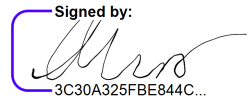




AGENDA STAFF MEMO

TO: Honorable Mayor and City Council
FROM: Diana Wheeler, Interim Community Development Director
DATE: May 1, 2025, For the City Council Meeting on May 19, 2025

Signed by:

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AGENDA ITEM: RZ25-07 - Text Amendment to Article 1 Introductory Provisions, Article 7B Deerfield Form Based Code, Article 8 Use Provisions, and Article 13 Definitions regarding potential changes to development requirements, uses, signage, incentives, and the Regulating Plan (Zoning Map) for the Deerfield Form Based Code of the Unified Development Code (UDC) for the City of Milton.

SUMMARY:

The purpose of this text amendment is to codify the pertinent changes to the Deerfield Form Based Code and related regulations. The source of these changes is the result of an almost year-long study known as *The Deerfield Implementation Plan*.

The proposed changes to the Deerfield Form Based Code are the following:

- 1) Article 1, Introductory Provisions –
 - a. Within the Regulating Plan (zoning map) for Deerfield created “Sub-Districts” that are indicative of each particular area's character (primarily residential, service/commercial, office, etc.).
 - b. Within the Regulating Plan, removed the “Maximum Eight-Story Building Height Zone” based on the fact that the maximum permitted height is now eight (8) stories as well as removing the excluding the reference for height located on the townhomes on Deerfield Parking within the T5-Limited transect zone.
 - c. Proposed changes to the existing transect zone for 13540 Highway 9 that provide a more consistent development along Highway 9.
- 2) Article 7B, Deerfield Form Based Code –
 - a. Delete Five Acre Road Zone density requirements of 10,000 sq.ft./acre. Density requirements now are required to meet Sec. 7B.1.6.E – Page 7-67
 - b. Allowance for reduced units (8 to 4) for hotels when used in mixed use development within T5 and T6 in South Deerfield Parkway Sub District. – Page 7-67
 - c. Created Development Incentives based on criteria within each Sub District and Transect Zone. – Pages 7-71 through 73
 - d. Delete #7 regarding Max 12 Story Zone – Page 7-74
 - e. Created Sub Districts within the Regulating Plan. – Page 7-74
 - f. Allow approved trails/greenways to be located in buffers. Page 7-76

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- g. Reduce required buffers to utilize buffers existing on adjacent property. Page 7-76
- h. Buffers not required for residential development adjacent to non-residential development located in T2. Page 7-77
- i. Bicycle network must conform to the design requirements outlined in the Deerfield Urban Design Manual. Page 7-79
- j. Five Acre Road Zone, deleted special Public Frontage requirements – Page 7-79
- k. Deleted Sec. 7B.3.5.K Thoroughfares- Public Frontages, Specific to Five Acre Road. Page 7-82
- l. Allow linear parks to be considered Civic Space. Page 7-82
- m. In certain instances, areas used for permanent water storage (stormwater facilities) may be counted toward civic space and restrict slopes to 4 to 1. Page 7-83
- n. Trails must conform to the design requirements outlined in the Deerfield Urban Design Manual. Page 7-83
- o. New Section 7B.3.8.Thoroughfares – Private Frontages. For properties developed with residential uses adjacent to public rights-of-way, they must be set back 40 feet from the edge of the required landscape strip and developed with various landscape and hardscape elements. Page 7-84
- p. Delete reference to 12 Story Height Zone – No longer have one. Page 7-87
- q. The maximum number of attached townhouse units in a building is reduced from eight to six. Page 7-88
- r. Deleting the option to consider Multifamily development where the entire first story is used for non-residential functions, but that only on sites where more than 50% pf the total floor area is dedicated to office, retail, or lodging functions. Use Permit is still required for Multifamily developments. Page 7-89
- s. Non-residential functions will be required to be built concurrent to multifamily as part of Use Permit approved by City Council. Page 7-90
- t. Capture corrected reference for Stormwater Management. Page 7-91
- u. Clarify Off-Street Parking requirements. Page 7-92
- v. Exterior stairs on buildings must meet specific conditions. Page 7-97
- w. Cantilevered balconies are prohibited. Page 7-97
- x. Specific design requirements for outdoor dining patios and to limit the enclosures from November 1 through March 31. Page 7-99
- y. Delete stucco as a material for foundations. Page 7-99
- z. Limit roof pitches to 6 over 12. Page 7-100
- aa. Table 3B: Public Frontages – Deleted Five Acre Road Zone. Page 7-106
- bb. Table 5 - Civic spaces may contain public art as approved by the City Council. Page 7-115
- cc.Included Linear Park as a Civic Space. Page 7-115
- dd. Table 6 - Restricted the maximum height in T6 to 8 stories (Deleted Max 12 Story Building Height Zone. New Footnote #4 states Office and Hotel Uses may be up to 8 stories, all other uses shall not exceed 4 stories. Page 7-117
- ee.Table 6 - Restricted the maximum height in T4-Open to 3 stories. Page 7-117
- ff. Table 7 Building Placement – made note about buildings adjacent to Linear Park. Page 7-119
- gg.Table 8 Private Frontages. - made note about buildings adjacent to Linear Park. Page 7-120
- hh.Table 9B - Included new lodging building unit for mixed use from 8 to 4. Deleted exception to Five Acre Road Zone, now building unit function exchange is same as rest of FBC. Page 7-121-122

- ii. Table 11 Code Summary – Page 7-124
 - i. – Added “incentives” under Base Building density. For T5 and T6 up to 3 additional units/acre.
 - ii. Increased Lot width from 18 feet to 28 feet in T4, T5, and T6.
 - iii. – Reduced the Maximum Density by TDR from 36 units/acre to 16 units/acre.
 - iv. – Deleted Footnote #6, allowance for T4-Open to have same height as T5.
 - v. – Added footnote #7 for setbacks for linear parks in T4 Permissive, T5, T6. Page 7-125 (top of page)
 - vi. – Added footnote #8 to say “See Table 6 for additional height restrictions.” Superscript 8 is adjacent to T6 Building Height. Page 7-125 (Top of page, not viewable.)

3) Article 8, Use Provisions –

- a. Allow Single Family Home by Use Permit and Council to determine number of units permitted within a Mixed Use in T5 and T6 – Page 8-19
- b. Delete Townhouse within T4, T4-Open, Delete Townhouse within Five Acre Road (T4-P). Page 8-19
- c. Townhouses required to be developed with non-residential in T5 and T6 (No Use Permit). – Page 8-19
- d. Delete Duplex, Triplex and Quadruplex uses. – Page 8-19
- e. Allow Loft apartment- Permitted in T5 and T6. Delete in T4-P and T4-O – Page 8-19
- f. Delete Multifamily from T4 and T4-Open – Page 8-19
- g. Delete Live-Work units in all districts and delete Work-live units in all but T6. Page 8-19
- h. Change private museum from warrant to permitted use. – Page 8-20
- i. Deleted “check cashing establishment”. – Page 8-21
- j. Change “landscape business” from Permitted to Use Permit. Page 8-22
- k. Delete Pawnshop from being a warrant, delete entirely. Page 8-22
- l. Delete Automobile and light truck sales/leasing from being a warrant, delete entirely. Page 8-22
- m. Delete Automotive specialty shop from being permitted. Page 8-22.
- n. Delete Car Wash from being a warrant, delete entirely. Page 8-22.
- o. Deleted “Collecting Recycling Center”. Page 8-23
- p. Allow Seasonal business use by Administrative Permit in all transect zones. Page 8-24
- q. Corrected Table Note #1 – Reference for senior housing, deleted T4 Open. Page 8-24
- r. Deleted Table Note #5- deleted residential abutting Hwy 9. – Page 8-24
- s. Deleted Table Note #5 - Townhomes are not permitted in Five Acre Road Zone. – Page 8-24
- t. New Table Note #5 – Clarify that parking structures do not count toward non-residential square footage when calculating development incentive allocation.
- u. Created Single Family Use Standards in Deerfield FBC– Within T5 and T6 and part of a mixed use development requires a Use Permit. The number of single family homes shall be determined at the time of the Use Permit. – Page 8-25
- v. Additional Townhouse Use Standards in Deerfield FBC. Non-residential functions must be built concurrent with townhomes determined at the time

of the approval of the preliminary plat as approved by the Director. Page 8-25

w. Updated construction requirements for multifamily developments – Page 8-27

4) Article 9, Site Development – No changes at this time.

5) Article 13, Definitions – New definitions

Linear Park: With respect to Form-Based Codes, an outdoor area dedicated for public use. It is adjacent to a public thoroughfare with a combination of landscape and hardscape elements, such as plazas, fountains, benches, and tables. Additional shade tree plantings should be planted as approved by the City Arborist within public gathering places and alongside pedestrian paths.

Sub District: With respect to Form-Based Codes, defines geographic areas within the regulating plan.

CZIM Meeting held on March 25, 2025 – There were no attendees at this meeting regarding this text amendment.

City Council Staff Presentation April 28, 2025 – The Council directed Staff to amend the ordinance to provide the same standards for Five Acre Road Zone as the remainder of T4 Permissive Transect Zone. The Council was in support of the remaining proposed changes as presented by Staff.

Planning Commission Meeting on April 30, 2025 – The PC voted to recommend approval (7-0) of RZ25-07 as presented by Staff with minor corrections and clarifications which have been reflected in the attached text amendment.

FUNDING AND FINANCIAL IMPACT:

There will be no funding or financial impact.

ALTERNATIVES:

The City Council may choose to amend or deny the proposed text amendment.

REVIEW & APPROVALS:

Legal Review: Paul Frickey, Jarard & Davis, LLP – April 2025

Concurrent Review: Steven Krokoff, City Manager – May 2025

DocuSigned by:
Steven Krokoff
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ATTACHMENT(S):

Ordinance for Text Amendment RZ25-07 which includes Appendix "A" that includes all Sections of the UDC to be amended including the Deerfield Form Based Code Regulating Plan as amended.

**AN ORDINANCE TO AMEND ARTICLE 1 INTRODUCTORY PROVISIONS,
ARTICLE 7B DEERFIELD FORM BASED CODE, ARTICLE 8 USE PROVISIONS,
AND ARTICLE 13 DEFINITIONS REGARDING CHANGES TO DEVELOPMENT
REQUIREMENTS, INCENTIVES, AND THE REGULATING PLAN (ZONING MAP)
FOR THE DEERFIELD FORM BASED CODE TO THE UNIFIED DEVELOPMENT
CODE FOR THE CITY OF MILTON, GEORGIA.**

WHEREAS, the City of Milton has reviewed the Deerfield area of the City to develop a blueprint for future development in the area; and

WHEREAS, the “Destination Deerfield” project has endeavored to provide a plan to guide the City’s leaders to strategically develop this area of Milton to implement the City’s Vision to provide an exceptionally high quality of life, strong sense of place and community, and dedication to preserving our rural heritage; and

WHEREAS, the “Destination Deerfield” project has included significant public outreach, including multiple public meetings to gauge the citizen’s needs and wishes; and

WHEREAS, the amendments attached hereto as Exhibit “A” have been developed as a result of the “Destination Deerfield” project;

BE IT ORDAINED by the City Council of the City of Milton, GA while in a regularly called council meeting on May 19, 2025, at 6:00 p.m. as follows:

SECTION 1. That Articles 1, 7B, 8 and 13, and the Regulating Plan for the Deerfield Form Based Code of the Unified Development Code for the City of Milton, Georgia as they relate to development requirements, incentives, and other development related requirements, are hereby amended as reflected in Exhibit “A”, attached hereto and incorporated as if fully set forth herein;

SECTION 2. That all ordinances, parts of ordinances, and regulations in conflict herewith are repealed; and

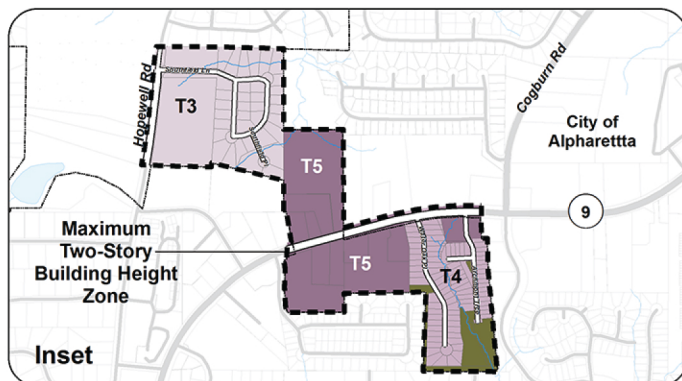
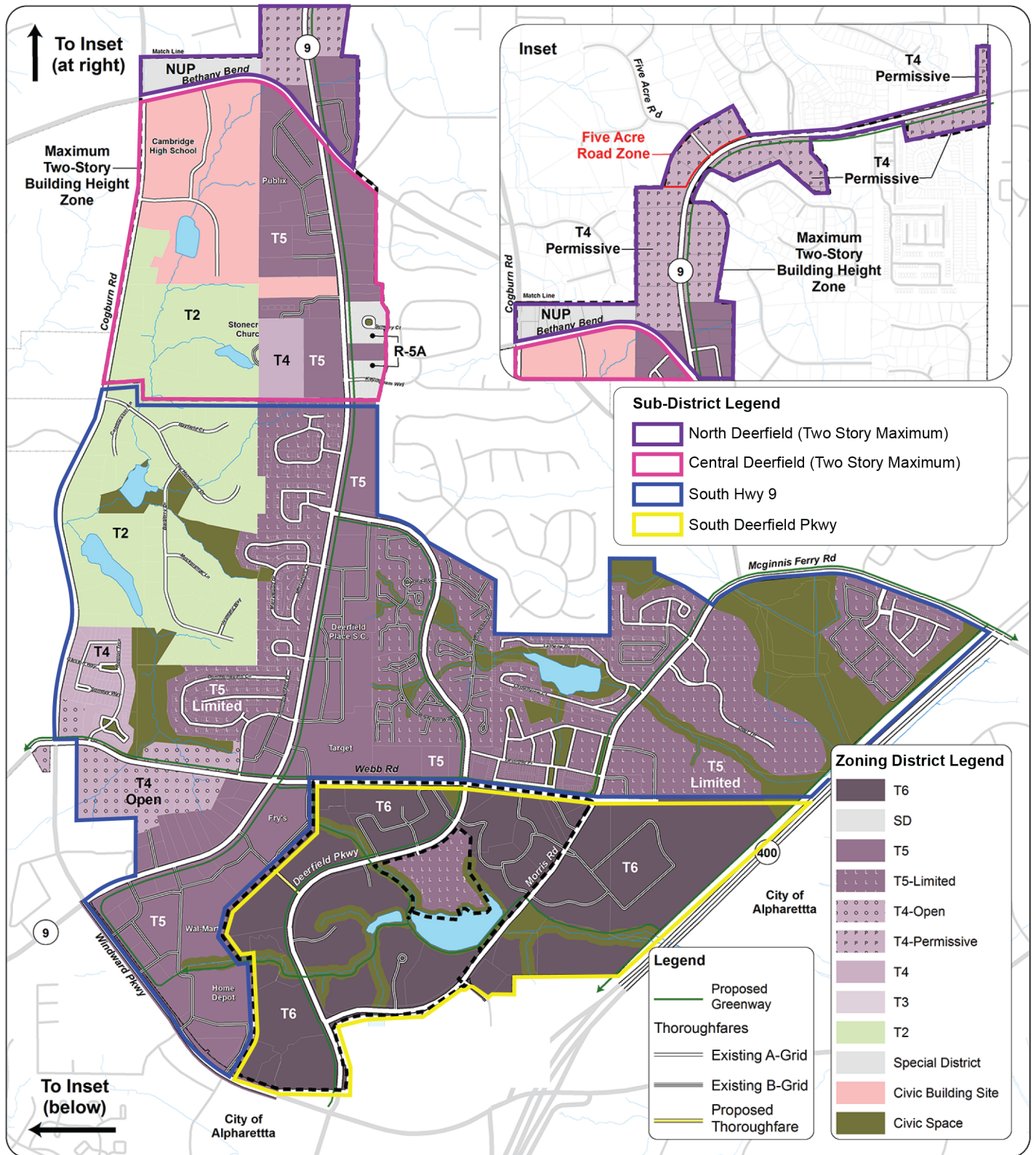
SECTION 3. That this Ordinance shall become effective upon its adoption.

ORDAINED this the 19th day of 2025.

Peyton Jamison, Mayor

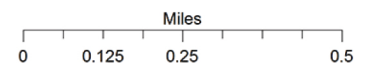
Attest:

Tammy Lowit, City Clerk



Regulating Plan

DRAFT DEERFIELD/HIGHWAY 9 FORM - BASED CODE
May 19, 2025



Article 7B. Deerfield Form-Based Code

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7B.1. General

7B.1.1. Intent

The intent and purpose of this Article 7B is to enable and support the implementation of the following policies:

- A. That the Deerfield/Highway 9 area is the focal point for high-quality, mixed-use development in the City of Milton as established in the Highway 9/Georgia 400 Master Plan Livable Centers Initiative, the Highway 9 North Vision Plan, and the Comprehensive Plan.
- B. That within the Deerfield/Highway 9 area, ordinary activities of daily life should be able to occur within walking or bicycling distance of most dwellings.
- C. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length and number of automobile trips.
- D. That development patterns should support future premium transit facilities along Georgia 400.
- E. That a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.
- F. That development should be concentrated in areas served by existing infrastructure and discouraged in areas lacking it.
- G. That the quality-of-life in existing neighborhoods should be preserved and protected.
- H. That development patterns should enable children to safely walk or bicycle to school.
- I. That a range of usable open spaces including parks, squares, playgrounds, and

preserved environmentally sensitive areas should be distributed throughout the Deerfield/Highway 9 area.

- J. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
- K. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- L. That community design should reinforce safe environments, but not at the expense of accessibility.
- M. That civic buildings and public gathering places should be provided as locations that reinforce community identity and support self-governance.
- N. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the Deerfield/Highway 9 area.
- O. That the harmonious and orderly development and redevelopment of the Deerfield/Highway 9 area should be secured through form-based codes rather than traditional zoning.

7B.1.2. Code Applicability

- A. Terms used throughout this Article 7B are defined in Sec. 13.1, which contains regulatory language that is integral to this Article 7B.
- B. The metrics of Sec. 7B.5 Standards and Tables are an integral part of this Article 7B. However, the diagrams and illustrations that accompany them should be considered advisory, except those in Table

13 Definitions Illustrated (see Sec. 7B.5.20), which are legally binding.

- C. Where in conflict, numerical metrics take precedence over graphic metrics.
- D. When a provision of this Article 7B conflicts with another provision of this UDC, the provision of this Article 7B applies unless otherwise indicated.

7B.1.3. Transect Zones and Special Districts

- A. The regulations in this Article 7B apply to all property located within the boundaries shown in the Deerfield/Highway 9 Regulating Plan (“this district”), which is hereby readopted concurrently with this UDC, which must be kept on file with the Director, and which is hereby incorporated by reference. The Deerfield/Highway 9 Regulating Plan must also be shown on the Official Zoning Map.
- B. To reflect a variety of development patterns, this Article 7B includes Transect Zones, Civic Zones, and Special Districts, the locations for which are shown on the Deerfield/Highway 9 Regulating Plan or an approved infill regulating plan.
- C. The standards for Transect Zones and Civic Zones are in Sec. 7B.3, 7B.4, and Sec. 7B.5.
- D. The standards for Transect Zone T4 also apply to zone T4-Open and T4-Permissive except as specifically indicated.
- E. The standards for Transect Zone T5 also apply to zone T5-Limited except as specifically indicated.
- F. Areas that, by their intrinsic character, cannot conform to the requirements of any Transect Zone are designated as Special Districts.

Sec. 7B.1.3. Transect Zones and Special Districts

- G. The standards for Special Districts must be approved by the City Council as part of a regulating plan or infill regulating plan. Said standards must include one or both of the following:
 1. Standards specifically prepared for the particular Special District.
 2. Standards of any other zoning districts, provided that the applicable standards of Sec. 7B.3 public standards will still apply. The other zoning district that applies to each Special District must be shown on the regulating plan or infill regulating plan.

7B.1.4. Design Review

A. Design Review Board

Design Review Board review is required as established Sec. 12.12.3.D.

B. Code Compliance Certificate

Before appearing before the Design Review Board, applicants must submit the following to the Director:

1. A site plan, drawn to scale, containing the following minimum information, if applicable:
 - a. Site boundary.
 - b. Site data, including acreage, building units, residential floor area and units, non-residential floor area, required and proposed parking and loading facilities, and lot coverage.
 - c. Proposed thoroughfares.
 - d. Proposed sidewalks .
 - e. Proposed landscape and hardscaped areas.

- f. Existing features to remain, including buildings with square footages and heights (stories), parking and driveways, fences, retaining walls, towers, and any other structures.
 - g. Proposed new features, including buildings with square footages and heights (stories), parking and driveways, fences, retaining walls, towers, and any other structures.
 - h. Proposed size of new lots.
 - i. Required setbacks.
 - j. Natural features, including streams, waters of the state, lakes, wetlands, flood zones, and associated buffers.
 - k. Required landscape strips, undisturbed buffers, and other natural areas as required or proposed.
 - l. Proposed stormwater. Management facilities.
2. Elevations of all buildings.
 3. Other material deemed necessary by the Director to review for conformance with the requirements of this Article 7B.

Upon receiving the information required in sub-paragraphs 1 through 3 above, the Director has 45 days to approve or deny the plans for conformance with the requirements of this Article 7B.

7B.1.5. Warrants and Variances

- A.** There are two types of deviation from the requirements of this Article 7B: warrants and variances. Whether a deviation requires a warrant or variance is

determined by the Director, except where specifically prescribed in this Article 7B.

- B.** A warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Article 7B but is justified by its intent. A warrant will be processed as an administrative variance under Sec. 12.4.2.A.4.
- C.** Warrants relating to a physical element or metric of this Article 7B must be based upon credible submitted evidence demonstrating that:
1. Approval, if granted, would not offend the spirit or intent of this Article 7B identified in Sec. 7B.1.1.
 2. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of this Article 7B would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant.
 3. Relief, if granted, would not cause a substantial detriment to the public good and surrounding properties.
 4. That the public safety, health, and welfare are secured, and that substantial justice is done.
- D.** Warrants relating to a use will be processed as an administrative permit in accordance with Sec. 12.5.1 and must be based upon the considerations for use permits established in Sec. 12.5.1.
- E.** A variance is any ruling on a deviation other than a warrant. A variance will be processed as a primary variance by the Board of

Zoning Appeals in accordance with Sec. 12.4.2.

- F. If a warrant or variance is requested in conjunction with an application for an infill regulating plan, the City Council will process the requested warrants and variances as a concurrent variance.
- G. No warrants or variances may be issued for the following standards and requirements:
 1. The density requirements.
 2. The permission to build accessory buildings.
 3. The function and use requirements of Sec. 8.2.3. (Use Table for Deerfield Form-Based Code) and code summary Table 11 (see Sec. 7B.5.15) except where a warrant is indicated therein.

7B.1.6. Density Calculations

A. Applicability

- ~~1.—The following applies to all areas within the Deerfield Form Based Code Regulating Plan, except the Five Acre Road Zone.~~
- ~~2.1. In the Five Acre Road Zone, density must not exceed 10,000 square feet of floor area per acre of gross site area, regardless of Transect Zone or Special District.~~
- B. Density is expressed in building units per acre as specified by Transect Zone in Table 11, section a (see Sec. 7B.5.15).
- C. The maximum density of a site is calculated by multiplying the Transect Zone's density identified in Table 11 section a by the gross site area. Where a site includes multiple Transect Zones, each must be calculated independently. The area of new thoroughfares and civic spaces on the site

Sec. 7B.1.6. Density Calculations

must be allocated to the closest Transect Zone(s) on the site. Where a thoroughfare or civic space adjoins multiple Transect Zones, their area must be proportionally allocated to the adjoining zones.

- D. Where a site is subdivided into lots, a lot's density may exceed the density of the Transect Zone within which it lies, provided that the maximum density of the Transect Zone for the site as whole as established in paragraph C above is not exceeded.
- E. Building units, or fractions thereof, must be exchanged for functions at the following rates as established in Table 9B (see Sec. 7B.5.13):
 1. Residential: 1 dwelling unit for each building unit.
 2. Lodging: 8 guest rooms for each building unit.
 - ~~2.3. Lodging: 4 guest rooms for each building unit located within a mixed use development in the T5 and T6 Transect Zones South Deerfield Parkway Sub District.~~
 - ~~3.4.~~ Office: 2,250 square feet of floor area for each building unit.
 - ~~4.5.~~ Retail: 2,250 square feet of floor area for each building unit.
 - ~~5.6.~~ Other: 2,250 square feet of floor area for each building unit.

Interior or covered off-street parking does not require the use of building units.

- F. Where the exchange of building units for functions results in a fraction, the fraction must be rounded down to the nearest whole number of dwelling units, guest rooms, or square feet of floor area as established in paragraph E above.

- G. Accessory dwelling units do not count toward density calculations.
- H. Civic buildings do not count towards density calculations.
- I. Senior housing in accordance with Sec. 8.3.1.J and approved by use permit does not count toward the density calculations of this Article 7B.
- J. The base density of a site may be increased by the Transfer of Development Rights (TDR) up to the amount specified for each zone by Table 11 section a (see Sec. 7B.5.15), subject to the provisions of Sec. 7B.1.7, except that use of TDR is not permitted in the Maximum Two Story Height Zone under either of the following conditions:
 - 1. The parcel is located north of the centerline of Bethany Bend as depicted on the regulating plan; or
 - 2. The parcel is adjacent to property that is located in the T-2 Transect Zone, located in the AG-1 district, or zoned for or developed with a single family dwelling unit, as prohibited in Sec. 7B.1.7.F.

7B.1.7. Transfer of Development Rights

A. Purpose

The TDR mechanism is intended to encourage the voluntary redirection of future growth from areas where Milton wants reduced development into areas designated for development. Landowners can voluntarily choose to have their properties considered as either open space TDR sending sites or park/greenway TDR sending sites. Open space TDR sending sites remain under private ownership

subject to a conservation easement permanently limiting future development. Park/greenway TDR sending sites are transferred from private ownership to the City or otherwise secured for public access in a manner acceptable to the City. In return for voluntarily participating in the TDR program, private property owners receive Transferable Development Rights (TDRs) which can be transferred for use at designated TDR Receiving Sites.

B. TDR Sending Site Criteria

1. Open space TDR sending sites must be parcels at least 2 acres in size and zoned T2 within this district, or at least 2 acres in size and located outside this district but within the subarea of parcels fronting Bethany Bend from Hopewell Road east to the Forsyth County Line, and parcels fronting Cogburn Road from Devonshire Farms Way south to Bethany Bend. Except for the parcels described in the preceding sentence, all other open space TDR sending sites must be at least 5 acres in size and zoned AG-1 outside this district. All open space TDR sending sites must contain natural or agricultural features whose retention would implement the City's goals for maintaining significant environmental areas, rural character, and open space. Parcels will not qualify if the restrictions that would be imposed by a conservation easement have already been established by a preexisting easement or similar instrument.
2. Park/greenway TDR sending sites must be at least one acre in size, unoccupied by any residences or other improvements that would render the

site unusable for public access and must be designated as suitable for park, greenway, civic space, trail or other public recreational uses in a plan or code adopted by the City.

C. TDR Sending Site Approval Process

1. Open space TDR sending sites: Property owners may offer their land as open space TDR sending sites using application forms provided by the Director. If the Director finds that the proposed property meets the criteria, they must approve the application and oversee the execution and recordation of a permanent conservation easement, approved by the Director, that limits future development of the sending site to a density of no more than one dwelling per parcel or one dwelling per full 25 acres, whichever density is greater. The easement must specify that all other uses, building requirements, and activities are controlled by the standards of the T2 zone for parcels within this district and the standards of the AG-1 district for parcels outside this district.
2. Park/greenway TDR sending sites: Property owners may offer their land as park/greenway TDR sending sites using application forms provided by the Director. If the property owner proposes to transfer title to the City, the change of ownership must pertain to the entire parcel. If the Director finds that the proposed property meets the criteria for a park/greenway TDR sending site, they will approve the application and oversee the transfer of title to the City or an agency/organization authorized by the City Council for approval. A permanent

Sec. 7B.1.7. Transfer of Development Rights
public access easement approved by the Director may be used instead of title transfer if the proposed easement would implement all preservation and public recreational goals for the site in question, subject to the approval of the City Council. This easement may apply to all or a portion of a single parcel if the portion subject to the easement is at least one acre in size. If a park/greenway TDR sending site is secured by easement rather than City ownership, the easement must permanently prohibit all residential development, must preclude any improvements that would impede site use for public purposes, and must specify that all other uses and activities are controlled by the standards of the T2 zone for parcels within this district or the standards of the AG-1 district for parcels outside this district.

D. TDR Allocation

1. Open space TDR sending sites: Upon recordation of an approved conservation easement, the Director must deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of open space TDR sending sites using the following formula:
 - a. One TDR per one full acre of unconstrained land.
 - b. Plus one TDR per 4 full acres of constrained land.
 - c. Plus one TDR per each full 5 acres of land subtotaled under sentences a and b above in excess of 5 acres.
2. Park/greenway TDR sending sites: Upon title transfer or recordation of an approved public access easement, the

Director must deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of park/greenway TDR sending sites using the following two-step process.

Step One: calculate the total number of TDRs produced by sentences a through c below:

- a. One TDR per one full acre of unconstrained land.
- b. Plus one TDR per 4 full acres of constrained land.
- c. Plus one TDR per each full 5 acres of land subtotaled under sentences a and c above in excess of 5 acres.

Step Two:

Multiply the total from Step One by a factor of 1.25.

3. Civic space TDR sending sites: Upon title transfer or recordation of an approved public access easement, the Director must deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of park/greenway TDR sending sites designated as suitable for civic spaces in an adopted plan or code using the following two-step process.

Step One:

Calculate the total number of TDRs produced by sentences a through c below:

- a. One TDR per one full acre of unconstrained land.
- b. Plus one TDR per 4 full acres of constrained land.

- c. Plus one TDR per each full 5 acres of land subtotaled under sentences a and c above in excess of 5 acres.

Step Two:

Multiply the total from Step One by a factor of 1.5.

E. TDR Transfers

The Director must establish and administer a process for documenting and monitoring the issuance, transfer, and permanent extinguishment of TDRs when they are used to increase density in a TDR receiving site development. TDR sending site property owners who are issued TDRs may retain them, transfer them directly to TDR receiving site developers or transfer them to intermediaries who may also retain them or transfer them to TDR receiving site developers. The City may, but is not obligated to buy, hold, and resell TDRs. The City may also sever TDRs from land that it buys after the effective date of this ordinance for parks and greenways and sell these TDRs for use in TDR receiving site developments. The price paid for TDRs is determined by negotiation between TDR buyers and sellers.

F. TDR Receiving Sites

TDRs may be transferred to the TDR receiving sites designated by this Article 7B and any additional TDR receiving sites designated by the City. Parcels located within the Maximum Two Story Height Zone must not serve as TDR receiving sites under either of the following conditions:

1. The parcel is located north of the centerline of Bethany Bend as depicted on the regulating plan; or

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2. The parcel is adjacent to property that is located in the T-2 zone, located in the AG-1 district, or zoned for or developed with a single-family dwelling unit. TDR receiving site owners can build at or below the base densities established by code without any use of TDRs. However, owners who choose to do so may exceed the base densities and achieve the established maximum densities at the transfer ratio set forth in paragraph G immediately below.

G. TDR Transfer Ratio

Pursuant to this co Article 7B, developers of projects on TDR receiving sites may use the TDRs to exceed base densities and achieve the maximum code-allowed density at the transfer ratio of four building units per full TDR. Building units must be exchanged for functions as set forth in Sec. 7B.1.6.E.

H. Unified Sending/Receiving Site

A TDR sending site and a TDR receiving site may occur on a single parcel if the respective portions of the parcel meet all criteria. TDRs from the sending site portion of the parcel must be allocated using the formula provided in Sec. 7B.1.7.D, except TDRs must not be granted open space and greenway dedications that are required as a condition of site development. TDRs from the TDR sending site portion of the parcel may be transferred to the TDR receiving site portion of the parcel, transferred to a separate TDR receiving site or to any combination of on-site and off-site TDR receiving sites.

I. Compliance Requirements

1. When the use of TDR results in divisions of land, TDR compliance must occur before final subdivision map approval.

2. When the use of TDR results in additional density without a division of land, TDR compliance must occur before building permit issuance.

3. In no event may any component of this TDR program have application to any TDR sending site or TDR receiving site not in the City.

7B.1.8. Development Incentives**A. Purpose**

The use of development incentives is intended to encourage the voluntary inclusion of public amenities on private properties. Landowners can voluntarily choose to build publicly accessible amenities on their private property. These amenities can include open space, structured parking, and trails. In return for voluntarily participating in this program, private property owners receive the option for additional residential density ratio in either the T5 Transect or T6 Transect Zones within Central Deerfield, South Hwy 9 or South Deerfield Parkway Sub Districts.

B. Development Incentive Allocation

1. Development sites in the T5 Transect Zone in either the Central Deerfield, South Hwy 9 or South Deerfield Parkway Sub Districts, may receive the option for additional residential density ratios or density using the following formulas:
 - a. Inclusion of 20% Civic Space (rather than the required 10% Civic Space) allows an additional 10% Residential Ratio.
 - b. Inclusion of Parking Structure for 50% of required parking when the

- development allows an additional 3 units/acre.
- c. Inclusion of Public Access Trails and Trailhead allows an additional 10% Residential Ratio.
- i. For compliance, a trailhead and trails must include:
- a) Appropriately marked trailhead and trails, which trails must connect to public streets.
- b) Two unisex bathrooms open to the public during normal park or business hours (whichever hours are longer).
- c) Provide three public parking spaces nearby the trailhead.
2. Development sites in the T6 Transect Zone in the South Deerfield Parkway Sub District may receive the option for additional residential density ratio or density using the following formulas:
- a. Inclusion of 20% Civic Space (rather than the required 10% Open Space) allows an additional 5% Residential Ratio.
- b. Inclusion of Parking Structure for 50% of required parking within the development allows an additional 3 units/acre.
- c. Inclusion of Public Access Trails and Trailhead ~~plus~~ allows an additional 5% Residential Ratio.
- i. For compliance, a trailhead and trails must include:

- a) Appropriately marked trailhead and trails, which trails must connect to public streets.
- b) Two unisex bathrooms open to the public during normal park or business hours (whichever hours are longer).
- c) Provide three public parking spaces nearby the trailhead.
- d. Inclusion of a Civic Building or Civic Site allows an additional 5% Residential Ratio.
- i. For compliance, a civic building or civic site must:
- a) Be listed within an approved City plan.
- b) Provide the City’s required minimum square footage for civic building or required civic site area.
- c) Provide parking which may be shared.
- d) Include building design and materials approved by the Design Review Board.
- e) Shall be approved by the City Council.

C. Compliance Requirements

1. In no event can the development incentives allowed in this Sec. 7B.1.8 exceed the total allowable TDR density maximums as indicated in Table 11.

2. In no event can the development incentives allowed in this Sec. 7B.1.8 exceed a ratio of 65 percent Residential Ratio within the T6 Transect Zone in the South Deerfield Parkway Sub District.
3. In no event can the development incentives allowed in this Sec. 7B.1.8 exceed a ratio of 70 percent Residential Ratio within the T5 Transect Zone in either the Central Deerfield, South Hwy 9 or South Deerfield Parkway Sub Districts.
4. Any component of the development Incentive allowed within Sec. 7B.1.8 only applies to the Deerfield Form Based Code and not any other area of the City.

7B.2. Regulating Plans

7B.2.1. Applicability

A. The locations of the following are as shown on the Deerfield/Highway 9 Regulating Plan:

1. Transect Zones.
2. Existing civic building sites and civic spaces.
3. Thoroughfare network, existing and planned.
4. A differentiation of existing thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid will be held to the highest standard of this Article 7B in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for warrants allowing automobile-oriented standards.
5. Special districts.
6. A zone where the maximum height of buildings is the lesser of two stories or 30 feet, regardless of Transect Zone or Special District, as indicated by the Maximum Two-Story Building Height Zone.

~~7. A zone where the maximum height of buildings is 12 stories regardless of Transect Zone or Special District, as indicated by the Maximum Twelve-Story Building Height Zone.~~

7. A zone within the Maximum Two-Story Building Height Zone where the base building density, parking access, and permitted uses are further restricted regardless of Transect Zone or Special

District, as indicated in the Five Acre Road Zone.

8. A Sub District that defines geographic areas within the regulating plan.

- B. The Deerfield/Highway 9 Regulating Plan is an exclusive and mandatory regulation that supersedes and replaces the previous zoning classifications. Property owners within the plan area must submit building scale plans under Sec. 7B.4 in accordance with the standards of this Article 7B when necessary to demonstrate conformance.
- C. The owner of a single parcel or multiple abutting parcels in this district may apply for a warrant to adjust the locations of thoroughfares from those shown in the Deerfield/Highway 9 Regulating Plan by up to a total of 300 horizontal feet, provided that the interconnected network shown in the Deerfield/Highway 9 Regulating Plan is maintained.
- D. The owner of a single parcel or multiple abutting parcels in this district may initiate the preparation of an infill regulating plan in accordance with Sec. 7B.2.2 of this Article 7B.

7B.2.2. Infill Regulating Plan Requirements

- A. Approval of infill regulating plans must follow the procedures for rezoning as set forth in Sec. 12.3 (Amendments).
- B. Infill regulating plans include one or more maps showing the following, in compliance with the standards described in Sec. 7B.2.2 of this Article 7B:
1. Transect Zones.

2. Density by Transect Zone.
 3. Civic building sites and civic spaces.
 4. Thoroughfare network.
 5. A differentiation of the thoroughfares as A-grid and B-grid. Buildings along the A-grid will be held to the highest standard of this Article 7B in support of pedestrian activity. Buildings along the B-grid may be more readily considered for warrants allowing automobile-oriented standards. Newly-created B-grid thoroughfares are only allowed in Zone T5, Zone T6, and Civic Zones. The frontages assigned to the B-grid must not exceed 70% of the total length of frontages within the combined area of the infill regulating plan's T5, T6, and Civic Zones.
 6. Special requirements, if any.
 7. Designation of a mandatory setback for buildings from any lot line, if any.
 8. Mandatory private frontages, if any.
 9. Landscape buffers required by Sec. 7B.2.3 of this Article 7B, if any.
- C.** The following elements must not deviate from those established in the Deerfield/Highway 9 Regulating Plan:
1. Mandatory public frontages along existing thoroughfares.
 2. Greenways, although their exact locations may vary provided the connections to adjacent sites shown in the Deerfield/Highway 9 Regulating Plan are maintained.
- D.** Each infill regulating plan for a site greater than 4 acres in area must dedicate at least 5% of its total area to civic space.
- Sec. 7B.2.2. Infill Regulating Plan Requirements
- E.** Each infill regulating plan for a site greater than 8 acres in area must dedicate at least 10% of its total area to civic space.
- F.** Civic space must be designed as described in Table 5 (see Sec. 7B.5.8) and as allowed in the Transect Zones in accordance with Table 11 section d (see Sec. 7B.5.15). Greenways must not be counted towards this requirement, except where they pass through a civic space meeting the requirements of Table 5 (see Sec. 7B.5.8).
- G.** The thoroughfare network for the infill regulating plan must be designed to define blocks as follows:
1. When both blocks and the thoroughfares that circumscribe them are completely within the infill regulating plan, blocks must not exceed the perimeter size prescribed in Table 11 section b (see Sec. 7B.5.15).
 2. In all other situations not identified in sub-paragraph 1 above, block perimeter must not exceed an amount equal to one-half the perimeter size prescribed in Table 11 section b (see Sec. 7B.5.15).
 3. The perimeter for all blocks is measured as the sum of lot frontage lines of the block.
- H.** All thoroughfares must terminate at other thoroughfares, forming an interconnected network. Internal thoroughfares must connect wherever possible to those on adjacent sites. Where adjacent sites are non-conforming with regard to the thoroughfare network requirements of this Article 7B, stub-out streets must be provided to provide future connectivity when the adjacent sites are developed or redeveloped. Cul-de-sacs and other dead-

end streets are allowed only by warrant to accommodate specific site conditions. Stub-out streets 150 feet in length or less must terminate at a curb designed to be removed when the adjacent site is developed, and the street is extended.

7B.2.3. Landscape Buffers

- A. Adjacent to a Special District, a T2 Zone, or a single-family residential use not located within this district, the following apply:
1. For sites 4 acres or less in area, a 50-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to a Special District, T2 zone, or single-family residential use not located within this district.
 2. For sites greater than 4 acres in area, a 75-foot wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to a Special District, T2 zone, or single-family residential use not located within this district.
 3. To make buffers seem natural, an equal mix of four species must be used, except when alternative screening is used.
 4. When alternative screening design is used, the buffer must provide as much or more year-round visual screening as the otherwise required buffer would. The alternative screening must also be planted as required by the City Arborist.
 5. Trails in buffers must be soft trails as defined in the Deerfield Urban Design Manual or a boardwalk where appropriate. No other hard paved surfaces allowed. Location to be approved by the city staff.
 6. The required buffer adjacent to T2 or AG1 zoned property, or adjacent to property not located in the district shall be reduced by an amount equal to the

required buffer on the adjacent property.

4.7. Buffers are not required when development is adjacent to T2 properties developed with non-residential uses.

- B.** Modifications to the minimum undisturbed buffer requirements of Sec. 7B.2.3.A.1 and Sec. 7B.2.3.A.2 above may only be granted by variance.

7B.3. Public Standards

7B.3.1. Applicability

- A.** All sites, including those in Special Districts, must incorporate thoroughfares and civic spaces as established in the Deerfield/Highway 9 Regulating Plan or an approved infill regulating plan.
- B.** Where no approved infill regulating plan exists:
1. Thoroughfares not shown in the Deerfield/Highway 9 Regulating Plan are permitted, provided that all thoroughfares must terminate at other thoroughfares, forming an interconnected network. Internal thoroughfares must connect wherever possible to those on adjacent sites. Where adjacent sites are non-conforming with regard to the thoroughfare network requirements of this Article 7B, stub-out streets with a maximum length of 150 feet must be provided to provide future connectivity when the adjacent sites are developed or redeveloped. Cul-de-sacs and other dead-end streets are allowed only by warrant to accommodate specific site conditions. Stub-out streets 150 feet in length or less must terminate at a curb designed to be removed when the adjacent site is developed, and the street is extended.
 2. Civic spaces not shown in the Deerfield/Highway 9 Regulating Plan are permitted.
 3. Sites of more than 4 acres must be designed to define blocks as follow:

- a. When both blocks and the thoroughfares that circumscribe them are completely within the site, blocks must not exceed the perimeter size prescribed in Table 11, section b (see Sec. 7B.5.15). Blocks with a perimeter size exceeding 1,000 feet must provide at least one 8-foot-wide cross block passage.
- b. In all other situations not identified in Sec. 7B.3.1.B.3.a above, block perimeter must not exceed an amount equal to one-half the perimeter size prescribed in Table 11 section b (see Sec. 7B.5.15).
- c. The perimeter for all blocks is measured as the sum of lot frontage lines of the block.

7B.3.2. General Requirements

- A. Thoroughfares are intended for use by vehicular, bicycle, and pedestrian traffic and to provide access to lots and civic spaces. Thoroughfares generally consist of vehicular lanes and public frontages. Bicycle facilities, where provided along a thoroughfare, are also considered part of said thoroughfare.
- B. Thoroughfares and civic spaces must be designed according to their Transect Zones. The public frontages of thoroughfares that pass from one Transect Zone to another must be adjusted so that the newer thoroughfare tapers to meet those of the existing thoroughfare.
- C. Each lot must enfront a vehicular thoroughfare or a civic space. When a lot

enfronts a civic space, the following applies:

1. The requirements of Chapter 22 – Fire Protection and Prevention of the City Code must be met.
 2. No more than 20% of the total lots in the development may front on a civic space.
- D. Standards for new thoroughfares areas follow:
1. In zones T2, T3, T4, T5, T6, new thoroughfares must conform to Table 4 (see Sec. 7B.5.7).
 2. In Special Districts, new thoroughfares must conform to Table 4 (see Sec. 7B.5.7) or the usual requirements of the City of Milton for areas not regulated by a Form-Based Code.
 3. In all T-zones and Special Districts, the design of new thoroughfares is subject to approval of the Public Works Director, who may require alternative standards if the public health, safety, and welfare demand.
- E. Thoroughfares along a designated B-grid may be exempted by warrant from one or more of the specified public frontage or private frontage requirements. See Table 8 in Sec. 7B.5.11.
- F. Rear alleys and rear lanes must be provided where required by Table 11, section c (see Sec. 7B.5.15).
- G. Rear alleys must be paved for their width.
- H. Rear lanes may be paved to driveway standards. Rear lanes must consist of gravel or landscaped edges, and may have no raised curb.

7B.3.3. Thoroughfares - Vehicular Lanes

- A.** New thoroughfares must include vehicular lanes for parked and moving vehicles, and may include bicycle lanes. The standards for vehicular lanes are shown in Table 4 (see Sec. 7B.5.7), subject to approval of the Public Works Director, who may require alternative standards if the public health, safety, and welfare demand.
- B.** Where on-street parking is permitted in Table 4 (see Sec. 7B.5.7), the pavement width may be reduced at intersections by the addition of sidewalk bulbouts within the parking lane, but the overall right-of-way and public frontage must remain unchanged.

7B.3.4. Thoroughfares - Bicycle Facilities

- A.** A bicycle network consisting of greenways (which may include multi-use trails) and bicycle lanes must be provided as specified in the Deerfield/Highway 9 Regulating Plan, ~~and the Milton Trail Plan~~ and the Deerfield Urban Design Manual. The bicycle network must connect to existing or proposed city and regional networks wherever possible. When the Deerfield/Highway 9 Regulating Plan, ~~and the Milton Trail Plan~~ and the Deerfield Urban Design Manual both identify a facility in the same location, the Public Works Director will determine which is required.
- B.** Greenway requirements may be satisfied by providing a minimum 30-foot-wide open space corridor in the approximate location shown on the Deerfield/Highway 9 Regulating Plan and granting the City an access easements for future multi-use trails.

7B.3.5. Thoroughfares - Public Frontages

A. General to zones T2, T3, T4, T5, T6

1. The public frontage contributes to the character of the Transect Zone and includes sidewalk, curb, planter, trees, and a landscape strip where required. If a greenway is located in what would otherwise be part of the public frontage then it is also considered part of the public frontage.
2. Public frontages must be designed as shown in Table 3A (see Sec. 7B.5.3), Table 3B (see Sec. 7B.5.4), and Table 3D (see Sec. 7B.5.6) and allocated within Transect Zones, where applicable, only as specified in Table 4 (see Sec. 7B.5.7) and Table 11, section c (see Sec. 7B.5.15).
3. Retrofit of existing thoroughfares
 - a. Retrofit of existing thoroughfares must be accomplished in the public frontage as specified in Table 3B (See Sec. 7B.5.4) by adding or widening sidewalks, adding trees, adding public lighting, adding a required landscape strip, and adding any required greenways, ~~unless otherwise not required along Five Acre Road or approved by warrant.~~ Retrofit may also include the addition of a slip road.
 - b. Retrofit of State Route 9, Windward Parkway, Deerfield Parkway, Morris Road, McGinnis Ferry Road, Old Morris Road, Webb Road, Bethany Bend, and Cogburn Road may also be accomplished in the public frontage by adding one slip road

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- along one or both sides of the thoroughfare. Where this occurs, public frontage improvements required along the existing thoroughfare must be provided, and additional public frontage improvements must be provided along one side of the new thoroughfare adjacent to the private lot as illustrated in Table 3C (see Sec. 7B.5.5).
- c. A warrant to these retrofit requirements may be granted where the public frontage includes existing sidewalks of sufficient width and condition to provide pedestrian safety.
 - d. Where retrofit occurs and there is insufficient right-of-way, the right-of-way must be expanded or a public access easement provided to the City, as mutually agreed upon by the applicant and the City. Where an easement is provided, the frontage line will not be congruent with the right-of-way.
 - e. Where compliance would otherwise require public frontage improvements to be made in the City of Alpharetta, these requirements do not apply. Furthermore, the Community Development Director, after consulting with the Public Works Director, may waive these requirements for any portion in the City of Milton when unified and safe pedestrian facilities are provided.
4. Public lighting must be provided as established in Sec. 7B.4.12.
 5. Street trees are required in the public frontage planter and required landscape zone, subject to the following:
 - a. Along Highway 9, street trees must be placed and sized in accordance with the standards established by GDOT.
 - b. Along other thoroughfares, street trees must be placed and sized in accordance with the standards established by the American Association of State Highway and Transportation Officials.
 - c. Street trees must conform to Sec. 11.1.3.E.2 (Road Frontages).
 6. The maintenance of lights and trees is the responsibility of the adjacent property owner or as otherwise provided.
 7. Sidewalks must continue across the entire length of all concrete aprons and must match the appearance of adjacent sidewalk material in color, texture, and design.
- B. Specific to Zones T2, T3**
- The public frontage must include trees of various species, naturalistically clustered.
- C. Specific to Zones T3, T4, T5, T6**
- The introduced landscape must consist of durable species tolerant of soil compaction.
- D. Specific to Zone T4**
- Street trees must be planted in a regularly spaced allee pattern of single or alternated species per street with shade canopies of a

height that, at maturity, clears at least one story.

E. Specific to Zones T5, T6

Street trees must be planted in a regularly spaced allee pattern of single species per street 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 shopfronts.

F. Specific to State Route 9, Deerfield Parkway, Morris Road, McGinnis Ferry Road, Old Morris Road, Webb Road, Bethany Bend, and Cogburn Road

1. The requirements of specific Transect Zones and Special Districts notwithstanding, the public frontage must be as set forth below and in Table 3B (see Sec. 7B.5.4), except as otherwise required by GDOT or the Public Works Director, who may require alternative standards if the public health, safety, and welfare demand.
2. The public frontage must include a landscape strip at least 20 feet wide between the sidewalk and the frontage line. Street trees are required in the landscape strip.

G. Specific to State Route 9

1. Public frontages in areas with a speed limit equal to or lower than 35 miles per hour must include a sidewalk at least 8 feet wide and a planter at least 10 feet wide. Street trees are required in the planter.
2. Public frontages in areas with a speed limit greater than 35 miles per hour must include a sidewalk at least 8 feet

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3. A combination of October Glory and Red Sunset Maples with flowering cherries and dogwood are required in the landscape strip.

H. Specific to Windward Parkway

1. The public frontage must include a sidewalk at least 8 feet wide and a planter adjacent to the curb at least 2 feet wide, a maximum of 12 feet wide, and an average width of 6 or more feet.
2. A combination of October Glory and Red Sunset Maples with flowering cherries and dogwoods are required in the planter and the landscape strip.

I. Specific to Deerfield Parkway

1. The public frontage must include a sidewalk at least 6 feet wide and a planter adjacent to the curb at least 2 feet, a maximum 12 feet wide, and an average width of 6 or more feet.
2. The sidewalk must meander among the trees.
3. Willow Oaks are required in the landscape strip.

J. Specific to Morris Road, McGinnis Ferry Road, Old Morris Road, Webb Road, Bethany Bend, and Cogburn Road

1. The public frontage must include a sidewalk with a minimum width of 6 feet and a planter adjacent to the curb having a minimum width of 2 feet, a maximum width of 12 feet, and an average width of 6 or more feet.
2. Morris Road and McGinnis Ferry Road: Legacy Sugar Maples must be planted.

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3. Webb Road: October Glory and Red Sunset Maples must be planted and must alternate in groups of three trees by species in the planter and the landscape strip.
4. Old Morris Road: October Glory Red Maples must be planted in the planter and the landscape strip.
5. Cogburn Road and Bethany Bend: No species requirements exist.

K. Specific to Five Acre Road

- ~~1. The requirements of Transect Zones and Special Districts notwithstanding, no sidewalk is required in the public frontage.~~
- ~~2. The public frontage must include a landscape strip with a minimum width of 20 feet that extends from the right-of-way line into the property. Street trees must be planted in the landscape strip and spaced a minimum of 30 and a maximum of 60 feet on center. The spacing may be adjusted by warrant to accommodate specific site conditions.~~
- ~~3. In addition to the street trees, the landscape strip must be planted in accordance with the landscape buffer requirements of Sec. 7B.2.3.A.3. Said plantings must include sufficient evergreen species to prevent properties fronting State Route 9 from being seen from Five Acre Road year-round. One subdivision sign for the Five Acre Road Neighborhood may be located in the landscape strip.~~

7B.3.6. Civic Zones

A. General

1. Civic Zones are designated on the Deerfield/Highway 9 Regulating Plan, on an infill regulating plan, or on a site subject to Sec. 7B.3.6.B.1 and Sec. 7B.3.6.B.2 as civic building sites or civic spaces.

B. Civic Spaces

1. Sites of more than 4 acres and not located within an infill regulating plan must dedicate at least 5% of their total area to civic space.
2. Sites of more than 8 acres and not located within an infill regulating plan must dedicate at least 10% of their total area to civic space.
3. Civic spaces must be designed as described in Table 5 (see Sec. 7B.5.8) and must be accessible to the public during normal City park hours or longer each day.
4. Each civic space must have at least 50% of its perimeter enfronting one or more thoroughfares, except as otherwise stated below:
 - a. A playground or pocket park must have at least 25% of its perimeter enfronting one or more thoroughfares.
 - b. A park must have at least 100 feet of its perimeter enfronting one thoroughfare.
5. Each civic space must be at least 60 feet in width and length, except for parks and linear parks.
6. The following areas must not be used to satisfy civic space requirements:
 - a. Greenways, except where they pass through a civic space meeting the

requirements of Table 5 (see Sec. 7B.5.8).

- b. Undisturbed natural vegetative buffers along streams as required by Sec. 11.5.

~~c. Retention and detention areas used for permanent or occasional water storage.~~

7. Areas used for permanent water storage may only be counted toward civic space if such areas meet the following conditions:

a. Rise and fall of water level shall not exceed 2' and must hold permanent water with a minimum of 4' of depth.

b. Slopes shall be no greater than 4:1.

c. Walkways at a minimum width of 6' must encircle the pond.

d. Areas must include the following:

i. Lighting

ii. Landscaping

iii. Seating

iv. Amenities such as dock or arbor.

e. Outlet control structures and head walls must be clad with stone or brick.

C. Civic spaces must provide pedestrian access to adjacent thoroughfares and sites as follows:

1. One or more access points must be provided every 200 feet of civic space perimeter along a thoroughfare, and provided that no single thoroughfare may have less than one access point.

Sec. 7B.3.7. Common Mail Facilities

2. One or more access points must be provided every 600 feet of civic space perimeter along an adjacent site. Relief from this requirement may be granted by warrant where the adjacent site cannot accommodate said access.

3. For the purposes of this standard, an access point may include a walkway, multi-use trail, or other paved or unpaved surface suitable for walking.

D. Trails

1. Trails must conform to design requirements established in the Deerfield Urban Design Manual.

2. Trails must connect with public streets on both ends of the trail.

3. Trails must conform to ADA requirements.

4. Trails must be identified with a trailhead.

3-5. Trails on private property must remain publicly accessible.

D-E. Any street furniture, benches, trash receptacles or pedestrian streetlights installed in a civic space must be of a type indicated below.

1. Benches: Victor Stanley Classic Series CR-138 in black with no center arm rest.
2. Trash receptacles: Victor Stanley D-35 in black.
3. Pedestrian streetlight: Philips Lumec Domus Series.

7B.3.7. Common Mail Facilities

- A.** Common mail facilities for delivery of US mail must be installed in every new development that includes a residential

use, subject to approval by the US Postal Service.

- B. Common mail facilities must be covered, must include a trash receptacle, and must have two dedicated parking spaces.

7B.3.8. Thoroughfares - Private Frontages

A. Specific to Zones T4 Permissive, T5, T6:

- 1. For all property and lots located adjacent to public rights-of-way, all residential uses must be set back a minimum of 40 feet from the edge of right-of-way which must include required landscape strip or easements for creation of a linear park.**
- 2. Building setbacks will be measured from the interior edge of the linear park or from a newly constructed street adjacent to the linear park.**

7B.4. Building Scale Plans

7B.4.1. Applicability

- A.** Lots and buildings are subject to these requirements of this Sec. 7B.4.
- B.** Building and site plans must show compliance with the following standards described in this Article 7B:
 - 1. For preliminary site and building approval:
 - a. Building placement.
 - b. Building form.
 - c. Building function.
 - d. Public frontages.
 - 2. For final approval, in addition to the above:
 - a. Landscaping.
 - b. Signage.
 - c. Special requirements, if any.
 - d. Architecture.
- C.** Special districts are governed by standards approved by the City Council at the time of their designation as Special Districts, which standards may be specifically prepared for the particular Special District or may be the same standards as described elsewhere in this Article 7B if specifically identified by the City Council as being applied to the Special District, except as otherwise specifically identified in Sec. 7B.3.
- D.** Civic building sites are not subject to the requirements of this Article 7B. The particulars of their design are determined by warrant. Buildings housing civic functions that do not meet the definition of

a civic building are subject to the requirements of this Article 7B.

7B.4.2. Nonconformities

- A.** Nonconformities must comply with Sec.2.2.2, except as indicated to the contrary below.
- B.** A property existing at the date of adoption of this Article 7B or any amendments thereto that does not conform to the provisions of this Article 7B or any subsequent amendment may continue in use as they are until a substantial modification is requested, at which time the provisions of this Article 7B will apply.
- C.** Lots existing at the time of adoption of this Article 7B are not considered non-conforming with regard to width.
- D.** The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Article 7B, as illustrated in Table 2 (see Sec. 7B.5.2).

7B.4.3. Special Requirements

- A.** To the extent that the Deerfield/Highway 9 Regulating Plan or an infill regulating plan designates any of the following special requirements, these standards apply to said requirements:
 - 1. A mandatory retail frontage designation requires that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront must be at least 70% glazed in clear glass and shaded by an awning overlapping the sidewalk as illustrated in Table 8 (see

Sec. 7B.5.11). The first story must be confined to retail or office use through the depth of the second layer.

2. A mandatory gallery frontage designation requires that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 8 in Sec. 7B.5.11). A gallery frontage may be combined with a retail frontage.
3. A coordinated frontage designation requires that the public frontage (Table 3A in Sec. 7B.5.3 and 3B in Sec. 7B.5.4) and private frontage (Table 8 in Sec. 7B.5.11) be coordinated as a single, coherent landscape and paving design.
4. A cross block passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.

7B.4.4. Building Placement

A. Specific to Zones T2, T3, T4, T5, T6

1. Newly platted lots must be dimensioned according to Table 11, section e (see Sec. 7B.5.15) except as otherwise approved by warrant.
2. Building placement types must be as shown in Table 7 (see Sec. 7B.5.10) and Table 11, section h (see sec. 7B.5.15) except as otherwise approved by warrant.
3. Buildings must be placed in relation to the boundaries of their lots according to Table 11 (see Sec. 7B.5.15) and Table 13 (see Sec. 7B.5.20) subject to the following:

- a. Front setbacks are measured from the frontage line.
 - b. Side and rear setbacks are measured from the lot line.
 - c. The requirements of Table 11 (see Sec. 7B.5.15) and Table 13 (see Sec. 7B.5.20) notwithstanding, all of a portion of any required landscape strip may be counted towards meeting a minimum front setback by warrant.
 - d. As otherwise approved by warrant.
4. The requirements of Table 11 (see Sec. 7B.5.15) and Table 13 (see sec. 7B.5.20) notwithstanding, along State Route 9 certain buildings may be placed subject to the following requirements:
 - a. Buildings between 10,000 and 50,000 square feet of floor area may be located a maximum distance of 100 feet from the right-of-way along State Route 9 with no intervening thoroughfare.
 - b. Buildings 50,000 square feet of floor area or greater may be located a maximum distance of 300 feet from the right-of-way along State Route 9 with no intervening thoroughfare.
 5. One principal building at the frontage, and one outbuilding to the rear of the principal building may be built on each lot as shown in Table 13 (see Sec. 7B.5.20) except as set forth in subparagraph 4 above or as otherwise approved by warrant.
 6. Lot coverage by building must not exceed that recorded in Table 11

section e (see Sec. 7B.5.15) except as otherwise approved by warrant.

7. Facades must be parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified as frontage buildout on Table 11 section f (see Sec. 7B.5.15). These requirements do not apply to buildings subject to sentence d above or as otherwise approved by warrant.
8. Rear setbacks for outbuildings must be at least 12 feet, measured from the centerline of a rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback are as shown in Table 11 (see Sec. 7B.5.15).
9. To accommodate slopes over 10%, relief from front setback requirements of Table 11 (see Sec. 7B.5.15) is available by warrant.
10. To accommodate the preservation of specimen trees as established in the tree preservation ordinance, relief from all setbacks, lot widths, and lot coverage is available by warrant.

B. Specific to Zones T5, T6

The principal entrance must be on a frontage line, except as set forth in Sec. 7B.4.4.A.4 for certain sized buildings along State Route 9.

7B.4.5. Building Form

A. General to Zones T2, T3, T4, T5, T6

1. Private frontages
 - a. The private frontage for buildings subject to Sec. 7B.4.4.A.4 must

Sec. 7B.4.5. Building Form

conform to Table 8 (see Sec. 7B.5.11) and Table 11 (see Sec. 7B.5.15), except that the edge of an open parking may be substituted for the thoroughfare.

- b. The private frontage of all other buildings must conform to Table 8 (see Sec. 7B.5.11) and Table 11 (see Sec. 7B.5.15).
2. Buildings on corner Lots have two private frontages as shown in Table 13 (see Sec. 7B.5.20). Prescriptions for the second and third layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.
3. Building heights and stepbacks must conform to Table 6 (see Sec. 7B.5.9) except that:
 - a. Within the Maximum Two-Story Building Height Zone the maximum height is the lesser of two stories or 30 feet, regardless of Transect Zone or Special District.
 - ~~b. Within the Maximum Twelve-Story Building Height Zone the maximum height is 12 stories, regardless of Transect Zone or Special District.~~
 - c. b. Within 85 feet of a T2 zone the maximum height is the lesser of two stories or 30 feet, regardless of Transect Zone or Special District.
4. Stories must not exceed 14 feet in height from finished floor to finished ceiling, except for a first story commercial or civic function, which must be a minimum of 11 feet with a maximum of 25 feet. A single story exceeding 14 feet, or 25 feet for the first story, counts as two stories. Mezzanines extending beyond 33% of

the floor area count as an additional story.

5. A first story residential function must not be raised more than 6 feet above the average sidewalk grade unless a greater height is approved by warrant.
6. In a parking structure each above-ground level counts as a single story regardless of its relationship to habitable stories.
7. Building height limits do not apply to attics, above-ground portions of basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics must not exceed 14 feet in height.
8. The habitable area of an accessory unit within a principal building or an outbuilding must not exceed 440 square feet of floor area, excluding the parking area.
9. The maximum number of attached townhouse units in a building is ~~eight~~six.

B. Specific to Zone T3

1. No portion of the private frontage may encroach the sidewalk.
2. Open porches may encroach the first layer for 50% of the layer's depth.
3. Balconies and bay windows may encroach the first layer for 25% of the layer's depth except that balconies on porch roofs are subject to the same standards as the porch.

C. Specific to ~~z~~Zone T4

Balconies, open porches, and bay windows may encroach the first layer for 50% of the layer's depth.

D. Specific to Zone T4 Permissive

A walkway at least 6 feet wide must connect all building entrances to the public sidewalk.

E. Specific to Zones T5, T6

1. Except where prohibited, awnings and galleries may encroach the sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer for 100% of the layer's depth.
3. Along A-grids, in the absence of a building facade along any part of a frontage line, a streetscreen must be built coplanar with the facade.
4. Streetscreens must be between 3.5 and 8 feet in height. The streetscreen may be replaced by a hedge or fence by warrant. Streetscreens may have openings no larger than necessary to allow automobile and pedestrian access.
5. A walkway at least 4 feet wide must connect all building entrances to the public sidewalk.
6. A first story residential or lodging function must be raised at least 2 feet from average sidewalk grade unless a lesser height is approved by warrant to allow wheelchair access.

7B.4.6. Building Function

A. General to ~~z~~Zones T2, T3, T4, T5, and T6

1. Structures and parcels in each Transect Zone must conform to the functions and uses shown on Table 9A (see Sec. 7B.5.12), Table 10 (see Sec. 7B.5.14) and Table 11 (see Sec. 7B.5.15). See Article 8 for use definitions.
2. A structure or parcel may contain more than one permitted or accessory use.
3. In addition to the accessory uses identified in Table 10 (see Sec. 7B.5.14), a structure or parcel may also be used for uses customarily incidental to any permitted use.
4. Home occupation must conform to the following:
 - a. Home occupations should be invisible from the frontage.
 - b. Home occupations must be either within the house or in an outbuilding.
5. Notwithstanding the provisions of this section to the contrary, the following uses are prohibited in the Five Acre Road Zone, regardless of Transect Zone or Special District:
 - a. All group living.
 - b. All vehicular uses.
 - c. Animal care (with inside or outside pens).
 - d. Hospital.
 - e. Motel, hotel.
 - f. School, private (K-12) and school, special.

B. Specific to Zones T2, T3

Sec. 7B.4.6. Building Function

Accessory functions of restricted lodging or restricted office are permitted within an accessory building. See Table 9A in Sec. 7B.5.12.

C. Specific to ~~z~~Zones T4, T5, but not T4-Open or T4-Permissive

Accessory functions of limited lodging or restricted office are permitted within an accessory building. See Table 9A in Sec. 7B.5.12.

D. Specific to ~~z~~Zone T4-Open and T4-Permissive

The function standards of T5 apply. See Table 9A in Sec. 7B.5.12.

E. Specific to Zone T5-Limited

1. Retail functions are only permitted in buildings with two or more stories and are limited to the first story. No individual retail establishment may exceed 15,000 square feet in floor area.
2. The functions standards of T5 apply to all non-retail functions.

F. Specific to ~~z~~Zones ~~T4-Open~~, T5, and T6 within Central Deerfield, South Hwy 9 and South Deerfield Parkway.

1. Multifamily is only permitted subject to use permit and as follows:
 - ~~a. In buildings where the entire first story is used for non-residential functions or residential lobbies, leasing offices, fitness centers, or multi-purpose rooms serving the residential function; or~~
 - a. On sites where must have more than 50% of the total floor area ~~is~~ dedicated to office, retail, or lodging functions.

- b. Required non-residential functions shall be identified and approved by the City Council as part of the multifamily use permit approval and shall be built concurrent with the multifamily uses.

G. Specific to the Five Acre Road Zone

1. Restaurants with outdoor dining or outdoor music must locate any seating and music adjacent to the landscape strip along State Route 9 to minimize impacts on adjacent houses.
2. When outdoor dining is provided, it must not exceed 10% of the total number of seats provided in the restaurant, including both dine-in table and bar seats.

7B.4.7. Screening and Fencing

A. Fences, walls, and hedges are subject to the following:

1. General to zones T2, T3, T4, T5, T6
 - a. Chain-link fencing is prohibited from view from a public thoroughfare and must be black or hunter green vinyl clad. See Sec. 7B.4.7.A.5 for additional restrictions in the Five Acre Road Zone.
 - b. Retaining wall must conform to Sec. 9.3.7 (Retaining Walls).
2. Specific to the first layer in all zones along State Route 9 and Windward Parkway.
 - a. A continuous fence is required in the first layer except at driveway and pedestrian walkway openings. Said fence must also include a

minimum 3-foot-wide landscaped zone on the exterior of the fencing, which may be included within any required landscape strip.

- b. Fences and posts must be between 42 and 55 inches in height, measured from finished grade.
- c. Allowed fencing material is limited to primarily pressure-treated dark stained wood and may include accents of natural or man-made stone, brick, aluminum, ornamental or decorative wrought iron or architectural concrete. Accents must not exceed 20% of the total surface area of the fence and any openings within it. Fencing must be in keeping with the equestrian and rural character of Milton. Unpainted or unstained pressure treated wood is prohibited.
3. Specific to zones T2, T3, T4 except the first layer along State Route 9 or Windward Parkway.
 - a. Where permitted within the first layer, fences, walls, and hedges must not exceed 42 inches in height. Retaining walls are excluded from this requirement.
 - b. Opaque fences are prohibited in the first layer.
 - c. In all other locations fences and walls must not exceed 6 feet in height and must be at maximum of 50% opaque above 42 inches in height. This requirement does not apply to fences and walls screening refuse areas or loading docks.

4. Specific to zones T5, T6 except the first layer along State Route 9 or Windward Parkway.
 - a. Within the first layer, fences, walls and hedges must not exceed 55 inches in height. Retaining walls are excluded from this requirement.
 - b. Opaque fences are prohibited in the first layer.
 - c. In all other locations fences and walls must not exceed 6 feet in height and may be 100% opaque.
5. Specific to the Five Acre Road Zone.
 - a. Chain-link fencing is prohibited.
 - b. Perimeter fencing must be in keeping with the equestrian character of Milton.
- B.** The following elements must be screened from view of any A-grid thoroughfare or civic space as set forth below. To comply with the maximum height requirements above, any screening that exceeds the maximum requirements for the first layer must not be located within it.
 1. Loading docks and service areas must be screened by either:
 - a. A minimum 6-foot-high opaque fence matching the material of the building; or
 - b. A 15-foot-wide landscape zone planted with a continuous hedge of evergreen shrubs. Shrubs must be moderately growing, at least 42 inches high at time of planting, and reaching at least 6 feet high within two years of planting.
 2. Open parking or gas fueling bays must be screened by a continuous screen of

Sec. 7B.4.8. Stormwater Management Facilities evergreen plantings. Said screen must be 3 feet in height at planting and 4 feet minimum height at maturity and 3 to 8 feet in width at maturity.

- C.** Refuse areas must conform to Sec. 2.3.5 (Refuse Collection Areas). The door enclosing the area must be made from wood or a material that has the appearance of wood.
- D.** Mechanical features such as HVAC condensers, electrical transformers, heat pumps, and similar features must not be placed in the first layer and must be screened from view of any A-grid thoroughfare, civic space, or any property used or developed for residential functions, by one of the following means:
 1. Placement behind the building; or
 2. 100% opaque fencing which must be constructed of the same type of exterior material used for the principal building; or
 3. By a berm or vegetative screening. The screening must consist of evergreen shrubs at least 42 inches high at time of planting and reaching at least 6 feet high within two years of planting.

7B.4.8. Stormwater Management Facilities

- A.** Stormwater management facilities must comply with Sec. [2.3.610.2.4.C. \(Detention/Retention Design\)](#).
- B.** Any fencing around stormwater facilities must meet the fencing requirements of Sec. 7B.4.7.A.3, or as approved by warrant.
- C.** Above-ground facilities are prohibited in the Five Acre Road Zone. All facilities must be completely underground.

7B.4.9. Off-Street Parking and Loading

- A.** Off-street parking for all Transect Zones is required at a ratio of 3.5 parking spaces per 1,000 square feet of building floor area, except as follows.
 - 1. Parking for ~~single-family dwellings~~ residential uses is required as specified in Table 9.1.2.B Vehicle Parking Requirements.
 - 2. Parking for lodging uses is required as specified in Table 9.1.2.B Vehicle Parking Requirements.
- B.** Off-street loading for all other uses must be provided in accordance with Sec. 9.1.7 (Off-Street Loading).
- C.** Subject to the approval of the Director by warrant, off-street parking as required by Sec. 7B.4.9.A may be reduced up to 10%. Shared parking among uses is permitted.
- D.** On-street parking along the parking lane corresponding to the lot frontage may be used to satisfy the parking requirements for residential functions.
- E.** All office, lodging, retail, civic, and education functions, and multifamily buildings must provide at least one bicycle rack to accommodate at least one bicycle space for every ten vehicular parking spaces. Said rack(s) must be within the public or private frontage.
- F.** Sites which exceed the minimum number of required off-street parking spaces by this UDC must construct said excess parking spaces of pervious paving. This requirement does not apply to excess spaces located within a parking structure. Where a site contains both parking structures and open parking area, spaces

located in the parking structure will be counted towards meeting the minimum number of required off-street parking spaces before those in open parking area.

7B.4.10. Parking Location Standards**A. General to Zones T2, T3, T4, T5, T6**

- 1. Parking must be accessed by rear alleys or rear lanes, when available or required.
- 2. Open parking areas on A-grid thoroughfares must be screened from the public frontage by a building or streetscreen, or in accordance with the requirements of Sec. 7B.4.7.B.
- 3. Open parking areas on B-grid thoroughfares may be unscreened from the public frontage except for corner lots at intersections with the A-grid.
- 4. Rear alleys, rear lanes, and driveways on adjacent sites must connect to provide inter-parcel access to minimize curb cuts and improve street traffic flow.
- 5. Rear alleys, rear lanes, and rear driveways must be shared between adjacent sites in the Five Acre Road Zone.
- 6. No rear alley, rear lane, or driveway may be accessed from or connected to Five Acre Road, except for driveways serving detached single-family uses.

B. Specific to Zones T2, T3

- 1. Open parking areas must be located at the second and third layers, except that driveways, drop-offs and unpaved parking areas may be located at the first layer.

2. Garages must be located at the third layer except that side- or rear-entry garages may be allowed in the first or second layer by warrant.

C. Specific to Zones T3, T4

Driveways at frontages may be no wider than 10 feet in the first layer.

D. Specific to Zone T4

All parking lots and garages must be located at the second or third layer.

E. Specific to Zones T5, T6

1. All open parking and parking structures must be located at the second or third layer.
2. Vehicular entrances to parking lots, drive-throughs, and parking structures may be no wider than 12 feet for one-way access and 24 feet for two-way access at the frontage, unless wider is approved by warrant to comply with the fire prevention and protection requirements of Chapter 22 of the code of the City of Milton.
3. Pedestrian exits from all parking lots and parking structures must be directly to a frontage line (i.e., not directly into a building) except underground levels which may exit directly into a building.
4. Parking structures on the A-grid must have liner buildings lining the first and second stories.

7B.4.11. Landscape Standards

A. General to Zones T2, T3, T4, T5, T6

Impermeable surface must be confined to the ratio of lot coverage specified in Table 11 section e (see Sec. 7B.5.15).

B. Specific to Zones T2, T3, T4

The first layer must be landscaped with live grass, trees, shrubs, hedges and other landscaping materials approved by the City Arborist and must not be paved, except for driveways as specified in Sec. 7B.4.10.B and Sec. 7B.4.10.C.

C. Specific to Zone T3

1. At least two trees approved by the City Arborist must be planted within the first layer for each 30 feet of frontage line or portion thereof.
2. Trees must be naturalistically clustered.

D. Specific to Zone T4

1. At least one tree approved by the City Arborist must be planted within the first layer for each 30 feet of frontage line or portion thereof.
2. Trees must be a single species to match the species of street trees on the public frontage.

E. Specific to Zone T5, T6

1. Trees are not required in the first layer.
2. The first layer may be paved to match the pavement of the public frontage.

F. Invasive Species

The following species must **not** be planted:

Prohibited Invasive Species
Ailanthus altissima (tree-of-heaven)
Albizia julibrissin (mimosa)
Alternanthera philoxeroides (alligator weed)
Eichhornia crassipes (water hyacinth)
Elaeagnus pungens (thorny olive)
Elaeagnus umbellata (autumn olive)

Prohibited Invasive Species
Hedera helix (English ivy)
Hydrilla 7-94erticillate (hydrilla)
Imperata cylindrical (congongrass)
Lespedeza bicolor (shrubby lespedeza)
Lespedeza cuneata (sericea Lespedeza)
Ligustrum japonicum (Japanese privet)
Ligustrum sinense (Chinese privet)
Lonicera japonica (Japanese honeysuckle)
Lonicera maackii (amur honeysuckle)
Lygodium japonicum (Japanese climbing fern)
Melia azedarach (chinaberry)
Microstegium vimineum (Nepalese browntop)
Miscanthus sinensis (Chinese silvergrass)
Murdannia keisak (marsh dayflower)
Nandina domestica (sacred bamboo)
Paulownia tomentosa (princess tree)
Phyllostachys aurea (golden bamboo)
Pueraria Montana var. lobata (kudzu)
Rosa multiflora (multiflora rose)
Sesbania herbacea (bigpod sesbania)
Sesbania punicea (red sesbania)
Spiraea japonica (Japanese spiraea)
Triadica sebifera (Chinese tallow tree)
Vinca major (big periwinkle)
Vinca minor (common periwinkle)
Wisteria sinensis (wisteria)

7B.4.12. Lighting Standards

- A. A lighting plan must be submitted for approval before issuing a land disturbance permit.
- B. All site lighting must be designed so that the illumination as measured in foot-candles at

any one point meets the following standards:

1. Minimum and maximum levels are measured at any one point.
 2. The average level is not to exceed the calculated value and is derived using only the area of the site included to receive illumination.
 3. Points of measure must not include the area of the building or areas which do not lend themselves to pedestrian traffic.
 4. If the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting.
- C. New lighting and renovations, upgrades, or additions to lighting on existing facilities must comply with the following illumination levels. The entire site must be brought into conformance with this subsection if a renovation, upgrade, or addition occurs that requires a land disturbance permit.
1. Areas for display of outdoor merchandise:
 - a. Minimum level: 1.0 foot-candles.
 - b. Average level: 5.0 foot-candles.
 - c. Maximum level: 10.0 foot-candles.
 2. Open parking serving commercial functions:
 - a. Minimum level: 0.6 foot-candles.
 - b. Average level: 2.4 foot-candles.

- c. Maximum level: 10.0 foot-candles.
- 3. Open parking serving residential functions:
 - a. Minimum level: 0.2 foot-candles.
 - b. Average level: 1.5 foot-candles.
 - c. Maximum level: 10.0 foot-candles.
- 4. Walkways and thoroughfares:
 - a. Minimum level: 0.2 foot-candles.
 - b. Average level: 2.0 foot-candles.
 - c. Maximum level: 10.0 foot-candles.
- 5. Landscapes and decorative:
 - a. Minimum level: 0.0 foot-candles.
 - b. Average level: 0.5 foot-candles.
 - c. Maximum level: 5.0 foot-candles.
- D.** Building exterior light fixtures must meet the following standards:
 - 1. Lighting fixture must be a cutoff luminary whose source is completely concealed with an opaque housing.
 - 2. Fixtures must be recessed in the opaque housing.
 - 3. Drop dish refractors are prohibited.
 - 4. The wattage must not exceed 420 watts/480 volts per light fixture or equivalent. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street.
 - 5. Wall pack lighting must be cut-off down directional a maximum of 250 watts or equivalent.
 - 6. Canopy lighting must be recessed and directed downward using luminaries, and must have a maximum lamp wattage of 400 watts or equivalent.
- E.** Sodium vapor, exterior neon, and colored lights are prohibited.
- F.** Shoe box, and cobra head lighting fixtures, as typically used in parking area lighting, and exposed neon lighting as typically used on building facades and architectural features are prohibited.
- G.** Only fluorescent, metal halide, mercury vapor, shrouded spots, LED, natural gas, and walkway lights are allowed.
- H.** Mounting fixtures must be modified so the cone of the light is not directed at any property line. Pole mounting must be between 12 feet and 28 feet high. Any fixture and pole located within 20 feet of a Special District, a T2 zone, T3 zone, T4 zone, T5-R zone, or a single-family residential use not located within this district must be a type four (Enclosures intended for outdoor use primarily to provide a degree of protection against windblown dust and rain, splashing water, and hose directed water; undamaged by the formation of ice on the enclosure) and forward throw distribution.
- I.** As an exception to the prohibition in paragraph G above, each commercial establishment is entitled to a single exposed neon or LED sign, which may only be illuminated when the establishment is open for public business. Such sign must have a maximum sign face of 2 square feet and must be positioned on the interior as a window sign no more than 5 feet from the main entrance of the establishment. The sign must not blink, flash, or fluctuate and must not be animated in any way.
- J.** Thoroughfare, open parking, and walkway lighting and poles must be the Philips Lumec Domus series in black or similar.

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Sec. 7B.4.13. Outdoor Storage and Display Standards

Lights must include decorative skirts or aprons.

7B.4.13. Outdoor Storage and Display Standards

- A.** The storage of goods or sale of goods in parking lots and other areas outside of the interior or permanently sheltered portions of a building is prohibited, except as expressly permitted in Article 8.
- B.** The sale of goods displayed under sheltered portions of a building must be brought inside the building before the closing of the business.

7B.4.14. Drive-Through Standards

- A.** Drive-through service canopies must be pitched at an angle and use materials matching the roof of the Principal Building.
- B.** Drive-through facilities and all associated vehicular queuing must be behind the principal building, if feasible, but may to its side if not feasible.
- C.** Vehicular access to a drive-through must be from the interior of a lot or from a rear alley to avoid disrupting pedestrian traffic unless otherwise approved by warrant for lots whose size, shape, or topography render this requirement infeasible. If a separate driveway is approved by warrant, its width must meet Sec. 7B.4.10.E.2.
- D.** Drive-through facility queuing is prohibited in a thoroughfare.

7B.4.15. Gasoline Station Standards

- A.** Gasoline station canopies and pumps:

1. Must be to the side or rear of the principal building.
 2. Must be buffered from adjoining residential functions with a streetscreen.
 3. Must be the greater of:
 - a. At least 300 feet from any interior side or rear lot line that adjoins a residential function; or
 - b. At least 100 feet from any Special District, T2 Zone, or AG-1 zoned property.
 4. Pump canopy fascias must be between 24 and 30 inches high.
 5. Pump canopies must not exceed 18 feet high, as measured to the top of the structure.
 6. Pump canopies must be compatible with the color, texture, material, and architectural design of the principal building.
 7. Pump canopy support columns must be compatible with the color, texture, and material of the facade of the Principal Buildings.
 8. Pump canopies, canopy support columns, and pump must not be internally illuminated.
- B.** Accessory carwashes must match the color, texture, material, and architectural design of the principal building.
 - C.** A conforming principal building is required and must be at least 1,600 square feet in floor area.
 - D.** Lighting must be shielded to direct light and glare onto the lot where the gas/fueling station is located.

- E. Intercom or speaker systems may only be utilized for the purpose of communications between employees and customers and must direct sound away from adjacent residential functions.

7B.4.16. Radio, TV Station Standards

- A. Accessory telecommunication structures must be to the side or rear of a conforming Principal Building.
- B. Accessory telecommunications structures must be screened from view along any public or private street or residential use by a fence or wall of solid appearance and a visually continuous opaque evergreen hedge. The type, size, and location of the vegetation must be approved by the City Arborist. The type, size, and location of the wall or fence must be approved by the Director.

7B.4.17. Sign Standards

Signs must conform to Sec. 9.2 of this UDC.

7B.4.18. Architectural Standards

- A. The following architectural standards apply to all buildings unless otherwise approved by warrant by the Director after consultation with the City Architect. Warrants must be based on consideration of the proposal and its compliance with the purpose and intent of this Article 7B.
- B. Architectural treatment must continue on all sides of a building, except as specifically noted otherwise.
- C. **General to All Buildings - Facade Composition**
 - 1. The principal entrance of a building must be articulated and expressed in

Sec. 7B.4.16. Radio, TV Station Standards greater architectural detail than other building entrances.

- 2. Windows must be vertically shaped with a height greater than their width.
- 3. Burglar bars, steel gates, metal awnings and steel roll-down curtains must not be visible from a public thoroughfare, civic space, or open parking.
- 4. Exposed neon lighting outlining and detailing building features is prohibited.
- 5. Exposed ductwork, pipes, conduit, or other similar items are prohibited unless otherwise approved by warrant.
- 6. Exterior stairs must meet the following conditions:
 - a. Serve a rooftop amenity.
 - b. Be on a secondary facade adjacent to a Civic Space or plaza.
 - c. Stairs cannot be counted towards required means of egress.
 - d. Stairs and their paint color must be compatible with the building architecture.
- 5.7. Cantilevered balconies are prohibited.

D. Specific to Commercial, Mixed-Use, and Multifamily Buildings - Facade Composition

- 1. Buildings in the Five Acre Road Zone must comply with Sec. 7B.4.18.H specific to townhouses or Sec. 7B.4.18.I specific to single-family dwellings.
- 2. Facades must incorporate windows and doors as follows:
 - a. Windows and doors are required for at least 15% of the total facade area, with each floor calculated

- independently. The maximum contiguous area without windows or doors on any floor must not exceed 10 feet in height or 20 feet in length unless approved by warrant.
- b. The above requirement may be reduced by warrant when a facade is not visible from a public thoroughfare, civic space, or open parking, provided that said facade must incorporate a decorative pattern with varied materials and textures in lieu of windows or doors. For the purpose of satisfying this requirement, control and expansion joints do not constitute a decorative pattern with varied materials and textures.
3. Facade articulation
 - a. Facades longer than 50 feet must incorporate wall projections or recesses at least 12 inches deep. The combined length of said recesses and projections must constitute at least 20% of the total facade length.
 - b. Facades longer than 200 feet must incorporate a major articulation at least every 200 feet of facade length. Said major articulation must be at least 20 feet long and be accomplished through:
 - i. A change of facade material from grade to the roof; or
 - ii. A change in facade composition from grade to the roof; or
 - iii. Changes in storefront systems, private frontages, varying setbacks, or similar means intended to convey the impression of separate buildings.
 - c. Building stories must not appear as single horizontal window bands separated by non-glass spandrels of equal or greater height than the windows.
4. Additional enfronting facade requirements:
 - a. Enfronting facades must be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
 - b. All first story facades must incorporate columns, awnings, porches, stoops, windows, doors, or other architectural elements as established by private frontage in Table 8 (see Sec. 7B.5.11).
 - c. Facades must provide visual divisions between the first and second stories through architectural means such as courses, awnings, or a change in primary facade materials or colors.
 - d. Facades above the first story must incorporate windows, arches, balconies, or other architectural details.
 - e. Buildings over two stories tall must have two- or three-part facades. Horizontal zones in the facade may be differentiated by a change in materials, color, window pattern, or window material, or by a cornice or course.

- f. A two-part facade must consist of:
 - i. Base zone (first story).
 - ii. Shaft zone (all other stories).
- g. A three-part facade must consist of:
 - i. Base zone (first stories).
 - ii. Shaft zone (middle stories).
 - iii. Cap zone (upper stories or cornice).

E. Specific to Commercial, Mixed-Use, and Multifamily Buildings - Facade Materials

1. Buildings in the Five Acre Road Zone must comply with Sec. 7B.4.18.H specific to townhouses or Sec. 7B.4.18.I specific to single-family dwellings.
2. No more than three different materials, textures, colors, or combinations thereof may be used on a single building, unless a greater number is approved by the Director by warrant after consultation with the City Architect.
3. Materials may be combined only horizontally, with the heavier below the lighter.
4. Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood, and exposed pressboard are prohibited.
5. Accessory Structures must be consistent with the principal building in material, texture, and color.
6. Enfronting first story windows and door glass must be clear or tinted. Tinted glass must have a transmittance factor of 50% or greater and a visible light reflectance factor of 10 or less.

Sec. 7B.4.18. Architectural Standards

7. All window frames must be recessed at 2 inches from the exterior facade.
8. Outdoor dining patios may be temporarily enclosed by removable enclosures from November 1 through March 31. The enclosures must:
 - a. Provide rigid, opaque walls finished in taut fabric.
 - b. Provide openings fitted with transparent or opaque curtains that include:
 - i. Roller tubes along the top of each curtain to raise and lower it and which are not visible from the exterior;
 - ii. Tracks along the side of each curtain to raise, lower, and secure it without the use of snaps, zippers, or knots; ~~and~~
 - iii. One or more rigid, weighted bars on each curtain to keep it taut.
 - c. Use the same double-sided fabric material and color on all portions.
 - d. Be completely removed from April 1 to October 31 when the enclosure is not allowed.

7.9. Foundations, where provided, must be constructed as a distinct building element that contrasts with facade materials. Exposed above-ground foundations must be coated or faced in ~~stucco~~, brick, manufactured stone, or natural stone to contrast with facade materials, exposed cement surfaces may be approved by warrant.

F. Specific to Commercial, Mixed-Use, and Multifamily Buildings - Colors

Permitted colors for exterior walls, building components, accents, and decorative elements are as specified by the following table, except in the Five Acre Road Zone.

Permitted Colors for Exterior Walls, Building Components, Accent and Decorative Elements	
<i>The following numbers refer to the Pantone Matching System, an international color matching system</i>	
White	Black
Browns, beiges, and tans 462C—468C 4625C—4685C 469C, 474C, 475C 4695C—4755C 478C 719C—724C 725C—731C 476U—482U 719U—725U 726U—732U	Greens 553C—554C 560C—561C 614C—616C 3302C—3305C 3295C, 342C 343C, 3435C 356C, 357C 5467C—5527C 3305U, 3308U, 335U 336U 341U—343U
Grays 400C-432C	Reds 483C, 484C 7411C- 7414C 7515C-7519C 7522C-7526C

G. Specific to Commercial, Mixed-Use, And Multifamily Buildings - Roofs

1. Buildings in the Five Acre Road Zone must comply with Sec. 7B.4.18.H specific to townhouses or Sec. 7B.4.18.I specific to single-family dwellings.
2. Specific to zones T2, T3, T4
 - a. Flat roofs must be screened from the view of public and private

streets by a parapet or by a cornice which overhangs the facade below between 12 and 18 inches.

- b. Accessory site features on a roof must be screened from the view of public and private streets by a parapet or other architectural feature.
- c. Roof-mounted mechanical equipment, vents and stacks must be screened from view from all sides.

d. Roof pitches must be 6 over 12 or as approved by the City Architect in the interest of public health, safety and welfare.

d.e. Permitted sloped roof materials are asphalt shingles, composition shingles, wood shingle, tin, galvanized metal, standing seam metal, and wood shake.

e.f. Townhouse and duplex building rooflines must exhibit differentiated architectural features such as gables, pyramidal, and hip. Rooflines must be varied. Mansard roofs are not permitted.

f.g. Roofs must be black, gray, dark gray, brown, red, or green. Reflective and metallic colors are prohibited unless described in Sec. 7B.4.18.E.

3. General to all zones
 - a. All rooftop appurtenances must be painted to be compatible with the building architecture.
 - b. Rooftop solar collectors, skylights, and other potentially reflective

rooftop building elements must be designed and installed in a way that prevents reflected glare and obstruction of views of other sites and structures. They must also be screened from view from all sides.

- c. Roofing material and color must be compatible with the building and surroundings.

H. Specific to Townhouses

1. The area of each facade must be at least 20% windows and doors, with each floor calculated independently. This percentage may be reduced by warrant.
2. Adjacent townhouse units must not have the same facade. Differentiation between adjacent facades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
3. Townhouses located in any T-zone must comply with the facade standards set forth in Sec. 7B.4.18.E for commercial, mixed-Use, and multifamily buildings or paragraph I below for single-family dwellings.

I. Specific to Single-Family Dwellings

1. Single-family dwellings must comply with these standards or Sec. 7B.4.18.D through Sec. 7B.4.18.G for commercial, mixed-use, and multifamily buildings, at the developer's discretion.
2. The area of each facade must be at least 20% windows and doors, with each floor calculated independently. This percentage may be reduced by warrant.

3. Materials

- a. The number of exterior materials, exterior colors, or any combination thereof that may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details, must be approved by the City Architect.
- b. Materials may be combined on exterior walls only horizontally, with the heavier below the lighter.
- c. Exterior materials are limited to brick, natural stone with or without mortar, clapboard, board, and batten, hard-coat stucco, or wood shingles.
- d. Vinyl or aluminum siding and synthetic stone veneer are prohibited.
- e. Clapboards and board and battens must be wood or cementitious board. Cementitious board less than five-eighths of an inch thick must have a 4-inch maximum exposure, while cementitious board thicker than five-eighths or full three-quarter inch wood siding may have up to an 8-inch lap. False wood graining is prohibited.
- f. Wood shingles must be level at the bottom edge.

4. Foundations

- a. Foundations must be constructed as a distinct building element that contrasts with facade materials.
- b. Foundations may be finished with smooth stucco, brick, or stone.

5. Windows

- a. Windows sashes are required and must have a face width of at least 2 inches; the dimension of the glass surface to the sash and muntin face must be at least 0.75 inch.
- b. Non-glass exterior window components must be faced in wood, clad wood, or polymer materials, and said materials must be paint grade or pre-finished.
- c. Doors and windows that operate as sliders are prohibited along Frontages.

6. Chimneys

- a. Chimney stacks must be faced in smooth integral finish stucco, brick, or stone, or detailed as exposed metal flues.
- b. Siding or stucco board is prohibited as a finish material for chimneys.
- c. All chimney stacks must have their bases on the ground.

7. Stoops and porches

- a. A stoop or porch must be provided along the principal frontage.
- b. No stoop or porch along any frontage may be enclosed with screen wire, plastic, glass, mesh, or similar materials.
- c. All porch and stoop steps along any frontage must have enclosed risers.
- d. Porch and stoop columns must be at least 8 inches wide.
- e. Porches must be at least 8 feet.

8. Roofs

- a. Flat roofs are prohibited.
- b. Roofs must have a pitch of between 5:12 and 12:12. This does not apply to dormers or porches.
- c. Roofs must include eaves projecting between 12 and 36 inches.

7B.5. Standards and Tables

7B.5.1. Table 1: Transect Zone Descriptions

This table provides descriptions of the character of each Transect Zone.

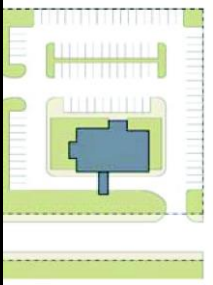
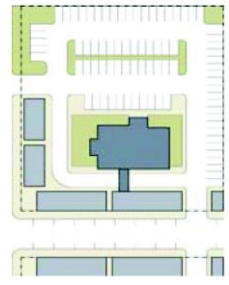
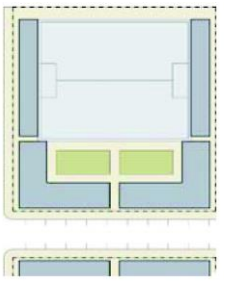
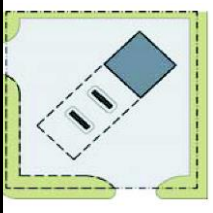
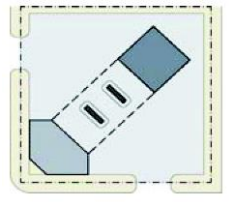
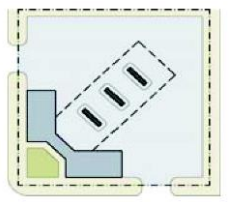
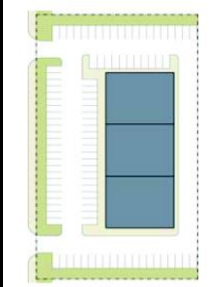
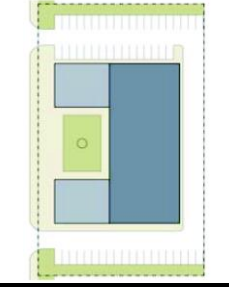
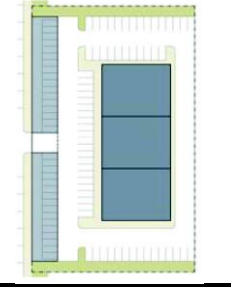
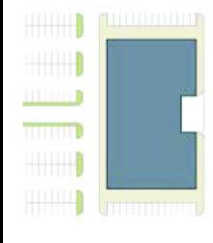
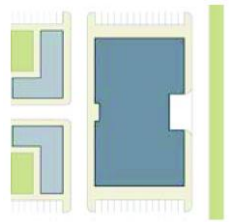
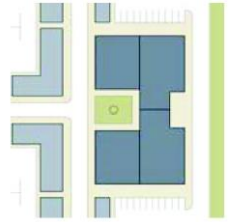



	<p>T-2 RURAL</p> <p>T-2 rural zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, and cabins.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings</p> <p>Building Placement: Variance setbacks</p> <p>Frontage Types: Not applicable</p> <p>Typical Building Height: 1- to 2-Story with some 3-Story</p> <p>Type of Civic Space: Parks, greenways</p>
	<p>T-3 SUB-URBAN</p> <p>T-3 sub-urban zone consists of low density residential areas adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns and landscaped yards surrounding single-family dwellings; pedestrians occasionally</p> <p>Building Placement: Large and variable front and side yard setbacks</p> <p>Frontage Types: Porches, fences, naturalistic tree planting</p> <p>Typical Building Height: 1- to 2-Story with some 3-Story</p> <p>Type of Civic Space: Parks, greenways</p>
	<p>T-4 GENERAL URBAN</p> <p>T-4 general urban zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of attached and detached buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of single-family dwellings and townhouses with scattered commercial uses; balance between landscape and buildings; presence of pedestrians</p> <p>Building Placement: Shallow to medium front and side yard setbacks</p> <p>Frontage Types: Porches, fences, dooryards</p> <p>Typical Building Height: 1- to 3-Story</p> <p>Type of Civic Space: Squares, greens</p>
	<p>T-5 URBAN CENTER</p> <p>T-5 urban center zone consists of higher density mixed use building that accommodate retail, offices, townhouses, and multifamily. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Retail mixed with townhouse, multifamily, apartment, office, and civic uses; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p>Building Placement: Shallow setbacks or none; buildings oriented to street, defining a street wall</p> <p>Frontage Types: Stoops, dooryards, forecourts, shopfronts, and galleries</p> <p>Typical Building Height: 1- to 4-Story</p> <p>Type of Civic Space: Parks, plazas and squares, median landscaping</p>
	<p>T-6 URBAN CORE</p> <p>T-6 urban core zone consists of the highest density and height, with the greatest variety of uses. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks.</p>	<p>General Character: Medium to high-density mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity</p> <p>Building Placement: Shallow setbacks or none; buildings oriented to street, defining a street wall</p> <p>Frontage Types: Stoops, dooryards, forecourts, shopfronts, and galleries</p> <p>Typical Building Height: 4-plus Story with few shorter buildings</p> <p>Type of Civic Space: Parks, plazas and squares, median landscaping</p>

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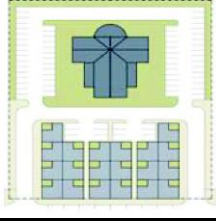
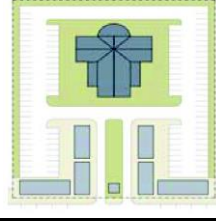
Sec. 7B.5.2. Table 2: Modification to Non-Conforming Properties

7B.5.2. Table 2: Modification to Non-Conforming Properties

This table provides descriptions of changes to non-conforming properties that result in conformance with the specifications of this Article 7B. Other changes to decrease the degree of non-conformity are also possible.

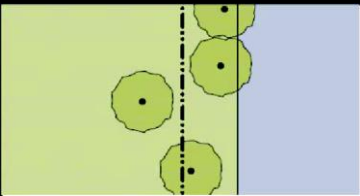
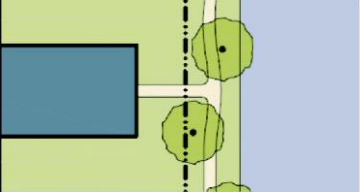
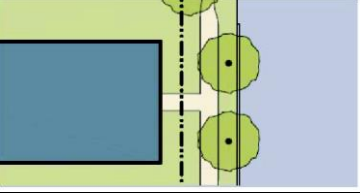
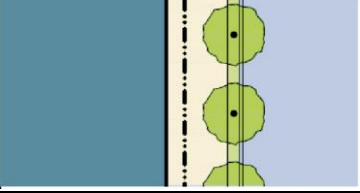
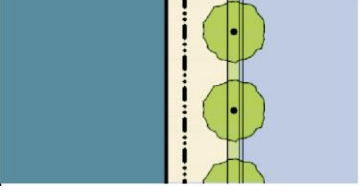
NON-CONFORMING PROPERTY		POSSIBLE TECHNIQUES	CONFORMING MODIFICATION	
DRIVE-THROUGH		<ul style="list-style-type: none"> Keep existing building and drive-through and add liner buildings in front of building to engage the thoroughfare, or Replace building 	T5 T6 	T5 T6 
			T5 T6 	T5 T6 
STRIP CENTER		<ul style="list-style-type: none"> Keep existing building and add liner buildings in front of it to engage the thoroughfare Convert frontal parking into forecourt and add on-street parking to the existing thoroughfare 	T5 T6 	T5 T6 
			T5 T6 	T5 T6 
BIG BOX OR OFFICE BUILDING		<ul style="list-style-type: none"> Infill the frontal parking with new liner buildings and streets terminating on the existing building; retain current building use or convert to new use Infill the frontal parking with new liner buildings and streets terminating on the existing building; reconfigure existing buildings for new use 	T4 T5 T6 	T4 T5 T6 
RELIGIOUS BUILDING		<ul style="list-style-type: none"> Infill the frontal parking lot with senior housing; add on-street parking to existing thoroughfare 	T4 T5 T6	T4 T5 T6

Sec. 7B.5.3. Table 3A: Public Frontages General

	<ul style="list-style-type: none"> Create a street and civic space with liner buildings terminating on the existing religious building; add on-street parking to the existing thoroughfare 		
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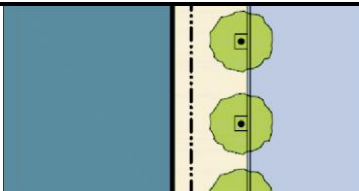
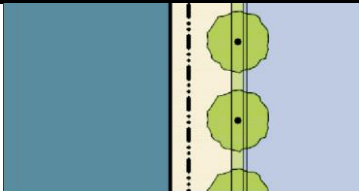
7B.5.3. Table 3A: Public Frontages General

The public frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table 3B and Table 4.

	<p>PLAN</p> <p>LOT ► R.O.W.</p> <p>PRIVATE FRONTAGE ► PUBLIC FRONTAGE</p>
<p>a. (HW) For Highway: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	 <p>T2 T3</p>
<p>b. (RD) For Road: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <p>T2 T3</p>
<p>c. (ST) For Street: This frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by individual or continuous planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.</p>	 <p>T3 T4 T5 T6</p>
<p>d. (DR) For Drive: This frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a greenway or waterfront. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced alley.</p>	 <p>T3 T4 T5 T6</p>
<p>e. (AV) For Avenue: This 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 alley.</p>	 <p>T3 T4 T5 T6</p>





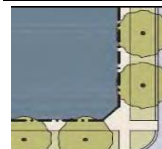




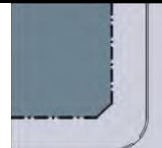




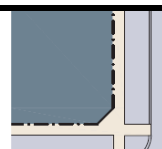





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Sec. 7B.5.4. Table 3B: Public Frontages - Specific Existing Thoroughfares

<p>f. (CS) For Commercial Street: This 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 and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.</p>		<p>T5 T6</p>
<p>g. (BV) For Boulevard: This 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 tree species aligned in a regularly spaced alley.</p>		<p>T3 T4 T5 T6</p>

7B.5.4. Table 3B: Public Frontages - Specific Existing Thoroughfares

This table assembles prescriptions and dimensions for the public frontage elements - curbs, sidewalks, planters, and landscape strips - relative to specific existing thoroughfares, regardless of the Transect Zone or Special District in which they are located.

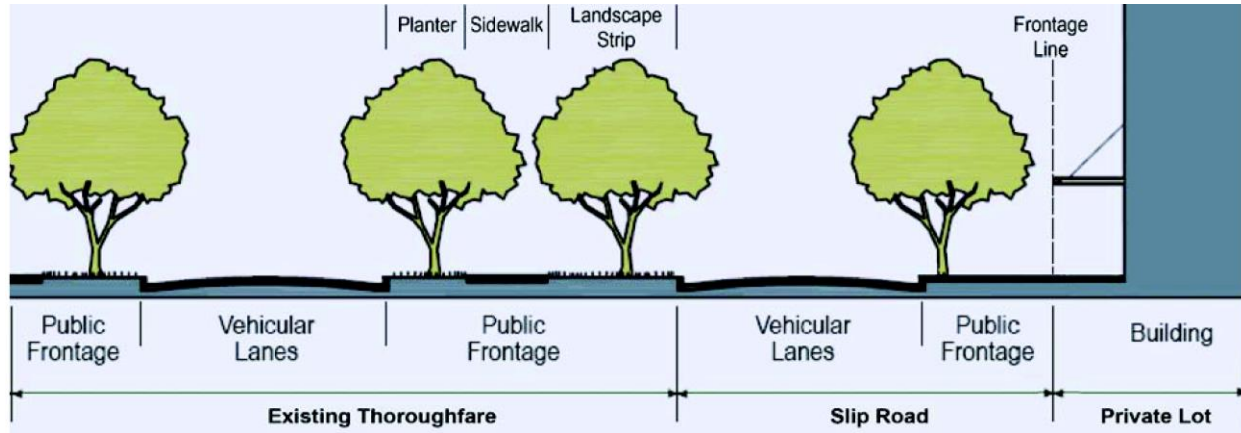
Existing Thoroughfare	STATE ROUTE 9 (35 MPH OR LESS)	STATE ROUTE 9 (OVER 35 MPH)	WINDWARD PKY	DEERFIELD PKWY, MORRIS RD, MCGINNIS FERRY RD, OLD MORRIS RD, WEBB RD, BETHANY BEND, COGBURN RD	OTHER EXISTING THOROUGHFARES (EXCEPT FIVE-ACRE ROAD OR AS APPROVED BY WARRANT)
<p>a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.</p>					
Total Width	Mn. 38 feet	Mn. 32 feet	Mn. 30 feet	Mn. 28 feet	Mn. 12 feet
<p>b. Curb: The detailing of the edge of the vehicular pavement incorporating drainage.</p>					
Type	Raised Curb	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius	Variable	Variable	Variable	Variable	Variable
<p>c. Walkway: The hard surface dedicated exclusively to pedestrian activity.</p>					
Type	Sidewalk	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	Min. 8 feet	Min. 8 feet	Min. 8 feet	Min. 6 feet	Min. 6 feet
<p>d. Planter: The layer which accommodates street trees and other landscape materials.</p>					
Arrangement	Regular	Regular	Opportunistic	Regular	Regular
Species	Single	Single	Alternating	Alternating	Single
Planter Type	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter
Planter Width	Min. 10 feet	Min. 4 feet	2—12 feet	2—12 feet	Min. 6 feet
Landscape Strip Width	20 feet	20 feet	20 feet	20 feet	None

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Sec. 7B.5.5. Table 3C: Public Frontages - Slip Road Retrofit





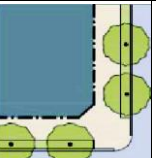

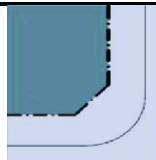
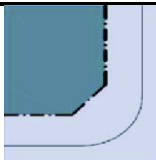
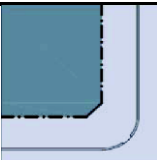
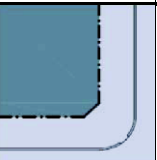
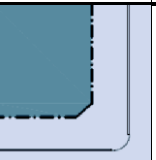

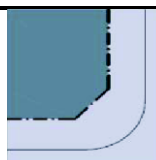
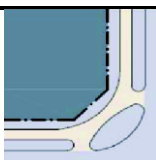
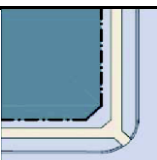
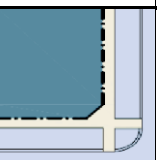
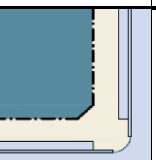
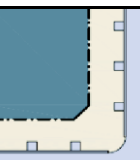
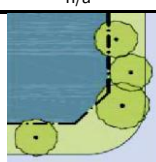
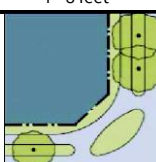
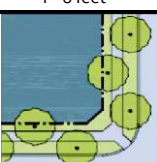
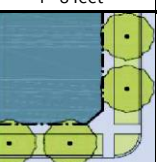
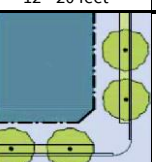

7B.5.5. Table 3C: Public Frontages - Slip Road Retrofit

Existing thoroughfares may be retrofitted into a Boulevard through the addition of one slip road along one or both sides. Where this occurs the frontage line must be along the slip road, not the existing thoroughfare.



7B.5.6. Table 3D: Public Frontages - Specific New Thoroughfares

This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways and planters - relative to specific thoroughfare types within Transect Zones.

TRANSECT ZONE		TRANSECT					URBAN
Public Frontage Type	HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV	
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.							
Total Width	16–24 feet	12–24 feet	12–18 feet	12–18 feet	18–24 feet	18–30 feet	
b. Curb: The detailing of the edge of the vehicular pavement incorporating drainage.							
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb	
Radius	10–30 feet	10–30 feet	5–20 feet	5–20 feet	5–20 feet	5–20 feet	
c. Walkway: The hard surface dedicated exclusively to pedestrian activity.							
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk	
Width	n/a	4–8 feet	4–8 feet	4–8 feet	12–20 feet	12–30 feet	
d. Planter: The layer which accommodates street trees and other landscape materials.							
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic	
Species	Clustered	Clustered	Alternating	Single	Single	Single	
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well	
Planter Width	8 feet–16 feet	8 feet–16 feet	8 feet–12 feet	8 feet–12 feet	4 feet–6 feet	4 feet–6 feet	

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Sec. 7B.5.7. Table 4: Thoroughfare Assemblies

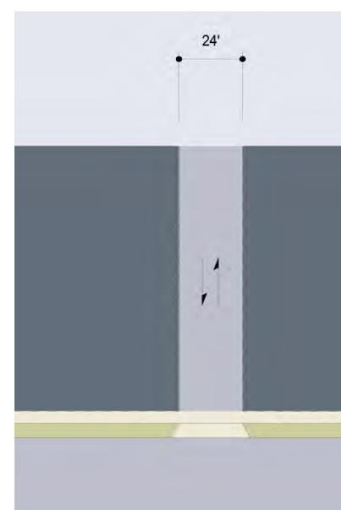
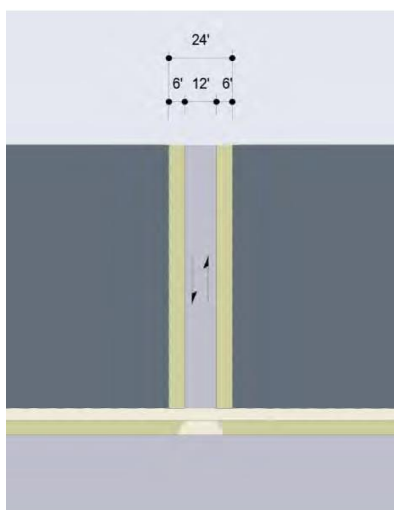
7B.5.7. Table 4: Thoroughfare Assemblies

New thoroughfares must comply with this table. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. Variations may only be approved by the Public Works Director if the public health, safety, and welfare demand.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

RL-24-12	RA-24-24
Rear Lane	Rear Alley
T2, T3, T4	T3, T4, T5
24 feet	24 feet
12 feet	24 feet
Yield Movement	Slow Movement
10 MPH	10 MPH
3.5 seconds	7 seconds
n/a	n/a
None	None
Taper	Taper
None	None
None	None
Inverted crown	Inverted crown
None	None

TABLE 4: Thoroughfare Assemblies (continued)

KEY		ST-57-20-BL	
Thoroughfare Type			
Right-of-Way Width			
Pavement Width			
Transportation			
THOROUGHFARE TYPES			
Highway		HW	
Boulevard		BV	
Avenue		AV	
Commercial Street		CS	
Drive		DR	
Street		ST	
Road		RD	
Rear Alley		RA	
Rear Lane		RL	
Multi-Use Trail		MT	
Equestrian Trail		ET	
Bicycle Lane		BL	
Bicycle Route		BR	
Path		PT	
Passage		PS	

	ST-50-28¹	ST-60-36¹
Thoroughfare Type	Street	Street
Transect Zone Assignment	T3, T4, T5, T6	T3, T4, T5, T6
Right-of-Way Width	50 feet	60 feet
Pavement Width	28 feet	36 feet
Movement	Slow Movement	Free Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	8 seconds	10.3 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	One side @ 8 feet unmarked, bulbouts permitted	Both sides @ 8 feet unmarked
Curb Radius	15 feet	10 feet
Walkway Type	5 foot Sidewalk on both sides	5 foot Sidewalk on both sides
Planter Type	6 foot continuous Planter on both sides	7 foot continuous Planter on both sides
Curb type	Curb	Curb
Landscape Type	Trees @ 30' o.c. Avg.	Trees @ 30' o.c. Avg.

1. When on-street facilities are provided, the width of the thoroughfare must be correspondingly increased, subject to approval of the Public Works Director.

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Sec. 7B.5.7. Table 4: Thoroughfare Assemblies

TABLE 4: Thoroughfare Assemblies (continued)

KEY		ST-57-20-BL	
Thoroughfare Type			
Right-of-Way Width			
Pavement Width			
Transportation			
THOROUGHFARE TYPES			
Highway		HW	
Boulevard		BV	
Avenue		AV	
Commercial Street		CS	
Drive		DR	
Street		ST	
Road		RD	
Rear Alley		RA	
Rear Lane		RL	
Multi-Use Trail		MT	
Equestrian Trail		ET	
Bicycle Lane		BL	
Bicycle Route		BR	
Path		PT	
Passage		PS	

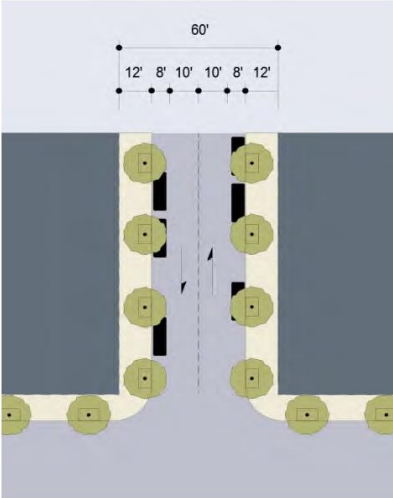
	CS-50-22 ¹	CS-50-28 ¹
Thoroughfare Type	Commercial Street	Commercial Street
Transect Zone Assignment	T4-O, T5, T6	T4-O, T5, T6
Right-of-Way Width	50 feet	50 feet
Pavement Width	22 feet	28 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	25 MPH
Pedestrian Crossing Time	6.2 seconds	8 seconds
Traffic Lanes	1 lane	2 lanes
Parking Lanes	One side @ 8 feet marked	One side @ 8 feet marked
Curb Radius	15 feet	15 feet
Walkway Type	18/10 foot Sidewalk	11 foot Sidewalk on both sides
Planter Type	5 × 8 foot tree well	5 × 8 foot tree well
Curb type	Curb	Curb
Landscape Type	Trees @ 30' o.c. Avg.	Trees @ 30' o.c. Avg.

1. When on-street facilities are provided, the width of the thoroughfare must be correspondingly increased, subject to approval of the Public Works Director.

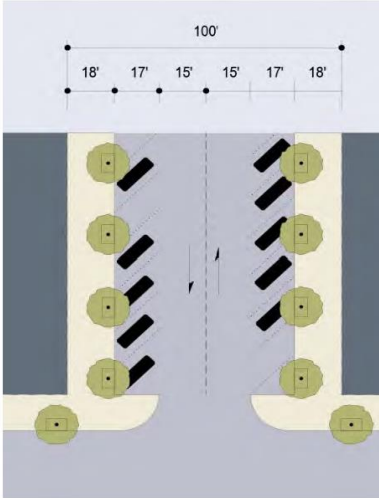
TABLE 4: Thoroughfare Assemblies (continued)

KEY		ST-57-20-BL	
Thoroughfare Type			
Right-of-Way Width			
Pavement Width			
Transportation			

THOROUGHFARE TYPES	
Highway	H
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



CS-60-36¹



CS-100-64¹

Thoroughfare Type	Commercial Street	Commercial Street
Transect Zone Assignment	T4-O, T5, T6	T4-O, T5, T6
Right-of-Way Width	60 feet	100 feet
Pavement Width	36 feet	64 feet
Movement	Free Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	10.3 seconds	8.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both sides @ 8 feet marked	Both sides angled @ 17 feet marked
Curb Radius	10 feet	15 feet
Walkway Type	12 foot Sidewalk	18 foot Sidewalk
Planter Type	5 × 8 foot tree well	5 × 8 foot tree well
Curb type	Curb	Curb
Landscape Type	Trees @ 30' o.c. Avg.	Trees @ 30' o.c. Avg.

1. When on-street facilities are provided, the width of the thoroughfare must be correspondingly increased, subject to approval of the Public Works Director.

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Sec. 7B.5.7. Table 4: Thoroughfare Assemblies

TABLE 4: Thoroughfare Assemblies (continued)

KEY		ST-57-20-BL	
Thoroughfare Type			
Right-of-Way Width			
Pavement Width			
Transportation			
THOROUGHFARE TYPES			
Highway		H	
Boulevard		BV	
Avenue		AV	
Commercial Street		CS	
Drive		DR	
Street		ST	
Road		RD	
Rear Alley		RA	
Rear Lane		RL	
Multi-Use Trail		MT	
Equestrian Trail		ET	
Bicycle Lane		BL	
Bicycle Route		BR	
Path		PT	
Passage		PS	

	CS-75-40 ¹	AVE-90-56 ¹
Thoroughfare Type	Avenue	Avenue
Transect Zone Assignment	T3, T4, T5, T6	T3, T4, T5, T6
Right-of-Way Width	75 feet	90 feet
Pavement Width	40 feet	56 feet
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds	5.7 seconds - 5.7 seconds at corners
Traffic Lanes	2 lanes	4 lanes
Parking Lanes	Both sides @ 8 feet marked	Both sides @ 8 feet marked
Curb Radius	15 feet	15 feet
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot continuous planter	7 foot continuous planter
Curb type	Curb	Curb
Landscape Type	Trees @ 30' o.c. Avg.	Trees @ 30' o.c. Avg.

1. When on-street facilities are provided, the width of the thoroughfare must be correspondingly increased, subject to approval of the Public Works Director.

7B.5.8. Table 5: Civic Space

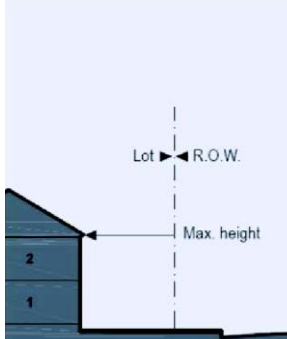
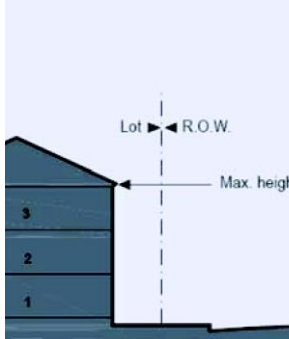
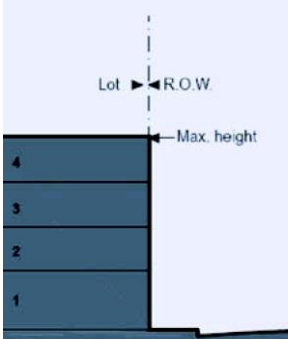
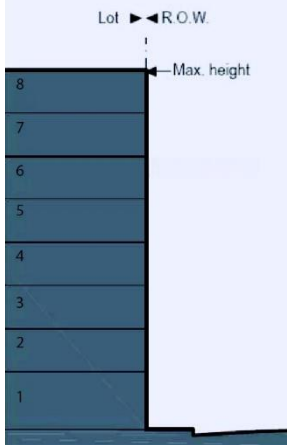
<p>a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape consists of paths and trails, meadows, water bodies, woodland, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres. Every park and portions thereof must be at least 60 feet in width and length. A park may contain public art as approved by the City Council.</p>		<div>T2</div> <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
<p>b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape consists of lawn and trees, naturalistically disposed. The minimum size is 1/2 acre and the maximum is 8 acres. Every green and portions thereof must be at least 60 feet in width and length. A green may contain public art as approved by the City Council.</p>		<div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
<p>c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape consists of paths, lawns, and trees, formally disposed. Squares must be located at the intersection of important thoroughfares. The minimum size is 1/2 acre and the maximum is 5 acres. Every square and portions thereof must be at least 60 feet in width and length. A square may contain public art as approved by the City Council.</p>		<div>T4</div> <div>T5</div> <div>T6</div>
<p>d. Plaza: An open space available for civic purposes and commercial activities. A plaza must be spatially defined by building frontages. Its landscape consists primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size is 1/2 acre and the maximum is 2 acres. Every plaza and portions thereof must be at least 60 feet in width and length. A plaza may contain public art as approved by the City Council.</p>		<div>T5</div> <div>T6</div>
<p>e. Playground: An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There is no minimum or maximum area, except that every playground must be at least 60 feet in width and length.</p>		<div>T2</div> <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
<p>f. Pocket Park: An open space available for passive recreation and relaxation. Pocket parks must include seating, trees, and other landscaping. Pocket parks must be interspersed within residential areas. There is no minimum or maximum area, except that every pocket park must be at least 60 feet in width and length. A pocket park may contain public art as approved by the City Council.</p>		<div>T2</div> <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
<p>g. Linear Park: See Sec. 7B.3.8.A</p>		

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Sec. 7B.5.8. Table 5: Civic Space

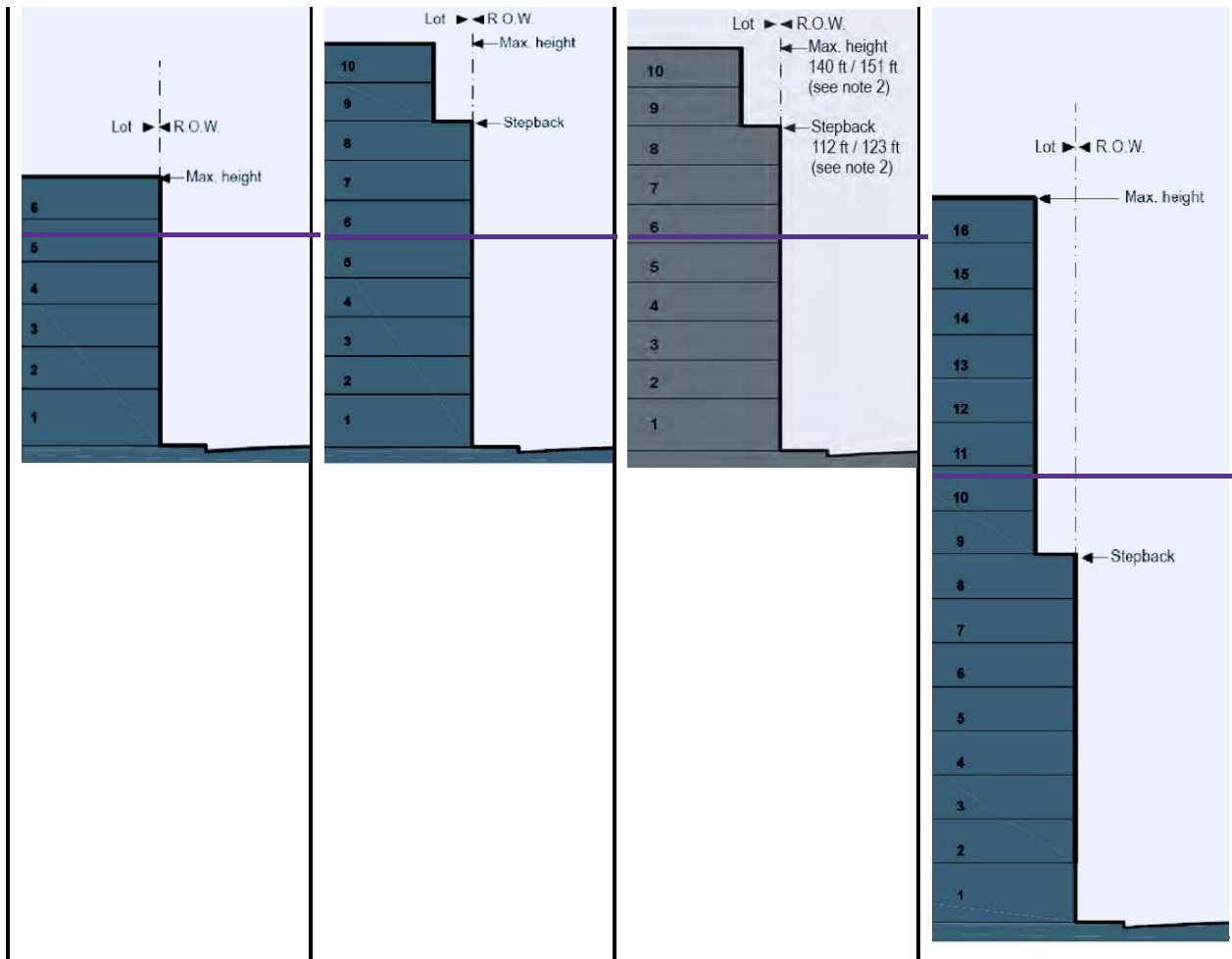
7B.5.9. Table 6: Building Form - Height

This table shows the configurations for different building heights for each Transect Zone, except where said zone lies within the Maximum Two-Story Building Height Zone ~~or within the Maximum Twelve-Story Building Height Zone~~ as established on the Deerfield/Highway 9 Regulating Plan. Recess lines must occur on higher buildings in zone T6 as shown.

 <p>Lot R.O.W. Max. height</p>	 <p>Lot R.O.W. Max. height</p>	 <p>Lot R.O.W. Max. height</p>	
<p><u>T2, T3, T4-P¹</u></p>	<p><u>T4³, T4-0⁴</u></p>	<p><u>T4-0⁴, T5</u></p>	
 <p>Lot R.O.W. Max. height</p>	<p>T6</p>		
<p><u>T6-T6⁵</u></p>			

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Sec. 7B.5.9. Table 6: Building Form - Height



1. T4-permissive

2. Max. height without first story civic or commercial function/max. height with first story civic or commercial function

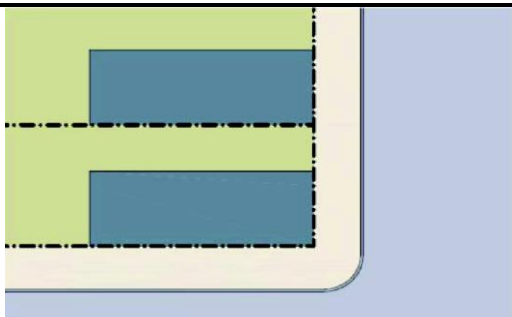
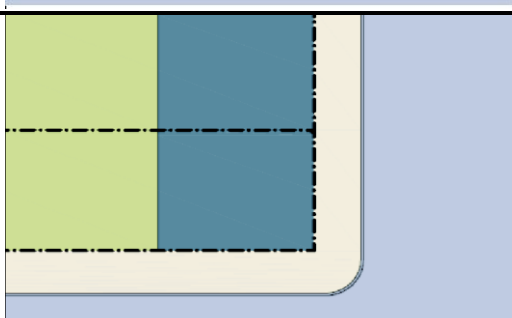

3. T4 includes T4-permissive but not T4-open

4. T4-Open

5. T6 – Office and Hotel Uses may be up to 8 stories, all other uses shall not exceed 4 stories.

7B.5.10. Table 7: Building Placement

This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types for each Transect Zone. Adjustments may be permitted by the Director based on Sec. 7B.3.8.A. for buildings adjacent to a Linear Park.

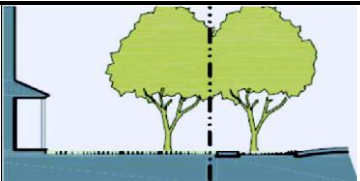
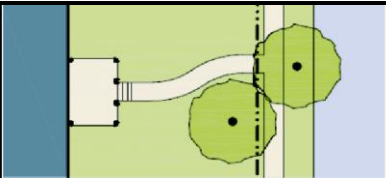
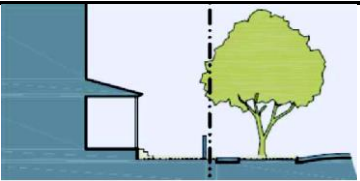
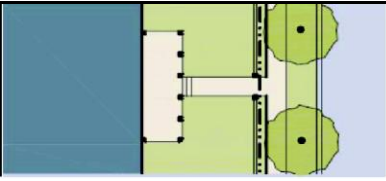


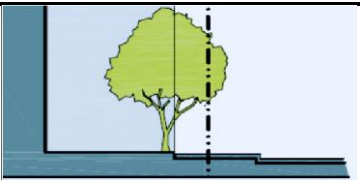
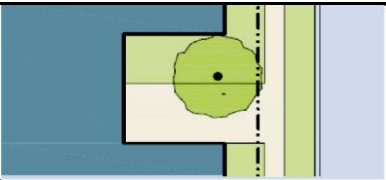

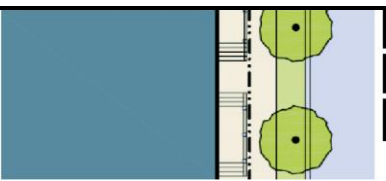
<p>a. Edgeyard: A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed backbuilding and/or outbuilding.</p>		<p>T2 T3 T4 T5 T6</p>
<p>b. Sideyard: A building that occupies one side of the lot with the setback to the other side. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<p>T4 T5 T6</p>
<p>c. Rearyard: A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the townhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4 T5 T6</p>
<p>d. Courtyard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<p>T5 T6</p>

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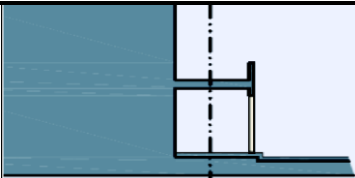
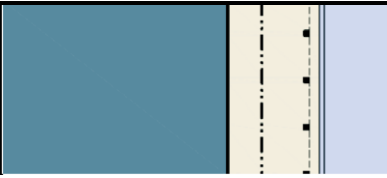
Sec. 7B.5.11. Table 8: Private Frontages

7B.5.11. Table 8: Private Frontages

The private frontage is the areas between the building facades and the lot lines. Buildings subject to Sec. 7B.4.4.A.4 may substitute open parking for the thoroughfare. Adjustments may be permitted by the Director based on Sec. 7B.3.8.A. for buildings adjacent to a Linear Park.

	SECTION	PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE
a. Common Yard: a planted frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.			T2 T3
b. Porch & Fence: a planted frontage where the facade is set back from the frontage line with an attached porch permitted to encroach. A fence, wall, or hedge at the frontage line maintains street spatial definition. Porches must be no less than 8 feet deep.			T2 T3 T4
c. Terrace or Lightwell: a frontage wherein the facade is set back from the frontage line by an elevated terrace or sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Synonym: dooryard .			T4 T5 T6
d. Forecourt: a frontage wherein the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.			T4 T5 T6
e. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for first story residential use. Stoops must be no less than 30 inches deep.			T4 T5 T6

Sec. 7B.5.12. Table 9A: Building Function

<p>f. Shopfront: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Synonym: retail frontage.</p>			<div>T4</div> <div>T5</div> <div>T6</div>
<p>g. Gallery: a frontage wherein the facade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb, except where prevented by a required landscape strip.</p>			<div>T5</div> <div>T6</div>

7B.5.12. Table 9A: Building Function

This table categorizes building functions within Transect Zones. For specific permitted uses, see Sec. 8.2.3. (Use Table for Deerfield Form-Based Code).

	T2 T3	T4 In T4-permissive and T4-open the T5 function regulations apply, except as indicated	T5-Limited	T5 T6
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a principal building and one within an accessory building. Both dwellings must be under single ownership. The habitable area of the accessory unit must not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is unlimited within one principle building except by form-based standards elsewhere in this Article 7B, and limited to one unit within an accessory building. All dwelling units must be under single ownership. The habitable area of the accessory unit must not exceed 440 sf, excluding the parking area.	Open Residential: The number of dwelling units and buildings on each lot is unlimited except by form-based standards elsewhere in this Article 7B.	Open Residential: The number of dwelling units and buildings on each lot is unlimited except by form-based standards elsewhere in this Article 7B.
b. LODGING	Restricted Lodging: Up to two bedrooms for lodging is permitted on each lot. The lot must be owner occupied. Food service may be provided in the a.m. The maximum length of stay must not exceed ten days.	Limited Lodging: Up to three bedrooms for lodging is permitted on each lot, restricted to two bedrooms in an accessory building. The lot must be owner occupied. Food service may be provided in the a.m. The maximum length of stay must not exceed ten days.	Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.	Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.
c. OFFICE	Restricted Office: Office use is restricted to home occupations by the owner, with no more than one employee.	Limited Office: The building area available for office use on each lot is limited to the first story of the principal building and/or the accessory building.	Open Office: The amount of office functions on each lot is unlimited except by form-based standards elsewhere in this Article 7B.	Open Office: The amount of office functions on each lot is unlimited except by form-based standards elsewhere in this Article 7B.
d. RETAIL	Prohibited Retail: Retail is not permitted.	Limited Retail: The building area for retail use is limited to the first story of buildings at corner locations, not more than one per block. The specific use is further limited to neighborhood store, or food service seating no more than 30.	Limited Retail: The building area for retail use is limited to the first story of buildings having two or more stories. The specific use is further limited to a maximum floor area of 15,000 square feet per business establishment.	Open Retail: The building area available for retail use is unlimited on the first story and available to upper stories by warrant.
e. CIVIC	See Table 10	See Table 10	See Table 10	See Table 10
f. OTHER	See Table 10	See Table 10	See Table 10	See Table 10

7B.5.13. Table 9B: Building Unit Function Exchange

This table shows the rate that buildings units must be exchanged for functions. ~~This table does not apply to the Five Acre Road Zone, where no exchange is permitted.~~

RESIDENTIAL	1 dwelling unit for each building unit
LODGING	8 guest rooms for each building unit
	<u>4 guest rooms for each building unit located within a mixed use development in the T5 and T6 Transect Zones within the South Deerfield Parkway Sub District.</u>
OFFICE	2,250 square feet of floor area for each building unit
RETAIL	2,250 square feet of floor area for each building unit
OTHER	2,250 square feet of floor area for each building unit

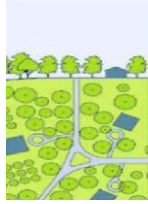

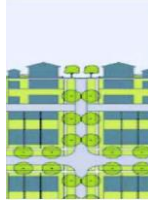
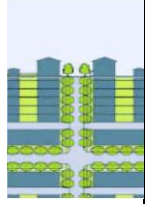
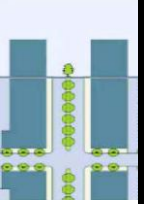
7B.5.14. Table 10: Permitted Uses

See Sec. 8.2.3. (Use Table for Deerfield Form-Based Code).

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Sec. 7B.5.15. Table 11: Code Summary

7B.5.15. Table 11: Code Summary

	 T2 RURAL ZONE	 T3 SUB URBAN ZONE	 T4 GENERAL URBAN ZONE	 T5 URBAN CENTER ZONE	 T6 URBAN CORE
a. BASE BUILDING DENSITY (See Sec. 7B.1.6)					
By Right	1 unit/ac.	3 units/ac.	5 units/ac.	9 units/ac.	12 units/ac.
By TDR	TDR not permitted	6 units/ac.	9 units/ac.	14 units/ac.	36 16 units/ac.
By Incentive	Not Applicable	Not Applicable	Not Applicable	Up to 3 units/ac.	Up to 3 units/ac.
b. BLOCK SIZE					
Block Perimeter	no maximum	3,000 ft. max.	2,400 ft. max.	3,200 ft. max.	3,200 ft. max.
c. THOROUGHFARES (See Table 3 and Table 4)					
HW	permitted	permitted	not permitted	not permitted	not permitted
BV	not permitted	permitted	permitted	permitted	permitted
AV	not permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	permitted	permitted
DR	not permitted	permitted	permitted	permitted	permitted
ST	not permitted	permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	permitted	permitted	required, or Alley	not permitted	not permitted
Rear Alley	not permitted	permitted	required	required	required
Path	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	permitted	permitted	permitted	permitted
Multi-Use Trail	permitted	permitted	permitted	permitted	permitted
Equestrian Trail	permitted	permitted	permitted	permitted	permitted
Bicycle Lane	permitted	permitted	permitted	permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted
d. CIVIC SPACES (See Table 5)					
Park	permitted	permitted	permitted	permitted	permitted
Green	not permitted	permitted	permitted	permitted	permitted
Square	not permitted	not permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	permitted	permitted
Playground, Pocket Park	permitted	permitted	permitted	permitted	permitted
e. LOT OCCUPATION					
Lot Width	100 ft. min	70 ft. min 120 ft.	18 24 ft. min 96 ft.	18 24 ft. min no	18 24 ft. min no
Lot Coverage	20% max	60% max.	70% max.	80% max.	80% max.
f. SETBACKS - PRINCIPAL BUILDING (See Table 12)					
(f.1) Front Setback Principal ⁵	60 ft. min.	15 or 20 ft. min. ²	10 ft. min. 30 ft. ²	2 ft. min. 15 ft. ¹	2 ft. min. 15 ft. ²
(f.2) Front Setback Secondary ⁵	40 ft. min.	12 ft. min.	8 ft. min. 20 ft. max.	2 ft. min. 15 ft.	2 ft. min. 15 ft.
(f.3) Side Setback	25 ft. min.	5 or 10 ft. min. ²	0 ft. min.	0 ft. min.	0 ft. min.
(f.4) Rear Setback	50 ft. min.	12 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.
Frontage Buildout ⁵	not applicable	30% min.	50% min.	50% min.	50% min.
g. SETBACKS - OUTBUILDING (See Table 12)					
Front Setback	20 ft. min. + bldg.	20 ft. min. + bldg.	20 ft. min. + bldg.	40 ft. max. from	40 ft. max. from
Side Setback	25 ft. min.	3 ft. or 6 ft. min. ³	0 ft. or 3 ft. min. ³	0 ft. min.	0 ft. min.
Rear Setback	50 ft. min.	3 ft. min.	3 ft.	3 ft. max.	3 ft. max.
h. BUILDING PLACEMENT (See Table 7)					
Edgeyard	permitted	permitted	permitted	permitted	permitted
Sideyard	not permitted	not permitted	permitted	permitted	permitted
Rearyard	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted	permitted
i. PRIVATE FRONTAGES (See Table 8) ⁵					
Common Yard	permitted	permitted	not permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	permitted	not permitted	not permitted
Terrace, Dooryard	not permitted	not permitted	permitted	permitted	permitted
Forecourt	not permitted	not permitted	permitted	permitted	permitted
Stoop	not permitted	not permitted	permitted	permitted	permitted
Shopfront	not permitted	not permitted	permitted	permitted	permitted
Gallery	not permitted	not permitted	not permitted	permitted	permitted
j. BUILDING FORM-HEIGHT (See Table 6)					
Principal Building	3 stories max.	3 stories max.	3 stories max. ⁶	4 stories max.	8 16 stories max. ⁸
Outbuilding	2 stories max.	2 stories max.	2 stories max.	2 stories max.	2 stories max.
k. BUILDING FUNCTION (See Table 9 and Table 10)					
Residential	restricted use	restricted use	limited use ^{6,7}	open use	open use
Lodging	prohibited use	restricted use	limited use ^{6,8}	open use	open use
Office	restricted use	restricted use	restricted use ^{6,9}	open use	open use
Retail	prohibited use	prohibited use	limited use ^{6,9}	open use ⁴	open use

Sec. 7B.4

Sec. 8.1 through 7B.3

1. Minimum setbacks and building separations are subject to fire and building code restrictions.

5. See Sec. 7B.4.4.A.4 for alternate requirements for certain sized buildings along State Route 9.

2. Greater setback applies except for projects utilizing TDR, in which case the lesser setback applies.
3. Greater setback applies at a corner; lesser applies in all other situations.
4. Within T4-permissive, T4-open, and T5-limited different building function requirements apply.

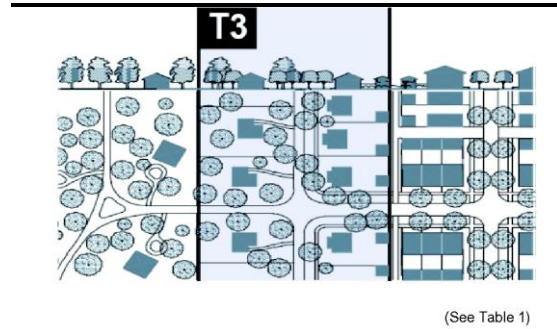
Sec. 7B.5.16. Table 12A: Code Graphics - T3

~~6. Within T4-open the building height limits of T-5 apply.~~

~~7. See Section 7B.4.6.A for additional restrictions in T4-permissive.~~

~~7. Greater setbacks may be required based on Sec. 7.B.3.8.A. 8. See~~

7B.5.16. Table 12A: Code Graphics - T3



BUILDING FUNCTION (See Table 9 & Table 10)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	prohibited use

BUILDING FORM (See Table 9)

Principal Building	3 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION (See Table 11 section e)

Lot Width	70 ft. min., 120 ft. max.
Lot Coverage	60% max.

BUILDING PLACEMENT (See Table 7)

Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

Front Setback Principal (g.1 at right)	15 or 20 ft. min.*
Front Setback Secondary (g.2 at right)	12 ft. min.
Side Setback (g.3 at right)	5 or 10 ft. min.*
Rear Setback (g.4 at right)	12 ft. min. **
Frontage Buildout	30% min. at setback

SETBACKS - OUTBUILDING (See Table 11 section g)

Front Setback Principal (h.1 at right)	20 ft. min. + bldg. setback
Front Setback Secondary (h.2 at right)	3 ft. min. or 6 ft. min. at corner
Side Setback (h.3 at right)	3 ft. min.

PRIVATE FRONTAGES (See Table 8)

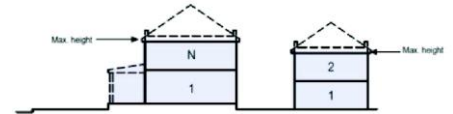
Common Yard	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

Refer to Summary Table 11

* Greater setback applies except for projects utilizing TDR, in which case the lesser setback applies.

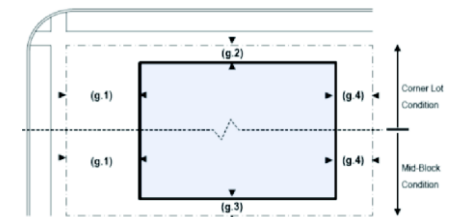
BUILDING CONFIGURATION

1. Building height is measured in number of stories, excluding attics and above-ground portions of basements.
2. Stories must not exceed 14 feet in height from finished floor to finished ceiling.
3. Height is measured to the eave or roof deck.



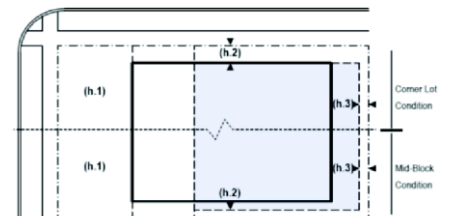
SETBACKS - PRINCIPAL BLDG.

1. The facades and elevations of principal buildings must be distanced from the frontage or lot lines as shown.
2. Facades must be built along the principal frontage to the minimum specified width in the table.



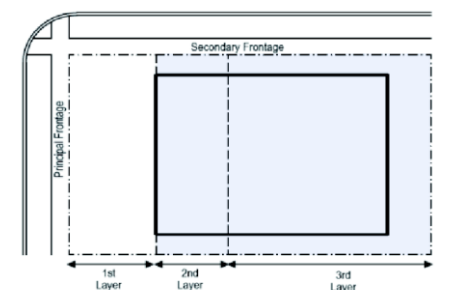
SETBACKS - OUTBUILDING

1. The elevations of the outbuilding must be distanced from the frontage or lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layer as shown in the diagram (see Table 13 section d).
2. Covered parking may only be provided within the third layer as shown in the diagram (see Table 13 section d). Side- or rear-entry garages may be allowed in the first or second layer by warrant.
3. Trash containers must be stored within the third layer.



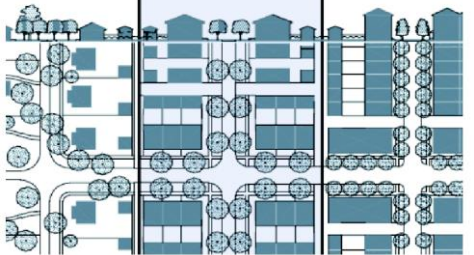
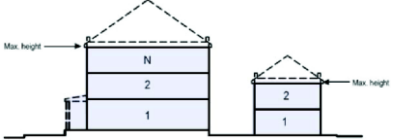
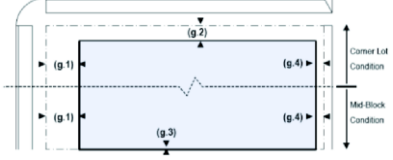
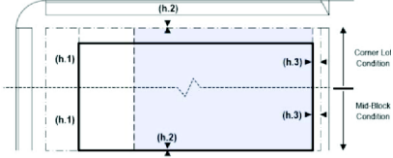
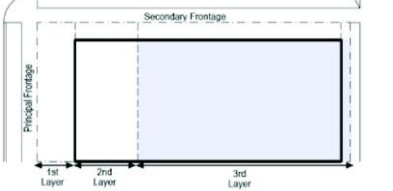
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Sec. 7B.5.17. TABLE 12B: Code Graphics - T4

** or 15 feet from center line of alley

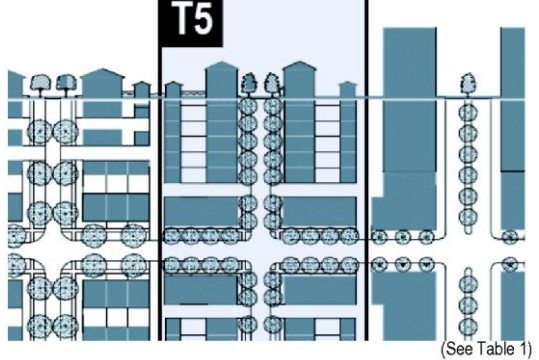
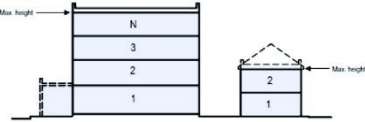
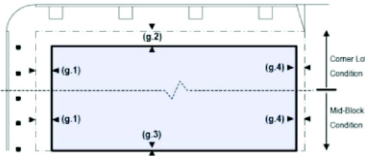
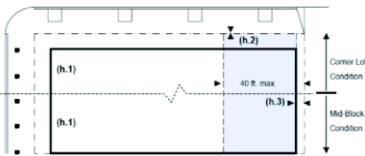
"N" stands for any stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

7B.5.17. TABLE 12B: Code Graphics - T4

<div style="text-align: center;">  <p>(See Table 1)</p> </div>	<p>BUILDING CONFIGURATION</p> <ol style="list-style-type: none"> Building height is measured in number of stories, excluding attics and above-ground portions of basements. Stories must not exceed 14 feet in height from finished floor to finished ceiling, except for a first story commercial function which must be a minimum of 11 feet with a maximum of 25 feet. Height is measured to the eave or roof deck. <div style="text-align: right;">  </div>																								
<p>BUILDING FUNCTION (See Table 9 & Table 10)</p> <table border="1"> <tr><td>Residential</td><td>limited use*</td></tr> <tr><td>Lodging</td><td>limited use*</td></tr> <tr><td>Office</td><td>restricted use*</td></tr> <tr><td>Retail</td><td>limited use*</td></tr> </table> <p>BUILDING FORM (See Table 6)</p> <table border="1"> <tr><td>Principal Building</td><td>3 stories max.</td></tr> <tr><td>Outbuilding</td><td>2 stories max.</td></tr> </table> <p>LOT OCCUPATION (See Table 11 section e)</p> <table border="1"> <tr><td>Lot Width</td><td>18 ft. min., 96 ft. max.</td></tr> <tr><td>Lot Coverage</td><td>70% max.</td></tr> </table> <p>BUILDING PLACEMENT (See Table 7)</p> <table border="1"> <tr><td>Edgeyard</td><td>permitted</td></tr> <tr><td>Sideyard</td><td>permitted</td></tr> <tr><td>Rearyard</td><td>permitted</td></tr> <tr><td>Courtyard</td><td>not permitted</td></tr> </table>	Residential	limited use*	Lodging	limited use*	Office	restricted use*	Retail	limited use*	Principal Building	3 stories max.	Outbuilding	2 stories max.	Lot Width	18 ft. min., 96 ft. max.	Lot Coverage	70% max.	Edgeyard	permitted	Sideyard	permitted	Rearyard	permitted	Courtyard	not permitted	<p>SETBACKS - PRINCIPAL BLDG.</p> <ol style="list-style-type: none"> The facades and elevations of principal buildings must be distanced from the lot lines as shown. Facades must be built along the principal frontage to the minimum specified width in the table. <div style="text-align: right;">  </div>
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Refer to Summary Table 11
* Within T4-Open different building function requirements apply.
** or 15 feet from center line of alley
"N" stands for any stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

7B.5.18. Table 12C: Code Graphics - T5

 <p>(See Table 1)</p>	<p>BUILDING CONFIGURATION</p> <ol style="list-style-type: none"> 1. Building height must be measured in number of stories, excluding attics and above-ground portions of basements. 2. Stories must not exceed 14 feet in height from finished floor to finished ceiling, except for a first story commercial function which must be a minimum of 11 feet with a maximum of 25 feet. 3. Height is measured to the eave or roof deck. 																								
<p>BUILDING FUNCTION (See Table 9 & Table 10)</p> <table border="1"> <tr> <td>Residential</td><td>open use</td></tr> <tr> <td>Lodging</td><td>open use</td></tr> <tr> <td>Office</td><td>open use</td></tr> <tr> <td>Retail</td><td>open use*</td></tr> </table> <p>BUILDING FORM (See Table 6)</p> <table border="1"> <tr> <td>Principal Building</td><td>4 stories max.</td></tr> <tr> <td>Outbuilding</td><td>2 stories max.</td></tr> </table> <p>LOT OCCUPATION (See Table 11 section e)</p> <table border="1"> <tr> <td>Lot Width</td><td>18 ft. min., no max.</td></tr> <tr> <td>Lot Coverage</td><td>80% max.</td></tr> </table> <p>BUILDING PLACEMENT (See Table 7)</p> <table border="1"> <tr> <td>Edgeyard</td><td>permitted</td></tr> <tr> <td>Sideyard</td><td>permitted</td></tr> <tr> <td>Rearyard</td><td>permitted</td></tr> <tr> <td>Courtyard</td><td>permitted</td></tr> </table>	Residential	open use	Lodging	open use	Office	open use	Retail	open use*	Principal Building	4 stories max.	Outbuilding	2 stories max.	Lot Width	18 ft. min., no max.	Lot Coverage	80% max.	Edgeyard	permitted	Sideyard	permitted	Rearyard	permitted	Courtyard	permitted	<p>SETBACKS - PRINCIPAL BLDG.</p> <ol style="list-style-type: none"> 1. The facades and elevations of principal buildings must be distanced from the lot lines as shown. 2. Facades must be built along the principal frontage to the minimum specified width in the table. 
Residential	open use																								
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<p>SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)</p> <table border="1"> <tr> <td>Front Setback Principal (g.1 at right)</td><td>2 ft. min., 15 ft. max.</td></tr> <tr> <td>Front Setback Secondary (g.2 at right)</td><td>2 ft. min., 15 ft. max.</td></tr> <tr> <td>Side Setback (g.3 at right)</td><td>0 ft. min., 24 ft. max.</td></tr> <tr> <td>Rear Setback (g.4 at right)</td><td>3 ft. min.**</td></tr> <tr> <td>Frontage Buildout</td><td>50% min. at setback</td></tr> </table> <p>SETBACKS - OUTBUILDING (See Table 11 section g)</p> <table border="1"> <tr> <td>Front Setback Principal (h.1 at right)</td><td>40 ft. max. from rear prop.</td></tr> <tr> <td>Front Setback Secondary (h.2 at right)</td><td>0 ft. min. or 2 ft. min. at corner</td></tr> <tr> <td>Side Setback (h.3 at right)</td><td>3 ft. max.</td></tr> </table>	Front Setback Principal (g.1 at right)	2 ft. min., 15 ft. max.	Front Setback Secondary (g.2 at right)	2 ft. min., 15 ft. max.	Side Setback (g.3 at right)	0 ft. min., 24 ft. max.	Rear Setback (g.4 at right)	3 ft. min.**	Frontage Buildout	50% min. at setback	Front Setback Principal (h.1 at right)	40 ft. max. from rear prop.	Front Setback Secondary (h.2 at right)	0 ft. min. or 2 ft. min. at corner	Side Setback (h.3 at right)	3 ft. max.	<p>SETBACKS - OUTBUILDING</p> <ol style="list-style-type: none"> 1. The elevations of the outbuilding must be distanced from the lot lines as shown. 								
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Common Lawn	not permitted																								
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Forecourt	permitted																								
Stoop	permitted																								

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Sec. 7B.5.19. Table 12D: Code Graphics - T6

Shopfront & Awning	permitted
Gallery	permitted
Refer to Summary Table 11	

* Within T5 Limited different building function requirements apply

* or 15 feet from center line of alley

2. Covered parking may only be provided within the third layer as shown in the
3. Trash containers must be stored within the third layer.



"N" stands for any stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

7B.5.19. Table 12D: Code Graphics - T6

T6

(See Table 1)

BUILDING FUNCTION (See Table 9 & Table 10)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING FORM (See Table 6)

Principal Building	8 stories max., 2 min.
Outbuilding	2 story max.

LOT OCCUPATION (See Table 14 [section] f)

Lot Width	18 ft. min., no max.
Lot Coverage	80% max.

BUILDING PLACEMENT (See Table 7)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

Front Setback Principal (g.1 at right)	2 ft. min., 15 ft. max.
Front Setback Secondary (g.2 at right)	2 ft. min., 15 ft. max.
Side Setback (g.3 at right)	0 ft. min.
Rear Setback (g.4 at right)	3 ft. min. *
Frontage Buildout	50% min. at setback

SETBACKS - OUTBUILDING (See Table 11 section g)

Front Setback Principal (h.1 at right)	40 ft. max. from rear prop.
Front Setback Secondary (h.2 at right)	0 ft. min. or 2 ft. at corner
Side Setback (h.3 at right)	3 ft. max.

PRIVATE FRONTAGES (See Table 7)

Common Yard	not permitted
Porch & Fence	not permitted

BUILDING CONFIGURATION

1. Building height is measured in number of stories, excluding attics and above-ground portions of basements.
2. Stories must not exceed 14 feet in height from finished floor to finished ceiling, except for a first story commercial function which must be a minimum of 11 feet with a maximum of 25 feet.
3. Height is measured to the eave or roof deck.
4. Setbacks must be as shown on Table 6.

SETBACKS - PRINCIPAL BLDG.

1. The facades and elevations of principal buildings must be distanced from the frontage or lot lines as shown.
2. Facades must be built along the principal frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

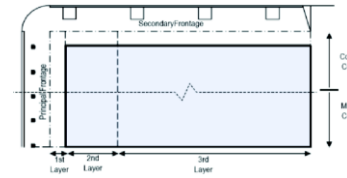
1. The elevations of the outbuilding must be distanced from the lot lines as shown.

PARKING PLACEMENT

Sec. 7B.5.20. Table 13: Definitions Illustrated

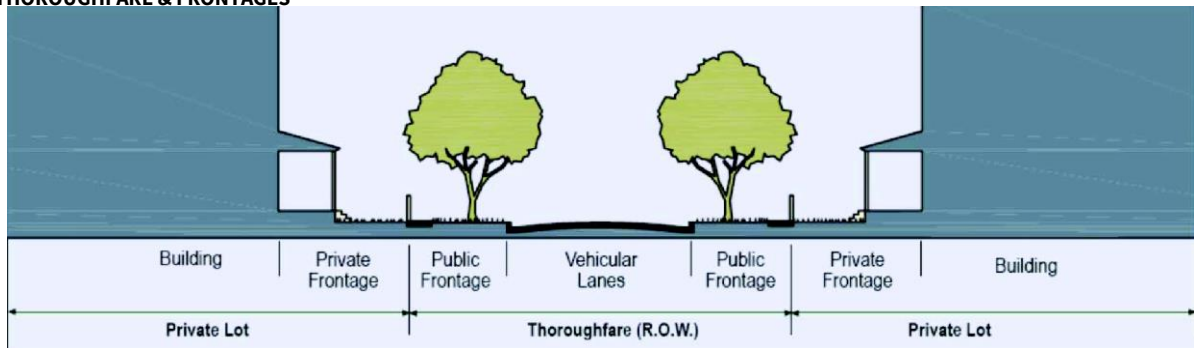
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Refer to Summary Table 11	
* or 15 feet from center line of alley	
"N" stands for any stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.	

1. Uncovered parking spaces may be provided within the third layer as shown in
2. Covered parking must be provided within the third layer as shown in the diagram (see Table 13 section d).
3. Trash containers must be stored within the third layer.

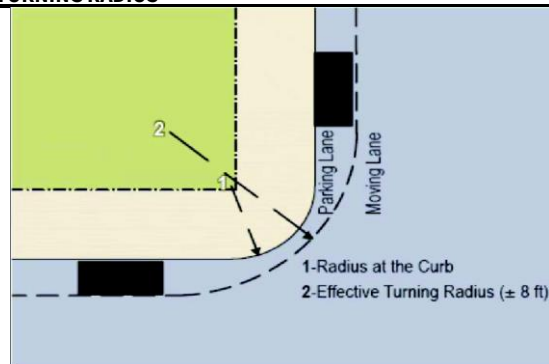


7B.5.20. Table 13: Definitions Illustrated

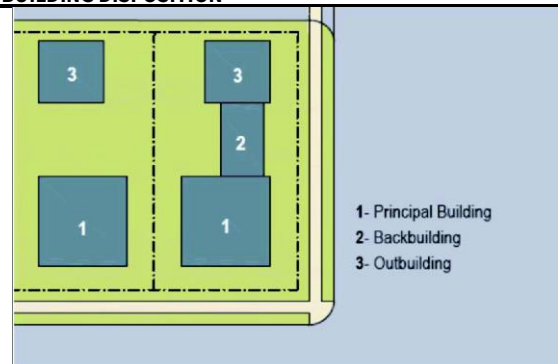
a. THOROUGHFARE & FRONTAGES



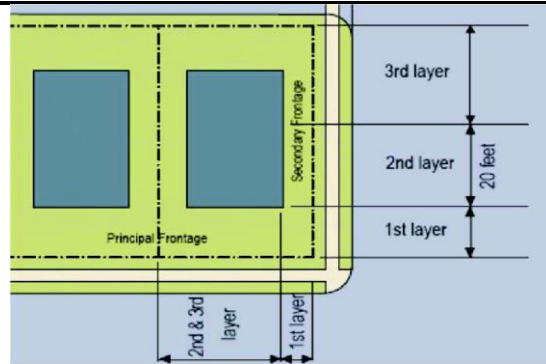
b. TURNING RADIUS



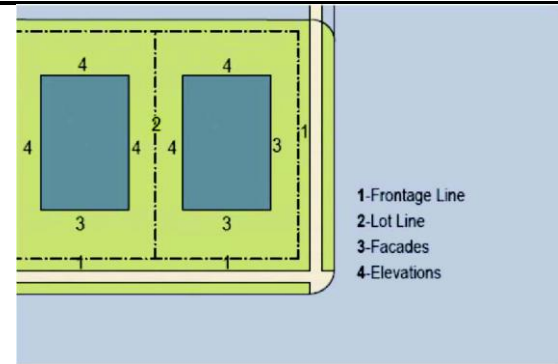
c. BUILDING DISPOSITION



d. LOT LAYERS



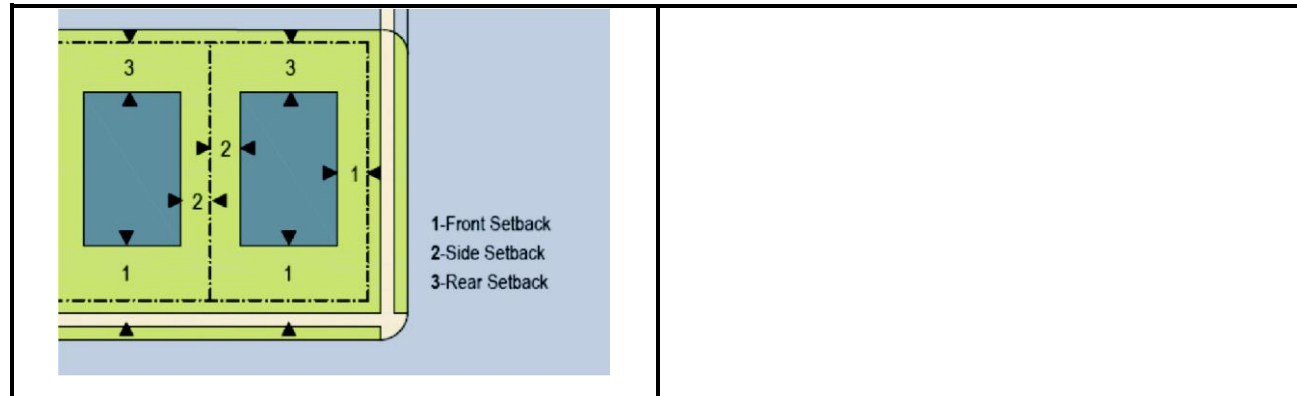
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f. SETBACK DESIGNATIONS

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Sec. 7B.5.20. Table 13: Definitions Illustrated



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8.1. General**8.1.1. Classification of Use****A. General**

No land may be used except for a use permitted in the district in which it is located.

B. Principal Uses

1. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use categories provide a systematic basis for assigning uses to appropriate categories with other, similar uses. Use categories classify principal uses and activities based on common functional, product or physical characteristics.
2. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Director has the responsibility for categorizing all uses.
3. The use table in Sec. 8.2 establishes permitted uses in Agricultural Districts, Residential Districts, Business Districts, and Form-Based Codes.
4. The use tables and text in Article 6 establish additional permitted use requirements in special purpose districts.
5. Definitions and any use standards for principal uses are specified in Sec. 8.3 through Sec. 8.7. Standards always apply unless indicated for use permits only.

C. Accessory Uses

1. An accessory use is any use that is usually subordinate in both purpose

and size, incidental to, and customarily associated with a permitted principal use located on the same lot.

2. Accessory uses must be constructed concurrently with or after a principal use.
3. The use tables in Sec. 8.2 establish permitted accessory uses in Agricultural Districts, Residential Districts, Business Districts, and Form-Based Codes.
4. Sec. 8.8.1 through Sec. 8.8.5 establish specific accessory uses also allowed in the A-L, CUP, O-I, C-1, and MIX districts.
5. Definitions and any use standards for accessory uses are specified in Sec. 8.8. Standards always apply unless indicated for use permits only.

D. Temporary Uses

1. A temporary use is a use that is in place for a limited period of time only.
2. The use tables in Sec. 8.2 establish permitted temporary uses in Agricultural Districts, Residential Districts, Business Districts, and Form-Based Codes.
3. Definitions and any use standards for temporary uses are specified in Sec. 8.9. Standards always apply unless indicated for use permits only.

8.1.2. Principal Uses Not Listed

A permitted use not specifically listed is prohibited unless the Director determines it to be part of a use category as described below.

- A. The Director is responsible for categorizing all principal uses. If a proposed use is not

Sec. 8.1.3. Accessory Uses Not Listed

listed in a use category, but is similar to a listed use, the Director may consider the proposed use part of that use category. When determining whether a proposed use is similar to a listed use, the Director must consider the following criteria:

1. The actual or projected characteristics of the proposed use.
2. The relative amount of site area or floor area and equipment devoted to the proposed use.
3. Relative amounts of sales.
4. The customer type.
5. The relative number of employees.
6. Hours of operation.
7. Building and site arrangement.
8. Types of vehicles used and their parking requirements.
9. The number of vehicle trips generated.
10. How the proposed use is advertised.
11. The likely impact on surrounding properties.
12. Whether the activity is likely to be found independent of the other activities on the site.

- B.** Where a use not listed in a use table is found by the Director not to be similar to any other permitted use, the use is only permitted following a text amendment (See Sec.12.3.).

8.1.3. Accessory Uses Not Listed

An accessory use not specifically listed is prohibited unless the Director determines the accessory use:

- A.** Is clearly incidental to and customarily found in connection with an allowed

principal use; and

- B.** Is subordinate to and serving an allowed principal use.

8.1.4. Permitted Use Table Key

The following applies to the use tables found in Sec. 8.2 and in Form-Based Codes:

- A. Permitted Use (P).** Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of this UDC, including use standards found in the right-hand column of the use table.

- B. Administrative Permit (A).** Indicates a use may be permitted in the respective district only where approved by the Director in accordance with Sec. 12.5.1. Uses permitted by administrative permit are subject to all other applicable requirements of this UDC, including any applicable use standards.

- C. Warrant (W).** Indicates a use may be permitted in the respective district only where approved by the Director by warrant in Form-Based Codes. Uses permitted by warrant are subject to all other applicable requirements of this UDC, including any applicable use standards.

- D. Use Permit (U).** Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Sec. 12.5.2. Uses permitted by use permit are subject to all other applicable requirements of this UDC, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the use permit approval.

- E. Use Prohibited.** An empty cell indicates that a use is prohibited in the respective district.

8.2.3. Use Table for Deerfield FBC

This table expands the categories of Sec. 7B.5.12 (Table 9A) and Sec. 7B.5.13 (Table 9B) to delegate specific permitted uses within Deerfield Form-Based Code Transect Zones.

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited								
Use Category Specific Use	Deerfield Form-Based Code							Definition/ Standards
	T2 [1]	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	
Residential Uses <u>[1]</u> [5]								
All household living, as listed below:								Sec. 8.3.1
Single-family	P	P	P	P	P	<u>U</u>	<u>U</u>	Sec. 8.3.1.B
Duplex			P	P	P	P		Sec. 8.3.1.C
Townhouse			<u>P</u>	P	<u>U</u>	<u>P</u>	<u>P</u>	Sec. 8.3.1.D
Triplex			P	P	P	P		Sec. 8.3.1.E
Quadruplex			P	P	P	P		Sec. 8.3.1.F
Loft apartment				P	P	P	<u>P</u>	Sec. 8.3.1.G
Neighborhood apartment								Sec. 8.3.1.H
Multifamily			<u>U</u>		<u>U</u>	U	U	Sec. 8.3.1.I
Senior housing	U	U	U	U	U	U	U	Sec. 8.3.1.J
Live-work		P	P	P	P	P		Sec. 8.3.1.K
Work-live		P	P	P	P	P	P	Sec. 8.3.1.L
All group living, as listed below:								Sec. 8.3.2
Alternative senior housing	U	U	U					Sec. 8.3.2.B
Boardinghouse, rooming house								Sec. 8.3.2.C
Convalescent center/nursing home/hospice				P	P	P	P	Sec. 8.3.2.D
Group residence			U		U	U	U	Sec. 8.3.2.E
Group residence for children (5 to 8 children)	U	U	U		U	U	U	Sec. 8.3.2.F
Group residence for children (9 to 15 children)						U	U	Sec. 8.3.2.F
Personal care home/assisted living				P	P	P	P	Sec. 8.3.2.G
All relocated residential structures	W	W	W	W	W	W		Sec. 8.3.3
Public/Institutional Uses								
All civic, as listed below:								Sec. 8.4.1.A
Church, temple, or other place of worship	U	U	U	P	P	P	P	Sec. 8.4.1.B
Colleges and universities	U	U	U	U	U	U	U	Sec. 8.4.1.C
Library, private				P	P	P	P	Sec. 8.4.1.D

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited								
Use Category Specific Use	Deerfield Form-Based Code							
	T2 T1	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Museum, private					WP	WP	WP	Sec. 8.4.1.E
Public use	P	P	P	P	P	P	P	Sec. 8.4.1.F
School, private (K-12)	U	U	U	U	U	U	U	Sec. 8.4.1.G
School, public (K-12)	P	P	P	P	P	P	P	Sec. 8.4.1.H
School, special	U	U	U	U	U	U	U	Sec. 8.4.1.I
All parks and open space, as listed below:								Sec. 8.4.2
Cemetery/mausoleum	U	U	U					Sec. 8.4.2.B
Golf course								Sec. 8.4.2.C
Open space, private	A	A	A	A	A	A	A	Sec. 8.4.2.D
Recreational court, private	W	W	W		W	W	W	Sec. 8.4.2.E
Recreational court, public								Sec. 8.4.2.F
Recreational field	U	U	U		U	U	U	Sec. 8.4.2.G
Retreat, campground	U							Sec. 8.4.2.H
Swimming pool, public					U	U	U	Sec. 8.4.2.I
All utility substations	W	W	W	W	W	W	W	Sec. 8.4.3
All small wireless facilities and antennas	See Sec. 8.4.4 Small Wireless Facilities and Antennas							Sec. 8.4.4
All telecommunications facilities	See Sec. 8.4.5 Telecommunication Facilities							Sec. 8.4.5
Commercial Uses								
All adult entertainment establishments, as listed below:								Sec. 8.5.1
Adult bookstore								Sec. 8.5.1.A
Adult entertainment establishments								Sec. 8.5.1.B
All aircraft landing areas:								Sec. 8.5.2
All bars								Sec. 8.5.2
All day care facilities			U	U	P	P	P	See 8.5.4
All festivals or events, outdoor/indoor	U	U	U		U	U	U	Sec. 8.5.5
All indoor recreation, except as listed below:					P	P	P	Sec. 8.5.6
Assembly hall, event facility						U	U	Sec. 8.5.6.B
Conference center					W	W	P	Sec. 8.5.6.D
Convention center							P	Sec. 8.5.6.E
Gym, health spa, or yoga studio					P	P	P	Sec. 8.5.6.F

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited								
Use Category Specific Use	Deerfield Form-Based Code							
	T2 HH	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Pool hall								Sec. 8.5.6.G
Theater					P	P	P	Sec. 8.5.6.H
All lodging, as listed below:								Sec. 8.5.7
Bed and breakfast inn	U	U	P		P	P	P	Sec. 8.5.7.B
Country inn								Sec. 8.5.7.C
Hotel/motel					P	P	P	Sec. 8.5.7.D
All medical, except as listed below:				P	P	P	P	Sec. 8.5.8
Hospital						P	P	Sec. 8.5.8.C
All nightclubs								Sec. 8.5.9
All office, except as listed below:				P[4]	P	P	P	Sec. 8.5.10
Bail bondsman								Sec. 8.5.10.B
Business, trade, arts school					W	W	W	Sec. 8.5.10.C
Check cashing establishment					W	W	W	Sec. 8.5.10.D
Escort and dating service								Sec. 8.5.10.E
Data center						P	P	Sec. 8.5.10.F
Radio, TV station					U	U	U	Sec. 8.5.10.H
Recording studio					U	U	U	Sec. 8.5.10.I
All outdoor recreation, as listed below:					W	W	W	Sec. 8.5.11
Amphitheater	U							Sec. 8.5.11.B
Driving range					P	P	P	Sec. 8.5.11.C
Outdoor amusements					W	W	W	Sec. 8.5.11.D
Outdoor auditorium	W	P	P	P	P	P	P	Sec. 8.5.11.E
Racetrack					P	P	P	Sec. 8.5.11.F
Stadium (private school)	U	U	U	U	U	U	U	Sec. 8.5.11.G
Stadium (sports)								Sec. 8.5.11.H
All personal service, except as listed below:			P	P	P	P	P	Sec. 8.5.12
Animal care (indoor)	W				W	W	W	Sec. 8.5.12.B
Animal care (outdoor)								Sec. 8.5.12.C
Animal care (pet grooming)					P	P	P	Sec. 8.5.12.D
Catering establishment					P	P	P	Sec. 8.5.12.E

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited								
Use Category Specific Use	Deerfield Form-Based Code							
	T2 HH	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Fortune telling establishment								Sec. 8.5.12.H
Funeral home					P	P	P	Sec. 8.5.12.G
Landscape business					PU	PU	PU	Sec. 8.5.12.J
Laundromat					W	W	W	Sec. 8.5.12.I
Laundry and dry cleaning shop					P	P	P	Sec. 8.5.12.J
Massage parlor								Sec. 8.5.12.K
Tattoo and body art or piercing establishment								Sec. 8.5.12.O
All restaurants, except as listed below:			P	P	P	P	P	Sec. 8.5.13
Brewpub			P	P	P	P	P	Sec. 8.5.13.B
Drive in/up restaurant				P	P	P	P	Sec. 8.5.13.C
Fast food restaurant			P		P	P	P	Sec. 8.5.13.D
Limited Food Service Restaurant								Sec. 8.5.13.F
Limited tap establishment								Sec. 8.5.13.D
All retail sales, except as listed below:			P	P	P	P	P	Sec. 8.5.14
Art gallery			P	P	P	P	P	Sec. 8.5.14.B
Artist studio	U		U	U	U	U	U	Sec. 8.5.14.C
Craft beer and/or wine market				U	U	U	U	Sec. 8.5.14.D
Equine garment fabrication	U							Sec. 8.5.14.E
Flea market and second-hand surplus retailers								Sec. 8.5.14.F
Garden center					P	P	P	Sec. 8.5.14.G
Pawnshop						W	W	Sec. 8.5.14.H
Retail package distilled spirit store				U		U	U	Sec. 8.5.14.I
Retail package malt beverage/ wine store				P	P	P	P	Sec. 8.5.14.J
Specialty gift shop			P	P	P	P	P	Sec. 8.5.14.K
Vape shop								Sec. 8.5.14.L
All vehicular, as listed below:								Sec. 8.5.15
Automobile and light truck sales/leasing						W	W	Sec. 8.5.15.B
Automotive garage								Sec. 8.5.15.C
Automotive specialty shop					P	P	P	Sec. 8.5.15.D
Car wash, principal					W	W	W	Sec. 8.5.15.E

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited								
Use Category Specific Use	Deerfield Form-Based Code							
	T2 T1	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Gasoline station					P	P	P	Sec. 8.5.15.F
Parking					W ⁵	W ⁵	W ⁵	Sec. 8.5.15.G
Repair garage, automobile								Sec. 8.5.15.H
Repair garage, truck and heavy equipment								Sec. 8.5.15.I
Service station								Sec. 8.5.15.J
Industrial Uses								
All alcoholic beverage production						U	U	Sec.8.6.1
All craft manufacturing						U	U	Sec. 8.6.2
All light manufacturing						U	U	Sec. 8.6.3
All research and development						W	W	Sec. 8.6.4
All self-storage					P	P	P	Sec. 8.6.5
All waste-related services, except as listed below:								Sec. 8.6.6.A
Collecting recycling center					W	W	W	Sec. 8.6.6.B
Open Uses								
All agriculture, as listed below:								Sec. 8.7.1.A
Agricultural operations	P							Sec. 8.7.1.B
Agriculture-related activities	U							Sec. 8.7.1.C
Barn (property 5 ac. or larger)	P							Sec. 8.7.1.D
Barn (property less than 5 ac.)	U							Sec. 8.7.1.D
Composting	P							Sec. 8.7.1.E
Farm winery, Georgia farm winery	U							Sec. 8.7.1.F
Plant nursery	P							Sec. 8.7.1.G
Rural or agricultural event facility	U							Sec. 8.7.1.H
All riding areas:	U,P							Sec. 8.7.2
Accessory Uses								
Accessory uses not otherwise listed below, as determined by the Director:	P	P	P	P	P	P	P	Sec. 8.8
Accessory barn	P							Sec. 8.8.6.
Accessory dwelling unit	P	P	P	P	P	P		Sec. 8.8.7
Accessory manufactured home	U							Sec. 8.8.8
Antenna (up to 90 ft. in height)	W	W	W	W	W	W	W	Sec. 8.8.9.B.2

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited								
Use Category Specific Use	Deerfield Form-Based Code							
	T2 [1]	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Antenna (over 90 ft. in height)	U	U	U	U	U	U	U	Sec. 8.8.9.B.3
Car wash, accessory					P	P	P	Sec. 8.8.10
Drive-through				P	P	P	P	Sec. 8.8.11
Greenhouse, non-commercial	P	P	P	P	P	P	P	Sec. 8.8.12
Guesthouse	W	W	W	W	W	W		Sec. 8.8.13
Home occupation	P	P	P	P	P	P	P	Sec. 8.8.14
Keeping of exotic or wild animals								Sec. 8.8.15
Keeping of horses	P	P	P	P	P	P	P	Sec. 8.8.16
Outdoor storage and display	P	P	P	P	P	P	P	Sec. 8.8.17
Skywalks	U					U	U	Sec. 8.8.18
Swimming pool, private	A	A	A	A	A	A	A	Sec. 8.8.19
Temporary Uses								
Media production	A	A	A	A	A	A	A	Sec. 8.9.1
Push cart					A	A	A	Sec. 8.9.2
Real estate sales trailers	A	A	A	A	A	A	A	Sec. 8.9.3
Revival tent								Sec. 8.9.4
Roadside produce stands	A	A	A	A	A	A	A	Sec. 8.9.5
Roadside vending								Sec. 8.9.6
Seasonal business use	A	A	A	A	A	A	A	Sec. 8.9.7
Temporary classroom	A	A	A	A	A	A	A	Sec. 8.9.8
Nonstructural consumer fireworks retail sales facility								Sec. 8.9.9
Temporary consumer fireworks retail sales facility						A	A	Sec. 8.9.10
Temporary manufactured home	A	A	A	A	A	A		Sec. 8.9.11
Temporary office	A	A	A	A	A	A	A	Sec. 8.9.12
Temporary structures (other)	A	A	A	A	A	A	A	Sec. 8.9.13
Temporary use of existing dwelling	A	A	A	A	A	A		Sec. 8.9.14

Table Notes:

1. T4-Open: This table notwithstanding, all senior housing shall comply with Sec. 8.3.1.J.
2. Includes T5-Limited subject to Sec. 7B.6.9 (Table 9A) and Sec. 7B.6.10 (Table 9B).
3. T4-Permissive.- See Sec. 7B-4.6.A.5 for additional restrictions in the Five Acre Road Zone.
4. Financial establishments are only allowed in the Five Acre Road Zone.
5. Residential uses are prohibited on any parcel abutting Highway 9, excluding the Five Acre Road Zone (as shown on the adopted April 27, 2015, Regulating Plan), except when located in a vertically mixed-use building.
5. Parking structures do not count toward non-residential square footage when calculating development incentive allocation.

8.3. Residential Uses**8.3.1. Household Living****A. Defined**

Residential occupancy of a dwelling unit by a household. Household living includes the following:

1. Single-family.
2. Duplex.
3. Townhouse.
4. Triplex.
5. Quadruplex.
6. Loft apartment.
7. Neighborhood apartment.
8. Multifamily.
9. Senior housing.
10. Live-work.
11. Work-live.

B. Single-family**1. Defined**

One dwelling unit in a single structure on its own lot that is not attached to any other dwelling unit by any means.

2. Use Standards**a. Deerfield Form-Based Code**

- i. Single-family homes located within the T5 and T6 Transect Zones and part of a mixed use development requires a Use Permit.

- ii. The number of single-family homes shall be determined at the time of the Use Permit's

consideration by the City Council.

C. Duplex**1. Defined**

Two dwelling units in a single structure on its own lot.

D. Townhouse**1. Defined**

Three or more dwelling units where each unit is only separated vertically by a common side wall. Units cannot be vertically stacked. The term townhouse and rowhouse are synonymous.

2. Use Standards**a. Deerfield Form-Based Code**

- i. Townhouses must not be adjacent to properties designated T2.

- ii. The maximum number of townhouse dwelling units in a building is eight six.

- iii. A Use Permit is required when townhouses are not developed with a non-residential component within the development.

- iv. Townhouses are ~~only~~ permitted on sites where more than 50% of the total floor area is dedicated to office, retail, or lodging functions.

- a. Required Non-residential functions being built must be built concurrent with townhomes being built and

Sec. 8.3.1. Household Living

the timing shall be determined at the time of the approval of the preliminary plat by the Director to be contingent on the issuance of the Certificate of Occupancy.

~~iii-v.~~ Townhouses must conform to Sec. 7B.4.18.G.2.e and Sec. 7B.4.18.H (Specific to Townhouses).

E. Triplex

1. Defined

Three dwelling units in a single building that does not meet the definition of townhouse, loft apartment, or neighborhood apartment, and where each unit has direct access to the outside or to a common hall.

F. Quadruplex

1. Defined

Four dwellings in a single building that does not meet the definition of townhouse, loft apartment, or neighborhood apartment, and where each unit has direct access to the outside or to a common hall.

G. Loft Apartment

1. Defined

Three or more dwelling units in a single building when:

- a. The building is located within the Crabapple Form-Based Code or Deerfield Form-Based Code;
- b. The total number of said dwelling units does not exceed 30 per development; and

- c. The building’s first story only contains non-residential uses or residential lobbies, leasing offices, fitness centers, or multi-purpose rooms serving the residential use.

2. Use Standards

When loft apartments are allowed by use permit, they must conform to the multifamily use standards in Sec. 8.3.1.I.2.

H. Neighborhood Apartment

1. Defined

Three or more dwelling units in a single building when:

- a. The building is located within the Crabapple Form-Based Code;
- b. The total number of said dwelling units does not exceed 30 per development; and
- c. The use does not otherwise meet the definition of loft apartment.

2. Use Standards

When neighborhood apartments are allowed by use permit, they must conform to the multifamily use standards in Sec. 8.3.1.I.2).

I. Multifamily

1. Defined

Five or more dwellings in a single building that does not otherwise meet the definitions of townhouse, triplex, quadruplex, loft apartment, or neighborhood apartment.

2. Use Standards

a. C-1

- i. Multifamily dwellings may only be located in buildings that also contain first story commercial uses.
- ii. Multifamily dwellings may only be located above or behind first story commercial uses.

b. Form-Based Codes

- i. Required off-street parking spaces may be no greater than 400 feet away, as measured along a pedestrian walkway, from the door of the unit they serve.
- ii. Multifamily developments must incorporate on-site outdoor amenity spaces for passive or active recreational use by occupants, subject to the following:
 - a. Outdoor amenity space is required in the ratio of 75 square feet per dwelling unit.
 - b. Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot. To receive credit the area must be at least 10 feet in both length and width.
 - c. Outdoor amenity space may be at-grade or above-grade.
 - d. Outdoor amenity space may be roofed but cannot be enclosed.
 - e. Outdoor amenity space must not be parked or

Sec. 8.3.1. Household Living driven upon, except for emergency access.

- f. When calculating outdoor amenity space, the following may be included: swimming pools, paved surfaces and structures when they are a part of approved features such as gazebos, fountains, and plazas (but excluding any parking areas serving such approved features), ground-level active and passive recreational facilities, roof decks, and roof top gardens.

- g. When calculating outdoor amenity space, civic spaces counting towards the minimum requirements of the applicable zoning district ~~must not~~ may be included.

h. All outdoor amenity spaces and other landscaped areas must be maintained by a professional landscaper.

h.i. All residential units must be accessed from a conditioned interior hallway.

~~iii. At least 50% of dwelling units above the first story must have balconies with a minimum floor dimension of 6 feet by 10 feet.~~

j. Adequate provision for the disposal of refuse must be made within each multifamily building, or at a central point or points to

Sec. 8.3.1. Household Living

facilitate collection. Disposal arrangements are the responsibility of the building owner.

k. Each dwelling unit must have central heating and cooling facilities.

l. Laundry facilities are required as follows:

i. A common laundry room with at least one automatic washing machine and one clothes-drying machine for every 15 dwelling units; or

ii. Washer and dryer hook-ups installed in each dwelling unit.

J. Senior Housing

1. Defined

Household living developments intended for, operated for and designed to accommodate residents 55 years of age and older. Senior housing communities are designed for seniors to live on their own, but with the security and conveniences of community living. Some provide communal dining rooms and planned recreational activities (congregate living or retirement communities), while others provide housing with only minimal amenities or services.

2. Conflicts with Other Regulations

When conflict exists between an underlying zoning district or overlay and these senior housing standards:

a. Overlays and Form-Based Codes will prevail;

- b. If the issue is specifically excluded in the overlay or Form-Based Code, these standards will prevail; and
- c. If the issue is addressed in both areas, the more restrictive will prevail.

3. Use Standards

- a. Building height must conform to zoning district regulations.
- b. Dwelling units for seniors are exempt from any part of this UDC which restricts density, except Sec. 8.3.1.J.3.c below.
- c. No more than 5 dwelling units per acre are allowed in a single-family development. No more than 20 dwelling units per acre are allowed in a multifamily development.
- d. No dwelling unit may contain more than two bedrooms.
- e. Multifamily dwelling units must have at least 600 square feet of floor area. Single-family dwelling units must have at least 800 square feet of floor area.
- f. Accessory structures may only be in rear and side yards but not a minimum yard.
- g. No parking is allowed in the minimum front yard setback.
- h. Senior facilities must be served by public water and sewer.
- i. For sites on 4 acres or less, a 50-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to all agricultural/T2 districts and all

property zoned, used, or developed for residential uses.

- j. For sites on more than 4 acres, a 75-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to all agricultural/T2 districts and all property zoned, used, or developed for residential uses.
- k. To make buffers seem natural, an equal mix of four species must be used, except when alternative screening is used.
- l. When alternative screening design is used, the buffer must provide as much or more year-round visual screening as the otherwise required buffer would. The alternative screening must also be planted as required by the City Arborist.
- m. The property must be deed restricted to senior housing except as provided for by fair housing laws.
- n. Projects are encouraged to incorporate easy living and applicable accessibility standards as administered and copyrighted by a coalition of state citizens, including:
 - i. AARP of Georgia.
 - ii. Atlanta Regional Commission.
 - iii. Concrete Change.
 - iv. Georgia Department of Community Affairs.
 - v. Governor's Council on Developmental Disabilities.

Sec. 8.3.1. Household Living

- vi. Homebuilders Association of Georgia.
- vii. Shepherd Center.
- viii. Statewide Independent Living Council of Georgia.
- o. Housing must have at least 80% of the occupied dwelling units occupied by at least one person who is 55 years of age or older which must be verified by the property owner in a manner deemed acceptable pursuant to policies and procedures adopted by the Director.
- p. All units must be owner-occupied.

K. Live-Work

1. Defined

A mixed use unit consisting of commercial and residential use. The commercial use/function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

L. Work-Live

1. Defined

A mixed use unit consisting of a commercial and residential use/function. It typically has a substantial commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as workspace with incidental Residential accommodations that meet basic habitability requirements.

Sec. 8.3.2. Group Living

8.3.2. Group Living

A. Defined

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following:

1. Alternative senior housing.
2. Boarding/roominghouse.
3. Convalescent center/nursing home/hospice.
4. Group residence.
5. Group residence for children.
6. Personal care home/assisted living.

B. Alternative Senior Housing

1. Defined

Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. "Personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting.

2. Use Standards

- a. Facility must be for persons 55 years of age and above.

- b. The owner of the subject property may reside on site.
- c. The home must be approved and licensed by the State of Georgia or any agency through which it acts.
- d. Necessary staff may reside in a legal accessory building such as a guest house.
- e. Structures must retain the outward appearance of a single-family dwelling.
- f. Parking must be located to the side and rear of the principal structure but outside minimum building setbacks or inside a garage.
- g. No alternative senior housing facility must be operated within 1,320 feet of any other alternative senior housing facility. The 1,320-foot distance is measured by the straight line which is the shortest distance between the property lines of the two tracts of land on which each facility is located.
- h. The home must obtain an occupation tax certificate before operation.

C. Boarding/Roominghouse

1. Defined

A facility other than a hotel/motel that contains individual rooms without cooking facilities that are rented to the general public. The facility may or may not provide meals and may or may not have shared living areas and cooking facilities.

D. Convalescent Center/Nursing Home/Hospice

1. Defined

A state-licensed use in which domiciliary care is provided to convalescing chronically or terminally ill persons who are provided with food, shelter and care and not meeting the test of family.

The term does not include hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

2. Use Standards

- a. Facilities must be for 5 or more persons.
- b. Permitted curb cut access must be from an arterial or a major collector.
- c. For sites on 4 acres or less, a 50-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to all agricultural/T2 districts and all property zoned, used, or developed for residential uses.
- d. For sites on more than 4 acres, a 75-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to all agricultural/T2 districts and all property zoned, used, or developed for residential uses.
- e. To make buffers seem natural, an equal mix of four species must be used, except when alternative screening is used.
- f. When alternative screening design is used, the buffer must provide as

Sec. 8.3.2. Group Living

much or more year-round visual screening as the otherwise required buffer would. The alternative screening must also be planted as required by the City Arborist.

- g. No parking is allowed within the minimum front yard setback.
- h. Rooms or suites of rooms may be designed with separate kitchen facilities.

E. Group Residence**1. Defined**

A state-licensed 24-hour residential facility functioning as a single housekeeping unit for the sheltered care of persons with special needs which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services and transportation. Bedroom suites must not include kitchen facilities.

The term does not include those facilities which exclusively care for children under the age of 17 years.

2. Use Standards

- a. Facilities must be for 5 or more persons.
- b. Permitted curb cut access must not be from a local street.
- c. For sites on 4 acres or less, a 50-foot-wide undisturbed buffer or alternative screening design, with a 10-foot improvement setback, must be located adjacent to all agricultural/T2 districts and all property zoned, used, or developed for residential uses.

APPENDIX “A”

RZ25-07

Article 13 Definitions

Linear Park: With respect to Form-Based Codes, an outdoor area dedicated for public use. It is adjacent to a public thoroughfare with a combination of landscape and hardscape elements, such as plazas, fountains, benches, and tables. Additional shade tree plantings should be planted as approved by the City Arborist within public gathering places and alongside pedestrian paths.

Sub District: With respect to Form-Based Codes, defines geographic areas within the regulating plan.