11pm - 1am	P	MUP
Providing entertainment	MUP	CUP
Providing outdoor seating	MUP	MUP
Tenant floor area:		
>5,000 sf	P	MUP
>10,000 sf	MUP	–
General Retail, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–
Alcohol Beverage Sales:		
≤ 25% Gross Revenue	P	MUP
> 25% Gross Revenue	CUP	CUP
Drive-through services	–	–
On-site production of items sold	MUP	MUP
Operating between:		
1am-5am	MUP	CUP
5am - 7am	P	MUP
11pm - 1am	P	MUP
Sale of used items	MUP	MUP
Tenant floor area:		
>5,000 sf	P	P
>10,000 sf	MUP	MUP
>25,000 sf	MUP	CUP
Mobile Vending Unit	MUP	MUP
Vehicle Sales and Rental	–	CUP

H. Use Table (continued)

Land Use ¹	T5MS	T5MS-O
Services		
General Services, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–
Drive-through services	–	–
Operating between:		
1am - 5am	MUP	CUP
5am - 7am	P	MUP
11pm - 1am	P	MUP
Tenant floor area:		
>2,500 sf	P	P
>5,000 sf	MUP/P ³	MUP/P ³
>10,000 sf	CUP/P ³	CUP
ATM	P	P
Animal Kennel	MUP ²	MUP
Animal Medical Service:		
Animal Clinic	MUP/P ³	P
Animal Hospital	–	MUP
Automotive Services:		
Filling Station	–	CUP
Major Repair	–	CUP
Minor Repair	–	MUP
Bank or Financial Services	P	P
Business Support Services	MUP/P ³	P
Day Care, child or adult:		
Day Care Center	MUP ²	MUP
Large Family Day Care Home	CUP ²	CUP ²
Small Family Day Care Home	P ²	P ²
Small Animal Day Care	MUP ²	MUP
Lodging:		
Bed and Breakfast	P ²	P
Hostel	P ²	P
Hotel	P ²	P
Inn/Lodge	P ²	P

Land Use ¹	T5MS	T5MS-O
Services (continued)		
Medical Services:		
Extended Care Facility	P ²	P
Hospital	–	CUP
Medical/Dental Clinic	MUP ²	MUP
Medical/Dental Office	P ²	P
Office: Professional, administrative:		
≤5,000 sf	P ²	MUP/P ³
>5,000 sf	P ²	MUP/P ³
Transportation, Communications, and Utilities		
Parking Facility, Public or Commercial	P ²	P ²
Public Safety Facility:		
≤1,000 sf	MUP	MUP
>1,000 sf	–	CUP
Temporary Event Parking	MUP ²	MUP ²
Wireless Communications Facility	CUP	CUP

Key

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

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T6 Core (T6C)

15.05.120.120 T6 Core (T6C).



A. Intent

To provide a high-density, vibrant, urban downtown that provides locally- and regionally-serving commercial, entertainment, and civic and public uses, as well as a variety of urban housing choices in main street mixed-use, mid-rise, and high-rise building types.

Attached
Simple Wall Plane along Street
Medium-to-Large Footprint
Buildings at or close to ROW
No Side Setback
Up to 135' (unlimited with bonuses)
Flush Ground Floor
Primarily with Shopfronts

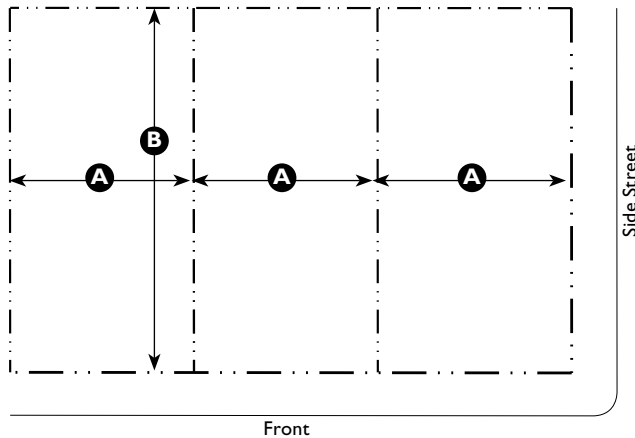
B. Sub-Zone(s)

T6 Core-Open (T6C-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

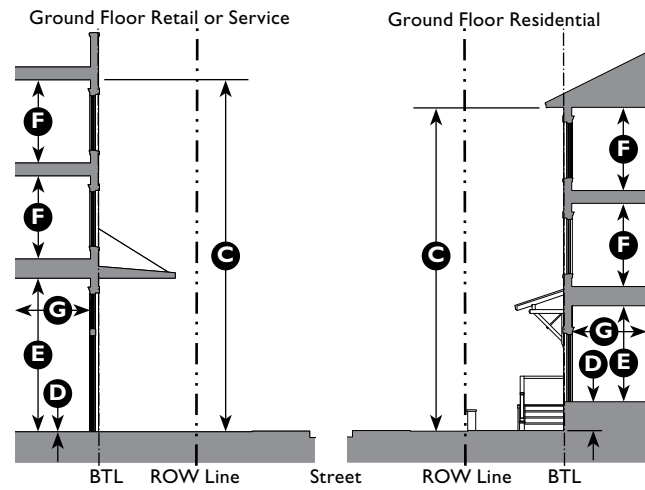
General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T6 Core (T6C).



Key

--- ROW / Lot Line



Key

--- ROW / Lot Line

--- Building Build-to Line

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Main Street Building	50' min. ¹ ; 150' max.	100' min. ²	15.05.210.170
Mid-Rise	100' min.;	100' min.;	15.05.210.180
High-Rise	100' min.;	100' min.;	15.05.210.190
		300' max.	

¹ 25' min. allowed for existing lots by approval of Director.

² 80' min. allowed for existing lots by approval of Director.

D. Building Form

Height		
Main Building	4 stories min.;	C
	135' max. ³	
Ground Floor Finish Level:		D
Residential	24" min.	
Retail or Service	6" max.	
Ceiling Height, Ground Floor:		E
Residential, < 10' from ROW	24" min.	
Residential, ≥ 10' from ROW	0" min.	
Retail or Service	14' min. clear	
Ceiling Height, Upper Floor(s)	9' min. clear	F

Footprint

Per Division 15.05.210 (Building Types)

Depth, Ground-Floor Space:		G
Residential	30' min.	
Retail or Service	50' min.	

Miscellaneous

Distance Between Entries along the Front:

Entries to Ground Floor 50' max.

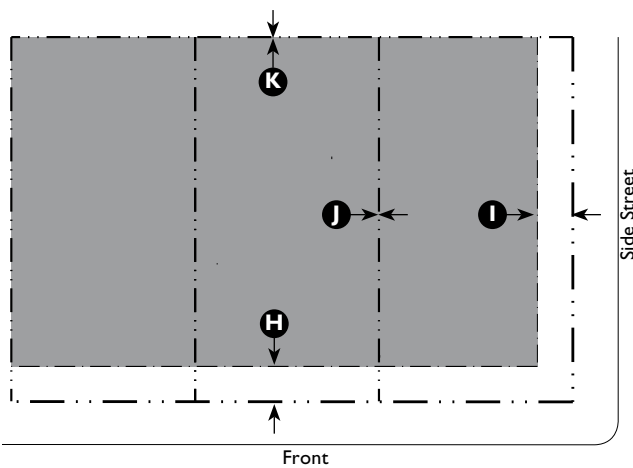
Entries to Upper Floor(s) 100' max.

Upper floors shall have a primary entrance along the front

Loading docks, overhead doors, and other service

entries may not be located on street-facing facades.

³ No height limit for affordable housing developments or for LEED (or equivalent) certified buildings.

**Key**

- ROW / Lot Line --- Building Setback Line
 --- Building Build-to Line ■ Building Area

E. Building Placement**Build-to Lines (Distance from ROW / Lot Line)**

Front	0' min.; 10' max. ⁴	H
Side Street	0' min.; 10' max. ⁴	I
BTL Defined by a Building:		
Front	100%	
Side Street	80% min. ⁵	

Setbacks (Distance from ROW / Lot Line)

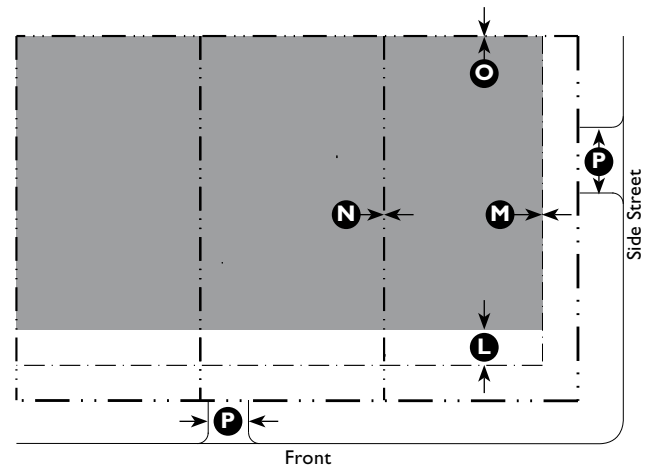
Side	0'	J
Rear	0'	K

Miscellaneous

A building form with a chamfered corner is allowed on a corner lot if a corner entry is provided.

⁴See 15.05.110.030 (Regulating Plan) for locations where 0' BTL is required. BTL's located within this range that do not match the location of an existing adjacent building require the Director's approval.

⁵On corner lots, the BTL must be defined by a building for the first 50' from the corner.

**Key**

- ROW / Lot Line --- Building Setback Line
 --- Building Build-to Line ■ Parking Area

F. Parking**Required Spaces⁶**

Residential Uses	1/unit max.
Lodging Uses	0.5/room max.
Retail or Service Uses	2/1,000sf max.

Location (Distance from ROW / Lot Line)

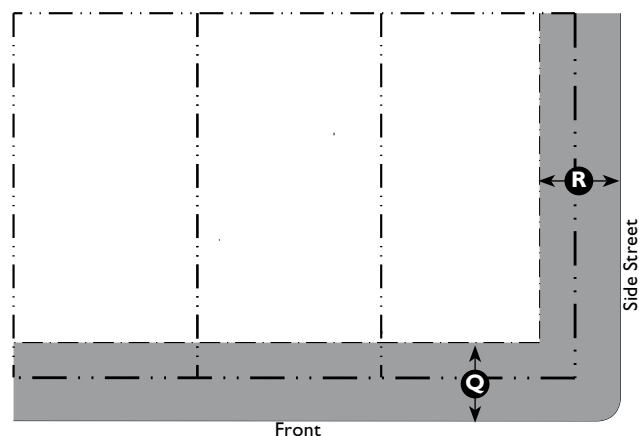
Front Setback:		L
Ground floor	50' (from BTL)	
Upper floor(s)	30' (from BTL)	
Side Street Setback:		M
Ground floor	30' (from BTL)	
Upper floor(s)	0' (from BTL)	
Side Setback	0'	N
Rear Setback	0'	O

Miscellaneous

Parking Drive Width:		P
Front		
Front, ≤ 40 spaces	12' max.	
Front, > 40 spaces	20' max.	
Side Street/Alley	20' max.	
% of Frontage along Front	20% max.	

All garages shall be screened along the Front and the Street by habitable space

⁶See Section 15.05.320 (Parking) for uses not listed, general parking standards, adjustments, and alternatives.

T6 Core (T6C).**Key**

- - - ROW / Lot Line - - - Building Setback Line
 - - - Building Build-to Line ■ Encroachment Area

G. Encroachments and Frontage Types**Allowed Encroachments^{7,8}**

Front	14' max.	Q
Side Street	14' max.	R

Allowed Frontage Types ^{9,10}	Standards
Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090
Shopfront	15.05.220.100
Gallery	15.05.220.110
Terrace ¹¹	15.05.220.120

⁷ Maximum allowed encroachments: See Division

15.05.220 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.

⁸ Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed in an alley ROW or across a lot line.

⁹ Frontage Type must be allowed for the selected building Building Type per Division 15.05.210 (Building Types).

¹⁰ Building placement must accommodate Frontage Type size standards per Division 15.05.21 (Frontage Types).

¹¹ Permitted along a cross-slope frontage only.

H. Use Table		
Land Use ¹	T6C	T6C-O
Agricultural		
Farmers' Market	P	P
Urban Agriculture, Accessory Use:		
With Animals	MUP	MUP
With No Animals	P	P
Urban Agriculture, Primary Use:		
With Animals	–	CUP
With No Animals	–	MUP
Industry, Manufacturing & Processing		
Media Production	MUP ²	MUP
Printing and Publishing	MUP ²	MUP
Recycling, small collection facility	–	MUP
Recreation, Education & Public Assembly		
Commercial Recreation Facility:		
Small, Indoor	CUP/P ³	MUP/P ³
Medium, Indoor	CUP ²	MUP
Large, Indoor	CUP ²	CUP
Outdoor	–	CUP
Civic Space (see Civic Space Standards)	P	P
Health/Fitness Facility:		
≤3,000 sf	MUP/P ³	MUP/P ³
>3,000 sf	P ²	CUP/P ³
Library or Museum:		
≤5,000 sf	P	P
>5,000 sf	MUP	MUP
Meeting Facility, public or private:		
≤5,000 sf	P ²	MUP/P ³
≤20,000 sf	MUP ²	MUP
>20,000 sf	CUP ²	CUP
Place of Worship:		
≤5,000 sf	P ²	MUP/P ³
≤20,000 sf	MUP ²	MUP
>20,000 sf	CUP ²	CUP
School, public or private:		
K-12	P	P
Colleges or Universities	P ²	MUP/P ³
Commercial Trade	P ²	MUP/P ³
Social Service Facilities	CUP ²	CUP
Studio, art, dance, martial arts, music, etc.:		
≤1,500 sf	P ²	P
≤3,000 sf	P ²	MUP/P ³
>3,000 sf	P ²	MUP/P ³
Theater, cinema or performing arts:		
≤5,000 sf	P	MUP/P ³
≤10,000 sf	P	MUP
>10,000 sf	MUP/P ³	CUP

Key

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

T6 Core (T6C).**H. Use Table (continued)**

Land Use ¹	T6C	T6C-O
Residential		
Dwelling:		
Multi-Unit Residence	P ²	MUP/P ³
Group Housing:		
≤8 Occupants	MUP ²	MUP/P ³
>8 Occupants	P ²	MUP/P ³
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees	P ²	P
Main Building, >300 sf, >2 employees	CUP	CUP
Homeless Shelters and Transitional Housing:		
Housing ≤10 Persons	P ²	MUP/P ³
Housing >10 Persons	CUP ²	CUP ²
Institutional Residential:		
≤8 Clients	MUP ²	MUP ²
>8 Clients	CUP ²	CUP ²
Live/Work	MUP ²	MUP ²
Residential Care:		
Small, in a home	P ²	MUP/P ³
Large	P ²	MUP/P ³
Single Room Occupancy (SRO)	P ²	MUP/P ³
Work/Live	MUP	P

Key	
P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

Land Use ¹	T6C	T6C-O
Retail		
Eating or Drinking Establishment, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–
Alcohol Beverage Sales:		
≤ 50% Gross Revenue	P	P
> 50% Gross Revenue	MUP	MUP
Drive-through services	–	–
Operating between:		
1am-5am	MUP	CUP
5am - 7am	P	MUP
11pm - 1am	P	MUP
Providing entertainment	MUP	CUP
Providing outdoor seating	MUP	MUP
Tenant floor area:		
>5,000 sf	P	P
>10,000 sf	MUP	CUP
General Retail, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–
Alcohol Beverage Sales:		
≤ 25% Gross Revenue	P	P
> 25% Gross Revenue	CUP	CUP
Drive-through services	–	–
On-site production of items sold	MUP	MUP
Operating between:		
1am-5am	MUP	CUP
5am - 7am	P	MUP
11pm - 1am	P	MUP
Sale of used items	MUP	MUP
Tenant floor area:		
>5,000 sf	P	P
>10,000 sf	MUP	MUP
>25,000 sf	MUP	MUP
Mobile Vending Unit	MUP	MUP

H. Use Table (continued)

Land Use ¹	T6C	T6C-O
Services		
General Services, except with any of the following features:	P	P
Adult-Oriented Entertainment	–	–
Drive-through services	–	–
Operating between:		
1am - 5am	MUP	CUP
5am - 7am	P	MUP
11pm - 1am	P	MUP
Tenant floor area:		
>2,500 sf	P	P
>5,000 sf	MUP/P ³	P
>10,000 sf	P ²	CUP/P ³
ATM	P	P
Animal Kennel	MUP ²	MUP ²
Animal Medical Service:		
Animal Clinic	P ²	P ²
Bank or Financial Services	P	P
Business Support Services	MUP/P ³	P
Day Care, child or adult:		
Day Care Center	MUP ²	MUP ²
Small Family Day Care Home	P ²	P ²
Small Animal Day Care	MUP ²	MUP ²
Lodging:		
Hostel	P ²	P ²
Hotel	P ²	P ²
Inn/Lodge	P ²	P ²
Medical Services:		
Extended Care Facility	P ²	P
Hospital	–	CUP
Medical/Dental Clinic	MUP ²	MUP
Medical/Dental Office	P ²	P
Office: Professional, administrative:		
≤5,000 sf	P ²	MUP/P ³
>5,000 sf	P ²	MUP/P ³

Land Use ¹	T6C	T6C-O
Transportation, Communications, and Utilities		
Parking Facility, Public or Commercial	P ²	P ²
Public Safety Facility:		
≤1,000 sf	MUP	MUP
>1,000 sf	–	CUP
Temporary Event Parking	MUP ²	MUP ²
Wireless Communications Facility	CUP	CUP

Key	
P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
–	Prohibited Use

End Notes

Uses not listed are specifically prohibited unless the Director interprets that a use is consistent pursuant to this Form-Based Code.

¹ See Article 15.05.900 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Permit requirements for use on ground-floor / use on upper floor(s) or behind an allowed ground-floor use.

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Article 15.05.200: Supplemental Form Standards

Division 15.05.210: Building Types

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15.05.210.020 Applicability.	.210-1
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15.05.210.090 Duplex.	.210-18
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Division 15.05.210: Building Types

Sections:

- 15.05.210.010 Purpose.
- 15.05.210.020 Applicability.
- 15.05.210.030 Building Types Overview.
- 15.05.210.040 Carriage House.
- 15.05.210.050 Detached House: Estate.
- 15.05.210.060 Detached House: Village.
- 15.05.210.070 Detached House: Cottage.
- 15.05.210.080 Bungalow Court.
- 15.05.210.090 Duplex.
- 15.05.210.100 Rowhouse.
- 15.05.210.110 Multi-Plex: Small.
- 15.05.210.120 Multi-Plex: Large.
- 15.05.210.130 Stacked Flats.
- 15.05.210.140 Courtyard Building.
- 15.05.210.150 Live/Work.
- 15.05.210.160 Main Street Building.
- 15.05.210.170 Mid-Rise.
- 15.05.210.180 High-Rise.
- 15.05.210.190 Additional Standards for Mid-Rise and High-Rise Buildings.

15.05.210.010 Purpose.

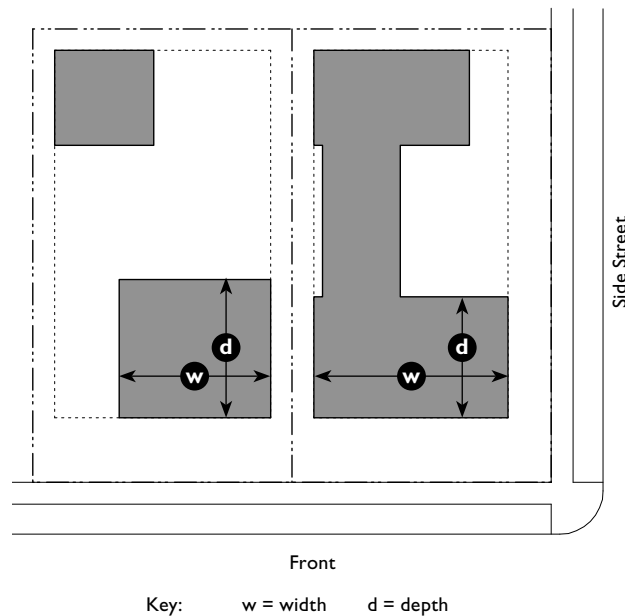
This Division sets forth the standards applicable to the development of each building type. These standards supplement the standards for each zone that the building types are allowed within. These standards are intended to ensure development that reinforces walkability, relationships within the built environment, and the highly-valued existing character and scale of Richmond's historic neighborhoods and downtown. Additionally, these standards are intended to allow creation of new developments that create new walkable neighborhoods.

15.05.210.020 Applicability.

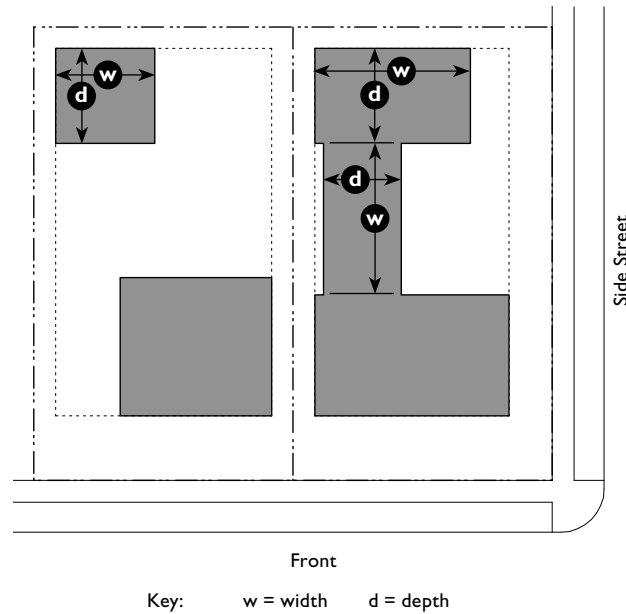
- A. The standards within this Division shall apply to all proposed development within transect zones and shall be considered in combination with the standards for the applicable zone in Article 15.05.100 (Building Form Standards) and Article 15.05.200 (Supplemental Form Standards).
- B. The standards set forth in this Division may be used in all other non-transect zones as guidelines.

15.05.210.030 Building Types Overview.

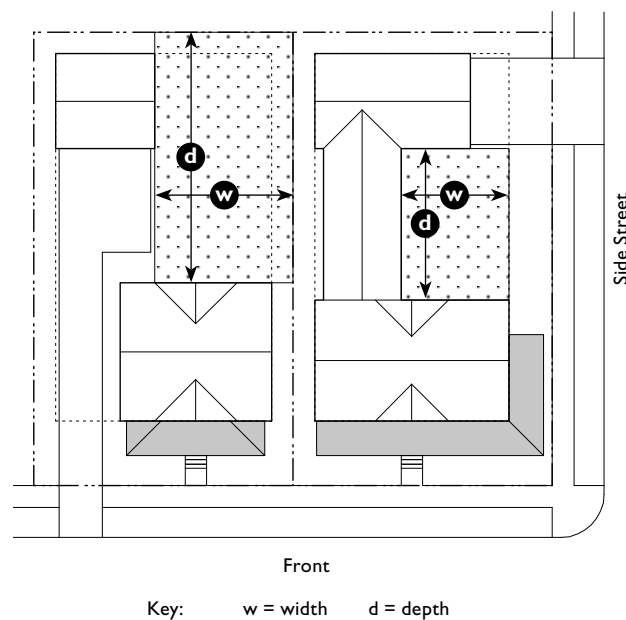
- A. The names of the building types do not limit uses within a building type. The allowed uses are regulated by transect zone, See Section 15.05.120 (Transect Zones).
- B. The lot size standards for each building type are regulated by transect zones, see Section 15.05.120 (Transect Zones). If the lot does not meet the required size for a selected building type, a different building type shall be selected. See Division 15.05.850 (Non Conforming Provisions) for existing nonconforming parcels and structures.
- C. Each lot shall only have one building type, except as follows:
 - 1. Where allowed by the applicable zone in Section 15.05.120 (Transect Zones) and by the primary building type, one Carriage House is also allowed; and/or
 - 2. More than one building type is allowed on a lot if the submitted development plan includes potential lot lines that meet all the requirements of this Division.
- D. The Carriage House Building Type is the only accessory structure in which accessory dwelling units are allowed in transect zones.
- E. Secondary wings and accessory structures shall have a smaller footprint than the main building.
- F. Measurement of width and depth.
 - 1. The width and depth of the main body shall be measured as follows:
 - a. The width shall be parallel to the Front.
 - b. The depth shall be perpendicular to the Front.



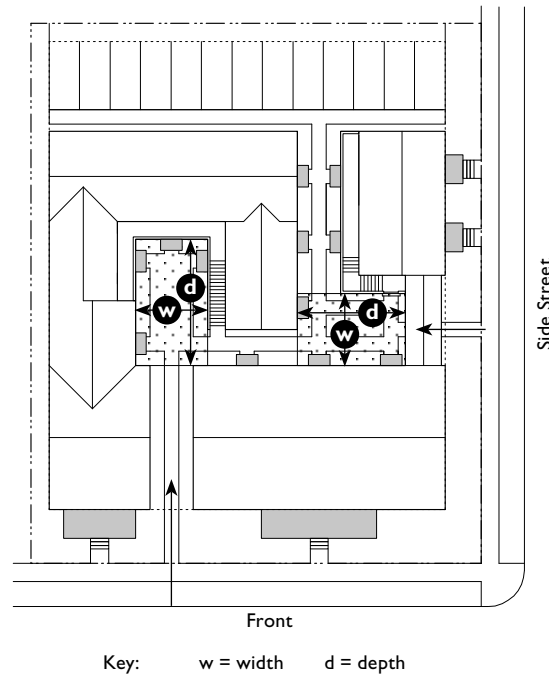
2. The width and depth of secondary wings and ancillary structures, shall be measured as follows:
 - a. The width shall be the greater of the two dimensions of the footprint.
 - b. The depth shall be the lesser of the two dimensions of the footprint.



3. The width and depth of open spaces shall be measured as follows:
 - a. The width shall be parallel to the Front
 - b. The depth shall be perpendicular to the Front.

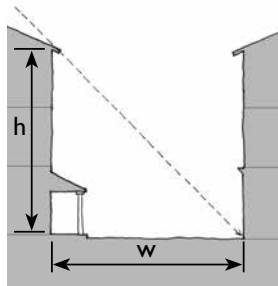


4. The width and depth of courtyards shall be measured as follows:
 - a. The width shall be parallel to the Front; unless the courtyard is a secondary courtyard accessed directly from a Side Street.
 - b. If a secondary courtyard is accessed directly from the Side Street, the width shall be parallel to the Side Street.
 - c. The depth shall be perpendicular to the width.



G. Measurement of width-to-height ratio and depth-to-height ratio of courtyards.

1. The width and depth of courtyards shall be measured per the Sub-section 10.05.030.F.4.
2. The height of courtyards shall be a measurement of the vertical plane of the building that defines the courtyard.



H. Table A (Building Types General) provides an overview of the allowed building types.

Table 15.05.210.030.A: Building Types General

Building Type		Transect Zones												
	Carriage House. This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
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	Detached House: Estate. This Building Type is a large detached structure on a large lot. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T6C														
	Detached House: Village. This Building Type is a medium-sized detached structure on a medium-sized lot. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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	Detached House: Cottage. This Building Type is a small, detached structure on a small lot. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T6C														
	Bungalow Court. This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T6C														

Key

T# Allowed

T# Not Allowed

Table 15.05.210.030.A: Building Types General (Continued)

Building Type		Transect Zones												
	Duplex. This Building Type is a small- to medium-sized structure that consists of two side-by-side dwelling units with a shared property line, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family residential neighborhoods or medium-density neighborhoods.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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	Rowhouse. This Building Type is a small- to medium-sized structure consisting of 3–8 Rowhouses placed side-by-side and sharing a common party wall. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family residential neighborhood into a neighborhood main street. Syn: Townhouse	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
	Multi-plex: Small. This Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized single-family home and is appropriately scaled to fit in sparingly within primarily single-family residential neighborhoods or into medium-density neighborhoods.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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	Multi-plex: Large. This Building Type is a medium- to large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family residential neighborhoods.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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	Stacked Flats. This Building Type is a medium- to large-sized structure that consists of multiple dwelling units. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. This Building Type may include a courtyard.	<table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T5N	T5MS													
T6C														
Key														
T# Allowed		T# Not Allowed												

Table 15.05.210.030.A: Building Types General (continued)

Building Type	Transect Zones												
 Courtyard Building. This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family residential or medium-density neighborhoods.	<table> <tr><td>T1</td><td></td></tr> <tr><td>T2</td><td></td></tr> <tr><td>T3NE</td><td>T3N</td></tr> <tr><td>T4N</td><td>T4MS</td></tr> <tr><td>T5N</td><td>T5MS</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T5N	T5MS												
T6C													
 Live/Work. This Building Type is a small- to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a single-family residential neighborhood into a neighborhood main street.	<table> <tr><td>T1</td><td></td></tr> <tr><td>T2</td><td></td></tr> <tr><td>T3NE</td><td>T3N</td></tr> <tr><td>T4N</td><td>T4MS</td></tr> <tr><td>T5N</td><td>T5MS</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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 Main Street Building. This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street.	<table> <tr><td>T1</td><td></td></tr> <tr><td>T2</td><td></td></tr> <tr><td>T3NE</td><td>T3N</td></tr> <tr><td>T4N</td><td>T4MS</td></tr> <tr><td>T5N</td><td>T5MS</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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 Mid-Rise. This Building Type is a medium- to large-sized structure, 4–8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses and upper-floor service or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.	<table> <tr><td>T1</td><td></td></tr> <tr><td>T2</td><td></td></tr> <tr><td>T3NE</td><td>T3N</td></tr> <tr><td>T4N</td><td>T4MS</td></tr> <tr><td>T5N</td><td>T5MS</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T5N	T5MS												
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 High-Rise. This Building Type is a large-sized structure, more than eight stories tall, built on a large lot that incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail or service uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.	<table> <tr><td>T1</td><td></td></tr> <tr><td>T2</td><td></td></tr> <tr><td>T3NE</td><td>T3N</td></tr> <tr><td>T4N</td><td>T4MS</td></tr> <tr><td>T5N</td><td>T5MS</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
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T6C													

Key

T# Allowed

T# Not Allowed

15.05.210.040 Carriage House.



A. Description

The Carriage House Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

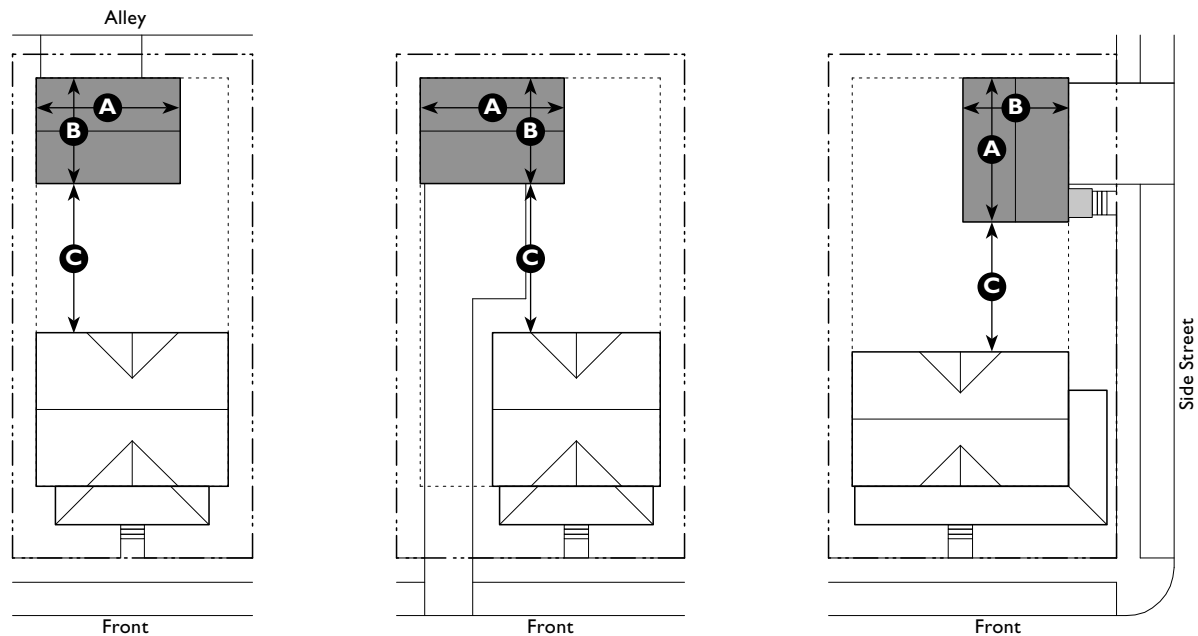
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Key

T# allowed

T# not allowed

Carriage House.

**Key**

--- ROW / Property Line	■ Building
----- Setback Line	■ Frontage

B. Lot

Only allowed on lots where the main building has a residential use and is one of the following Building Types: Detached House: Estate, Detached House: Village, Detached House: Cottage, Duplex, Rowhouse, or Multi-plex: Small.

C. Number of Units

Units per building 1 max.

Carriage Houses per Lot 1 max.

D. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width	36' max.	A
Depth	30' max.	B
Separation from Main Building	10' min. ¹	C

Miscellaneous

Carriage houses shall not be taller or have a larger footprint than the main building on the lot.

¹ Carriage house may be connected to the main building by uninhabitable space such as a breezeway.

E. Allowed Frontage Types² Standards

Stoop 15.05.220.070

Carriage houses are not required to have a frontage type.

F. Pedestrian Access

Main Entrance Location Side Street, Alley, or internal to the lot

The main entrance may not be through a garage.

G. Private Open Space

The private open space requirements for the lot shall be determined by the main building on the lot. No additional private open space is required for a carriage house.

² Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.050 Detached House: Estate.

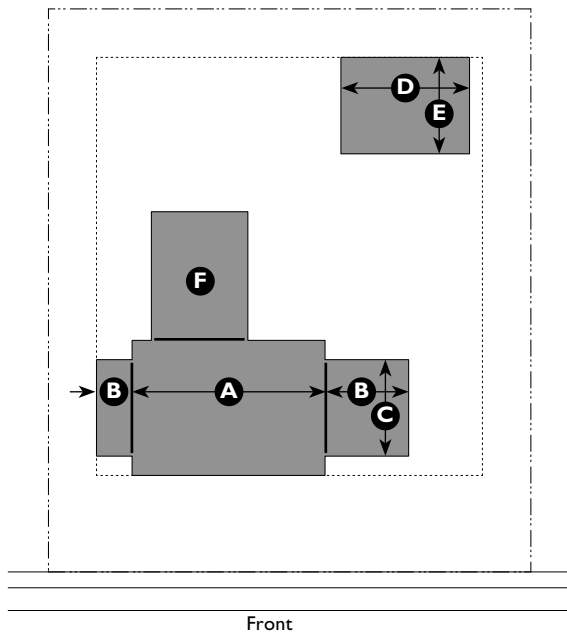


A. Description

The Detached House: Estate Building Type is a large detached structure on a large lot. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key
T# allowed
T# not allowed

**Key**

- ROW / Property Line ■ Building
 - - - - - Setback Line

B. Number of Units

Units 1 max.

Estate Houses per Lot 1 max.

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width 48' max. **(A)**

Secondary Wing(s)

Width¹ 36' max. **(B)**

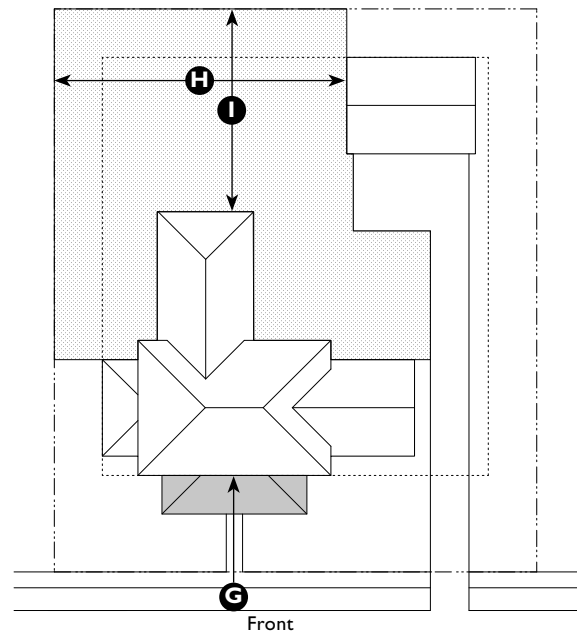
Depth¹ 30' max. **(C)**

Accessory Structure(s)

Width 36' max. **(D)**

Depth 30' max. **(E)**

¹ Width and depth regulations do not apply to secondary wings located behind the main body. **(F)**

**Key**

- ROW / Property Line ■ Frontage
 - - - - - Setback Line □ Private Open Space

D. Allowed Frontage Types² Standards

Common Yard 15.05.220.040

Porch: Projecting 15.05.220.050

Porch: Engaged 15.05.220.060

E. Pedestrian Access

Main Entrance Location Front **(G)**

Parking spaces may be enclosed, covered or open.

F. Private Open Space

Width 30' min. **(H)**

Depth 30' min. **(I)**

Area 1,000 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the building.

² Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.060 Detached House: Village.



A. Description

The Detached House: Village Building Type is a medium-sized detached structure on a medium-sized lot. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

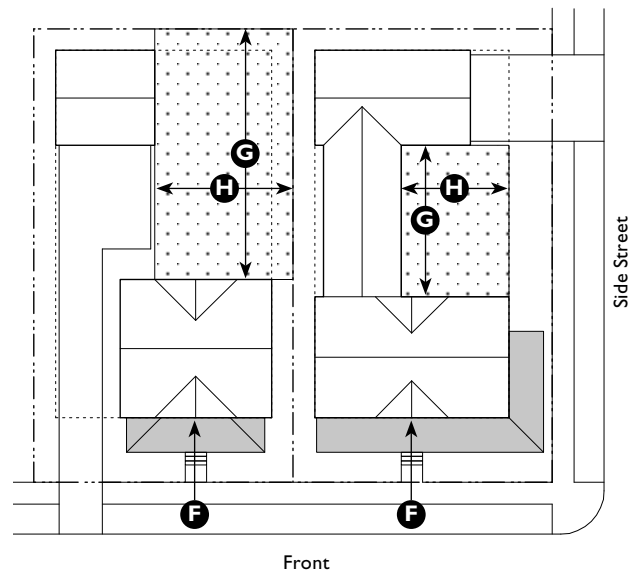
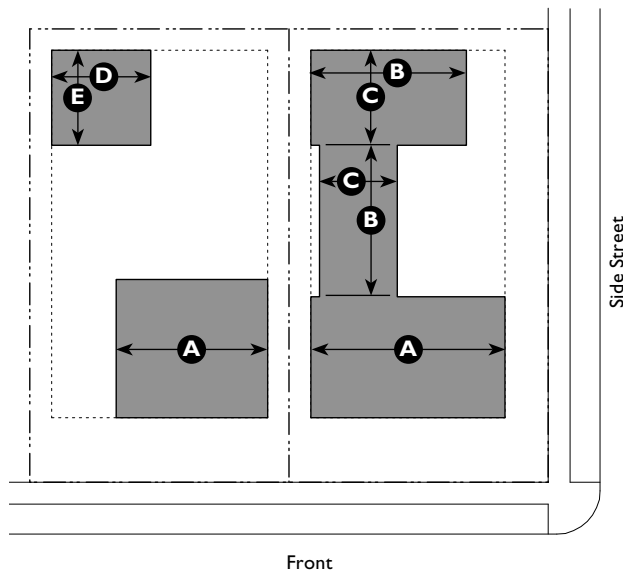
T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key

T# allowed

T# not allowed

Detached House: Village.

**Key**

- ROW / Property Line ■ Building
 - - - - - Setback Line

B. Number of Units

Village Houses per Lot 1 max.

This building type may contain multiple units per the allowed uses in Division 15.05.120 (Transect Zones).

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width 48' max. **(A)**

Secondary Wing(s)

Width 30' max. **(B)**

Depth 30' max. **(C)**

Accessory Structure(s)

Width 24' max. **(D)**

Depth 30' max. **(E)**

Key

- ROW / Property Line ■ Frontage
 - - - - - Setback Line □ Private Open Space

D. Allowed Frontage Types¹ Standards

Common Yard 15.05.220.040

Porch: Engaged 15.05.220.060

Porch: Projecting 15.05.220.050

E. Pedestrian Access

Main Entrance Location Front **(F)**

G. Private Open Space

Width 20' min. **(G)**

Depth 20' min. **(H)**

Area 500 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the building.

¹ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.070 Detached House: Cottage.



A. Description

The Detached House: Cottage Building Type is a small, detached structure on a small lot. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

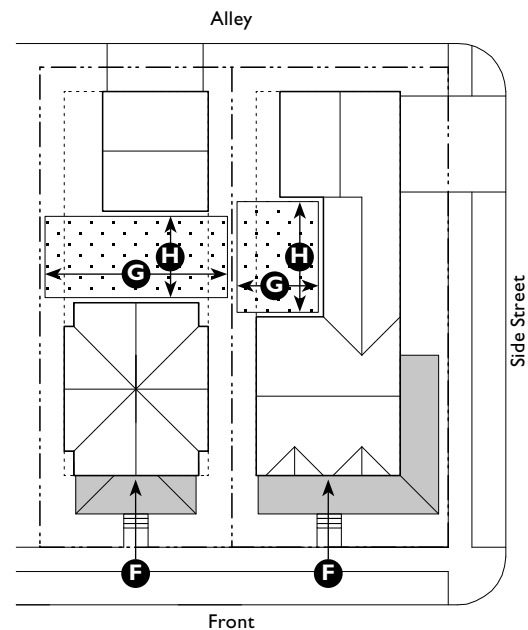
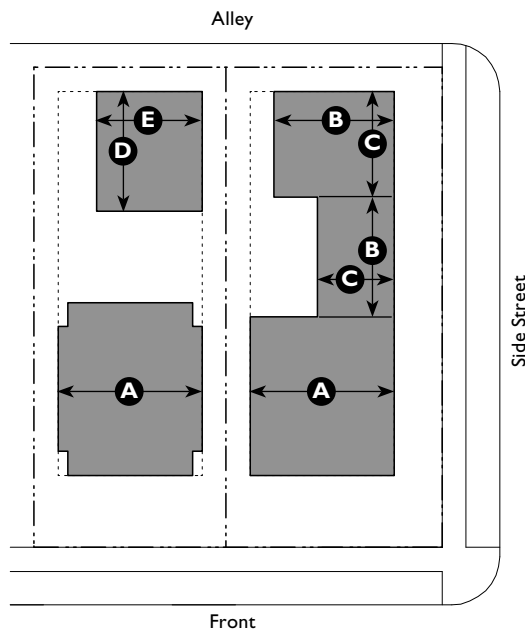
T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key

T# allowed

T# not allowed

Detached House: Cottage.

**Key**

- ROW / Property Line ■ Building
 ----- Setback Line

B. Number of Units

Cottage Houses per Lot 1 max.

This building type may contain multiple units per the allowed uses in Division 15.05.120 (Transect Zones).

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width 36' max. **(A)**

Secondary Wing(s)

Width 30' max. **(B)**

Depth 30' max. **(C)**

Accessory Structure

Width 24' max. **(D)**

Depth 30' max. **(E)**

Only one accessory structure is allowed per lot.

Key

- ROW / Property Line ■ Frontage
 ----- Setback Line □ Private Open Space

D. Allowed Frontage Types¹ Standards

Porch: Projecting 15.05.220.050

Stoop 15.05.220.070

E. Pedestrian Access

Main Entrance Location Front **(F)**

F. Private Open Space

Width 15' min. **(G)**

Depth 15' min. **(H)**

Area 300 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the building.

¹ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.080 Bungalow Court.



A. Description

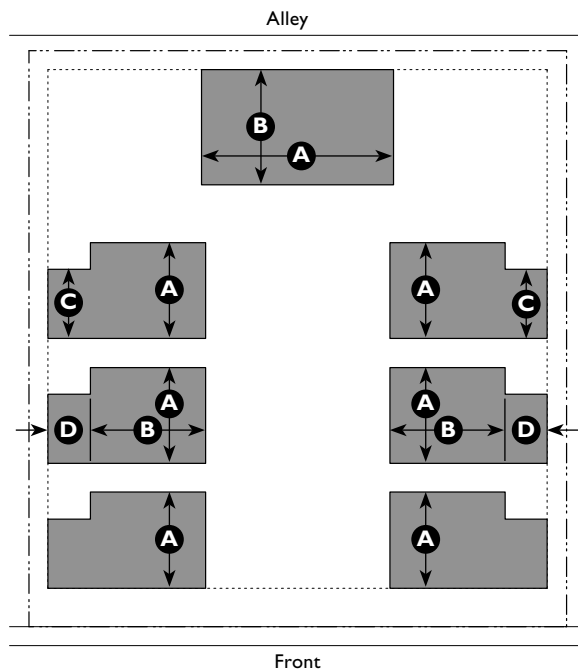
The Bungalow Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key

T# allowed

T# not allowed

**Key**

- ROW / Property Line ■ Building
 ----- Setback Line

B. Number of Units

Units 3 min.; 9 max.

C. Building Size and Massing**Height**

Height 1½ stories max.

Main Body

Width 32' max. **(A)**

Depth 24' max. **(B)**

Secondary Wing(s)

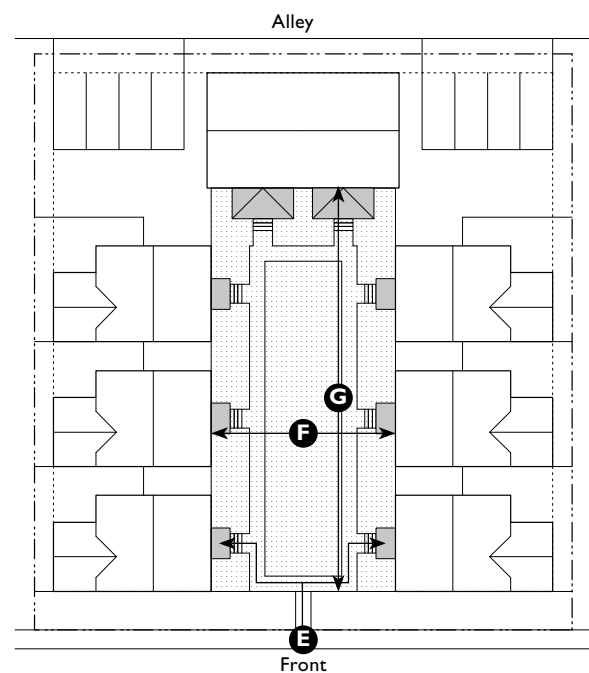
Width 24' max. **(C)**

Depth 24' max. **(D)**

Accessory Structure(s)

Width 24' max.

Depth 24' max.

**Key**

- ROW / Property Line ■ Frontage
 ----- Setback Line □ Private Open Space

D. Allowed Frontage Types¹ Standards

Porch: Projecting 15.05.220.050

Stoop 15.05.220.070

E. Pedestrian Access

Main Entrance Location Front **(E)**

F. Private Open Space

Width 20' min. **(F)**

Depth 20' min. **(G)**

Area 400 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

¹ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.090 Duplex.



A. Description

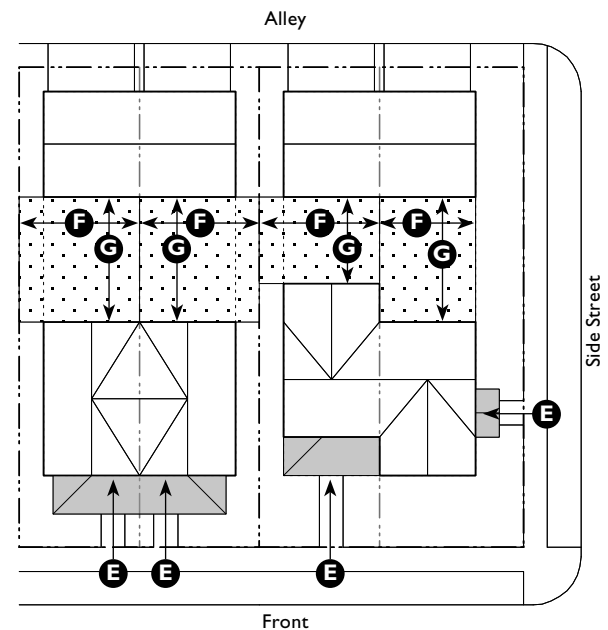
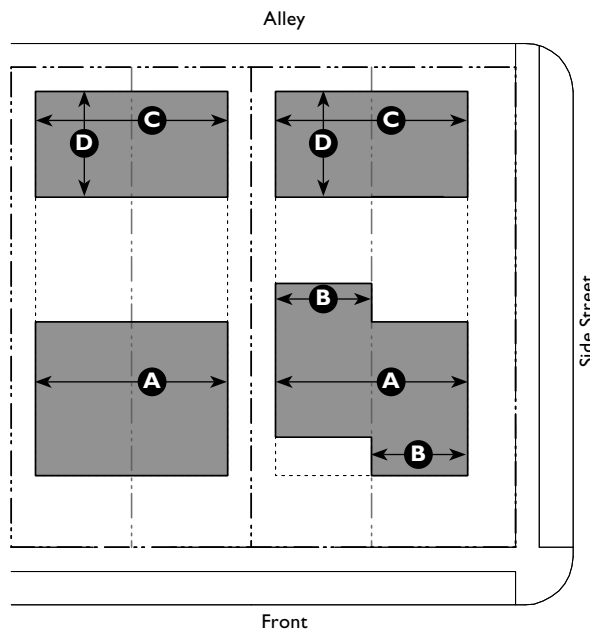
The Duplex Building Type is a small- to medium-sized structure that consists of two side-by-side dwelling units with a shared property line, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family residential neighborhoods or medium-density neighborhoods.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key

T# allowed

T# not allowed

**Key**

--- ROW / Property Line	--- Setback Line
--- Shared Property Line	■ Building

Key

--- ROW / Property Line	■ Frontage
--- Setback Line	▨ Private Open Space

B. Number of Units

Duplexes per lot 1 max.

This building type may contain multiple units per the allowed uses in Division 15.05.120 (Transect Zones).

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width 48' max. **(A)**

Secondary Wing(s)

Width 30' max. **(B)**

Accessory Structure(s)

Width **(C)**

Individual unit ownership 24' max.

Shared between units 48' max.

Depth 30' max. **(D)**

D. Allowed Frontage Types¹ Standards

Porch: Projecting 15.05.220.050

Porch: Engaged 15.05.220.060

Stoop 15.05.220.070

E. Pedestrian Access

Main Entrance Location Front¹ **(E)**

Each unit shall have an individual entry facing the street on or no more than 10' behind the front facade.

¹ On corner lots, each unit shall front a different street.

F. Private Open Space

Width 15' per unit, min. **(F)**

Depth 15' per unit, min. **(G)**

Area 300 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the building.

¹ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.100 Rowhouse.



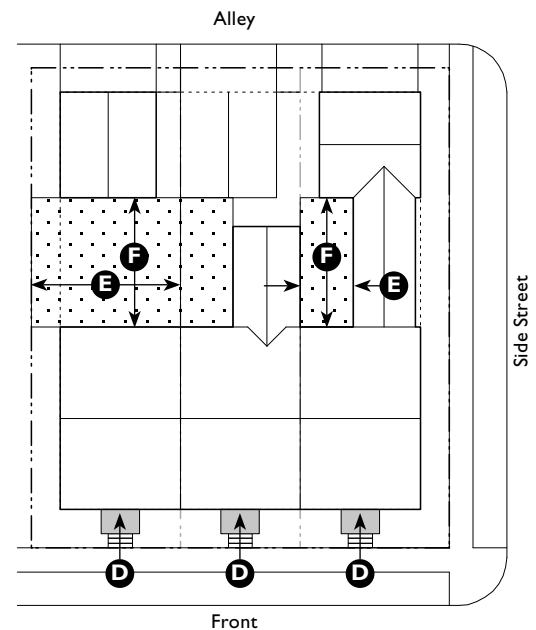
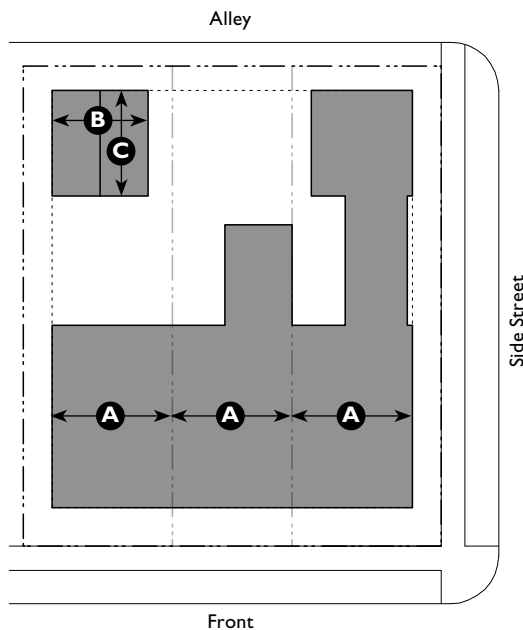
A. Description

This Building Type is a small- to medium-sized structure consisting of 3–8 rowhouses placed side-by-side and sharing a common party wall. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family residential neighborhood into a neighborhood main street.
Syn: Townhouse

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS ¹
T6C	

Key
T# allowed
T# not allowed

¹ Allowed only in the T5MS-Open Sub-Zone.

**Key**

- ROW / Property Line ---- Setback Line
 ---- Shared Property Line ■ Building

B. Number of Units

Rowhouses per lot	1 max.
Rowhouses per run	3 min.; 8 max.

This building type may contain multiple units per the allowed uses in Division 15.05.120 (Transect Zones).

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width	18' min.; 36' max.	A
-------	--------------------	----------

Secondary Wing(s)

The footprint area of the secondary wing(s) may not exceed the footprint area of the main body.

Accessory Structure(s)

Width	24' max.	B
Depth	30' max.	C

The footprint area of an accessory structure may not exceed the footprint area of the main body.

Key

- ROW / Property Line ■ Frontage
 ---- Setback Line □ Private Open Space

D. Allowed Frontage Types²

Porch: Projecting	15.05.220.050
Porch: Engaged	15.05.220.060
Stoop	15.05.220.070

E. Pedestrian Access

Main Entrance Location	Front	D
------------------------	-------	----------

Each unit shall have an individual entry facing a street.

F. Private Open Space

Width	8' min.	E
Depth	8' min.	F
Area	100 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the building.

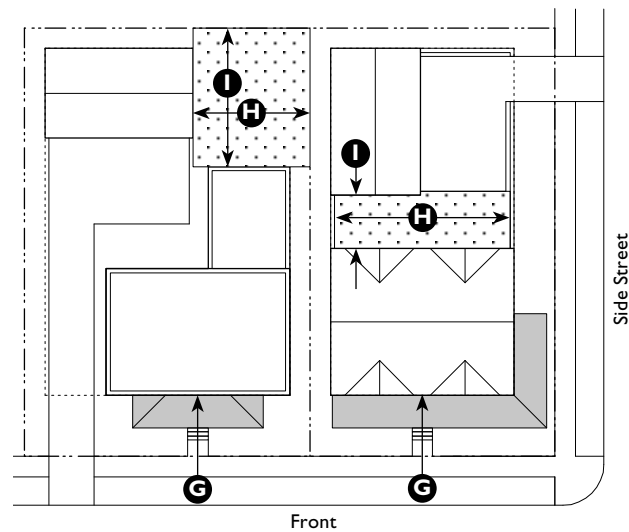
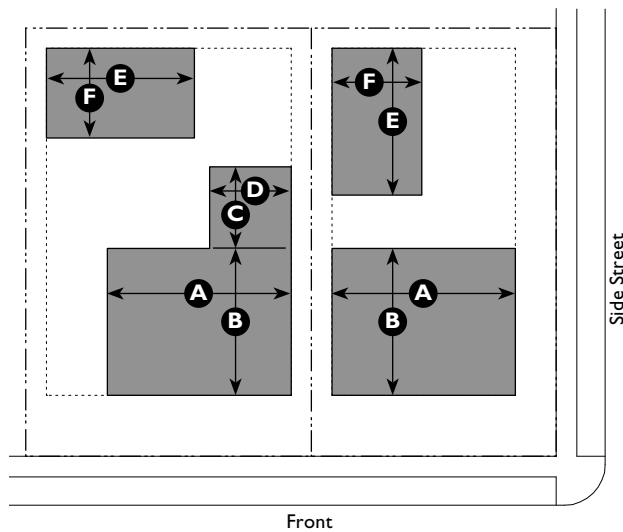
²Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.110 Multi-Plex: Small.**A. Description**

The Multi-Plex: Small Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family residential neighborhoods or into medium-density neighborhoods.

T1		Key T# allowed T# not allowed
T2		
T3NE	T3N	
T4N	T4MS	
T5N	T5MS ¹	
T6C		

¹ Allowed only in the T5MS-Open Sub-Zone.

**Key**

- ROW / Property Line ■ Building
 - - - - - Setback Line

B. Number of Units

Units	3 min.; 6 max.
Small Multi-Plexes per Lot	1 max.

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width	48' max.	A
Depth	48' max.	B

Secondary Wing(s)

Width	30' max.	C
Depth	30' max.	D

Accessory Structure(s)

Width	48' max.	E
Depth	30' max.	F

The footprint area of an accessory structure may not exceed the footprint area of the main body.

Key

- ROW / Property Line ■ Frontage
 - - - - - Setback Line □ Private Open Space

D. Allowed Frontage Types² Standards

Porch: Projecting	15.05.220.050
Porch: Engaged	15.05.220.060
Stoop	15.05.220.070
Dooryard	15.05.220.090

E. Pedestrian Access

Main Entrance Location	Front	G
------------------------	-------	----------

Each unit may have an individual entry.

F. Private Open Space

Width	8' min.	H
Depth	8' min.	I
Area	100 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the building.

²Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.120 Multi-Plex: Large.

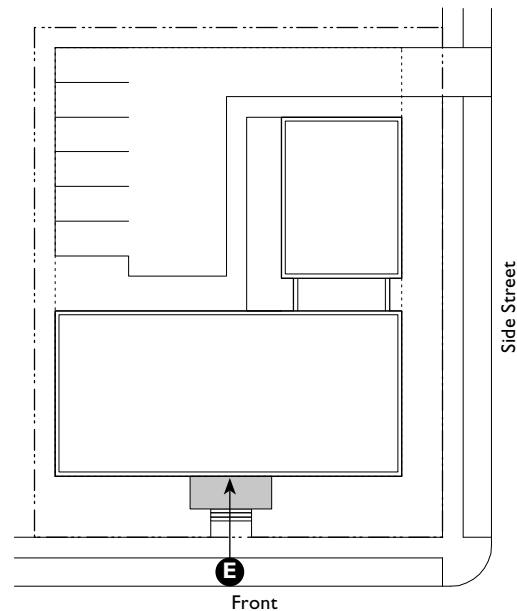
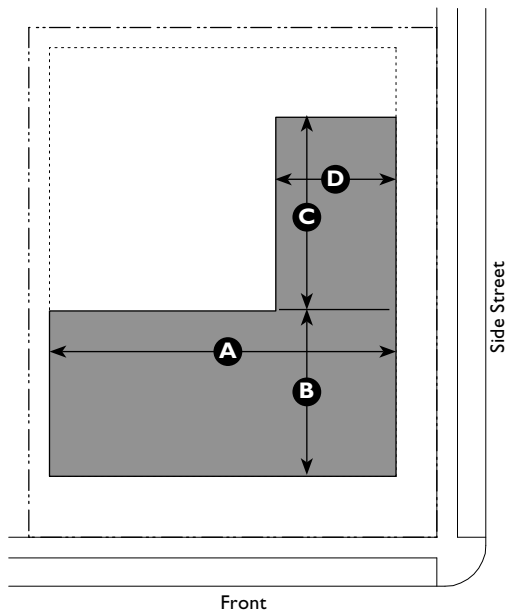


A. Description

The Multi-Plex: Large Building Type is a medium- to large-sized structure that consists of 7-18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family residential neighborhoods.

T1		Key T# allowed T# not allowed
T2		
T3NE	T3N	
T4N	T4MS	
T5N	T5MS¹	
T6C		

¹ Allowed only in the T5MS-Open Sub-Zone.

**Key**

- ROW / Property Line ■ Building
 Setback Line

B. Number of Units

Units	7 min.; 18 max.
Large Multi-Plexes per Lot	1 max.

C. Building Size and Massing**Height**

Per transect zone standards in Division 15.05.120 (Transect Zones).

Main Body

Width	80' max.	A
Depth	75' max.	B

Secondary Wing(s)

Width	48' max.	C
Depth	36' max.	D

Accessory Structure(s)

Width	48' max.
Depth	30' max.

The footprint area of an accessory structure may not exceed the footprint area of the main body.

Key

- ROW / Property Line ■ Frontage
 Setback Line □ Private Open Space

D. Allowed Frontage Types² Standards

Porch: Projecting	15.05.220.050
Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090

E. Pedestrian Access

Main Entrance Location	Front	E
------------------------	-------	----------

Units located in the main body shall be accessed by a common entry along the front.

On corner lots, units in a secondary wing may front the side street.

G. Private Open Space

No private open space requirement.

²Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.130 Stacked Flats.



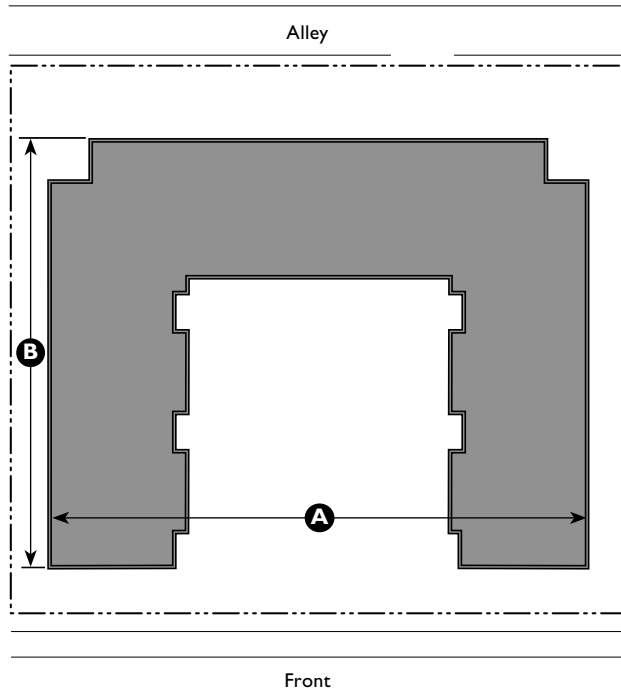
A. Description

The Stacked Flats Building Type is a medium- to large-sized structure that consists of multiple dwelling units. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. This Building Type may include a courtyard.

T1		Key T# allowed T# not allowed
T2		
T3NE	T3N	
T4N	T4MS	
T5N	T5MS ¹	
T6C		

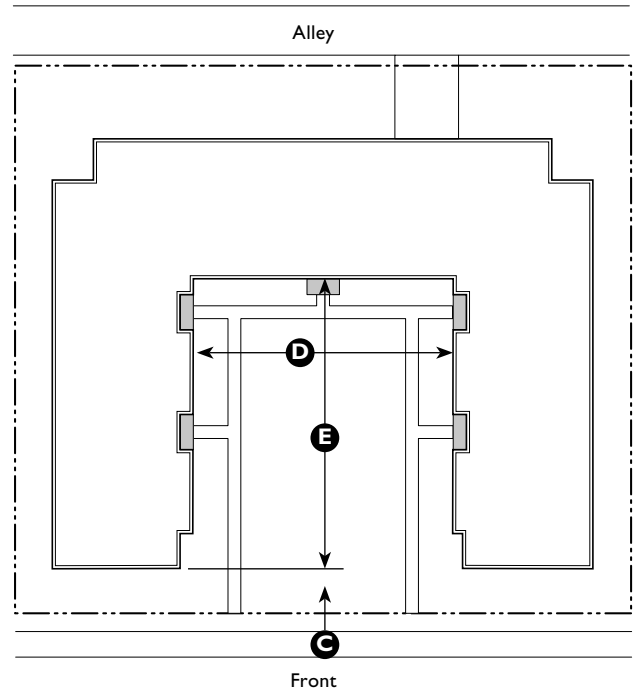
¹ Allowed only in the T5MS-Open Sub-Zone.

Stacked Flats.

**Key**

--- ROW / Lot Line

■ Building

**Key**

--- ROW / Lot Line

■ Frontage

B. Number of Units

Units 12 min.

Stacked Flat Buildings per Lot 1 max.

C. Building Size and Massing**Height**Height 2 stories min.³**Main Body/Secondary Wing(s)**Width 200' max. **(A)**Depth 200' max. **(B)****Accessory Structure(s)**

No accessory structures are allowed.

² Height must also comply with transect zone standards in Division 15.05.120 (Transect Zones).**D. Allowed Frontage Types³ Standards**

Porch: Projecting 15.05.220.050

Stoop 15.05.220.070

Forecourt 15.05.220.080

Dooryard 15.05.220.090

E. Pedestrian Access

Units shall enter from a courtyard or a street.

Courtyards shall be accessible from the front. **(C)**

Each unit may have an individual entry.

F. Private Open Space

No private open space requirement.

G. Courtyard(s)Width 20' min.; 150' max. **(D)**

Width-to-Height Ratio 1:2 min. to 2:1 max.

Depth 40' min.; 150' max. **(E)**

Depth-to-Height Ratio 1:2 min. to 3:1 max.

Area (total) 400 sf min.;

50 sf/unit min.

³ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.140 Courtyard Building.**A. Description**

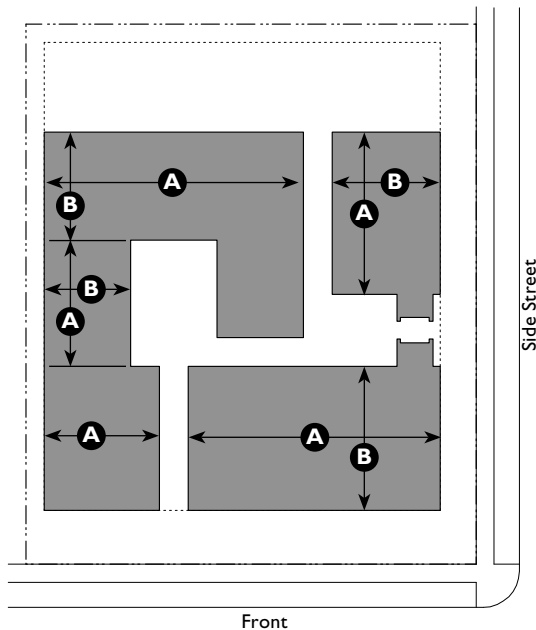
The Courtyard Building Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family residential or medium-density neighborhoods.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key**T#** allowed

T# not allowed

Courtyard Building.



Key

- ROW / Property Line ■ Building
 Setback Line

B. Number of Units

Unrestricted

C. Building Size and Massing**Height**

Height	2 stories min.;
	4 stories max. ¹

Main Body/Secondary Wing(s)

Width	100' max.	A
Depth	40' max.	B

Accessory Structure(s)

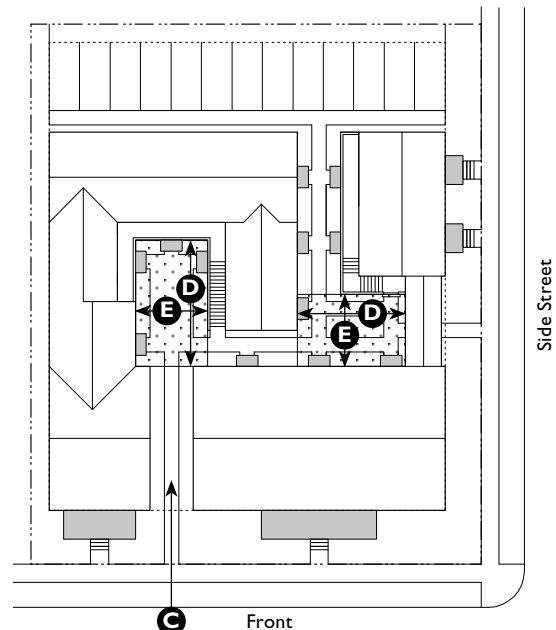
No accessory structures are allowed.

¹ Height must also comply with transect zone standards in Division 15.05.120 (Transect Zones).

D. Allowed Frontage Types¹ Standards

Porch: Projecting	15.05.220.050
Stoop	15.05.220.070
Forecourt	15.05.220.080
Dooryard	15.05.220.090
Shopfront	15.05.220.100
Gallery	15.05.220.110

¹ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).



Key

- ROW / Property Line ■ Frontage
 Setback Line □ Open Space

E. Pedestrian AccessCourtyards shall be accessible from the front **C**

The main entry of ground floor units shall be directly off of a courtyard or a street.

Each unit may have an individual entry.

Pedestrian connections shall link all buildings to the public right-of-way, courtyards, and parking areas.

Passages through buildings (zagwans) and between buildings should be provided to connects multiple courtyards.

Stairs accessing upper floors may serve no more than three units.

F. Private Open Space

No private open space requirement.

G. Courtyard(s)

Width	12' min.; 50' max.	D
Width-to-Height Ratio	1:2 min. to 2:1 max.	
Depth	12' min.; 150' max.	E
Depth-to-Height Ratio	1:1 min. to 3:1 max.	
Area (total)	400 sf min.;	
	50 sf/unit min.	

At least two courtyard edges shall be defined by a building.

Courtyard edges not defined by a building should be defined by a 6' stucco or masonry wall.

15.05.210.150 Live/Work.



A. Description

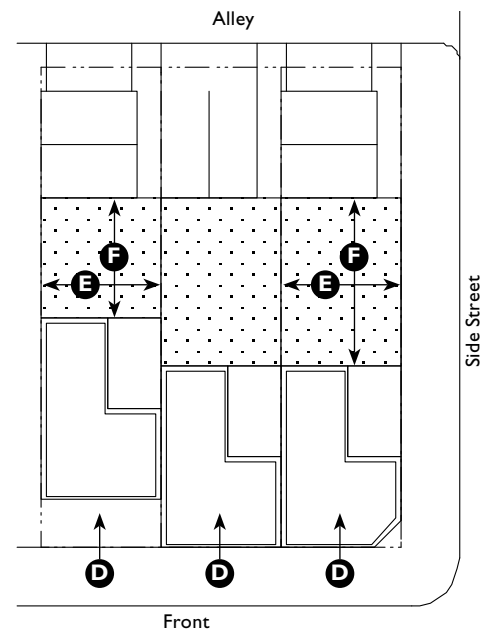
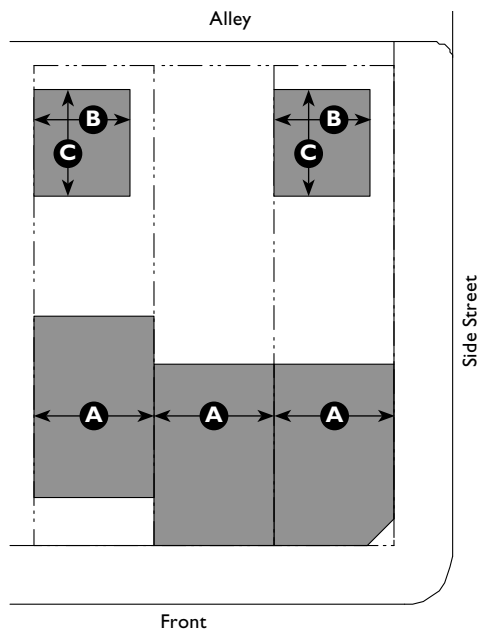
The Live/Work Building Type is a small- to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a single-family residential neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key

T# allowed

T# not allowed

**Key**

- ROW / Lot Line ■ Building
 - - - - - Setback Line

B. Number of Units

Units 2 max.; both must be owned by same entity

Live/Work Buildings per Lot 2 max.

C. Building Size and Massing**Height**

Height 2 stories min.;
 4 stories max.¹

Main Body

Width 18' min.; 36' max. **(A)**

Secondary Wing(s)

The footprint area of the secondary wing(s) may not exceed the footprint area of the main body.

Accessory Structure(s)

Width 24' max. **(B)**

Depth 30' max. **(C)**

The footprint area of an accessory structure may not exceed the footprint area of the main body.

¹ Height must also comply with transect zone standards in Division 15.05.120 (Transect Zones).

Key

- ROW / Lot Line ■ Frontage
 - - - - - Setback Line □ Private Open Space

D. Allowed Frontage Types² Standards

Dooryard	15.05.220.090
Shopfront	15.05.220.100
Gallery	15.05.220.110
Terrace	15.05.220.130

E. Pedestrian Access

Main Entrance Location Front **(D)**

Ground-floor space and upper unit must have separate entries.

F. Private Open Space

Width	20' min. (E)
Depth	20' min. (F)
Area	15% of lot area min.

² Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.160 Main Street Building.



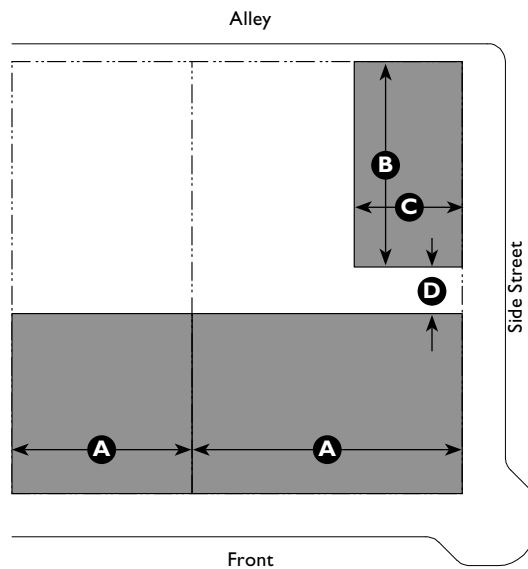
A. Description

The Main Street Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street.

T1	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key
T# allowed
T# not allowed

Main Street Building.



Key

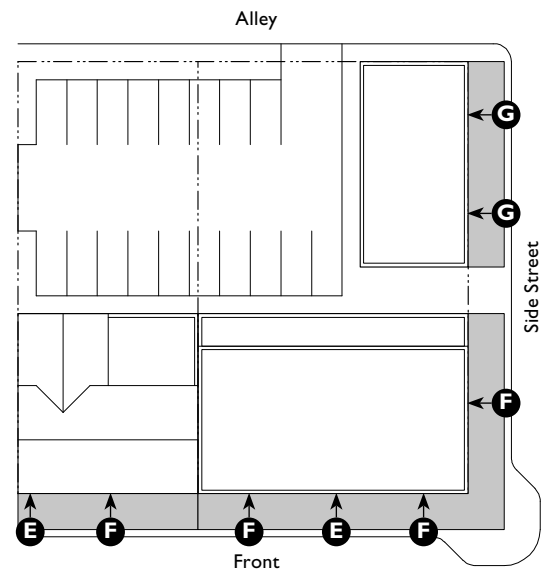
- ROW / Property Line ■ Building
 ----- Setback Line

B. Number of Units

Unrestricted

C. Building Size and Massing**Height**Height 4 stories max.¹**Main Body**Width 150' max. **(A)****Secondary Wing(s)/Accessory Structure(s)**Width 100' max. **(B)**Depth 65' max. **(C)****Accessory Structure**Separation from Main Body 10' min. **(D)**

¹ Height must also comply with transect zone standards in Division 15.05.120 (Transect Zones).



Key

- ROW / Property Line ■ Frontage
 ----- Setback Line □ Private Open Space

D. Allowed Frontage Types² Standards

Forecourt 15.05.220.080

Dooryard 15.05.220.090

Shopfront 15.05.220.100

Gallery 15.05.220.110

Terrace 15.05.220.130

E. Pedestrian AccessUpper floor units located in the main body shall be accessed by a common entry along the front. **(E)**Ground floor units may have individual entries along the front or side street. **(F)**On corner lots, units in a secondary wing/accessory structure may front the side street. **(G)****F. Private Open Space**

No private open space requirement.

² Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.170 Mid-Rise.



A. Description

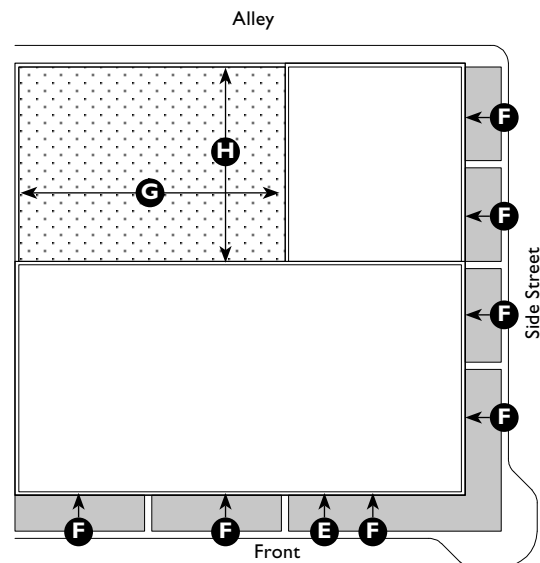
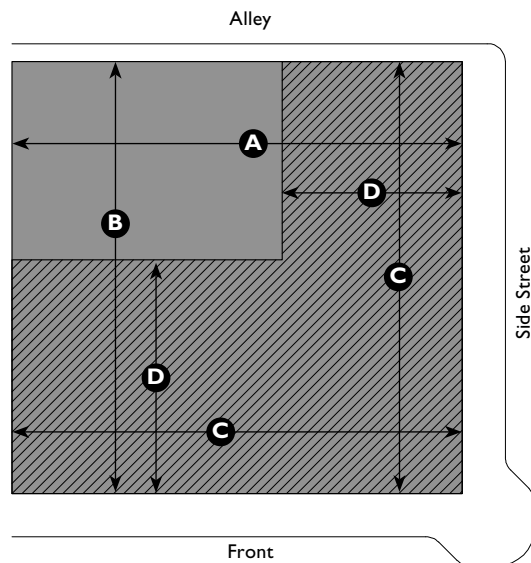
The Mid-Rise Building Type is a medium- to large-sized structure, 4–8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses and upper-floor service or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.

TI	
T2	
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Key

T# allowed

T# not allowed

**Key**

- ROW / Property Line ■ Building
 ----- Setback Line ▨ Floors 3+

B. Number of Units

Unrestricted

C. Building Size and Massing¹**Height**

Height 4 stories min.;
 8 stories max.²

Footprint**Floors 1-2**

Width	200' max.	A
Depth	150' max.	B
Lot Coverage	100% max.	

Floors 3+

Width	200' max.	C
Depth	65' max.	D

The floorplate of any floor may not be larger than the floor below.

¹ See Section 15.05.210.190 (Additional Standards for Mid-Rise and High-Rise Building Types) for additional standards.

² Height must also comply with transect zone standards in Division 15.05.120 (Transect Zones).

Key

- ROW / Property Line ■ Frontage
 ----- Setback Line □ Open Space

D. Allowed Frontage Types³ Standards

Dooryard	15.05.220.090
Shopfront	15.05.220.100
Gallery	15.05.220.110
Terrace	15.05.220.130

E. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front. **E**

Ground floor units may have individual entries along the front or side street. **F**

F. Open Space

No private open space requirement.

Podium tops, if any, should be used to provide open space.

G. Courtyard(s)

Width	20' min.; 50' max.	G
Width-to-Height Ratio	1:2 min. to 2:1 max.	
Depth	20' min.; 150' max.	H
Depth-to-Height Ratio	1:1 min. to 3:1 max.	

³ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.180 High-Rise.



A. Description

The High-Rise Building Type is a large-sized structure, more than eight stories tall, built on a large lot that incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail or service uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.

T1

T2

T3NE

T3N

T4N

T4MS

T5N

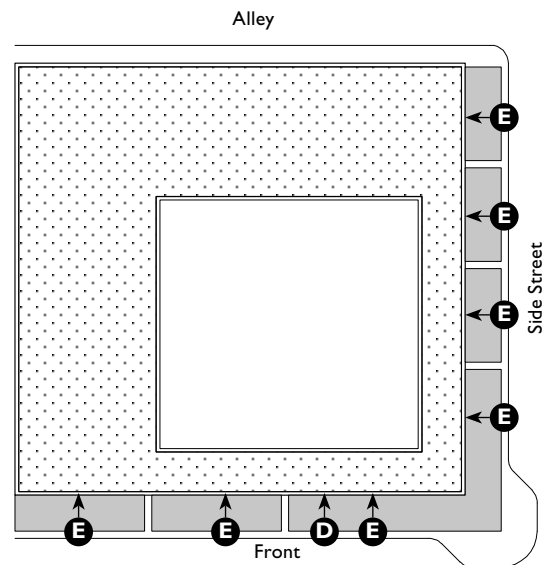
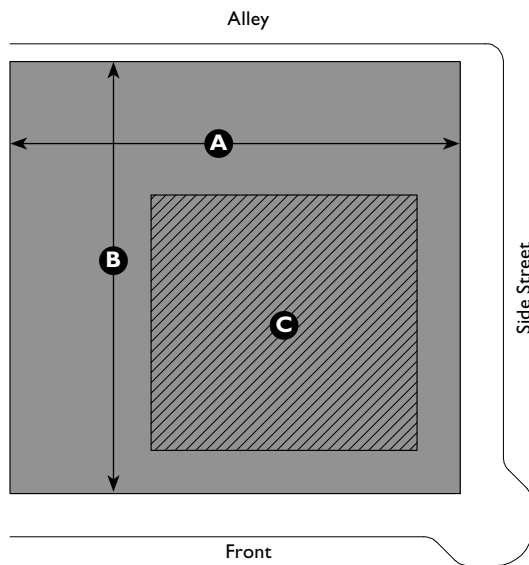
T5MS

T6C

Key

T# allowed

T# not allowed

**Key**

- ROW / Property Line ■ Building
 ----- Setback Line ▨ Floors 6+

B. Number of Units

Unrestricted

C. Building Size and Massing¹**Height**Height 8 stories min.²**Footprint****Floors 1-5**Width 300' max. **A**Depth 300' max. **B**

Lot Coverage 100% max.

Floors 6-8 **C**

Floorplate 80% of lot max.

Floors 9+ **C**

Residential Floorplate 15,000 sf max.

Commercial Floorplate 30,000 sf max.

The floorplate of any floor may not be larger than the floor below.

¹ See Section 15.05.210.190 (Additional Standards for Mid-Rise and High-Rise Building Types) for additional standards.

² Height must also comply with transect zone standards in Division 15.05.120 (Transect Zones).

Key

- ROW / Property Line ■ Frontage
 ----- Setback Line □ Open Space

D. Allowed Frontage Types³ Standards

Dooryard 15.05.220.090

Shopfront 15.05.220.100

Gallery 15.05.220.110

Terrace 15.05.220.130

E. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front. **D**

Ground floor units may have individual entries along the front or side street. **E**

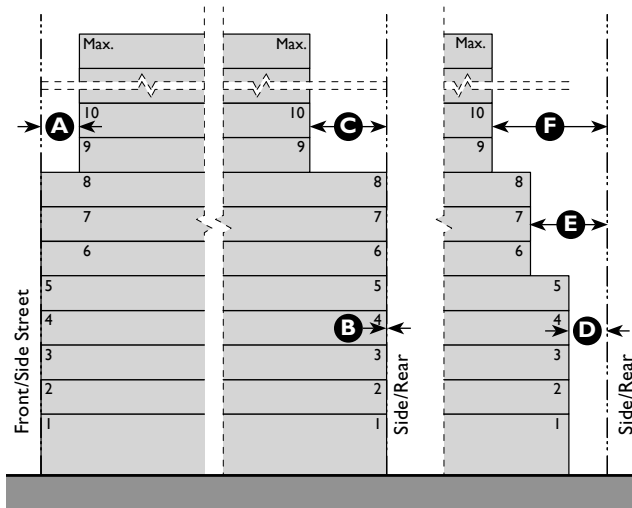
F. Private Open Space

No private open space requirement.

Podium tops, if any, should be used to provide open space.

³ Frontage type must also be allowed within the Transect Zone per Division 15.05.120 (Transect Zones).

15.05.210.190 Additional Standards for Mid-Rise and High-Rise Buildings.



Key

---- ROW / Property Line ■ Building

A. High-Rise/Mid-Rise Buildings in T6C

Front/Side Street Setback

Floors 9+ 10' min. **A**

Side/Rear Setback

Abutting T6

Floors 1-8 0' min. **B**

Floors 9+ 30' min. **C**

Abutting T5

Floors 1-5 0' min. **D**

Floors 6-8 10' min. **E**

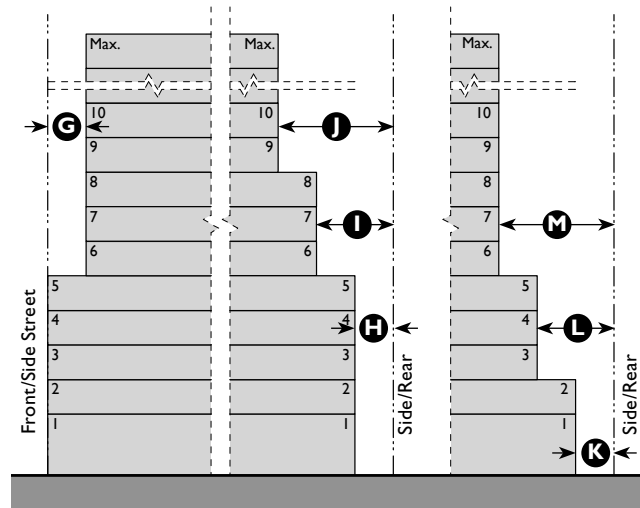
Floors 9+ 30' min. **F**

Abutting T4

Floors 1-5 10' min. **D**

Floors 6-8 20' min. **E**

Floors 9+ 30' min. **F**



Key

---- ROW / Property Line ■ Building

B. Mid-Rise Buildings in T5MS

Front/Side Street Setback

Floors 6+ 10' min. **G**

Side/Rear Setback

Abutting T6/T5

Floors 1-5 0' min. **H**

Floors 6-8 10' min. **I**

Floors 9+ 30' min. **J**

Abutting T4

Floors 1-5 10' min. **H**

Floors 6-8 20' min. **I**

Floors 9+ 30' min. **J**

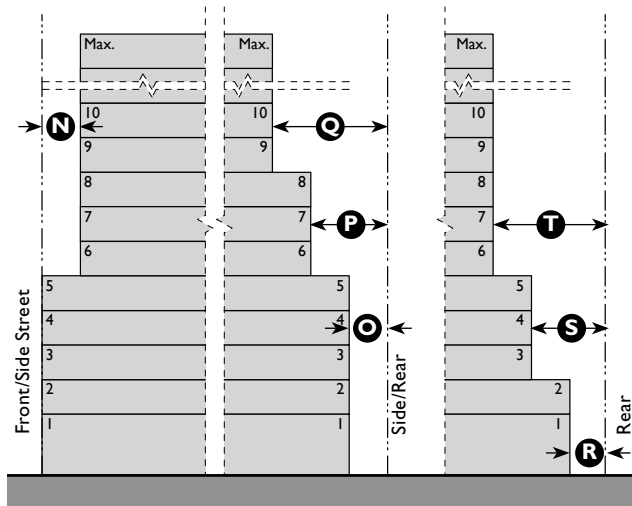
Abutting T3

Floors 1-2 10' min. **K**

Floors 3-5 20' min. **L**

Floors 6+ 30' min. **M**

Additional Standards for Mid-Rise and High-Rise Buildings.



Key

ROW / Property Line Building

C. Mid-Rise Buildings in T5N

Front/Side Street Setback

Floors 6+	10' min.	N
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Side Setback

Abutting T6/T5/T4		
Floors 1-5	0' min.	O
Floors 6-8	10' min.	P
Floors 9+	30' min.	Q

Abutting T3

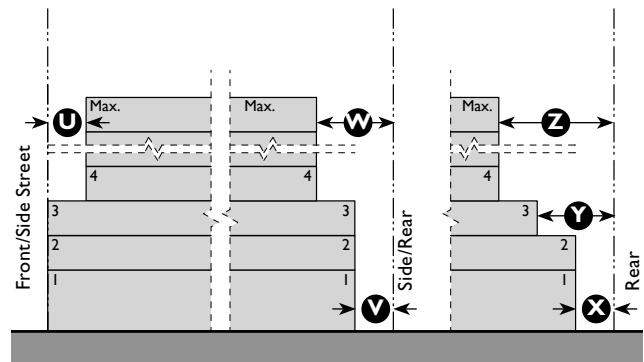
Floors 1-5	10' min.	O
Floors 6-8	20' min.	P
Floors 9+	30' min.	Q

Rear Setback

Abutting T6/T5/T4		
Floors 1-5	10' min.	O
Floors 6-8	20' min.	P
Floors 9+	30' min.	Q

Abutting T3

Floors 1-2	10' min.	R
Floors 3-5	20' min.	S
Floors 6+	30' min.	T



Key

ROW / Property Line Building

D. Mid-Rise Buildings in T4MS

Front/Side Street Setback

Floors 4+	10' min.	U
-----------	----------	---

Side Setback

Floors 1-3	0' min.	V
Floors 4+	10' min.	W

Rear Setback

Abutting T6/T5/T4		
Floors 1-3	10' min.	V
Floors 4+	20' min.	W

Abutting T3

Floors 1-2	10' min.	X
Floor 3	20' min.	Y
Floors 4+	30' min.	Z

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Division 15.05.220: Frontage Types

Sections:

- 15.05.220.010 Purpose.
- 15.05.220.020 Applicability.
- 15.05.220.030 Frontage Types Overview.
- 15.05.220.040 Common Yard.
- 15.05.220.050 Porch: Projecting.
- 15.05.220.060 Porch: Engaged.
- 15.05.220.070 Stoop.
- 15.05.220.080 Forecourt.
- 15.05.220.090 Dooryard.
- 15.05.220.100 Shopfront.
- 15.05.220.110 Gallery.
- 15.05.220.120 Terrace.

15.05.220.010 Purpose.

This Division sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Richmond's neighborhoods and downtown.

15.05.220.020 Applicability.

The standards within this Division shall apply to all proposed development within transect zones and shall be considered in combination with the standards for the applicable zone in Article 15.05.100 (Building Form Standards), Article 15.05.200 (Supplemental Form Standards) and Article 15.05.300 (General Supplemental Standards).

15.05.220.030 Frontage Types Overview.

Table A (Frontages Types General) provides an overview of private frontage types.

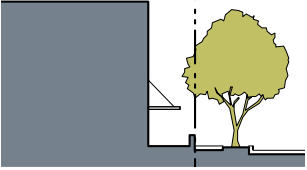
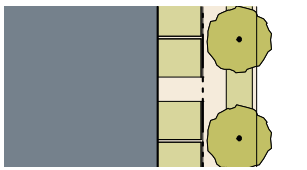
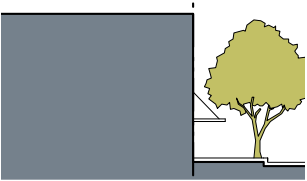
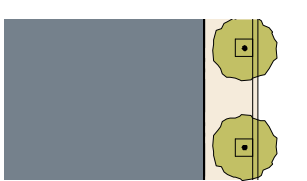
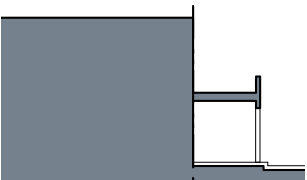
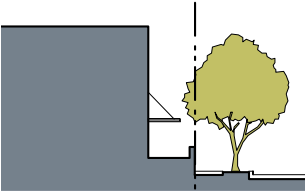
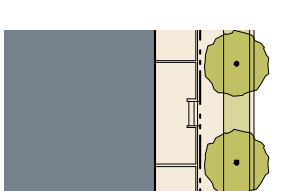
15.05.220.030.A Private Frontages General

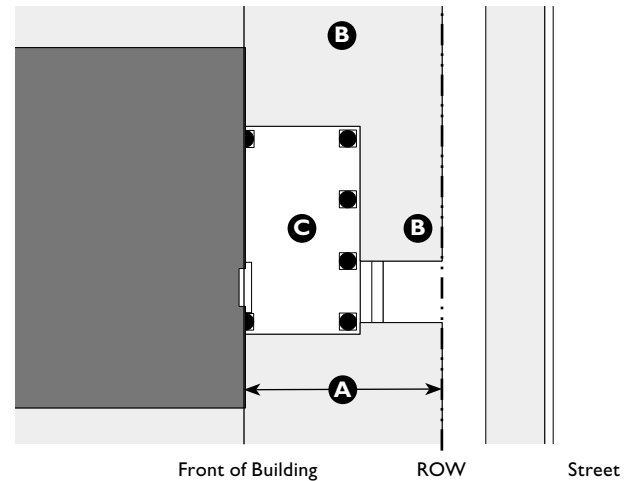
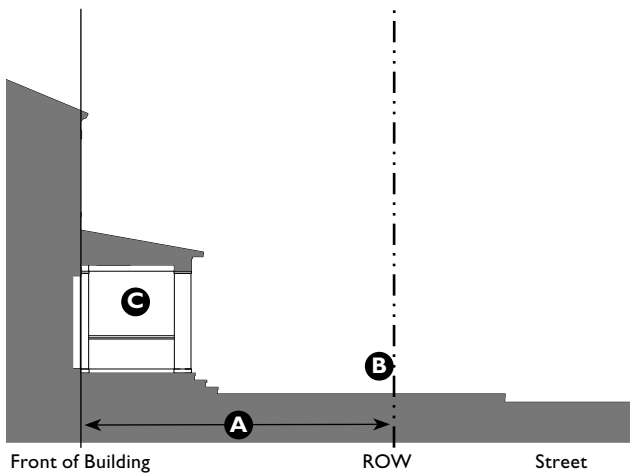
The private frontage is the area between the building facade and the lot line.

Section	Plan	Frontage Type
		Common Yard. The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.
		Porch: Projecting. The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.
		Porch: Engaged. The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.
		Stoop. The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.
		Forecourt. The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.

15.05.220.030.A Private Frontages General (continued)

The private frontage is the area between the building facade and the lot line.

Section	Plan	Frontage Type
		
		Dooryard. The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential in flex zones, live/work, and commercial uses $\leq 2,500$sf.
		Shopfront. The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. Syn: Retail Frontage, Awning.
		Gallery. The main facade of the building is at the frontage line and the gallery overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.
		Terrace. The facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.

15.05.220.040 Common Yard.**Key**

---- ROW / Lot Line — Front of Building

A. Description

Common Yard: The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

B. Size¹

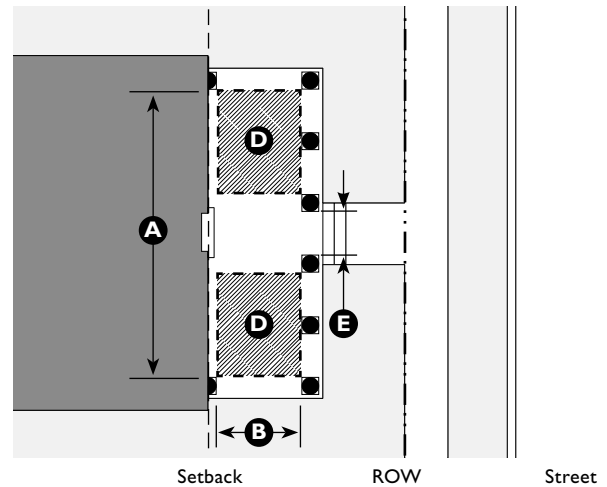
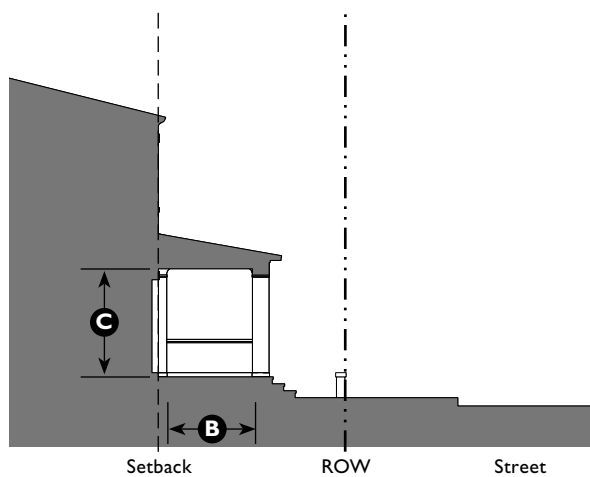
Depth 20' min. **(A)**

C. Miscellaneous

Fences between front yards or between the sidewalk and front yard are not allowed. **(B)**

Common yard frontages may only be used in conjunction with another allowed private frontage type, such as a porch. **(C)**



15.05.220.050 Porch: Projecting.**Key**

---- ROW / Lot Line

--- Setback Line

A. Description

Porch: Projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

B. Size

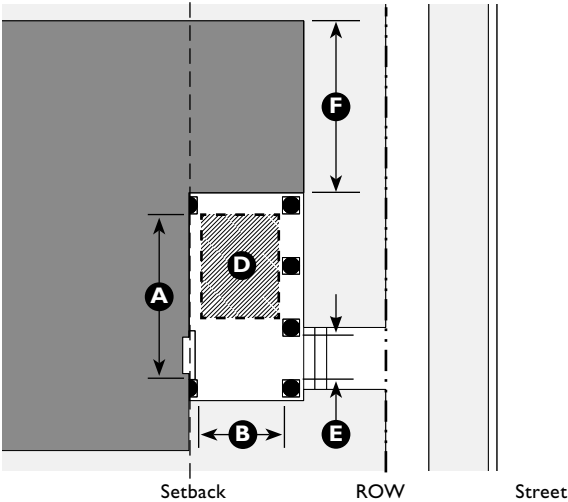
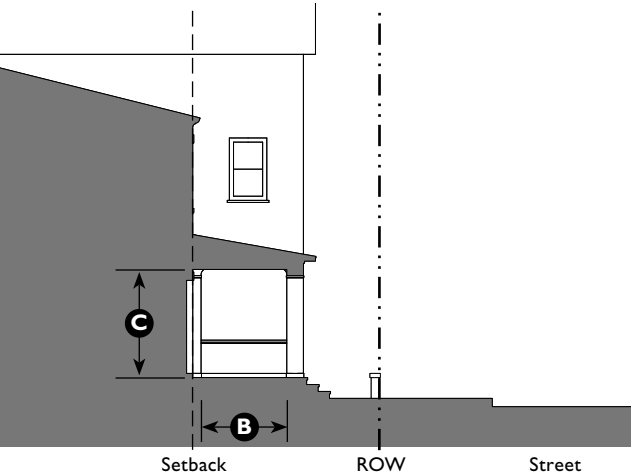
Width, clear	10' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Height	2 stories max.	
Furniture area, clear	4' x 6' min.	D
Path of travel	3' wide min.	E

C. Miscellaneous

Projecting porches are open on three sides and must have a roof.



15.05.220.060 Porch: Engaged.



Key

---- ROW / Lot Line --- Setback Line

A. Description

Porch: Engaged: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

B. Size

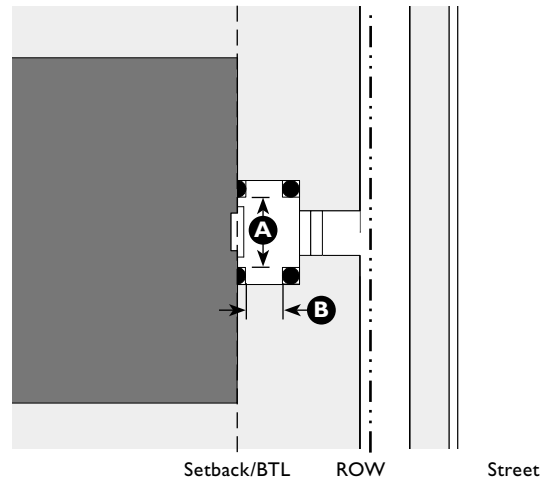
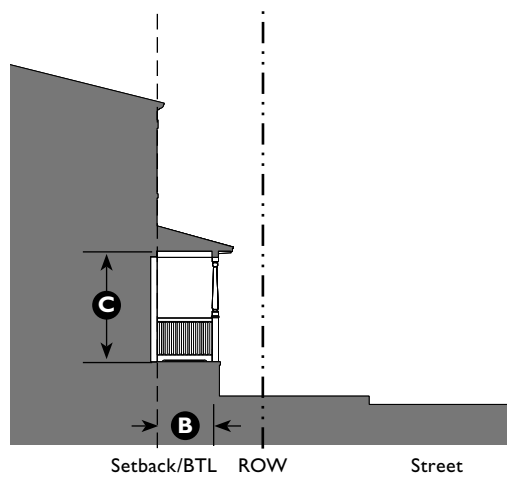
Width, clear	10' min.	(A)
Depth, clear	8' min.	(B)
Height, clear	8' min.	(C)
Height	2 stories max.	
Furniture area, clear	4' x 6' min.	(D)
Path of travel	3' wide min.	(E)

C. Miscellaneous

Up to 2/5 of the building facade may project beyond the setback line into the encroachment area for this frontage type. (F)

Engaged porches must be open on two sides and have a roof.



15.05.220.070 Stoop.**Key**

---- ROW / Lot Line

--- Setback/BTL

A. Description

Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

B. Size

Width, clear	5' min.; 8' max.	A
Depth, clear	5' min.; 8' max.	B
Height, clear	8' min.	C
Height	1 story max.	
Depth of recessed entries	6' max.	

C. Miscellaneous

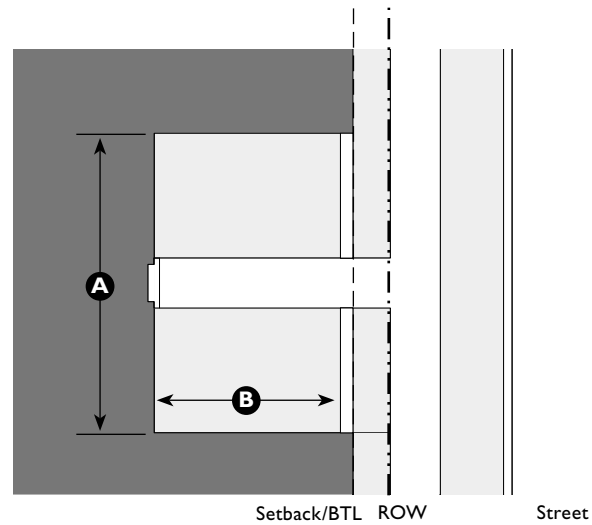
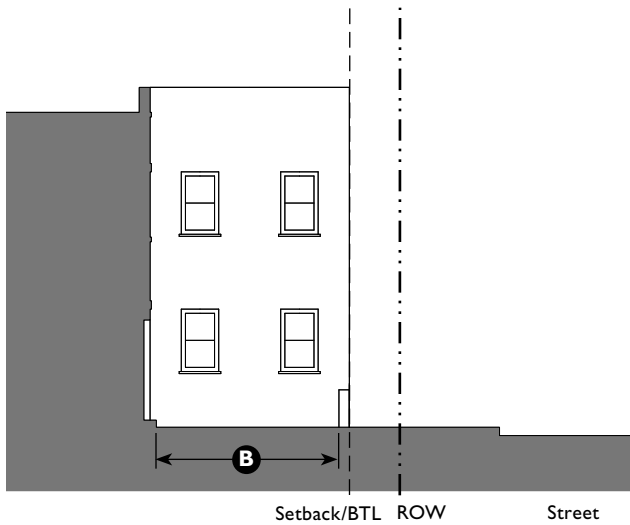
Stairs may be perpendicular or parallel to the building facade.

Ramps shall be parallel to facade or along the side of the building.

The entry door shall be covered or recessed to provide shelter from the elements.

All doors must face the street.



15.05.220.080 Forecourt.**Key**

--- ROW / Lot Line

--- Setback/BTL

A. Description

Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.

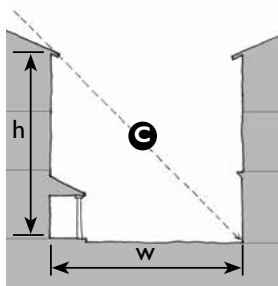
B. Size

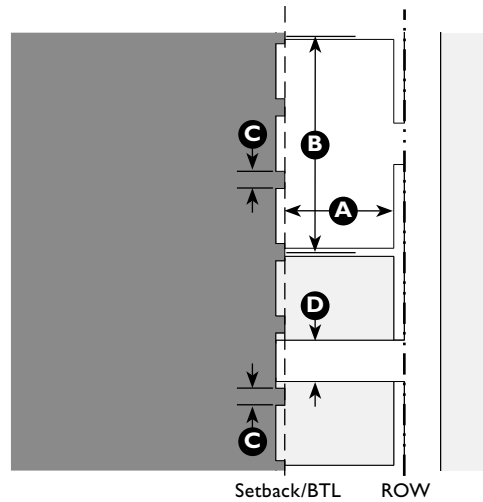
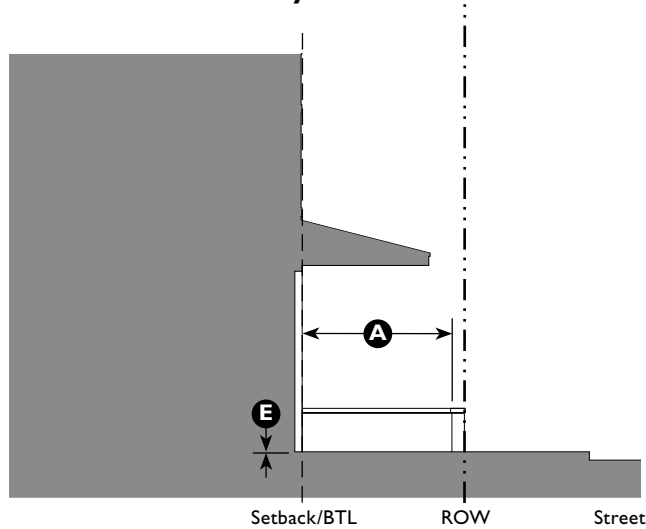
Width, clear	12' min.	A
Depth, clear	12' min.	B
Ratio, height to width	2:1 max.	C

C. Miscellaneous

Forecourts should be used sparingly and should not be repeated along a block frontage.

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



15.05.220.090 Dooryard.**Key**

---- ROW / Lot Line

--- Setback/BTL

A. Description

Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential in flex zones, live/work, and small commercial uses $\leq 2,500$ sf.

B. Size

Depth, clear	8' min.	(A)
Length	50' max.	(B)
Distance between glazing	4' max.	(C)
Ground floor transparency	50% min. ¹	
Depth of recessed entries	5' max.	
Path of travel	3' wide min.	(D)
Finish level above sidewalk	3'-6" max.	(E)
Finish level below sidewalk	6' max.	

C. Miscellaneous

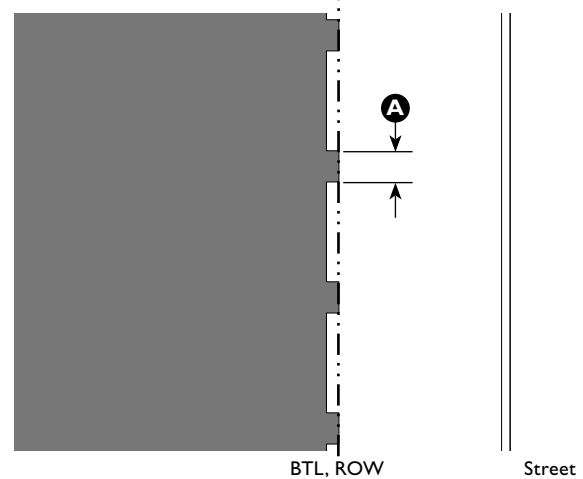
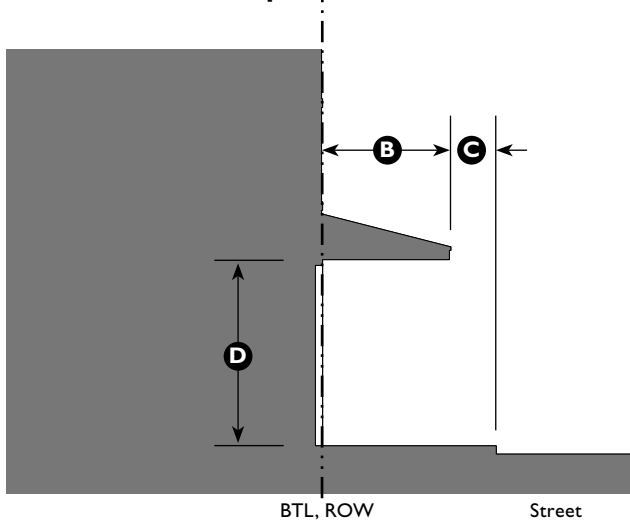
For Live/Work and Commercial uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard standards shall prevail.

Low walls (12"-36") used as seating are encouraged.

Shall not be used for circulation for more than one ground floor entry.

¹For Live/Work and Commercial uses only



15.05.220.100 Shopfront.**Key**

---- ROW / Lot Line

--- Setback/BTL

A. Description

Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

Syn: Retail Frontage, Awning

B. Size

Distance between glazing	2' max.	A
Ground floor transparency	75% min.	
Depth of recessed entries	5' max.	

C. Awning

Depth	4' min.	B
Setback from curb	2' min.	C
Height, clear	8' min.	D

D. Miscellaneous

Residential windows shall not be used.

Doors may be recessed as long as main facade is at BTL.

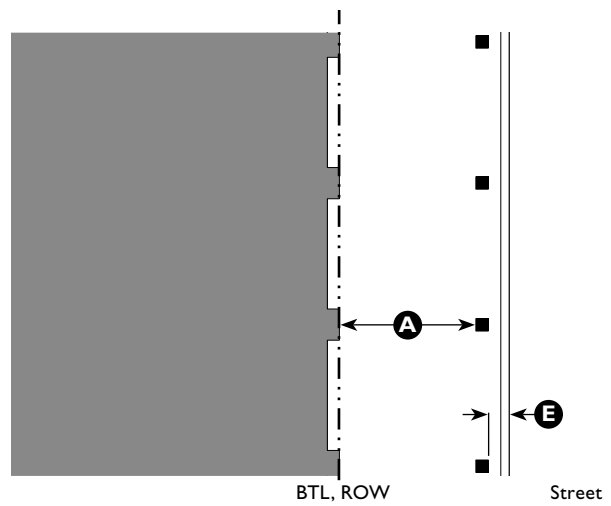
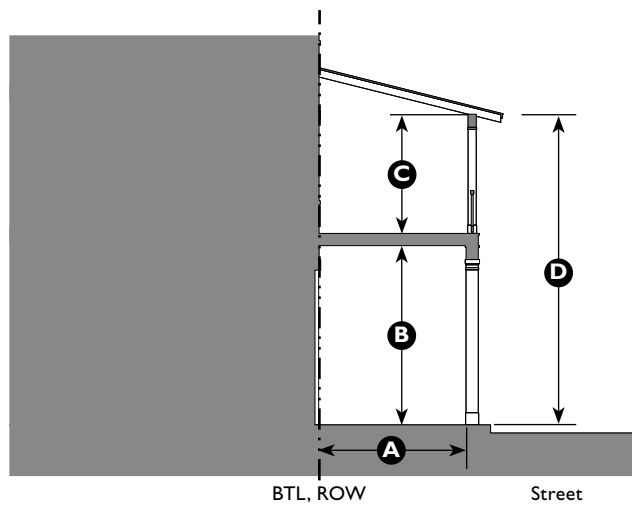
Operable awnings are encouraged.

Open-ended awnings encouraged.

Rounded and hooped awnings are discouraged.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.



15.05.220.110 Gallery.**Key**

--- ROW / Lot Line

----- Setback/BTL

A. Description

Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.

B. Size

Depth, clear	8' min.	(A)
Ground floor height, clear	11' min.	(B)
Upper floor height, clear	9' min.	(C)
Height	2 stories max.	(D)
Setback from curb	2' min.	(E)

C. Miscellaneous

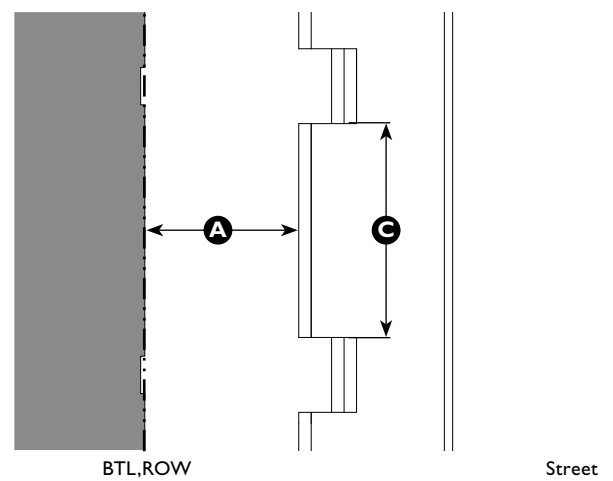
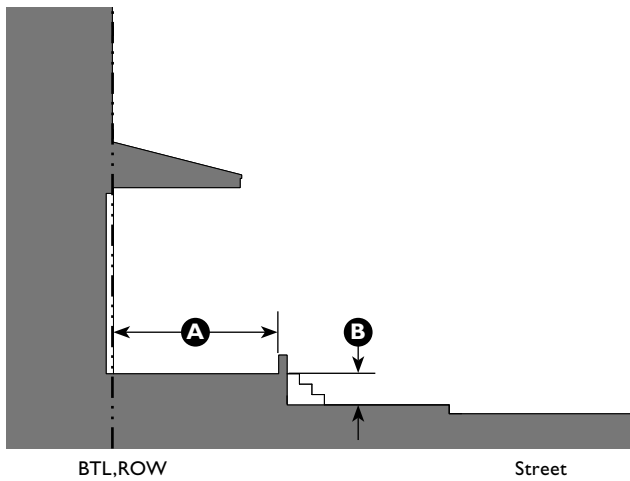
These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Gallery standards shall prevail.

Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Galleries must have a consistent depth along a frontage.

Gallery must project over a sidewalk.



15.05.220.120 Terrace.**Key**

---- ROW / Lot Line

----- Setback/BTL

A. Description

Terrace: The facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.

B. Size

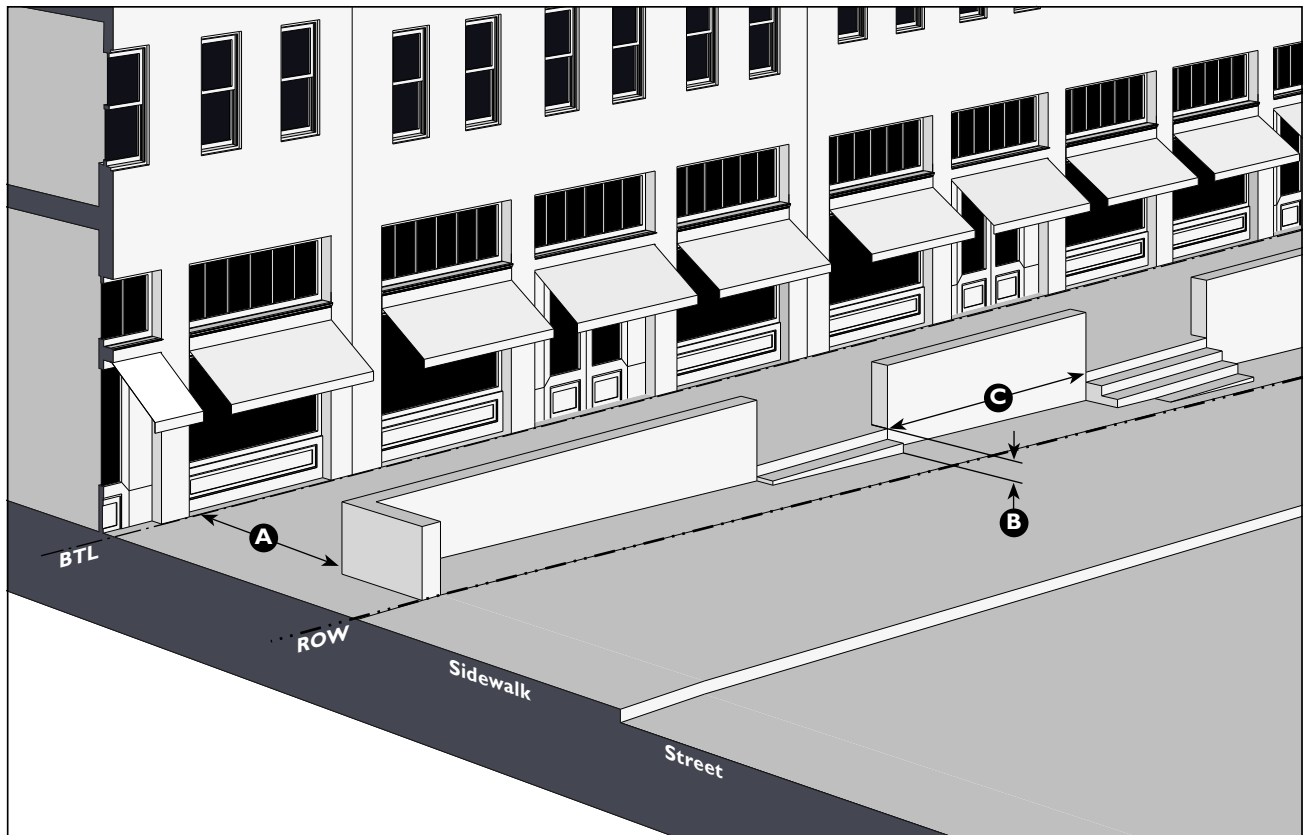
Depth, clear	8' min.	A
Finish level above sidewalk	3'-6" max.	B
Length of terrace	150' max.	
Distance between stairs	50' max.	C

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Terrace standards shall prevail.

Low walls used as seating are encouraged.





A terrace accommodating a grade change along a series of shopfronts

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Article 15.05.300: Supplemental General Standards

Division 15.05.310: Landscaping, Fencing, and Screening

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Division 15.05.310: Landscaping, Fencing, and Screening

Sections:

- 15.05.310.010 Purpose.
- 15.05.310.020 Applicability.
- 15.05.310.030 Landscaping and Irrigation Plans.
- 15.05.310.040 Required Landscaping.
- 15.05.310.050 Landscaping Standards.
- 15.05.310.060 Parking Lot Landscaping Standards.
- 15.05.310.070 Maintenance of Landscaped Areas.
- 15.05.310.080 Fences and Screening.

15.05.310.010 Purpose.

The purpose of these regulations is to provide guidelines for design, construction and maintenance of landscaping, fencing, and screening within the transect zones. Landscaping shall be a major component of site design in order to create a city that has a strong landscaped character. Standards governing fences are established to promote the public health, safety, and welfare, encourage an aesthetic environment and allow for privacy, while maintaining access to light and air. The provisions of this Division shall apply as a minimum standard for all new projects and existing development with applications requiring approval of a planning permit under the provisions of this Form-Based Code.

15.05.310.020 Applicability.

- A. The provisions of this Division apply to all land uses within the transect zones as follows:
 - 1. New Projects. Each new project shall provide landscaping in compliance with this Division.
 - 2. Existing Development. The approval of a minor use permit, use permit, minor variance, variance, or application for design review for physical alterations and/or a change in use within an existing development may include conditions of approval requiring compliance with specific requirements of this Division.
 - 3. Timing of Installation. Required landscape and irrigation improvements shall be installed before occupancy permit and gas and electric service is released by the City. The installation of landscaping for a residential project may be deferred for a maximum of 90 days with the Director's approval due to seasonal requirements (including adverse weather conditions) and similar circumstances where it may not be advisable or desirable to install all approved landscaping before occupancy of the site.
 - 4. Alternatives to Requirements. The Director may modify the standards of this Division to accommodate alternatives to required landscape materials or methods, where the Director first determines that the proposed alternative will be equally or more effective in achieving the purposes of this Division.

15.05.310.030 Landscaping and Irrigation Plans.**A. Landscape Plan.**

1. A landscape plan shall be submitted, as determined by the Director, as part of each application for the following unless one is not required by Subsection 2 below:
 - a. New development;
 - b. The significant expansion (e.g., 25 percent or more of floor area), or
 - c. Redevelopment of an existing use, as determined by the Director.
2. A landscape plan shall not be required for residential projects less than 4 units or less than 10,000sf.
3. After review of the landscape plan by the Director and any required revisions, the landscape plan will be considered final. A final landscape plan shall be approved by the Director before the start of grading or other construction, and before the issuance of a Building Permit.

B. Content and Preparation

1. Required Information. Landscape plans shall contain the information required for landscape plans by the Planning Division. However, at a minimum, these plans shall include the following information:
 - a. The locations of proposed materials, including the identification of groundcovers, shrubs, and trees;
 - b. Detailed drawings and specifications shall clearly identifying the name, size, and precise location of all materials (including fences and screens); and
 - c. The precise location and technical description of the irrigation system and its individual components.
2. Preparation by Qualified Professional. Each landscape plan submitted in compliance with this Division shall be prepared by a California licensed landscape architect, licensed architect, licensed landscape contractor, certified nurseryman, or other professional determined by the Director to be qualified.

C. Review and Approval. After initial application, the Director shall review each landscape plan to verify its compliance with the provisions of this Division. The Director's decision may be appealed to the Planning Commission and the Planning Commission may approve the final submittal, or may deny or require changes to a submittal if it is not in compliance.

D. Statement of Surety. When required by the Director, security in the form of cash, performance bond, letter of credit, or instrument of credit, in an amount equal to 150 percent of the total value of all plant materials, irrigation, installation, and maintenance shall be posted with the City for a two-year period. The Director may require statements of surety for phased development, a legitimate delay in landscape installation.

15.05.310.040 Required Landscaping.

- A. Landscaping along Thoroughfares shall be required per the standards in Division 15.05.410 (Thoroughfares).
- B. Landscaping within Civic and Open Spaces shall be required per the standards in Division 15.05.510 (Civic and Open Spaces).
- C. Private Landscaping shall be required in compliance with Table A (Required Private Landscaping Components) below.
- D. Required landscaping shall be landscaped and maintained in compliance with Section 15.05.310.050 (Landscaping Standards), Section 15.05.310.060 (Parking Lot Landscaping Standards), Section 15.05.310.070 (Maintenance of Landscaped Areas), and Section 15.05.310.080 (Fences and Screening).

Table 15.05.310.040.A: Required Private Landscaping Components

Zones	Landscaping Components		
	Frontage Landscaping	Parking Area Landscaping	Automatic Irrigation
TI, T2, T3NE	–	–	–
T3N, T4N	R	–	–
T4MS, T5N, T5MS, T6C	R	R	R
Key	(R) Required	(–) Not Required	

15.05.310.050 Landscaping Standards.**A. Minimum dimensions**

1. Frontage Landscaping and Private Open Space Landscaping areas shall meet the dimensional requirements for the transect zone in Division 15.05.120 (Transect Zones), the Building Type in Division 15.05.210 (Building Types), and the Frontage Type in Division 15.05.220 (Frontage Types).
2. Thoroughfare and Civic and Open Space Landscaping areas shall meet the dimensional requirements within Division 15.05.410 (Thoroughfares) and Division 15.05.510 (Civic and Open Spaces).

B. Materials. Landscaping shall primarily consist of live, drought-resistant plant material. Food gardens and decorative landscape features such as brick, stone, art, fountains and ponds may be used within the landscaped area, provided such materials present an attractive setting consistent with the intent of the landscaping requirements as determined by the Director.

C. Street Trees.

1. Street Trees shall be located per the standards in Division 15.05.410 (Thoroughfares).
2. Minimum Size.
 - a. New Street trees shall have a minimum caliper (trunk diameter) of 2 inches at 8 feet of height.
 - b. Minimum tree size at planting is a 24-inch box.
 - c. 15-inch box specimens and smaller caliper sizes shall be allowed for volunteer efforts and property owner initiated replacement
3. All street trees and/or any other tree plantings within 10 feet of the public right-of-way including sidewalks, curbs and gutters, or street surface shall be installed with approved root barriers and deep water tubes (2 per tree).

D. Additional Material Specifications. The Director may approve the inclusion of areas maintained in a native planting or naturalistic state as green growing ground cover in calculating the landscaped area.

E. Safety requirements. Landscape materials and screening shall be located so that at maturity they do not:

1. Interfere with safe sight distances for bicycle, pedestrian, or vehicular traffic;
2. Conflict with overhead lights, traffic control signage, utility lines, or walkway lights;
or
3. Block bicycle or pedestrian ways.

15.05.310.060 Parking Lot Landscaping Standards.

- A. **Installation and maintenance of shade trees and landscaping.** Parking lots shall be improved and permanently maintained by the property owner in accordance with the following standards and the requirements in Table 15.05.310.030.B (Required Interior Parking Lot Landscaping) and Table 15.05.310.030.C (Tree Requirements for Parking Lot Landscaping) below. The Director may grant an exception for small infill parking lots where compliance with these standards is not feasible without significantly reducing the development potential of the zone it is located within

Table 15.05.310.060.B: Required Interior Parking Lot Landscaping

Number of Parking Spaces	Percent of Gross Parking Area in Landscaping
6 or fewer	0%
7 to 15	4%
16 to 30	8%
31 to 70	12%
71 and over	16%

Table 15.05.310.060.C: Tree Requirements for Parking Lot Landscaping

Landscaping Component	Description
Amount	1 tree per 5 parking spaces
Can Size	15-gallon
Box Size	20% must be 24-inch
Caliper	1" min.
Min. height at installation	6-8'
Min. mature canopy	40'
Characteristics	High branching, broad headed, shading form
Installation	Root barriers and deep root irrigation
Location	Along the line between or at the back of parking bays. At both ends of a line of parking spaces, Evenly spaced to provide uniform shade
Required border	6" high curb or equivalent
Border and stormwater	Curbs shall provide breaks every 4' to provide drainage to retention and filtration areas.
Min. tree well width	5'
Car overhangs	Must be prevented by stops

¹ Any vehicle overhang shall require the minimum planter area width to be expanded by an equivalent dimension.

- B. Location of landscaping.** Landscaping shall be evenly dispersed throughout the parking area, as follows:
1. Orchard-style planting (the placement of trees in uniformly-spaced rows) is required for parking areas over 15 cars.
 2. Parking lots with more than 50 spaces shall provide a concentration of landscape elements at primary entrances, including, at a minimum, specimen trees, flowering plants, enhanced paving, and project identification.
 3. Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.
- C. Parking lot screening.** All surface parking areas shall be screened from streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped.
1. Adjacent to streets
 - a. A parking area for a non-residential use adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable transect zone or 10 feet, whichever is greater.
 - b. A parking area for a residential use, except for a single family dwelling, shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable transect zone.
 - c. The landscaping shall be designed and maintained to screen cars from view from the street to a minimum height of three feet.
 - d. Screening materials may include a combination of plant materials, earth berms, raised planters, solid decorative masonry walls, or other screening devices that meet the intent of this requirement.
 - e. Shade trees shall be provided at a minimum rate of one for every 25 linear feet of landscaped area, or other spacing as determined by the Director to be appropriate to the site and surrounding development.
 2. Adjacent to side or rear property lines. Parking areas for non-residential uses shall provide a perimeter landscape strip at least five feet wide (inside dimension) where the parking area adjoins a side or rear property line. A fence, wall, or hedge or combined open fence and planter, at least 3.5 feet in height but no higher than the maximum height permitted by Section 15.05.310.080 (Fences and Screening) is permitted, wherever the parking area is within 20 feet of the side or rear property line.
 3. Adjacent to structures. When a parking area is located adjacent to a non-residential structure, a minimum five-foot wide (inside dimension) landscape strip shall be provided adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian accessways.

4. Adjacent to residential use. A non-residential parking area abutting a residential use shall provide a landscaped buffer setback with a minimum of 10-foot between the parking area and the property line of the residential use.
 - a. A seven-foot high solid decorative masonry wall or fence, except for approved pedestrian access, and landscape buffer shall be provided along the property line to address land use compatibility issues (e.g., light/glare and nuisance noise) as determined by the Director.
 - b. Trees shall be provided at the rate of one for each 25 linear feet of landscaped area, or other spacing as determined by the Director to be appropriate to the site and surrounding development.
5. The required width of the landscape strip may be reduced by the Director where it is determined that certain factors would justify the reduction (e.g., the overall site area is insufficient to accommodate the allowable structures and required parking along with a landscape strip of the otherwise required width or that the otherwise required width would be inconsistent with the existing development patterns on adjacent properties). The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required.

15.05.310.070 Maintenance of Landscaped Areas.

- A. A landscaped area provided in compliance with this Division shall be planted with live and healthy plant materials suitable for screening or ornamenting the site, whichever is appropriate.
- B. Plant materials shall be replaced as needed to screen or ornament the site.
- C. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, kept litter free or otherwise maintained to assure compliance with the regulations requiring landscaped areas.
- D. All public landscaped areas shall be watered by automatic irrigation systems starting at the time landscaping is installed in order to establish and maintain plants.
- E. All private landscaped areas required to have automatic irrigation systems by Table 15.05.310.040.A (Required Private Landscaping Components) shall be watered by automatic irrigation systems starting at the time landscaping is installed in order to establish and maintain plants.
- F. With the exception of access driveways, curbs and sidewalks, the landscaped areas of off-street parking lots; and front and street side yards shall be maintained in a landscaped, decoratively treated condition, largely or wholly covered with living plant materials. In no case shall more than 75 percent of the required front yard or street side yard be used for a purpose other than landscaping as described herein.

15.05.310.080 Fences and Screening.

A. Applicability. The requirements of this Section apply to all fences and walls in the transect zones unless otherwise stated.

B. Height limits.

Each fence or wall shall comply with the height limits shown in Table 15.05.310.080.D (Maximum Height of Fences or Walls).

Table 15.05.310.080.D: Maximum Height of Fences or Walls

Location of Fence or Wall	Maximum Basic Height	Maximum Height Exceptions
Within front or street side setback	4 feet ¹	6 feet if non view-obscuring (not in excess of 50% opacity) above 4 feet
Within interior side or rear setback	6 feet	8 feet ²

¹ Front and side street fences must meet the Design Requirements of Section 15.05.310.00.E (Fence Design). Fences above 4 feet in height require the approval of the Director.

² The exception is only applicable for side setbacks if both abutting residential structures have at least 10-foot side yard setbacks, or if a residential parcel abuts a commercial or industrial use. The exception is only applicable for rear setbacks when rear yard is abutting an interior side yard.

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C. Measurement of fence and wall height. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material. Where a fence is constructed on top of a retaining wall, the height shall be measured from the outside base of the retaining wall, where the yard is on the high side of the retaining wall, and from the top of the retaining wall, where the yard is on the low side of the retaining wall.

D. Fencing Permit Requirements

1. A fence permit is required to construct any fence of any height. A building permit (Chapter 6.02 and California Code of Regulations, Title 24) is required to construct any fence six feet or more in height.
2. An application for a fence permit may be obtained from the Planning Division and shall be filed with and approved ministerially by the Planning Division if it conforms to the provisions of this Division.

E. Fence Design. Fences shall be constructed, designed and maintained as follows:

1. **Permitted Materials.** Fences shall be constructed of wood, metal, polyvinyl chloride (PVC), masonry or other permanent materials designed for permanent fencing. No more than two types of related fencing materials shall be used in any fence or wall. Fences constructed of wood shall have posts in contact with ground of preservative-treated wood conforming to ASTM D1760 treated with waterborne preservatives to a minimum retention of 6.4 kilograms per cubic meter (0.40 pounds per cubic foot) and components and components not in contact with the ground treated with waterborne preservatives to a minimum retention of 4.0 kilograms per cubic meter (0.25 pounds per cubic foot) or shall be of heartwood of a decay-resistant species such as redwood or cedar.

2. Fence Maintenance. Every fence shall be kept in good repair, consistent with the design thereof. The property owner shall be responsible for landscaping and maintaining the area, if any, between the property line and the owner's fence.
 3. Hazardous and Prohibited Materials. Fences shall not incorporate electrically charged wire, barbed wire and razor wire, spiked tips, chain link (with or without slats or vinyl or other coatings), woven wire mesh ("chicken wire"), welded wire mesh, woven wire ("hog wire") rope, cable, railroad ties, landscape timbers, utility poles or any other similar materials or materials not specifically manufactured for permanent fencing.
 4. Posts and Supporting Members. All fence posts and related supporting members of the fence shall be erected so that the finished side or sides of the fence shall be facing the adjacent property or public right-of-way.
 5. Painting and Staining. All wood fences shall be painted or stained, except when constructed of the heartwood of a decay-resistant species such as redwood or cedar. All ferrous metal fences, except hot-dipped galvanized steel) shall be painted with a three-coat system consisting of a corrosion resistant primer and two finish coats, with preparation and application as recommended by the manufacturer. All other metal fences, including aluminum hot-dipped galvanized steel, shall be painted with at least a two-coat system intended for that purpose.
 6. Gates
 - a. Gates with locks that are routinely locked shall be equipped with a doorbell device capable of notifying the occupants within the residential structure or a telephone number that can be used to notify the occupants.
 - b. Entry features over front yard gates (e.g., open latticed arbors and trellises), not exceeding eight feet in height, three feet in depth or five feet in width are allowed when located within the required front yard and do not interfere with the safety requirements in Section 15.05.310.050.E (Safety Requirements).
 - c. When a rear yard abuts an alley, the alley facing side of a solid fence shall be clearly labeled with the house address number.
 7. Historic Structures. All fences in parcels with historic resources shall be consistent with the scale and character of the buildings and shall require approval by the Director. administrative design review.
- F. **Screening.** This Subsection establishes standards for the screening and separation of adjoining land uses, and equipment and outdoor storage areas.
1. Landscaping Recommended. Lots within the T4MS and T5N Transect Zones and adjacent to T3NE, T3N, or T4N Transect Zones are encouraged to provide landscaping within interior side and/ or rear setbacks in compliance with Section 15.05.310.050 (Landscaping Standards).
 2. Screening Requirements. Land uses proposed in T5MS and T6C on sites adjacent to T3NE, T3N, or T4N Transect Zones shall provide ornamental masonry walls and landscaping at the interior side and/or rear parcel boundary as follows.
 - a. The screen shall consist of plant materials and a solid, ornamental wall of masonry or similar durable material, five feet in height (or such other height as may be required by the Director), in compliance. Openings or pedestrian connections may be required at the discretion of the Director.

- b. The ornamental wall shall be architecturally treated on both sides, subject to the approval of the Director.
 - c. A landscaping strip with a minimum width of five feet shall be installed adjacent to the screening wall, except where a larger strip is required adjacent to by Section 15.05.310.060 (Parking Lot Landscaping Standards).
- 3. Industrial equipment, loading docks and refuse areas
 - a. Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining areas zoned for residential uses. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
 - b. The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
- 4. Outdoor storage and work areas
 - a. Open storage of materials and equipment shall be permitted only within an area surrounded and screened by an ornamental solid wall or fence or compact evergreen hedge (with solid gates where necessary).
- 5. The Director may waive or approve a substitute for the requirements of Subsections F.2-F.3 if the Director first determines that:
 - a. The relationship of the proposed uses make the required screening unnecessary;
 - b. The intent of this Section can be successfully met by means of alternative screening methods;
 - c. Physical constraints on the site make the required screening infeasible; or
 - d. The physical characteristics of the site or adjoining parcels make the required screening unnecessary.

Division 15.05.320: Parking

Sections:

- 15.05.320.010 Purpose.
- 15.05.320.020 Applicability.
- 15.05.320.030 General Parking Standards.
- 15.05.320.040 Number of Motor Vehicle Parking Spaces Required.
- 15.05.320.050 Parking Adjustments.
- 15.05.320.060 Parking Alternatives.
- 15.05.320.070 Parking Spaces, Lot Design and Layout.
- 15.05.320.080 Bicycle Parking.

15.05.320.010 Purpose.

The purpose of this Division is to regulate and ensure the provision of adequate parking and access for motor vehicles and bicycles. The Division also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the community, and as outlined in the General Plan.

15.05.320.020 Applicability.

- A. Except where exempted by Subsection F, the parking standards of this Division shall apply to the following within the City:
 - 1. New development;
 - 2. Changes in land use; and
 - 3. Changes in intensity of buildings or structures made subsequent to the effective date of this Municipal Code of 25 percent or more of:
 - a. Gross floor area;
 - b. Seating capacity;
 - c. Dwelling units;
 - d. Parking spaces; and/or
 - e. Other units of measurement listed in Table 15.05.320.040.A (Motor Vehicle Parking Spaces Required).
- B. **Applicability to Transect Zones.** The standards in this Division are intended to supplement those found in Division 15.05.120 (Transect Zones). Should a conflict between the standards found in this Division and Division 15.05.120 (Transect Zones) arise, the standards found in Division 15.05.120 (Transect Zones) shall prevail.
- C. **Nonconforming Uses, Structures or Lots.** When a nonconforming use, structure or lot is abandoned for a period of 180 consecutive days and then changed to a new

use according to the requirements of Section 15.05.850.080 (Loss of Nonconforming Status of a Legal Nonconforming Structure.) and of this Form-Based Code, then parking facilities shall be provided for the entire building, structure or premises, to the maximum extent possible as determined by the Director.

- D. **Location, Design, Landscaping.** All parking spaces being provided shall meet the location, design, landscaping and improvement requirements in this Division, Division 15.05.120 (Transect Zones), and Division 15.05.310 (Landscaping, Fencing, and Screening).
- E. **Timing of Improvements.** A land use shall not be commenced and a structure shall not be occupied until the parking and loading improvements required by this Division are completed and approved by the Director.
- F. **Exempt.** For uses within a Parking Management District, the parking requirements required by this Division shall not apply, except as provided by the Parking Management District.

15.05.320.030 General Parking Standards.

- A. **Off- Street Parking within T3N and T4N Zones.**
 - 1. **Parking in Vehicular Use Area Required.** Vehicles whether parked or stored shall be located in a vehicular use area. For the purposes of this Subsection, "vehicles" shall include but not be limited to passenger vehicles, all trucks under 20,000 pounds of gross vehicle weight (GVW), vans, golf carts, or other similar vehicles whether operable or otherwise. Vehicles exceeding 20,000 pounds GVW are subject to the standards in Subsection 15.05.320.030.D.
 - 2. **Maximum Area Allowable for Vehicular Use.** Vehicular use areas located within the first 40 feet of the front and/or corner side yard (as measured from the edge of the lot line) shall be limited to the lesser of 33 percent of the entire front and/or corner side yard area, or 750 square feet. Nothing in this Subsection shall be construed to limit the size of the vehicular use areas located behind the first 40 feet of a front and/or corner side yard area.
 - 3. **Vehicular Use Area Demarcated.** Vehicular use areas serving single-family detached dwellings may be surfaced with gravel, crushed stone, or similar materials but shall maintain a visibly discernible and definable edge composed of landscape timbers, metal edging, vegetation (such as low shrubs or decorative grasses), or a similar technique of distinguishing the vehicular use area from the front or corner side yard area.
 - 4. **Parking for Accessory Uses.** Required off-street parking facilities shall be used for the parking of bicycles, passenger motor vehicles or other non-commercial motor vehicles owned by occupants of the dwelling structures to which such facilities are accessory, or for the parking of passenger motor vehicles and bicycles by guests of the occupants. For single-family dwellings, this includes the driveways to the parking facilities.
 - 5. **Parking of Commercial Vehicles.** Under no circumstances shall required off-street parking facilities accessory to residential structures be used for the storage or parking of commercial vehicles associated with a business operation other than for an allowed home occupation at the same location. Such residential parking facilities

shall not be used for the parking of motor vehicles belonging to the employees, owners, tenants, visitors, or customers of nearby commercial or manufacturing establishments.

- B. **Commercial Work on Motor Vehicles.** Commercial work of any kind on motor vehicles shall not be allowed in conjunction with accessory off-street parking; e.g., the overhauling of engines shall be prohibited.
- C. **Storage of Unregistered or Inoperable Motor Vehicles.** No more than one unregistered or inoperable motor vehicle shall be stored on any lot within the T3 and T4 Transect Zones, and no such unregistered or inoperable vehicle shall be stored within the front yard setback.
- D. **Storage and/or Parking of Heavy Trucks, Trailers, Recreational Vehicles, Boats, Campers, Mobile Homes, and Similar Vehicles.**
 - 1. Parking or placement of heavy trucks (vehicles over 20,000 GVW), trailers, recreational vehicles, boats, campers, mobile homes, or similar vehicles in any zone for residential or storage purposes shall be prohibited except as determined by Subsection 2 below.
 - 2. A heavy truck, trailer, recreational vehicle, boat, camper, mobile home, or similar vehicle may be stored in the rear or interior side setback behind the front of the building, garage, or carport on any parcel in any zone, provided that:
 - a. There is a principal use of the property, to which such storage would be accessory;
 - b. No living quarters shall be maintained or any business conducted from within while such trailer or vehicle is so parked or stored; and
 - c. The required parking on the parcel is maintained in addition to the area used for the stored vehicle(s).
 - 3. Overnight parking and lodging in travel trailers, motor homes, boats or other recreational vehicles is prohibited in commercial zones where camping activities are not specifically allowed by this Municipal Code.

15.05.320.040 Number of Motor Vehicle Parking Spaces Required.

- A. **Calculation of Required Parking Spaces.**
 - 1. **Fractions.** All fractions shall be rounded down to nearest whole number. No additional space shall be required for a fractional unit.
 - 2. **Multiple Uses.** Development containing more than one use must provide parking in an amount equal to the total requirements of all individual uses, unless there is a reduction in the required number of parking spaces through the use of shared parking as described in Subsection 15.05.320.060.B.
 - 3. **Floor Area.** In any case where Table A (Number of Motor Vehicle Parking Spaces Required) expresses a parking requirement based on floor area in square feet, the measurement shall mean square feet of gross floor area, minus any mechanical rooms, storage rooms, bathrooms, stairwells, or elevators, unless stated otherwise.

4. **Number of Seats.** In any case where Table A (Number of Motor Vehicle Parking Spaces Required) expresses a parking requirement based on a number of seats, all computations shall be based on the design capacity of the areas used for seating.
 5. **Occupancy or Capacity.** In any case where Table A (Number of Motor Vehicle Parking Spaces Required) expresses a parking requirement based on a number of employees, students, or residents, all computations shall be based on the largest number of persons working on any single shift (for employees), maximum enrollment (for students), or the maximum fire-rated capacity (for residents), whichever is applicable.
- B. Applicable to Transect Zones.**
1. **Motor Vehicle Parking Spaces Required.** The number of required motor vehicle spaces for residential, retail, lodging and services uses are regulated in Division 15.05.120 (Transect Zones). For those regulated uses, the requirements of Table A (Number of Motor Vehicle Parking Spaces Required) shall not apply. For all other uses not listed in Division 15.05.120 (Transect Zones), the requirements of Table A (Number of Motor Vehicle Parking Spaces Required) shall apply. Uses not listed shall use the parking requirement for the most similar use, as determined by the Director.
 2. **Maximum Number of Parking Spaces.** Developments over 20,000 square feet within Transect Zones requiring a minimum number of parking spaces shall not exceed the required minimum number of parking spaces by more than five percent.
 3. Recreation, education, and assembly uses under 5,000 square feet shall not be required to provide parking spaces. For uses over 5,000 square feet, the requirements of Table A (Number of Motor Vehicle Parking Spaces Required) shall apply, except the parking requirement may be reduced by one of the following:
 - a. Parking requirements based on gross square feet may take a reduction of 5,000 square feet; or
 - b. Parking requirements not based on gross square feet may take a reduction of up to 12 spaces.
 4. No parking spaces are required for accessory buildings 500 square feet or less.
 5. On-street parking spaces adjacent to the lot may count towards the required residential guest parking and non-residential use parking requirements.
 6. The required parking may be reduced per 15.05.320.050 (Parking Adjustments) or provided by an alternate means per 15.05.320.060 (Parking Alternatives).

Table 15.05.320.040.A: Number of Motor Vehicle Parking Spaces Required

Use	Number of Required Spaces (min.)
Agricultural	
There are no required motor vehicle spaces for agricultural uses.	
Industry, Manufacturing & Processing	
General Industrial	1 per 600 gsf
Media Production	1 per 600 gsf
Printing and Publishing	1 per 600 gsf
Recycling, Small Collection Facility	No parking required
Storage:	
Personal Storage Facility	3 plus 1 per 100 storage units
Warehouse	1 per 2,000 gsf
Recreation, Education & Assembly	
Commercial Recreation Facilities, Indoor or Outdoor:	
Bowling Alleys	2 per lane plus 1 per 6 persons at maximum capacity
Private Swim Clubs and Recreation Centers	1 per 75 gsf of water area
Skating Rinks: Ice or Roller	1 per 300 gsf
Tennis, Racquetball, or Handball Courts	2 per court
Other (Privately Owned):	1 per 4 persons at maximum capacity plus 1 space per employee
Libraries or Museums	1 per employee plus the greater of either 1 per 250 gsf or 1 per 4 persons at maximum capacity
Meeting Facilities, Public or Private	1 per 4 persons at maximum capacity
Place of Worship	1 per 4 persons at maximum capacity
Schools, Public or Private:	
Grades K-8	1 per employee plus 1 per 2 classrooms
Grades 9-12	1 per employee plus 1 per 4 students
Colleges or Universities	1 per employee plus 1 per 2 students at capacity class attendance period
Commercial Trade	1 per employee plus 1 per 3 students at capacity class attendance period
Social Service Facilities	1 per employee plus 1 per 300 gsf
Studio: Art, Dance, Martial Arts, Etc.	1 per employee plus 1 per 300 gsf
Theater, Cinema, or Performing Arts	1 per 4 persons at maximum capacity
Residential	
The number of required motor vehicle spaces for residential uses are regulated in Division 15.05.120 (Transect Zones).	
Retail	
The number of required motor vehicle spaces for retail uses are regulated in Division 15.05.120 (Transect Zones).	
Service	
The number of required motor vehicle spaces for service uses are regulated in Division 15.05.120 (Transect Zones).	
Transportation, Communications, and Utilities	
Community/Public Safety Facility	1 per employee plus the greater of either 1 per 250 gsf or 1 per 4 persons at maximum capacity

15.05.320.050 Parking Adjustments.

Reduction of Parking. The required number of parking spaces regulated within Division 15.05.120 (Transect Zones) and Section 15.05.320.040 (Number of Motor Vehicle Parking Spaces Required) may be reduced per the methods described in this Section. Existing parking that is determined to be nonconforming in accordance with Division 15.05.850 (Nonconforming Provisions) because less than the required number of spaces are provided, shall not be further reduced from the number of parking spaces available on the effective date of this Municipal Code.

A. Transit.

1. Required parking spaces may be reduced by up to 20 percent maximum, as approved by the Director, for any use located within one quarter of a mile of a bus stop or other transit stop.
2. See Section 15.05.320.080 (Bicycle Parking) for the allowed reduction in the number of parking spaces based on the number of provided bicycle spaces.

B. Shared On-Site Parking. Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces as determined by the Director may be allowed in the following manner:

1. The reduction in number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices.
2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

C. Transportation Demand Management (TDM) Parking Reduction. The Director shall have the ability to reduce the motor vehicle parking requirements for office and other uses in Division 15.05.120 (Transect Zones) and Section 15.05.320.040 (Number of Motor vehicle Parking Spaces Required). The reduction shall be based on a TDM Program adopted by the City or a TDM plan submitted with an application for Site Plan Review. A reduction is granted if all of the following standards are met:

1. The amount of the reduction shall be no more than 90 percent of the projected reduction in peak hour employee motor vehicle trips. A single vehicle trip is considered a round-trip, so that each strategy effectively removes one automobile from the road.
2. The buildings shall have a single user/owner or a designated TDM manager who can effectively exercise control over compliance with the plan.
3. If a TDM Program has not been adopted by the City or alternate strategies are being proposed, a TDM plan shall be submitted by a registered traffic engineer and include:
 - a. Information on the strategies being used such as designated parking, carpool parking, priced parking, transit subsidies, transit group discounts, company vehicles, shared car service, rideshare matching, bicycle share, work shuttles, personalized commute assistance, staggered work hours, parking cash-outs, salary bonuses, or other incentives;
 - b. Data on the effectiveness of similar plans elsewhere; and

- c. Information indicating the owner's ability to provide and enforce these elements over time.
- 4. The Director may impose conditions that are needed to ensure the long-term compliance to the plan, including but not limited to a reserve parking area, phasing, or contributions to transit or other alternative means of transportation.
- D. **Bicycle Parking Provided.** The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of 15 percent of the required motor vehicle parking spaces.

15.05.320.060 Parking Alternatives.

If an applicant is unable to provide the required parking on-site, the applicant may at the discretion of the Director satisfy the parking requirements by one or more alternatives in this Section.

- A. **Off-Site Parking.** The location of off-premise parking facilities in relation to the use served are described in this Subsection. All distances specified shall be between the closest edge of such parking facilities to the closest edge of the site being served.
 - 1. **General to All Transect Zones.**
 - a. Pedestrian access between the use or the site and the off-premise parking area shall be via accessible paved sidewalk or walkway.
 - b. The applicant shall provide a recorded parking agreement reflecting the arrangement with the other site.
 - c. If the off-premise parking facility is shared, the Director may allow a reduction in the following manner:
 - (1) The reduction in number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices; and
 - (2) The shared parking arrangement shall require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.
 - d. Off-site parking facilities for a non-residential use shall not be located within the T3N or T4N Transect Zones or outside of the applicable area of this Form-Based Code.
 - 2. **Specific to the T4N Transect Zone.** Required parking for non-residential uses may be provided in off-street parking facilities on another property within 600 feet of the site proposed for development.
 - 3. **Specific to the T4MS, T5N, T5MS, and T6C Transect Zones.** Required parking for non-residential uses may be provided in off-street parking facilities on another property within 1200 feet of the site proposed for development.
- B. **In-Lieu Fee.** The owner of any property upon which a development project is proposed may pay an in-lieu parking fee if the City approves it as part of the site plan review. A request to pay the in-lieu fee for more than 15 parking spaces must be approved by the

City Council. The City Council shall make the following findings before approving any in-lieu fee proposal:

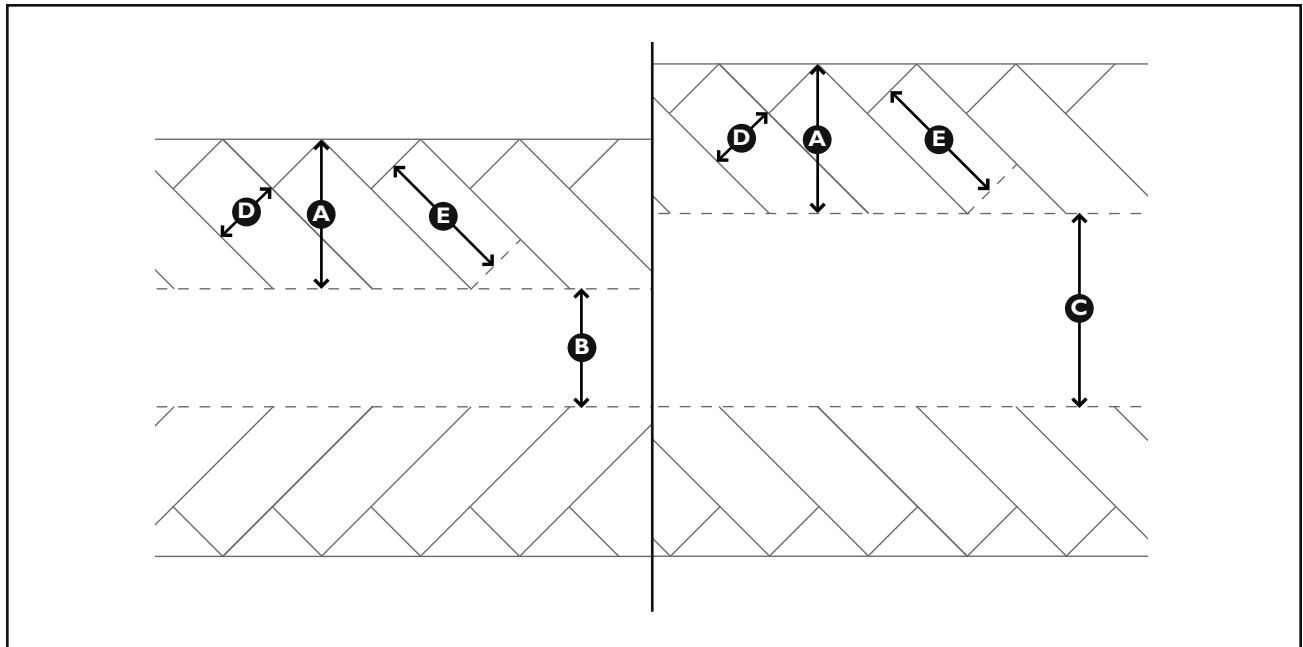
1. The project is within a parking management district;
2. There is available or planned public parking capacity to offset this demand;
3. The public parking will be made available within a reasonable time period of the approval of this project; and
4. The fee option is available only if an existing or planned parking facility exists within 600 feet of the site, or within a distance set by the parking management district. The fee shall be the current value of land and parking construction costs per space needed, as determined by an adopted parking management plan.

15.05.320.070 Parking Spaces, Lot Design and Layout.

- A. **Access.** The following regulations are applicable to off-street parking lot access design unless modified by Division 15.05.120 (Transect Zones).
 1. Each required off-street parking space shall be accessed by an aisle or driveway as specified in Table B (Minimal Dimensional Requirements for Parking Spaces and Aisles). All off-street parking facilities shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic movements.
 2. Except for designated accessible parking spaces, no parking spaces shall be required to be individually accessible.
 - a. For non-residential uses, tandem parking, stacking, and valet parking may be used to meet parking requirements.
 - b. For residential uses, tandem parking per Subsection M below, stacking, and valet parking may be used to meet parking requirements.
 3. Parking spaces in any parking lot or parking structure for any use other than single-family dwellings shall not be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public thoroughfare. Driveways to the public thoroughfares shall be by forward motion of the vehicle. Ingress to and egress from parking spaces shall be from an on-site aisle or driveway. Exception:
 - a. Parking spaces within lots of up to eight spaces may be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public alley or rear lane.
 4. Driveways from a public thoroughfare to off-street parking areas in all residential zones shall meet the following:
 - a. Driveways shall be a minimum of 10 feet wide;
 - b. Driveways shall provide a 4' level accessible path of travel across the driveway.
 - c. If a driveway serves more than two dwelling units or is longer than 150 feet, the driveway shall have a minimum width and turnaround per Fire Department requirements and the City of Richmond Standard Plans and Specifications.
 5. The design and construction of all off-street parking access drives shall meet the requirements of the City of Richmond Standard Plans and Specifications.

- B. **Identified as to Purpose and Location.** Off-street parking areas of four or more spaces and off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas and distinguishing such spaces from aisle and other circulation features.
- C. **Materials.**
 - a. All off-street parking areas and driveways shall be surfaced with materials as approved by the City Engineer and maintained in accordance with the City of Richmond Standard Plans and Specifications.
 - b. Driveway materials shall extend and include the area between the property line and the street.
 - c. In areas where roads are not paved, the requirement for paving a driveway is not required.
 - d. The use of pervious or semi-pervious parking area surfacing materials—including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block and concrete—may be approved by the Director for required vehicular surface area on a site, provided such areas are properly maintained. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices.
- D. **Accessible Parking.** All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).
- E. **Dimensional Standards for Parking Spaces and Aisles.**
 - 1. **General.** Standard car parking spaces and parking lot aisles shall comply with the minimum dimension standards established in Table B (Minimal Dimensional Parking for Parking Spaces and Aisles).
 - 2. **Dimensional Adjustments.** Parking structures may be subject to dimensional adjustments based on utilization, but in no case shall the standard parking space width be less than eight feet. Reduction in design standards shall be subject to approval by the Director.
 - 3. **Vertical Clearance.** All parking spaces must have a minimum overhead clearance of seven feet.
 - 4. **Reduction for Sidewalk and Planter Overhangs.** When a parking space abuts a sidewalk or planter; the front two feet of the required parking space length may overhang the planter or sidewalk provided that wheel stops or curbing are provided and the remaining area outside of the overhang meets the minimum width requirements of the sidewalk or planter.
 - 5. **Spaces near Obstructions.**
 - a. When the side of a parking space abuts a wall or other structure that is taller than six inches, the width of the parking space shall be increased by two feet.
 - b. This provision does not apply to parking spaces abutting support columns in a parking garage.

- F. **Landscaping, Fencing, and Screening.** For requirements for landscaping, fencing, or screening of parking areas see Division 15.05.310 (Landscaping, Fencing, and Screening).
- G. **Lighting.** For requirements for lighting see Section 15.05.310.110 (Lighting).
- H. **Location.**
 - 1. Location of required on-site parking in all zones is regulated by setbacks and set forth in Division 15.05.120 (Transect Zones), buffers established in Division 15.05.310 (Landscaping, Fencing, and Screening), and the following:
 - a. All off-street parking areas shall be separated at least five feet from buildings in order to make room for sidewalks, landscaping, and other plantings between the building and the parking area.
 - b. This separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.
 - 2. In all zones, required parking is not allowed in the required front and exterior side yard setbacks, except as follows:
 - a. Parking in the exterior side yard is allowed when the parking space is a minimum of 20 feet from the exterior side property line and the parking space is located behind the front of the building.
- I. **Signs.** For standards related to signage see Division 15.05.330 (Signage).
- J. **Size of Parking Lot.** A single parking area shall not exceed one acre in size. Parking areas larger than one acre in size shall be broken down into smaller lots with planted buffers (15' min depth) between them to minimize the perceived scale of the total field of stalls.
- K. **Slope Of Parking Areas.** The surface grade of the parking area shall be designed and constructed in accordance with the Standard Plans and Specifications.
- L. **Drainage.** All off-street parking and loading areas shall be properly drained so as not to cause any nuisance on adjacent land. Drainage may be directed to shared community stormwater management devices.
- M. **Tandem Parking.** Tandem parking is allowed in all zones for all residential uses as follows:
 - 1. Both tandem parking spaces satisfy the parking requirement of one residential unit or are being used for valet parking; and
 - 2. Neither of the tandem parking spaces shall be for required accessible parking spaces.


Table 15.05.320.070.B: Minimum Dimensional Requirements for Parking Spaces and Aisles

Angle	Parking Row Depth A	Drive Aisle Width		Space Width D	Space Length E
		One-way B	Two-way C		
Parallel	8' ¹	12'	20'	8' ¹	20'
30°	17'	11'	24'	9'	20'
45°	20'	13'	24'	9'	20'
60°	21'	18'	24'	9'	18'
Perpendicular	18'	24'	24'	9'	18'
Tandem	36'	24'	24'	9'	36'

¹ Width of on-street parallel parking shall be determined by standards set forth in Division 15.05.410 (Thoroughfare Standards).

15.05.320.080 Bicycle Parking.

- A. **Applicability.** The following regulations are applicable whenever the provisions of Section 15.05.320.020 (Applicability) have been met.
- B. **Minimum Number of Bicycle Parking Spaces Required.** The number of bicycle parking spaces provided shall be provided per the requirements Table A (Number of Bicycle Parking Spaces Required). Uses not listed shall use the parking requirement for the most similar use, as determined by the Director.
- C. **Bicycle Spaces Design.** Bicycle spaces shall be provided in accordance with Appendix B (Design Guidelines) of the Bicycle Master Plan and the following requirements:
 - 1. **Long-term Bicycle Parking Spaces.** Long-term bicycle parking is intended to be used for more than two hours and is typically used by employees at work, students at school, commuters at transit stations or park-and-ride lots and residents at home. Long-term facilities are secure and weather-protected; examples include bike lockers and “bicycle corrals” (fenced-in areas usually secured by lock and opened by keys provided to users). They also may be unsupervised, such as bicycle lockers or bicycle rooms, or supervised, such as valet bicycle parking or within the paid area of a transit station.
 - 2. **Short-term Bicycle Parking Spaces.** Short-term parking bicycle parking is meant for visitors, customers at stores and other users who normally park for less than two hours. The most common example of short-term bicycle parking is bicycle racks which are typically unsheltered and unsecured.
 - 3. **Bicycle Parking Design.**
 - a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
 - b. Lockers and racks shall be securely anchored to the pavement or a structure;
 - c. Racks shall be designed and installed to permit the frame and both wheels to be secure;
 - d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate as determined by the Director;
 - e. When located within a parking area, curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles and pedestrians, unless determined by the Director to be unnecessary; and
 - 4. Short-term bicycle parking shall be placed convenient to cyclist destination, placed no more than 50' from a building entrance, visible from the destination to reassure cyclists about the security of the rack, located in a high-traffic area with passive surveillance or eyes on the street, identified by a sign at the visitor entrance, located along the 'desire line', and weather-protected where possible.
 - 5. **Bicycle Parking Space Dimensions.** All bicycle parking shall meet the design and layout guidelines contained in Appendix B (Design Guidelines) of the Bicycle Master Plan.
- D. **Motor Vehicle Reduction.** The Director may allow a reduction of motor vehicle parking spaces as established in Subsection 15.05.320.050.D.

Table 15.05.320.080.A: Number of Bicycle Parking Spaces Required		
Use	Long-term Bicycle Parking Spaces (min.)	Short-term Bicycle Parking Spaces (min.)
Recreation, Education & Assembly		
Commercial Recreation Facilities	1 per 12,000 gsf; 2 spaces minimum	1 per 10,000 gsf; 2 spaces minimum
Libraries or Museums	1 per 10 employees; 2 spaces minimum	1 per 40 persons at maximum occupancy; 2 spaces minimum
Meeting Facilities, Public or Private	1 per 20 employees; 2 spaces minimum	1 per 25 persons at maximum occupancy; 2 spaces minimum
Place of Worship	1 per 20 employees; 2 spaces minimum	1 per 25 persons at maximum occupancy; 2 spaces minimum
Schools, Public or Private:		
Grades K-3	1 per 10 employees; 2 spaces minimum	1 per 20 students at capacity class attendance period; 2 spaces minimum
Grades 4-12	1 per 10 employees plus 1 per 20 students at capacity class attendance period; 2 spaces minimum	1 per 20 students at capacity class attendance period; 2 spaces minimum
Colleges, Universities, or Commercial Trade	1 per 10 employees plus 1 per 10 students at capacity class attendance period; 2 spaces minimum	1 per 10 students at capacity class attendance period; 2 spaces minimum
Social Service Facilities	1 per 10 employees; 2 spaces minimum	1 per 40 persons at maximum occupancy; 2 spaces minimum
Studio: Art, Dance, Martial Arts, Etc.	1 per 10 employees; 2 spaces minimum	1 per 25 persons at maximum occupancy; 2 spaces minimum
Theater, Cinema, or Performing Arts	1 per 20 employees; 2 spaces minimum	1 per 25 persons at maximum occupancy; 2 spaces minimum

Table 15.05.320.080.A: Number of Bicycle Parking Spaces Required (continued)		
Type of Activity	Long-term Bicycle Parking Spaces (min.)	Short-term Bicycle Parking Spaces (min.)
Residential		
Accessory/Secondary Unit	No additional spaces required	No additional spaces required
Single-Unit Dwelling	No spaces required	No spaces required
Multi-Unit Dwelling w/ private garage for each unit	No spaces required	1 per 10 units; 2 spaces minimum
Multi-Unit Dwelling	1 per 2 units; 2 spaces minimum	1 per 10 units; 2 spaces minimum
Home Occupation	No additional spaces required	No additional spaces required
Live/Work	Per Single- or Multi-Unit Dwelling requirements based on number of residential units	Per Single- or Multi-Unit Dwelling requirements based on number of residential units
Work/Live	Per Single- or Multi-Unit Dwelling requirements based on number of residential units plus retail or service requirements	Per Single- or Multi-Unit Dwelling requirements based on number of residential units plus retail or service requirements
Retail		
General Retail	1 space per 12,000 gsf; 2 spaces minimum	1 space per 5,000 gsf; 2 spaces minimum
General Retail w/ Food Sales	1 space per 12,000 gsf; 2 spaces minimum	1 space per 2,000 gsf; 2 spaces minimum
Eating or Drinking Establishment	1 space per 12,000 gsf; 2 spaces minimum	1 space per 2,000 gsf; 2 spaces minimum
Services		
General Services	1 space per 12,000 gsf; 2 spaces minimum	1 space per 10,000 gsf; 2 spaces minimum
Office	1 space per 10,000 gsf; 2 spaces minimum	1 space per 20,000 gsf; 2 spaces minimum
Health care / hospitals	1 space per 20 employees or 1 space per 70,000gsf, whichever is greater; 2 spaces minimum	1 space per 20,000 gsf; 2 spaces minimum
Day care	1 per 20 employees; 2 spaces minimum	1 per 20 students of planned capacity; 2 spaces minimum
Transportation, Communications, and Utilities		
Parking Facility, Public or Commercial	1 space per 20 motor vehicle spaces; 2 spaces minimum	1 space per 20 motor vehicle spaces; 6 spaces minimum
Transit Station	Spaces for 5% of projected peak period daily ridership	Spaces for 1.5% of a.m. peak period daily ridership

Division 15.05.330: Signage

Sections:

- 15.05.330.010 Purpose.
- 15.05.330.020 Applicability.
- 15.05.330.030 Exempt Signs.
- 15.05.330.040 Allowed Signs.
- 15.05.330.050 Sign Area Measurement.
- 15.05.330.060 Sign Location Requirements.
- 15.05.330.070 Sign Design.
- 15.05.330.080 Temporary Signs.
- 15.05.330.090 Prohibited Signs.
- 15.05.330.100 Awning Sign.
- 15.05.330.110 Blade Sign.
- 15.05.330.120 Marquee Sign.
- 15.05.330.130 Wall Sign.
- 15.05.330.140 Wall Mural Sign.
- 15.05.330.150 Window Sign.
- 15.05.330.160 Yard Sign.
- 15.05.330.170 Sidewalk Sign.

15.05.330.010 Purpose.

The purpose of this Division is to establish standards for signage within the transect zones. These standards are intended to help reinforce vibrant, mixed-use pedestrian environments.

15.05.330.020 Applicability.

- A. These sign standards apply to all signs within the transect zones, except those listed in Section 15.05.330.030 (Exempt Signs).
- B. The provisions of this Section do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or non-commercial.
- C. Sign installation within transect zones shall require sign permit approval in compliance with this Form-Based Code and per Municipal Code Requirements.

15.05.330.030 Exempt Signs.

The following signs are exempt from the standards of this Division and are allowed in any transect zone:

- A. A public notice or warning required by a federal, state, or local law, regulation, or ordinance.
- B. Public signage within the right-of-way, including:
 - 1. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
 - 2. Bus stop signs installed by a public transit company;
 - 3. Informational signs of a public utility regarding its lines, pipes, poles or other facilities; or
 - 4. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized work within the public right-of-way.
- C. A nonelectrical nameplate, displaying only the name and/or address of the occupant, and which is one square foot or less.
- D. A traffic control or directional sign on private property which does not exceed four square feet.
- E. A clock, thermometer, barbershop pole, or similar device where not part of a permanent sign.
- F. A flag of any nation, state or city if displayed in a manner conforming to the Flag Code (36 USC, Section 173 et seq.).
- G. A display behind a storefront window.
- H. A sculpture, statue, relief, mosaic or mural which is a work of art or otherwise decorative and does not contain a commercial message or symbol.
- I. Names of buildings, dates of erection, commemorative tablets and the like, when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type material.
- J. A property address number consisting of numerals or letters 12 inches or less in height.
- K. Temporary open house signs provided that they are limited in number to a maximum of four per event, limited in size to a maximum of 12 square feet in area and located at least 12 feet from the edge of the thoroughfare pavement. An open house sign may only be installed the day before the open house and shall be removed the same day of the open house after its conclusion. In no case shall an open house sign be installed for more than 48 continuous hours.
- L. **Real Estate Signs.**
 - 1. Only one such sign is allowed per site per street frontage, and is limited in size to a maximum total sign face area of 24 square feet and 12 square feet for any single sign face.
 - 2. The sign may be a ground sign, a window sign, or a wall sign.
 - 3. All signs shall be removed within 14 days after the sale, lease, or rental has occurred. These signs may only be installed on the property to which they refer.

15.05.330.040 Allowed Signs.

- A. The signs allowed in transect zones are regulated by Table A (Sign Types General).
- B. The maximum number or area of signs per lot shall be regulated as follows:
 - 1. In T1:
 - a. 1 ground sign per lot max.
 - 2. In T2, T3NE, T3N, and T4N:
 - a. 1 building sign per building max.
 - b. 1 ground sign per lot max.
 - 3. In T5N:
 - a. 0.5 square foot of sign area per linear foot of building frontage per frontage
 - 4. In T4MS, T5MS, T6C:
 - a. 1 square foot of sign area per linear foot of building frontage per frontage
- C. The area of wall mural signs may exceed the maximum area in Subsection B if approved by the Director.
- D. Allowed signs shall be designed and located per the standards in this Division.
- E. Signs requiring administrative review require approval by the Director.

Table 15.05.330.040.A: Sign Types General

Specific Sign Type	Max. Allowed	Transect Zones												
Building Signs														
	Awning Sign. This Sign Type is a traditional storefront fitting and can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather.	1 projecting per awning; or 1 valance and 1 sloping plane per awning. <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
	Blade Sign. This Sign Type is mounted perpendicular to a building's facade. These signs are small, pedestrian scaled, and easily read from both sides.	1 per entry door <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
	Marquee Sign. This Sign Type is a vertical sign that is located either along the face where it projects perpendicular to the facade or at the corner of the building where it projects at a 45-degree angle.	1 per building <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
	Wall Sign. This Sign Type is flat against the facade consisting of a single panel with raised letters, individual cut letters applied directly to the building, or painted directly on the surface of the building.	1 per storefront <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
	Wall Mural Sign. This Sign Type is flat against a secondary facade, typically along a side street, alley, or paseo. It is typically painted directly on the building and contain a combination of text and graphic elements.	1 per building <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														

Key

Allowed

Administrative Review Required

Not Allowed

Table 15.05.330.040.A: Sign Types General (continued)

Specific Sign Type	Max. Allowed	Transect Zones												
Building Signs (continued)														
	Window Sign. This Sign Type is professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, and is applied directly to the inside of a window.	1 per window bay <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
Ground Signs														
	Yard Sign. This Sign Type is mounted on a porch or in a yard between the public ROW and the building facade.	1 per porch; 1 per yard <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														
Other Signs														
	Sidewalk Sign. This Sign Type provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (e.g., a shop located along a paseo).	1 per tenant <table><tr><td>T1</td><td></td></tr><tr><td>T2</td><td></td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1		T2		T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C	
T1														
T2														
T3NE	T3N													
T4N	T4MS													
T5N	T5MS													
T6C														

Key

Allowed

Administrative Review Required

Not Allowed

15.05.330.050 Sign Area Measurement.

- A. The area of a sign shall be measured by enclosing the shape in the simplest regularly-shaped geometric figure, such as a circle, triangle, diamond, square, rectangle, or other figure having not more than six sides. Where one or more messages consist of letters, panels, or symbols attached to a surface, then the sign area shall be the sum of the areas of each message. The area of a sphere shall be computed as 50 percent of its surface.
- B. The area of a multi-sided sign shall be the total of each exposed sign face, except for blade signs where signs are parallel back-to-back and attached to opposite sides of a supporting structure. The area of a motor fuel price sign shall be the total of each exposed face, regardless of the orientation of each face.

15.05.330.060 Sign Location Requirements.

- A. Each sign shall be located on the same site as the subject of the sign, except for roof and alley/passage signs used for off-premise signage in a location approved by the Director per the requirements of this Form-Based Code.
- B. Each sign shall comply with the allowed encroachments of the transect zone in which the sign is located.
- C. No sign shall be placed so as to interfere with the operation of a door or window.
- D. No sign shall be placed so that it covers prominent architectural features of the building.
- E. Any sign installed or placed within the public right-of-way other than in compliance with this Section may be forfeited to the public and be subject to confiscation.

15.05.330.070 Sign Design.

The following criteria shall be used by the Director in reviewing the design of individual signs. Compliance with each of the following design criteria shall be required before a sign permit can be approved.

- A. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the building colors.
- B. The design and construction of signs shall adhere to the following criteria:
 - 1. Except for sidewalk signs, banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Form-Based Code, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, building or another structure by direct attachment to a rigid wall, frame, or structure.
 - 2. Each permanent sign shall be designed by a professional (e.g. architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or one capable of producing professional results.

3. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, have neat and readable copy, and have durability, to reduce maintenance and prevent dilapidation.
 4. Vinyl banner signs may not be used as permanent signage.
- C. The materials and structure of signs shall adhere to the following criteria:
1. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall be similar to those used on the buildings on the site and any other signs on the site.
 2. No sign shall include reflective material.
 3. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
 4. The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.
 5. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure of the wall.
- D. The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.
1. Sign copy should relate only to the name and/or nature of the business or building.
 2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers should be avoided. Information should be conveyed briefly or by logo, symbol or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
- E. Sign lighting shall be designed to minimize light and glare on surrounding right-of-ways and properties and adhere to the following criteria:
1. External light sources shall be directed and shielded so that they do not produce glare off the site, or on any object other than the sign.
 2. Signs that blink, flash, flutter, or change light intensity, brightness, or color require approval by the Director.
 3. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
 4. For energy conservation, light sources shall be LED, hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

15.05.330.080 Temporary Signs.

Temporary Signs, such as banners or posters placed along a commercial frontage or displayed within a storefront are allowed provided they are in compliance with the following design criteria:

- A. Temporary signs may only be used to announce an upcoming or occurring event/sale and must be removed upon the conclusion of the event.
- B. Temporary signs with a combined area of less than 20sf may be displayed for a maximum of 60 days.
- C. Temporary signs with a combined area greater than or equal to 20sf may be displayed for a maximum of 30 days.
- D. The combined area of any signage within a storefront (temporary and permanent) may not exceed 20 percent of total storefront area.
- E. A temporary banner placed within the public ROW must provide a minimum clear height of eight feet.
- F. Temporary signage must be clean and in good repair.
- G. Permits for multiple temporary signs must comply with Division 15.06 .051 (Permits for Multiple Temporary Signs) of the Sign Ordinance of the City of Richmond.
- H. Temporary signs shall meet the standards found in Table A (Allowed Temporary Signs).

Table 15.05.330.080.A: Allowed Temporary Signs**Construction Sign**

Number of Signs	1 per site max.
Types Allowed	Ground or Wall
Total Sign Face Area	16 sf per sign face max.
Duration/Frequency	May be installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.

Construction Site Wrap Sign

Number of Signs	1 per street frontage max.
Sign Height	8' max.
Duration/Frequency	May be installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.

Special Event Banner

Size	12' max. along any length
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods and a maximum of four display times per calendar year.

Special Event Sign

Total Sign Face Area	12 sf per sign face max.
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods and a maximum of four display times per calendar year.

Special Event Decoration

Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods and a maximum of four display times per calendar year.
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Residential Subdivisions with Multiple Lots for Sale, Lease, or Rent

Number of Signs	1 per perimeter street frontage, max., in addition to any allowed real estate sign(s)
Types Allowed	Ground
Total Sign Face Area	10 sf per lot up to 250 sf max.
Location	Along perimeter street or right-of-way
Setback from ROW	50' min.
Spacing between Signs	200' min.
Duration	Installed after Development Permit is issued and removed when 75% of lots in the subdivision have received a Certificate of Occupancy

Commercial On-Site

Number of Signs	1 per site max.
Number of Faces	2 max.
Total Sign Face Area	36 sf per sign face max.
Sign Height	5' max.
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods and a maximum of four display times per calendar year.

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15.05.330.090 Prohibited Signs.**A. Prohibited Locations.**

1. No permanent sign shall be installed within the public right-of-way unless displayed by a governmental entity or pursuant to a revocable street privilege.
2. Signs shall not be located on property without prior authorization granted by the property owner, or in the case of public parks or any public property without the permission of the City of Richmond.
3. Signs shall not be located as to interfere with the safe movement of vehicles, bicycles and/or pedestrians entering, leaving or crossing a public right-of-way.
4. Signs shall not be located on the roofs of buildings or structures.
5. Signs shall not be attached to any traffic control sign, utility pole, street sign or tree, except for temporary signs installed by a government agency for public information and/or special events.
6. Signs shall not be mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises close to the public right-of-way or within public right-of-way in a manner intended to attract the attention of the public for advertising purposes. Signs indicating only the name and/or phone number of the owner or business are allowed if the following standards are met:
 - a. The sign is painted on, adhered with vinyl film, or magnetically attached to a motor vehicle and/or trailer; and
 - b. The motor vehicle and/or trailer is regularly and consistently used to conduct normal business activities.

B. Prohibited Features.

- a. Signs that mimic a regulatory sign.
- b. Signs that include noise-making devices.
- c. Moving, flashing, or animated signs, including but not limited to searchlights, streamers and spinners unless approved by the Director;
- d. Inflatable signs, such as but not limited to balloons, gas inflated signs or similar inflated signs;
- e. Portable signs, except for sidewalk signs as allowed in Section 15.05.330.180 (Sidewalk Signs);
- f. Flags, other than those specifically allowed in Subsection 15.05.330.030.F; and
- g. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.

15.05.330.100 Awning Sign.

**A. Description**

Awnings are a traditional storefront fitting and can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéed on the awnings.

B. Size**Projecting**

Sign Area	1 sf per linear foot of storefront, max..	A
Lettering Height	16" max.	B
Lettering Thickness	6" max.	C

Sloping Plane

Sign Area	25% coverage max.	D
Lettering Height	18" max.	E

B. Size (continued)**Valance**

Sign Area	75% coverage max.	F
Valance Width	Storefront width, max.	G
Valance Height	8" min.; 16" max.	H
Lettering Height	8" max.	I

C. Location

Clear Height	8' min.	J
Signs per Awning	1 projecting; or 1 valance and 1 sloping plane max.	

D. Miscellaneous

Only the tenant's store name, logo, and/or address should be applied to the awning. Additional information is prohibited.

Open-ended awnings are strongly encouraged.

Vinyl or plastic awnings are strongly discouraged.



Awning with valance and sloping pane signage.



Projecting signage on a metal awning.



Awning with decorative supports and open end.



Sloping panel signage on awning.

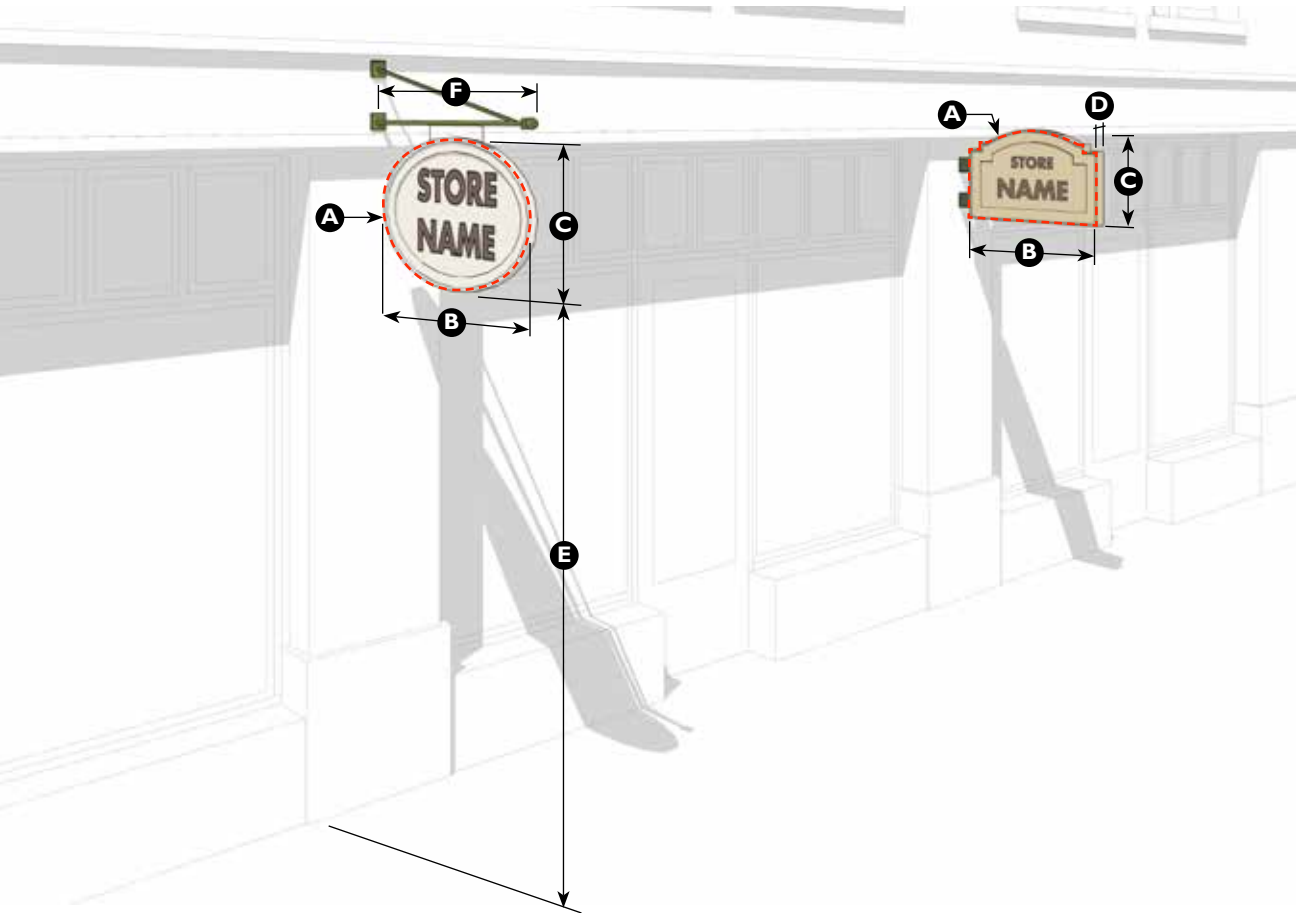


Retractable awning.



Series of awnings along a frontage.

15.05.330.110 Blade Sign.



A. Description

Blade signs mount perpendicular to a building's facade. They are typically hung from decorative cast or wrought iron brackets or from the underside of beams or ceilings of a gallery, arcade, or similar covered area. They are typically hung in a manner that permits them to swing slightly. These signs are small, pedestrian-scaled, and easily read from both sides. Often, a blade sign offers the opportunity for a more creative or "playful" sign. Blade signs shall be hung well out of reach of pedestrians and all exposed edges of the sign shall be finished.

B. Size

Sign Area	6 sf max.	A
Width	48" max.	B
Height	36" max.	C
Thickness	4" max. ¹	D

¹ Special and creative signs that have a three dimensional quality may have a greater thickness subject to approval by the review authority.

C. Location

Clear Height	8' min.	E
Projection	5' max.	F
Signs per Building	1 per entry door max.	



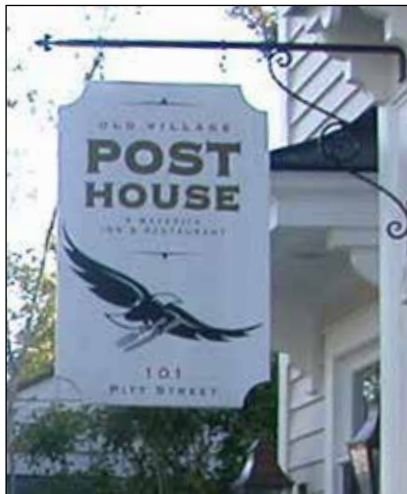
Wood blade sign with a wrought iron hanger.



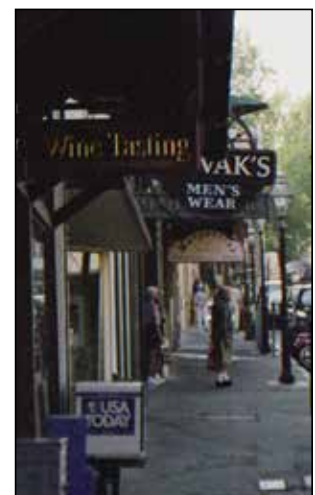
Wrought iron blade sign.



Wood blade sign with a wrought iron hanger.

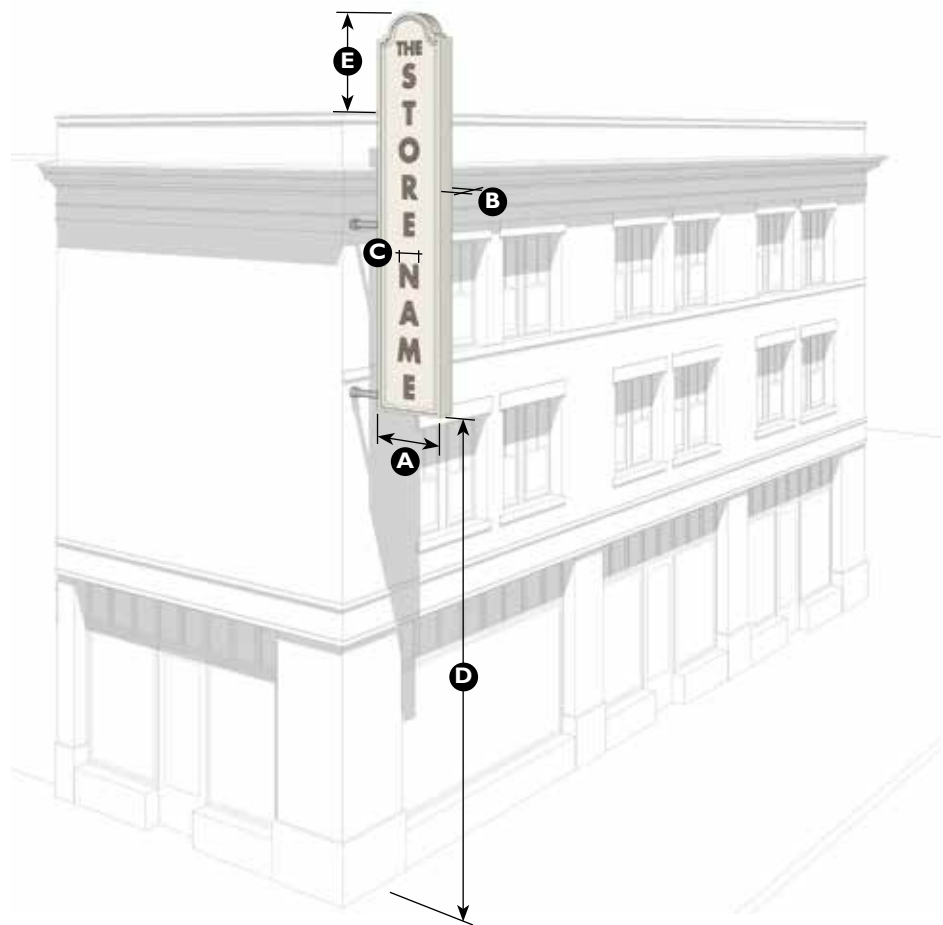


Examples of blade signs.



Examples of streetscapes with blade signs.

15.05.330.120 Marquee Sign.



A. Description

Marquee signs are vertical signs that are located either along the face where they project perpendicular to the facade; or at the corner of the building where they project at a 45-degree angle. Marquee signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee signs often have neon lettering used in conjunction with painted lettering.

B. Size

Width	24" max.	A
Depth	10" max.	B
Lettering Width	75% of sign width max.	C

C. Location

Clear Height	12' min.	D
Extension	10' max. ¹	E
Signs per Building	1 max.	

¹ Marquee signs may not extend beyond the eave of a pitched roof.

D. Miscellaneous

Neon lettering may only be used in conjunction with painted lettering. Signs consisting only of neon lettering are not allowed.

This sign type should be used sparingly and should not be repeated along a frontage.



Marquee sign combining text and graphics.



Marquee sign projecting above parapet.



Marquee sign.



Marquee sign at corner terminating at eave.



Lit marquee sign; neon lettering used in conjunction with painted lettering.

15.05.330.130 Wall Sign.



A. Description

Wall signs are flat against the facade consisting of a single panel with raised letters, individual cut letters applied directly to the building, or painted directly on the surface of the building. Wall signs are typically placed directly above the main entrance and often run horizontally along the “expression line” or entablature of traditional buildings. Wall signs do not protrude beyond the roof line or cornice of a building. Wall signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

B. Size

Signable Area

Area	1 sf per linear foot of storefront, max.	A
Width	Storefront width, max.	B
Height	12" min.; 5' max.	C

B. Size (continued)

Lettering

Width	75% of signable width, max.	D
Height	75% of signable height, max.; 36" max.	E

C. Location

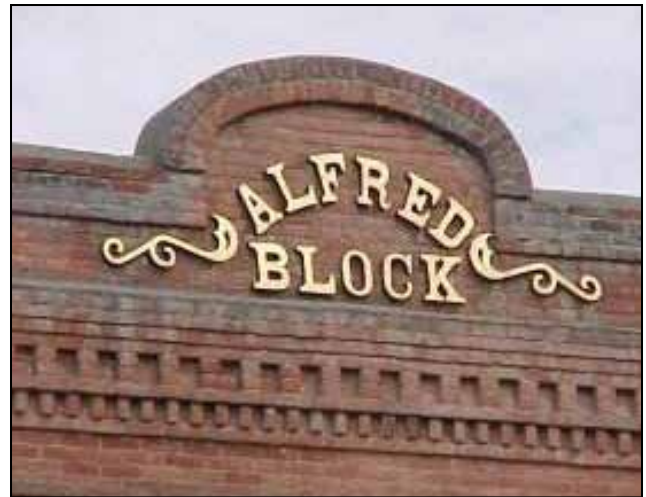
Projection from Facade	8" max.
Signs per Building	1 per storefront max.

D. Miscellaneous

Changeable copy signs are only allowed for gasoline price signs, Directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a regular basis.



Wall sign located in entablature frieze.



Metal wall sign.



Painted wall sign with neon lettering.



Raised wall sign.

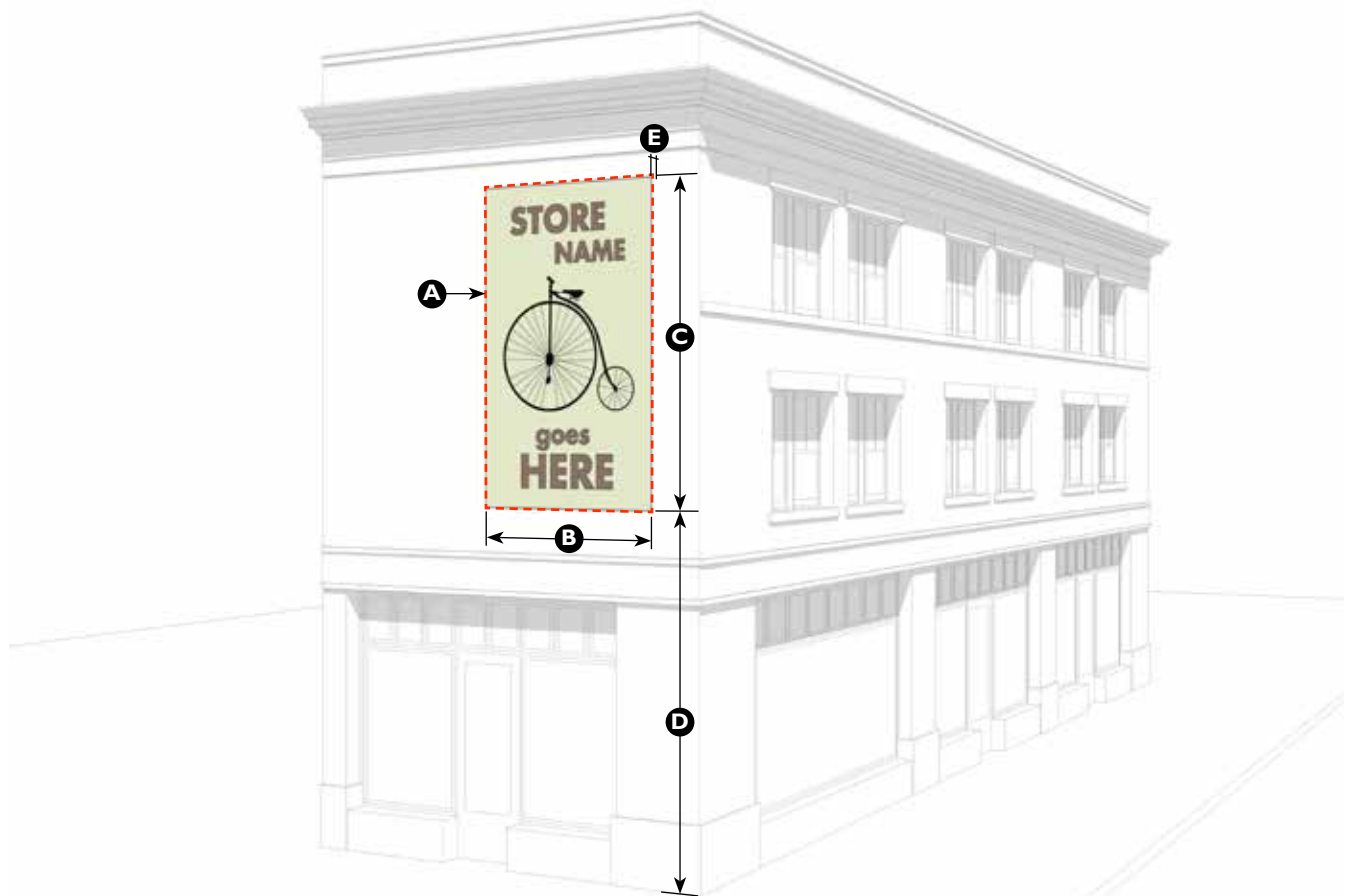


Painted wall sign applied to facade.



Metal wall sign, offset from building facade.

15.05.330.140 Wall Mural Sign.



A. Description	
Wall mural signs are flat against a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements. These signs are intended to be visible from a greater distance and must be accompanied by additional signage on the primary facade at the business entrance. Wall Mural signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Director. Billboards are not considered wall mural signs and are prohibited within transect zones.	

B. Size		
Sign Area	1000 sf max. ¹	A
Width	100' max.	B
Height	40' max.	C
C. Location		
Height above Ground	3' min.	D
Projection from Facade	8" max.	E
Signs per Building	1 max.	
D. Miscellaneous		
Wall mural signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by Director.		
Billboards are not considered wall mural signs and are prohibited within transect zones.		

¹ The allowed sign area for a wall mural sign may exceed the allowed area in Section 15.05.330.040 (Section Title) if permitted by the Director.



Painted wall mural.



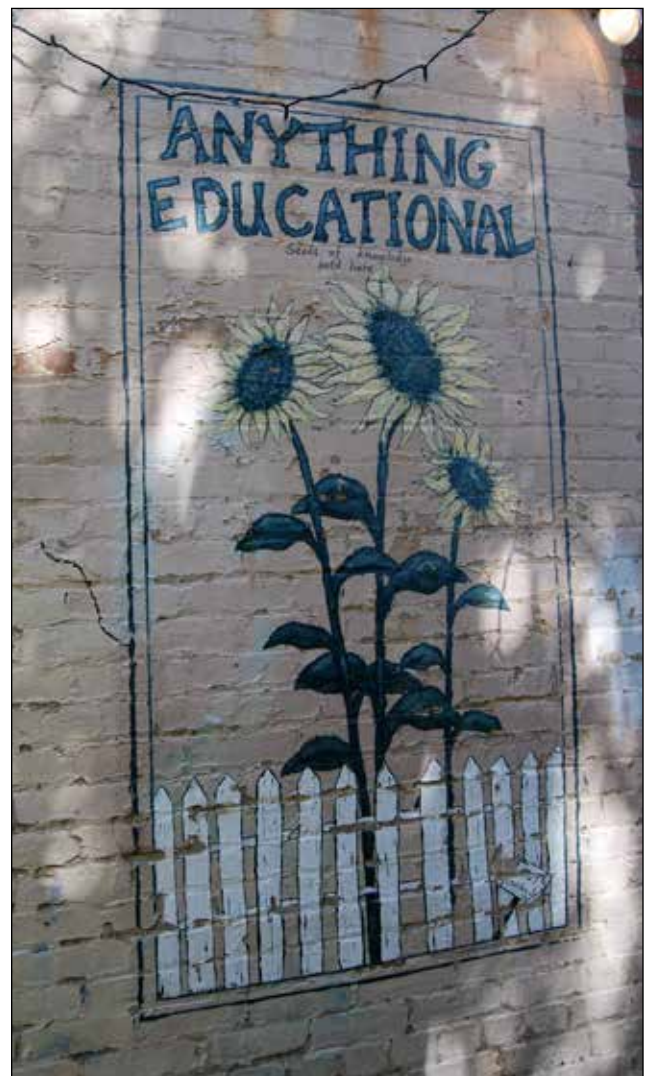
Painted wall mural.



Painted wall mural.

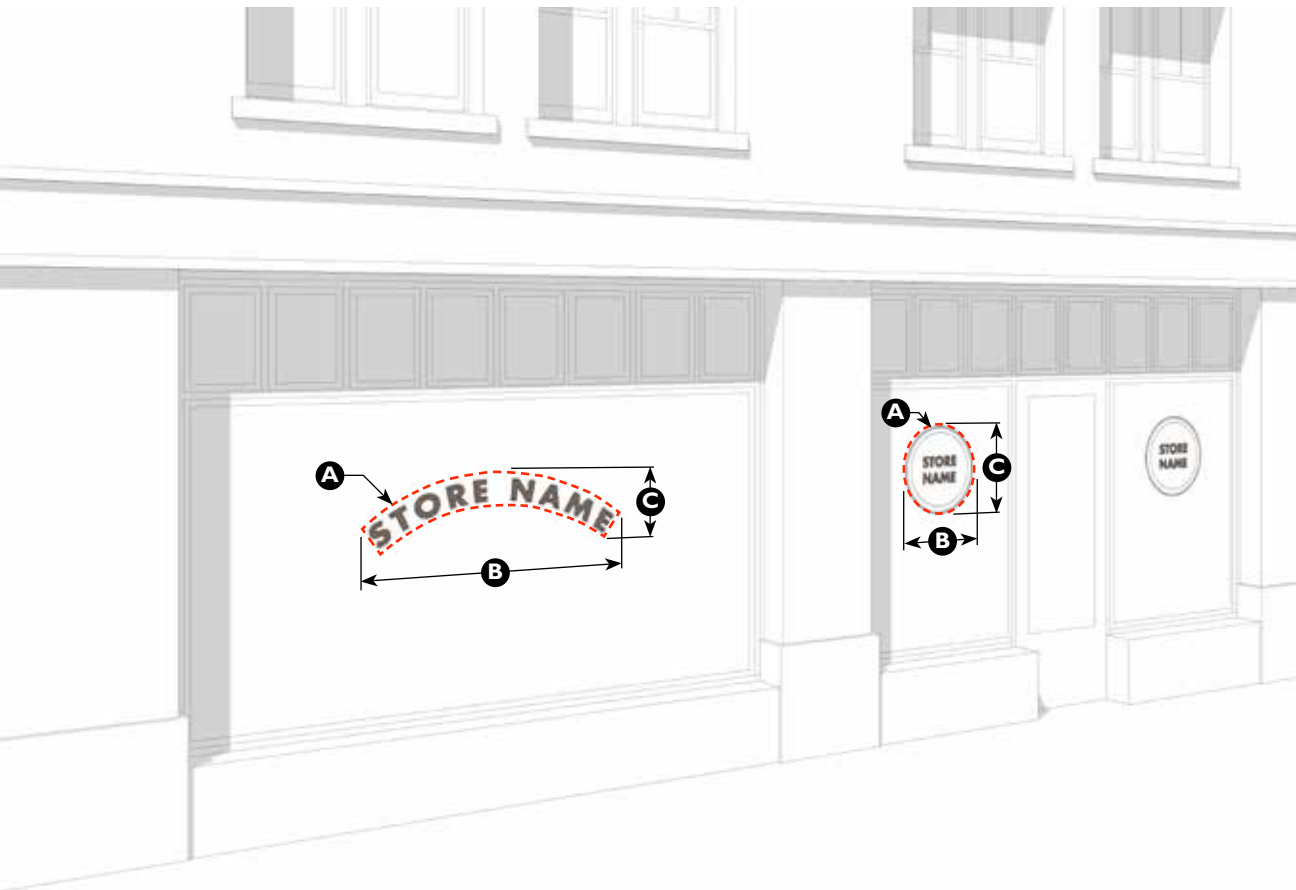


Painted wall mural.



Painted wall mural.

15.05.330.150 Window Sign.



A. Description

Window signs are professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, and are applied directly to the inside of a window. Window signs offer a high level of craftsmanship and visibility, and are often used for small professional offices. Window signs are often repeated on storefronts with several divided openings; however, repetition should be done with great care to ensure that the entrance to the business is clearly distinguished.

B. Size

Sign Area:		A
Per Storefront Bay	25% max.	
Per Storefront	15% max.	
Width	5' max.	B
Height	36" max.	C

C. Location

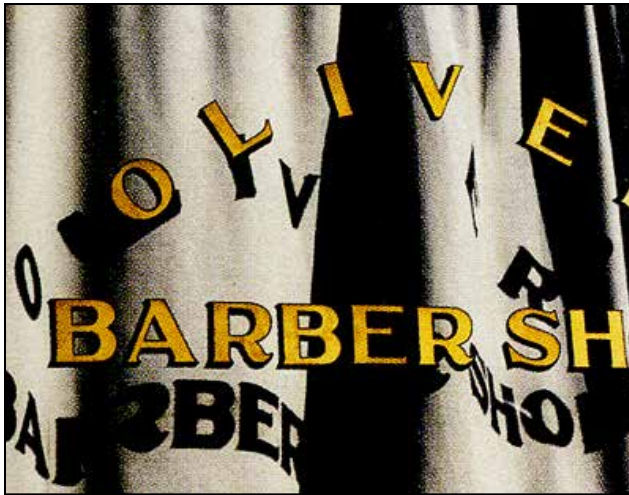
Signs per Window Bay 1 max.

Window signs shall be placed at or above eye level.

Window signs shall be applied directly to the inside of the glass.

D. Miscellaneous

Applied plastic or vinyl cut letters are discouraged.



Window sign example.



Window sign example.



Window sign example.



Window sign example.



Window sign example.



Window sign example.

15.05.330.160 Yard Sign.



A. Description

Yard signs are mounted on a porch or in a yard between the public ROW and the building facade. Yard signs mounted on a porch are placed parallel to the building's facade. Yard signs mounted in a yard are placed parallel or perpendicular to the ROW.

B. Size

Width	36" max.	A
Height	36" max.	B

C. Location

Clear Height: **C**

Mounted on Porch	6'8" min.
Mounted in Yard	12" min.
Overall Height in Yard	5' max D

Signs per Building:

Mounted on Porch	1 max.
Mounted in Yard	1 max.

D. Miscellaneous

Yard signs may not be located within a public ROW.

Yard-mounted signs shall be parallel or perpendicular to the ROW.



A simple yard sign advertising a small neighborhood cafe.



Yard Sign mounted on porch.



Yard Sign in front of a cottage located parallel to the ROW.



Yard sign mounted perpendicular to the ROW in a residential neighborhood.

15.05.330.170 Sidewalk Sign.



A. Description

Sidewalk signs provide secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (e.g., a shop located along a paseo). They may be painted wood panels or cut wood shapes. Traditional slate boards are highly recommended. Chaser lights or illuminated signs may not be used.

B. Size

Sign Area	6 sf max.	A
Width	30" max.	B
Height	42" max.	C

C. Location

Signs per Building	1 per tenant max.
Sidewalk signs must not interfere with pedestrian travel or encroach upon the required accessible path.	
Sidewalk signs may only be displayed during business hours and must be removed when the business is closed.	



Wood and slate sidewalk sign.



Ornamental wood stand and slate sign.



Painted wood sidewalk sign.



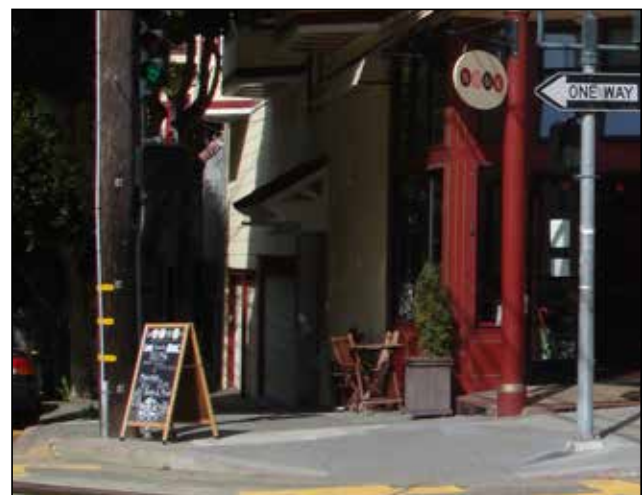
Painted sidewalk sign.



Sidewalk sign compliments primary signage.



Sidewalk sign located to maintain accessible route.



Slate sidewalk sign located on corner of intersection,

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Article 15.05.400: Thoroughfare Standards

Division 15.05.410: Thoroughfares

15.05.410.010 Purpose.	.410-1
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15.05.410.060 Pedestrian Crossings.	.410-7
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Division 15.05.410: Thoroughfares

Sections:

- 15.05.410.010 Purpose.
- 15.05.410.020 Applicability.
- 15.05.410.030 Thoroughfare Design.
- 15.05.410.040 Movement Type and Design Speed.
- 15.05.410.050 Intersections.
- 15.05.410.060 Pedestrian Crossings.
- 15.05.410.070 Public Frontages.
- 15.05.410.080 Thoroughfare Assemblies.
- 15.05.410.090 Thoroughfare Formulas and Components.

15.05.410.010 Purpose.

- A. The intent of this Division is to provide a catalog of pre-approved thoroughfare assemblies and components that are appropriate to use within transect zones. These components can be combined to form thoroughfares that can be used in developments. The standards in this Division are intended to help minimize the amount of back-and-forth with the Planning Department, City Traffic Engineer, Fire Department, Public Works, and City Engineer.
- B. Application of thoroughfares will balance the needs of pedestrians with vehicles. To make a more pedestrian-friendly environment, design speeds will generally be lower and traffic congestion will generally be higher when compared to thoroughfares in other parts of the City.

15.05.410.020 Applicability.

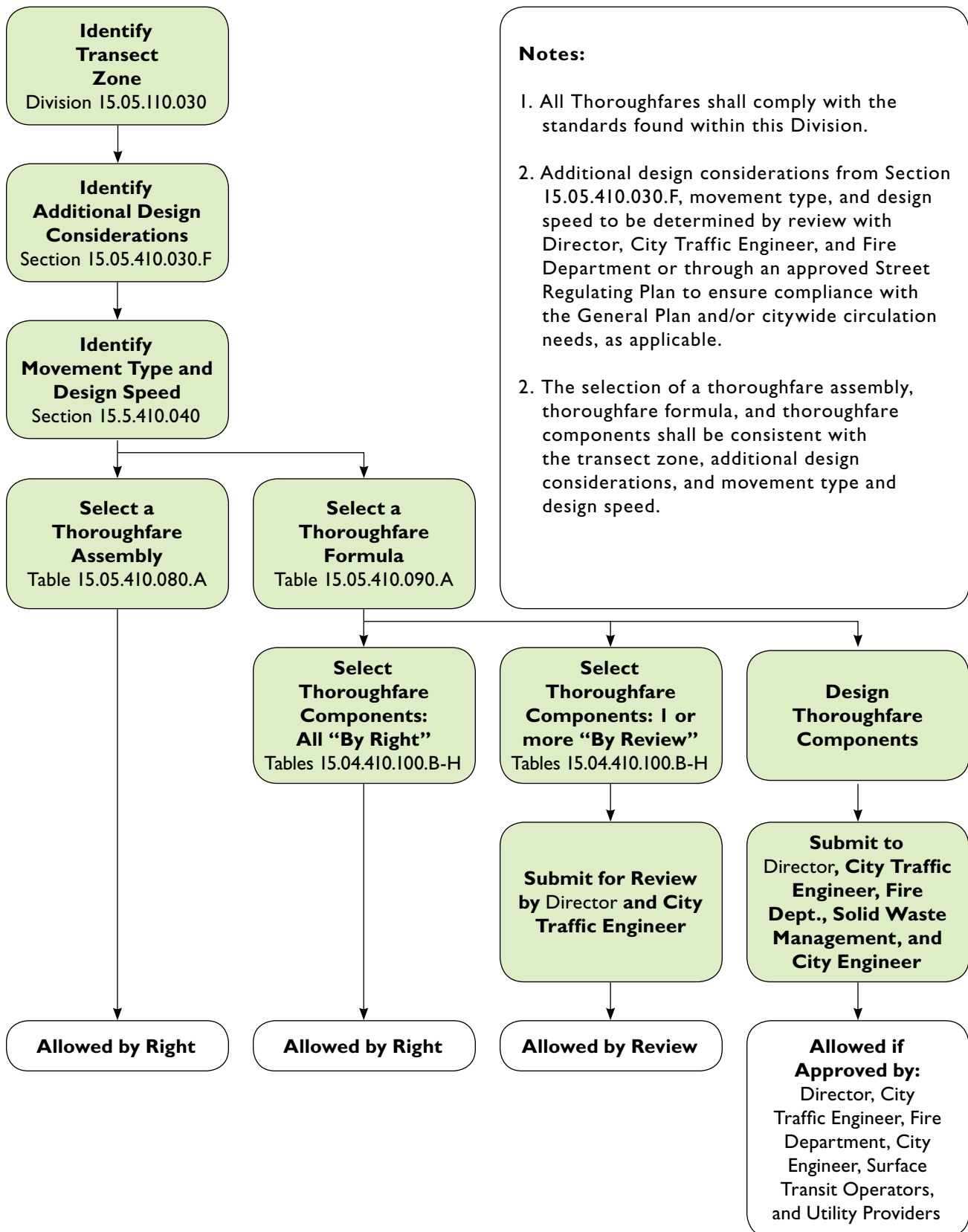
- A. This Division describes thoroughfare assemblies, formulas, and components approved for the development of thoroughfares in transect zones. It supplements the "City of Richmond Standard Plans and Specifications" Where these standards conflict with the "City of Richmond Standard Plans and Specifications", the standards of this Division shall prevail.
- B. These thoroughfare standards are applicable for the transformation of existing thoroughfares and the creation of new thoroughfares in any areas within the transect zones.
- C. The placement and use of thoroughfare assemblies is subject to review through the development of a Street Regulating Plan per Division 15.05.610 (Traditional Neighborhood Community Plans) and Section 15.05.610.060 (Thoroughfares).
- D. Additional thoroughfare assemblies can be integrated into this Division as they are approved by the City.

15.05.410.030 Thoroughfare Design.

- A. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- B. Thoroughfares shall generally consist of vehicular lanes and public frontages.
- C. Thoroughfares shall be designed in context with the urban form and general intention of the transect zones through which they pass.
 - 1. Within the more urban transect zones (T3 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
 - 2. Within the most rural transect zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the vehicle.
- D. The standards for pedestrian and bicyclist safety, comfort and access shall establish thoroughfare movement type and design speed. The movement type and design speed shall be the primary consideration used to determine the dimensions of each thoroughfare element, such as vehicular lanes and turning (curb) radii.
- E. Thoroughfares shall be designed to accommodate the types of vehicles expected to use each thoroughfare on a daily basis. Occasionally, large vehicles are expected on all thoroughfares. All thoroughfares shall allow these vehicles to safely pass without major difficulty. It is expected that large vehicles may encroach on the opposing lane when making turning movements.
- F. **Additional Design Considerations.** Other factors that the Director may determine need to be considered in the selection of an appropriate thoroughfare type in transect zones include the following:
 - 1. **Topography.** Thoroughfares that traverse steep slopes may need to incorporate additional design consideration for such elements as drainage facilities, additional width for bicycle lanes on the uphill side of the thoroughfare, etc.
 - 2. **Parking.** The provision of parking on site or on the thoroughfare may need to be considered in the selection of the appropriate thoroughfare type.
 - 3. **Truck Access.** Thoroughfares that provide access to high volumes of large trucks may need additional design considerations to mitigate potential negative effects on walkability.
 - 4. **Bus and Transit Service.** Thoroughfares that will serve as public transit or school bus routes may need additional design considerations, including, but not limited to, the location of bus stops and 11' effective travel lane widths.
 - 5. **Fire/Emergency Access.** Additional design considerations may be needed to accommodate Fire/Emergency Access, including, but not limited to, the location of rolled curbs and bulb-outs to accommodate fire truck outriggers.
 - 6. **Continuity.** The continuity of vehicular lane assemblies, bicycle facilities, and public frontages may need to be considered in the design of thoroughfares.
- G. All lane dimensions shall be measured to the face of the curb. Where no curb and gutter is provided, the lane dimension shall be to the edge of the pavement. For yield movement types, lane dimensions assume two-way traffic and are for a single lane accommodating two-way traffic.

- H. Bicycle Master Plan and Pedestrian Plan.
 - 1. Thoroughfares shall be designed to support the goals, policies, and recommendations within the Bicycle Master Plan and Pedestrian Plan.
 - 2. The Bicycle Network. Bicycle facilities shall be located per the proposed bicycle network in the Bicycle Master Plan.
 - 3. Should a conflict arise between the standards in this division and the Bicycle Master Plan or Pedestrian Plan, the standards in this division shall take precedence unless the Director determines otherwise.
- I. WCCTAC Transit Wayfinding Plan. Bicycle and pedestrian wayfinding shall be implemented per the WCCTAC Wayfinding Signage Program.
- J. Allowed thoroughfares shall follow the process diagram in Table A (Allowed Thoroughfare Process Diagram) and are allowed By Right or with the specified approvals as follows:
 - 1. Predefined thoroughfare assemblies found in Section 15.05.410.080 (Thoroughfare Assemblies) are allowed By Right.
 - 2. Thoroughfares that meet the standards found in Table 15.05.410.090.A (Thoroughfare Formulas) and use only the pre-defined components in Tables 15.05.410.090.B-H are allowed By Right or By Review as follows (Thoroughfares allowed By Review are allowed if approved by the Director and City Traffic Engineer):
 - a. If all of the selected pre-defined components are allowed By Right, the thoroughfare is allowed By Right.
 - b. If one or more of the selected pre-defined components is allowed By Review, the thoroughfare is allowed By Review.
 - 3. Thoroughfares that meet the standards found in Table 15.05.410.090.A (Thoroughfare Formulas) but do not use only the predefined components in Tables 15.05.410.090.B-H are allowed if approved by the Director, City Traffic Engineer, Fire Department, Solid Waste Management, and City Engineer.
 - 4. Thoroughfares that do not meet the standards in items A, B or C above are not allowed in any transect zones.

Table 15.05.410.030.A: Allowed Thoroughfare Process Diagram



15.05.410.040 Movement Type and Design Speed.

Movement types are intended to assist in the selection of the appropriate thoroughfare design for the necessary level of pedestrian and bicyclist safety and comfort at any given location. Design speed is the primary determinant of movement type. A list of approved movement types (along with their assigned lane widths and curb radii) is provided for each transect zone in Tables 15.05.410.090.A-D.

Following is a list of movement types:

- A. **Yield.** Drivers shall proceed slowly, with extreme care, and shall yield to approaching traffic when vehicles are parked on both sides of the thoroughfare creating essentially one through lane. A Yield thoroughfare is the functional equivalent of traffic calming. In addition to Yield movement use on normal thoroughfares, this movement is used for alleys and rear lanes. For these applications, the primary purpose is access to rear loaded driveways/access for residential and commercial property. The travel lane for Rear Lanes can be configured for one-way or two-way operation. When used for two-way travel, parking is required on both sides of street in order to facilitate the Yield movement type and drivers exiting garages or driveways will have to yield to those vehicles occupying the lane; therefore, the number of properties connected to the rear lane should be considered.
- B. **Slow.** Drivers can proceed carefully with an occasional stop to allow a pedestrian to cross or another car to park. The character of the thoroughfare should make drivers uncomfortable exceeding the design speed due to the presence of parked cars, sense of enclosure from buildings and street trees, tight turning radii, and other design elements. Design speed is 20-25 mph.
- C. **Low.** Drivers can generally expect to travel without delay at the appropriate design speed. Thoroughfare design supports safe pedestrian movement at the higher design speed. This movement type is appropriate for thoroughfares designed to traverse longer distances or connect to higher intensity locations. Design speed is 30-35 mph.
- D. **Suburban.** This is a conventional thoroughfare design in which drivers can expect a separation of modes, (i.e., bike lanes, walking paths and roads) allowing automobiles to travel unimpeded by pedestrians or walkability concerns. This movement type is rarely used in T3 through T6 transect zones, but may be needed when a thoroughfare crosses through T1 or T2 transect zones. Design speed may be above 35 mph.

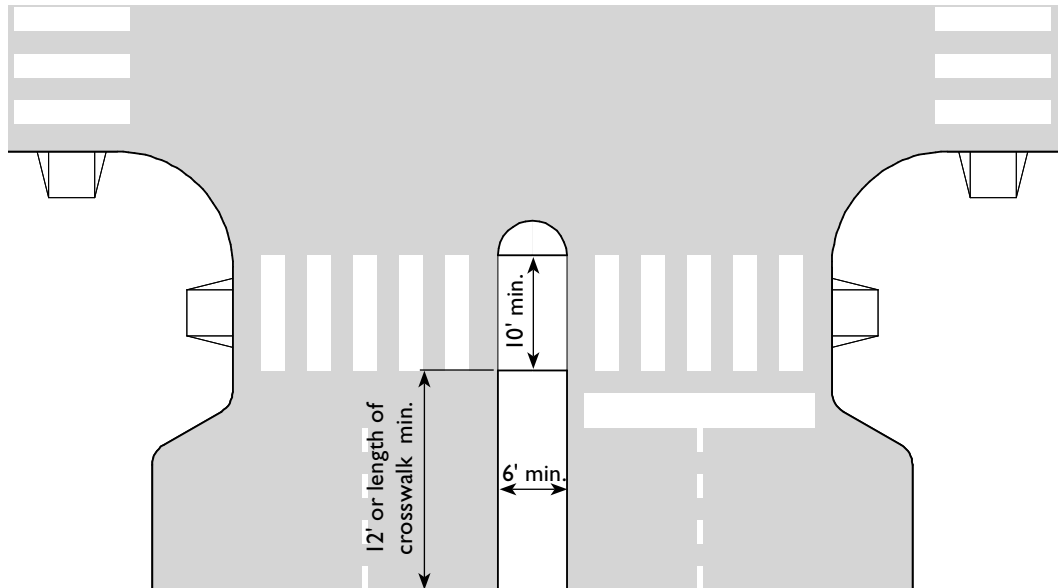
The design criteria for Yield, Slow, and Low thoroughfares shall be commensurate with local thoroughfares. Design speeds higher than 35 mph shall not be used in areas intended to support moderate or high levels of pedestrian or bicycle activity due to concerns with safety and comfort.

15.05.410.050 Intersections.

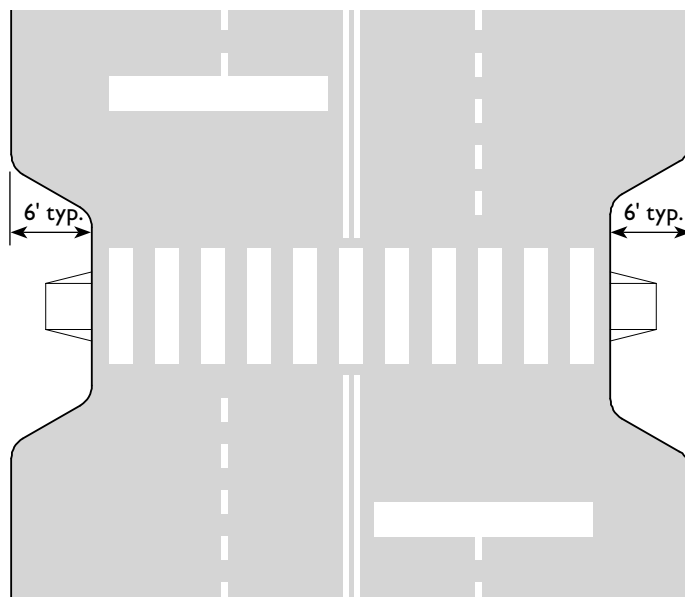
- A. Street design of narrow streets and compact intersections requires designers to pay close attention to the operational needs of transit, fire and rescue, waste collection and delivery trucks. For this reason, early coordination with transit, fire and rescue, waste collection and other stakeholder groups is essential.
- B. More regular encroachment of turning vehicles into opposing lanes will occur at compact intersections. Therefore, frequency of access, traffic volumes and the speeds on intersecting streets at those intersections shall be considered when designing intersections. For fire and rescue, determination of the importance of that street for community access should be determined, e.g. primary or secondary access.
- C. The designer should use turning templates or software to evaluate intersections to ensure that adequate operation of vehicles can occur. Location of on-street parking around intersections should be evaluated during this analysis to identify potential conflicts between turning vehicles and on-street parking. Bike lanes and on-street parking will increase the effective curb return radius, when curb extensions are not employed, by providing more room for the wheel tracking of turning vehicles.
- D. Roundabouts should be considered as an alternative to traffic signals. Roundabouts can provide reduced vehicle speeds, reduced conflict points, separation of vehicle-vehicle conflict points from vehicle-pedestrian conflict points, and provide a two-step crossing for pedestrians. At multi-lane roundabouts, benefits for bicyclists and pedestrians are greatly diminished due to multiple-threat scenarios and bicycle weaving and additional considerations are necessary, including installing a traffic signal or pedestrian hybrid beacons at crosswalks." Roundabouts: An Informational Guide (FHWA) continues to provide the current best practice guidance on roundabout design, including bicycle and pedestrian accommodation.

15.05.410.060 Pedestrian Crossings.

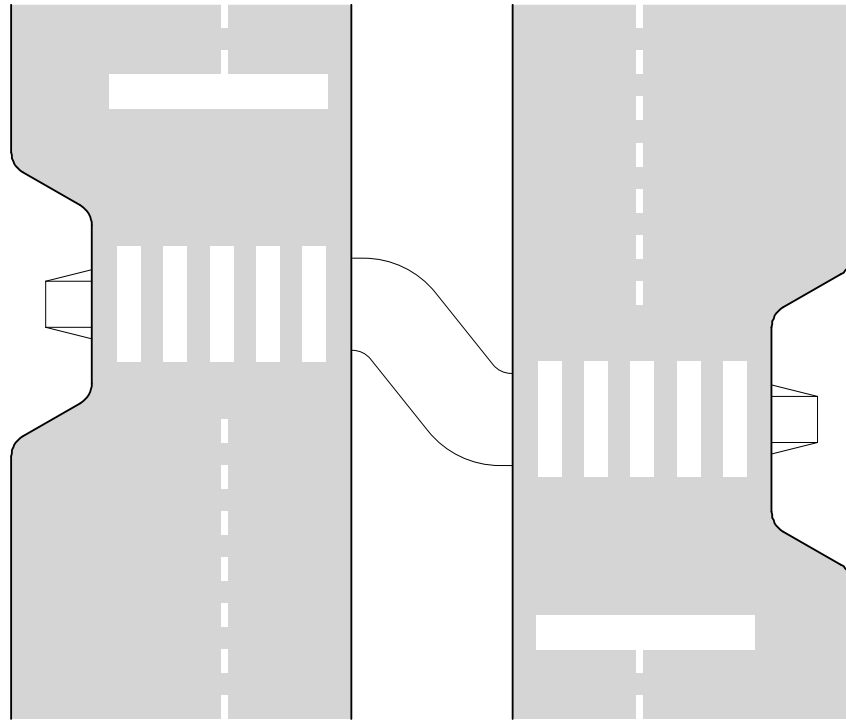
- A. **Directional Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction shall be used where feasible instead of single, diagonal corner ramps.
- B. **Crosswalks.** Crosswalks shall be designed per the Crosswalk Policy in the Pedestrian Plan.
- C. **Medians.** Medians, where provided, shall provide a median refuge at the intersection designed per the standards in the diagram below.



- D. Mid-block crossings, where provided, shall have mid-block curb extensions per the standards in the diagram below.



- E. On thoroughfares with medians, provided mid-block crossings between the median and curbs shall be offset from one another per the diagram below.



15.05.410.070 Public Frontages.

A. General to All Transect Zones.

1. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, and street trees.
2. Public frontages shall be designed and allocated within transect zones as shown in Tables 15.05.410.090.E-F
3. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Tables 15.05.410.090.E-H. The spacing of the public planting may be adjusted with the approval of the Director to accommodate specific site conditions.

B. Specific To Transect Zones T1, T2, T3.

1. The public frontage shall include trees of various species, naturalistically clustered, as well as understory.
2. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawn shall be allowed only with approval by the Director.

C. Specific To Transect Zones T4, T5, T6.

1. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
2. Above ground utility facilities shall be placed to minimize the impact on pedestrians.

D. Specific To Transect Zones T4.

1. The public frontage shall include trees planted in a regularly-spaced allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.

E. Specific To Transect Zones T5, T6

1. The public frontage shall include trees planted in a regularly-spaced allee pattern of single species with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the storefronts.
2. Streets with a right-of-way width of 40 feet or less shall be exempt from the tree standard.

15.05.410.080 Thoroughfare Assemblies.

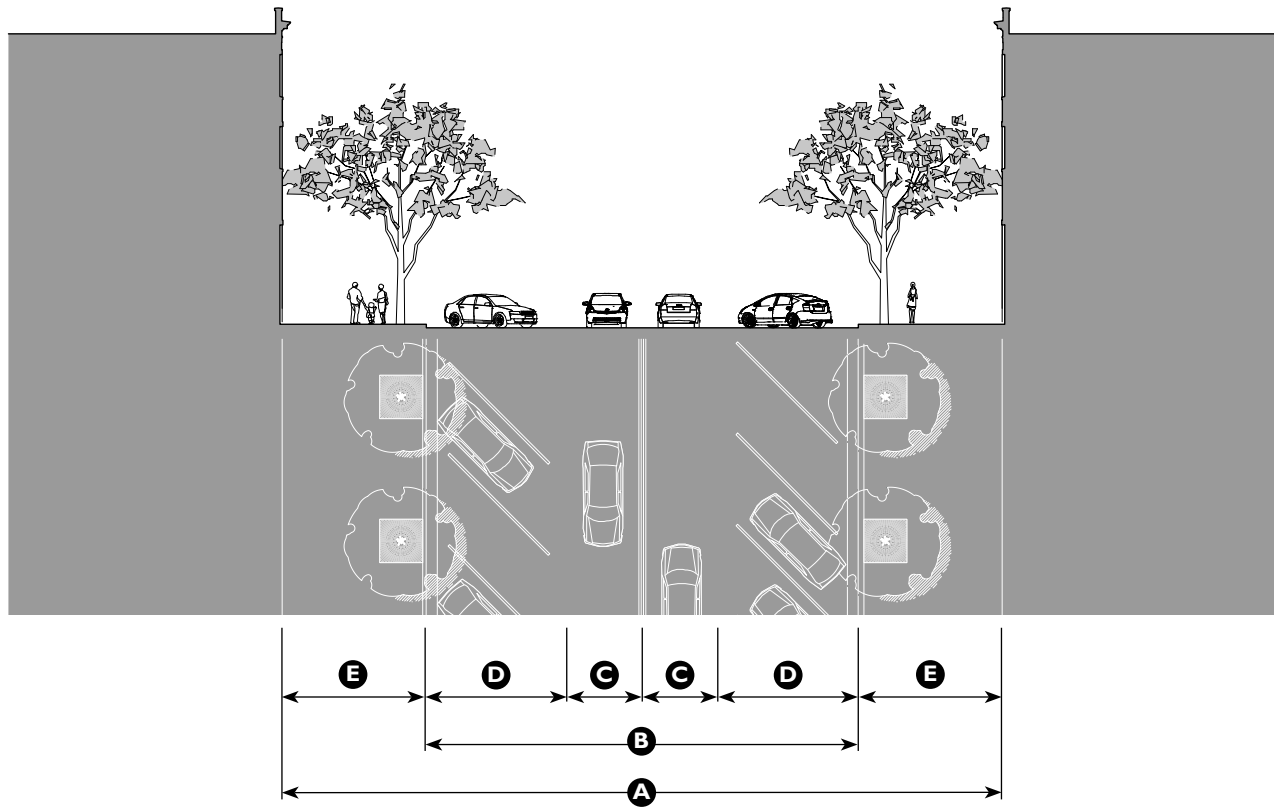
- A. This Section provides thoroughfare assemblies that have been approved by the City for use in transect zones.
- B. The tables in this Section are added into the City of Richmond Standard Plans..

Key **ST-57-20-BL**

Frontage Type	_____
Right of Way Width	_____
Pavement Width	_____
Transportation	_____

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

Table 15.05.410.080.A: Thoroughfare Assemblies

**Thoroughfare Assembly CS-100-60****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type Slow

Design Speed 20 mph

Overall Widths

Right-of-Way (ROW) Width 100'

A

Pavement Width 60'

B**Lane Assembly**Traffic Lanes 2 @ 12' **C**

Bicycle Lanes None

Parking Lanes 2 @ 18', marked **D**

45° angled parking

Medians None

Public Frontage Assembly

Frontage Type Commercial street

Drainage Collection Type Curb and gutter

Planter Type 4'x4' tree well

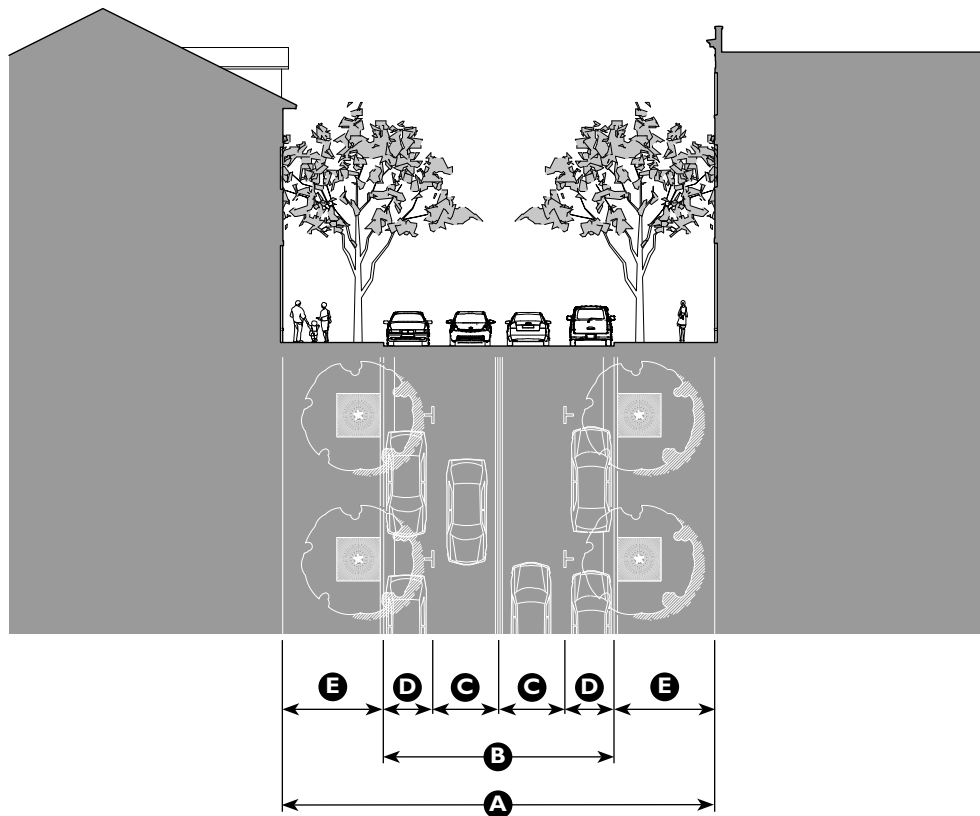
Landscape Type Trees at 30' o.c. avg.

Lighting Type Post, column, or double column

Walkway Type 20' sidewalk **E**

Curb Type Square

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly CS-60-36****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type Slow

Design Speed 25 mph

Overall WidthsRight-of-Way (ROW) Width 60' **(A)**Pavement Width 36' **(B)****Lane Assembly**Traffic Lanes 2 @ 10' **(C)**

Bicycle Lanes None

Parking Lanes 2 @ 8', marked **(D)**

Medians None

Public Frontage Assembly

Frontage Type Commercial street

Drainage Collection Type Curb and gutter

Planter Type 4'x4' tree well

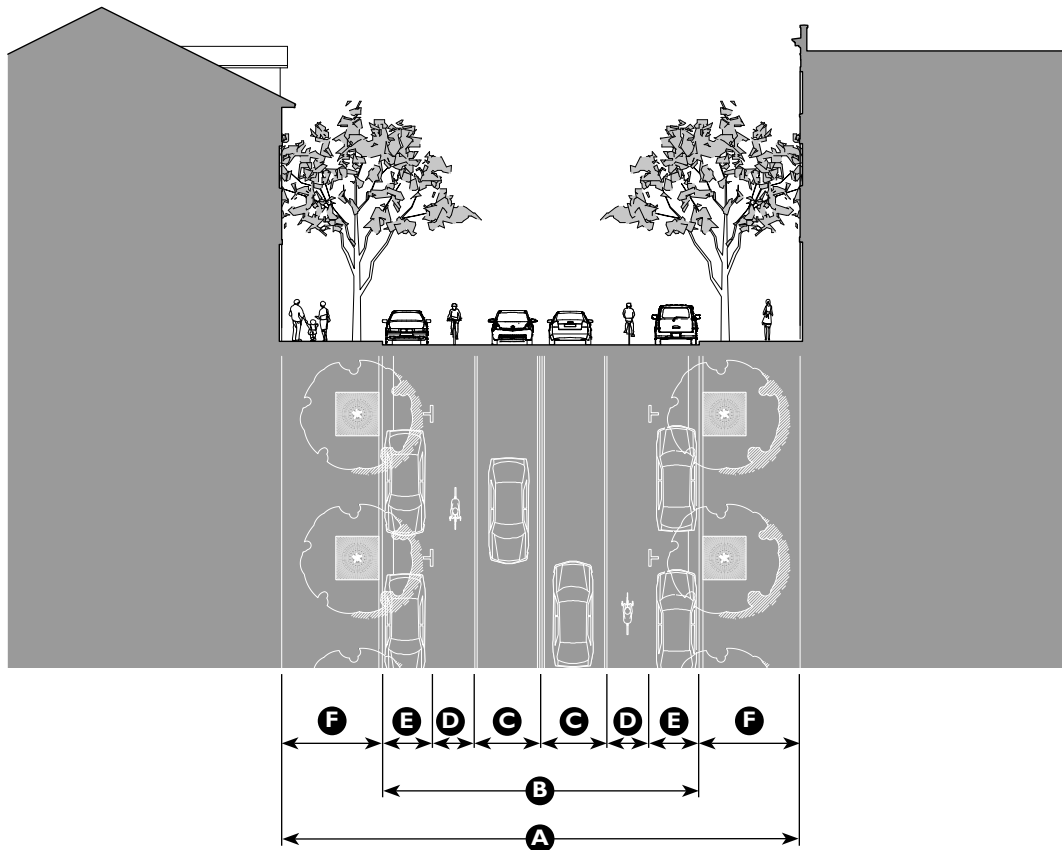
Landscape Type Trees at 30' o.c. avg.

Lighting Type Post or column

Walkway Type 12' sidewalk **(E)**

Curb Type Square

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly CS-72-48-BL****Application**

Transect Zones	T1	T2
	T3NE	T3N
	T4N	T4MS
	T5N	T5MS
	T6C	

Movement Type	Low
Design Speed	30 mph

Overall Widths

Right-of-Way (ROW) Width	72'	A
Pavement Width	48'	B

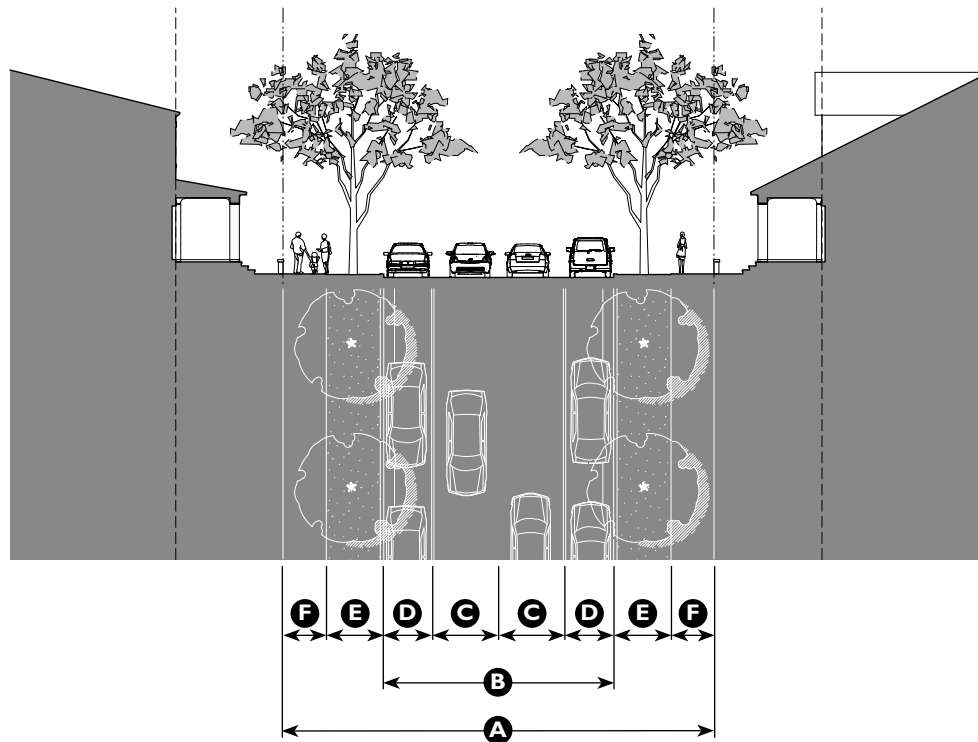
Lane Assembly

Traffic Lanes	2 @ 10'	C
Bicycle Lanes	2 @ 6'	D
Parking Lanes	2 @ 8', marked	E
Medians	None	

Public Frontage Assembly

Frontage Type	Commercial street
Drainage Collection Type	Curb and gutter
Planter Type	4'x4' tree well
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post or column
Walkway Type	12' sidewalk
Curb Type	Square

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly ST-60-32****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type Slow

Design Speed 20 mph

Overall WidthsRight-of-Way (ROW) Width 60' **(A)**Pavement Width 32' **(B)****Lane Assembly**

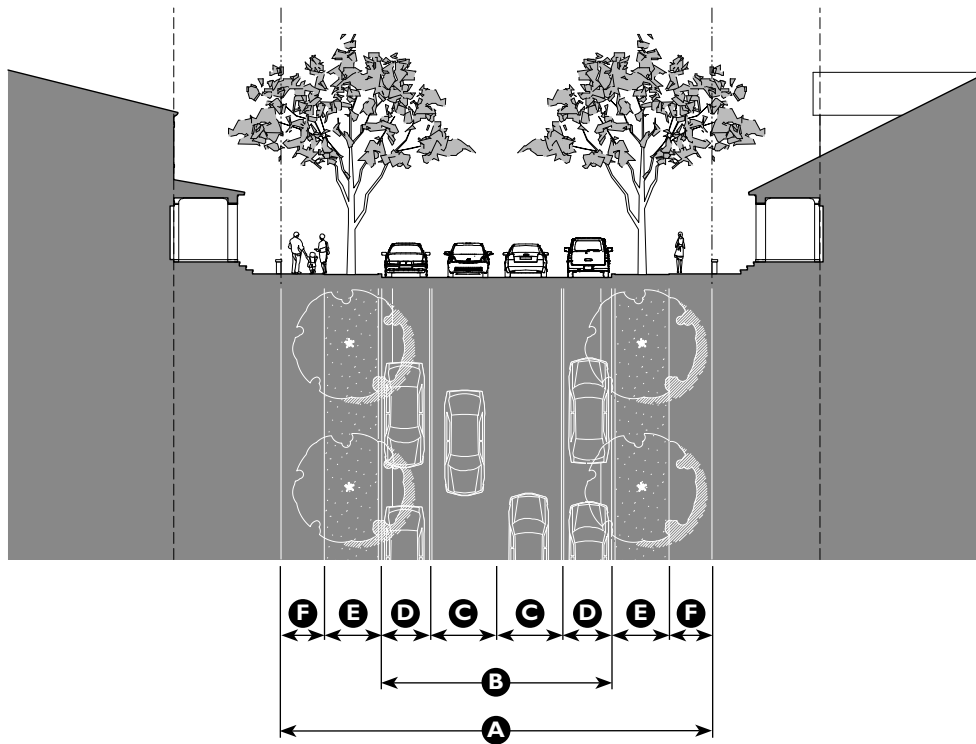
Traffic Lanes	2 @ 9'	(C)
Bicycle Lanes	None	
Parking Lanes	2 @ 7', marked	(D)
Medians	None	

Public Frontage Assembly

Frontage Type	Street	
Drainage Collection Type	Curb and gutter	
Planter Type	8' continuous planter ¹	(E)
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Pipe, post, or column	
Walkway Type	6' sidewalk ¹	(F)
Curb Type	Square	

¹ 7' continuous planter and 7' sidewalk for T5 application

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly ST-60-36****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type Slow

Design Speed 25 mph

Overall WidthsRight-of-Way (ROW) Width 60' **(A)**Pavement Width 36' **(B)****Lane Assembly**

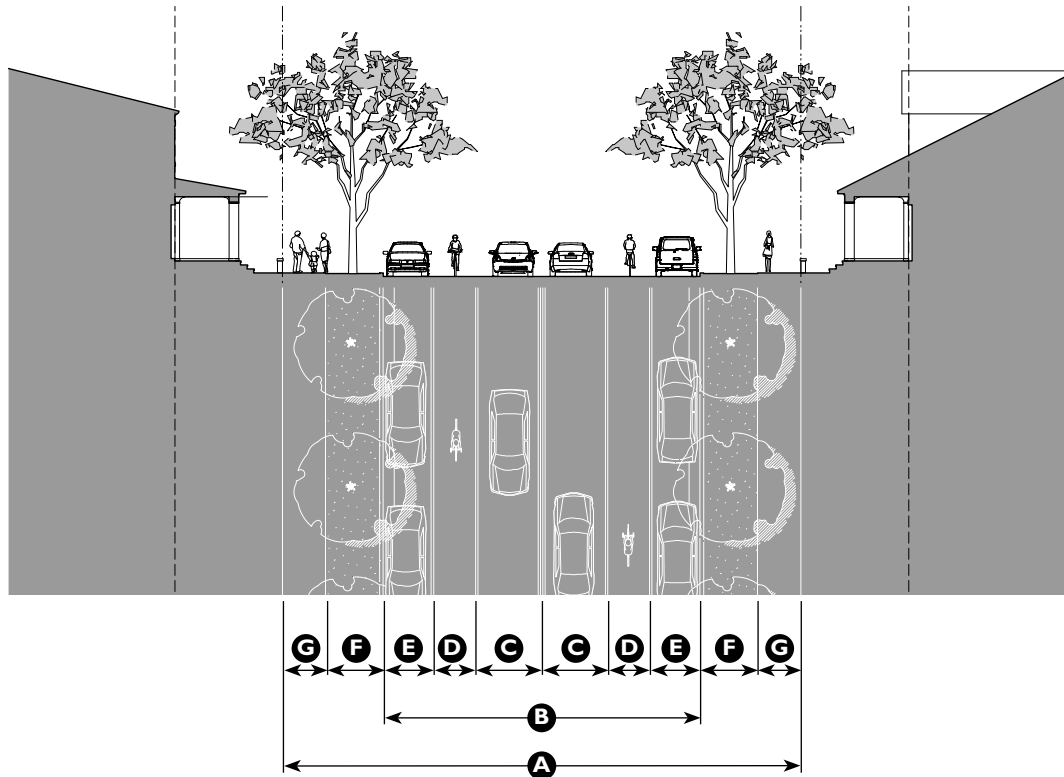
Traffic Lanes	2 @ 10'	(C)
Bicycle Lanes	None	
Parking Lanes	2 @ 8', marked	(D)
Medians	None	

Public Frontage Assembly

Frontage Type	Street	
Drainage Collection Type	Curb and gutter	
Planter Type	6' continuous planter ¹	(E)
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Pipe, post, or column	
Walkway Type	6' sidewalk ¹	(F)
Curb Type	Square	

¹ 5' continuous planter and 7' sidewalk for T5 application

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly ST-72-48-BL****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type Low

Design Speed 30 mph

Overall WidthsRight-of-Way (ROW) Width 72' **(A)**Pavement Width 48' **(B)****Lane Assembly**

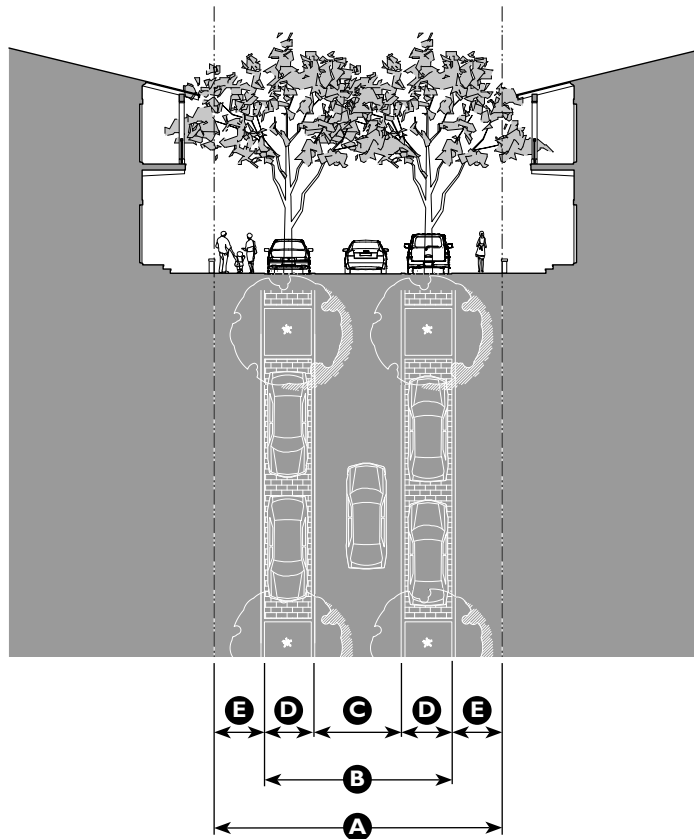
Traffic Lanes	2 @ 10'	(C)
Bicycle Lanes	2 @ 6'	(D)
Parking Lanes	2 @ 8', marked	(E)
Medians	None	

Public Frontage Assembly

Frontage Type	Street	
Drainage Collection Type	Curb and gutter	
Planter Type	6' continuous planter ¹	(F)
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Pipe, post, or column	
Walkway Type	6' sidewalk ¹	(G)
Curb Type	Square	

¹ 5' continuous planter and 7' sidewalk for T5 application

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly ST-40-28****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type Yield

Design Speed <20 mph

Overall WidthsRight-of-Way (ROW) Width 40' **A**Pavement Width 28' **B****Lane Assembly**Traffic Lanes 1 @ 14' **C**

Bicycle Lanes None

Parking Lanes 2 @ 7', marked **D**

Medians None

Public Frontage Assembly

Frontage Type Street

Drainage Collection Type Valley gutter or sheet flow

Planter Type 6'x6' planter at 50' o.c.

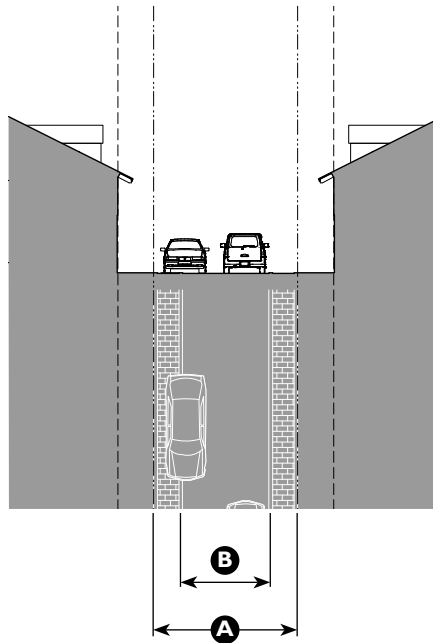
Landscape Type Trees at 50' o.c. avg.

Lighting Type Post or column

Walkway Type 6' sidewalk **E**

Curb Type Rolled or flush

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

**Thoroughfare Assembly RL-20-14****Application**

Transect Zones

T1	T2
T3NE	T3N
T4N	T4MS
T5N	T5MS
T6C	

Movement Type

Yield

Design Speed

<20 mph

Overall Widths

Right-of-Way (ROW) Width 20'

A

Pavement Width 14'

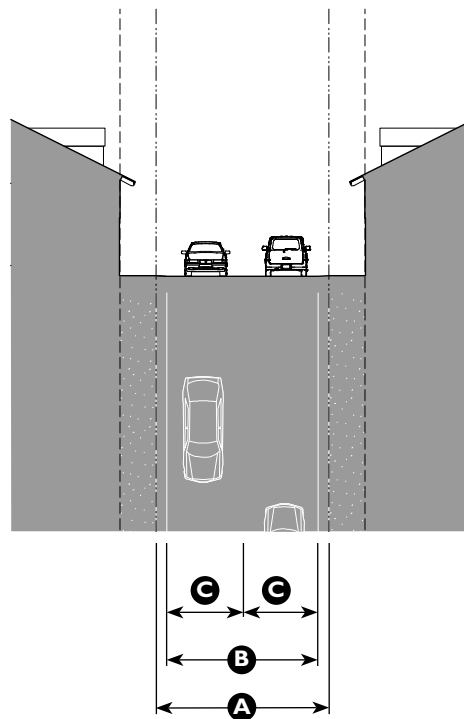
B**Lane Assembly**

Traffic Lanes	1 @ 14'	B
Bicycle Lanes	None	
Parking Lanes	None	
Medians	None	

Public Frontage Assembly

Frontage Type	Rear lane
Drainage Collection Type	Valley gutter or sheet flow
Planter Type	None
Landscape Type	None
Lighting Type	Pipe or post (if provided)
Walkway Type	None
Curb Type	Rolled or flush

Table 15.05.410.080.A: Thoroughfare Assemblies (continued)

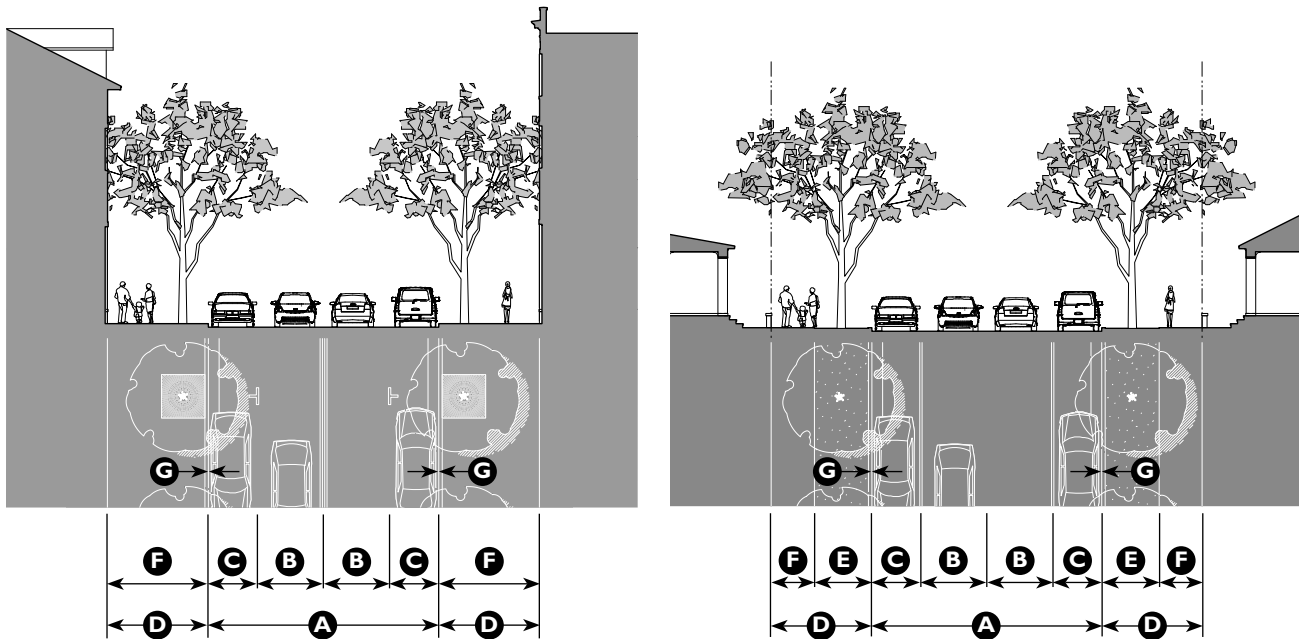


Thoroughfare Assembly RA-24-21													
Application		Lane Assembly											
Transect Zones	<table><tr><td>T1</td><td>T2</td></tr><tr><td>T3NE</td><td>T3N</td></tr><tr><td>T4N</td><td>T4MS</td></tr><tr><td>T5N</td><td>T5MS</td></tr><tr><td>T6C</td><td></td></tr></table>	T1	T2	T3NE	T3N	T4N	T4MS	T5N	T5MS	T6C		Traffic Lanes	2 @ 10'-6" C
T1	T2												
T3NE	T3N												
T4N	T4MS												
T5N	T5MS												
T6C													
		Bicycle Lanes	None										
		Parking Lanes	None										
		Medians	None										
Overall Widths		Public Frontage Assembly											
Movement Type	Slow	Frontage Type	Rear alley										
Design Speed	<20 mph	Drainage Collection Type	Valley gutter or sheet flow										
Right-of-Way (ROW) Width	24' A	Planter Type	None										
Pavement Width	21' B	Landscape Type	None										
		Lighting Type	Pipe or post (if provided)										
		Walkway Type	None										
		Curb Type	Rolled or flush										

15.05.410.090 Thoroughfare Formulas and Components.

- A. This Section provides thoroughfare components that have been approved by the City for use in transect zones.
- B. The tables in this Section are added into the City of Richmond Standard Plans.

Table 15.05.410.090.A: Thoroughfare Formulas



Movement Type	Speed	Lane Assembly A		Public Frontage Assembly D			
		Travel Lanes B	Parking Lanes C	Planting min. E	Walkway min. F	Assembly min. D	Edge Treatment G

T1 and T2 Allowed Movement Types	Speed	Lane Assembly		Public Frontage Assembly			
		Travel Lanes	Parking Lanes	Planting ¹ min.	Walkway min.	Assembly min.	Edge Treatment
Slow: 20	20 mph	9'	-	5'	6'	13'	R or C
Slow: 25	25 mph	10'	-	5'	6'	13'	R or C
Low: 30	30 mph	10'	-	5'	6'	13'	R or C
Low: 35	35 mph	11'	-	5'	6'	13'	R or C

T3 Allowed Movement Types	Speed	Lane Assembly		Public Frontage Assembly			
		Travel Lanes	Parking Lanes	Planting ¹ min.	Walkway min.	Assembly min.	Edge Treatment
Yield	<20 mph	14'	7'	5'	6'	11'	C
Yield: Rear Lane	10 mph	14'	-	-	-	3'	R, C, or RB
Slow: 20	20 mph	9'	7'	5'	6'	11'	C
Slow: 25	25 mph	10'	7'	5'	6'	11'	C
Low: 30	30 mph	10' ²	8'	5'	6'	11'	C

End Notes

¹ Minimum dimension is for a planting strip, if provided.

² 11' travel lanes adjacent to a median for assemblies with a median and multiple travel lanes in each direction.

³ 25 mph design speed requires 2 lanes in each direction with 12' outside travel lanes (adjacent to angled parking) and 10' inside travel lanes.

Key - = Not Allowed **R** = Rural Edge Treatment **C** = Curb Edge Treatment **RB** = Ribbon Curb (18")

Table 15.05.410.090.A: Thoroughfare Formulas (continued)

T4 Allowed Movement Types	Speed	Lane Assembly		Public Frontage Assembly			
		Travel Lanes	Parking Lanes	Planting ¹ min.	Walkway min.	Assembly min.	Edge Treatment
Yield	<20 mph	14'	7'	5'	6'	11'	C
Yield: Rear Lane	10 mph	14'	-	-	-	4'	R, C, or RB
Yield: Alley	10 mph	21'	-	-	-	1.5'	RB
Slow: 20	20 mph	9'	7'	5'	6'	12'	C
Slow: 20 w/ 45° angle parking	20 mph	12'	18'	5'	6'	12'	C
Slow: 25	25 mph	10'	7'	5'	6'	12'	C
Slow: 25 w/ 45° angle parking	25 mph	12'/10' ³	18'	5'	6'	12'	C
Low: 30	30 mph	10' ²	8'	5'	6'	12'	C
T5 Allowed Movement Types	Speed	Lane Assembly		Public Frontage Assembly			
		Travel Lanes	Parking Lanes	Planting ¹ min.	Walkway min.	Assembly min.	Edge Treatment
Yield: Alley	10 mph	21'	-	-	-	1.5'	RB
Slow: 20	20 mph	9'	7'	5'	7'	12'	C
Slow: 20 w/ 45° angle parking	20 mph	12'	18'	5'	7'	12'	C
Slow: 25	25 mph	10'	7'	5'	7'	12'	C
Slow: 25 w/ 45° angle parking	25 mph	10'/12' ³	18'	5'	7'	12'	C
Low: 30	30 mph	10' ²	8'	5'	7'	12'	C
Low: 35	35 mph	11'	8'	5'	7'	12'	C
T6 Allowed Movement Types	Speed	Lane Assembly		Public Frontage Assembly			
		Travel Lanes	Parking Lanes	Planting ¹ min.	Walkway min.	Assembly min.	Edge Treatment
Yield: Alley	10 mph	21'	-	-	-	1.5'	RB
Slow: 20	20 mph	9'	7'	-	12'	12'	C
Slow: 20 w/ 45° angle parking	20 mph	12'	18'	-	12'	12'	C
Slow: 25	25 mph	10'	7'	-	12'	12'	C
Low: 30	30 mph	10' ²	8'	-	12'	12'	C
Low: 35	35 mph	11'	8'	-	12'	12'	C

End Notes

¹ Minimum dimension is for a planting strip, if provided.

² 11' travel lanes adjacent to a median for assemblies with a median and multiple travel lanes in each direction.

³ 25 mph design speed requires 2 lanes in each direction with 12' outside travel lanes (adjacent to angled parking) and 10' inside travel lanes.

Key - = Not Allowed **R** = Rural Edge Treatment **C** = Curb Edge Treatment **RB** = Ribbon Curb (18")

Table 15.05.410.090.B: Vehicular Lane Assemblies

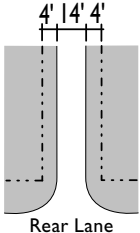
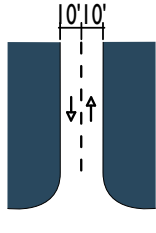
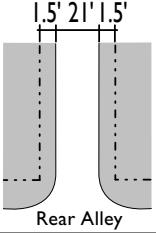
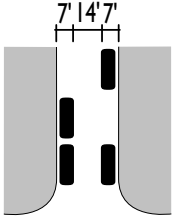
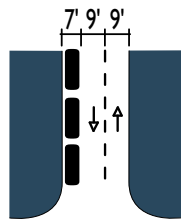
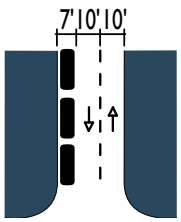
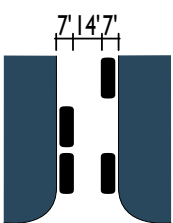
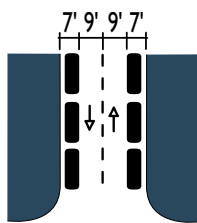
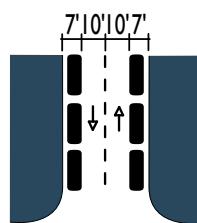
Movement Type	Yield		Slow		Slow	
Design Speed	<20 MPH		20 MPH		25 MPH	
No Parking	T1 T2 T3 T4 T5 T6		T1 T2 T3 T4 T5 T6		T1 T2 T3 T4 T5 T6	
	 Rear Lane		 Rear Lane		 Rear Lane	
No Parking	T1 T2 T3 T4 T5 T6					
	 Rear Alley					
Limited Parking	T1 T2 T3 T4 T5 T6					
	 Rear Lane					
One-Side Parking	T1 T2 T3 T4 T5 T6		T1 T2 T3 T4 T5 T6		T1 T2 T3 T4 T5 T6	
			 Rear Lane		 Rear Lane	
Two-Side Parking	T1 T2 T3 T4 T5 T6		T1 T2 T3 T4 T5 T6		T1 T2 T3 T4 T5 T6	
	 Rear Lane		 Rear Lane		 Rear Lane	
Key	T# By Right		T# By Review		T# Not Allowed	

Table 15.05.410.090.B: Vehicular Lane Assemblies (continued)

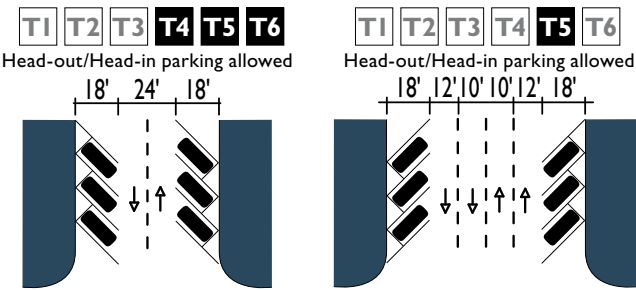
Movement Type	Low						Low					
Design Speed	30 MPH						35 MPH					
No Parking (continued)	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6
No Parking (continued)	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6
Limited Parking (continued)												
One-Side Parking (continued)	T1	T2	T3	T4	T5	T6						
Two-Side Parking (continued)	T1	T2	T3	T4	T5	T6						

Key **T#** By Right **T#** By Review **T#** Not Allowed

Table 15.05.410.090.B: Vehicular Lane Assemblies (continued)

Movement Type	Yield	Slow	Slow
Design Speed	<20 MPH	20 MPH	25 MPH

Angle Parking

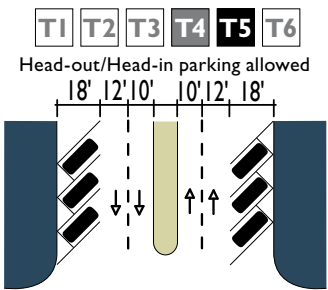


Medians¹ with Parking

Medians¹ with Parking

Medians¹ with Parking

Medians¹ With Angled
Parking



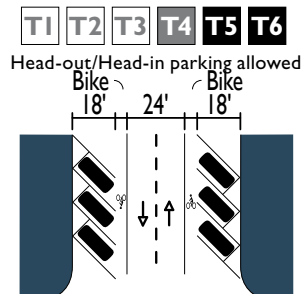
¹ Where provided medians shall have a min. width of 6'.

Key	T# By Right	T# By Review	T# Not Allowed
-----	-------------	--------------	----------------

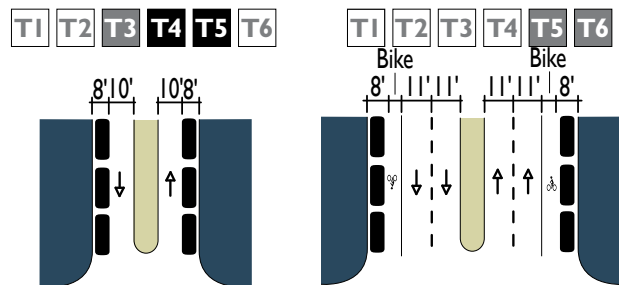
Table 15.05.410.090.B: Vehicular Lane Assemblies (continued)

Movement Type	Low	Low
Design Speed	30 MPH	35 MPH

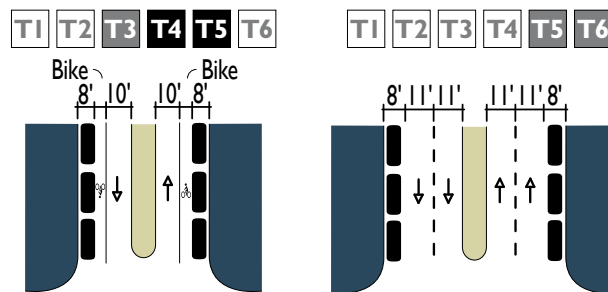
Angle Parking
(continued)



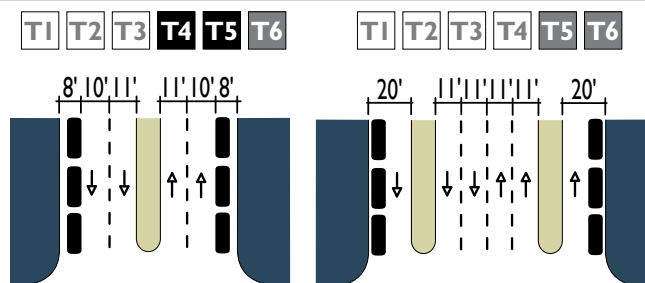
Medians¹ with Parking
(continued)



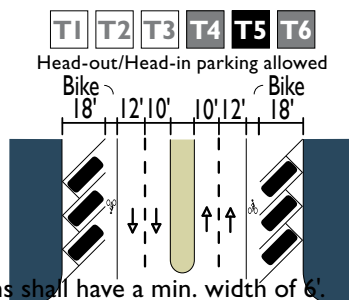
Medians¹ with Parking
(continued)



Medians¹ with Parking
(continued)



Medians¹ With Angled
Parking (continued)



¹ Where provided medians shall have a min. width of 6'.

Key

T# By Right

T# By Review

T# Not Allowed

Table 15.05.410.090.C: Bicycle Facilities Standards**Class I: Multi-Use Trail**

Width:

One-way	10' min.
Two-way	12' min.

Class II: Bicycle Lane

Movement Types	Slow, Low ²
----------------	------------------------

Width Adjacent to:

Rural Edge	6' min.
Parking	6' min.
Curb and Gutter	5½' to face of curb

Class III: Shared Lanes/Bicycle Boulevard

Movement Types	Yield, Slow
----------------	-------------

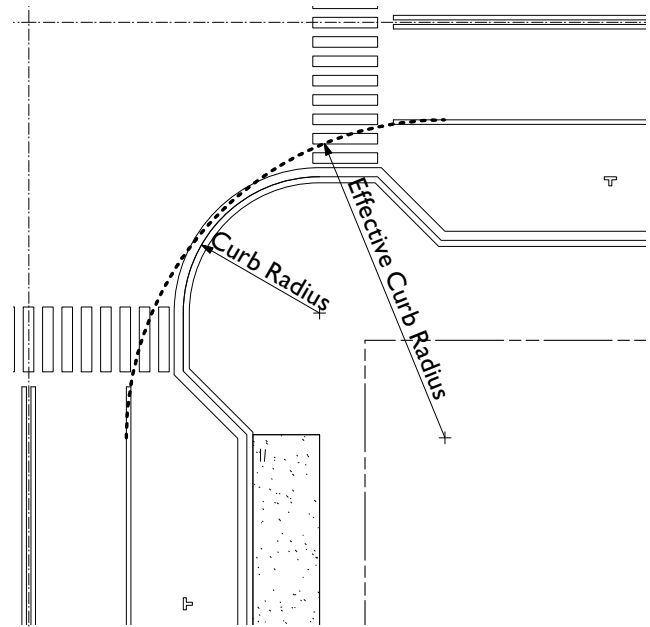
Vehicle Lane Width:

w/ Sharrows	14' min.
w/ Super Sharrow Lane	12' min.

¹ See the Bicycle Master Plan for additional design guidelines for bicycle facilities.

² Bicycle lanes on thoroughfares with a design speed >35 mph are allowed By Review only.

Table 15.05.410.090.D: Curb Radius



Movement Type	Speed	Curb Radius ¹
Yield	<20 mph	10'
Slow	20-25 mph	10' - 15'
Low	30-35 mph	15' - 20'

¹ This Table provides the allowed curb radius range by movement type and speed. The dimensions above require the provision of an effective curb radius and/or mountable curbs that meet the needs of fire and emergency access. All intersections shall be designed to meet the standards in Section 15.05.410.060 (Intersections).

Table 15.05.410.090.E: Public Frontage Types

The public frontage is the area between the curb of the vehicular lanes and the Property Line/ROW. Dimensions are provided in Table F (Public Frontage Standards).

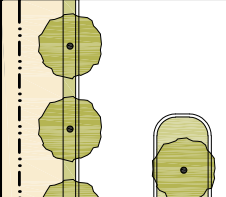
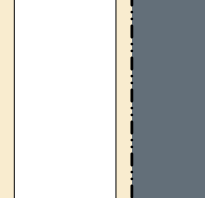
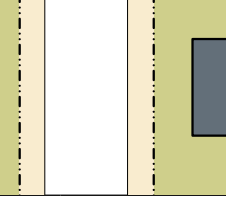
Public Frontage Type	LOT/ PRIVATE FRONTAGE	R.O.W./ PUBLIC FRONTAGE	Transect Zone	
(HW) For Highway. The Highway Frontage has bicycle trails, no parking and open swales. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.			T1	T2
			T3NE	T3N
			T4N	T4MS
			T5N	T5MS
			T6C	
(RD) For Road. The Road Frontage has open swales, a walking path or bicycle trail along one or both sides, and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.			T1	T2
			T3NE	T3N
			T4N	T4MS
			T5N	T5MS
			T6C	
(ST) For Street. The Street Frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly-spaced allee where possible.			T1	T2
			T3NE	T3N
			T4N	T4MS
			T5N	T5MS
			T6C	
(DR) For Drive. The Drive Frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a civic space. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly-spaced allee where possible.			T1	T2
			T3NE	T3N
			T4N	T4MS
			T5N	T5MS
			T6C	
(AV) For Avenue. The Avenue Frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly-spaced allee where possible.			T1	T2
			T3NE	T3N
			T4N	T4MS
			T5N	T5MS
			T6C	
(CS) For Commercial Street or Avenue. The Commercial Street or Avenue Frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates. The landscaping consists of a single tree species aligned with regular spacing where possible.			T1	T2
			T3NE	T3N
			T4N	T4MS
			T5N	T5MS
			T6C	

Key

T# By Right**T#** By Review**T#** Not Allowed

Table 15.05.410.090.E Public Frontage Types (continued)

The public frontage is the area between the curb of the vehicular lanes and the Property Line/ROW. Dimensions are provided in Table F (Public Frontage Standards).

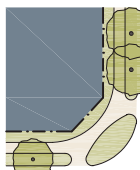
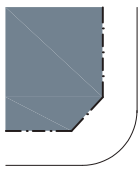
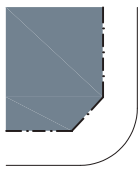
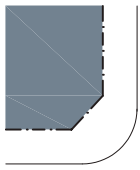
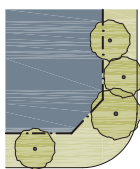
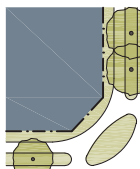
Public Frontage Type (continued)	LOT/ PRIVATE FRONTAGE	R.O.W./ PUBLIC FRONTAGE	Transect Zone	
(BV) For Boulevard. The Boulevard Frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single or alternating tree species aligned in a regularly-spaced alley where possible.			TI T3NE T4N T5N T6C	T2 T3N T4MS T5MS
(RA) For Rear Alley. The Rear Alley Frontage is located to the rear of lots. It consists of a paved surface and ribbon curb at the edges adjacent to property lines or buildings. Alleys are typically not landscaped.			TI T3NE T4N T5N T6C	T2 T3N T4MS T5MS
(RL) For Rear Lane. The Rear Lane Frontage is located to the rear of lots. It consists of a paved surface and compacted gravel or similar material placed on the outer edges. Lanes are typically not landscaped.			TI T3NE T4N T5N T6C	T2 T3N T4MS T5MS

Key

 By Right By Review Not Allowed

Table 15.05.410.090.F: Public Frontage Standards

This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways, and planters - relative to specific frontage types within transect zones. The assembly row assembles all of the elements for the various frontage types.

Transect Zone	T1	T2	T3NE	T1	T2	T3NE	T1	T2	T3NE
	T3N	T4N	T4MS	T3N	T4N	T4MS	T3N	T4N	T4MS
	T5N	T5MS	T6C	T5N	T5MS	T6C	T5N	T5MS	T6C
Public Frontage Type	HW-RD-ST			RD-ST			ST-DR-AV-BV		
Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.									
Total Width	13' - 22'			13' - 22'			11' - 17'		
Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.									
Type	Rural			Raised Curb			Raised Curb		
Walkway: The pavement dedicated exclusively to pedestrian activity.									
Type	Path (if provided)			Sidewalk			Sidewalk		
Width	6' min. (if provided)			6' min.			6' min.		
Note: the placement of curb ramps shall match the desired path of pedestrian travel. See City of Richmond Standard Plans for curb ramp design.									
Planter: The layer which accommodates street trees and other landscape.									
Arrangement	Clustered			Clustered			Regular		
Type	Continuous Planter			Continuous Planter			Continuous Planter		
Width	5' min.			5' min.			5' min.		

Key

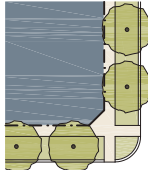
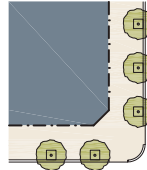
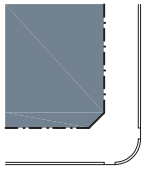
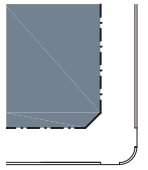
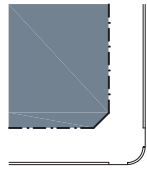
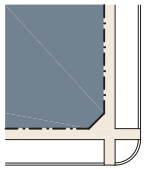
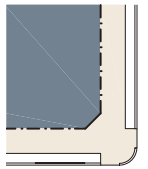
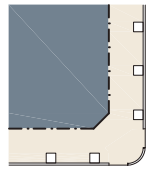
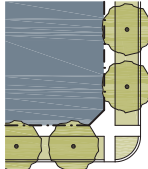
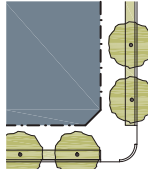
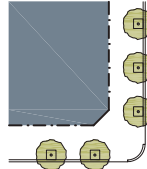
T# By Right

T# By Review

T# Not Allowed

Table 15.05.410.090.F: Public Frontage Standards (continued)

This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways, and planters - relative to specific frontage types within transect zones. The assembly row assembles all of the elements for the various frontage types.

Transect Zone	T1	T2	T3NE	T1	T2	T3NE	T1	T2	T3NE
	T3N	T4N	T4MS	T3N	T4N	T4MS	T3N	T4N	T4MS
	T5N	T5MS	T6C	T5N	T5MS	T6C	T5N	T5MS	T6C
Public Frontage Type	ST-DR-AV-BV			CS-DR-AV-BV			CS-DR-AV-BV		
Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.									
Total Width	12' - 16'			12' - 19'			12' - 30'		
Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.									
Type	Raised Curb			Raised Curb			Raised Curb		
Walkway: The pavement dedicated exclusively to pedestrian activity.									
Type	Sidewalk			Sidewalk			Sidewalk		
Width	6' min.			7' min.			12' min.		
Note: the placement of curb ramps shall match the desired path of pedestrian travel. See City of Richmond Standard Plans for curb ramp design.									
Planter: The layer which accommodates street trees and other landscape.									
Arrangement	Regular			Regular			Opportunistic		
Type	Continuous Planter			Continuous Planter			Tree Well		
Width	5' min.			5' min.			4'-6' (tree wells located within walkway width)		

Key

T# By Right**T#** By Review**T#** Not Allowed

Table 15.05.410.090.G: ROW Public Planting

This table shows common street tree types and their appropriateness within the transect zones. The Urban Greening Master Plan and the City of Richmond Standard Plans provide detailed specifications for landscaping along thoroughfares. Street tree species not listed below require approval by the Director.

Shape & Spacing	Recommended Species			Transect Zones	
	Botanical Name	Cultivar	Common Name		
 Columnar 20' - 35' o.c.	<i>Acer grandidentatum</i>	'Hipzam'	Bigtooth Maple	T1	T2
	<i>Acer platanoides</i>	'Columnar'	Norway Maple	T3NE	T3N
	<i>Acer rubrum</i>	'Bowhall' or 'Armstrong'	Bowhall or Armstrong Maple	T4N	T4MS
	<i>Carpinus betulus</i>	'Fastigiata'	Upright Hornbeam	T5N	T5MS
	<i>Ginkgo biloba</i>	'Princeton Sentry'	Ginkgo	T6C	
	<i>Prunus serrulata</i>	'Amanogawa'	Amanogawa Cherry		
	<i>Quercus robur</i>	'Skyrocket' or 'Crimschmidt'	Skyrocket Oak		
 Ball 20' - 30' o.c.	<i>Acer buergeranum</i>	'Streetwise'	Trident Maple	T1	T2
	<i>Acer fremanii</i>	'Autumn Blaze'	Autumn Blaze Maple	T3NE	T3N
	<i>Acer rubrum</i>	'October Glory'	October Glory Maple	T4N	T4MS
	<i>Arbutus</i>	'Marina'	Strawberry Madrone ¹	T5N	T5MS
	<i>Celtis australis</i>		European Hackberry	T6C	
	<i>Chionanthus retusus</i>		Chinese Fringe Tree		
	<i>Lagerstroemia</i>	'Indian tribes-mildew resistant varieties'	Crape Myrtle		
	<i>Laurus nobilis</i>	'Saratoga'	Sweet Bay ¹		
	<i>Magnolia grandiflora</i>	'St. Mary's'	Evergreen Magnolias ¹		
	<i>Pistacia chinensis</i>		Chinese Pistache		

Key	T# By Right	T# By Review	T# Not Allowed
-----	-------------	--------------	----------------

All street trees shall be planted and maintained to avoid conflicts with fire/emergency vehicles and have a minimum canopy clearance of 14' at maturity.

¹ This species is an evergreen tree.

² This species is a semi-evergreen tree.

³ Due to the size of this species, the minimum planter width shall be 6'.

⁴ Due to the size of this species, the minimum planter width shall be 8'.

Table 15.05.410.090.G: ROW Public Planting (continued)

This table shows common street tree types and their appropriateness within the transect zones. The Urban Greening Master Plan and the City of Richmond Standard Plans provide detailed specifications for landscaping along thoroughfares. Street tree species not listed below require approval by the Director.

Shape & Spacing	Recommended Species		Common Name	Transect Zones	
	Botanical Name	Cultivar			
 Umbrella 20' - 30' o.c.	<i>Arbutus unedo</i>		Strawberry Tree ¹	T1	T2
	<i>Celtis sinensis</i>		Chinese Hackberry	T3NE	T3N
	<i>Cercis canadensis</i>		Eastern Redbud	T4N	T4MS
	<i>Quercus agrifolia</i>		Coast Live Oak ^{1,4}	T5N	T5MS
	<i>Prunus serrulata</i>	Umbrella form cultivars	Flowering Cherry	T6C	
	<i>Acer palmatum</i>	Umbrella form cultivars	Japanese Maple		
 Vase 25' - 35' o.c.	<i>Ginkgo biloba</i>	'Autumn Gold'	Ginkgo	T1	T2
	<i>Koelreuteria bipinnata</i>		Chinese Flame Tree	T3NE	T3N
	<i>Prunus serrulata</i>	Vase form cultivars	Flowering Cherry	T4N	T4MS
	<i>Zelkova serrata</i>		Zelkova ³	T5N	T5MS
				T6C	
 Palm 20' - 30' o.c.	<i>Phoenix canariensis</i>		Canary Island Date Palm ^{1,4}	T1	T2
	<i>Phoenix dactylifera</i>		Date Palm ^{1,3}	T3NE	T3N
	<i>Trachycarpus fortunei</i>		Windmill Palm ^{1,3}	T4N	T4MS
	<i>Washingtonia filifera</i>		California Fan Palm ^{1,3}	T5N	T5MS
	<i>Washingtonia robusta</i>		Mexican Fan Palm ¹	T6C	

Key**T# By Right****T# By Review****T# Not Allowed**

All street trees shall be planted and maintained to avoid conflicts with fire/emergency vehicles and have a minimum canopy clearance of 14' at maturity.

¹ This species is an evergreen tree.

² This species is a semi-evergreen tree.

³ Due to the size of this species, the minimum planter width shall be 6'.

⁴ Due to the size of this species, the minimum planter width shall be 8'.

Table 15.05.410.090.H: ROW Public Lighting

Lighting varies in brightness and also in the character of the fixture according to the transect zones. This table shows the types of light poles and fixtures allowed within the transect zones. Within these fixture types, the Director of Public Works shall be included in the selection of light poles, light fixtures, and spacing. The City of Richmond's Streetlight Master Plan provides recommended standards for lighting levels.

Transect Zone	T1	T2	T1	T2	T1	T2	T1	T2	T1	T2
	T3NE	T3N	T3NE	T3N	T3NE	T3N	T3NE	T3N	T3N	T3NE
	T4N	T4MS	T4N	T4MS	T4N	T4MS	T4N	T4MS	T4N	T4MS
	T5N	T5MS	T5N	T5MS	T5N	T5MS	T5N	T5MS	T5N	T5MS
	T6C		T6C		T6C		T6C		T6C	
Fixture Type	Cobra Head		Pipe		Post		Column		Double Column	
Illustration										
Key	 By Right		 By Review		 Not Allowed					

Article 15.05.500: Civic and Open Space Standards

Division 15.05.510: Civic and Open Spaces

15.05.510.010 Purpose.	.510-1
15.05.510.020 Applicability.	.510-1
15.05.510.030 Design of Civic and Open Spaces.	.510-1
15.05.510.040 Additional Standards.	.510-7

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Division 15.05.510: Civic and Open Spaces

Sections:

- 15.05.510.010 Purpose.
- 15.05.510.020 Applicability.
- 15.05.510.030 Design of Civic and Open Spaces.
- 15.05.510.040 Additional Standards.

15.05.510.010 Purpose.

The purpose of this Division is to provide a set of civic space types and their associated standards to use within the transect zones.

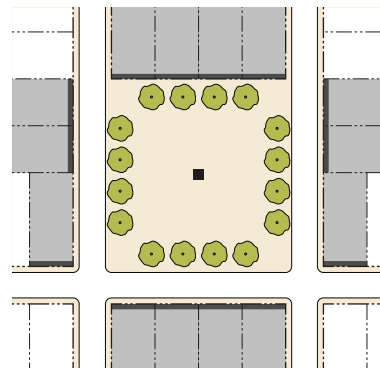
15.05.510.020 Applicability.

The standards established in this Division shall apply to all proposed development within the transect zones, and shall be considered in combination with the standards found within Article 15.05.110 (Building Form Standards), Article 15.05.200 (Supplemental Form Standards), and Article 15.05.300 (General Supplemental Standards).

15.05.510.030 Design of Civic and Open Spaces.

- A. The standards established in this Division provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces, publicly or privately owned, that are essential components of walkable urban environments.
- B. There are multiple civic space types defined in Table A (Civic Space Type Standards). Two of the civic space types, Playgrounds and Community Gardens, may be incorporated into any of the other types or may stand alone.
- C. In Table A (Civic Space Type Standards), the illustration and description of each civic space type are illustrative in nature and not regulatory.
- D. The service area, size, frontage and disposition of elements standards of each civic space type are regulatory.
 - 1. **Service Area.** Describes how the civic space relates to the City as a whole and the area that will be served by the civic space.
 - 2. **Size.** The overall range of allowed sizes of the civic space.

3. **Frontage.** The relationship along property lines of a civic space to adjacent buildings or lots.
 - a. The front of the lots attached to or across a thoroughfare from a civic space should face on to the civic space to the maximum extent possible.
 - b. **Building.** Lots that are attached to or across a thoroughfare from a civic space listed as having a “Building” frontage shall have the front of the lot facing on to the civic space for a minimum of three quarters of the civic space perimeter.



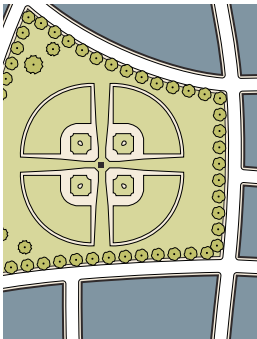
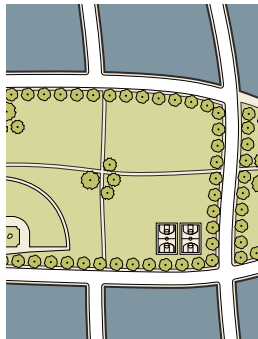
■ Lot adjacent to civic space

— Front of lot

Left: Diagram illustrates lot configuration meeting minimum standards for a civic space with a "Building" frontage. Three quarters of the building lots along the civic space, either attached to or across a thoroughfare from, have the front of the lot facing on to the civic space.

- c. **Independent.** Lots that are attached to or across a thoroughfare from a civic space listed as having an “Independent” frontage may have the front, side street, or rear of the lot facing on to the civic space.
4. **Disposition of Elements.** The placement of objects within the civic space.
 - a. **Natural.** Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.
 - b. **Formal.** Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.
 - c. **Informal.** Civic spaces with an informal character have a mix of formal and natural characteristics.
- E. **Typical Facilities.** A list of the typical facilities found within the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space would contain each of the facilities listed. Facilities larger than the indicated gross square footage (gsf) require review and approval by the Director and Parks Director.
- F. The civic spaces specified in Table A (Civic Space Type Standards) are allowed By Right or By Review in the designated transect zones. Civic Space allowed By Review are allowed if approved by the Director and Parks Director.

Table 15.05.510.030.A Civic Space Type Standards

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Regional Park	Sport Complex	Community Park
Illustration			
Description	A natural preserve available for unstructured recreation.	An open space that consolidates heavily programmed athletic fields and associated facilities.	An open space available for unstructured recreation and a limited amount of structured recreation.
Location and Size			
Location			
Service Area	Regional	Regional	Multiple Neighborhoods
Size			
Minimum	200 acres	25 acres	12 acres
Maximum	-	-	-
Character			
Frontage	Independent	Independent	Independent
Disposition of Elements	Natural, Formal or Informal	Formal or Informal	Informal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 7,500 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 7,500 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

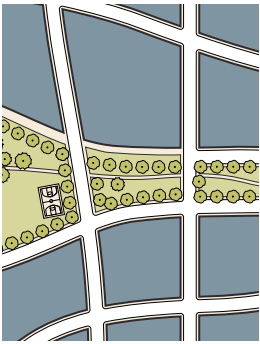
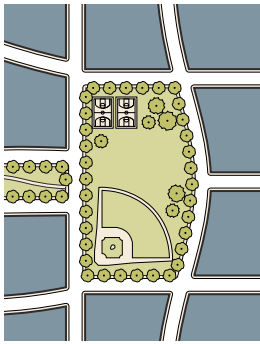
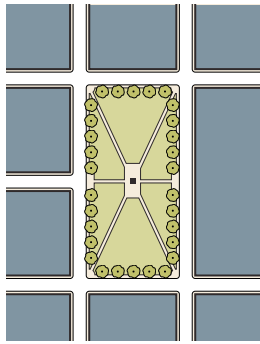
Key

T# Allowed

T# By Review

T# Not Allowed

Table 15.05.510.030.A Civic Space Type Standards (continued)

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Greenway	Neighborhood Green	Neighborhood Square
Illustration			
Description	A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Location and Size			
Location			
Service Area	Multiple Neighborhoods	Neighborhood	Neighborhood
Size			
Minimum	8 acres (60' wide by 1 mile long)	1 acre	½ acre
Maximum	-	15 acres	5 acres
Character			
Frontage	Independent or Building	Building	Building
Disposition of Elements	Natural or Informal	Informal	Formal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

Key

T# Allowed**T#** By Review**T#** Not Allowed

Table 15.05.510.030.A Civic Space Type Standards (continued)

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Plaza	Pocket Plaza	Pocket Park
Illustration			
Description	A formal open space available for civic purposes and commercial activities. Plazas are typically hardscaped. Commercial activities shall be subordinate to Civic use.	A formal open space available for civic purposes and commercial activities. Pocket Plazas are typically hardscaped. Commercial activities shall be subordinate to Civic use.	An open space available for informal activities in close proximity to neighborhood residences.
Location and Size			
Location			
Service Area	Neighborhood	Neighborhood	Neighborhood
Size			
Minimum	½ acre	2,000 sf	2,000 sf
Maximum	2½ acres	½ acre	1 acre
Character			
Frontage	Building	Building	Building
Disposition of Elements	Formal	Formal	Formal or Informal
Typical Facilities	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails

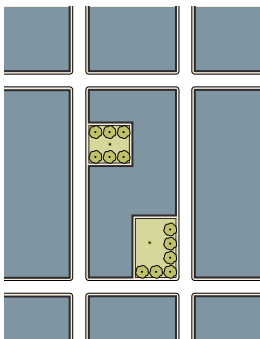
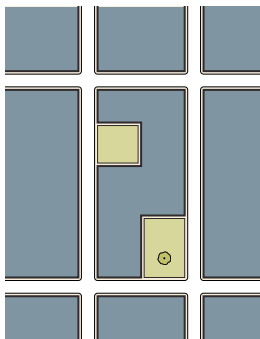
Key

T# Allowed

T# By Review

T# Not Allowed

Table 15.05.510.030.A Civic Space Type Standards (continued)

Transect Zone	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6
Civic Space Type	Playground						Community Garden					
Illustration												
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.						An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.					
Location and Size												
Location	Neighborhood						Neighborhood					
Service Area	Neighborhood						Neighborhood					
Size												
Minimum	-						-					
Maximum	-						-					
Character												
Frontage	Independent or Building						Independent or Building					
Disposition of Elements	Formal or Informal						Formal or Informal					
Typical Facilities												
	Accessory Structure, Drinking Fountains, Paths and Trails						Accessory Structure, Drinking Fountains, Paths and Trails					

Key

 Allowed By Review Not Allowed

15.05.510.040 Additional Standards.

- A. **Accessory Structure Standards.** All accessory structures within civic and open spaces, including, but not limited to, restrooms, open-air pavilions, gazebos, picnic shelters and outdoor theaters, shall not be subject to the physical standards of the transect zones in Division 15.05.120 (Transect Zones). They shall be designed and furnished to be consistent with the character of the transect zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development as determined by the Director.
- B. **Lighting Standards.**
 - 1. All athletic field/sport court lighting shall be Dark Sky Compliant and shall require a Minor Use Permit (MUP).

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Article 15.05.600: Application of the Form-Based Code to Additional Sites

Division 15.05.610: Traditional Neighborhood Community Plans (TNCP)

15.05.610.010 Purpose.	.610-1
15.05.610.020 Applicability.	.610-2
15.05.610.030 Traditional Neighborhood Community Standards.	.610-2

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Division 15.05.610: Traditional Neighborhood Community Plans (TNCP)

Sections:

- 15.05.610.010 Purpose.
- 15.05.610.020 Applicability.
- 15.05.610.030 Traditional Neighborhood Community Standards.

15.05.610.010 Purpose.

- A. **Purpose.** The purpose of this Division is to provide standards for applying this Form-Based Code to undeveloped or primarily undeveloped sites (or sites that need major transformation) in order to create walkable urban neighborhoods and support transit within the City of Richmond.
 - 1. Traditional Neighborhood Community Plans (TNCP) are intended to create and reinforce walkable urban environments with a mix of housing, civic, retail and service choices within a compact, walkable, and transit-ready environment.
 - 2. This Division shall be used to achieve the following goals and objectives:
 - a. Improve the built environment and human habitat.
 - b. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mixture of land uses, walkability, and compact community form.
 - c. Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
 - d. Remove barriers and provide incentives for walkable urban development.
 - e. Promote the greater health benefits of a pedestrian-oriented environment.
 - f. Reinforce the character and quality of downtown and adjacent neighborhoods.
 - g. Reduce sprawling, auto-dependent development.
 - h. Protect and enhance real property values.
 - i. Reinforce the unique identity of Richmond that builds upon the local context, climate, and history.
 - j. Encourage development that reinforces the walkable urban patterns of existing neighborhoods that will also support new transit investments.

15.05.610.020 Applicability.

- A. The applicant(s) of a parcel, or abutting parcels, consisting of 10 acres or more of contiguous lots may apply to prepare a TNCP.
- B. The applicant(s) of a parcel, or abutting parcels, consisting of two acres or more of contiguous lots and within half of a mile of bus rapid transit, light rail, or heavy rail may apply to prepare a TNCP with a TOD transect zone allocation as per Table 15.05.610.030.A (Required Allocation Mix of Transect Zones).
- C. For any other site less than 10 acres or any area designated by the City Council for redevelopment, a TNCP may be approved if the Director determines that:
 - 1. The goals and objectives of this Division can be achieved with the smaller site; or
 - 2. The development will provide an appropriate and logical extension of:
 - a. An existing transect zone or zones; or
 - b. An existing walkable urban environment.
- D. In the event that any of the standards in this Division conflict with other standards in this Form-Based Code, the standards in this Division override.

15.05.610.030 Traditional Neighborhood Community Standards.

- A. **Traditional Neighborhood Community Plan (TNCP) Standards.**
 - 1. Each TNCP shall:
 - a. Be structured with pedestrian sheds to determine the scale and center, according to Section B.
 - b. Allocate transect zones according to Subsection C, and Table A (Required Allocation Mix of Transect Zones).
 - c. Layout a block and thoroughfare network according to standards in Subsection D and E.
 - d. Allocate open space, civic spaces and civic buildings according to the standards in Subsection F.
 - e. Provide neighborhood centers/main streets to meet the standards in Subsection G.
 - f. Provide a mix of building types to meet the standards in Subsection H.
 - g. Provide appropriate transitions to the scale and character of the surrounding walkable urbanism.
 - h. The TNCP shall be calibrated to suit specific topographical, environmental, site layout, and design constraints unique to the site or its location within the City, yet each TNCP shall be consistent in terms of structure and content based on the provisions of this Division.
- B. **Pedestrian Sheds.** Pedestrian sheds are useful in planning as they provide an understanding of how far a typical pedestrian might be willing to walk. They are based

on the understanding that most people are willing to walk up to five minutes before they will choose to drive and up to ten minutes to a major destination or transit stop. TNCPs use pedestrian sheds to define the boundaries and the relationship of development patterns to create walkable environments.

1. **Center.** Pedestrian sheds shall be centered on a neighborhood center or main street.
 2. **Types of Pedestrian Sheds.**
 - a. **Standard Pedestrian Shed.** A pedestrian shed that is based on a one-quarter mile (1320 feet) radius around a node. Standard pedestrian sheds are useful in planning neighborhoods. See Figure 1 on the next page.
 - b. **Linear Pedestrian Shed.** A pedestrian shed that is based on a one-quarter mile (1320 feet) radius around a series of block lengths. Linear pedestrian sheds are useful in planning neighborhood main streets or neighborhoods with multiple nodes. See Figure 2 on the next page.
 - c. **Long Pedestrian Shed.** A pedestrian shed that is based on a one-half mile (2640 feet) radius around a series of block lengths. Long pedestrian sheds are useful in planning major destinations and downtowns. See Figure 3 on the next page.
 3. **Maximum Size of Pedestrian Shed.** The site or any plan may be smaller than its associated pedestrian shed, but in no case shall a pedestrian shed be greater than the following:
 - a. Individual standard pedestrian sheds shall be no more than 160 acres;
 - b. Linear pedestrian sheds shall be no more than 200 acres; and
 - c. Long pedestrian sheds shall be no more than 510 acres.
 4. **Remnants.** Portions of the site outside the pedestrian sheds shall meet the following standards:
 - a. Remnant areas outside of a pedestrian shed shall be assigned transect zones, civic spaces, or non-transect zones; and
 - b. If the remnant areas assigned as T3, T4 and T5 transect zones exceed 35 acres, an additional pedestrian shed shall be created to encompass these remnant areas.
 5. **Mapping.** The pedestrian shed shall be mapped on the regulating plan.
- C. **Transect Zone Mix.**
1. **General.**
 - a. Only transect zones established in Division 15.05.120 (Transect Zones) shall be used for the regulating plan.
 - b. Any modifications or additions to the transect zones in Division 15.05.120 (Transect Zones) shall be done as part of a process of public consultation and are subject to the approval of the City Council through a Zoning Text Amendment. Metrics shall be recorded in a similar format to what exists within this Form-Based Code.

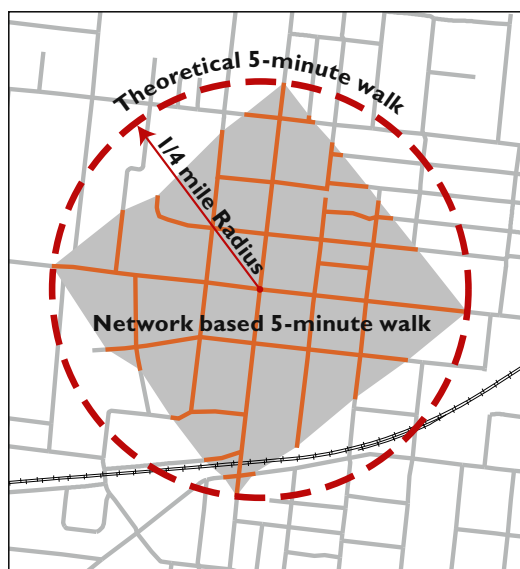


Figure 1: Standard Pedestrian Shed



Figure 2: Linear Pedestrian Shed

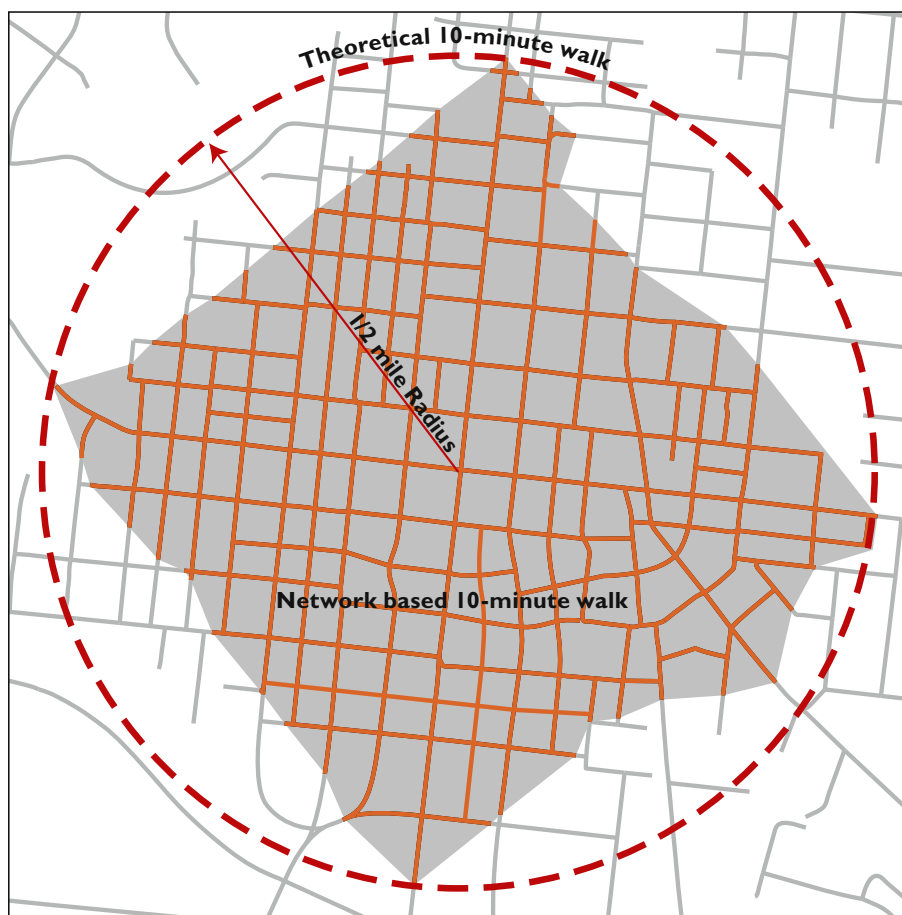


Figure 3: Long Pedestrian Shed

2. Allocation of Transect Zones.

- a. TNCPs for new neighborhoods shall assign and map transect zones to each pedestrian shed according to the percentages allocated in the Table A (Required Allocation Mix of Transect Zones).

Table 15.05.610.030.A: Required Allocation Mix of Transect Zones					
Transect Zone		Percentage of Land Assign to Zone			
		Walkable Urban		Walkable Neighborhood	
		Minimum	Maximum	Minimum	Maximum
Traditional Neighborhood Development (between 10 - 30 acres)					
T3 Neighborhood	(T3N)	no min.	30% max.	no min.	30% max.
T4 Neighborhood	(T4N)	25% min.	70% max.	25% min.	70% max.
T4 Main Street	(T4MS)	10% min.	30% max.	10% min.	30% max.
T5 Neighborhood	(T5N)	no min.	35% max. ^{1,2}	no min.	35% max. ^{1,2}
T5 Main Street	(T5MS)	no min.	15% max. ¹	no min.	15% max. ¹
T6 Core	(T6C)	no min.	15% max. ¹	NA	NA
Traditional Neighborhood Development (greater than or equal to 30 acres)					
T3 Neighborhood	(T3N)	10% min.	30% max.	10% min.	30% max.
T4 Neighborhood	(T4N)	25% min.	70% max.	25% min.	70% max.
T4 Main Street	(T4MS)	10% min.	30% max.	10% min.	30% max.
T5 Neighborhood	(T5N)	no min.	35% max. ^{1,2}	no min.	35% max. ^{1,2}
T5 Main Street	(T5MS)	no min.	30% max. ²	no min.	30% max. ²
T6 Core	(T6C)	no min.	15% max. ¹	NA	NA
Transit-Oriented Development					
T3 Neighborhood	(T3N)	NA	NA	NA	NA
T4 Neighborhood	(T4N)	no min.	30% max.	no min.	50% max.
T4 Main Street	(T4MS)	no min.	80% max.	no min.	80% max.
T5 Neighborhood	(T5N)	10% min.	50% max. ^{1,2}	no min.	35% max. ^{1,2}
T5 Main Street	(T5MS)	no min.	80% max. ³	no min.	80% max.
T6 Core	(T6C)	no min.	30% max. ¹	NA	NA
End Notes:					
¹ Allocation of transect zone requires Director approval.					
² Allocation of T5N requires an allocation of T5MS.					
³ With Director approval, may be as high as 100%.					
⁴ With Director approval, may be as low as 0% if the site is not along a major corridor.					
⁵ With Director approval, may be up to 100% if the site is adjacent to the main street.					

3. **Transect Organization.** Transect zones shall be organized in a manner that responds appropriately to a site's context. More intense transect zones shall be organized around neighborhood centers and neighborhood main streets in visible and accessible locations suitable for greater intensities, typically at or near the center of a pedestrian shed. See Subsection G.
 4. **Transition of Transect Zones.** When applying transect zones, transitions between transect zones containing the neighborhood designation (T5N, T4N, T3N) are encouraged to occur within the block or across alleys, but may occur across a street.
- D. **Thoroughfares.** Thoroughfares define the public streets that refine pedestrian sheds into walkable environments. Care should be taken in the layout and sizing of thoroughfares, as wide thoroughfares and a lack of connectivity reduce the pedestrian friendliness of the area.
1. **Design.**
 - a. Thoroughfares shall consist of vehicular lanes and public frontages as established in Division 15.05.410 (Thoroughfare Standards).
 - b. The design of thoroughfares shall meet the standards set forth in Division 115.05.410 (Thoroughfare Standards).
 - c. Thoroughfares that pass from one transect zone to another shall adjust their public frontages to match the character of the transect zone. For example, while a thoroughfare within an urban transect zone with retail shops may have wide sidewalks with trees in tree grates, it may transition to a narrower sidewalk with a planting strip within a less urban transect zone with various residential building types.
 - d. The thoroughfare network shall be mapped on a regulating plan and shall indicate the layout of thoroughfares and the block network according to standards in Subsection D and Subsection E.
 2. **External Connectivity.**
 - a. The arrangement of thoroughfares in a development shall provide for the alignment and continuation of existing or proposed thoroughfares into adjoining lands in those cases in which the adjoining lands are undeveloped and intended for future development or in which the adjoining lands are developed and include opportunities for such connections.
 - b. Thoroughfare rights-of-way shall be extended to or along adjoining property boundaries such that a thoroughfare connection or stub shall be provided for development:
 - (1) At least every 1,500 feet for each direction (north, south, east, and west) in which development abuts vacant lands; or
 - (2) The minimum block length as defined in Subsection E.
 - c. At all locations where thoroughfares terminate with no connection, but a future connection is planned or accommodated, a sign shall be installed at the location with the words "FUTURE STREET CONNECTION" to inform applicant(s).
 - d. The regulating plan shall identify all stubs for thoroughfares and include a notation that all stubs are intended for connection with future thoroughfares on adjoining undeveloped property.

3. **Dead-End Streets and Cul-de-Sacs.** Dead-end streets and cul-de-sacs shall not be included in plans. Cul-de-sacs may be approved by the Director to accommodate a site specific environmental feature requiring protection and/or preservation only. Cul-de-sacs approved by the Director shall meet the following standards:
 - a. Permanent dead-end streets shall be no longer than 300 feet and shall be provided with a cul-de-sac;
 - b. Temporary dead-end streets shall be provided with a temporary turnaround area which shall be designed considering traffic usage, maintenance, and removal;
 - c. Cul-de-sacs shall have a minimum right-of-way radius of 50 feet and a paved circular area with a minimum radius of 40 feet;
 - d. Cul-de-sacs shall contain a central planted median; and
 - e. Whenever cul-de-sac thoroughfares are created, at least one pedestrian access easement shall be provided, to the extent practicable, between each cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or pedestrian pathway. The access easement shall be direct with a minimum width of 12 feet.

E. Block Size.

1. Individual block faces and the total block perimeter shall follow the standards established in Table B (Block Size) below. If a block contains multiple transect zones, the most intense transect zone shall be used to establish the standards for block size.
2. Blocks should be a minimum width, such that two tiers of developable lots are provided.

Table 15.05.610.030.B: Block Size

Transect Zone	Block	
	Face Length	Perimeter Length
T1 & T2	No maximum	No maximum
T3	900 ft. max.	2,400 ft. max.
T4	600 ft. max.	2,000 ft. max.
T5	600 ft. max.	1,800 ft. max.
T6	400 ft. max	1,600 ft max.

- F. **Open Space, Civic Space and Civic Buildings.** Open spaces, civic spaces and civic buildings provide important gathering places for communities and access to outdoor activities. The open spaces, civic spaces and civic buildings should be carefully located within the pedestrian shed and be accessible to all. The following standards shall be met for providing and locating open spaces, civic spaces and civic buildings.
 1. **General.**
 - a. TNCPs shall designate open spaces, civic spaces and civic buildings on a regulating plan.
 - b. Public access and visibility along public parks, civic uses, and natural open spaces, including creeks and drainages, shall be maintained through the use of:
 - (1) Single-loaded frontage streets (those with development on one side and open space on the other);

- (2) Bike and pedestrian paths; or
 - (3) Other methods of frontage that provides similar access and visibility to the open space that are appropriate in the transect zone.
- c. The design of civic and open spaces shall meet the standards set forth in Division 15.05.510 (Civic and Open Space Standards).
- 2. **Civic and Open Space Allocation.**
 - a. TNCPs shall set aside a minimum of 10 percent of the development area as civic or open space. This number shall be calculated after street rights-of-way are subtracted from the development area. The following are exceptions:
 - (1) For sites less than four acres, no civic spaces beyond the playground standards of Subsection c are required; and
 - (2) For sites less than eight acres and within 1,000 feet of an existing public park of at least one acre, no civic spaces beyond the playground standards of Subsection c are required.
 - b. For sites greater than 10 acres, the required amount of civic or open space shall be distributed throughout the neighborhood as multiple smaller civic spaces.
 - c. Each residential lot shall be within 1,000 feet of an existing or proposed playground.
- 3. **Civic Building Allocation.** Sites greater than four acres or providing 100 units or more shall provide an indoor public meeting space. This may be a freestanding building or integrated within another building. This standard may be waived if an existing public meeting space is located within 1,000 feet of the site.
 - a. Schools that are integrated into the regulating plan shall be located near the designated center of the pedestrian shed.

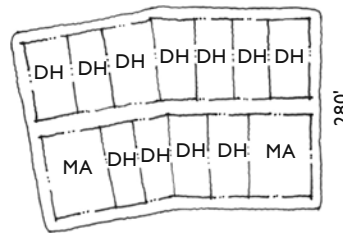
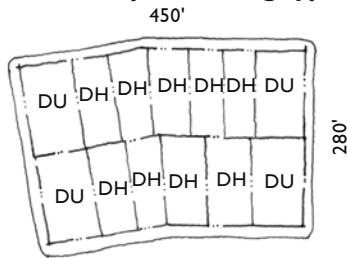
G. Neighborhood Centers/Main Streets.

- 1. **Location.**
 - a. Main streets and neighborhood centers shall be located near the center of each pedestrian shed.
 - b. Main streets shall meet the following locational standards:
 - (1) Along both sides of a thoroughfare; and
 - (2) Along a primary through thoroughfare; or
 - (3) Perpendicular to and directly engaging a primary through thoroughfare.
- 2. **Elements.** Neighborhood centers shall contain one or more of the following elements:
 - a. Civic buildings and/or uses;
 - b. Civic or open spaces; and
 - c. Limited retail or service uses.
- 3. **Lot Depth.** Lots designated as part of a new neighborhood center/main street within a TNCPs shall have a minimum depth of 130 feet; lots less than 130 feet may be approved by the Director.

4. **Allocation.** A new neighborhood center or main street outside the context of an established main street shall have a minimum of 400 linear feet of frontage as measured from the edge of lots.
5. **Phasing.** A minimum of one lot designated as part of a main street shall be included and built during the first phase of a development.

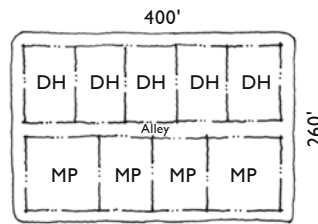
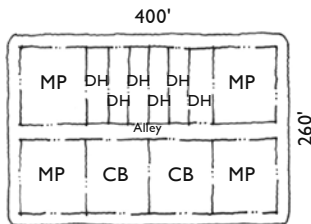
H. Mix of Building Types.

1. A mix of building types introduces variety into the character of TNCPs. Blocks shall provide a diversity of residential and mixed-use building types in a manner that fulfills the intent of each transect zone as they are described in Division 15.05.120 (Transect Zones) and the following formulas below. In the event that blocks are composed of more than one transect zone, the minimum mixing requirement of the most intense transect zone shall apply across the block.
2. **T3 Neighborhood.** Blocks within the T3N Transect Zone are intended to be primarily composed of detached house and duplex building types, while accommodating limited multi-unit building types that are compatible with detached house forms. See Section 15.05.120.040 (T3 Neighborhood) for the allowed building types in T3N.
 - a. Blocks within the T3N Transect Zone shall provide a minimum of two distinct building types per block.
 - b. At least 50 percent of the residential units on a block shall be located within detached house and/or duplex building types.
3. **T4 Neighborhood.** Blocks within the T4N Transect Zones are intended to provide a mix of detached house, duplex and multi-unit types. See Section 15.05.120.050 (T4 Neighborhood) for the allowed building types in T4N.
 - a. Blocks within the T4N Transect Zones shall provide a minimum of two distinct building types per block.
 - b. No more than 50 percent of the residential units on a block shall be located within detached house or duplex building types.
4. **T4 Main Street, T5 Neighborhood, and T5 Main Street.** Blocks within the T4MS, T5N, or T5MS Transect Zone are intended to provide the greatest diversity of building types. See Section 15.05.120.060 (T4 Main Street), Section 15.05.120.070 (T5 Neighborhood) and Section 15.05.120.080 (T5 Main Street) for the allowed building types in T4MS, T5N, and T5MS.
 - a. Blocks within the T4MS, T5N, or T5MS Transect Zones shall provide a minimum of three distinct building types per block.
 - b. No more than 50% of the residential units on a block shall be located within detached house or duplex building types.
5. **T6 Core.** Blocks within the T6C Transect Zone are intended to be composed of attached building types and shall have no minimum mixing requirement. See Section 15.05.120.090 (T6 Core) for the allowed building types in T6C.

T3N: Sample Building Type Mix

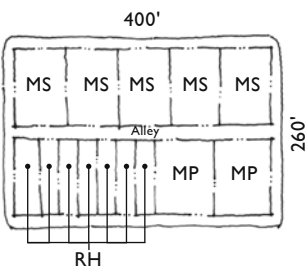
Far Left: Block with nine Detached House (DH) and four Duplex (DU) Building Types, one at each block corner; no alley is required for access.

Left: Block with eleven Detached House and two Multi-plex (MP) Building Types placed at two respective corners; an alley is provided for access.

T4N: Sample Building Type Mix

Far Left: Block with six small-lot Detached House (DH), four Multi-plex (MP) and two Courtyard Building (CB) Building Types.

Left: Block with 5 Detached House (DH) and four Multi-plex (MP) Building Types.

T5N: Sample Building Type Mix

Left: Block includes five Main Street Building (MS), seven Rowhouse (RH), and two Multi-plex (MP) Building Types.

Article 15.05.800: Permits and Approvals

Division 15.05.810: Purpose and Applicability

15.05.810.010 Purpose.	.810-1
15.05.810.020 Applicability.	.810-1
15.05.810.030 Effect on Existing and Proposed Development and Land Uses.	.810-1

Division 15.05.820: Application Processing Procedures

15.05.820.010 Purpose.	.820-1
15.05.820.020 Authority for Land Use and Zoning Decisions.	.820-1
15.05.820.030 Application Preparation and Filing.	.820-3
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Division 15.05.830: Permit Review Procedures

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Division 15.05.840: Traditional Neighborhood Community Plans

15.05.840.010 Purpose.	.840-1
15.05.840.020 Incentives.	.840-1
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Division 15.05.850: Nonconforming Provisions

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15.05.850.080 Loss of Nonconforming Status of a Legal Nonconforming Structure.	.850-4
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Division 15.05.810: Purpose and Applicability

Sections:

- 15.05.810.010 Purpose.
- 15.05.810.020 Applicability.
- 15.05.810.030 Effect on Existing and Proposed Development and Land Uses.

15.05.810.010 Purpose.

This Article establishes procedures and requirements for the preparation, filing, and processing of the land use permit applications required by this Form-Based Code.

15.05.810.020 Applicability.

The standards, permits, procedures, and other requirements of this Form-Based Code shall be administered and enforced per this Article, unless specifically stated otherwise in this Form-Based Code. All applicable provisions of Chapter 15.04 and the Municipal Code that are not specifically replaced or identified as not applicable shall continue to apply.

15.05.810.030 Effect on Existing and Proposed Development and Land Uses.

- A. **Requirements for new structures or land uses, or changes to structures or land uses.** No permit shall be issued by the City unless the proposed project complies with all applicable provisions of this Form-Based Code and Chapter 15.04, including the applicable findings, conditions of approval, and all other applicable provisions of law.
- B. **Legal Parcel.** The site of a proposed land use, development, modification or other improvement subject to this Form-Based Code shall be on a parcel(s) legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations. Parcels created after the adoption of this Form-Based Code are subject to the requirements in Article 15.05.100 (Building Form Standards) for the applicable Transect Zone.
- C. **Minimum requirements.** The provisions of this Form-Based Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Form-Based Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the area subject to this Form-Based Code.
- D. **Effect on Existing Development and Land Uses.** Development and/or use(s) legally existing as of the adoption of this Form-Based Code shall comply with Section 15.05.850 (Nonconforming Provisions).

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Division 15.05.820: Application Processing Procedures

Sections:

- 15.05.820.010 Purpose.
- 15.05.820.020 Authority for Land Use and Zoning Decisions.
- 15.05.820.030 Application Preparation and Filing.
- 15.05.820.040 Application Fees.

15.05.820.010 Purpose.

The purpose of this Division is to set forth permit procedures and requirements for the preparation, filing, and processing of development applications required by this Form-Based Code.

15.05.820.020 Authority for Land Use and Zoning Decisions.

Table A, below, identifies the Review Authority responsible for review and approval of all applications for property located within the Regulating Plan boundaries. Permits and procedures specific to this Form-Based Code are in Division 15.05.830 (Permit Review Procedures).

Table 15.05.820.020.A: Review Authority					
Type of Action	Code Section	Review Authority			
		Director	Design Review Board	Planning Commission	City Council
Administrative and Legislative Actions					
General Plan Amendment	15.02.040			Recommend	Decision
Zoning Map Amendment	15.04.960			Recommend	Decision
Zoning Ordinance Amendment	15.04.960			Recommend	Decision
Development Permits and Approvals					
Certificate of Home Occupation	15.05.830.020.A	Decision		Appeal	Appeal
Conditional Use Permit	15.04.910			Decision	Appeal
Design Review- Major	15.05.830.020.B		See Table 15.05.830.020.A		
Design Review- Minor	15.05.830.020.B		See Table 15.05.830.020.A		
Fencing Permit	15.04.810.036	Decision		Appeal	Appeal
Lot Line Adjustment	15.04.925	Decision		Appeal	Appeal
Minor Use Permit	15.05.830.020.C	Decision		Appeal	Appeal
Minor Variance	15.05.830.020.D	Decision		Appeal	Appeal
Second Dwelling Unit Permit	15.05.830.020.E				
Variance	15.04.920			Decision	Appeal
Other Approvals					
Initial Traditional Neighborhood Community Plans	15.05.840			Decision	Appeal
Final Traditional Neighborhood Community Plans	15.05.840			Recommend	Appeal

15.05.820.030 Application Preparation and Filing.

- A. **Application content.** All development applications shall be filed with the Planning Department on a City application form, together with all required fees and/or deposits and all other information and materials specified by the Planning Department for the specific type of application.
- B. **Eligibility.** An application may only be filed by the owner of the property, an authorized agent of the owner, a person acting in compliance with a purchase contract or other written consent, or the Director on behalf of the City Council.

15.05.820.040 Application Fees.

- A. Fee Schedule
 - 1. The City maintains a schedule of fees for processing applications required by this Form-Based Code, hereafter referred to as the Planning Department Fee Schedule.
 - 2. The Planning Department Fee Schedule is adopted by resolution of the City Council. The Planning Department Fee Schedule may be evaluated and/or amended as often as determined to be necessary by the City Council.
- B. Timing of Payment.
 - 1. Applications shall not be deemed complete and processing shall not commence on any application until all required fees or deposits have been paid.
 - 2. Failure to pay supplemental requests for payment of required fees and/or deposits in a timely fashion shall be a basis for postponement or automatic withdrawal of any permit or other requested entitlement, notwithstanding any other provisions of this Form-Based Code.
- C. Refunds and Withdrawals.
 - 1. No refund due to denial shall be allowed.
 - 2. In the case of a withdrawal, the Director shall have the discretion to authorize a partial refund based upon the pro-rated costs to-date and the status of the application at the time of withdrawal.

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Division 15.05.830: Permit Review Procedures

Sections:

- 15.05.830.010 Purpose.
- 15.05.830.020 Permits and Procedures.

15.05.830.010 Purpose.

This Division establishes review procedures for permits required by this Form-Based Code. Existing City permits and procedures are included in this Division, if an exception or modification is required to implement this Form-Based Code. References to other sections of the code are provided, when necessary.

15.05.830.020 Permits and Procedures.

A. Design Review.

1. Purpose. The purpose of this Section is to provide the appropriate level of design review for specified development projects in the Regulating Plan area. As applied to the Form-Based Code, these requirements replace the Design Review procedures in Section 15.04.930.
2. Intent. The intent of this Section is to ensure that all approved development:
 - a. Promotes the orderly development of the City in compliance with the goals, objectives, and policies of the General Plan, the Richmond Livable Corridors Plan, any other applicable plans, and the Zoning Code;
 - b. Protects and enhances property values by encouraging high quality and aesthetically pleasing development;
 - c. Respects the physical and environmental characteristics of the site;
 - d. Ensures safe and convenient access and circulation for pedestrians, bicycles, and motor vehicles;
 - e. Exemplifies the best professional high quality materials and design practices;
 - f. Allows for and encourages individual identity for specific structures and uses; and
 - g. Encourages the maintenance of distinct neighborhoods and/or community identity.

3. Applicability

- a. Design Review Required. No Building or Grading Permit shall be issued for any structure or improvement identified in Table 15.05.830.020.A (Review Authority for Design Review), in any zone until the Design Review is complete for any construction that is not specified as exempt in compliance with Section 4 (Exemptions), below.
- b. Other permits and approvals. Design Review may be required in compliance with this Section in connection with the granting of other permits (e.g. Conditional Use Permit, Minor Use Permit).

4. Exemptions

- a. The following types of construction are exempt from the Design Review provisions of this Section but shall comply with all other applicable requirements of the Zoning Code.
 - (1) All painting, siding, roofing, and other maintenance and replacement items with like or compatible materials or colors.
 - (2) Decks of no higher than four feet from grade at any point (excluding railings). Replacement of existing decks where the structure is similar in size, design, and appearance to the deck replaced.
 - (3) Residences and residential additions of less than 500 square feet total floor area and less than 15 feet in height above the existing grade, except exempt residences and residential additions, including but not limited to minor window, door, and roof modifications. Exception status may not be granted from design review for more than one addition in any twelve-month time frame.
 - (4) Accessory structure of less than 250 square feet total floor area and less than nine feet in height from the existing grade.
 - (5) Commercial additions or improvements of less than 1,000 square feet to building or site surfaces, not abutting residentially zoned property. Replacement or reconstruction of existing equipment and appurtenant facilities where the new equipment and facilities are similar in size, design, and appearance to the equipment or facility replaced.
 - (6) Industrial additions or improvements of less than 1,000 square feet to building or site surfaces, not abutting residentially zoned property. Replacement or reconstruction of existing equipment and appurtenant facilities where the new equipment and facilities are similar in size, design, and appearance to the equipment or facility replaced.
 - (7) For temporary structures of less than 500 square feet total floor area on commercial or industrially zoned property, not abutting residentially zoned property, design review shall not be required unless determined necessary by the Planning Director or his/her designee.
 - (8) Single-family homes consistent with the architecture and design standards of a previously approved planned area district or planned unit development.
- b. Any exterior development of a structure or specific site feature listed on the National Register of Historic Places or the California Register, identified as a contributing structure to a historic district, identified in other state or county

historic registries, or as determined by a qualified architectural historian or state or federal historic preservation organization as having significant historic contribution to an area shall not be exempt.

5. Applicable Review Authority. An application Design Review shall be reviewed and approved or denied by the Review Authority specified in Table 15.05.830.020.A (Review Authority for Design Review), below, unless the application is being processed concurrently with another discretionary application, in which case the decision shall be made by the review authority responsible for reviewing any other application (e.g., Conditional Use Permit, Variance etc.) in compliance with Table 15.05.820.020.A (Review Authority) and the provisions of this Form-Based Code.
6. Application Filing, Processing, and Noticing.
 - a. All applicants for Design Review, including Minor Design Review, are strongly encouraged to work with their neighborhood council prior to submitting a formal application for Design Review with the City of Richmond.
 - b. An application for a Design Review shall be filed and processed in compliance with Section 15.05.820 (Application Processing Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 7 (Findings and Decision), below.
 - c. Notice and Hearings. Public notice and hearings shall be conducted in compliance with Section 15.04.970 (Notices).
7. Findings/Conditions of Approval.
 - a. In granting Design Review approval, the Review Authority shall first make all of the following findings. All findings shall be based upon the factual data presented to the Review Authority. If all findings cannot be made, the Design Review application shall be denied with or without prejudice at the Review Authority's discretion.
 - (1) The proposed design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself;
 - (2) The location, size, design, and characteristics of the proposed project will be compatible with and will not be detrimental to the public health, safety, or welfare of persons residing in or working in or adjacent to the proposed project;
 - (3) The overall design will be of a quality that will preserve the integrity of, and upgrade, the existing neighborhood;
 - (4) The design of the proposed project complies with the General Plan and all applicable provisions of the Zoning Code;
 - (5) Any projects, for which an EIR has been completed which identifies one or more significant environmental effects of the project and where the Design Review Authority is the final discretionary review prior to issuance of building permits may not be approved unless additional findings of fact are made as indicated in CEQA Section 15091;
 - b. The Review Authority shall have the authority to impose reasonable conditions related to design impacts caused by the project when approving the design review application in order to:

Table 15.05.830.020.A: Review Authority for Design Review		
Type of Construction Activity	Role of Review Authority	
	Director¹ (Minor Design Review)	Design Review² Board (Major Design Review)
Residential Development		
New residential construction located on one or more contiguous parcels under the same ownership that does not require a discretionary approval by the Planning Commission or City Council.	Decision	Appeal
Additions to the existing single-family dwelling units that exceed 500 square feet or 25 percent of existing floor area and that exceed 15 feet in height above the existing grade.	Decision	Appeal
Accessory structures of more than 250 square feet of floor area that exceed 9 feet in height above the existing grade when visible from a public right-of-way.	Decision	Appeal
Non-Residential and Mixed-Use Development		
All new commercial, industrial, institutional, and mixed-use structures, including accessory structures, of up to a maximum of 10,000 square feet of gross floor area, except as otherwise provided in this Section.	Decision	Appeal
All new commercial, industrial, institutional, and mixed-use structures, including accessory structures, of 10,001 square feet or more of gross floor area, except as otherwise provided in this Section.		Decision
Additions to existing structure(s) in all non-residential districts that are 30 percent or less of existing gross floor area and do not exceed 10,000 square feet when visible from a public right-of-way or alley.	Decision	Appeal
Additions to existing structure(s) in all non-residential zones of 10,001 square feet or more of gross floor area, or which comprise 31 percent or more of existing gross floor area, when visible from a public right-of-way or alley.		Decision
Other		
New fences and walls located along street and public right-of-way frontages.	Decision	Appeal
New public or private parking lots or structures and restriping of existing lots of up to a maximum of 10,000 square feet.	Decision	Appeal
New public or private parking lots or structures and restriping of existing lots of 10,001 square feet or more.		Decision

Notes:

(1) The Director may defer action and refer the request to the next higher review authority for decision.

(2) Decisions of the Design Review Board may be appealed to the City Council.

- (1) Achieve the specific purposes of the Transect Zone in which the project is to be located, the general purposes of the Zoning Code, and consistency with the General Plan;
 - (2) Protect the public health, safety, and welfare of the citizens of the City;
 - (3) Ensure that the design of the proposed project will be compatible with the area surrounding where it will be located.
8. Decision and Appeals.
 - a. The Review Authority shall render its decision on a Design Review application within 30 days of the date an application is deemed complete.
 - b. The decision of the Review Authority shall become final 10 calendar days after the decision is rendered unless an appeal is filed in compliance with Section 15.04.980 (Appeals).
 - c. The Design Review Board shall provide a recommendation to the Planning Commission on an application that requires both Design Review Board and Planning Commission approval. The Design Review Board shall provide the recommendation to the Planning Commission through the Planning Department staff immediately following a single Design Review Board hearing on the application.
9. Miscellaneous.
 - a. The approval of a Design Review application shall lapse two years after its date of approval, or at an alternate time specified as a condition of approval, unless:
 - (1) A building permit has been issued and construction diligently pursued; or
 - (2) A certificate of occupancy has been issued; or
 - (3) The Design Review approval is renewed.
 - b. A Design Review approval is not affected by a change of ownership and shall run with the land.
 - c. A Design Review approval that is exercised in violation of a condition of approval or a provision of this Subsection, may be revoked or modified as set forth in Section 15.04.990 (Revocation/Modification Provisions).
 - d. A request for minor changes in the exterior design of projects approved by the Review Authority may be approved by the Director, although such changes shall be limited to changes in window orientation and scale, landscaping materials and placement, and detailing.
 - e. The Director may renew Design Review approvals for a single one-year period if a request is received at least 30 calendar days before approval lapses.
 - f. If an application for Design Review is denied, then no new application for the same, or substantially the same design shall be filed within six months of the date of the denial of the initial application, unless that denial was made without prejudice.

B. Minor Use Permit

1. Purpose. The purpose of a Minor Use Permit (MUP) is to provide sufficient flexibility in the use regulations in order to further the objectives of this Form-Based Code. A MUP provides a process for reviewing uses that may be appropriate

in the applicable Transect Zone, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site.

2. **Applicability.** A Minor Use Permit is required to authorize proposed land uses specified by Article 15.05.100 (Building Form Standards) as being allowable in the applicable Transect Zone.
3. **Review Authority.** Minor Use Permits shall be approved or denied by the Director. The Director may choose to refer any Minor Use Permit application to the Planning Commission for review and final decision.
4. **Application Filing, Processing, and Noticing.**
 - a. **Filing.** An application for a Minor Variance shall be filed and processed in compliance with Section 15.05.820 (Application Processing Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 5 (Findings and Decision), below.
 - b. **Notice and Hearings.** Public notice and hearings shall be conducted in compliance with Section 15.04.970 (Notices).
 - c. **Required findings.** The Review Authority may approve a Minor Use Permit only after first making all of the following findings.
5. **Findings/Conditions of Approval.**
 - a. The proposed use is consistent with the General Plan and any applicable specific plan;
 - b. The proposed use is allowable within the applicable Transect Zone and complies with all other applicable provisions of this Form-Based Code and the Municipal Code;
 - c. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
 - d. The subject site is:
 - (1) Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicles (e.g. fire and medical) access and public services and utilities; and
 - (2) Served by thoroughfares adequate to accommodate vehicle and other modes of transportation that the proposed use would likely generate.
 - (3) The site's suitability ensures that the type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and Transect Zone in which the property is located; and
 - (4) The applicant agrees in writing to comply with any and all of the conditions imposed by the Review Authority in the approval of the Minor Use Permit.
6. **Decisions and Appeals.**
 - a. The **Director** shall render his/her decision on a Minor Use application within 30 days of the date an application is deemed complete.

- b. The decision of the Director shall become final 10 calendar days after the decision is rendered unless an appeal is filed in compliance with Section 15.04.980 (Appeals).
 - c. The Director's decision is appealable to the Commission. The Commission's decision is appealable to the Council.
7. Permit to Run with the Land. A Minor Use Permit approved in compliance with the provisions of this Section shall continue to be valid upon a change of ownership of the business, parcel, service, structure, or use that was the subject of the permit application in the same area, configuration, and manner as it was originally approved in compliance with this Section and the provisions of Section 15.05.850 (Nonconforming Provisions).

C. Minor Variance.

1. Purpose. The purpose of this Section is to ensure that:
 - a. Minor Variances are only approved when, because of special circumstances applicable to the property, the strict application of this Form-Based Code denies the owner of the property privileges enjoyed by other property located nearby and in an identical Transect Zone; and
 - b. Conditions are applied that would ensure that the Minor Variance shall not constitute an approval of special privilege(s) inconsistent with the limitations upon other property in the vicinity and Transect Zone in which the subject property is located.
2. Applicability.
 - a. The Director may approve a Minor Variance for only those items specified in Table 15.05.830.030.B (Types of Minor Variances Allowed), below, and only after first making the findings specified in Section 5. (Findings and Decision), below.
 - b. Does not extend to land uses. The power to approve Minor Variances does not extend to allowable land uses in compliance with Government Code Section 65906. Flexibility in allowable land uses is provided in Section 15.04.910 (Conditional Use Permits).
3. Review Authority. Responsibility. The Director shall approve or deny Minor Variance applications and impose conditions deemed reasonable and necessary to preserve the public convenience, health, interest, safety, or welfare, and necessary to make the findings required by Section 5 (Findings and Decision), below. The Director may approve Minor Variances, or may defer action and refer the application to the Planning Commission for review and final decision, in compliance with this Chapter and State law.
4. Application Filing, Processing, and Noticing.
 - a. Filing. An application for a Minor Variance shall be filed and processed in compliance with Section 15.05.820 (Application Processing Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 5 (Findings and Decision), below.
 - b. Notice and Hearings. A public hearing shall not be required for the Director's decision on a Minor Variance application in compliance with Government Code Section 65901. The Director shall have the discretion to provide notice

Table 15.05.830.030.B: Types of Minor Variances Allowed	
Type of Minor Variance Allowed	Maximum Variance
Height of a fence, hedge, or wall. An increase in the allowed maximum height of a fence, hedge, or wall located within an interior side or rear setback, not adjoining a street.	Up to 8 feet
Building form height. A deviation in the height calculation for main buildings, ground floor finish level, and ceiling height (inches and feet).	10 Percent
Footprint. A decrease in the minimum required depth of ground floor space for residential and retail/service.	10 Percent
Building placement. A deviation from the required build-to-lines and setbacks (e.g., side, street-side, and rear) for structures.	20 Percent
Parking spaces. A reduction in the number of required off-street parking and loading spaces and/or off-street parking space design, layout, and landscape standards.	20 Percent
Distance between structures. A decrease in the minimum required distance between detached accessory structures and main structures on the same site.	20 Percent
Parcel dimensions (e.g., area, depth, or width). A decrease in the minimum required parcel area, parcel depth, or parcel width.	10 Percent

(e.g., mailing and/or posting the subject parcel) if determined to be appropriate by the Director.

5. Findings. The Review Authority may approve a Minor Variance application only after first making all of the following findings in compliance with Government Code Section 65906:
 - (a) There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not apply generally to other properties in the vicinity under an identical zoning classification;
 - (b) Strict compliance with Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
 - (c) Approving the Minor Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and Transect Zone in which the subject property is situated; and
 - (d) The requested Minor Variance would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.
6. Precedents. Each application shall be reviewed on an individual case-by-case basis and the approval of a prior Minor Variance is not admissible evidence for the approval of a new Minor Variance.
7. Conditions of Approval. In approving a Minor Variance application, the Review Authority may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by Section 5 (Findings and Decision), above.
8. Decisions and Appeals.
 - a. The **Director** shall render his/her decision on a Minor Variance application within 30 days of the date an application is deemed complete.
 - b. The decision of the **Director** shall become final 10 calendar days after the decision is rendered unless an appeal is filed in compliance with Section 15.04.980 (Appeals).
 - c. The **Director's** decision is appealable to the Commission. The Commission's decision is appealable to the Council.
9. Use of Property Before Final Action. Permits shall not be issued for any structure involved in an application for a Minor Variance until and unless the same shall have become final.
10. Permits to Run with the Land. A Minor Variance approved in compliance with the provisions of this Chapter shall continue to be valid upon a change of ownership of the business, parcel, service, structure, or use that was the subject of the permit application in the same area, configuration, and manner as it was originally approved in compliance with this Chapter and the provisions of Section 15.05.850 (Nonconforming Provisions).

D. Second Dwelling Unit Permit. Accessory/Secondary Dwelling Units, where permitted (see Section 15.05.110.040) are not subject to the Second Dwelling Unit regulations in Section 15.04.810.020 (Second Dwelling Units).

E. Limited Term Permits.

1. Purpose. The purpose of this Section is to establish procedures for the granting of ministerial Limited-Term Permits for short-term structures.
2. Applicability. A Limited-Term Permit allows the short-term activities listed in [Section 5 \(Allowed Temporary Uses\)](#) below, that may not comply with the normal development or use standards of the applicable zone, but may otherwise be acceptable because of their temporary nature.
3. Review authority. A Limited-Term Permit may be approved or disapproved by the Director in compliance with this Section.
4. Exempt temporary activities. The following temporary activities are allowed without the necessity of obtaining a Limited-Term Permit.
 - a. Construction yards - On-site. On-site contractors' construction yards, for an approved construction project. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the Building Permit authorizing the construction project, whichever occurs first.
 - b. Emergency facilities. Emergency public health and safety needs/activities.
 - c. Public property, or public right-of-way. Activities conducted on public property that are approved by the Council or as otherwise required by the Municipal Code.
 - d. Fund-raising car washes. Fund-raising car washes on property within a commercial, industrial zone, or on institutional property.
 - e. Events on sites approved for public assembly. An event on the site or within a religious facility, school, golf course, theater, or other similar facility designed, and approved by the City for public assembly.
 - f. Temporary work trailers. A trailer or mobile home used as a temporary work site for employees of a business, provided that:
 - (1) The use is authorized by a Building Permit for the trailer, and the Building Permit for the permanent structure;
 - (2) The use is appropriate because:
 - (a) The trailer or mobile home will be in place during construction or remodeling of a permanent commercial or manufacturing structure for a maximum of one year, or upon expiration of the Building Permit for the permanent structure, whichever first occurs; or
 - (b) The applicant has demonstrated that the temporary work site is a short-term necessity for a maximum of one year, while a permanent work site is being obtained; and
 - (c) The trailer is removed prior to final building inspection or the issuance of a certificate of occupancy for the permanent structure.

5. Allowed temporary activities. A Limited Term Permit may authorize the following temporary activities within the specified time limits, but in no event for more than 12 months. Unless exempt from the requirements of this Section. Other temporary or short-term activities that do not fall within the categories defined below shall instead comply with the planning permit requirements and development standards that otherwise apply to the property.
 - a. Events. Arts and crafts exhibits, carnivals, circuses, concerts, fairs, farmer's markets, festivals, flea markets, food events, outdoor entertainment/sporting events, rodeos, rummage sales, second hand sales, and swap meets for up to seven consecutive days, or six three-day weekends, within a 12-month period, allowed only on non-residential properties.
 - b. Location filming. The temporary use of a specific site for the location filming of commercials, movies, videos, etc.
 - c. Seasonal sales lots. Seasonal sales activities (e.g., Halloween, Thanksgiving, Christmas, etc.) including temporary residence/security trailers, on non-residential properties, for up to 35 days.
 - d. Temporary real estate sales offices. A temporary real estate sales office may be established within the area of an approved development project, solely for the first sale or lease of units on the site.
 - e. Temporary structures. A temporary classroom, office, or similar structure, including a manufactured or mobile unit, may be approved of as an accessory use or as the first phase of a development project.
 - f. Retail incubator structures. A temporary retail structure that accommodates an allowed retail use ([per Section 15.05.110.040 \(Land Use Table\)](#)) may be approved for a maximum period of one year from the date of approval.
 - g. Similar temporary activities. A temporary activity that the Director determines is similar to the other activities listed in this Subsection, and compatible with the applicable zoning district and surrounding land uses.
6. Development standards. The Director shall establish the following standards based on the type of temporary use:
 - a. Access, floor areas, heights, landscaping, off-street parking, setbacks, signs, utilities, and other structure and property development improvements and features;
 - b. Measures for removal of the activity and site restoration, to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Code; and
 - c. Limitation on the duration of approved "Retail Incubator Structures" to a period of one year with up to two renewals for maximum total period of three years, so that they shall not become permanent or long-term structures. The activity may be extended for more than three years with a Conditional User Permit.
7. Project review, notice and hearing. Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Code.

- a. Public notice. Prior to a decision on a Limited Term Permit, the City shall provide notice of a public hearing. The notice shall state that the Director will decide whether to approve or disapprove the Limited Term Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person prior to the specified date for the decision.
 - b. Hearing. When a hearing is requested, notice of the hearing shall be provided in compliance with State law, and the Director shall conduct the public hearing prior to a decision on the application in compliance with State law.
8. Findings and decision. A Limited-Term Permit may be approved by the Director only after the Director first finds that establishment, maintenance, or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed activity.
9. Performance security for temporary structures. Prior to issuance of a Limited-Term Permit the Applicant may be required to provide performance security in a form and amount acceptable to the Director to guarantee removal of all temporary structures within 30 days following the expiration of the Limited-Term Permit.

Division 15.05.840: Traditional Neighborhood Community Plans

Sections:

- 15.05.840.010 Purpose.
- 15.05.840.020 Incentives.
- 15.05.840.030 Applications and Processing.

15.05.840.010 Purpose.

The purpose of the Traditional Neighborhood Community Plan (TNCP) is to provide an option for properties to apply a TNCP (Section 15.05.610) when developing parcel(s) within the Regulating Plan boundaries that are undeveloped, primarily undeveloped, or that need major transformation as deemed appropriate by the City Council.

15.05.840.020 Incentives.

To encourage the use of the TNCPs, the City Council may grant the following incentives, to the extent authorized by State law:

- A. A request for rezoning may occur concurrent with the request for a General Plan amendment to apply the TNCP and designate Transect Zones within the TNCP.
- B. Concurrent Processing. Following approval of the TNCP, all subsequent applications for design review may be reviewed and processed administratively through the Director.

15.05.840.030 Applications and Processing.

- A. **Application Filing and Processing.**
 - 1. Filing. An application for a TNCP shall be filed and processed in compliance with Section 15.05.820 (Application Processing Procedures) and this Section.
 - 2. Notice and Hearings. Public notice and hearings shall be conducted in compliance with Section 15.04.970 (Notices).
- B. **Pre-Application Meetings.** Pre-application meetings allow potential applicants to review preliminary development proposals with the Director before substantial commitments of time and money have been made. During the pre-application phase the Director shall review submitted materials for compliance with this Form-Based Code and make recommendations to the applicant with regards to improvements that can increase compliance with this Code and ensure that future development processes are streamlined.
- C. **Initial TNCP.**

1. Initial Traditional Neighborhood Community Plans provide a public process for the evaluation and review of new walkable neighborhoods and other areas. These applications enable detailed master planning in a manner that assures compliance with the intent and standards of this Form-Based Code, while maintaining some degree of flexibility regarding the future buildout of these areas. Initial applications will require the organization of streets, development blocks, and publicly accessible open spaces.
2. The following information is required in order to demonstrate initial plan compliance:
 - a. A Building Form regulating plan that clarifies the location, size, and disposition of the Transect Zones;
 - b. A Thoroughfares regulating plan that clarifies the location of all primary streets and the type and location of all secondary streets, alleys, and other publicly accessible right-of-ways;
 - c. A Civic Space regulating plan that identifies the types, sizes, and locations of all civic spaces;
 - d. Grading and drainage plans; and
 - e. Utility locations and setbacks.
3. Approval of Initial TNCPs are granted by the Planning Commission. Appeals may be forwarded to the City Council.

D. Final TNCP.

1. Final Traditional Neighborhood Community plans provide a process for detailed administrative review and evaluation of development proposals to ensure compliance with the requirements of this Form-Based Code. Final applications may be prepared for all or portions of an approved Initial TNCP. Final plans shall demonstrate compliance with Initial plans. Final plans that do not demonstrate substantial compliance will require an amendment to an existing Initial TNCP, with additional approvals by the Planning Commission.
2. The following information is required to demonstrate Final plan compliance:
 - a. Block and building-scaled development plans, including the following:
 - (1) Lot lines and dimensions;
 - (2) Individual lot layouts illustrating buildable areas as per Transect Zones, setbacks, and encroachment;
 - (3) Identification of types and locations of applicable building types;
 - (4) Floor plans, elevations, and frontage sections of all applicable civic buildings;
 - (5) Preliminary civic space landscape and lighting plans;
 - (6) Detailed utility locations and setbacks; and
 - (7) Retaining walls, grades, natural features.
3. Initial and Final TNCPs may be processed simultaneously.
4. Approval of Final TNCPs are recommended by the Planning and approved by the City Council.

Division 15.05.850: Nonconforming Provisions

Sections:

- 15.05.850.010 Purpose and Intent.
- 15.05.850.020 Proof of Legal Nonconformity.
- 15.05.850.030 Nonconforming Uses.
- 15.05.850.040 Nonconforming Structures.
- 15.05.850.050 Nonconforming Parcels.
- 15.05.850.060 Effect of Conditional/Minor Use Permit Requirements.
- 15.05.850.070 Residential Exemptions.
- 15.05.850.080 Loss of Nonconforming Status of a Legal Nonconforming Structure.
- 15.05.850.090 Exceptions.

15.05.850.010 Purpose and Intent.

- A. Purpose. This Division provides regulations for nonconforming land uses, structures, and parcels that were lawful before the adoption, or amendment of this Form-Based Code, but which would be prohibited, regulated, or restricted differently under this Code.
- B. Intent.
 - 1. In order to limit the number and extent of nonconforming uses, structures, and parcels created by adoption of this Form-Based Code, it is the City's intent to generally allow nonconformities to continue until they are removed, but not to encourage their long-term survival.
 - 2. It is further the intent of this Section that nonconformities shall not be altered, enlarged, expanded, extended, moved, reconstructed, or reestablished after abandonment or discontinuance or restored after involuntary destruction, except in compliance with this Section.
 - 3. This Section shall not apply to any use or structure established in violation of Chapter 15.04, unless the use or structure presently conforms to the provisions of this Form-Based Code.

15.05.850.020 Proof of Legal Nonconformity.

The property owner has the burden to prove the claim of legal nonconformity and the related protected status that comes with that claim as specified in this Section.

- A. Property owner's responsibility. The property owner shall provide sufficient evidence to the satisfaction of the Director that the subject property is a legal nonconformity as specified in this Section.
- B. Appeal of determination. The Director's determination of legal nonconformity shall be appealable to the Planning Commission.

15.05.850.030 Nonconforming Uses.

A legal nonconforming land use may be continued, including transfers of ownership, provided that their continuation shall comply with the requirements of this Section.

- A. Continuance of a legal nonconforming use. The continuance of a legal nonconforming use shall be allowed subject to all of the following provisions:
1. Change of ownership. Change of ownership, management, or tenancy of a nonconforming use shall not affect its nonconforming status, provided that the use and intensity of use, as determined by the Director, does not change.
 2. Additional development. Additional development (e.g., alteration, enlargement, extension, or reconstruction) of any property on which a nonconforming use exists shall require that all new development be in compliance with the applicable provisions of this Form-Based Code.
 3. Conversion of a nonconforming use. If a nonconforming use is converted to a conforming use, no nonconforming use may be resumed.
 4. Changes to a nonconforming use. A nonconforming use shall not be established or replaced by another nonconforming use, nor shall any nonconforming use be expanded or changed, except as provided in this Section.
 5. A vacant property or building in which the last use was nonconforming may be occupied by the same use if occupied within a period of three months after the building became vacant. After this time period, the building/property must comply with the requirements of this Form-Based Code, except as noted in Subsection 6 below.
 6. Nonconforming uses within a commercial or industrial development. A nonconforming use located within a commercial or industrial development may be established or replaced by another similar nonconforming use only after the Director first finds all of the following:
 - a. The nonconforming use is similar to or less intensive than the use originally allowed in the development;
 - b. The nonconforming use generally adheres to the intent of the General Plan and the Livable Corridors Plan;
 - c. The nonconforming use will not adversely affect or be materially detrimental to adjoining properties; and
 - d. The use of the entire development has not been vacant or discontinued for a period of 180 or more consecutive calendar days.
- B. Use of lands without structures.
1. If any lands with no structure of any kind is used for a purpose which is not in compliance with the regulations of this Form-Based Code, the use may continue for a period of up to five years from the date of the adoption of this Code.
 2. After the expiration of the five-year period, the lands shall be used only in compliance with the regulations of the Transect Zone in which it is located.

15.05.850.040 Nonconforming Structures.

The use of a legal nonconforming structure may be continued, including transfers of ownership, provided that their continuation shall comply with the requirements of this Section.

- A. Enlargement or moving. Nonconforming structures shall not be enlarged, extended, moved, or reconstructed unless the new location or enlargement, extension, or reconstruction conforms to the current development standards for the Transect Zone in which the structure is located.
- B. Ordinary maintenance, repairs, and replacements.
 - 1. Ordinary maintenance and repairs. Nonconforming structures may undergo ordinary maintenance and repairs.
 - 2. Partial replacements.
 - a. Limited portions of nonconforming structures may be replaced so long as the cost of replacement does not exceed 25 percent of the structure's appraised valuation.
 - b. Successive replacements in any 24-month period can not exceed 25 percent of the structure's appraised value. The appraised value shall be based on the date of the oldest building permit pulled within the 24-month period.
 - c. The restrictions specified in this Subsection shall not apply to affordable housing developments if their application would decrease the number of low-income rental housing units available in the City.

15.05.850.050 Nonconforming Parcels.

- A. Legal building site. A nonconforming parcel that does not comply with the applicable area, depth, or width, requirements of this Form-Based Code shall be considered a legal building site if it meets at least one of the following criteria, as documented to the satisfaction of the Director by evidence furnished by the applicant.
 - 1. The parcel was created by a recorded subdivision;
 - 2. The parcel is under one ownership and was legally created by a recorded deed before the effective date of the amendment that made the parcel nonconforming; or
 - 3. The parcel was made nonconforming when a portion was acquired by a governmental entity so that the parcel size is decreased not more than 20 percent and the yard facing a public right-of-way was decreased not more than 50 percent.
- B. Subdivision of a nonconforming parcel. No nonconforming parcel shall be subdivided or granted a lot line adjustment unless the subdivision or lot line adjustment eliminates the nonconforming status.

15.05.850.060 Effect of Conditional/Minor Use Permit Requirements.

- A. Absence of Conditional/Minor Use Permit. A use lawfully existing without the approval of a Conditional Use Permit or Minor Use Permit that would be required by this Form-Based Code shall be deemed conforming only to the extent of its previous lawful use (e.g., maintaining the same site area boundaries, hours of operation, etc.). Any change in use would require the approval of a Conditional Use Permit or Minor Use Permit.
- B. Previous Conditional Use Permit in Effect. A use that was authorized by a Conditional Use Permit but is not allowed by this Form-Based Code in its current location may continue, subject to the requirements of this Division and in compliance with the original Conditional Use Permit and conditions of approval.

15.05.850.070 Residential Exemptions.

An involuntarily damaged or destroyed nonconforming single- or multifamily dwelling unit may be reconstructed or replaced with a multifamily structure with the same footprint (including pre-existing nonconforming setbacks), height, and number of dwelling units, in compliance with current Building and Fire Code requirements.

15.05.850.080 Loss of Nonconforming Status of a Legal Nonconforming Structure.

- A. Termination by discontinuance.
 - 1. If the use of a nonconforming structure is discontinued for a continuous period of 12 months, the structure shall lose its legal nonconforming status, and shall be removed or altered to conform to the applicable provisions of this Form-Based Code.
 - 2. The use of a nonconforming structure shall be considered discontinued when any of the following apply:
 - a. The intent of the owner to discontinue use of the nonconforming structure is apparent, as determined by the Director (for example the owner has not renewed the business licence or utility bill are unpaid);
 - b. Where characteristic furnishings and equipment associated with the use have been removed and not replaced with equivalent furnishings and equipment during this time, and where normal occupancy and/or use has been discontinued; or
 - c. Where there are no expense or sales receipts available for the discontinued period.
- B. Termination by destruction.
 - 1. Nonconforming status shall terminate if a nonconforming structure is involuntarily damaged or destroyed as a result of an accident or by earthquake, fire, flood, or other acts of nature, except as follows.
 - a. If the cost of repairing or replacing the damaged portion of the structure is 50 percent or less of the appraised value of the structure immediately before the damage, the structure may be restored to no more than the same size, building

envelope, and use, and the use continued, if the restoration is started within 12 months of the date of damage and is completed within two years following initiation of restoration.

- (1) Appraised values shall be determined by a State licensed appraiser and confirmed by the Building Official.
- (2) Estimates of repairing or replacing the damaged portion of the structure shall be made by or shall be reviewed and approved by the Building Official and shall be based on the minimum cost of construction in compliance with the Building Code.

15.05.850.090 Exceptions.

- A. Following a public hearing, the Planning Commission may approve or deny an exception to this Section including any conditions of approval deemed necessary, so long as an applicant can provide evidence of the following:
 - a. That the building or structure was erected in compliance with the existing codes of the City which were in effect at the time that the building or structure was erected,
 - b. That the granting of an exception will not substantially alter the intention of the Transect Zone within which the building or structure is located, and
 - c. That granting an exception will not absolve or excuse an applicant for a permit from the full provisions of the California Building Code and the requirements for compliance thereto.

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Article 15.05.900: Definitions

Division 15.05.910: Definitions

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Division 15.05.910: Definitions

Sections:

- 15.05.910.010 Purpose.
- 15.05.910.020 Applicability.
- 15.05.910.030 Definitions of Specialized Terms and Phrases
- 15.05.910.040 Definitions of Land Uses

15.05.910.010 Purpose.

This Division provides the definitions of Land Uses and Specialized Terms and Phrases used in this Form-Based Code.

15.05.910.020 Applicability.

- A. The definitions in this Division shall apply to all proposed development within transect zones.
- B. In the event of conflict between the definitions found in this Division and the definitions found within Chapter 15.04 (Zoning) these definitions shall prevail for all proposed development within transect zones.

15.05.910.030 Definitions of Specialized Terms and Phrases

A. Definitions.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure and/or use on the same site. The use of the accessory structure must not change the character of the use for the site.

This definition includes, but is not limited to, the following detached accessory structures that are associated with a residential use property:

Garages (covered or enclosed) for the storage of automobiles (including incidental personal restoration and repair), personal recreational vehicles and other personal property; guest houses, studios, workshops, greenhouses (noncommercial), enclosed cabanas and pool houses, storage sheds, outdoor saunas, and other similar enclosed structures.

A permitted accessory structure is not permitted by right to have an accessory/secondary unit. This use is regulated separately as “Dwelling, Accessory/Secondary Unit.”

Accessory Use. A use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. “Appurtenant use” means the same as accessory use.

Adjoining. Two or more lots or parcels of land sharing a common boundary line, or two or more objects in contact with each other. Lots or parcels of land which touch at corners only shall not be deemed adjoining. “Abut” or “abutting” and “contiguous” means the same as adjoining.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or spirits for on-site or off-site consumption, either as part of another retail use, or as a primary business activity.

Ancillary Structure/Ancillary Building. See “Accessory Structure.”

Arcade. A Frontage Type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

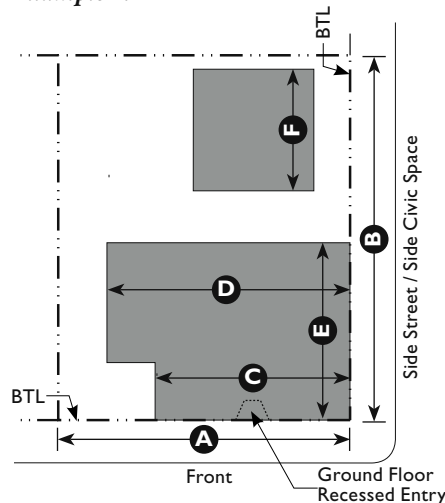
Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

B. Definitions.

Building Type. The structure defined by the combination of configuration, disposition, and function. See Division 15.05.210 (Building Types) for a description of and regulations for allowed building types.

Build-to Line (BTL). A line parallel to a property line or right-of-way where a building façade must be placed. The BTL may appear graphically on the regulating plan or be stated as a maximum setback dimension from the property line or right-of-way. Examples 1 and 2 below depict how to calculate the percent of BTL defined by a building and percent of building at the BTL as may be required in the building form standards. Minor deviations from the BTL are allowed for architectural features, recessed entries, and recessed balconies. These minor deviations do not count against the calculations of percent of BTL defined by a building or percent of building at the BTL.

Example 1:



% of BTL Defined by a Building:

$$\text{Front} = \frac{C}{A}$$

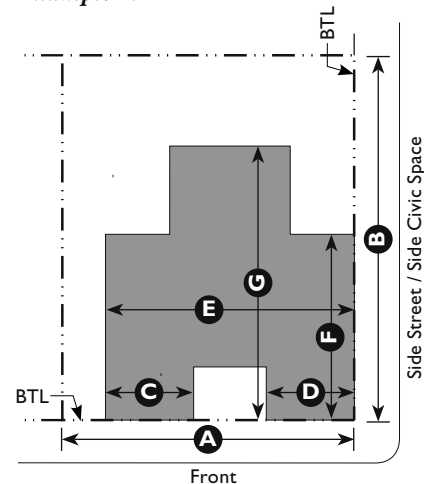
$$\text{Side Street} = \frac{E}{B}$$

% of Building at the BTL:

$$\text{Front} = \frac{C}{D}$$

$$\text{Side Street} = \frac{E}{(E + F)}$$

Example 2:



% of BTL Defined by a Building:

$$\text{Front} = \frac{(C + D)}{A}$$

$$\text{Side Street} = \frac{F}{B}$$

% of Building at the BTL:

$$\text{Front} = \frac{(C + D)}{E}$$

$$\text{Side Street} = \frac{F}{G}$$

Bungalow Court. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

C. Definitions.

Carriage House. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

Ceiling Height. See "Measurements."

Civic. A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, recreation, government, transit, and/or public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Commercial. A term defining workplace, office and retail uses collectively.

Common Yard. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Community Garden. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Community Park. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Conditional Use Permit (CUP). A CUP is a discretionary permit issued by the City Council after review and recommendation by the Planning Commission. Conditional Use Permits will be reviewed in accordance with Division 15.04.910 (Conditional Use Permits) of the Zoning Ordinance.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant facade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Courtyard Building. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

D. Definitions.

Depth, Ground-floor Commercial Space. See "Measurements."

Detached House: Cottage, Estate, or Village. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

Development. Any man-made change to improved or unimproved real estate, including but not limited to the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

Director. The Director of Planning and Building Services of the City of Richmond, or his or her duly appointed representative.

Dooryard. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Duplex. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

E. Definitions.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, dooryard, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

F. Definitions.

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Street Facade. The vertical surface of a building located at the build-to line (BTL).

Flex Space. Space designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short term uses such as residential or live/work, until the full commercial demand has been established.

Floor Finish Level. See measurements.

Forecourt. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Formally Disposed. Composed in a regular, classical, and symmetrical manner.

Front. The primary frontage(s) of a lot, determined as follows:

For lots with frontages along multiple thoroughfares, the frontage along the thoroughfare with the most pedestrian activity, as determined by the Director, will always be treated as a front. At key gateways, as identified by the Director, corner lots may be required to have multiple frontages along thoroughfares treated as fronts. All other frontages along thoroughfares may be considered to be side street frontages.

For lots with frontages along a thoroughfare and a civic space, the front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as fronts, with the following exception: the frontage along certain civic spaces may be required to be a front, as per Division 15.05.510 (Civic and Open Space Standards).

For lots with a single frontage along a thoroughfare or a civic space, but not both, that frontage is the front.

Frontages along alleys, service drives, and parking drives may never be a front.

Frontage. The portion of a lot or parcel of land which borders on a thoroughfare or other public right-of-way or civic space.

Frontage, Private. The area between the property line or right-of-way and the building façade, which may be coterminous. See Division 15.05.220 (Frontage Types) for a description of and regulations for allowed private frontage types.

Frontage, Public. The area between the curb of the vehicular lanes and the frontage line. See Section 15.05.410.070 (Public Frontages) for a description of and regulations for allowed public frontage types.

Frontage Line. The property lines of a lot along a thoroughfare or other public way, or a civic space.

G. Definitions.

Gallery. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Greenway. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

H. Definitions.

Hardscape. Part of a building's grounds consisting of elements such as plazas, retaining walls and sidewalks, made with materials such as, but not limited to, concrete and sidewalk pavers

Height. See measurements.

High-Rise. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

I. Definitions.

Infill/Redevelopment. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land or land that was previously developed, then cleared.

J. Definitions.

No specialized terms beginning with the letter J are defined at this time.

K. Definitions.

No specialized terms beginning with the letter K are defined at this time.

L. Definitions.

Landscaping. The planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

Landscaped Area. The area within a parcel containing landscaping, excluding building footprints, paved driveways, parking areas, decks, patios, walkways and undisturbed natural areas. Water features are included in the landscaped area.

Liner Building. An occupiable structure specifically designed to mask a parking lot or a parking structure from a frontage.

Live/Work. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

M. Definitions.

Main Street Mixed-Use. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

Multi-Plex: Large or Small. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

Measurements.

Depth, Ground-floor Commercial Space. The depth of the ground floor space available to a commercial tenant. Service cores (stairs and elevators), double height lobbies, trash rooms, and other building elements may encroach upon the required depth up to 50 percent of the required depth for a maximum of 25 percent of the width of the tenant space.

Ceiling Height. Height from finished floor to finished ceiling of primary rooms, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Floor Finish Level. Height difference between public walk adjacent to the front and the floor, excluding ground floor lobbies and common areas in multi-unit buildings.

Ground Floor Transparency. The percentage of the area, measured from floor to ceiling, of the ground floor wall along the frontage that is constructed with transparent materials, including the transparent glazing of storefronts, windows, transoms, and doors.

Height. A limit to the vertical extent of a building that is measured in number of stories. Where maximum height is measured in feet, the measurement is taken to

the eave of a sloped roof or the base of a parapet wall. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures that do not occupy greater than ten percent of the roof, which may be of any height approved by the Director.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Mid-Rise. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

Minor Use Permit (MUP). A MUP is a discretionary Use Permit issued by the Director for uses that are generally permitted within a district and usually are of low impact to the community and environment. Conditions of approval, mandatory review periods, and expiration periods may be required at the discretion of the Director. In granting conditional approval, the Director may impose requirements and conditions with respect to location, siting, construction, maintenance, operation, duration, and overall development as deemed reasonable and necessary for the protection of adjacent properties and the public interest. If a Minor Use Permit denied by the Director is appealed to the Planning Commission, it shall become a Use Permit if approved.

Mixed-use. Multiple functions vertically superimposed within the same building or horizontally superimposed across the same development site or same general area through adjacency.

Mixed-Use Project. A development that combines both commercial and residential uses on the same site.

N. Definitions.

Naturally Disposed. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes, patterns, rhythms, and asymmetry.

Neighborhood Green. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Neighborhood Square. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

O. Definitions.

Open Space. The area or areas of a lot or parcel intended to provide light and air, and designed for either scenic and/or recreational purposes, excluding buildings, parking, driveways and other vehicular surfaces.

Common Open Space. An open space intended for the shared, common use of the occupants of a development.

Private Open Space. An open space intended for the exclusive use of the occupants of a dwelling unit.

P. Definitions.

Parking Access Drive. An accessway within a public right-of-way that provides vehicular access between a street or alley and the on-site parking.

Paseo. A pedestrian alley located and designed to reduce the required walking distance within a neighborhood.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Specific pedestrian sheds are established through a regulating plan. See Section 15.05.610.040 (Pedestrian Sheds).

Permitted Use. Any use allowed in a transect zone without a requirement for approval of a discretionary use permit, but subject to any restrictions applicable to that transect.

Playground. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Plaza. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Pocket Plaza. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Pocket Park. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Porch, Projecting or Engaged. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Prohibited Uses. Uses not listed in Table 15.05.110.040.A (Composite Use Table) are specifically prohibited unless an interpretation of the Director determines that a use is consistent pursuant to this Form-Based Code.

Q. Definitions.

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions.

Regional Park. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Residential. Enclosed space with a minimum 400 gross square feet used primarily for human habitation.

S. Definitions.

Setback. The area between a property line and a building or structure which must be kept clear or open.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Sport Complex. A civic space type. See Division 15.05.510 (Civic and Open Space Standards) for a description of and regulations for this civic space type.

Stoop. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and sill pane that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8 feet to 14 feet high from floor to ceiling. The number of stories is measured from the sidewalk of the primary street.

Story, Half. A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below.

Structure. Anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground. For the purposes of this Form-Based Code, the term “structure” includes buildings, and tents, but does not include swimming pools.

Structured Garage. (syn. Structured Parking). A parking facility in or under a multi-story building.

Substantial Conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Form-Based Code that can be attained without causing or creating any of the following conditions:

The demolition or reconstruction of existing buildings or other significant structures (except signs); or

The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

The creation of new nonconforming conditions.

T. Definitions.

Terrace. A frontage type. See Division 15.05.220 (Frontage Types) for a description of and regulations for this private frontage.

Temporary Parking Lots. Parking lots that are not permanent and are only intended to fulfill a short-term need and will ultimately be replaced by a permanent building or structure.

Townhouse. A building type. See Division 15.05.210 (Building Types) for a description of and regulations for this building type.

Transect. A geographical cross-section of a region used to reveal a sequence of environments. For human environments, this cross section can be used to identify a set of habitats that vary by their level and intensity of urban character, a continuum that ranges from rural to urban. Transects form the basis for organizing the components of the built world, including building, lot, land use, street, and all of the other physical elements of the human habitat. See 15.05.P.020 (Form-Based Codes and the Transect)

Transect Zone. Transect zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the transect scale.

Transit Station. A lot, or structure used for the purpose of parking, loading, unloading of passengers from light-rail, train, or bus transportation. May include parking facilities and other commercial amenities to service transit.

Transit Stop. Locations designated by the transit authority in which patrons may access or exit from regularly scheduled BART or bus service.

Transparency, Ground-floor. See measurements.

U. Definitions.

No specialized terms beginning with the letter V are defined at this time.

V. Definitions.

No specialized terms beginning with the letter V are defined at this time.

W. Definitions.

No specialized terms beginning with the letter X are defined at this time.

X. Definitions.

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions.

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions.

No specialized terms beginning with the letter Z are defined at this time.

15.05.910.040 Definitions of Land Uses

A. Definitions.

Adult-Oriented Entertainment. Entertainment that is characterized by emphasis on matters depicting, describing, or relating to nudity, sexual conduct, or sexual excitement.

Affordable Housing Development. Housing developments having an enforceable recorded agreement consistent with Richmond Density Bonus Ordinance (15.04.810.050) of the Richmond Zoning Ordinance and containing at least any one of the following as defined by the City of Richmond's Density Bonus Ordinance (15.04.810.050):

Ten percent of the total dwelling units of a housing development for lower-income households.

Five percent of the total dwelling units of a housing development for very low-income households.

A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

Ten percent of the total dwelling units in a common interest development for persons and families of moderate income provided that all units in the development are offered to the public for purchase.

Alcohol Beverage Sales. The sale of beer, wine, and/or spirits in sealed containers for on-site or off-site consumption, either as part of another retail use, or as a primary business activity.

Animal Kennel. Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, four or more dogs, cats, or other household pets not owned by the kennel owner or operator. This classification excludes pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

Animal Medical Services:

Animal Clinic. An establishment used by a veterinarian for the care, grooming, and treatment of small animals and household pets, with all facilities within a completely enclosed building, except for vehicle parking.

Animal Hospital. An establishment used by a veterinarian for the care and treatment of animals, including household pets, livestock, and commercial poultry, with all facilities within a completely enclosed building, except for exercising runs and parking for vehicles.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

Automotive Services:

Filling Station. A building and/or lot or use having pumps and storage tanks where motor vehicle fuels or lubricating oil or grease or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where deliveries are made directly into motor vehicles, including greasing and oiling on the premises and car washing; and where repair services is incidental to the use.

Major Repair. General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.

Minor Repair. Incidental minor repairs to include replacement of parts and service to passenger cars, but not including any operation defined as “automobile services: major repair” or any other operation similar thereto.

B. Definitions.

Bank, Financial Services. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding non-chartered financial institutions and check-cashing stores as a primary use (See also, “ATM”).

Business Support Service. Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, and model building.

C. Definitions.

Civic Space. See Division 15.05.510 (Civic and Open Space Standards).

Commercial Recreation Facility. Provision of participant or spectator recreation to the general public, excluding public park and recreation facilities.

Small Indoor. This classification includes small, indoor facilities less than or equal to 3,000 square feet, such as billiard parlors, bowling centers, card rooms, dance halls, poolrooms, amusement arcades, and similar activities as interpreted by the Director. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Medium Indoor. This classification includes small, indoor facilities greater than 3,000 square feet but less than 10,000 square feet, such as billiard parlors, bowling centers, card rooms, dance halls, amusement arcades, and similar activities as interpreted by the Director. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Large, Indoor. This classification includes large indoor facilities of 10,000 square feet or larger in building area, including ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges, and similar activities as interpreted by the Director. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Outdoor. This classification includes large generally outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, driving ranges, golf courses (daily fee), riding stables, campgrounds, and similar activities as interpreted by the Director. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

D. Definitions.

Day Care, Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours per day for any client. These facilities include the following, all of which are classified and required to be licensed by the California State Department of Social Services. This does not include employer-run day care services that are provided as an accessory use.

Day Care Center. As defined by California Health and Safety Code Section 1596.76, any child or adult day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers.

Family Day Care Home, Large. A day care facility in a single dwelling where an occupant of the residence provides family day care for 7 to 14 clients, inclusive, including adult clients and children under the age of 10 years who reside in the home.

Family Day Care Home, Small. A day care facility in a single residence where an occupant of the residence provides family day care for eight or fewer clients, including adult clients and children under the age of 10 years who reside in the home.

Dwelling, Dwelling Unit, or Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Accessory/Secondary Unit. A complete independent auxiliary dwelling unit located within an accessory structure or the primary building type on the lot. An Accessory/Secondary Unit is not considered a primary dwelling unit.

Single-Unit Residence. A primary dwelling unit designed for occupancy by one household, and located on a single lot from any other unit (except accessory/secondary units, where permitted).

Multiple-Unit Residence. Two or more primary dwelling units on a single lot.

E. Definitions.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

F. Definitions.

Farmers' Market. A location certified by the county agricultural commissioner and operated as specified in Article 6.5 (commencing with Section 1392) of Title 3 of the California Code of Regulations.

G. Definitions.

General Industrial, Manufacturing, & Processing. A facility accommodating manufacturing, processing, fabrication, and assembly of already processed or raw materials into products. This classification includes furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, artisan/craft product manufacturing, clothing and fabric product manufacturing, photo/film processing lab, and building products manufacturing. Does not include custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (see "Personal Services"); small-scale photo processing machines accessory to other retail businesses; or on-site production of goods as an accessory use to a permitted general retail activity (see "On-Site Production")

General Retail. Stores and shops intended to serve the City as convenience shopping or destination retail. The retail sale or rental of merchandise not specifically listed under

another use classification. This classification includes grocery stores, neighborhood markets, department stores, clothing stores, furniture stores, pet supply stores, small hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle sales and rental and automotive services). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repair. This classification does not include pawn shops, smoke shops, hookah lounges, and other uses that the Director may determine as having a detrimental effect on the community.

General Services. Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons. This classification does not include payday advance, check cashing, cash advance, tattoo and/or piercing parlors and other uses that the Director may determine as having a detrimental effect on the community.

Group Housing. A residential facility for unrelated persons providing living facilities, sleeping rooms, and meals. This includes dormitories and similar congregate-living arrangements but shall not include hospitals, nursing homes, hotels and motels, bed and breakfast establishments, residential care facilities, social service facilities, institutional residential facilities, or a dwelling occupied by one or more individuals living together without supervision as a single household unit.

H. Definitions.

Health/Fitness Facility. A fitness center, gymnasium, health and athletic club, which may include any of the following:

Exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities, indoor tennis, handball, racquetball, and other indoor sports activities, indoor or outdoor pools.

Home Occupation. Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior designer, lawyer, notary public, teacher, and other similar occupations, as determined by the Director. The total gross area of the home occupation use shall not exceed 25 percent of the gross square footage of the residential unit. The home occupation use shall not disrupt the generally residential character of the neighborhood.

Homeless Shelters and Transitional Housing. A facility the primary purpose of which is to provide temporary shelter for the homeless or a temporary residential living arrangement for persons participating in a program that provides supportive services (such as counseling, education, training, etc.) to help persons achieve personal independence. Staff is available as needed. The facility provides overnight sleeping accommodations with or without charge; may provide meals and ancillary social, educational or health services.

I. Definitions.

Institutional Residential. Facilities for living, sleeping and sanitation and may include facilities for eating and cooking, for occupancy by other than a family.

Convent or Monastery. The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.

Custodial Care Facility. A facility providing care and treatment in a protective living environment for persons residing voluntarily, by court placement, or under protective control of federal, State, county, or City governance including, without limitation, correctional and post-correctional facilities, juvenile detention facilities, temporary detention facilities, chronically ill tenants, domestic violence victims, outpatient clients, and developmentally disabled.

Protective Living Facility. A facility providing custodial care and treatment in a protective living environment for persons residing voluntarily or by court placement including, without limitation, correctional and post-correctional facilities, juvenile detention facilities, and temporary detention facilities.

Sheltered Care Home. An institutional living facility for 9 to 16 unrelated persons providing living facilities, sleeping rooms, and meals. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a Sheltered Care Home shall not exceed 18. Also includes temporary or permanent residential housing and service facilities for chronically ill tenants, domestic violence victims, and outpatient clients. It includes State licensed facilities. This does not include residential care facilities (see "Residential Care"), group homes (see "Group Housing"), or custodial care facilities (see "Custodial Care Facility").

Transitional Housing. A structure or a group of structures providing housing for clients with a maximum stay of two years and offer supportive services to promote self-sufficiency and to help obtain permanent housing.

J. Definitions.

No land uses beginning with the letter J are defined at this time.

K. Definitions.

No land uses beginning with the letter K are defined at this time.

L. Definitions.

Library, Museum. Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, historic buildings and exhibits, libraries, museums, and planetariums. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: complete kitchen space and sanitary facilities in compliance with the Building Code; and working space reserved for and regularly used by one or more occupants of the unit.

Lodging:

Bed & Breakfast Inn (B&B). Establishments providing not more than five guest rooms for lodging on a less than weekly basis typically in a converted single-residence or multi-residence dwelling, with incidental eating and drinking service provided from a single kitchen for lodgers and residents only.

Hostel. A facility for residence of under 29 days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.

Hotel/Motel. Establishments with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. These establishments may provide additional accessory services, such as conference and meeting rooms, restaurants, or bars available to guests and general public. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc. This classification includes motels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs. The lengths of stays for the majority of guests at these facilities are for 30 days or less.

Inn/Lodge. A building used for temporary accommodation that includes the business of renting out no fewer than five and no greater than 20 guest rooms, where payment for occupancy is on a daily or weekly basis. The Inn/Lodge may include common lobby, indoor recreation, living and dining areas.

M. Definitions.

Media Production. Facilities for motion picture, television, video, sound, computer, and other communications media production.

Medical Services:

Extended Care Facility. Establishment that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of California, including but not limited to, rest homes and convalescent hospitals, but not residential care, hospitals, or clinics.

Hospitals. Institutions providing medical and surgical care to the sick or injured, including operating facilities and beds for patients to stay overnight. These establishments may include nursing facilities, extended care facilities, physical therapy, gift shops, retail pharmacies, employee housing, temporary housing for patient families, cafeterias or restaurants, and related uses operated primarily for the benefit of patients, staff, and visitors.

Medical/Dental Clinic. Facilities with five or more licensed practitioners and/or medical specialist, other than hospitals, where patients are admitted for examinations and treatment on either a “walk-in” or “appointment” basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation. This classification includes emergency medical services offered exclusively on an outpatient basis, such as urgent care centers.

Medical/Dental Office. Offices where medical and dental services are provided by no more than four licensed primary practitioners (e.g. physicians, dentists, chiropractors, optometrists, and similar medical professionals). This classification also includes physical therapy, massage therapy, and counseling services related to medical conditions.

Meeting Facility, Public or Private. A facility for public or private meetings, including: community centers, civic and private auditoriums, reception centers halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms, accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support. Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment and related on-site facilities such as day care centers and schools are separately defined and regulated.

Mobile Vending Unit. A vehicle (e.g., truck, trailer, wagon) or structure not permanently fixed to a permanent foundation and which may be moved under its own power, moved by hand, towed by a motor vehicle or carried upon or in a motor vehicle or trailer. A mobile vending unit does not include news racks or vending machines but does include mobile vending food preparation units and vehicles.

N. Definitions.

Non-chartered Financial Institution. A business, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services and loans for payment of a percentage fee. Specifically included are check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and payday loan businesses that make loans upon assignment of wages received. Excluded are retail uses in which a minimum of 70 percent of the floor area of the store is devoted to the display or sale of merchandise.

O. Definitions.

Office, Professional, Administrative. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices. Includes accessory uses such as cafeterias and employer-run day care.

On-Site Production. The assembly, fabrication, and conversion of materials into products for sale as an accessory use to a permitted general retail activity. Such uses include, but are not limited to: artisan/craft products such as jewelry, pottery and other ceramics, small glass and metal art; tailoring of clothing; small, handmade custom furniture; musical instruments; toys; and other similar uses as interpreted by the Director.

P. Definitions.

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies.

Place of Worship. A facility for religious worship and incidental religious education and offices, and may include meeting facilities and private schools (Grades: Kindergarten through 12) for primary or secondary education (see "Schools, Public or Private"). This classification includes churches, temples, and other facilities used primarily for religious services or activities.

Printing & Publishing. An establishment engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

Public Safety Facility. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, and maintenance facilities.

Q. Definitions.

No land uses beginning with the letter Q are defined at this time.

R. Definitions.

Recycling - small collection facility. An enclosed center, occupying an area of 350 square feet or less, where the public may donate, redeem or sell recyclable materials. Includes reverse vending machines.

Residential Care. A single dwelling or multi-unit facility, licensed or supervised by a Federal, State, or local health/welfare agency, that provides 24-hour nonmedical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include day care facilities, which are separately defined.

Small, in a Home. A residential care facility that provides care, supervision, or assistance for eight or fewer clients in a place of residence. Clients are from different family households and are not related to the head of household.

Large. A residential care facility that provides care, supervision, or assistance for nine or more clients.

S. Definitions.

Schools, Public or Private.

K-12. Facilities for primary or secondary education, including public schools, charter schools, and private institutions having curricula of general academic education consistent with the academic requirements of the State of California, including kindergarten, elementary, junior high school, and high school, including accessory facilities traditionally associated with schools, such as athletic stadia, cafeterias and libraries.

Colleges or Universities. A post-secondary institution of higher learning that grants associate and/or bachelor's degrees, and may also have research facilities and/or professional schools that grant master and/or doctoral degrees. This classification includes community colleges that grant associate degrees, and/or certificates of completion in business or technical fields.

Commercial Trade Schools. Schools established to provide teaching of clerical, managerial, or artistic skills, such as accounting, data processing, or computer repair. This classification excludes schools offering training in industrial trades, such as welding or metal fabrication and establishments providing training for activities that are not otherwise allowed in the transect zone.

Does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio: Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction

Single Room Occupancy (SRO). A building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. This definition does not include institutional residential, residential care, group housing, and social service facilities uses that are separately defined and regulated.

Social Service Facilities. Any noncommercial facility, charity dining facilities, plasma centers, rescue missions, day labor hiring centers, substance abuse detoxification and treatment centers, halfway houses and similar facilities and emergency shelters, that may also provide meals, showers, and/or laundry facilities to individuals with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. The term shall include the principal assistance or service facility and all related establishments intended for use by patrons of such facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes institutional residential facilities that provide living accommodations for a longer term (see “Institutional Residential”). The classification also does not include homeless shelters and transitional housing, homes for the developmentally disabled, child crisis centers and domestic violence centers.

Storage:

Outdoor. The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.

Personal Storage Facility. Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Warehouse. Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the outdoor storage is not the primary use. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see “Personal Storage Facility”).

Studio - Art, Dance, Martial Arts, Music, etc. Small-scale facilities, that provide instructional space for groups of students. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. Definitions.

Theater, Cinema or Performing Arts. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for “live” theater and concerts, and movie theaters.

Temporary Event Parking. Parking areas intended for overflow parking for stadiums, performing arts centers, competitive aquatic facilities, and similar public event facilities and located within 600 feet of the public facility being served.

Transitional/Supportive Housing. A state licensed residential dwelling occupied with a 24-hour per day resident attendant directly employed for the temporary care, assistance and supervision of adults, with or without children, who require transitional housing accommodations made necessary due to conflict.

U. Definitions.

Urban Agriculture. The growing of crops, plants, and fruits; and raising of animals within an urban context per the City of Richmond's Urban Agriculture Ordinance.

With Animals. Urban Agriculture that includes beekeeping and/or the housing of female chickens. This use permits two beehives on lots with a minimum lot size of 2,000 square feet, and permits two additional beehives for every additional 2,000 square feet of lot. If beekeeping is performed on the lot, the applicant must provide an enclosed barrier along the property line that is a minimum of six feet high, or in certain cases a flyway may be substituted. This use also permits the housing of three female chickens where there is a minimum lot size of 2,000 square feet, and permits an additional female chicken for each additional 1,000 square feet. Keeping of animals other than those listed here may be permitted separately through the City of Richmond Urban Agriculture Ordinance. Keeping of animals must also comply with the City of Richmond Animal Ordinance.

With No Animals. Urban agriculture limited to the growing of crops, plants, and fruits.

V. Definitions.

Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks, vans, RVs, boats, trailers, and/or RVs motorcycles, and/or scooters with internal combustion engines. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include businesses dealing exclusively in used parts, auto wrecking and/or salvage; the sale of auto parts/accessories separate from a vehicle dealership or service stations (see “Automotive Services”)

W. Definitions.

Wholesaling and Distribution. An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include: Agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Wireless Communications Facility. Per City of Richmond Municipal Code Section 15.04.890.

Work/Live. An integrated housing unit and working space in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity with a substantial commercial component that may accommodate employees and walk-in trade.

X. Definitions.

No land uses beginning with the letter X are defined at this time.

Y. Definitions.

No land uses beginning with the letter J are defined at this time.

Z. Definitions.

No land uses beginning with the letter Z are defined at this time.

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