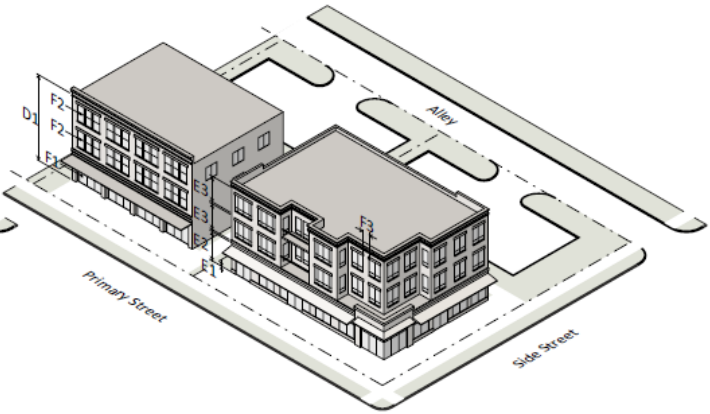
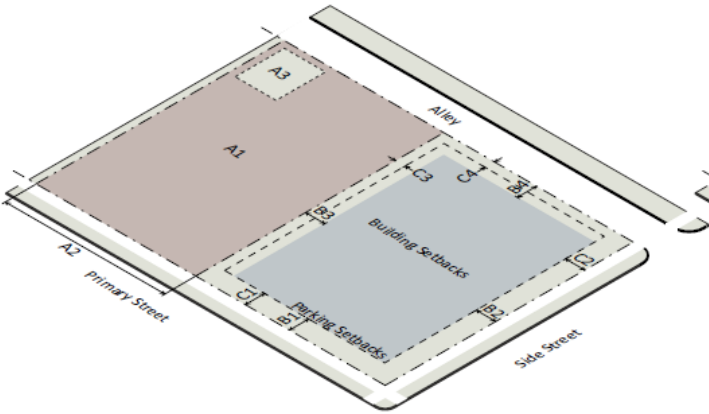


Potential Mixed Use Code Formats:

Raleigh

Sec. 3.2.6. Mixed Use Building



	OP-, OX- NX-, CX-, IX-	DX-
A. Lot Dimensions		
A1 Area (min)	n/a	n/a
A1 Area (max)	10 acres (NX- only)	n/a
A2 Width (min)	n/a	n/a
A3 Outdoor amenity area (min)	10%	10%
B. Building/Structure Setbacks		
B1 From primary street (min)	5'	3'
B2 From side street (min)	5'	3'
B3 From side lot line (min)	0' or 6'	0' or 6'
B4 From rear lot line (min)	0' or 6'	0' or 6'
B4 From alley (min)	5'	5'
C. Parking Setbacks		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side lot line (min)	0' or 3'	0' or 3'
C4 From rear lot line (min)	0' or 3'	0' or 3'

	OP-, OX- NX-, CX-, IX-	DX-
C4 From alley (min)	5'	5'
D. Height		
D1 Principal building (max)	Set by district	Set by district
D2 Accessory structure (max)	25'	25'
E. Floor Heights		
E1 Ground floor elevation (min)	0'	0'
E2 Ground story height, floor to ceiling (min)	13'	15'
E3 Upper story height, floor to ceiling (min)	9'	9'
F. Transparency		
F1 Ground story (min)	50%	66%
F2 Upper story (min)	20%	20%
F3 Blank wall area (max)	20'	20'
G. Allowed Building Elements		
Balcony		
Gallery, awning		

See Sec. 1.5.11. for specific building element requirements.

Sec. 3.3.3. Building Massing Standards

A. Intent

The intent of the building massing regulations is to manage the impact of tall buildings located near the public right-of-way. Stepbacks are intended to provide access to light and air at street level, mitigate wind impacts, produce a consistent street wall and visually reduce the perceived scale of a building to avoid a canyon effect.

B. Stepbacks

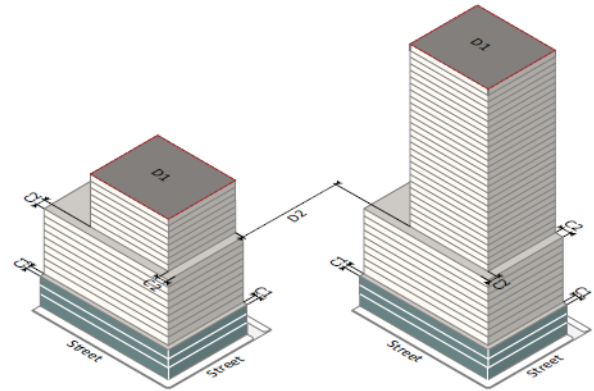
Buildings of 8 or more stories are required to place a stepback above the 3rd floor but below the 8th floor.

1. The stepback is only required on building faces adjoining the public street.
2. The depth of a required stepback may be reduced by 5 feet if the cornice line of the stepback matches the cornice line of an adjacent building.

C. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17, approve an alternate building massing standard, subject to all of the following findings:

1. The approved alternate meets the intent of the building massing regulations.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.
3. If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.
4. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.
5. The building contains architectural treatments for delineating the base, middle and top of the building.



Height of Building		Up to 3 Stories	4 to 5 Stories	6 to 7 Stories	8 to 12 Stories	13 to 20 Stories	21 to 40 Stories
D. Massing							
C1	3rd - 7th story stepback (min)	n/a	n/a	n/a	12'	15'	15'
E. Towers							
D1	Floor plate size above 12 stories (max)	n/a	n/a	n/a	n/a	25,000 sf	25,000 sf
D2	Spacing between towers - floors above 12 stories (min)*	n/a	n/a	n/a	n/a	n/a	100'

* Building separation is measured orthogonally to the wall plane

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
PUBLIC & INSTITUTIONAL																		
CIVIC, EXCEPT AS LISTED BELOW:	L	L	L	L	L	P	P	P	P	P	P	P	--	P	P	--	P	Sec. 6.3.1.A. & E.
Cemetery	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	L	Sec. 6.3.1.B.
College, community college, university	--	--	--	--	--	--	P	P	--	P	P	P	--	--	--	--	P	Sec. 6.3.1.C.
School, public or private (K-12)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	--	--	L	Sec. 6.3.1.D.
PARKS, OPEN SPACE AND GREENWAYS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.2.A.
MINOR UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.3.A.
MAJOR UTILITIES, EXCEPT AS LISTED BELOW	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	Sec. 6.3.3.B.
Telecommunication tower (<250 ft)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	L	L	L	Sec. 6.3.3.C.
Telecommunication tower (≥250 ft)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	Sec. 6.3.3.D.
COMMERCIAL																		
DAY CARE, AS LISTED BELOW:																		Sec. 6.4.1.A.
Day care, home	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	L	L	Sec. 6.4.1.B.
Day care center	S	S	S	S	S	S	L	L	L	L	L	L	--	--	--	S	L	Sec. 6.4.1.C.
INDOOR RECREATION, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	P	Sec. 6.4.2.A.
Adult establishment	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	Sec. 6.4.2.B.
Health club	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	--	Sec. 6.4.2.C.
Sports academy	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	--	Sec. 6.4.2.D.
MEDICAL	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	Sec. 6.4.3.A. & B.
OFFICE	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	Sec. 6.4.4.A. & B.
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	P	Sec. 6.4.5.A.
Golf course	L	L	L	L	L	--	--	--	--	P	--	P	--	--	--	--	P	Sec. 6.4.5.B.
Outdoor sports or entertainment facility (≤250 seats)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	Sec. 6.4.5.C.
Outdoor sports or entertainment facility (>250 seats)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	Sec. 6.4.5.C.
Riding stables	L	--	--	--	--	--	--	--	--	--	--	L	--	L	--	--	--	Sec. 6.4.5.D.

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

F. Optometrist

1. Defined

A primary eye care provider who diagnoses, manages and treats disorders of the visual system and eye diseases.

2. Use Standards

An optometrist in an RX- District is subject to the following:

- a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets;
- b. The unit cannot exceed 4,000 square feet in gross floor area; and
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

G. Use Standards for All Other Personal Service Uses

1. A personal service use in an RX- District is subject to the following:

- a. Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.
- b. The unit cannot exceed 4,000 square feet in gross floor area.
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
- d. Drive-thru or drive-in facilities are not permitted.
- e. Tattoo parlors, body piercing, taxidermists and wedding chapels are not permitted.

2. A personal service use in an OX- District is subject to the following:

- a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
- b. The floor area of the use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater.
- c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

- d. Drive-thru or drive-in facilities are not permitted.

- e. Tattoo parlors, body piercing, taxidermists and wedding chapels are not permitted.

Sec. 6.4.10. Restaurant/Bar

A. Restaurant/Bar Use Category

A facility that prepares and sells food and drink for on- or off-premise consumption. Restaurant includes the following uses.

- 1. Bar, nightclub, tavern, lounge.
- 2. Eating establishment.
- 3. Food truck.

B. Bar, Nightclub, Tavern, Lounge

1. Defined

A facility that prepares and sells food and drink that has alcoholic beverage sales in excess of 70% of the business's total annual sales.

C. Eating Establishment

1. Defined

A facility that prepares and sells food and drink that may or may not have alcoholic beverage sales. If allowed in no case can alcoholic beverage sales exceed 70% of the business's total annual sales.

2. Use Standards

- a. An eating establishment in an RX- District is subject to the following:

- i. Must be located on the first floor of a corner unit in an apartment building located at the intersection of 2 public streets.
- ii. The unit cannot exceed 4,000 square feet in gross floor area.
- iii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
- iv. Drive-thru or drive-in facilities are not allowed.

Sec. 7.1.7. Vehicle Parking Lot Landscaping

A. Intent

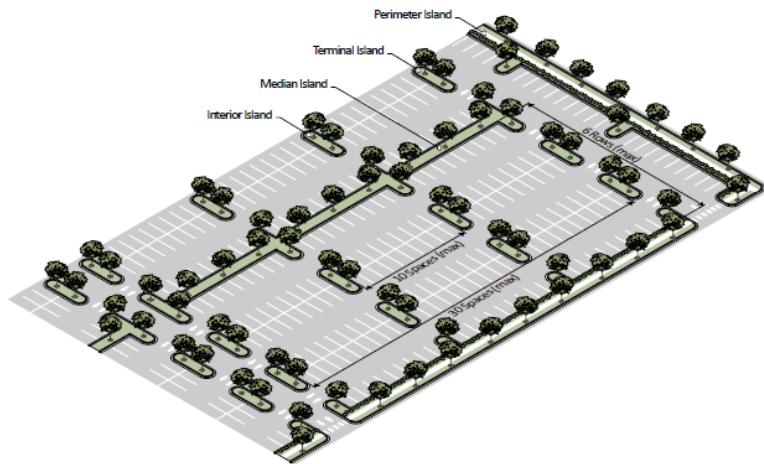
1. The intent of the vehicle parking lot landscaping requirements is to minimize the visual impact of large areas of vehicular parking as viewed from the public right-of-way and dissipate the effects of the urban heat island.
2. A well designed parking lot utilizes landscaped islands and clear delineations to break the parking lot into smaller segments.
3. Tree and shrub plantings should not interfere with the pedestrian circulation on the site.

B. Applicability

1. This section applies to all on-site surface parking areas with more than 10 spaces. For purposes of this section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
2. At least 1 shade tree must be planted in each surface parking area with 10 spaces or less.
3. In an Urban Frontage or -TOD, this section applies only to on-site surface parking areas with more than 40 parking spaces. At least 1 tree must be planted for every 10 spaces in each surface parking area with 40 spaces or less.
4. All surface parking areas of any size within any district with frontage on any portion of a street right-of-way (not including an alley) must be screened along the street edge by a Type C3 street protective yard under Sec. 7.2.4.B.

C. Perimeter Islands

1. A landscape perimeter island shall be provided along primary internal access drives.
2. A landscaped perimeter island must be a minimum of 5 feet wide, landscaped with shrubs installed at a rate of 30 shrubs per 100 linear feet that under typical conditions can be expected to reach a height and spread of 3 feet within three years of planting. All shrubs shall be a minimum of 18



inches tall when planted. In lieu of planting a hedge, a wall at least three feet in height may be installed.

3. A perimeter island may also serve as the location for a sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of 6 feet wide and the remaining planting area shall be no less than five feet wide.

D. Interior Islands

1. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.
2. An interior island must be a minimum of 8 feet in width and be a minimum of 300 square feet in area.
3. All rows of parking must terminate with a landscaped interior terminal island. No more than 30 parking spaces may be located between terminal islands.
4. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.

E. Use Standards for All Other Civic Uses

A Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along any side of the property abutting a residential use.

Sec. 6.3.2. Parks, Open Space and Greenways

A. Parks, Open Space and Greenways Use Category

Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas and having few structures. Parks, open space and greenways includes the following uses.

1. Botanical garden, nature preserve, recreational trail, greenway.
2. Game preserve, wildlife management area, refuge, animal sanctuary.
3. Park, recreation field. A public park may contain civic uses such as a community center, museum or library.
4. Reservoir, control structure, water supply, water well.

Sec. 6.3.3. Utilities

A. Minor Utilities Use Category

1. Defined

Public or private infrastructure serving a limited area with no on-site personnel. Minor utilities includes the following uses.

- a. On-site stormwater retention or detention facility.
- b. Neighborhood-serving cable, telephone, gas or electric facility.
- c. Sustainable energy system.
- d. Water and wastewater pump station or lift station.
- e. Electrical substation.
- f. Utility service.

B. Major Utilities Use Category

1. Defined

Public or private infrastructure serving the general community and possibly having on-site personnel. Major utilities includes the following uses.

- a. Aeration facility, artesian well.
- b. Electric or gas generation plant.
- c. Telecommunication tower.
- d. Water or sanitary sewer treatment plant.

C. Telecommunication Tower (less than 250 feet)

1. Defined

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers that is less than 250 feet in height. Does not include any structure erected solely for a residential, noncommercial individual use, such as television antennas, satellite dishes or amateur radio antennas.

2. Use Standards

- a. Radio or television or similar reception for adjoining properties will not be disturbed or diminished.
- b. The height of the tower cannot exceed 250 feet.
- c. The lighting of the tower cannot exceed the minimum standards of the Federal Aviation Administration for red obstruction lighting system contained in Advisory Circular No. 70/7460-1F dated 27 September, 1978, as the same may be amended.
- d. The minimum setback from the outside dimensions of the tower, not from guy anchors, and not located within the property of a civic use in a Residential District, are as follows:
 - i. Installation of a new tower where no tower is being replaced.
 - a) 20 feet from the property line of either any adjoining lot that is developed without a dwelling, congregate care facility or vacant lot located in a Mixed Use or Special district, unless increased by Sec. 6.3.3.C.2.d.i.b) and Sec. 6.3.3.C.2.d.i.c) below.
 - b) 200% of the tower height, unless the tower is constructed as a monopole in which case the minimum setback shall be 100% of the tower height, but no less than 50 feet from the property line of an abutting Residential District.

1.0 Place Types

1.4 Urban Center

1. Description and Intent.

The Urban Center Place Type is intended for use in the fairly intensive centers of activity, particularly downtowns of cities within the region. This place type allows for a range of building intensity and a wide mix of uses, and is served by one or more modes of transit. The limits of the Urban Center Place Type, unlike those of the Metropolitan Center, typically include some lower intensity edges.

Form and Uses

This Place Type typically includes two or more intersecting Primary Street mixed use corridors with ground floor commercial uses and office or residential uses in upper stories. Stoop buildings typically surround these corridors, housing multiple family units or offices, graduating down to Edge Subdistricts, including row type housing or live work units. Some Yard Building single family units may also be included.

Transit

The Urban Center should be served by at least two modes of frequent transit, including bus, bus rapid transit, streetcar, light rail, or commuter rail with at least fifteen minute headways. Primary streets should be designated at the transit stops, at least in one direction, following the transit lines when possible.

2. Requirements

Refer to Table 1.4 (1) for requirements for the Urban Center Place Type. Refer to 1.2 General Place Type Requirements for further definition of these requirements.

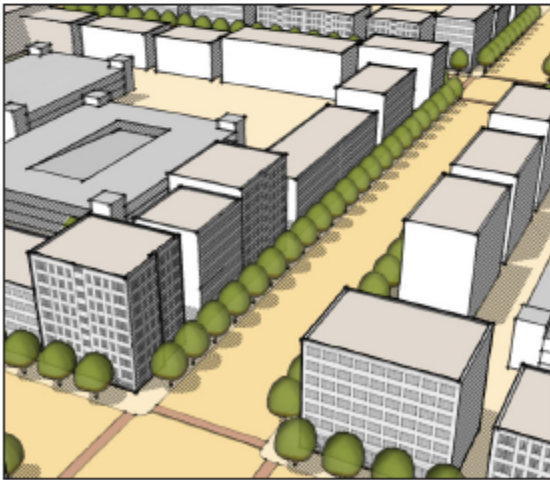


Figure 1.4 (1). Urban Center Place Type

2. Urban Center Requirements

Subdistricts	Core A		
	Core B	●	A minimum of the 6 block faces closest to the transit stop.
	Core C		
	Core D		
	General A		
	General B	●	
	General C		
	General D		
	Edge A	●	Edge A shall be utilized adjacent to or across the street from any existing single or two family districts.
	Edge B		
	Edge C		
Block Configuration	Maximum Block Length	400'	
	Maximum Block Width	400'; Preferred maximum block width is 250'.	
Permitted Street Types	Alley	●	
	Lane	●	
	Neighborhood St	●	
	Connector	●	
	Avenue	●	
	Boulevard	●	
Open Space Requirements	Core Subdistrict Requirements	One Open Space Type is required within one quarter (1/4) of a mile of the entrance of each building.	
	General & Edge Subdistrict Requirements	One Open Space Type is required within one sixth (1/6) of a mile of the entrance of each building.	
Permitted Open Space Types	Plaza	●	
	Square	●	
	Green	●	
	Pocket Park	●	
	Commons	●	
	Park	●	Shall be utilized only for Edge Subdistrict requirements.
	Greenway	●	

Table 1.4 (1). Urban Center Requirements.

● = Permitted

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel and diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 2.2 (1): On-Street Parking Space Dimensions and Figure 2.2 (2): On-Street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

6. Bicycle Facilities.

All bicycle accommodations shall be coordinated with the [bicycle plan]. The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) Cycle Track. A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be five to six feet wide.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	20	7	7
45	12	8.5	17
60	10	8.5	18
90	9	8.5	18

Table 2.2 (1). On-Street Parking Space Dimensions.

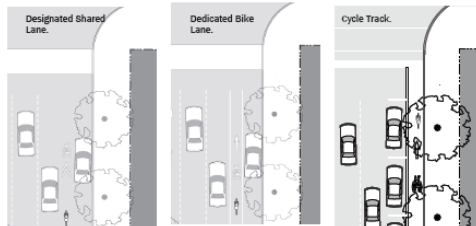


Figure 2.2 (3). On-Street Bicycle Facilities.

- (3) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow"). This improvement occurs on both directions.
- (4) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

7. Stormwater Management.

Incorporation of stormwater management best practices into the right-of-way design is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone or permeable paving in the parking lane.

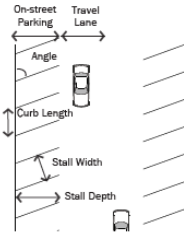


Figure 2.2 (2). On-Street Parking Layout.

* To Be Considered

Lane Widths

In general, lane widths are shown at 10, 11, or 12 feet. An 11 foot width is a commonly acceptable standard to accommodate a wide range of traffic moving through an area. A 10 foot width is typically utilized in slower locations, such as neighborhood streets and shopping streets. Twelve foot lane widths are typically reserved for those locations that are intended to accommodate fairly heavy truck traffic. Twelve foot widths should not be utilized in locations without truck traffic, as wider lanes will only encourage traffic to travel at higher speeds.

On-Street Parking

On-street parking is shown on all street types included in this document. (Note that faster traveling highways are not included as these are streets that would likely by-pass these places.) On-street parking should be accommodated wherever possible for several reasons. It provides a buffer between pedestrians and vehicles in travel lanes, and it helps relieve some of the burden of providing off-street parking, especially visitor parking for residential. Further, on-street parking provides "teaser parking" for businesses, making it easy for a passerby to stop in at a business on short notice.

Bicycle Facilities

All Place Types should be designed to encourage bicycle use to advance the accommodation of multiple modes of travel in and around the location. Bicycle facilities should be coordinated with any area bicycle plans and the types of facilities anticipated for the locations should be included in the code. Routes to all transit locations should be considered and where Avenues and Boulevards dominate, dedicated bicycle facilities should be included.

Fire Access

The "Room to Pass" allowance has assisted in getting narrower street pavements approved in many municipalities. Otherwise, street configurations may need to be revised to gain approvals for incorporation into the code.

Right-of-Way Stormwater Treatment

Street right-of-way composed of street pavement, sidewalks, and on-street parking is generally impervious, routing stormwater that falls here into municipal sewers. Where appropriate soils exist, swales with slotted curbs in Landscape Zones and permeable sidewalks and parking lanes can accommodate a significant amount of infiltration, reducing the amount of stormwater entering the sewers.



Slotted curbs allow for stormwater that falls on streets and sidewalks to be channeled into swales within a parkway and absorbed back into the ground when appropriate soils exist. Images from Portland Green Streets.



Sidewalks, parkways, and parking lanes composed of permeable pavers allow stormwater to be absorbed where it falls. Top Image: Portland Green Streets Bottom Image: Cermak Sustainable Streetscape, Chicago.

2.0 Street Types

25

Calibrating

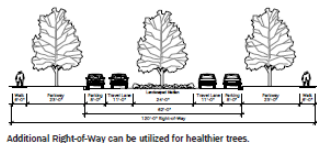
Avenue

Avenues are permitted in several Place Types and are intended to accommodate faster moving vehicles.

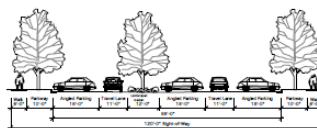
Alternate Sections

The recommended right-of-way width for an Avenue is 80' to accommodate a median. Several alternative sections are provided using wider rights-of-way to allow for designated bicycle or transit access or additional angled in parking.

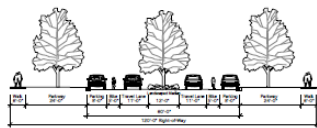
Alternative sections utilizing 120' or 132' width rights-of-way are provided to illustrate potential use of these wider widths typical of the region.



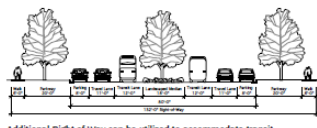
Additional Right-of-Way can be utilized for healthier trees.



Additional Right-of-Way can be utilized to provide angled parking, head in or back in.



Additional Right-of-Way can be for designated bicycle lanes or cycle tracks.



Additional Right-of-Way can be utilized to accommodate transit.

2.0 Street Types

2.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides cross-town connections. Refer to the typical plan and section in Figure 2.8 (1).

2. General Requirements.

Avenues shall be developed using the standards in Table 2.8 (1).

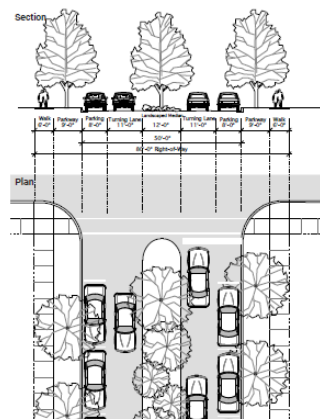


Figure 2.8 (1). Typical Avenue.

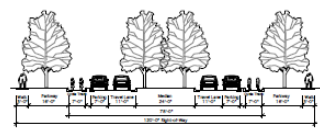


Figure 2.8 (2). Alternative 120' with Median & Cycle Track connector.

Avenue Requirements

Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	66' to 80'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	11' or 12' with truck traffic
Allowable Turn Lanes	Right permitted in place of parking at intersections with Connector; left only with median.
Parking Lanes ¹	Parallel required on both sides of street; angled permitted for alternative.
Pavement Width	50'; 76' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities ²	Shared, dedicated bike lane with alternative.
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 9 feet wide planting zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the planting zone is required

¹ Reference 2.2.5 for on-street parking requirements
² Reference 2.2.6 for bicycle facility types and requirements

Table 2.8 (1). Avenue Requirements.



Figure 6.5 (1). Typical commons layout.

6.5 Commons.

1. Intent.

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

2. Commons Requirements

(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	0%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Districts	Core D General B General C General D Edge A Edge B Edge C
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Permeable Surface	30% + 10%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.



Figure 6.6 (1). Typical Pocket Park layout.

6.6 Pocket Park Open Space Type.

1. Intent.

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements

(1) Dimensions	
Minimum Size (acres)	0.10
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	30%
(2) Adjacent Parcels	
Permitted Districts	General C General D Edge A Edge B Edge C
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Permeable Surface	30% + 10%
Maximum % of Open Water	30%

6.0 Open Space Types

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WORKBOOK: 6.0 Open Space Types

Calibrating

Commons

The Commons is an informal open space typically surrounded by residential uses and directly used by the adjacent neighborhood.

Pocket Park

The Pocket Park is meant to address very small parks or playgrounds to be utilized by occupants within about an eighth of a mile walking distance. The scale is small, thus sports fields and structures are not reasonable. Permitted districts include those typically defined as residential; therefore, this type is not considered appropriate for highly commercial locations.

* To Be Considered

Stormwater in Parks

District stormwater management is an excellent way to achieve denser developments and manage the volume, quality, and speed of stormwater flows. However, single use stormwater facilities are not people places, often fenced and very deep with little landscape. Combining stormwater facilities with parks may require more land for shallower depths, but the places can then be dual use, allowing people to enjoy them and avoiding the eyesore of fenced, walled ponds.

Maximum Impervious or Semi-Permeable Surface

For Open Space Types (as well as Building Types), the Template Code adds the allowance for additional surface area, so long as the additional area consists of semi-permeable materials.

This inclusion can be removed; however, it is an excellent way to encourage the development community to consider the effects of imperviousness, without reducing the urban character of the area.

Permeable asphalt and concrete are more widely available (and more affordable) than even five years ago, in most locations. Permeable pavers are another choice for semi-permeable surfaces in open space.

If there is significant concern of the use of these types of materials, these percentages can be removed and determine whether to allow the full area to be fully impervious or not.

Small Scaled Open Space

Most of the Open Space Types are defined to be smaller than 5 acres, a common threshold applied to parks to be dedicated to a city, county, or parks district. Typically, these public entities do not have the resources to maintain a large number of very small open spaces.

However, these smaller spaces often fulfill the needs of a surrounding neighborhood better than a large scale park. Pocket parks and squares have a more intimate feel than a large park; and they can feel safer and their amenities are closer to more of the population of the neighborhood.

An alternative to dedicating these spaces to the public entity is to allow them to be privately held. Public access can still be limited, if necessary, but the availability of these spaces to all surrounding neighbors should be secured. The spaces can be maintained by a owners' association or a business association in a commercial area.

Uses	Districts								
	Core A	Core B	Core C	Core D	General A	General B	General C	General D	Edge A Edge B Edge C
Residential & Lodging									
Residential	●	●	●	●	●	●	●	●	●
Hotel & Inn	●	●	●	●	●	●	●	●	●
Residential care	●	●	●	●	●	●	●	●	●
Civic									
Assembly	●	●	●	●	●	●	●	●	●
Transit Station	●	●	●	●	●	●	●	●	●
Hospital & clinic	●	●	●	●	●	●	●	●	●
Library/Museum/Post Office (no distribution)	●	●	●	●	●	●	●	●	●
Police & Fire	●	●	●	●	●	●	●	●	●
School	●	●	●	●	●	●	●	●	●
Retail									
Neighborhood Retail	●	●	●	●	●	●	●	●	●
General Retail	●	●	●	●	●	●	●	●	●
Outdoor Sales Lot	●	●	●	●	●	●	●	●	●
Service									
Neighborhood Service	●	●	●	●	●	●	●	●	●
General Service	●	●	●	●	●	●	●	●	●
Vehicle Service	●	●	●	●	●	●	●	●	●
Office & Industrial									
Office	●	●	●	●	●	●	●	●	●
Craftsman Industrial	●	●	●	●	●	●	●	●	●
Infrastructure									
Parking Lot	●	●	●	●	●	●	●	●	●
Parking Structure	●	●	●	●	●	●	●	●	●
Utility & Infrastructure	●	●	●	●	●	●	●	●	●
Open Space	●	●	●	●	●	●	●	●	●
Accessory Uses									
Home Occupation	●	●	●	●	●	●	●	●	●
Outdoor Storage of Goods	●	●	●	●	●	●	●	●	●
Parking Lot	●	●	●	●	●	●	●	●	●
Parking Structure	●	●	●	●	●	●	●	●	●

KEY
 ● Permitted
 ● Permitted in Upper Stories Only
 ● Permitted with Development Standards
 ○ Requires a Conditional Use Permit

Table 4.1 (1). Uses by District.

4.0 Uses

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WORKBOOK: 4.0 Uses

Calibrating

Use Table

The Use Table is integral to the code, though the form generally takes precedence. To calibrate uses within the Districts, it may make sense to separate some of the categories. Refer to the discussions in the Workbook on each Use Category.

Uses Limited to Upper Stories

Many uses are limited to the upper stories of the buildings in the Use Table within the Core District. This is to allow a mix of uses, while supporting the generation of a high level of pedestrian activity in the Core District.

Residential Uses

Residential allows for more than one dwelling unit and is permitted in all districts. Refer to the Building Types for further limitations on the uses. For example, there is no limit to the number of units through the Uses section; however, the General Stoop building in the General C District could be limited to no more than 12 units. Or, the Yard Building may be limited to a primary residence and up to two secondary residences.

To calibrate this, simply add additional line items in the use table for different levels of residential acceptable in a given district.

Also, note the two categories of hotels and inns, combined with two levels of residential care facilities. The Hotel & Residential Care facility is unlimited in the number of rooms, while the Inn & Residential Care is limited to no more than twelve rooms.

Civic Uses

Civic Uses includes a variety of (typically) publicly owned facilities, such as fire stations and schools, plus assembly uses.

Assembly uses could include anything from a community meeting facility to a church to a performing arts center. Note that assembly uses are permitted in some form in all of the districts, though the Civic Building Type is not. The use is required to be located in one of permitted Building Types; therefore, in the cases where the Civic Building is not permitted, the assembly use will occur within a fabric building.

It may be warranted in your community to permit the Civic Building in all Districts to allow this use to locate in a more iconic building.

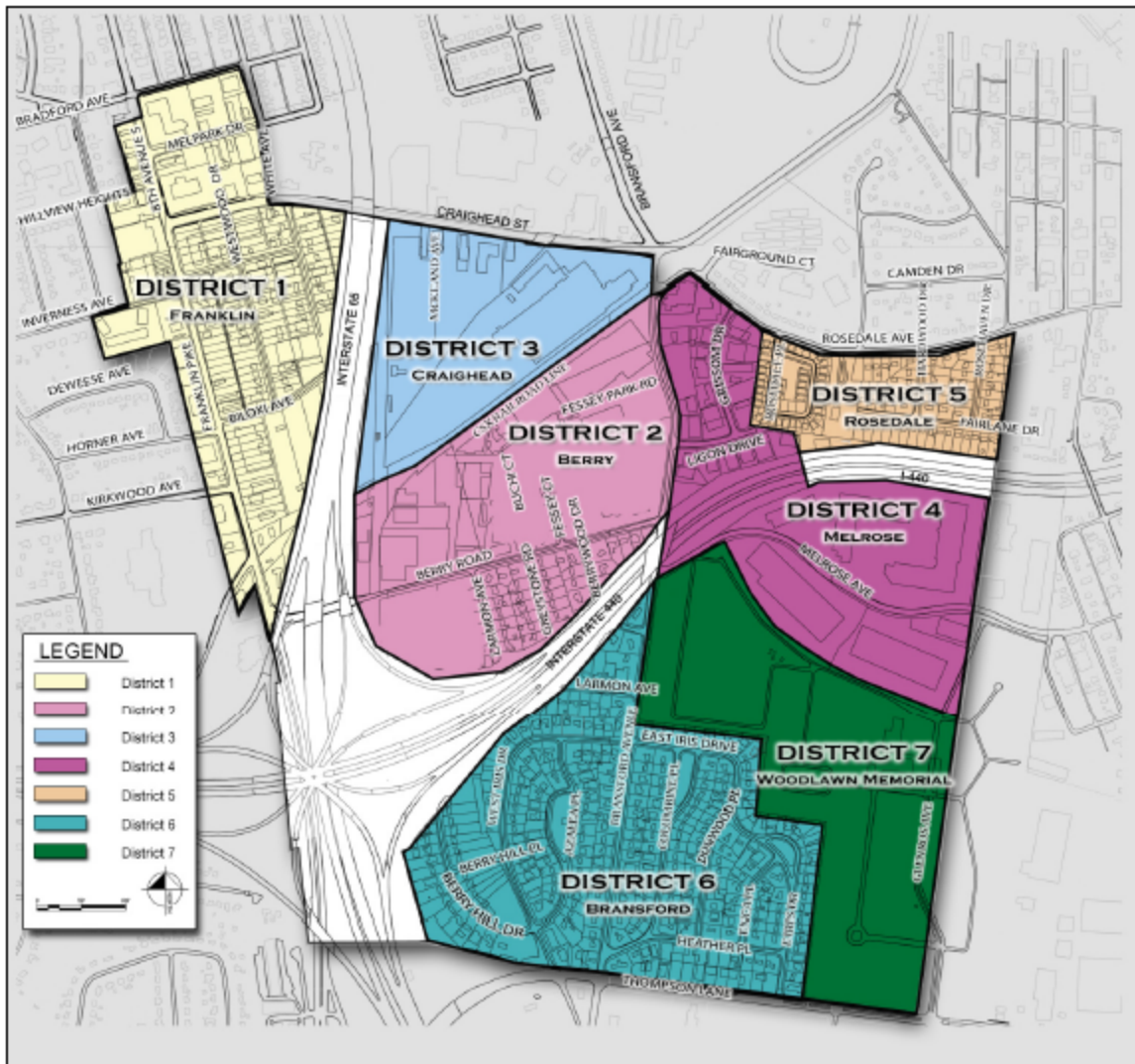
Berry Hill



2.0 Regulating Plan

2.1 Regulating Plan Boundaries

The boundaries of the Regulating Plan established by code are depicted on the official Regulating Plan of the City of Berry Hill maintained by the City Clerk.





4.1 District Development Standards Matrix

Development Standards		District 1 – Franklin		District 2 – Berry
		A (Franklin Pike)	B	
Residential Density (units/acre)		20 (min)	10 (min)	15 (min)
Floors (Height) ¹		5 floors max (75' max) First floor: 14' min	2 floors max (35' max) Multi-family/Mixed use may be 3 floors (45' max)	4 floors max; (60' max)
Lot	Depth	120' min	120' min	120' min 300' max
	Width	50' min	50' min	25' min 30' max
Building Placement ⁵	Front	6' min 15' max	15' min	5' min 15' max or stay 30' with current setback
	Side/Rear	0'/0'	0'/0'	0'/10' separation if existing windows or openings
	Lot Coverage	90% max	75% max 4,000 sf max footprint ⁴	90% max
Building Frontage	% Requirement ²	75% min	n/a	75% min 50% max street wall
	Encroachment	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning	Balconies, arcade, colonnades 6' setback from back of curb
	Frontage Type	Balconies, arcade, stoops, colonnades	Balconies, arcade, stoops, colonnades	Balconies, arcades, colonnades
	Building Entrance ³	Visible from street	Visible from street	Along street walkway
Parking	Parking Ratio	See table; 50% allowable offsite	See table; 50% allowable offsite	See table; 50% allowable offsite
	Access	1 curb cut (max) – 30' wide; lots > 100' frontage – 2 curb cuts	2 curb cuts (max) – 30' wide	1 curb cut (max) – 30' wide; alley preferred
	Loading	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long
	Parking Placement	Side/rear; must be behind front façade	n/a	Side/rear
	Structures	Permitted	Permitted	Permitted

¹ One story buildings shall be required to be designed to provide the appearance of a 20 feet high minimum facade through architectural treatments.

² The building frontage minimum requirement may be achieved completely by building façade or a combination of building façade and street wall. Street walls must be designed with the same building materials and architectural appearance as the primary structure. Street walls must be no less than four feet high and no more than six feet high.

³ Building entrances shall be no greater than 100 feet apart.

⁴ Not applicable to multifamily development.

⁵ Buildings on corner lots must adhere to the visibility triangle requirements in Section 3.6.1 of the General Standards. Outside of the visibility triangle, buildings on corner lots must adhere to the front and side setback requirements.





District Permitted Use Matrix – continued

USE CLASSIFICATION	District																			
	Franklin Pike					Berry					Craighead					Rosedale				
	1A	1B	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
STREET	Franklin Pk	Blossard Ave.	Craighead St. (W of 85)	Hillview Hts.	Inverness Ave.	Westwood Dr.	White Ave.	McQuinn Dr.	Berrywood Dr.	Buch Ct. (Private Street)	Fessey Ct.	Fessey Park Rd. (Private St.)	Grystone Rd.	Lamon Ave. (N of 440)	Craighead St. (E of 85)	McKend Ave.	Grissom Dr.	Ligon Dr.	McKend Ave.	Rosedale Pl. (West of Rosedale Place)
Franklin Pk																				
Blossard Ave.																				
Craighead St. (W of 85)																				
Hillview Hts.																				
Inverness Ave.																				
Westwood Dr.																				
White Ave.																				
McQuinn Dr.																				
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Buch Ct. (Private Street)																				
Fessey Ct.																				
Fessey Park Rd. (Private St.)																				
Grystone Rd.																				
Lamon Ave. (N of 440)																				
Craighead St. (E of 85)																				
McKend Ave.																				
Grissom Dr.																				
Ligon Dr.																				
McKend Ave.																				
Rosedale Pl. (West of Rosedale Place)																				
Bransford Ave. (N of 440)																				
Fairlane Dr.																				
Hurthwood Dr.																				
Rosedale Av. (Rosedale Pl. to City Limit)																				
Rosedale Pl.																				
Rosehaven Dr.																				
Azzalea Pl.																				
Berry Hill Dr.																				
Berry Hill Pl.																				
Bransford Ave. (S of 440)																				
Columbine Pl.																				
Dogwood Pl.																				
E. Iris Dr.																				
Erica Pl.																				
Heather Pl.																				
Lamon Ave. (S of 440)																				
Thompson Lane																				
W. Iris Dr.																				
Woodlawn Memorial																				

P = Permitted by Right PC = Permitted Conditionally SE = Permitted by Special Exception A = Accessory Use

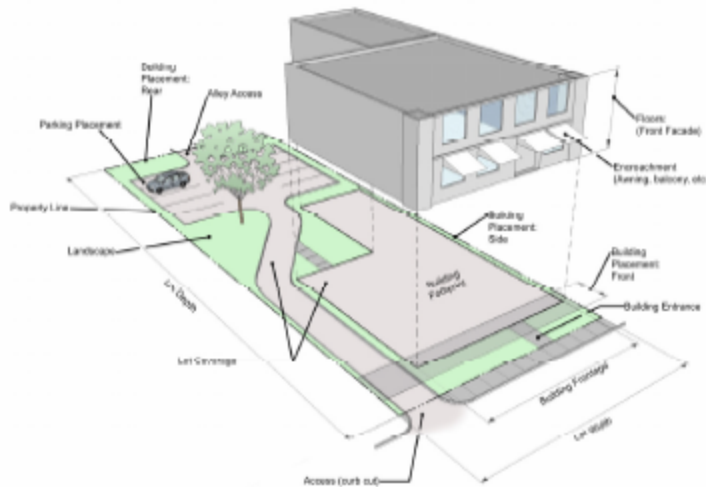


Drive (Street Type 1) in District 4 would be regulated by the permitted uses for Bransford Avenue (Street Type 6). For Thompson Lane and non-designated portions of Craighead Street, permitted uses of corner lots will follow standards of those streets.

- 5.3 **Future Connections.** The Street Type plan identified two future street connections. One is in District 2 – Berry Road and the second is in District 6 – Bransford. The future street connection in District 2 is proposed to provide an additional connection between Bransford Avenue and Berry Road to provide additional access as well as an alternative route to reduce the traffic at the main intersection of Bransford Avenue and Berry Road. The second proposed street connection is in District 6. This connection is proposed to provide another connection on Bransford Avenue between Azalea Place and Columbine Place. At this time these proposed future connections are for planning purposes only. The City of Berry Hill has not acquired any right-of-way and has not programmed funding for future right-of-way or street construction.
- 5.4 **Gateways.** The Street Type plan also identifies several gateways for the City of Berry Hill. These are entry points into the city where opportunities to provide an identification for Berry Hill are most appropriate. These entry points, through the gateway elements, also provide an additional opportunity to establish a theme for the city or other “branding” elements that establish a community identity.
- 5.5 **Street Type Design Matrix.** The following table summarizes the street data for the seven street types within the city. The following sections provide a location map for each street type, the street data, and a typical cross section. The proposed street types will be used for future planning and design modifications to the respective streets and will be considered during the review process for proposed developments.

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6-a	Type 6-b	Type 7	Type 8
ROW	50 feet	50 feet	50 feet	50 feet	60 feet	50 feet	60 feet	60 feet	80 feet
Pavement width	30 feet	22 feet	22 feet	22 feet	48 feet	30 feet	30 feet	52 feet	42 feet
Curb	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes
Travel lanes	11 feet	11 feet	11 feet	14 feet	12 feet	11 feet	11 feet	10.5 feet	10.5 feet
Direction	Two-way	Two-way	Two-way	One-way	Two-way	Two-way	Two-way	Two-way	Two-way
On-street parking	Informal	n/a	n/a	8 feet	8 feet	n/a	n/a	8 feet	n/a
Bike lanes	4 feet	n/a	n/a	n/a	4 feet	4 feet	4 feet	n/a	4 feet
Sidewalk	7 feet	n/a	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Landscape /Swale	n/a	14 feet	9 feet	9 feet	Bulb-outs	5 feet	10 feet	Bulb-outs	n/a





Development Standards		District 1 – Franklin	
		A	B
Residential Density (units per acre)		20 (min)	10 (min)
Floors (Height) ¹		5 floors max (75' max) First floor: 14' min	2 floors max (35' max); Multifamily/ Mixed-use may be 3 floors (45' max)
Lot	Depth	120' min	120' min
	Width	50' min	50' min
Building Placement ⁵	Front	6' min 15' max	15' min
	Side/Rear	0'/0'	0'/0'
	Lot Coverage	90% max	75% max; 4,000 sf max footprint ⁴
Building Frontage	% Requirement ²	75% min	n/a
	Encroachment	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning
	Frontage Type	Balconies, arcade, stoops, colonnades	Balconies, arcade, stoops, colonnades
	Building Entrance ³	Visible from street	Visible from street
Parking	Location		
	Parking Ratio	See Table; 50% allowable offsite	See Table; 50% allowable offsite
	Access	1 curb cut (max) – 30' wide; lots > 100' frontage – 2 curb cuts	2 curb cuts (max) – 30' wide
	Loading	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long
	Parking Placement	Side/rear; must be behind front façade	n/a
	Structures	Permitted	Permitted

¹One story buildings shall be required to be designed to provide the appearance of a 20 feet high minimum facade through architectural treatments.

²The building frontage minimum requirement may be achieved completely by building façade or a combination of building façade and street wall. Street walls must be designed with the same building materials and architectural appearance as the primary structure. Street walls must be no less than four feet high and no more than six feet high.

³Building entrances shall be no greater than 100 feet apart.

⁴Not applicable to multifamily development

⁵Buildings on corner lots must adhere to the visibility triangle requirements in Section 3.6.1 of the General Standards. Outside of the visibility triangle, buildings on corner lots must adhere to the front and side setback.





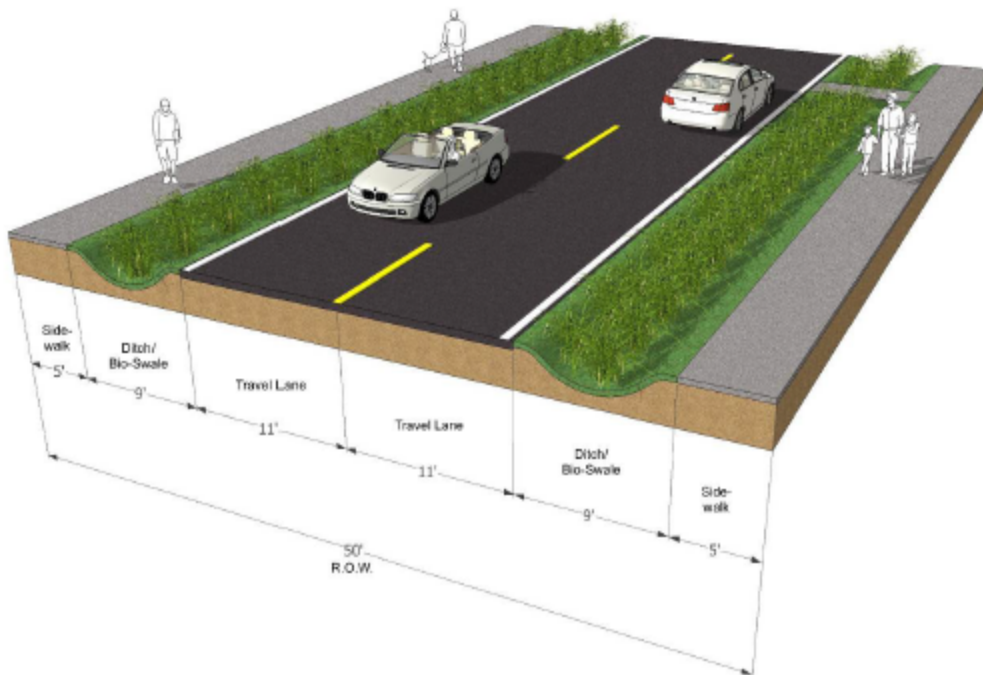
Street Type – 3



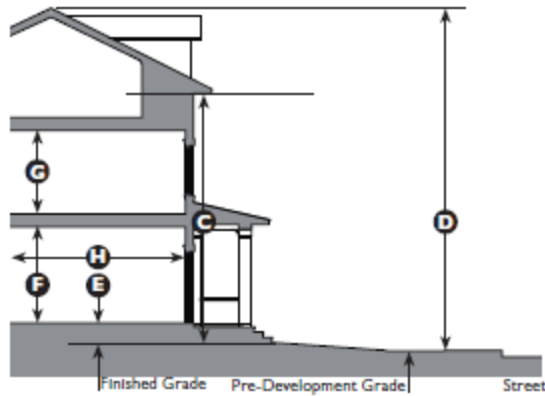
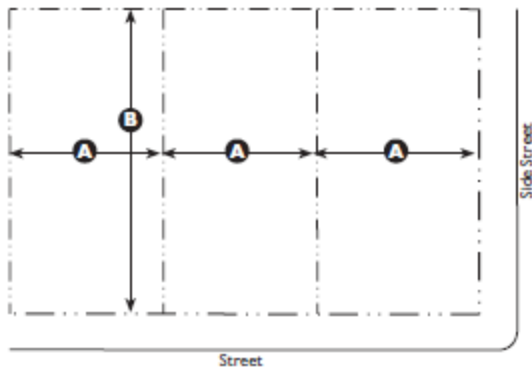
Street Data

ROW	50 feet
Pavement width	22 feet
Curb	No
Travel lanes	11 feet
Direction	Two-way
On-street parking	n/a
Bike lanes	n/a
Sidewalk	5 feet
Landscape/Swale	9 feet

Typical Section



T4 Neighborhood Medium Footprint (T4N.MF)



Key

--- ROW / Lot Line

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Carriage House	n/a	n/a	1703-3.40
Detached House: 50' min.; Medium 75' max.	50' min.; 75' max.	80' min.	1703-3.50
Detached House: 40' min.; Compact 60' max.	40' min.; 60' max.	80' min.	1703-3.60
Duplex	50' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Multi-Plex: Large	75' min.; 100' max.	100' min.	1703-3.110

D. Building Form

Height (See Section 1703-5.60)

Main Building		
Stories	2½ stories max.	
To Eave/Parapet	24' max.	C
Overall	35' max.	D

Accessory Structure(s)

Accessory Dwellings	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level	18" min.	E

Above Street Centerline

Ground Floor Ceiling		F
Service or Retail	12' min.	
Upper Floor(s) Ceiling	8' min.	G

Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Footprint

Depth, Ground-Floor Space	24' min.	H
---------------------------	----------	---

Accessory Structure(s)

Width	24' max.	
Depth	32' max.	

Miscellaneous

Loading docks, overhead doors, and other service entries shall be screened according to Section 1703-5.50 (7) and not be located on primary street facades.

Administrative variations (Subsection 1708-8.30) are available if the project meets visitability standards for Ground Floor Finish Level Above Street Centerline 18" min. requirement.

Table 1703-5.50.A: Parking Spaces Required	
Use	Required Spaces
Industrial	
General Industrial, except Warehousing	1 per 1,000 gsf
Warehousing	1 per 2,000 gsf
Wholesale Business	1 per 2,000 gsf
Residential	
Group Residential: Residential Care	1 per 3 beds/residents
For other residential uses see Section 1703-2 (Specific to Transect Zones)	
Retail	
See Section 1703-2 (Specific to Transect Zones)	
Recreation, Education, Public Assembly	
Colleges and Universities	1 per 5 seats plus 1 per 3 auditorium seats
Community/Public Safety Facility	1 per 300 gsf
School, Public or Private	
Grades K-8	1 per 30 seats
Grades 9-12 or Trade	1 per 10 seats
Theaters	1 per 5 seats
Other Assembly Uses	
With Fixed Seats	1 per 5 seats
Without Fixed Seats	1 per 300 gsf
Services	
See Section 1703-2 (Specific to Transect Zones)	

E. Parking Adjustments

1. **On-Street Parking.** On-street parking spaces adjacent to the lot may count towards the required non-residential use parking standards.
2. **Shared Parking.** For two use types, shared parking shall be calculated as follows. The sum of the required parking for the two use types shall be divided by the factor listed in the table below. The required number of parking spaces shall be rounded up to the closest whole number. If the use is not listed below then the shared parking shall be based on Subsection 3 below.

Table: 1703-5.50.B: Shared Parking Factor for Two Uses				
	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

Table 1703-5.80.B: Sign Types General (continued)









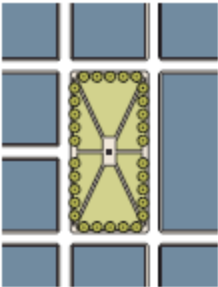
Specific Sign Type	Illustration	Zones		Standards									
Building Signs (continued)													
Wall Mural Sign. This sign type is flat against a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements.		<table><tr><td>T3E</td><td>T3N</td></tr><tr><td>T4N.MF</td><td>T4N.SF</td></tr><tr><td>T5MS</td><td>T5N.LS</td></tr><tr><td>T5N.SS</td><td>T5F</td></tr><tr><td>T6C</td><td></td></tr></table>	T3E	T3N	T4N.MF	T4N.SF	T5MS	T5N.LS	T5N.SS	T5F	T6C		1703-5.80.T
T3E	T3N												
T4N.MF	T4N.SF												
T5MS	T5N.LS												
T5N.SS	T5F												
T6C													
Window Sign. This sign type is professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window.		<table><tr><td>T3E</td><td>T3N</td></tr><tr><td>T4N.MF</td><td>T4N.SF</td></tr><tr><td>T5MS</td><td>T5N.LS</td></tr><tr><td>T5N.SS</td><td>T5F</td></tr><tr><td>T6C</td><td></td></tr></table>	T3E	T3N	T4N.MF	T4N.SF	T5MS	T5N.LS	T5N.SS	T5F	T6C		1703-5.80.U
T3E	T3N												
T4N.MF	T4N.SF												
T5MS	T5N.LS												
T5N.SS	T5F												
T6C													
Ground Signs													
Landscape Wall Sign. This sign type is attached to freestanding walls and is often used to mark a place of significance or the entrance to a location.		<table><tr><td>T3E</td><td>T3N</td></tr><tr><td>T4N.MF</td><td>T4N.SF</td></tr><tr><td>T5MS</td><td>T5N.LS</td></tr><tr><td>T5N.SS</td><td>T5F</td></tr><tr><td>T6C</td><td></td></tr></table>	T3E	T3N	T4N.MF	T4N.SF	T5MS	T5N.LS	T5N.SS	T5F	T6C		1703-5.80.M
T3E	T3N												
T4N.MF	T4N.SF												
T5MS	T5N.LS												
T5N.SS	T5F												
T6C													
Pole/Monument Sign. This sign type encompass a variety of signs that are not attached to a building and have an integral support structure. Two varieties include: Pole/Monument and Pole.		<table><tr><td>T3E</td><td>T3N</td></tr><tr><td>T4N.MF</td><td>T4N.SF</td></tr><tr><td>T5MS</td><td>T5N.LS</td></tr><tr><td>T5N.SS</td><td>T5F</td></tr><tr><td>T6C</td><td></td></tr></table>	T3E	T3N	T4N.MF	T4N.SF	T5MS	T5N.LS	T5N.SS	T5F	T6C		1703-5.80.O
T3E	T3N												
T4N.MF	T4N.SF												
T5MS	T5N.LS												
T5N.SS	T5F												
T6C													
Sandwich Board Sign. This sign type provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo).		<table><tr><td>T3E</td><td>T3N</td></tr><tr><td>T4N.MF</td><td>T4N.SF</td></tr><tr><td>T5MS</td><td>T5N.LS</td></tr><tr><td>T5N.SS</td><td>T5F</td></tr><tr><td>T6C</td><td></td></tr></table>	T3E	T3N	T4N.MF	T4N.SF	T5MS	T5N.LS	T5N.SS	T5F	T6C		1703-5.80.Q
T3E	T3N												
T4N.MF	T4N.SF												
T5MS	T5N.LS												
T5N.SS	T5F												
T6C													
Yard Sign. This sign type is mounted on a porch or in a yard between the public ROW and the building facade.		<table><tr><td>T3E</td><td>T3N</td></tr><tr><td>T4N.MF</td><td>T4N.SF</td></tr><tr><td>T5MS</td><td>T5N.LS</td></tr><tr><td>T5N.SS</td><td>T5F</td></tr><tr><td>T6C</td><td></td></tr></table>	T3E	T3N	T4N.MF	T4N.SF	T5MS	T5N.LS	T5N.SS	T5F	T6C		1703-5.80.V
T3E	T3N												
T4N.MF	T4N.SF												
T5MS	T5N.LS												
T5N.SS	T5F												
T6C													
Key													
#	Allowed	#	Allowed with Restrictions	#	Not Allowed								

Table 1703-6.30.C: Civic and Open Space Type Standards (continued)

Transect Zone	T3 T4 T5 T6	T3 T4 T5 T6	T3 T4 T5 T6
Civic Space Type	Greenway	Green	Square
Illustration			
Description	A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Location and Size			
Location			
Service Area	Multiple neighborhoods	Neighborhood	Neighborhood
Size			
Minimum	8 acres	1 acre	1/2 acre
Maximum	-	15 acres	5 acres
Character			
Frontage	Independent or Building	Building	Building
Disposition of Elements	Natural or Informal	Informal	Formal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

Key

T# Allowed

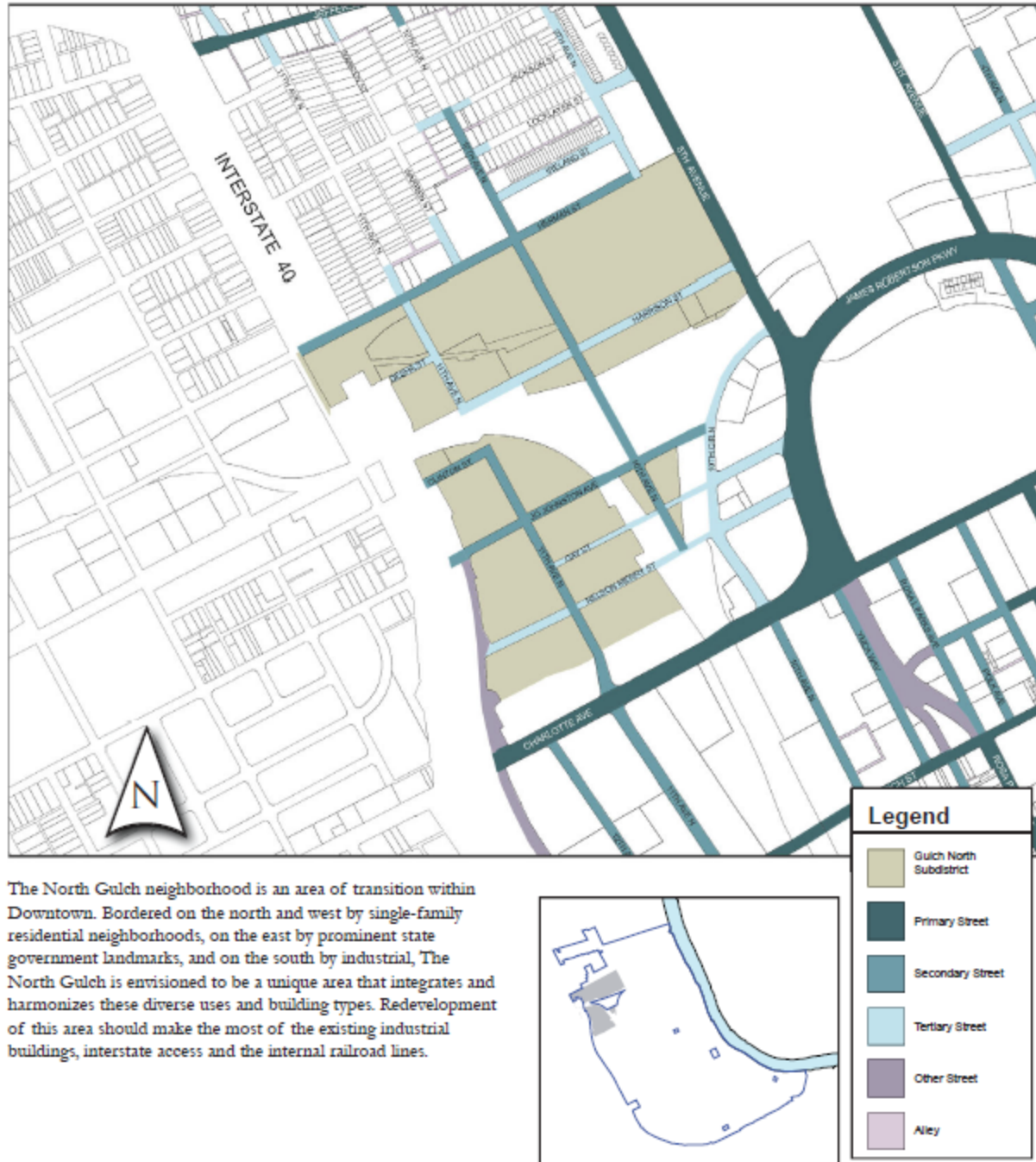
T# By Director

T# Not Allowed

Nashville

Section II: Subdistrict Standards

Gulch North: Regulating Plan



Section II: Subdistrict Standards

Gulch North: Building Regulations

Frontage

A Allowed Frontage Types with Required Build-to Zone

Primary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Tertiary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'

Industrial Frontage is allowed in this Subdistrict on streets north of Harrison Street, including Harrison Street.

B Facade width

Primary Street	80% of lot frontage min.
Secondary Street	60% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

Height

D Max.

Buildings fronting Herman St	7 stories
	4 stories

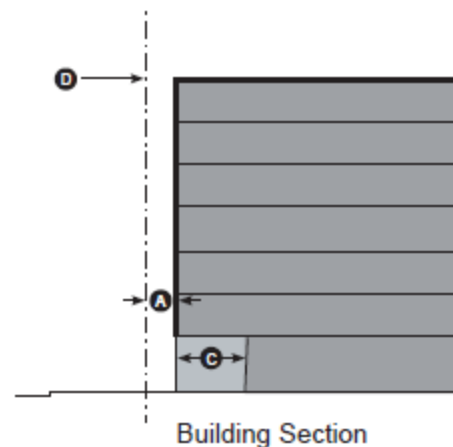
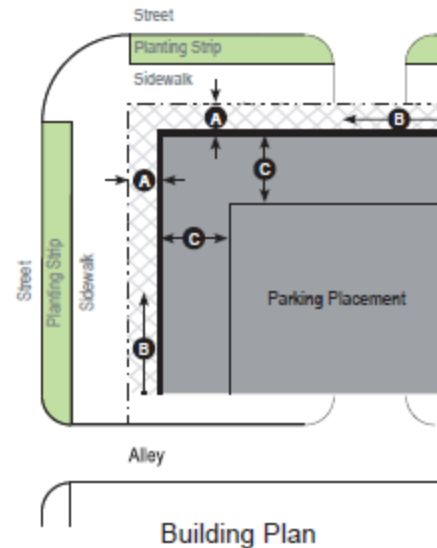
Additional height available through the Bonus Height Program

Sidewalk & Planting

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

Notes

Uses: page 55; General Standards: page 59



Section III: Uses

Use Tables

	North	South	West	Central
P Permitted by right				
PC Permitted with conditions				
SE Special Exception				
A Accessory				
O Overlay District				
Vehicular sales & services, limited		P		
Wrecker service		P		
Communication Uses:				
Amateur radio antenna	P	P	P	P
Audio/video tape transfer	P	P	P	P
Multi-media production	P	P	P	P
Printing and publishing	P	P	P	P
Radio/TV/satellite tower	PC	PC	PC	PC
Radio/TV studio	P	P	P	P
Satellite dish	P	P	P	P
Telephone services	PC	PC	PC	PC
Industrial Uses:				
Artisan distillery	P	P	P	P
Building contractor supply	PC	PC	PC	
Distributive business/wholesale	PC	PC	PC	
Fuel storage	A	A	A	
Heavy equipment sales & service				
Hazardous operation				
Manufacturing, heavy				
Manufacturing, medium				
Manufacturing, light	PC	PC	PC	
Research service	P	P	P	
Scrap operation				
Tank farm				
Warehouse	PC	PC	PC	
Transportation Uses:				
Airport/heliport				
Boatdock (commercial)	P	P		P
Bus station/landport	P	P	P	P
Bus transfer station	P	P	P	P
Commuter rail	P	P	P	P
Helistop	SE	SE	SE	SE
Motor freight				
Park and ride lot				
Railroad station	SE	SE	SE	
Railroad yard				
Water taxi station	P	P		P
Utility Uses:				
Power/gas substation	P	P	P	P
Power plant	A	A	A	A
Reservoir/water tank	P	P	P	P
Safety services	P	P	P	P
Waste water treatment	SE	SE	SE	SE
Water/sewer pump station	P	P	P	P
Water treatment plant	SE	SE	SE	SE

	North	South	West	Central
P Permitted by right				
PC Permitted with conditions				
SE Special Exception				
A Accessory				
O Overlay District				
Waste Management Uses:				
Collection center				
Construction/demolition landfill				
Medical waste	A	A	A	A
Recycling collection center	P	P	P	P
Recycling facility				
Sanitary landfill				
Waste transfer				
Recreation and Entertainment Uses:				
Adult entertainment	O	O	O	O
Camp				
Club	P	P	P	P
Commercial amusement (inside)	P	P	P	P
Commercial amusement (outside)	P	P	P	P
Country club	P	P	P	P
Drive-in movie				
Driving range				
Fairground				
Golf course				
Greenway	P	P	P	P
Park	P	P	P	P
Racetrack				
Recreation center	P	P	P	P
Rehearsal hall	P	P	P	P
Stadium arena/convention center	P	P	P	P
Temporary festival	P	P	P	P
Theater	P	P	P	P
Zoo				
Other Uses:				
Agricultural activity				
Cemetery	P	P	P	P
Domestic animals / wildlife				
Mineral extraction				
Pond/lake	P	P	P	P

Section V: Sign Standards

Allocation of Sign Area by Street Type

The maximum sign area for each type of sign is determined by the Street Type and is established in the following tables. Specific requirements for each sign type are shown on the subsequent pages.

For each cell in the table below, there is a maximum allowed sign area that may be utilized with any combination and any number of signs associated with that cell, unless otherwise noted.

The measurements for "linear feet" shall be at grade.

	Pedestrian Street Type		Transitional Street Type
Building Signs		Building Signs	
Wall Sign	1.5 square foot of sign area per 1 linear foot of building facade or 36 square feet, whichever is greater.	Wall Sign	1.5 square foot of sign area per 1 linear foot of building facade or 36 square feet, whichever is greater.
Awning Sign	When a Projecting Sign is used on the building, an additional 0.5 square feet of sign area per 1 linear foot of building facade shall be permitted, for a total of 2.0 square feet per 1 linear feet of building facade.	Awning Sign	Where no ground sign exists, an additional 0.5 square feet of sign area per 1 linear foot of building facade shall be permitted for a total of 2.0 square feet per 1 linear feet of building facade.
Canopy Sign			
Projecting Sign			
Shingle Sign	9 square feet per sign	Shingle Sign	9 square feet per sign
Ground Signs		Ground Signs	
Monument Sign	24 square feet	Monument Sign	32 square feet Properties with 300 or more feet of frontage are allowed one additional monument sign of an additional 32 square feet
Skyline Signs - area determined by average height of building		Skyline Signs - area determined by average height of building	
75' to 100'	480 square feet	75' to 100'	480 square feet
101' - 200'	600 square feet	101' - 200'	600 square feet
201' and taller	720 square feet	201' and taller	720 square feet
	Gateway Street Type	** More Street Types on next page**	
Building Signs			
Wall Sign	1.5 square foot of sign area per 1 linear foot of building facade or 36 square feet, whichever is greater.		
Awning Sign	Where no ground sign exists, an additional 0.5 square feet of sign area per 1 linear foot of building facade shall be permitted, for a total of 2.0 square feet per 1 linear feet of building facade.		
Canopy Sign			
Projecting Sign			
Shingle Sign	9 square feet per sign		
Ground Signs			
Monument Sign	64 square feet Properties with 300 or more feet of frontage are allowed one additional monument sign of an additional 64 square feet		
Skyline Signs - area determined by average height of building			
75' to 100'	480 square feet		
101' - 200'	600 square feet		
201' and taller	720 square feet		