CENTER CITY FORM-BASED CODE

NORMAN, OKLAHOMA

September 2016

How to Use this Code

Why are some words shown in SMALL CAPITAL LETTERS?

The Norman Center City Form-Based Code (CCFBC) includes terms with special meanings and their definitions are included in *Part 8. Definitions*. Defined terms are shown throughout the document in SMALL CAPITAL LETTERS.

I want to know what is allowed for my property:

1. Look at the adopted REGULATING PLAN in *Part 3. The Regulating Plan* and determine if property in question is located within the Center City Form District. (CC Form District) If not, this Code is not applicable.
2. Find the specific property in question on the adopted REGULATING PLAN. Note the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. Note the color of the fronting STREET-SPACE—this determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
3. Find the applicable BUILDING FORM STANDARD in *Part 4. Building Form Standards*. (Note the *General Standards* in *Section 402* that apply to all properties in the district.) The BUILDING FORM STANDARD will tell you the parameters for development on the site in terms of height, siting, elements, and use.
4. Additional regulations regarding streets and other public spaces surrounding the property, parking requirements, and permitted building functions are found in the following sections: *Part 5. Urban Space Standards; Part 6. Parking and Loading Standards;* and *Part 7. Building Functions.*
5. See *Part 2. Administration, Application Process & Appeals* for information on the development review process.

I want to modify an existing building:

1. If this code is applicable to your property, determine whether your intended changes would trigger a level of code compliance by looking at the *Part 2. Section 209. Non-conforming Structures and Uses*.
2. If yes, follow the process delineated in *Part 2* (and the indicated portions of steps 2-4, above) or *Appendix A*.

I want to establish a new use in an existing building:

1. Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD.
2. Determine whether the use is allowed by looking at the Permitted Use Table in *Part 7. Building Functions*. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards.

I want to change the Regulating Plan regarding my property:

See *Part 2. Section 207. Amendments to the Center City Form-Based Code*.

I want to subdivide my property:

1. Property can only be subdivided in accordance with the procedures of the Norman Municipal Code.
2. Any such subdivision of a property within the *Center City Form District* shall also meet the standards of this Code.

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Part 1. General Provisions

101. Title

This Code is known as the Norman Center City Form-Based Code (CCFBC).

102. Applicability

A. The CCFBC is in effect for that part of the City of Norman, Oklahoma, designated on the Regulating Plan in *Part 3. The Regulating Plan* as the Center City Form District (CC Form District).

B. The area generally known as Campus Corner that is geographically located within the larger CC Form District boundaries, as designated on the Regulating Plan in *Part 3*, is excluded from the CC Form District, but may be added to the district in the future, by determination of the City Council.

C. The process for developing or redeveloping within the CC Form District is delineated in *Part 2. Administration* and *Appendix A* of this Code.

103. Purposes

A. The goal of *Norman Center City Vision Project and Plan* was to reset the conversation and provide guidance for future development and redevelopment in Center City.[1] This CCFBC is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area.

B. The CCFBC shall be applied to new, infill development, and re-development within the district both in order to achieve the vision set forth for the Center City and to provide a mechanism for implementing the following specific goals, using both public and private sector investment:

1. Capitalize on public investment in existing infrastructure
2. Stabilize and strengthen mixed-use commercial centers and residential neighborhoods
3. Create a pedestrian-oriented and multi-modal district
4. Promote, create, and expand housing options
5. Ensure transit-supportive and transit-serviceable development
6. Ensure a complementary relationship with surrounding neighborhoods

D. The creation of transit- and pedestrian-oriented development is dependent on three factors: density, diversity of uses, and *design*. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood and district character. All places evolve—density and uses can be expected to change over time as the area continues to grow and mature.

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1 From the *Norman City Center Vision Summary Charrette Report*, May 2014.

104. Other Applicable Regulations

A. All development must comply with relevant Federal, State and City regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any State or Federal statute or other City ordinance or regulation, the provisions of this Code shall govern unless preempted by State or Federal law.

B. Where apparent conflicts exist between the provisions of the CCFBC and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements, the Director shall determine, based on which best meets the requirements of this Code and Vision plan, which provisions shall govern within the Center City Form District.

105. Minimum Requirements

In interpreting and applying the provisions of the CCFBC, they are the minimum requirements for development under this Code.

106. Severability

Should any provision of the CCFBC be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of the CCFBC other than the part decided to be unconstitutional or invalid.

107. Components of the Code

The CCFBC places a primary emphasis on physical form and placemaking, with a secondary focus on land uses. The principal regulatory sections of this Code are described below.

A. Administration

Administration covers application and review process for development project approval.

B. The Regulating Plan

The REGULATING PLAN is the application key for the CCFBC. It provides a public space master plan with specific information on development parameters for each parcel and shows how each lot relates to the STREET-SPACE (streets, SQUARES/CIVIC GREENS, PLAZAS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. The REGULATING PLAN may identify additional regulations and/or opportunities for lots in specific locations.

C. The Building Form Standards

The BUILDING FORM STANDARDS establish basic parameters governing building form, including the buildable envelope (in three dimensions) and certain permitted and/or required elements—such as SHOPFRONTS, BALCONIES, and STREET WALLS. The BUILDING FORM STANDARDS establish both the boundaries within which things may be done and specific things that must be done.

The primary intent of the BUILDING FORM STANDARDS (BFS) is to shape the STREET-SPACE, or public realm, through placement and form controls on buildings. Their secondary intent is to ensure that the buildings cooperate to form a functioning, sustainable, BLOCK structure. The applicable standard for a building site is determined by the STREET FRONTAGE designated on the REGULATING PLAN.

D. The Urban-Space Standards

The purpose of the Urban-Space Standards is to ensure coherent STREET-SPACE and to assist builders and owners with understanding the relationship between the public realm and their own building. These standards set the parameters for the placement of STREET TREES, sidewalks, and other amenities or furnishings within the STREET-SPACE. They set recommended configurations for the vehicular part of the street as well as other public spaces such as greens, squares, and plazas.

E. Building Function Standards

The Building Function Standards define the uses allowed and/or required on ground floors and in upper floors, correlated with each BUILDING FORM STANDARD. Because the CCFBC emphasizes form more than use, it includes fewer, broader categories than those provided in the larger Norman Zoning Ordinance.

F. Parking and Loading Standards

Parking and loading standards provide goals and requirements to promote a "park once" environment through shared parking and encourage a pedestrian-friendly, walkable CC Form District.

G. Definitions

Certain terms in the CCFBC are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult *Part 8. Definitions* for its specific and limited meaning. Where there is an apparent contradiction between the definitions in the CCFBC and those in the Norman Zoning Ordinance, the definitions in this Code shall prevail. Words used in the CCFBC, but not defined by this Code, but that are defined in the Norman Zoning Ordinance, shall have the meanings set forth therein.

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Part 2. Administration, Application Process & Appeals

201. Applicability

Development proposals within the Center City Form District shall be subject to the provisions of this *Part 2* and/or *Appendix A*.

202. Director

A. Authority

The Director of Planning and Community Development ("Director") is authorized to review and approve applications for Certificates of Compliance and Administrative Adjustments.

B. Delegation of Authority

The Director may designate any member of the staff of the City's Planning and Community Development Department to represent the Director in any function assigned by the Center City Form-Based Code (CCFBC). The Director, however, shall remain responsible for any final action taken under this Section.

203. FBC Development Review Team

The existing Development Review Team (DRT) with an additional citizen member who is a resident of the Center City Form District will provide a coordinated and centralized technical review process to ensure compliance with the requirements of the CCFBC. The Development Review Team is comprised of personnel from the City departments that have an interest in the development review and approval process.

A. Powers and Duties

1. The Development Review Team shall be responsible for the review of Concept Plans, Site Plans and any other development related applications that may be required by the CCFBC.
2. The Development Review Team shall be responsible for making determinations on the application and interpretation of guidelines, standards, and requirements of the CCFBC.
3. The Development Review Team may require the applicant to submit additional information not otherwise specifically required by the CCFBC, which is reasonably necessary to review and determine whether the proposed development complies with the requirements of the CCFBC.
4. The Development Review Team shall not be authorized to waive or vary requirements of the CCFBC or any other applicable ordinance of the City of Norman unless specifically allowed in the CCFBC.

B. Operational Procedures

The Development Review Team shall meet on their regularly scheduled Third Monday of the month to review development applications. It shall

be the responsibility of the Planning Director, or the Director's designee, to collect the comments of the DRT, prepare a written staff analysis of the outstanding issues related to each application, and provide it to the applicant in a timely manner.

204. Certificate of Compliance

An application for approval of a Certificate of Compliance, demonstrating compliance with the provisions contained in the CCFBC and the REGULATING PLAN shall be submitted to the Director.

A. Pre-Application Conference

A pre-application conference with a member of the professional planning staff of the Department of Planning and Community Development is required prior to the submission of any application for a Certificate of Compliance. The applicant shall provide a concept site plan and conceptual drawings of the FACADES of any building at a scale of at least 1"=100' for consideration by the staff. The discussions and any conclusions based thereon at such a pre-application conference are not binding on any party thereto.

B. Certificate of Compliance Application Requirements

The application for a Certificate of Compliance shall include:

1. A brief narrative describing the Development Proposal;
2. Five (5) sets of completed plans for the Development Proposal at a scale sufficient to read [Site Plans at 1"= 50', Building Plans and Elevations at 1"= 20', Details as necessary to demonstrate form-based code ("FBC") compliance at 1"=4' to 1"=10'] as required by the City and including the following information, which shall be submitted on the following sheets:
    - (i) Location and dimensions of all proposed buildings and other construction;
    - (ii) Internal roadways, streets and/or STREET-SPACES, ALLEYS, common access easements, and access ways to adjacent public roadways;

    a. Location and dimensions of all parking areas,

    b. Utility Strategy,

    c. Architectural drawings of all proposed building FACADES.
3. A completed Form-Based District Review Checklist, the form of which shall be developed, maintained, and made available by the Director, demonstrating compliance with the provisions of the FBC; and
4. Any other documents and/or materials required by the Director to determine compliance with the FBC.

C. Certificate of Compliance Review

1. The Director of Planning and Community Development may administratively provide for submission and review deadlines for materials and studies required in support of any application for a Certificate of Compliance. The need for technical studies shall be at the Director's discretion or as required by City ordinances.

2. Applicants shall be notified at the Development Review Team meeting if additional materials and studies will be required in order for review of their application to commence.

3. After the effective date of the CCFBC, no property which has been zoned under the CC Form District may be developed or redeveloped without approval of a Certificate of Compliance from the Director of Planning and Community Development or an approved rezoning to *Center City Planned Unit Development* (CCPUD) as established in *Appendix A*.

205. Effect of Certificate of Compliance Issuance

Issuance of a Certificate of Compliance by the Director allows an applicant to apply for other necessary permits and approvals which include, but are not limited to, those permits and approvals required under the City Building Code.

A. Application for Building Permit

At the time of application for a building permit for a CC Form District property, the property shall be posted, identifying that such a request has been received.

B. Certificate of Compliance Modification

After the Director has issued a Certificate of Compliance, any change in the Development Proposal from the plans submitted to the Director, other than those permitted under Section 206 below, shall be considered a Material Modification and shall be subject to the following review procedure:

1. Material Modification requests shall be submitted to the Director for review and approval, and shall include sufficient information to determine compliance with the FBC.

2. A complete application for a Material Modification shall be referred to the DRT at its next regularly scheduled meeting.

3. The Director may administratively provide for submission and review deadlines for materials and studies required in support of any application for a Material Modification.

4. The DRT shall determine if the proposal is in compliance.

C. Certificate of Compliance Expiration

1. A Certificate of Compliance shall lapse twenty-four (24) months from its issuance if an applicant does not secure a building permit.

2. Upon written communication by the applicant submitted at least thirty (30) days prior to the expiration of the Certificate of Compliance, and upon a showing of good cause, the Director may grant one extension not to exceed six (6) months. Upon an application for extension, the Certificate of Compliance shall be deemed extended until the Director has acted upon the request for extension.

D. Appeal

An appeal by a person aggrieved by the Director's decision on a Certificate of Compliance application will be to the Planning Commission and City Council.

206. Administrative Adjustments

A. Purpose and Intent

The purpose and intent of this section is to provide an administrative mechanism for allowing minor adjustments to limited and specific requirements of the Center City Form-Based Code, with the intent of providing relief where the application of a standard creates practical difficulties in allowing development to proceed. These adjustments are intended to provide relief for minor construction/survey issues; they are not intended for designed deviations from the CCFBC, like those governed by *Section 208*, below, or *Appendix A*. This optional process occurs only where an applicant requests an Administrative Adjustment to a standard specified below.

B. Administrative Adjustment Application and Review Procedure

1. An application for approval of an Administrative Adjustment shall include:
   a. A brief narrative describing the Administrative Adjustment sought;
   b. A completed Administrative Adjustment Checklist, the form of which shall be developed, maintained, and made available by the Director, demonstrating that the adjustment sought is limited to the standards set forth below; and
   c. Any other documents and/or materials required by the Director to determine that the adjustment sought is limited to the standards set forth below.
2. The Director may seek assistance from the DRT in making a determination under this Section.
3. Within ten (10) business days of receipt of a complete application, the Director shall review the application in accordance with the Administrative Adjustment Standards below, and take one of the following actions:
   a. Approve the application as submitted;
   b. Approve the application with conditions; or
   c. Deny the application.

C. Administrative Adjustment Standards

The Director is authorized to approve Administrative Adjustment applications in strict conformance with the following standards only:

1. Height

a. Minimum and maximum height - up to five percent (5%) for any cumulative increase or decrease in building height.

b. Street wall/fence requirements – up to ten percent (10%).

c. Finished floor elevation – up to five percent (5%).

2. Siting

a. Required building line – move forward up to six (6) inches.

b. Required building line minimum percentage built-to – reduction of up to five percent (5%) of required length.

c. Parking setback line – move forward up to six (6) feet.

d. Mezzanine floor area – up to ten percent (10%) additional area.

e. Street wall requirements – up to ten percent (10%) of the height/fenestration/access gate requirements.

f. Entrances (maximum average spacing) – up to ten percent (10%) increase in spacing.

3. Elements

a. Fenestration (minimum and maximum percent) – up to five percent (5%).

b. Elements (minimum and maximum projections) – up to five percent (5%).

4. Streets, Blocks and Alleys

Street center lines may be moved up to 50 feet in either direction, so long as:

a. the street connectivity is maintained (no cul-de-sacs);

b. no street intersection occurs within 125 feet of another street intersection; and

c. the block configuration meets the standards defined in *Section 301.D.*

D. Unlisted FBC Standards

Any request for relief from a required FBC standard other than those listed above shall be made through the CCPUD procedures set forth in *Appendix A. (See also Section 207 below.)*

E. Applicability

Any Administrative Adjustment approved under this Section shall run with the land and not be affected by a change in ownership.

207. Amendments to the Center City FBC

A. Text Amendments

Any application for an amendment to the FBC text shall be considered an application for a zoning text amendment subject to *Section 22:442.1* of the Zoning Ordinance and any other regulations applicable to zoning text amendments.

B. Regulating Plan Amendments

Any application for an amendment to the Center City regulating plan shall be considered an application for a zoning map amendment subject to *Zoning Ordinance Sections 22:442.1 - Amendments* and any other regulations applicable to rezoning.

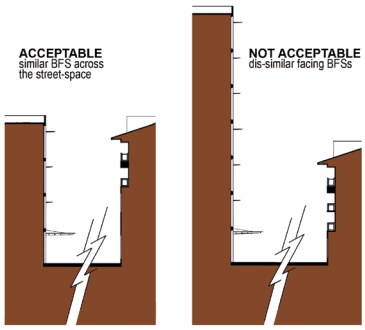
In addition, any amendment to the regulating plan shall conform to the following requirements.

1. Change of Building Form Standards (BFS)

In determining the allocation and, thereby, the form and mixed-use character of the district, attention must be paid to both the physical context (what goes next to what) and diversity of allowed/required uses. When amending the BFS on the REGULATING PLAN, the following standards apply when determining which BFS can share common or rear lot lines, be separated by an ALLEY, or face across the STREET-SPACE (see *Illustration 207.B.1* for the latter).

a. CIVIC USE BUILDINGS (sites designated on the REGULATING PLAN) are not restricted by these standards.

b. See *Chart 207.B.1 (below)* for the BUILDING FORM STANDARD permitted adjacencies.



207.B.1 Illustrative intent

BFS Frontages	Urban Storefront	Urban General	Townhouse/ Small Apt	Neighborhood Middle	Detached
Urban Storefront	d	d	a,b,c	a,b,c	a
Urban General	d	d	d	d	a
Townhouse/Small Apt	a,b,c	d	d	d	d (Townhouse Form Only)
Neighborhood Middle	a,b,c	d	d	d	a,b,c
Detached	a	a	d (Townhouse Form Only)	a,b,c	d

BFS Frontages may be designated adjacent to one another as per the parameters below:

a. When separated by an ALLEY or rear lot line, or when fronting different streets (i.e. a corner lot and its adjacent lot).

b. When sharing a COMMON LOT LINE. Such changes must be consistent with both sides of the street and must not occur more than once per 150 linear feet of STREET FRONTAGE.

c. When facing across a SQUARE or CIVIC GREEN.

d. When facing and/or in any adjacency.

207.B.1.b Chart of Permitted Adjacencies for the Building Form Standards

2. Changes to Streets, Blocks, Alleys

Any amended REGULATING PLAN shall conform to the standards defined in *Section 301*.

208. Designed Deviations

A. Deviations can be granted by the Planning Director for minor design changes which means that the applicant has an alternative way to meet the intent of the CCFBC rather than on the "hardship" or other variance standards used by the Board of Adjustment for Variances.

B. Any person seeking one or more deviations from the provisions of the FBC shall follow the procedure outlined in *204. Certificate of Compliance.* At the time of application, they shall specifically identify in writing those standards from which the proposed design is deviating, including a written explanation of why the proposed deviation is necessary and how the proposed design fulfills the intent of the CCFBC.

209. Non-Conforming Structures and Uses

Non-conforming structures within the CC Form District may be altered or repaired according to the following schedule:

A. Single-family and duplex structures:

1. Repairs, remodeling, and additions to a single-family or duplex structure may be made in conformance with the previous residential base zoning district (immediately prior to CCFBC adoption).
2. Intentional demolition requires conformance to the process standards of the CC Form District. (See *Appendix A*.)
3. Single-family and duplex structures destroyed by fire, explosion, act of God, or the public enemy may be replaced in conformance with the previous residential base zoning district (immediately prior to CCFBC adoption).

B. Other Structures:

(existing as of the date of adoption of the CCFBC)

1. Additions of up to 10% of the square footage of a non-conforming structure may be made subject to conformance with the prior base zoning district.
2. Additions greater than 10% but equal to or less than 50% of the square footage of a non-conforming structure may be made subject to conformance with the siting requirements of the CCFBC relative to the new addition only *or* following the process established in *Appendix A*.
3. Additions greater than 50% of the square footage of a non-conforming structure or which exceed 75% of the Cleveland County appraised value of the non-conforming structure shall be made in conformance with the CCFBC *or* following the process established in *Appendix A*. Non-conforming site improvements must be brought into complete compliance using the same standards and process applied to the structure, whether FBC or *Appendix A*.
4. Existing structures destroyed by fire, explosion, act of God, or the public enemy may be: replaced with a structure of comparable height and siting; redevelop following the CCFBC standards; *or* follow the process established in *Appendix A*.

C. Non-conforming Uses:

1. A non-conforming use may be extended throughout any portion of a completed building that, when the use was made non-conforming by the CCFBC, was manifestly designed or arranged to accommodate such use.
2. A use that is non-conforming with the CCFBC shall not be extended to additional buildings or to land outside the original building.

Part 3. The Regulating Plan

301. Rules for Regulating Plans

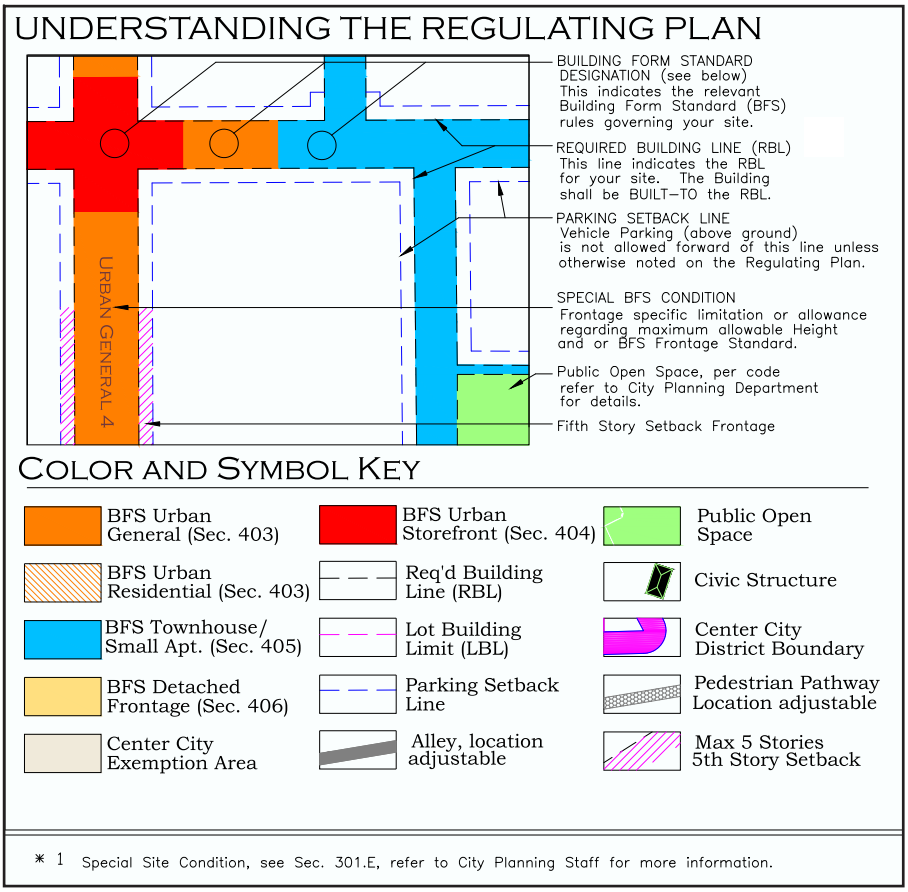
A. Purpose and Intent

1. The REGULATING PLAN is the controlling document and principal tool for implementing the Center City Form-Based Code (CCFBC).

2. The REGULATING PLAN makes the development standards place-specific, by designating the BUILDING FORM STANDARDS (BFS) and delineating the public spaces. The REGULATING PLAN identifies: the boundaries for the district; existing and proposed streets and ALLEYS; the REQUIRED BUILDING LINE and PARKING SETBACK LINE throughout the plan area.

3. The REGULATING PLAN may identify specific characteristics assigned to a lot or building site and may identify additional regulations (and opportunities) for lots in specific locations, as well as exceptions to the BFS or other standards.

B. Regulating Plan Key



C. Building Form Standards (BFS) on the Regulating Plan

a. Building form standards are designated on the regulating plan by street frontage.

b. The allocation and distribution of bfs frontages—which define the form and character of the district—was based on the *Center City Vision Plan* and determined by the physical context (what goes next to what) and diversity of allowed/required uses.

D. Streets, Blocks & Alleys on the Regulating Plan

1. Streets

Recommended street configurations called out in *Part 5. Urban Space Standards* or on the regulating plan may or may not be immediately constructed. They should be placed into the system such that, when reasonable for the City's street maintenance/reconstruction plan, they can be rationally constructed.

a. Additional streets may be added to the regulating plan to create a smaller block pattern; however, no streets may be deleted without being replaced elsewhere within the district.

b. Where new alleys or pedestrian pathways are designated on the regulating plan, they are critical to the working of the CC Form District and shall be considered mandatory. While the street infrastructure may not be constructed until some point in the future, the rbl, and other regulations of the regulating plan shall be respected.

c. New alleys or pedestrian pathways shall be public or publicly accessible.

d. All lots shall share a frontage line with a street-space.

2. Blocks

a. Maximum Size:

No block face shall have a length greater than 300 feet without an alley, access easement, or pedestrian pathway providing through-access to another street-space, alley or common drive. Individual lots with less than 100 feet of street frontage are exempt from the requirement to interrupt the block face; those with over 200 feet of street frontage shall meet the requirement within their lot, unless already satisfied within that block face.

b. Curb Cuts:

(i) Unless otherwise specified on the regulating plan, no new curb cuts are permitted.

(ii) For lots with alley access, existing curb cuts shall be eliminated/vacated at the time of redevelopment.

(iii) For lots without alley access, existing curb cuts may be maintained or relocated.

(iv) Where a parking structure is being provided with at least 30% of its spaces publicly available, existing curb cuts may be relocated (even if the lot has alley access.)

3. Alleys

a. Alleys or common drives must provide access to the rear of all lots, except where a lot has streets on three sides and the absence of an alley or common drive would not deprive an adjacent neighbor of rear lot access.

b. For new alleys (or common drives), public access, public utility, and drainage shall be dedicated via an easement.

c. Alleys may be incorporated into (rear) parking lots as standard drive aisles. Access to all properties adjacent shall be maintained.

d. Where an alley does not exist but is identified on the regulating plan and it is not feasible to construct at the time of redevelopment, no permanent structure shall be constructed within the proposed alley right-of-way. The applicant is required to dedicate the alley right-of-way within the rear setback to the City (for future construction) and maintain the area within the rear setback by, at a minimum:

(i) Providing routine landscape maintenance to the area.

(ii) Keeping the area clear of debris, stored materials, and stored or parked vehicles.

4. Changes to Regulating Plan

Any amendment or change to the regulating plan, beyond those specified in this *Section 301.D.* above, will be a zoning map amendment of this Code. See *Section 207.B*.

E. Special Site Conditions in the Center City Form District

1. Some building height and parking requirements of this Code are not applicable to properties zoned C-3 at the time of CCFBC adoption. (See *Part 4. Building Form Standards, Sections 403 & 404*, and *Part 6. Parking, Section 603.A.* for specific exemptions, and *Section 302. Illustrative District Map*, below, for the applicable parcels.)

2. The following conditions are identified by numbered asterisks (*) on the regulating plan. They may require additional performance standards or provide additional development opportunities due to their unique context.

a. Located on Jenkins at the transition from Urban General to Townhouse/Small Apartment frontages. Existing building form and use (at the time of CCFBC adoption) is that of strip commercial. Future redevelopment may continue the range of uses.

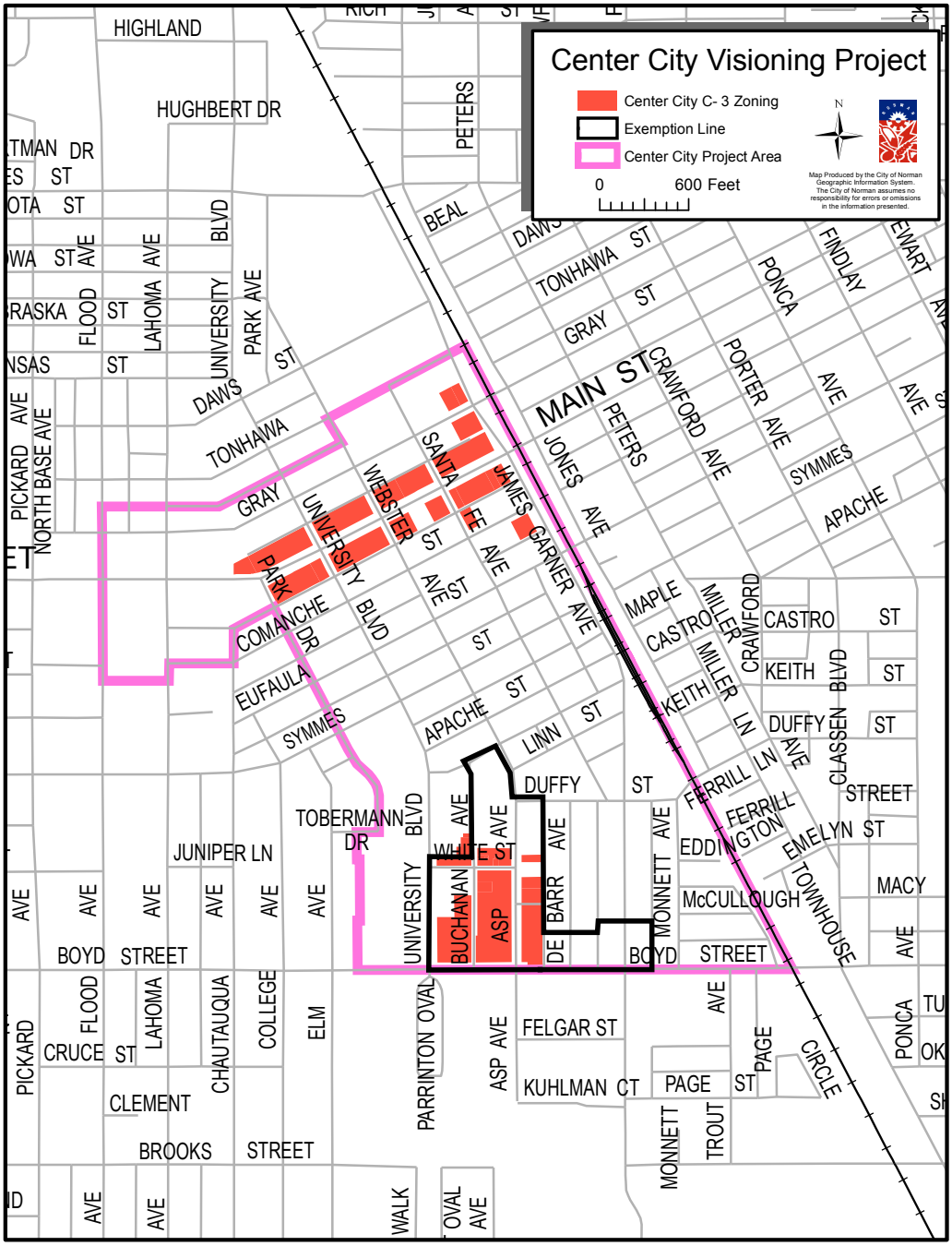
b. Located on Webster at Apache. Existing historic building form is that of neighborhood commercial. Future redevelopment may continue commercial use if existing buildings are maintained without expansion or new development remains within the limit of the existing building footprint and height at the time of CCFBC adoption.

c. Located on Park Drive. Required building line (rbl) is a "zone" as defined on the regulating plan. This is to accommodate the small lot/tightly curving Detached Frontage.)

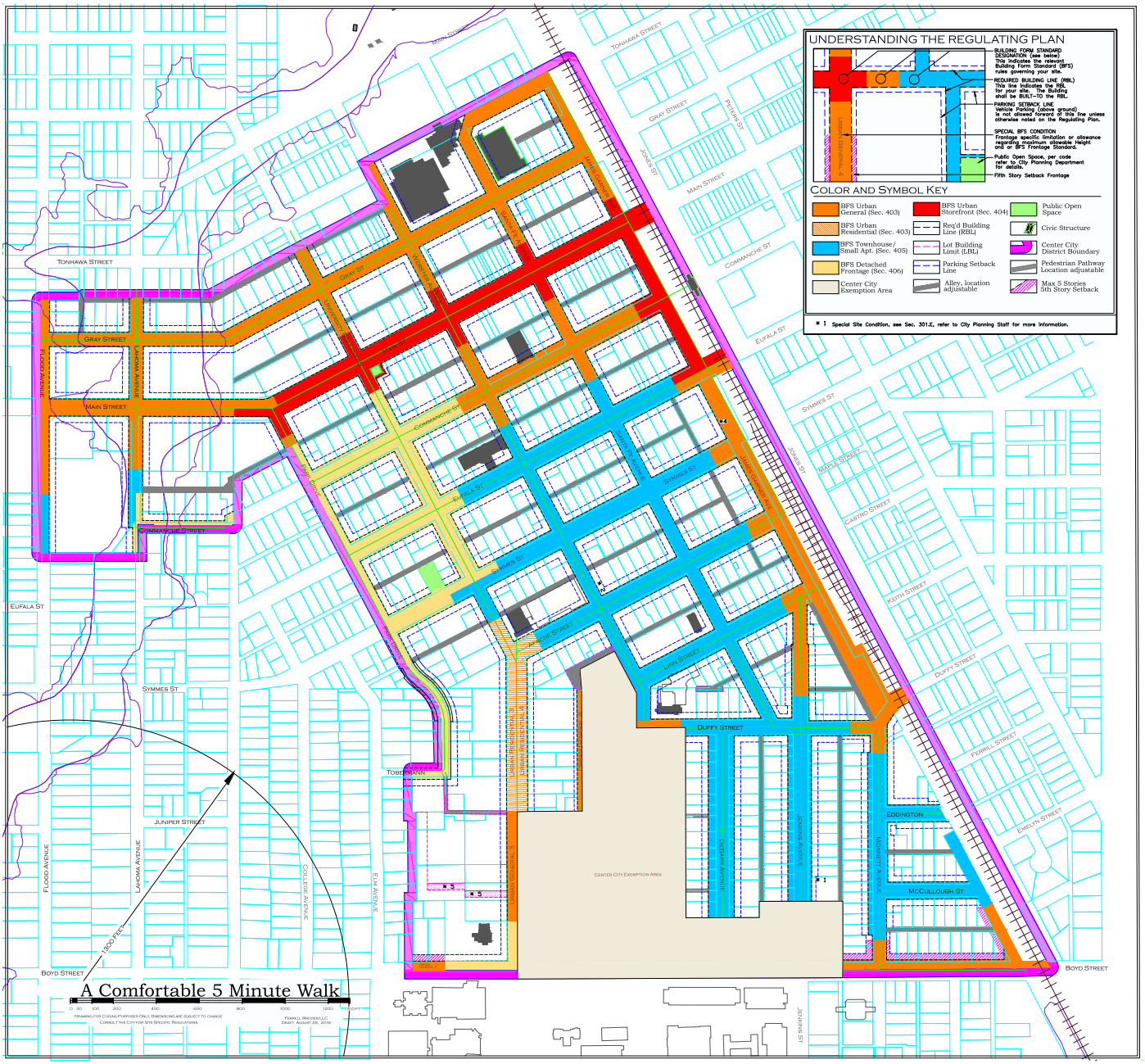
d. Located on James Garner between Eufala and Symmes. This location was identified in the *Norman Center City Vision Plan* as a potential Farmers Market site. Market structures should be permitted forward of RBL to Parking Lane. Additional adjustments to RBL may be warranted.

e. Located off University behind Boyd House. The LOT BUILDING LIMIT provides a 'no structures' area; an additional 30-foot deep zone designated with a cross-hatch on the REGULATING PLAN establishes an additional buffer area wherein the maximum height for any structure is 30 feet.

302. Illustrative Form District Map



303. Illustrative Regulating Plan



Note: These versions of the Center City Form District Map and Regulating Plan are shown for illustrative purposes only. A large-scale version of the adopted Map and REGULATING PLAN *can be found at: www.normanok.gov/planning/norman-center-city-vision. Contact the Planning and Community Development Department for further information about the Center City Form District and* REGULATING PLAN.

Part 4. Building Form Standards

401. Intent

A. The goal of the BUILDING FORM STANDARDS (BFS) is the creation of a vital, and coherent public realm through the creation of good STREET-SPACE. The intent of these form standards is to shape the STREET-SPACE—the specific physical and functional character—of the Center City Form District. The form and function controls on building frontages work together to frame the STREET-SPACE while allowing the buildings greater latitude behind their FACADES. The BUILDING FORM STANDARDS aim for the minimum level of control necessary to meet this goal.

B. The BFS set the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required or permitted functional elements, such as FENESTRATION (windows and doors), stoops, BALCONIES, FRONT PORCHES, and STREET WALLS.

C. The BFS establish the rules for development and redevelopment on private lots, unless otherwise indicated on the REGULATING PLAN.

D. The REGULATING PLAN identifies the BUILDING FORM STANDARD for all private building sites within the CC Form District.

E. These BFS establish a range of development intensity and character within the CC Form District specific to each individual frontage, beginning in *Section 403*. The BFS frontages are:

1. Urban General
2. Urban Storefront
3. Urban Residential
4. Townhouse/Small Apartment
5. Detached

402. General Provisions

The following apply to all BFS, unless expressly stated otherwise within an individual BFS or otherwise designated on the REGULATING PLAN.

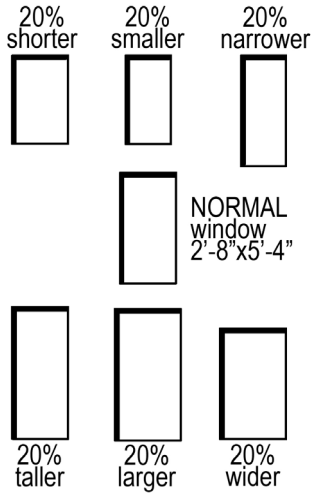
A. Frontage Transitions

When the BFS designation shown on the REGULATING PLAN changes along a property's REQUIRED BUILDING LINE (RBL), that property owner has the option, for that property's STREET FRONTAGE only, of applying either BFS for a maximum additional distance of 50 feet, from the transition point shown on the REGULATING PLAN, in either direction along that RBL.

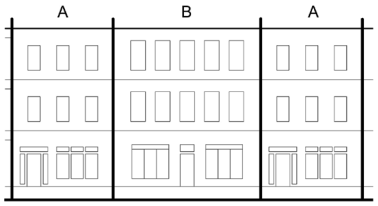
B. Façade Composition

1. "FAÇADE composition" is the arrangement and proportion of FACADE materials and elements (windows, doors, columns, pilasters, bays). "COMPLETE AND DISCRETE" distinguishes one part of the FACADE from another to break down the perceived scale of large buildings and provide a better pedestrian experience.

2. For each BLOCK FACE, FAÇADES along the RBL shall present A COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION to maintain and/or create the pedestrian-scale for the STREET-SPACE, at no greater than the following average STREET FRONTAGE lengths:
   a. 60 feet for Urban Storefront frontage sites;
   b. 75 feet for Urban General, Urban Residential and Townhouse/Small Apartment, and Detached frontages.
   c. A longer FAÇADE COMPOSITION may be presented, as long as smaller compositions appear within the same BLOCK FACE in order to achieve the above-stated average.
3. Each FAÇADE composition shall include a functioning street entry door.
4. Individual infill projects on lots with STREET FRONTAGE of less than 100 feet on a BLOCK FACE are exempted from the overall FAÇADE composition requirement for that BLOCK FACE, but shall still include a functioning street entry. This requirement may be satisfied for large footprint uses, such as large grocery stores, through the use of LINER SHOPS.
5. To achieve a COMPLETE AND DISCRETE vertical FACADE composition (*Item 2* above) within a STREET FRONTAGE requires, at a minimum, *Item a* and at least two additional *Items b-e*, below:
   a. Clearly different GROUND STORY FAÇADE composition (both framing materials and FENESTRATION proportions) from one bay to the next.
   b. FENESTRATION proportions differing at least 20 percent in height or width or height:width ratio. *(See figure 402.B.5.b.)*
   c. At least two different bay configurations. *(See figure 402.B.5.c.)*
   d. Change in wall material (changes in paint color are insufficient).
   e. Change in total FENESTRATION percentage (minimum difference 12 percent; ground floor FAÇADES are not included).



402.B.5.b. Facade composition illustrative intent



402.B.5.c. Facade composition illustrative intent

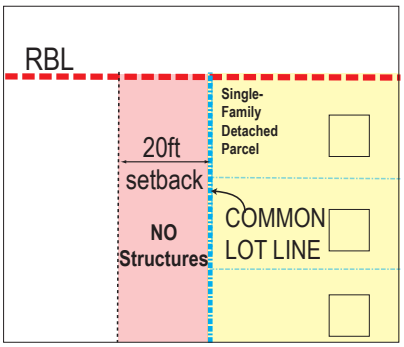
C. Building Size

The maximum footprint for a building is 25,000 gross square feet; for buildings beyond that limit, see *Appendix A.* This shall not limit parking structures built according to the standards of this Code.

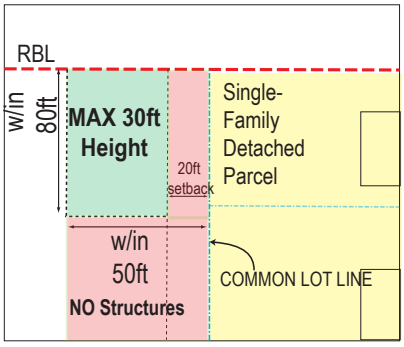
D. Neighborhood Manners

For the Urban General, Urban Storefront, and Urban Residential BFS frontages, the following rules apply:

1. Where a site shares a COMMON LOT LINE with a Detached BFS frontage lot within the City Center Form District or an R-3 lot adjacent to the western boundary of the District:
   a. There shall be at least a 20 foot setback from the COMMON LOT LINE. (See *figure 402.D.1.a.*)
   b. Within 50 feet of the COMMON LOT LINE, and within 80 feet of any RBL, any structures shall have a maximum height of 30 feet. This requirement supersedes the minimum STORY requirement. (See *figure 402.D.1.b-c.*)



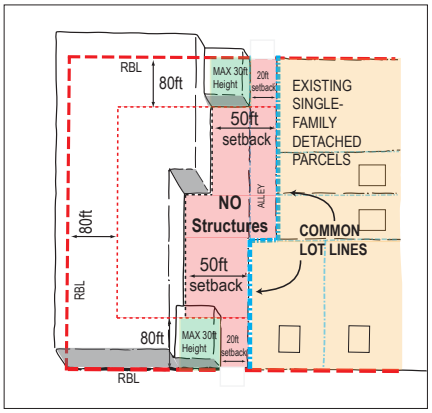
402.D.1.a. Neighborhood Manners -- Required setback



402.D.1.b. Neighborhood Manners -- Height limitations and required setbacks

c. Farther than 80 feet from any RBL, there shall be an additional 30 foot setback (for a total of 50 feet) from the COMMON LOT LINE for all structures. Surface parking is allowed. (See *figure 402.D.1.b-c.*)

2. Where a site has a COMMON LOT LINE with a Detached BFS frontage lot within the City Center District or an R-3 lot adjacent to the District, a GARDEN WALL, 4 to 6 feet in height, shall be constructed within one (1) foot of the COMMON LOT LINE. Trees from the Street Tree List shall be planted, on maximum 30-foot centers, within 10 feet of this wall.



402.D.1.c. Neighborhood Manners -- Limitations on buildable envelope

E. Height

1. The height of all buildings is measured in STORIES, with an ultimate limit in feet, measured from the average fronting sidewalk elevation to the top of the wall plate, unless otherwise specified in the individual BFS.

2. The minimum FACADE height that is required at the RBL is shown on the individual BFS.

3. The ceiling of an ENGLISH BASEMENT is at least 3 feet above sidewalk grade with windows above grade. ENGLISH BASEMENT units do not count against the STORY height limit but do count against the ultimate height measurement.

4. An ATTIC STORY is not included in the building height measurement.

5. MEZZANINES that have a floor area greater than 1/3rd of the floor area of the STORY in which they are located shall count as an additional full STORY in the building height measurement.

6. At least 80% of each STORY shall meet the minimum CLEAR HEIGHT prescribed in the individual BFS.

7. The GROUND STORY finished floor elevation requirements shall be measured:

   a. from the average exterior sidewalk elevation at the RBL, and

   b. within 30 feet of any RBL.

F. Siting

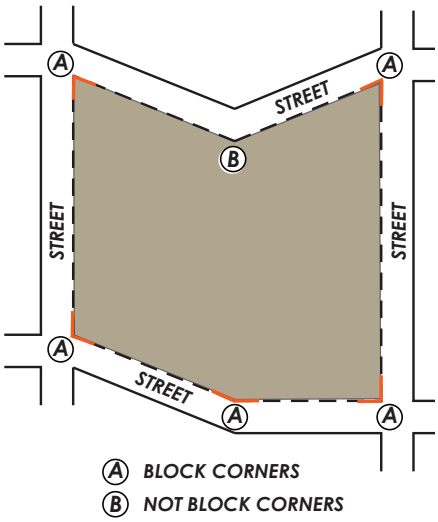
1. Building FACADES shall be built to the RBL as prescribed in the BFS.

2. The building FAÇADE shall be built to the RBL within the first 30 feet of a BLOCK CORNER, unless otherwise specified in the BFS. *(See figure 402.F.2.)*

3. The RBL, designated on REGULATING PLAN as an absolute line, incorporates an offset area (or depth) of 24 inches behind that line (into the BUILDABLE AREA) allowing for jogs, FAÇADE articulation, etc. unless otherwise designated herein. Therefore, where the FAÇADE is placed within that 24-inch zone, it is considered to be "built to" the RBL.

4. Where a STREET WALL is required, it shall be located along any RBL frontage that is not otherwise occupied by a building.

5. Buildings may only occupy that portion of the lot specified as the BUILDABLE AREA—the area behind the RBL as designated by the BFS.



402.F.2. Block Corner diagram

6. No part of any building may be located outside of the BUILDABLE AREA except overhanging eaves, awnings, BALCONIES, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, or handicapped ramps approved by the Director. STOOPS, steps, and ramps shall not be located within the CLEAR WALKWAY. For appropriate COMMERCE and RETAIL uses, temporary displays or cafe seating may be placed in the DOORYARD.

7. There is no required setback from ALLEYS (or COMMON DRIVES) except as otherwise indicated on the individual BFS. On lots without ALLEY access, there shall be a minimum 15-foot setback from the rear lot line.

8. There are no side lot setbacks, except as specified in *Section D. Neighborhood Manners* (above) or in the individual BFS.

9. The PARKING SETBACK LINE is generally 30 feet behind the RBL and extends, vertically from the first floor level, as a plane unless otherwise indicated on the REGULATING PLAN or in the individual BFS. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or otherwise indicated on the REGULATING PLAN.

10. All lots, including CORNER LOTS and through lots, shall satisfy the build-to requirements for all their RBL frontages, and the DOORYARD and/or FRONT YARD requirements for each designated BFS, unless otherwise specified in this Code.

G. Private Open Area

1. Any required PRIVATE OPEN AREA located on the ground shall have at least 1 tree per 800 square feet, of at least 2.5 inches in diameter at designated breast height (DBH) and at least 10 feet in overall height. Where new trees are planted to meet this requirement, they shall be no closer than five feet to any COMMON LOT LINE. Urban General, Urban Storefront, and Urban Residential lots that are reusing existing structures (without expansion) are exempt from this requirement.

2. Species must be selected from a list approved by the Director or their designee. Trees listed on the Norman Invasive Species list are prohibited from private open areas.

H. Garage and Parking

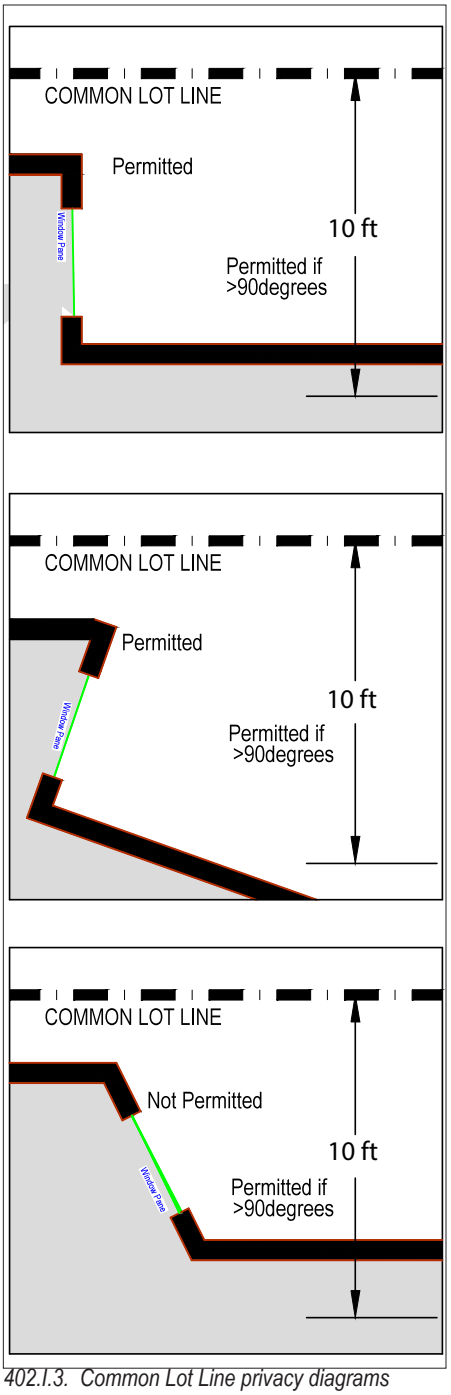
1. Curb cuts or driveways, except those along ALLEYS, shall be located at least 75 feet away from any BLOCK CORNER or parking structure entry on the same BLOCK FACE.

2. No portion of a parking structure (except for elevator penthouses) shall exceed the individual BFS ultimate building height in feet; however:
   a. a garage may include additional levels of parking in excess of the building height limit in STORIES, and
   b. parking on the open, roof level is permitted.

3. Any portion of a parking structure within 20 feet of a building constructed under this Code shall not exceed 40 feet or that building's primary ridge or parapet height, whichever is greater.

I. Elements

1. Fenestration is regulated as a percentage of the façade between floor levels. It is measured as glass area (including mullions and similar window frame elements with a dimension less than one inch) and/or as open area.
2. Fenestration shall be distributed such that no 30-foot square section of a facade violates the bfs percentage parameters.
3. Unless otherwise designated in the individual bfs, no window may be at an angle of less than 90 degrees from a common lot line within 10 feet, unless:
   a. That view is contained within the lot (e.g. by a privacy fence/ garden wall, opaque glass), or
   b. The sill is at least 6 feet above its finished floor level.
4. No part of any building may project forward of the rbl except overhanging eaves, awnings, shopfronts, bay windows, stoops, steps, balconies, or handicapped ramps approved by the Director.
5. Ground story awnings shall maintain a minimum horizontal clearance of 1 foot from any point where the tree lawn meets the clear walkway and shall maintain a clear height of at least 10 feet above the clear walkway.
6. Balconies may not project within 5 feet of a common lot line. Balconies may encroach within the public right-of-way, subject to the issuance of applicable permits.
7. Where an individual bfs includes balconies as a method for achieving the required private open area, the balcony:
   a. shall be enclosed by balustrades, railings, or other means that block at least 55 percent of the view through them;
   b. shall not otherwise be enclosed above a height of 42 inches, except with insect screening and/or columns/posts supporting a roof or connecting with another balcony above; and
   c. shall be roofed.
8. Bay windows shall have an interior clear width of between four and eight feet at the main wall. Bay windows shall project no more than 42 inches beyond the rbl.
9. Attic stories are permitted within all bfs frontages.
   a. On the rbl/facade side of the roof pitch (block interior elevations are not restricted) attic story windows may only be located in dormers and/or gable-ends.
   b. Attic story dormers are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the rbl facade length.
   c. An attic story may not occupy an area greater than 75% of the floor area of the story immediately below.
   d. Attic stories meeting the above standards do not count against the maximum building height in feet or stories.



402.I.3. Common Lot Line privacy diagrams

10. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE. No GROUND STORY FACADE may include a section of greater than 75 feet without a functioning entry door, unless otherwise specified in the BFS.

11. All required FRONT PORCHES shall be completely covered by a roof. FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE. The finished FRONT PORCH floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. FRONT PORCHES shall not extend past the DOORYARD into the CLEAR WALKWAY.

12. The finished STOOP floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. STOOPS shall not extend past the DOORYARD into the CLEAR WALKWAY.

13. PRIVACY FENCES may be constructed along COMMON LOT LINES behind the RBL, and along ALLEYS. PRIVACY FENCES shall have a maximum height of 8 feet.

J. Architectural Materials (exteriors)

The Center City is a compact, walkable, mixed-use urban district. Traditional, sustainable, durable materials appropriate to the central Oklahoma climate are encouraged. Innovative, energy-efficient materials detailed appropriate to a pedestrian-scaled urban environment are encouraged. The following materials are prohibited:

1. Any lap siding except natural wood or cementitious fiber board.
2. Composition roofing shingles used as a wall material
3. Exposed fastener metal panels
4. Artificial stucco or EIFS, except high impact quality

K. Roof Configurations

Where CLEARLY VISIBLE FROM THE STREET-SPACE, pitched roofs, exclusive of roofs behind parapet walls, shall be pitched between 4:12 and 12:12. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12. (See *Section 403* for standards for screening mechanical equipment.)

L. Building Functions

Allowable uses for GROUND STORIES and upper STORIES are identified in each BFS. Additional use standards are provided in *Part. 8 Building Function Standards*.

M. Civic Buildings

When CIVIC BUILDINGS are designated on the REGULATING PLAN, they are exempt from the BFS provisions except those required under *Section 402.D. 1-2 Neighborhood Manners* (above.)

N. Signage

The standards in this section, *N. Signage*, apply in the Urban General, Urban Storefront, and Urban Residential frontages and supersede *Chapter 18 (Sign Code)* of the *Norman Municipal Code* in the areas so designated.

Wall sign

1. Intent and Guiding Illustrations

Signs along commercial and mixed-use frontages should be clear, informative and should weather well. Signage is desirable for advertising shops and offices, and as decoration. Signs should be scaled to the District: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the district experience, and creates visual clutter. The photographs in this *Section 402.N. Signage* are advisory only. Refer to *Sections 402.N.2. General Standards* and *402.N.3. Prohibited Signs* (below) for the specific requirements.

Blade sign

2. General Standards

a. Wall signs are permitted within the area between the second STORY floor line and the first floor ceiling with a horizontal band not to exceed 2 feet in height. In no case shall this band be higher than 20 feet or lower than 11 feet above the adjacent sidewalk.

b. Letters shall not exceed 18 inches in height or width. Signs shall not come closer than 2 feet to an adjacent COMMON LOT LINE.

c. Additionally company logos or names may be placed within this horizontal band or placed or painted within ground floor or second STORY windows. Company logos or names shall not be larger than 8 square feet.

d. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper STORY windows. Any such plaque shall be no larger than a rectangle of 18 square feet.

e. Blade signs (perpendicular to the REQUIRED BUILDING LINE) not more than 2 feet by 3 feet and minimum 9 feet clear height above the sidewalk may be hung below the second STORY level, from the FACADE, or from an overhang or awning.

f. Neon signs are allowed within SHOPFRONT windows throughout the District.

g. No more than 25% of a shop or store window may be covered by signage.

h. Temporary sidewalk easel signs of up to 36" in height are permitted within the DOORYARD area. They may also be considered a permitted obstruction to the sidewalk or right-of-way, with prior approval from the City.

i. All illumination of signs and buildings shall be by constant light—flashing, traveling, animated, or intermittent lighting shall not be mounted on the exterior of any building, whether such lighting is temporary or permanent.

Painted window sign

Masonry parapet sign

Neon sign within shopfront window

3. Prohibited Signs

Outdoor advertising signs, roof signs, free-standing pole signs, monument signs, any kind of animation, and signs painted on the exterior walls of buildings. No digital, flashing, scrolling, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising located outside any building are not allowed.

O. Lighting & Mechanical

1. Purpose and Intent

Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Every attempt should be made to preserve the ambiance of the night, to conserve public funds through the use of energy-efficient lights, and to respect the privacy of neighboring properties by applying the appropriate fixtures in the correct locations. Street lights are pedestrian-scaled and should occur along all streets but "cobra-head" highway fixtures should only occur at intersections if absolutely necessary. All materials and equipment chosen for lighting fixtures should be durable to age well without demanding maintenance requirements.

Mechanical equipment is generally any Heating, Ventilation and Air Conditioning (HVAC) or electrical machinery but also includes air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar elements. These elements should not be located in any public areas or be CLEARLY VISIBLE FROM THE STREET-SPACE. Mechanical equipment should not detract or interfere with the pedestrian space or block the sight triangle.

2. Lighting Standards[1]

a. Street lights shall be located between 9 feet and 12 feet above grade with a maximum average spacing (per block face) of 60 feet on center on Storefront frontage sites, 75 feet on Urban General frontage sites, and 100 feet on other frontage streets along the street tree alignment line on each side of the street-space and travel lanes (unless otherwise indicated on the regulating plan). Full cut-off fixtures are required.

b. Direct light (i.e. the lighting element) shall be shielded from view from public spaces and adjoining properties.

c. All lots with ALLEYS, except for the Detached Frontage, shall have full cut-off lighting fixtures within five feet of the ALLEY right-of-way. These fixtures shall illuminate the ALLEY, be between 9 and 16 feet in height, and not cause glare in adjacent lots.

d. Lighting elements shall be specified to proscribe those that cast an unnatural spectrum of light (such as low pressure sodium). LED, metal halide or halogen elements with a spectrum of light more perceptively natural are preferred. HID or fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) shall not be used on the exterior of buildings. These standards may be updated by the Planning and Community Development Director as technologies advance and produce additional equivalent or better elements.

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1 *Note: Need to incorporate the preferred OG&E specifications for street light standards here.*

e. Directional lights (maximum 75-watt bulbs) may be used to illuminate ALLEYS, parking garages and working (maintenance) areas, but shall be shielded or aimed in such a way that they do not shine into other lots, the STREET-SPACE, or direct light out of any district. Any light used to illuminate an ALLEY shall be full cut-off.

f. Flood or up-lighting shall not be used to illuminate private building walls or features; except that flood or up-lighting may be permitted on public or private CIVIC BUILDINGS, historic buildings, or monuments to highlight architectural features (such as church steeples or courthouse domes).

g. Any accent lighting on private structures (except those identified in *Item f.,* above) shall be full cut-off.

h. Site lighting shall be of a design and height and be located so as to illuminate only the lot. An exterior lighting plan shall be approved as consistent with these standards by the Planning and Community Development Staff.

i. All illumination of signs and buildings shall be by constant light—flashing, traveling, animated, or intermittent lighting shall not be mounted on the exterior of any building, whether such lighting is temporary or permanent.

j. Lighting for parking garages shall consider general Crime Prevention Through Environmental Design (CPTED) standards and guidelines.

3. Mechanical Equipment Standards

a. Ground level equipment shall be placed behind and away from any REQUIRED BUILDING LINE, may not be stored or located within any STREET-SPACE, and shall be screened, i..e. not be CLEARLY VISIBLE FROM THE STREET-SPACE. Screening may be achieved by an approved STREET WALL or by placement behind the building or part thereof. These standards apply to: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar equipment.

b. Roof mounted equipment shall be placed behind and away from any REQUIRED BUILDING LINE and be screened from view from the STREET-SPACE.

   (i) For pitched roofs, the equipment shall not be located on the roof pitch on the STREET-SPACE side.

   (ii) For flat and/or parapet roofs, the screening shall be no more than 5 feet in height or the equipment shall be located farther than 20 feet from the REQUIRED BUILDING LINE.

c. Screening material and equipment does not count toward the ultimate building height limit.

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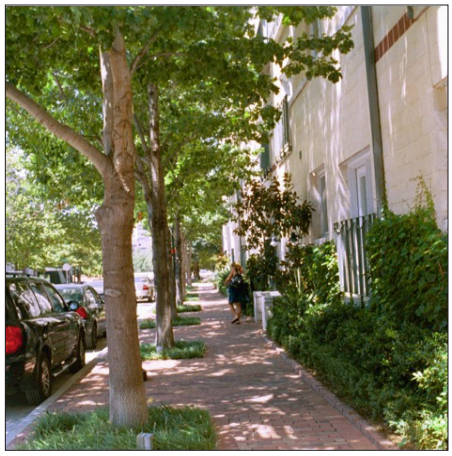
403. Urban General Frontage

ILLUSTRATIONS AND INTENT

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of this Building Form Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

Urban General is the basic urban street frontage, once common across the United States. The purpose of this frontage is to develop multi-story buildings placed directly at the sidewalk or behind small DOORYARDS, and with one or more entrances and windows across the FACADE. The uses range from commercial to residential, municipal to retail and restaurants— and combinations of all of the above. There could be several buildings lined up shoulder to shoulder, filling out a BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK face. This frontage is designated in the most intense areas of the Center City District and it is anticipated that there will be significant pedestrian traffic along these BLOCKS.



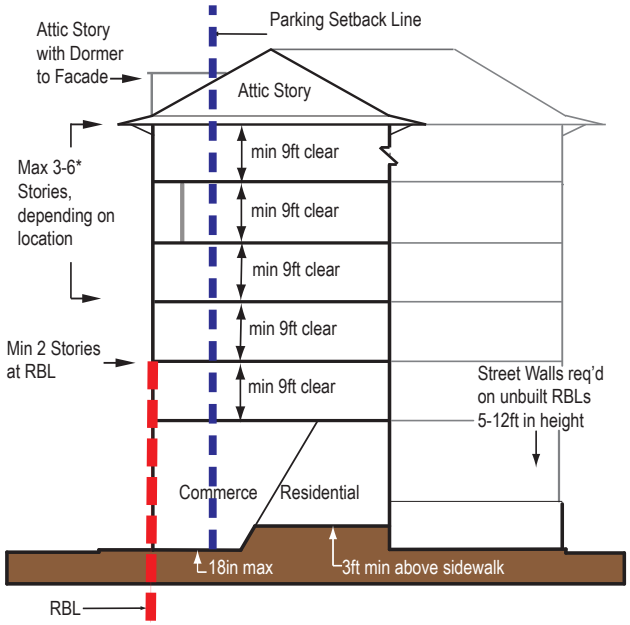


Diagram 403.a: Height

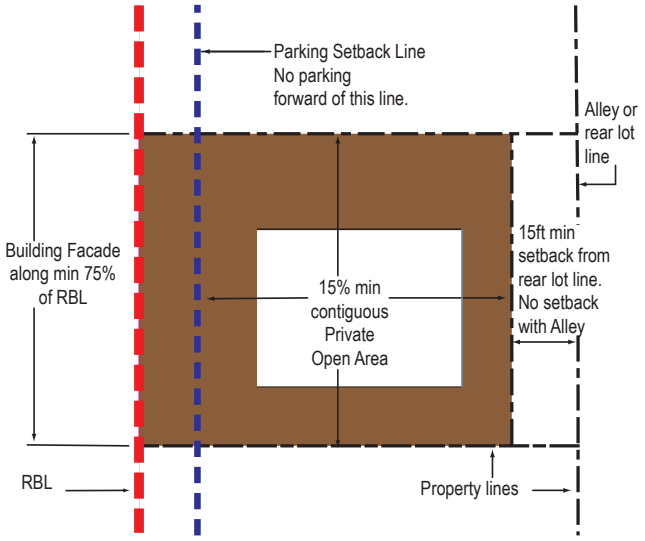


Diagram 403.b: Siting

HEIGHT

Building Height

1. The building shall be at least 2 STORIES in height at the REQUIRED BUILDING LINE (RBL)
2. Properties with C-3 zoning at the time of CCFBC adoption are exempt from maximum building height limitations. (See *Sec. 302. Illustrative Form District Map* for applicable parcels.)
3. In all other locations, the building shall be no greater than:
   a. 6 STORIES and 82 feet in height north of Eufala Street;
   b. 5 STORIES* and 70 feet in height south of Eufala Street);
   c. 4 STORIES and 58 feet along the east side of University Boulevard and west side of Buchanan Avenue, or 3 STORIES and 46 feet along the west side of University Boulevard (See *Sec. 303. Illustrative Regulating Plan*).

*Where designated on the REGULATING PLAN, the 5th STORY FACADE shall be stepped back at least 10 feet behind the RBL and no ATTIC STORY is permitted above it.

Ground Story Height

1. COMMERCE, RETAIL and CIVIC uses

(See also Urban Storefront Standards on page 30.)

   a. The GROUND STORY finished floor elevation shall be:
      i. no lower than the average fronting exterior sidewalk elevation;
      ii. no higher than 18 inches above the average fronting sidewalk elevation.
   b. The GROUND STORY shall have a CLEAR HEIGHT of at least 12 feet along the RBL for a minimum depth of 25 feet.
2. Residential Units with RBL frontage
   a. The finished floor elevation shall be no less than 3 feet.
   b. The GROUND STORY shall have a CLEAR HEIGHT of at least 9 feet.

Upper Story Height

The minimum CLEAR HEIGHT for each upper STORY is 9 feet.

SITING

Façade

1. On each lot the building FAÇADE shall be built to the REQUIRED BUILDING LINE for at least 75% of the RBL length.
2. Within 8 feet of the BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

Buildable Area

1. The buildable area is delineated in the *Diagram 403.b* above.
2. A PRIVATE OPEN AREA equal to at least 15% of the total BUILDABLE AREA shall be preserved on every lot. Up to 33% of the required PRIVATE OPEN AREA may be satisfied through the BALCONIES of individual units. At least 67% of the PRIVATE OPEN AREA shall comprise no more than two separate contiguous areas, as follows:
   a. Where located at grade, such PRIVATE OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, but not within any required side or rear setbacks.
   b. Where provided above the GROUND STORY but below a building's highest roof level, the PRIVATE OPEN AREA may be located forward of the PARKING SETBACK LINE (such as in a raised courtyard configuration) and shall open onto no more than one STREET-SPACE and shall be set back at least 30 feet from any BLOCK CORNER or BUILDING CORNER.
   c. Where located on the building's highest roof level, the PRIVATE OPEN AREA may be located anywhere on the roof.

Garage and Parking

Openings in any RBL for parking garage entries shall have a maximum CLEAR HEIGHT no greater than 16 feet and a clear width no greater than 22 feet.

Street Wall Height

A STREET WALL not less than 5 feet in height or greater than 12 feet in height shall be required along any RBL frontage that is not otherwise occupied by a building on the lot.

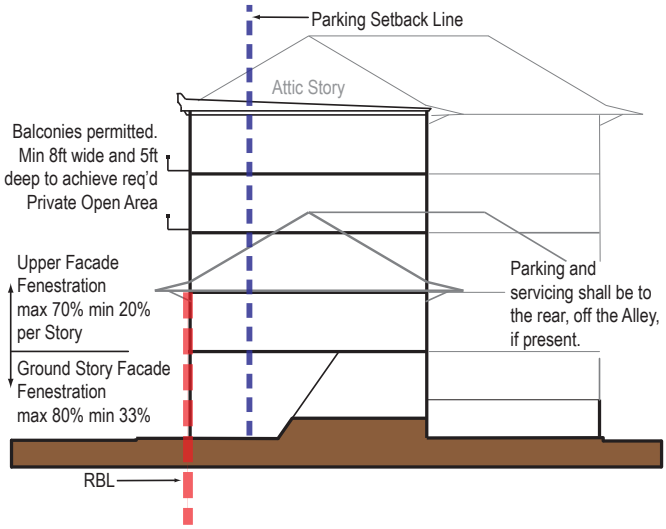


Diagram 403.c: Elements

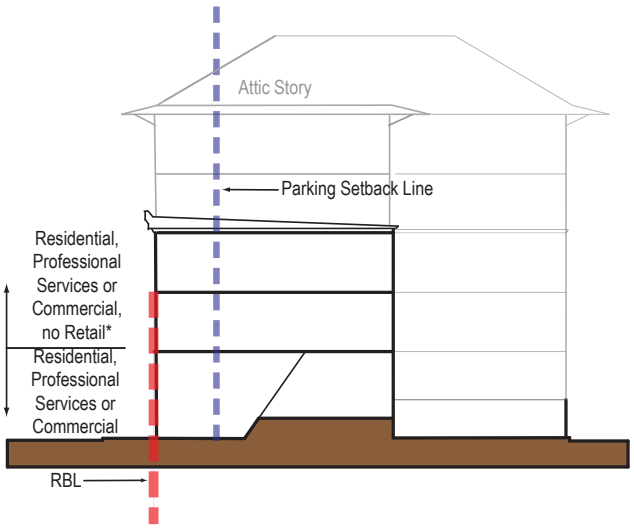


Diagram 403.d: Use

ELEMENTS

Fenestration

1. Blank lengths of wall exceeding 20 linear feet are prohibited on all REQUIRED BUILDING LINES (RBL).
2. GROUND STORY FENESTRATION shall comprise between 33% and 70% of the GROUND STORY FACADE.
3. Upper STORY FENESTRATION shall comprise between 20% and 70% of the FAÇADE area per STORY.

Building Projections

1. Awnings shall project:
   a. a minimum of 4 feet from the FAÇADE
2. Awnings may have supporting posts at their outer edge provided that they:
   a. Have a minimum of 8 feet clear width between the FAÇADE and the awning support posts or columns, and
   b. Provide a continuous walking path at least 5 feet wide within that clear width, running parallel to the awning posts/ columns.

Street Walls

One access gate no wider than 22 feet and one pedestrian entry gate no wider than 5 feet shall be permitted within any required STREET WALL.

USE

Ground Story

The GROUND STORY may only house COMMERCE, PROFESSIONAL SERVICES, or RESIDENTIAL uses. See height specifications above for specific requirements unique to each use.

Upper Stories

1. The upper STORIES may only house RESIDENTIAL or COMMERCE uses. *No restaurant or retail sales uses shall be allowed in upper STORIES unless they are second STORY extensions equal to or less than the area of the GROUND STORY use, except that restaurant uses are allowed on the roof level of Urban Storefront frontages.
2. No COMMERCE use, except for permitted rooftop restaurants, is permitted above a RESIDENTIAL use.
3. Additional habitable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Urban Residential

Where Urban Residential is designated on the REGULATING PLAN, these Urban General BFS standards shall apply, except that:

1. the building shall be no greater than 4 stories and 51 feet in height; and
2. the uses shall be limited to RESIDENTIAL and related support services, such as lobbies, leasing offices, resident exercise facilities, etc.

404. Urban Storefront Frontage

ILLUSTRATIONS AND INTENT

The Urban Storefront represents the prototypical "main street" form with shopfronts along the sidewalk and a mix of uses above. A high level of pedestrian activity is anticipated. It is a subset of the Urban General frontage, with more specific requirements at the street level.

These photos are provided as illustrations of intent. The are advisory only and do not have the power of law. Refer to the standards below and on the previous pages for the specific prescriptions and restrictions of this Building Form Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

Where Urban Storefront is designated on the REGULATING PLAN, the Urban General BFS standards (previous pages) shall apply, except that the GROUND STORY configuration shall be for RETAIL—that of a SHOPFRONT.

a. GROUND STORY uses are limited to RETAIL SALES or SERVICE, or PROFESSIONAL SERVICE within the first 20 feet behind the RBL.
b. The minimum GROUND STORY CLEAR HEIGHT is 15 feet.
c. The GROUND STORY FENESTRATION shall comprise between 50% and 90% of the GROUND STORY FACADE.
d. Single panes of glass shall not be permitted larger than 10 feet in height by 6 feet in width.
e. GROUND STORY windows may not be made opaque by window treatments or tinting (except operable sunscreen devices within the conditioned space). A minimum of 75% of the window surface shall allow a view into the building interior for a depth of at least 15 feet.
f. SHOPFRONTS may extend up to 24 inches beyond the FAÇADE or RBL into the DOORYARD, but may not project into the CLEAR WALKWAY.

405. Townhouse/Small Apartment Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Townhouse/Small Apartment Building Form Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The Townhouse/Small Apartment frontage is of moderate intensity, often created by a series of smaller attached structures—configured as single-family residential or stacked flats. This BUILDING FORM STANDARD has frequent STREET-SPACE entrances. The character and intensity of this frontage varies depending on the STREET-SPACE and the location of the REQUIRED BUILDING LINE—the buildings may be placed up to the sidewalk with STOOPS, or further back with small DOORYARD gardens and/or FRONT PORCHES.

Similar in scale to the townhouse and row house, a small apartment is of limited size and can also be used to transition from the more intense areas of the Center City Form District to adjacent single-family neighborhoods. It is anticipated that the pedestrian activity along these frontages will vary considerably based on the time of day and week.

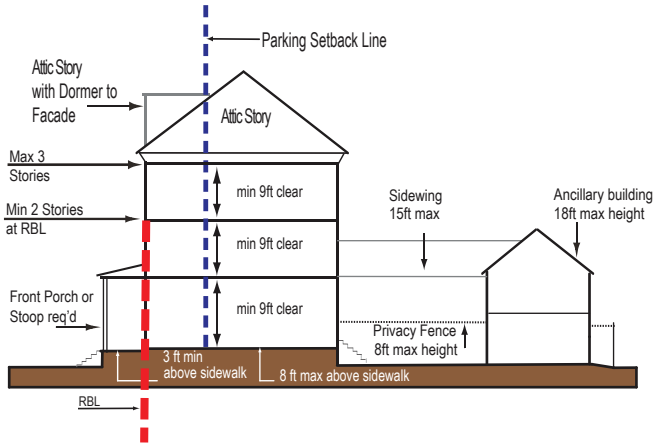


Diagram 405.a: Height

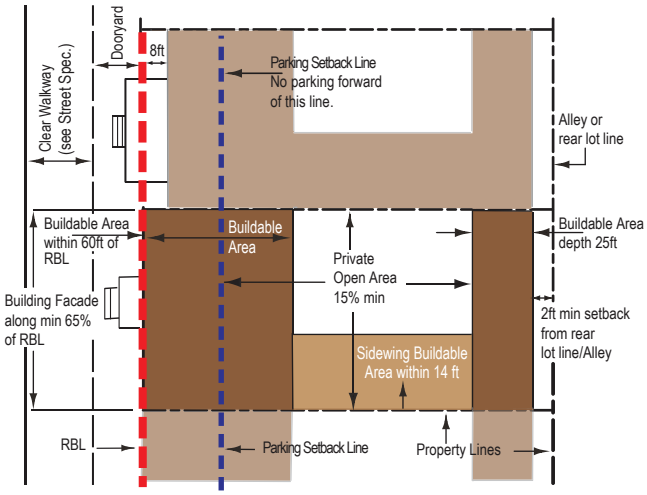


Diagram 405.b: Siting

HEIGHT

Building Height

1. Each building shall be at least 2 STORIES high at the REQUIRED BUILDING LINE (RBL), but no more than 3 STORIES and 44 feet in height.
2. A SIDEWING shall be no higher than 15 feet.
3. An ancillary structure in the BUILDABLE AREA at the rear of the lot line shall be no higher than 18 feet.

Ground Story Height

1. The finished floor elevation shall be no less than 3 feet and no more than 8 feet above the average exterior sidewalk elevation at the RBL.
2. The GROUND STORY shall have an interior CLEAR HEIGHT of at least 9 feet.
3. Main entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior.

Upper Story Height

Each upper STORY shall have an interior CLEAR HEIGHT of at least 9 feet.

English Basements

The finished floor level of the ENGLISH BASEMENT shall be no greater than 4 feet below the average elevation of the fronting sidewalk.

Street Wall Height

A STREET WALL not less than 4 feet or greater than 8 feet in height shall be required along any RBL frontage that is not otherwise occupied by a FACADE.

SITING

Façade

1. On each lot, the FACADE shall be built to:
   a. the RBL for at least 65% of the RBL length, or
   b. a line an additional 8 feet behind the RBL (only permitted to accommodate FRONT PORCH depth—see *Elements* on the next page for FRONT PORCH requirements) with a width not less than 65% of the RBL.

Buildable Area

1. The BUILDABLE AREA is as defined in *Diagram 405.b.,* above.
2. A PRIVATE OPEN AREA equal to at least 15% of the total BUILDABLE AREA shall be preserved on every lot.
   a. For lots deeper than 50 feet, up to 33% of the required PRIVATE OPEN AREA may be satisfied through roof decks or BALCONIES of individual units. The remaining required PRIVATE OPEN AREA shall be located at grade anywhere behind the PARKING SETBACK LINE and shall not include any required side or rear setback areas.
   b. For all other lots, 100% of the required PRIVATE OPEN AREA may be satisfied above grade, via BALCONIES or decks.

Garage and Parking

1. Garage doors/entries are not permitted on any RBL/FAÇADE.
2. At-grade parking may be forward of the PARKING SETBACK LINE only when it is within a garage on a CORNER LOT and the parking area's RBL frontage is less than 25 feet.

Frontage Widths

1. Newly subdivided TOWNHOUSE lots shall have a minimum width of 18 feet.
2. Although there are no individual side lot setbacks, no individual SMALL APARTMENT BUILDING or set of TOWNHOUSES may exceed 100 feet of STREET-SPACE FRONTAGE. A gap of 10 to 20 feet is required between each building.

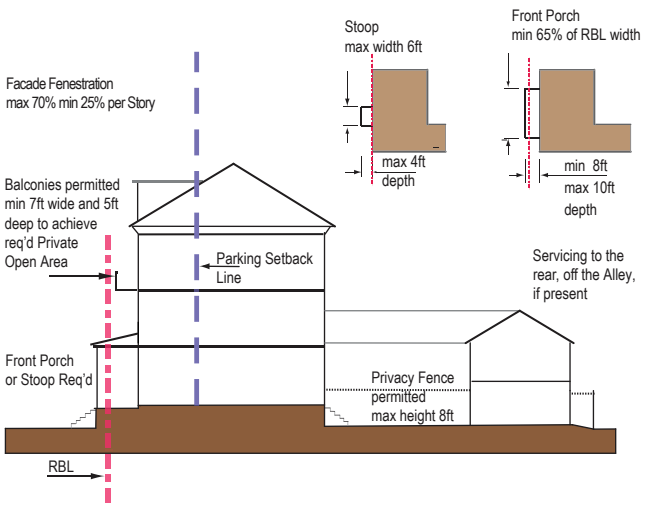


Diagram 405.c: Elements

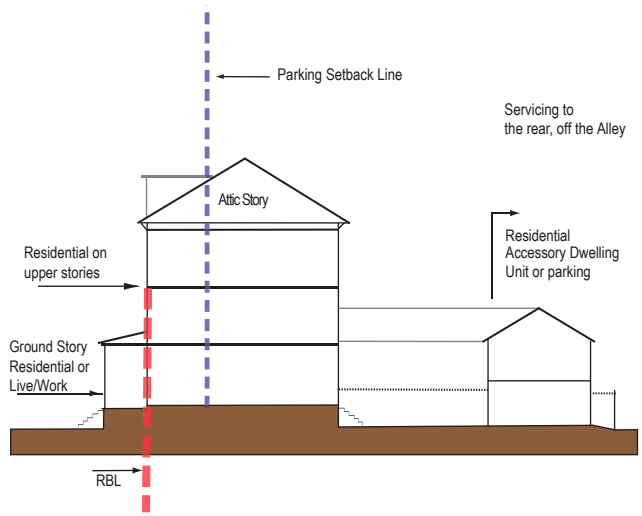


Diagram 405.d: Use

ELEMENTS

Fenestration

1. Blank lengths of wall exceeding 15 linear feet are prohibited on all FACADES.
2. FENESTRATION shall comprise between 25% and 70% of the FACADE.
3. Each TOWNHOUSE and/or SMALL APARTMENT BUILDING shall include a functioning STREET-SPACE entry.

Building Projections

1. Each TOWNHOUSE shall include either:
   a. a STOOP of not more than 4 feet deep and 6 feet wide (not including steps), or
   b. a FRONT PORCH, between 8 and 10 feet deep,
      - that projects no more than 2 feet forward of the RBL, and
      - with a width not less than 65% of the RBL
2. A SMALL APARTMENT or LIVE-WORK TOWNHOUSE may be configured with a STOOP or FRONT PORCH, as prescribed above, or with a main entrance at grade. (See *Live-Work Option* below.)

Street Walls

One access gate no wider than 16 feet and one pedestrian entry gate no wider than 5 feet shall be permitted within any required STREET WALL.

USE

Ground Story

1. Only RESIDENTIAL uses are permitted in SMALL APARTMENTS.
2. LIVE-WORK uses are permitted in TOWNHOUSES. (See *Part 7. Building Functions* for specific standards.)

Upper Stories

1. Only RESIDENTIAL uses are permitted.
2. Individual TOWNHOUSES shall have no more than two residential units, including an ACCESSORY UNIT.
3. Additional habitable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Accessory Units

1. ENGLISH BASEMENT ACCESSORY UNITS are only permitted in TOWNHOUSES.
2. Only one ACCESSORY UNIT is permitted per TOWNHOUSE.
3. On TOWNHOUSE lots, an ACCESSORY UNIT (maximum 650 square foot footprint) use is permitted in the BUILDABLE AREA at the rear lot line.

Live-Work Option

Where LIVE-WORK is designated on the REGULATING PLAN, these TOWNHOUSE/SMALL APARTMENT standards shall apply, except that the GROUND STORY may be configured at grade, as a SHOPFRONT. (See *404. Urban Storefront* for specific requirements and *Part 7. Building Functions* for restrictions on uses.)

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406. Detached Frontage

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Detached Building form standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The Detached frontage is represented by the traditional single family house with small front, side, and rear yards along a tree-lined street. Structures are 1 to 2 stories in height with pitched roofs and front porches. Its purpose is to protect the character of existing single family neighborhoods.

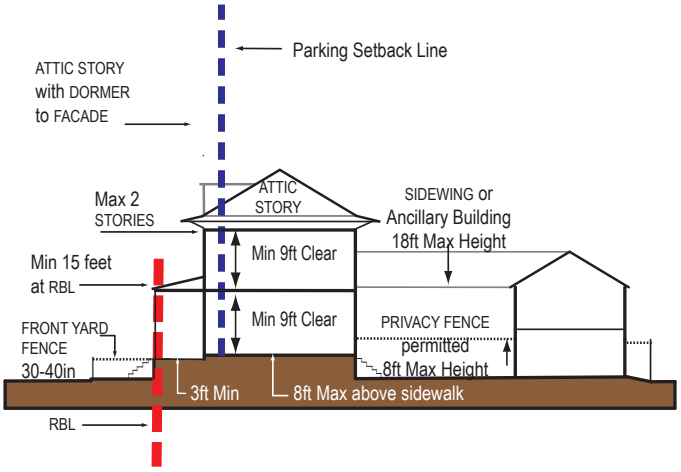

Diagram 407.a: Height

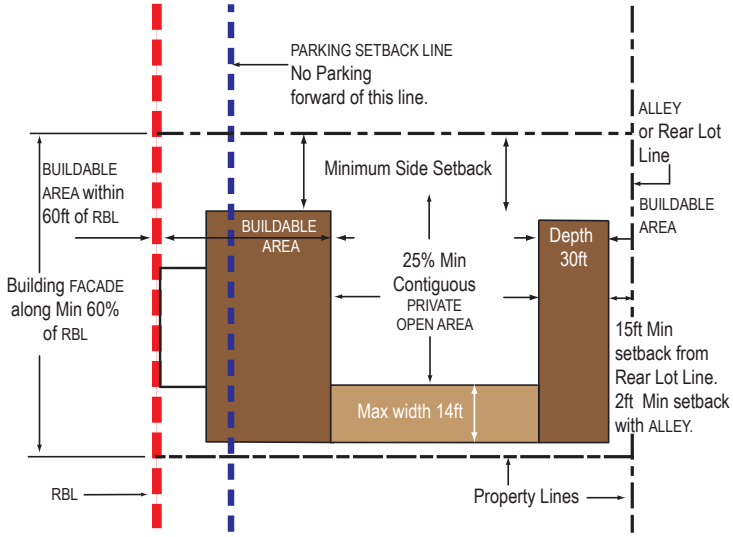

Diagram 407.b: Siting

HEIGHT

Building Height

1. Each building shall be at least 15 feet at the REQUIRED BUILDING LINE (RBL), but no greater than 2 STORIES or 27 feet in height.
2. A SIDEWING shall be no higher than 15 feet.
3. Any ancillary structure in the BUILDABLE AREA at the rear of the lot shall be no higher than 18 feet.

Ground Story Height

1. The finished floor elevation shall be no less than 3 feet and no more than 8 feet above the average exterior sidewalk elevation at the RBL.
2. The GROUND STORY shall have an interior CLEAR HEIGHT of at least 9 feet.

Upper Story Height

Each upper STORY shall have an interior CLEAR HEIGHT of at least 9 feet.

Front Yard Fence

Any FRONT YARD FENCE has a minimum height of 30 inches and a maximum height of 40 inches.

SITING

Façade

1. On each lot the FACADE shall be built parallel to the REQUIRED BUILDING LINE (RBL) for at least 60% of the building width. The FRONT PORCH shall be built-to the RBL.
2. For CORNER LOTS the minimum 60% build-to shall include the frontage within 20 feet of the BLOCK CORNER.

Buildable Area

1. The BUILDABLE AREA is as defined in *Diagram 407.b.* above.
2. A contiguous PRIVATE OPEN AREA equal to at least 25% of the total BUILDABLE AREA shall be preserved on every lot. Such contiguous area shall be located at grade, anywhere behind the PARKING SETBACK LINE and not include any side or rear setbacks.

Lot Size and Setbacks

1. All lots of record are buildable under this code.
2. Newly subdivided lots shall have a minimum width at the RBL of 32 feet, a maximum width of 55 feet, and a minimum depth of 85 feet.
3. The minimum side lot setbacks are 5 feet or as otherwise designated on the REGULATING PLAN.

Front Yard

The FRONT YARD/DOORYARD shall not be paved except for walkways.

Garages, Parking and Alleys

1. Garage doors shall not be located on the RBL/FAÇADE.
2. There is a 2 foot required setback from ALLEYS.

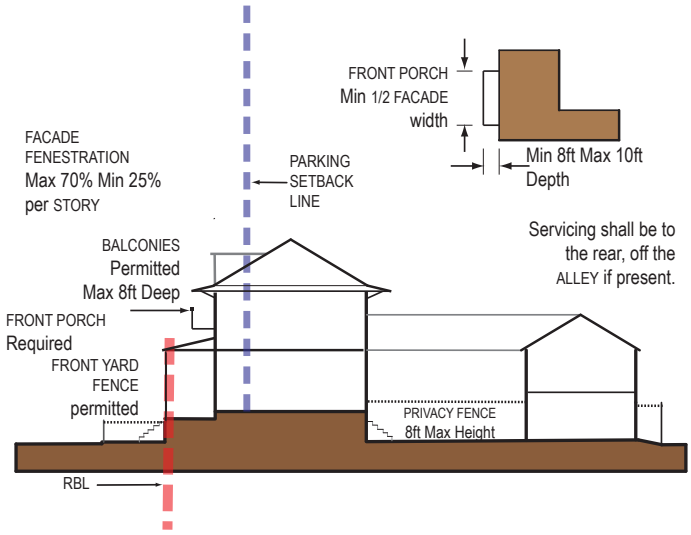

Diagram 407.c: Elements

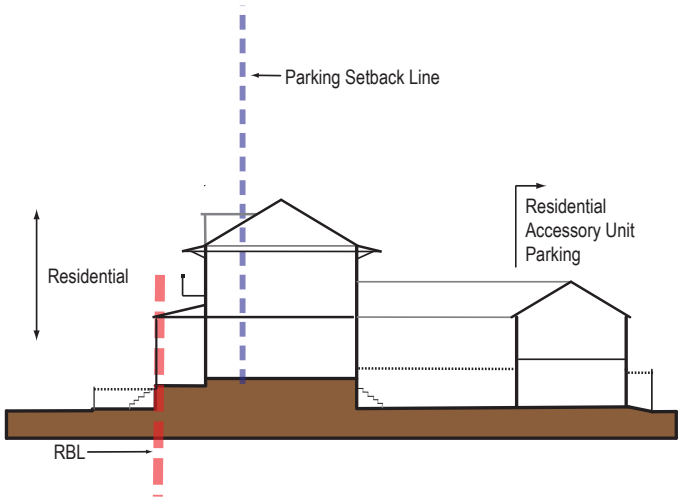

Diagram 407.d: Use

ELEMENTS

Fenestration

1. Blank lengths of wall exceeding 15 linear feet are prohibited on all FACADES.
2. FENESTRATION shall comprise at least 25%, but not more than 70%, of all FAÇADES.
3. No window may face or direct views toward a COMMON LOT LINE within 10 feet unless:
   a. that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL), or
   b. the window sill is at least 6 feet above the finished floor level.

Building Projections

1. Each building FACADE shall include a FRONT PORCH at the RBL, between 8 feet and 10 feet deep with a width not less than 1/2 of the FACADE width.
2. No part of any building except the FRONT PORCH roof (overhanging eaves) and steps may encroach beyond the RBL into the DOORYARD.

Doors/Entries

At least one functioning entry door shall be provided along the GROUND STORY FAÇADE.

Street Walls and Fences

1. There is no STREET WALL requirement.
2. Any FRONT YARD FENCE shall be within one foot of the CLEAR WALKWAY/DOORYARD line parallel to the RBL and along COMMON LOT LINES to a point at least even with the FACADE.
3. A PRIVACY FENCE may be constructed along a COMMON LOT LINE behind the FACADE.

USE

All Stories

1. Only RESIDENTIAL uses are permitted.
2. Additional habitable space is permitted within the roof where the roof is configured as an ATTIC STORY.

Accessory Uses

Parking and ACCESSORY UNIT (maximum 650 square feet) uses are permitted in the BUILDABLE AREA at the rear of the lot.

Part 5. Urban Space Standards

501. Applicability

A. The Urban Space Standards apply to new development as well as the reconstruction of existing streets and other public (and publicly accessible) spaces.

B. The Urban Space Standards establish the rules and standards for the complete STREET-SPACE (especially streets and sidewalks).

502. Intent

A. Although commonly thought of as just parks or greens, the urban space (or public realm) is much more; it includes the complete STREET-SPACE—the public domain between the building FAÇADES; the travel lanes between the curbs as well as the sidewalks; public plazas as well as urban squares and CIVIC GREENS.

B. The Urban Space Standards have the following goals:

1. To establish an environment that encourages and facilitates pedestrian activity. "Walkable" streets are comfortable, efficient, safe, and interesting.

2. To ensure the coherence of the STREET-SPACE, serving to assist residents, building owners, and managers with understanding the relationship between the STREET-SPACE and their own properties.

3. To contribute to ultimate sustainability. Native (and non-native adapted) trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and storm-water management.

C. Property frontages and building FAÇADES are part of the public realm, literally forming the walls of the public STREET-SPACE and are therefore subject to more regulation than the other portions of the private property.

D. The private, interior portions of the lots (toward the ALLEY or rear lot lines) are much less regulated to allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private (semi-private for apartment and condominium dwellers) gardens and courtyards.

503. Street Type Specifications

The Street Type Specifications illustrate the recommended typical configurations for STREET-SPACES within the City Center Form District. The plans and sections specify ideal vehicular travel lane widths, curb radii, sidewalks, tree planting areas, and on-street parking configurations. They also provide a COMPARATIVE PEDESTRIAN CROSSING time as a gauge of relative pedestrian crossing-comfort between the various street types. The streets within the CC Form District must work in conjunction with the Building Form Standards to create the type of walkable, mixed-use place envisioned by the community.

A. Intent and Principles

1. General Intent

a. Streets are a community's first and foremost public spaces and should be just as carefully designed and planned as any park or public building. The character of the STREET-SPACE—both its scale and its details—determines the pedestrian quality of a given location.

b. Streets must balance the needs of all forms of traffic—auto, transit, bicycle and pedestrian—to maximize mobility and convenience for all residents and users. Their character will vary depending on their location: some streets will carry a large volume of traffic and provide a more active and intense urban pedestrian experience while others will provide a less active and more intimately scaled STREET-SPACE.

c. These are city streets—not highways or roads—and must be developed as such to create people-oriented places balancing all transportation modes. The neighborhood streets are designed primarily for walkability and pedestrian comfort, with automobile movement as a secondary focus. The Main, Gray and Boyd specifications grant more to the free movements of vehicles, while maintaining fair walkability.

2. Principles

a. The appropriate design of streets is one of the most important design elements for *Center City place-making.*

b. To design for continuous free-flowing vehicle traffic creates situations where vehicles will travel at speeds greater than desirable for pedestrians.

c. With appropriate design, drivers will choose slower speeds and less aggressive behavior, a feat typically not achieved through basic speed limit signage/postings.

d. Scale is a threshold design consideration for street design elements (from signage to crossing distances)—in a neighborhood, town or city it should be that of the pedestrian.

e. An interconnected street network allows traffic capacity to be diffused and maintained across numerous streets.

f. Emergency vehicle access must be maintained, but with an interconnected street network, there will always be at least two routes of access to any lot or parcel.

g. Differences between "requirements" and "preferences" can be significant—increased lane width and the accompanying increased vehicle speed more often than not decrease the overall safety for pedestrians.

h. On-street parking slows passing vehicular traffic and acts as a buffer between moving vehicles and pedestrians.

i. Overall function, comfort, safety and aesthetics of a street are more important than automobile efficiency alone.

j. In a pedestrian-oriented area, non-vehicular traffic should be provided with every practical advantage so long as safety is not adversely affected.

k. Street design should take into consideration what is reasonably foreseeable, not every situation that is conceivably possible.

l. Designing a street to facilitate (rather than accommodate) infrequent users may actually result in the wrong design for the frequent users of the Street-Space.

m. When the street design creates a conflict between the vehicular and non-vehicular user, it should be resolved in favor of the non-vehicular user unless public safety will be truly jeopardized by the resolution.

B. Street Types

1. These are the proposed street types and ideal configurations within the CC Form District. The numbers refer to dimensions within the STREET-SPACE. The first number[1] is the literal STREET-SPACE (the distance between FAÇADES across the street) and the second is the distance to the back-of-curb (includes travel lanes, any on-street parking, and curb and gutter).

   a. Main Street: MS-98/43

   b. Boyd Street: ST-88/43

   c. Neighborhood Street: ST-+80/38

   d. Neighborhood Street: ST-+66/38

   e. Alley: A-24

   See *Diagrams 503.B.1.a.-e.* on the following pages.

2. On the Main Street: MS - 98/43 specification, sharrows, clearly marked shared bicycle and automobile lanes are shown. On Boyd Street: ST - 88/43 specification, dedicated bike lanes are shown. The other street types are configured such that in-lane bicycle travel is encouraged and appropriate.

3. DOORYARDS and ALLEYS are generally reserved for utility easements.

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1 *Note: Due to the fact that the existing rights-of-way within the CC Form District vary dramatically, the first number for the Neighborhood Streets includes a plus (+) sign. The distance above the base number (either 80 or 66) is typically added to the front yard or dooryard space in the Neighborhood Street Type diagrams on the following pages.*

Diagram 503.B.1.a: Main Street: MS-98/43

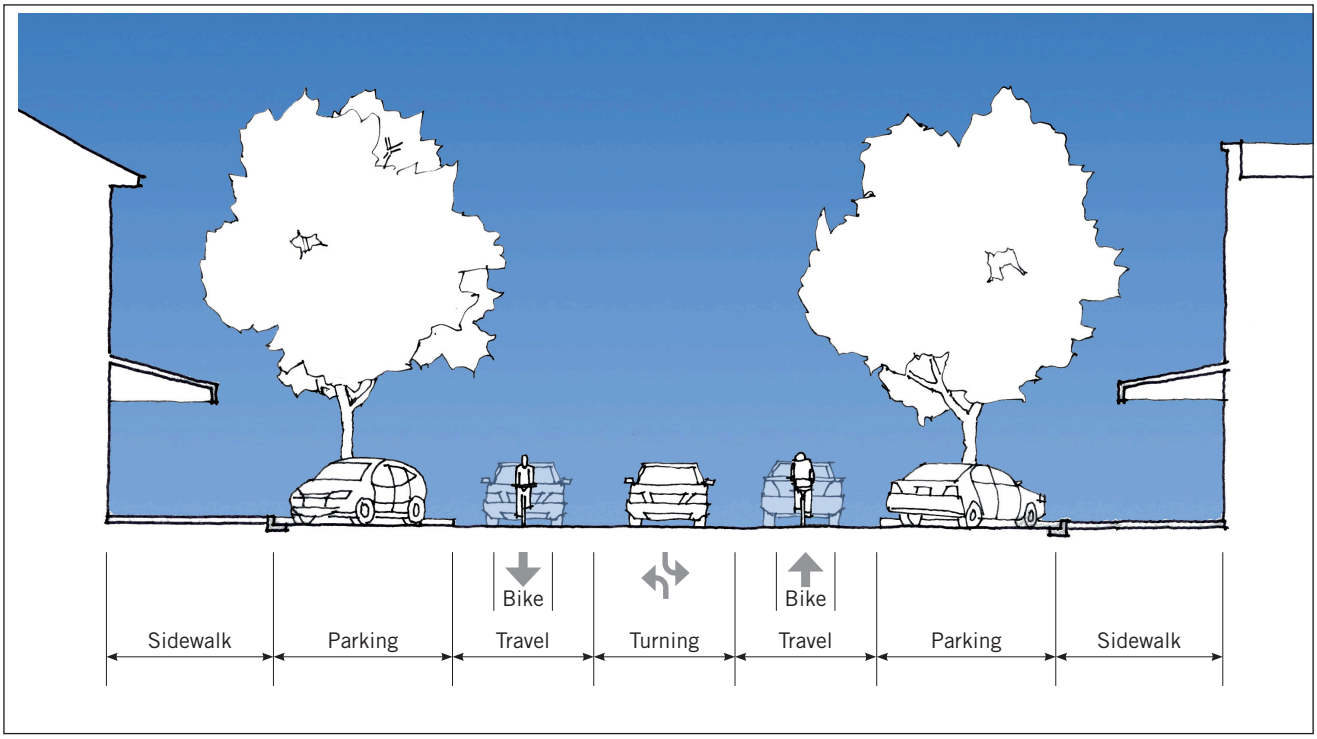
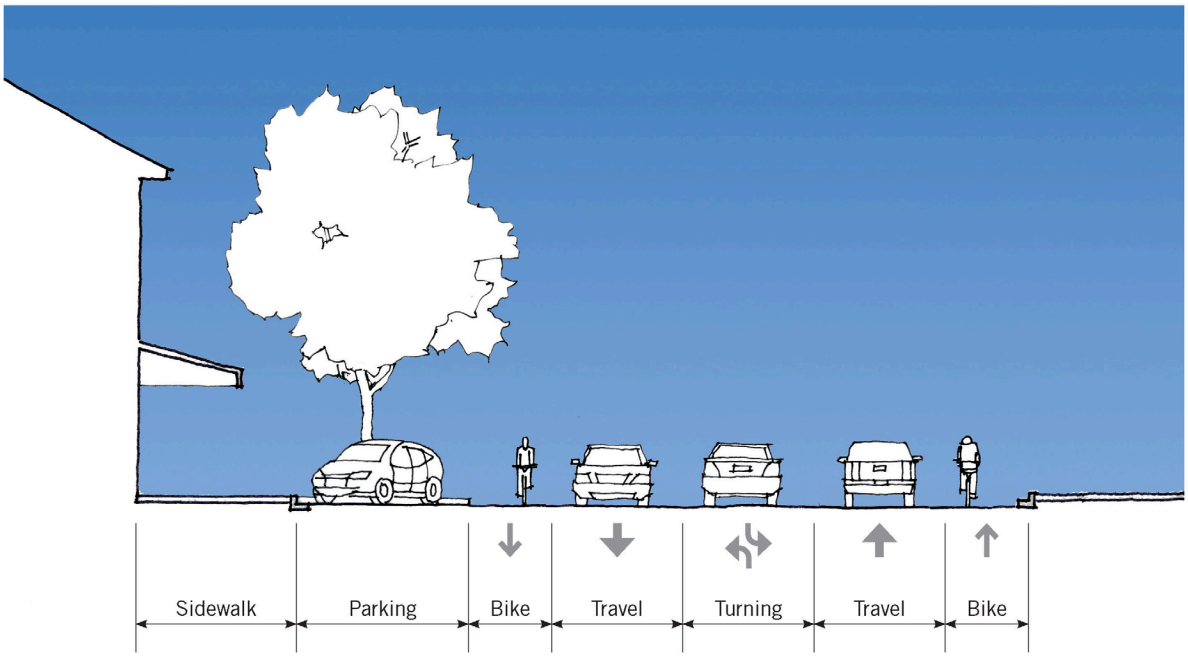
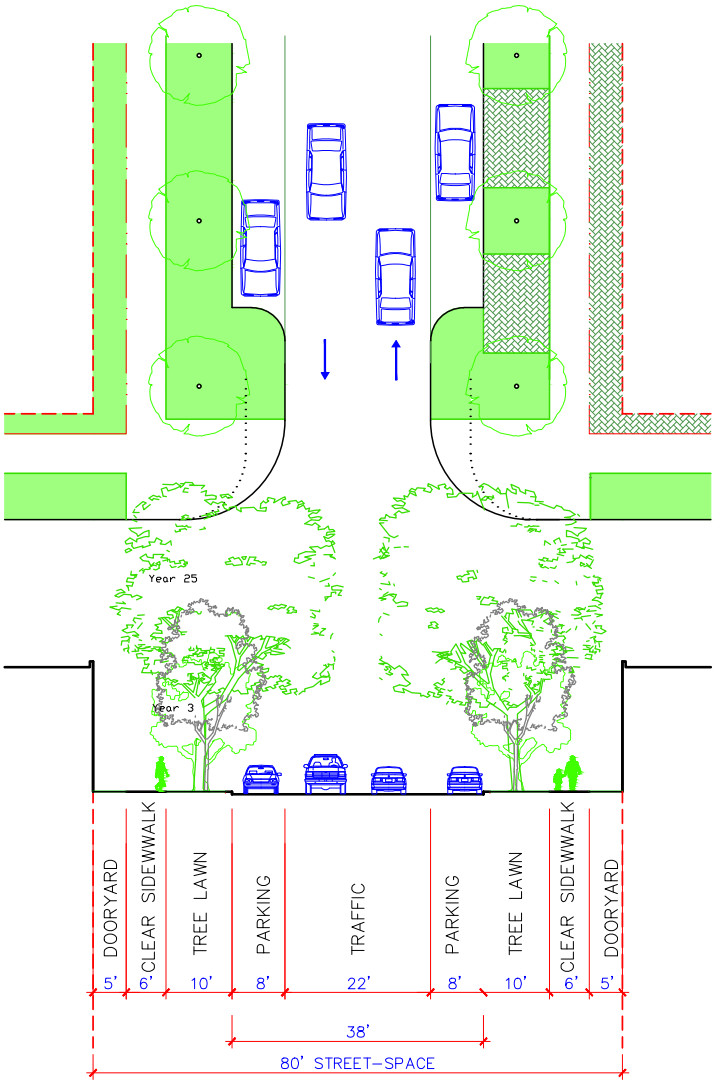


Diagram 503.B.1.b: Boyd Street: ST-88/43

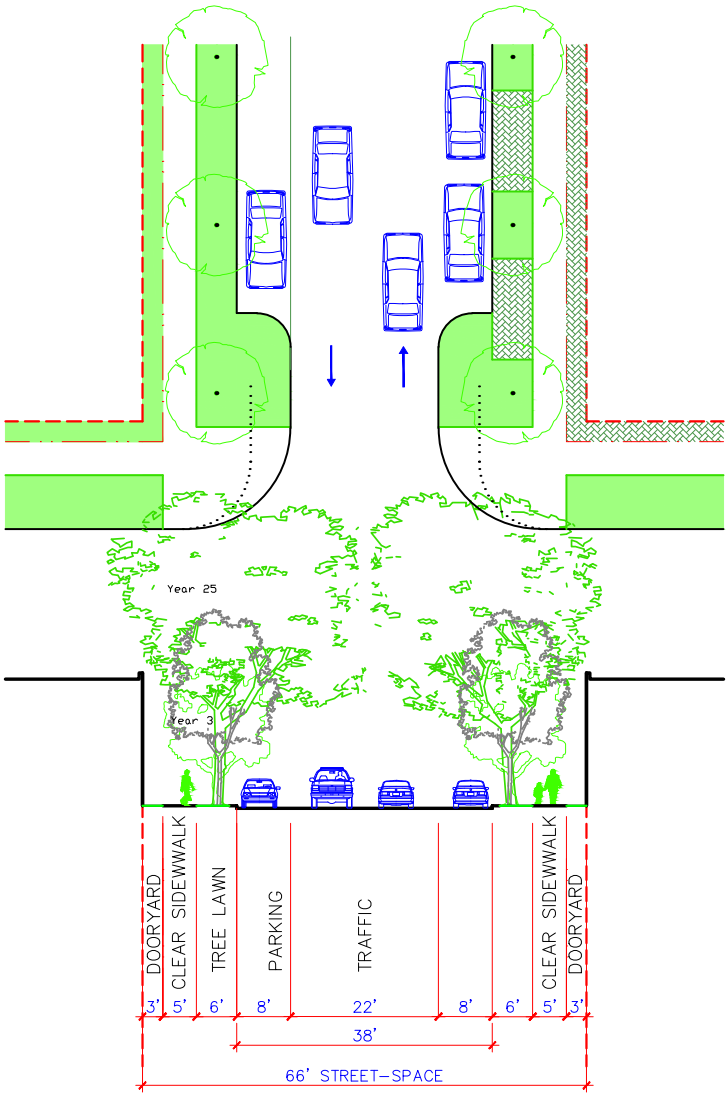


Neighborhood ST+80/38



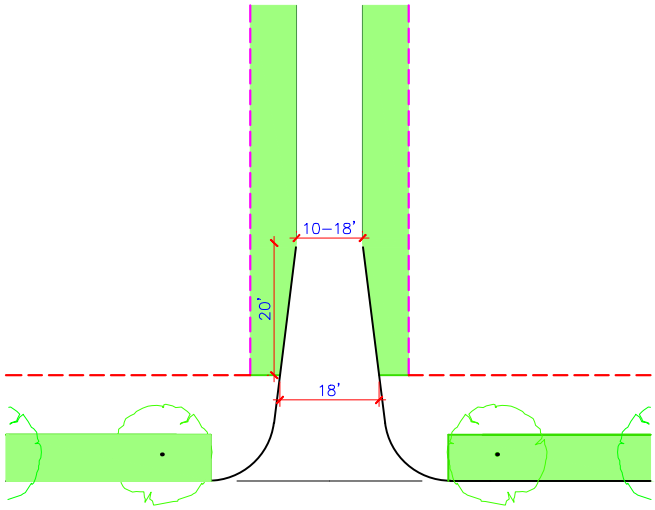
STREET-SPACE	80', per RBL
Traffic Lanes	11'
TREE LAWN	10'
Clear Sidewalk	6'
DOORYARD	5'
type	street
movement	Free
design & posted speed	20-25 mph
traffic function	two way
on street parking	Both Sides, Striped
Right of Way	70' (varies)
pavement width	38'
curb type	vertical
curb radius	20' with curb extensions 10' w/o
planting	Street Trees Max Avg 30'ctc
comparative pedestrian crossing time	5.9 seconds w/curb extensions. 10.2 seconds without

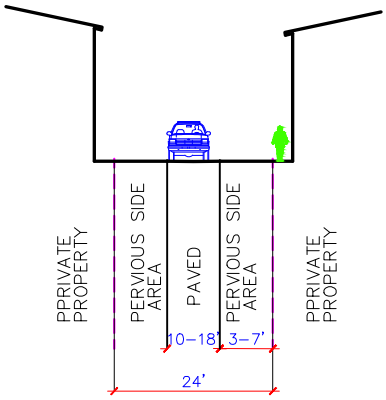
Neighborhood ST+66/38



STREET-SPACE	66', per RBL
Traffic Lanes	11'
TREE LAWN	6'
Clear Sidewalk	5'
DOORYARD	3'
type	street
movement	Free
design & posted speed	20-25 mph
traffic function	two way
on street parking	Both Sides, Striped
Right of Way	60' (varies)
pavement width	38'
curb type	vertical
curb radius	20' with curb extensions 10' w/o
planting	Street Trees Max Avg 30'ctc
comparative pedestrian crossing time	5.9 seconds w/curb extensions. 10.2 seconds without

Alley A-24





ROW or Easement	24'
PERVIOUS SIDE AREA	3'–7'
type	alley
movement	Slow
design speed	5–10 mph
traffic function	two way– Yield Situation
pavement width	10'–18'
curb type	vertical, at Entry Only
curb radius	10–15''
comparative pedestrian crossing	4.3 seconds

504. Streetscape Standards

A. General Provisions

1. All plant material (including trees) shall pass any inspections required under State regulations.

2. All turf grass shall be solidly sodded at installation—not seeded, sprigged, or plugged. Vegetative groundcovers may be used in place of turf grass.

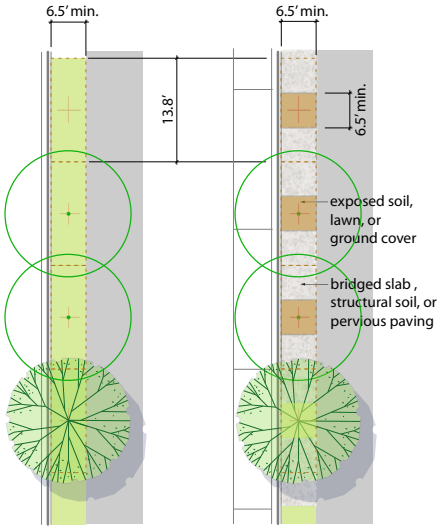
3. In addition to the lot, the owner must maintain the following areas:
   a. The portion of the STREET-SPACE between their RBL and the back of the curb.
   b. The portion of the ALLEY between the lot line and the edge of the ALLEY pavement.

4. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any STREET-SPACE. (Water pumps for public fountains or irrigation not visible are not included in this prohibition. Temporary placement of private garbage cans within the STREET-SPACE may be allowed to accommodate scheduled pick-up.)

B. Street Trees

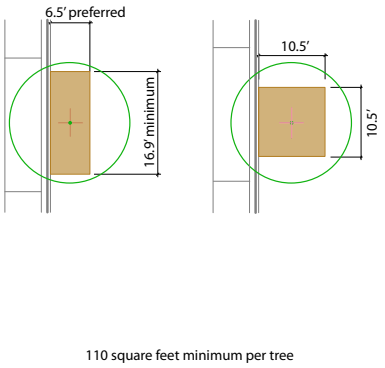
1. Each STREET-SPACE must have STREET TREES planted along the STREET TREE ALIGNMENT LINE (generally 3 to 3½ feet from the back of the curb unless otherwise specified in the REGULATING PLAN or Street Type Specification) at an average spacing not greater than 30 feet on center (calculated per BLOCK FACE). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements; however, in no location may STREET TREE spacing exceed 45 feet on center except where necessary for transit stops or stations. Required STREET TREE planting area configurations are specified in the Street Type Specifications and below.

2. Required tree planting area minimum specifications are as follows:
   a. STREET TREE planting areas shall be at grade or not greater than six inches in height above or below the sidewalk
      (i) Soil surface area shall not be less than 110 square feet per isolated tree or 90 square feet per tree for connected (TREE LAWN) situations. (See *Illustrations 504.B.2(i) and (ii.)*)
      (ii) No dimension of the soil surface area may be less than 6 feet unless otherwise specified in this Code.
      (iii) The Street Type Specifications above are configured for street tree trenches. The above requirements may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards in the fostering of vital and long-lived STREET TREES.



Continuous Tree Lawn Continuous Soil Area

504.B.2(i) Connected Situation



Individual Tree Planting

504.B.2(ii) Isolated Tree Situation

b. At planting, STREET TREES shall be at least 2.5 inches in diameter at designated breast height (DBH) and at least ten feet in overall height. Species must be selected from the STREET TREE LIST (see Tree Lists). Consult with the designated City staff for the designated tree species for a particular STREET-SPACE.

c. Any unpaved ground area shall be planted with groundcover, flowering vegetation, or climbing vines, not to exceed 12 inches in height. STREET TREES must be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7 feet clear over the sidewalk and 14 feet over any travel lanes) and to maintain visibility.

C. Streetscape Elements

1. STREETLIGHTS shall be installed on both sides of streets, aligned with the STREET TREES, and unless otherwise designated on the REGULATING PLAN, at intervals of not more than 80 feet, measured parallel to the STREET SPACE.

2. STREETLIGHTS shall be between 9 and 16 feet above ground.

3. At the time of development, the developer is required to install STREETLIGHTS and sidewalks, as illustrated in Street Type Specifications, on the side of the STREET-SPACE being developed.

4. Sidewalks not otherwise designated in the REGULATING PLAN or Street Type Specifications shall be a minimum of six feet wide and be constructed to meet all City (and ADA) standards and specifications.

5. Street furniture is an element of the overall STREET-SPACE design—not an afterthought. Street furnishings should be simple, functional, and durable.

D. On-Street Parking

1. On-street parking spaces shall count towards parking requirements. (See *Part 7. Parking and Loading*.)

2. The parking space/tree planting pattern may be interrupted by existing or new driveways designated in the REGULATING PLAN, streets, and ALLEYS, but the requirements in B.1 above shall be met, except where necessary for any transit stops or stations.

3. Parking spaces must be constructed in a manner that allows proper drainage (generally a "**w**" profile, having a gutter pan between the travel and parking lanes).

4. Bicycle parking shall be provided forward of the DOORYARD area; the racks shall be located in alignment with the STREET TREES. (See *Zoning Ordinance Section 431.5.4* for permitted bicycle rack design.)

505. Plazas, Squares and Civic Greens

A. Intent

1. These standards apply to those spaces that are either publicly owned or publicly accessible, as designated on the REGULATING PLAN.

2. SQUARES, CIVIC GREENS and plazas should be situated at prominent locations. The green plants and trees of SQUARES and CIVIC GREENS provide a landscape and civic architecture that complement the surrounding private building architecture.

3. SQUARES are active pedestrian centers. CIVIC GREENS are spaces intended for less intensive foot traffic. Surface treatment is regulated accordingly.

4. Pervious paving materials (to allow oxygen for tree roots and absorb stormwater run-off) are encouraged in both SQUARES and CIVIC GREENS, and the percentage of impervious paving material is limited. Pervious paving materials must be approved by the Public Works Department. (see *C. Materials and Configurations* below.)

B. Standards

SQUARES and CIVIC GREENS must be designed, planted and maintained according to the following requirements:

1. SQUARES and CIVIC GREENS shall have at least 60 percent of their perimeter fronting public rights-of-way. Both shall be surrounded by STREET TREES. Their dimensions shall be no narrower than a 1:5 ratio and no SQUARE or CIVIC GREEN width or breadth dimension shall be less than 25 feet.

2. Appropriate to their high (pedestrian) traffic level SQUARES must be designed with a higher percentage of paved surface area. (see C.2 below)

3. A clear view through the SQUARE or CIVIC GREEN (from two to seven feet in height) is required, both for safety and urban design purposes.

4. SQUARES and CIVIC GREENS shall not include active recreation structures such as ball fields and courts.

C. Materials and Configurations

1. General

a. STREET TREES shall be planted along the alignment shown in the street type specification, and in accordance with *Section. 504, B. Street Trees*. They may (generally will) be of a different species than the connecting streets.

b. The ground surface level elevation shall be between 0 and 18 inches above the top of the adjacent curb.

c. The maximum slope across any SQUARE or CIVIC GREEN shall not exceed ten percent.

d. Except for tree trunks, streetlights, CIVIC USE BUILDINGS, public art or monuments, there shall be a clear view between two and seven

feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.

e. Trees within a SQUARE or CIVIC GREEN may also be selected from the public space tree lists (see *Section 507. Tree Lists*).

f. Asphalt is prohibited within a SQUARE or CIVIC GREEN tract.

2. Squares

Appropriate to their high (pedestrian) traffic level, SQUARES shall incorporate a higher percentage of paved surface area. Surface treatment and materials (within the back-of-curb to back-of-curb area, excluding any CIVIC USE BUILDING, public art or monument footprint) shall be between 20 percent and 35 percent unpaved pervious surface (turf, groundcover, gravel, soil or mulch).

3. Civic Greens

Appropriate to their less intensive character, CIVIC GREENS shall be designed with a lower percentage of paved surface area. Surface treatment and materials (within the area back-of-curb to back-of-curb area excluding any CIVIC USE BUILDING, public art or monument footprint) shall be a minimum 50 percent unpaved pervious surface area (such as turf, groundcover, gravel, soil or mulch).

4. Pedestrian Pathway

The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right of way. The easement width for these pathways must not be less than 20 feet with a paved walkway not less than ten feet wide providing an unobstructed view straight through its entire length, except where otherwise specified on the REGULATING PLAN.

506. Tree Lists

A. General

1. The following lists contain all approved tree species for use in the CC Form District. The lists include native and acceptable adapted species. Other species may be used for planting within a private lot. These lists may be periodically reviewed for disease and climate appropriateness and amended by the City, as necessary.

2. Invasive exotic species may not be used anywhere on private lots or other areas.

B. Street Trees

1. Species in the Street Tree List are for placement as shown in Street Type Specifications, or as specified in the REGULATING PLAN for placement along the STREET TREE ALIGNMENT LINE. The use of alternate species may be permitted, but only if approved by the designated City staff.

2. STREET TREES are part of an overall STREET-SPACE plan designed to provide both canopy and shade and to give special character and coherence to each street. The desired aesthetic must be achieved through

the use of native and/or proven hardy adapted species. Appropriate STREET TREE species may change over time and this list may be periodically amended by the designated City staff. Inclusion in this list shall be based on the following criteria:

a. Structural – STREET TREES shape and subdivide the STREET-SPACE, increasing pedestrian comfort and adding (literal) value to the street/community. "Canopy Shade Tree" species grow to heights in excess of 60 feet and have a broad canopy—enabling them to clear auto traffic and pedestrians, form a ceiling-like enclosure, and open a clear view of the STREET-SPACE, FAÇADES, and SHOPFRONTS at eye-level.

b. Pragmatic – Life as a typically placed street tree is nasty, brutish, and short. Few species are tough enough to survive and grow. Appropriate species have special tolerance to salt and soil compaction. STREET TREE planting techniques and configurations provide a healthy environment in which the tree can thrive—this will ensure that the trees increase their value to the community as they grow.

c. Design – Species are planted consistently along a given STREET-SPACE to provide a special form and character. This provides species diversity at the same time it provides a specific street character by planting different STREET-SPACES with different trees.

Street Tree List

(Large Canopy Trees – mature height 60 feet and above)

Celtis occidentalis	Common Hackberry
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos var. inermis	Thornless Honey Locust
Platanus acerifolia 'Yarwood'	Yarwood Plane tree
Platanus occidentalis 'Bloodgood'	London Plane tree
Quercus acutissima	Sawtooth Oak
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus muhlenbergii	Chinquapin Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus buckleyi shumardii	Red Oak
Quercus velutina	Black Oak
Tilia Americana	Basswood/American Linden
Ulmus hollandica 'Groenveldt'	Groenveldt Elm
Ulmus americana "libertas"	Liberty Elm
Ulmus parvifolia	Chinese/Lacebark/Drake Elm

3. Public Space Trees

In addition to the above trees, the following trees may be placed within DOORYARDS, SQUARES OR CIVIC GREENS.

PUBLIC SPACE TREE LIST

Carya illinoinensis	Pecan
Cerus canadisis var. texensis	Texas Redbud
Cerus x texensis	Oklahoma Redbud
Juglans nigra	Black Walnut
Magnolia grandiflora	Magnolia
Quercus macrocarpa	Bur Oak
Quercus muhlenbergii	Chinquapin Oak
Taxodium ascendens	Pond Cypress
Taxodium distichum	Bald Cypress

4. Private Space Plantings

No trees or other plant species that have been identified as invasive may be planted in any outdoor location within the City Center District.

Part 6. Parking and Loading Standards

601. Intent

A. Promote a "park once" environment that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging shared parking.

B. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.

C. Avoid adverse parking impacts on neighborhoods adjacent to redevelopment areas.

D. Maximize on-street parking.

E. Provide flexibility for redevelopment of small sites and for the preservation or reuse of historic buildings.

F. Increase visibility and accessibility of public parking.

G. Support and encourage a multi-modal, bicycle and pedestrian-friendly environment.

602. Other Applicable Regulations

Pervious surfaces approved by the City Engineer are encouraged for surface parking lots.

603. Minimum Parking Requirements

A. Properties zoned C-3 at the time of CCFBC adoption are exempt from these minimum parking requirements. See *Part 3. Section 303. Illustrative Form District Map* for the applicable parcels.

B. There is no minimum parking requirement for the re-use or renovation of an existing structure in which there is no gross floor area expansion.

C. Minimum Reserved Parking: Reserved parking includes all parking that is not shared parking.

1. Commerce/civic uses: There is no minimum requirement for reserved parking.

2. Residential–minimum reserved parking spaces per unit:

a.	Up to 650 sf, regardless of bedroom count	.5 spaces/unit
b.	Between 650-1,000 sf	1 space/unit
c.	Above 1,000 sf	1.25 spaces/unit

D. Minimum Shared Parking for Urban General, Urban Storefront, and Urban Residential frontages:

1. Commerce: There are no minimum shared parking requirements where the non-residential Gross Floor Area (GFA) is under 10,000 square feet. Sites over 10,000 square feet in non-residential GFA shall have a minimum of 1 and 1/4 spaces per 1,000 square feet of non-residential GFA provided as shared parking.

2. Residential: A minimum of 1/4 parking space per residential unit shall be provided as shared parking.

3. Shared parking shall be designated by appropriate signage and markings (parking shall be clearly visible and accessible to the public) as determined by the Director.

E. Achieving parking requirements:

1. Parking shall be located and configured in compliance with the parking setback line or other regulations for the site on which it is located, as indicated on the regulating plan and/or building form standard.

2. Minimum parking requirements may be met either on-site or within a 1000-foot walking distance of the development. (See *Section 605.C. Off-Site Parking,* below, for additional standards.)

3. In lieu of minimum parking requirements, the City may accept a one-time payment per each space of required shared parking. The City Council shall establish the amount of payment annually based on the approximate cost to build structured parking.

4. Existing parking in all Center City Form District frontages may be used to achieve parking requirements in accordance with *Section 605.C. Off-Site Parking*.

F. Bicycle Parking: sites and/or projects over 10,000 square feet in land area have the following requirements:

1. For commerce, the developer must provide 1 employee bicycle parking rack (2- bike capacity) per 5,000 square feet of commercial floor area and 1 visitor/customer bicycle parking rack (2-bike capacity) per 10,000 square feet of commercial floor area. The employee and visitor racks may be co-located.

2. For residential, the developer must provide 1 tenant bicycle parking rack (2- bike capacity) per 4 units and 1 visitor bicycle parking rack (2-bike capacity) per 10 units. Projects under 4 units shall have no requirement.

3. Bicycle parking facilities shall be visible to intended users. The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.

4. On-street bicycle parking spaces (typically along the street tree alignment line) may be counted toward the minimum customer/visitor bicycle parking requirement. (For areas with constrained street-space, an optional approach is to consolidate public bicycle parking in a single dedicated on-street parking space per block. *See figure 603.F.4.*)

603.F.4.Consolidated public bicycle parking

G. Permissive parking and loading facilities. Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, in accordance with all regulations herein governing the location, design, and operation of such facilities.

604. Maximum Parking Standards

A. Reserved Parking for Urban General, Urban Storefront, and Urban Residential frontages:

1. Surface and structured parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded:

Use	Reserved (non-shared) Spaces (maximum)
Residential	1.0 per one-bedroom multifamily unit 1.25 per two bedroom multifamily unit 1.5 per three or more-bedroom multifamily unit
Nonresidential	2.0 per 1,000 non-residential GFA

2. Reserved parking above the maximum may be provided upon payment to the City. The City Council shall establish the amount of payment annually based on the approximate cost to build structured parking.

B. Shared Parking Limits

1. Any time or hour of the day restrictions on shared parking shall be subject to approval by the Director. The Director may give approval based on a finding that: the parking is visible and accessible to the public, at least 12 hours of public parking are provided in any 24-hour period, and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Director determines that the primary use will be for COMMERCE or RESIDENTIAL uses.

2. There are no maximum limits on the amount of shared parking.

C. Maximum Surface Parking

1. For any new development within Urban General, Urban Storefront, and Urban Residential frontages, the total surface parking, shared and reserved, shall not exceed 2.25 spaces per 1000 square feet of gross floor area.

2. For any new development within Townhouse/Small Apartment and Detached frontages, the total surface parking, shared and reserved, shall not exceed 2.25 spaces per 1000 square feet of gross floor area, except that surface parking above the maximum may be provided:

   a. upon payment to the City (the City Council shall establish the amount of payment annually); and

   b. the parking is constructed using standard or approved pervious paving materials.

3. Maximum surface parking standards do not apply to structured or underground parking.

605. Special Parking Standards

A. Joint Parking

Sites abutting one another shall physically connect their surface parking areas at the lot line to create connecting drive aisles. Where such surface parking areas

lie within 50 feet of one another, a mutual access easement acceptable to the Director shall be executed. Site configurations existing prior to the adoption of the CCFBC are exempt from this requirement.

B. On-Street Parking

1. A parking space located on a public street may be included in the calculation of shared parking requirements if it is adjacent to the building site (where more than 50% of the space is located within the street fronting the development parcel).
2. Each on-street parking space may only be counted once.

C. Off-Site Parking

1. Off-site parking shall be located and configured in compliance with the PARKING SETBACK LINE or other regulations for the site on which it is located, as indicated on the REGULATING PLAN and/or BUILDING FORM STANDARD.
2. Off-site parking, shared or reserved, must be located within a walking distance of 1000 feet from the site it is serving.
3. The off-site parking shall be located within the Center City Form District.
4. The off-site parking must be the subject of a long-term lease approved as to form by the City Attorney, or permanently dedicated for off-site parking use.

D. Tandem Parking

1. Tandem parking is only allowed for:
   a. Single-family residential projects; and
   b. Residential projects and the residential component of mixed-use projects.
2. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 34 feet in length.
3. Up to 75 percent of the total required off-street parking spaces provided may incorporate tandem parking.
4. Tandem spaces shall be assigned to the same dwelling unit. Tandem parking shall not be used to provide guest parking.

606. Parking Lot Plantings for New Development

A. For any surface parking lot not separated from the STREET-SPACE by a building, the space between the RBL and the PARKING SETBACK LINE shall be planted with canopy shade trees from the Tree Lists in *Part 5. Urban Standards*. Trees shall be planted at an average distance not to exceed 30 feet on center and aligned parallel 3 to 7 feet behind the RBL/STREET WALL.

B. The edge of any Urban General, Urban Storefront, or Urban Residential surface parking lot adjacent to a Detached or Townhouse/Small Apartment lot shall:

1. Be planted with canopy shade trees from the Tree Lists in *Part 5. Urban Standards*, placed at an average distance not to exceed 40 feet on center and aligned parallel 3 to 7 feet behind the COMMON LOT LINE.
2. Have a STREET WALL, GARDEN WALL or PRIVACY FENCE along the COMMON LOT LINE.

607. Loading Facilities

A. No loading facilities are required.

B. Where loading facilities are provided, they shall be located to the rear and/or ALLEY side of buildings.

Part 7. Building Functions

701. General Provisions

A. Permitted Uses

Permitted uses by BUILDING FORM STANDARD frontage are shown in *Section 702*. The categories in the use table are listed in *Section 704*.

B. Use Determination

1. The Director is responsible for categorizing all uses. If a proposed use is not listed in a use category, but can be said to be reasonably similar in impact on the CC Form District to a listed use, the Director shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is fundamentally different from any other listed use, the use shall be prohibited.

2. Uses Not Specifically Listed: When determining whether a proposed use is similar to a use listed in *Section 703*, the Director shall consider the following criteria:

   a. The actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use.

   b. Types of vehicles used and their parking and or loading requirements.

   c. The likely impact on surrounding properties.

   d. The intent of the CC Form District.

C. Temporary Uses and Structures

Temporary structures such as shipping containers and other modular structures may be permitted to provide new business incubator space by housing retail and restaurant uses in the Urban General and Urban Storefront frontages for up to 24 months, with an optional annual renewal thereafter dependent on their performance and upkeep. Such temporary structures are not required to meet the Building Form Standards, but other performance standards may apply.

702. Use Table

The use table identifies the uses allowed in the respective BFS (BUILDING FORM STANDARD) frontages by STORY.

BUILDING FORM STANDARD (BFS)											
		Urban General		Urban Storefront		Urban Residential		Townhouse/ Small Apt		Detached	
USE CATEGORY		Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	All Stories	Additional Regulations
RESIDENTIAL	Household Living	☐	■	☐	■	■	■	■	■	■	Sec. 703.B.1-2
	Group Living		☐		☐	☐	☐	☐	☐	☐	See City for specifications.
COMMERCE	Office	■	■	☐	■			☐			Sec. 703.D.1-2
	Overnight Lodging	☐	■	☐	■	☐	■	☐	☐	☐	Sec. 703.E.1-3
	Recreation/Entertainment	■	☐	☐	■						Sec. 703.F.1-5
	Vehicle Sales	■	■		■						Sec. 703.F.2
	Passenger Terminal	■									
	Day Care	■	■		■			☐	☐	☐	See City for specifications.
	Retail Sales & Service	■	☐	■	☐			☐			Sec. 703.F.2, 6, 7
	Restaurant/Bar/Lounge/Tavern	■	☐	■	☐						Sec. 703.F.1-5
	Art Studio/Artisinal Manufacturing	■	■	■	■			☐			Sec. 703.F.7
	Research & Development	■	■		■						
	Self-service storage		■		■						
	Auto Repair	☐									Sec. 703.G.
CIVIC	See *Part 8. Definitions*	■		■		■		■		■	Sec. 703.C.
Key: ■= Permitted ☐= Additional Regulations Apply Blank Cell = Not Permitted											

703. Use Categories

A. Residential Uses

1. Household Living

One-, two-, and three-family dwellings
Multi-family dwellings
Elderly housing

2. Group Living

Assisted Living
Boarding house, rooming house, lodging house
Hospice
Dormitory
Fraternity and Sorority
Monastery/convent
Nursing home
Transitional home

B. Commerce Uses

1. Any use permitted in the C-1, C-2 and C-3 districts, subject to applicable development and performance standards, except for those differences listed below.
2. Retail Sales and Services:
   Any use permitted under the C-1, C-2 and C-3 districts subject to applicable development and performance standards, except:
   a. Automobile surface parking lots are only permitted behind the parking setback line
   b. Outdoor athletic courts are only permitted as part of an adjacent fitness center
3. Hotels and Lodging
4. Auditoriums and arenas
5. Conference facilities and convention centers
6. Communication antennas mounted on existing structures
7. Bar, Lounge or Tavern and Live Entertainment subject to the requirements of *Section 704.F*.

C. Civic Uses

1. See *Part 8. Definitions*: Civic Use
2. College, community college, university
3. Museum, library, auditorium, arena
4. Places of worship including church, mosque, synagogue, temple
5. Police, fire, EMS station, substation
6. Public or private (K-12) school
7. Neighborhood arts center, Community Center or similar community facility (public)
8. Farmers Market

704. Development and Performance Standards

A. General

1. All permitted uses shall meet the *Section 402. General Provisions* and those standards specified in the applicable individual BUILDING FORM STANDARD pages.
2. No CIVIC, COMMERCE or WORKSHOP use is permitted above a RESIDENTIAL use, except for rooftop restaurants where specifically designated in the Urban Storefront frontage.
3. No drive-through services are permitted.
4. No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.
5. Communication antennas may be installed on any existing structure (such as a building, utility pole, water tower etc., but excluding single-family residences and accessory uses) 3 STORIES in height or greater but no less than 45 feet provided that the additional antennas shall add no more than 20 feet to the height of said existing structure. Communication antennas which are architecturally compatible to the building architecture may locate on non-residential buildings less than 3 STORIES or 45 feet in height, subject to receiving a Certificate of Compliance. Associated equipment will be subject to final development plan approval. Associated equipment may be permitted on the roof so long as it is screened from view.

B. Residential

1. See the Urban General BFS for configuration requirements for GROUND STORY RESIDENTIAL uses.
2. A lobby serving an upper STORY RESIDENTIAL use is permitted on the GROUND STORY of a Urban Storefront site.

C. Civic

Buildings that house CIVIC USES located on civic sites specifically designated on the REGULATING PLAN are not subject to *Part 4. Building Form Standards* except for *Section 402.D. Neighborhood Manners.*

D. Office

1. Office uses are not permitted within the required minimum depth for the STOREFRONT space in an Urban Storefront site.
2. Office uses are permitted within the GROUND STORY of designated LIVE-WORK Townhouse frontage units.

E. Overnight Lodging

1. GROUND STORY guest rooms shall meet the configuration standards for ground STORY residential uses as specified in the Urban General BFS.

2. A lobby serving an upper STORY overnight lodging use is permitted on the GROUND STORY of any Urban Storefront site.

3. For Detached and Townhouse/Small Apartment frontages, only Bed & Breakfast types are permitted.

F. Restaurant/Bar, Retail Sales

1. Outdoor eating areas for eating/drinking establishments shall be allowed on the public sidewalk in Urban General and/or Urban Storefront frontages, subject to:
   a. the provision of a minimum clear width of five (5) feet within the CLEAR WALKWAY area; and
   b. subject to the issuance of applicable permits.

2. A restaurant or RETAIL use is permitted in the second STORY of a Urban Storefront or Urban General site provided it is an extension equal to or less than the area of the same GROUND STORY use.

3. An eating/drinking establishment is permitted on the rooftop of a Urban Storefront site.

4. The sale and consumption of cereal malt beverages and alcoholic liquor shall be subject to all existing permitting provisions, as applicable.

5. Live entertainment and drinking establishments are required to obtain a Special Use Permit if the walls of the facility are within 100 feet of a solely residential BFS within the CC Form District or a residential zoned property which is not included in the CC Form District.

6. No merchandise (including motorcycles, scooters, and automotives) may be left within the STREET-SPACE when the business is not open.

7. Only merchandise or a commodity manufactured on premise may be sold in the GROUND STORY of a LIVE-WORK unit.

G. Auto Repair

Auto repair services may be permitted, subject to the following:

1. The property shall be at least 100 feet from any solely residential lot;

2. The use shall not include the display and rental of cargo trailers, trucks, or similar uses;

3. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;

4. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored inside the main structure;

5. Upon the abandonment of the auto repair service, the use shall terminate and all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this Subsection, the term "abandonment" shall mean non-operation as an auto repair for a period of 14 months after the retail services cease.

Part 8. Definitions

The following terms are defined for the purpose of the Center City Form-Based Code. Terms not defined here may be defined elsewhere in the City of Norman Zoning Ordinance. In such case, the definition contained in the Zoning Ordinance shall be used. Certain terms in this Code are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

Accessory Unit. A building or addition for living purposes (maximum footprint of 650 square feet—or the footprint of the main structure for ENGLISH BASEMENT type ACCESSORY UNITS) that is not the primary structure or principal dwelling unit on a lot, that can be used as additional residential or home occupation space.

Alley/Alley Access Easement. The public right-of-way or easement for vehicles and pedestrians within a BLOCK that provides access to the rear or side of properties, vehicle parking (e.g., garages), utility meters, recycling containers, and garbage bins.

Attic Story. Habitable space situated within the structure of a pitched roof and above the uppermost STORY. They are permitted for all BFS sites and do not count against the maximum STORY height or ultimate height limits of their BFS.

Awning. A roof-like covering, projecting from a building FACADE, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

Balcony. An exterior platform attached to the upper floors of the building FAÇADE (along any street frontage, forward of the REQUIRED BUILDING LINE). *Note that other balcony-type structures oriented toward the lot interior are not regulated by the Center City FBC, but may be regulated by other building or fire code requirements.*

Bay Window. Generally, a U-shaped enclosure extending the interior space of the building outward of the FACADE/REQUIRED BUILDING LINE (along its STREET-SPACE side).

Block. An increment of land comprised of lots, ALLEYS and tracts circumscribed and not traversed by streets (PEDESTRIAN PATHWAYS excepted). BLOCKS shall be measured at the REQUIRED BUILDING LINE (RBL).

Block Corner. The outside corner of a BLOCK at the intersection of any two STREET-SPACES (the RBLS). Inside corners, where the resulting angle formed by the block face is less than 180 degrees (concave) are not considered BLOCK CORNERS for the purposes of this Code.

Block Face. The REQUIRED BUILDING LINE frontage between BLOCK CORNERS.

Buildable Area. The area of the lot that building(s) may occupy, which includes the area of the lot behind the REQUIRED BUILDING LINE as designated by the BUILDING FORM STANDARD. The BUILDABLE AREA sets the limits of the building footprint now and in the future—any additions shall be within the specified BUILDABLE AREA.

Building Corner. The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees are not considered BUILDING CORNERS for the purposes of this Code.

Building Form Standards (BFS). The part of this Code that establishes basic parameters regulating building form, including the envelope (in three dimensions), placement and certain permitted/required building elements, such as SHOPFRONTS, BALCONIES, and STREET WALLS. The BUILDING FORM STANDARDS establish both the boundaries within which things may be done and specific things that must be done. The applicable BUILDING FORM STANDARD(S) for a site is determined by its STREET FRONTAGE as per the REGULATING PLAN. This produces a coherent STREET-SPACE and allows the building owner greater freedom behind the FAÇADE.

Building Face. See FAÇADE.

Civic Green or Square. A public open space designated on the REGULATING PLAN. The term *square* is generally used to describe spaces that have more paved surface area. The term *civic green* is generally used to describe a formally configured small public lawn or park that is primarily unpaved. CIVIC GREENS and SQUARES do not include active recreation structures such as ballfields and courts. See *Part 5. Urban Space Standards* for the specific controls on SQUARES and CIVIC GREENS.

Civic Use Buildings. Those buildings that house strictly CIVIC USES or historically and urbanistically significant structures designated on the REGULATING PLAN. CIVIC USE BUILDINGS and publicly-owned public art are not subject to the BUILDING FORM STANDARD prescriptions of this Code. See also USE, CIVIC.

Clear Height. Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clear Walkway. The portion of the sidewalk within a STREET-SPACE that shall remain clear of obstructions and allow public passage. The CLEAR WALKWAY width is specified in the *Street Type Specifications*.

Clearly Visible from the Street-Space. Many requirements of this Code apply only where the subject is "CLEARLY VISIBLE FROM THE STREET-SPACE." (Note that the definition of STREET-SPACE includes SQUARES, CIVIC GREENS, PEDESTRIAN PATHWAYS, parks, and all public space except ALLEYS.) A building element more than 30 feet from a REQUIRED BUILDING LINE or STREET-SPACE is by definition not CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, common or party walls are by definition *not* CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking lots or parking structures from any BUILDING FORM STANDARD requirements.

Commerce. See USE, COMMERCE.

Common Lot Lines. Lot lines shared by adjacent private lots.

Comparative Pedestrian Crossing. The measured distance, shown on the Street Type Specifications, that a pedestrian would be within an automobile travel lane (or turning movement) while crossing a street. A crossing time is calculated based on a pedestrian speed of 3.7 feet per second (a generally accepted urban average). This distance/time is calculated in order to provide a relative gauge of the comfort level for pedestrians crossing the street.

Complete and Discrete Facade Composition. The FACADE articulation that breaks down the apparent scale of a large building into smaller apparent pieces. The intent of such a FACADE COMPOSITION is to provide 'human scale' for the STREET-SPACE. The objective requirements of the COMPLETE AND DISCRETE FACADE COMPOSITION section of the BUILDING FORM STANDARDS regulate and ensure such scalar break-down.

Corner Lot. A lot in which one side lot line is adjacent to a street or STREET-SPACE. Special building placement, fencing and landscape requirements may apply.

Covered Sidewalk. A roofed or built structure attached to the FAÇADE and extending beyond the REQUIRED BUILDING LINE and over the sidewalk or SQUARE, open to the STREET-SPACE except for supporting columns, piers, or arches. (See BUILDING FORM STANDARDS for complete specifications.)

Detached Frontage Building. Building form and functions resulting from/as determined by the Detached BUILDING FORM STANDARD as indicated on the REGULATING PLAN.

Dooryard. The area within the STREET-SPACE between the FAÇADE of the building (generally the REQUIRED BUILDING LINE) and the CLEAR WALKWAY area of the sidewalk. The DOORYARD area is designated in the Street Type Specifications.

Dormers. Roofed ancillary structures with windows providing light and air to habitable space within the roof.

Eave Height. EAVE HEIGHT shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

English Basement. A habitable floor level below the first floor that is partially above and below grade, with direct STREET-SPACE access.

Equivalent or Better. A building material or construction technique that has been determined, by the Director, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

Façade (Building Face). The building elevation facing the STREET-SPACE or REQUIRED BUILDING LINE. Building walls facing private interior courts, COMMON LOT LINES, ALLEYS, and COMMON DRIVES are not FAÇADES.

Façade Composition. The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays, etc.) on a given FAÇADE.

Fenestration. Openings in the building wall, including windows and doors, allowing light and views between interior (private realm) and exterior (public realm).

First Floor. See GROUND STORY.

Front Porch. The ground floor platform attached to the FAÇADE or REQUIRED BUILDING LINE side of the main building.

Front Yard. An open (unpaved) space required by certain BUILDING FORM STANDARDS extending across the entire width of the lot between the FAÇADE and the CLEAR WALKWAY. This area is contiguous with the STREET-SPACE, and includes any FRONT PORCH.

Front Yard Fence. The wood (picket), wrought iron fence, or masonry wall located along and surrounding the FRONT YARD. (For placement, height and gate specifications, see the BUILDING FORM STANDARDS.)

Garden Wall. A masonry wall defining a property line or delineating a private area. (For placement, height and gate specifications, see the BUILDING FORM STANDARDS.) A GARDEN WALL may serve as a FRONT YARD FENCE.

Ground Story. The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second floor or STORY.

Liner Shops. Small shops (which can be as shallow as 15 to 20 feet) along the REQUIRED BUILDING LINE of a larger structure, with doors opening directly to the sidewalk. These small retail spaces break down the scale of large building FACADES. (Liner shops may or may not connect to the larger interior space.)

Live-Work. Where designated on the REGULATING PLAN, a TOWNHOUSE is permitted to contain COMMERCE uses where it has its GROUND STORY configured as a SHOPFRONT.

Mezzanine. An intermediate level between the GROUND STORY and the second STORY. It may be in the form of a platform, podium, or wide balcony. Its uses shall be limited to a continuation of the GROUND STORY uses.

Open Area. See PRIVATE OPEN AREA.

Parapet Height. Where used to limit building height in this Code, PARAPET HEIGHT shall be measured at the top of the parapet, including any coping. An additional three feet in height by 12 feet in width or 15 percent of the FAÇADE, whichever is greater, is permitted for a section of the parapet to emphasize the building's primary street entry or a BLOCK CORNER.

Parking Setback Line. A line or plane indicated on the REGULATING PLAN which extends vertically up from the GROUND STORY floor level (unless otherwise noted on the REGULATING PLAN or BFS) and is generally parallel to the REQUIRED BUILDING LINE. The PARKING SETBACK LINE is a permissive minimum distance from the REQUIRED BUILDING LINE and parking may be placed anywhere within the lot behind this line, except where otherwise specified in this Code.

Pedestrian Pathway. An interconnecting paved way providing pedestrian and bicycle passage through BLOCKS running from a STREET-SPACE to another STREET-SPACE, an ALLEY or an interior block parking area. The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right-of-way.

Plaza. See SQUARE.

Privacy Fence. An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along ALLEYS, COMMON DRIVES, COMMON LOT LINES and PEDESTRIAN PATHWAYS. See the BUILDING FORM STANDARDS for any height and placement specifications.

Private Open Area. An occupiable area within the BUILDABLE AREA and generally behind the PARKING SETBACK LINE, accessible only to occupants of the particular building or site, and (primarily) open to the sky. Additional specifications for the PRIVATE OPEN AREA may be included in each BUILDING FORM STANDARD. Private open area shall not be built-upon, used to satisfy minimum stormwater Best Management Practice area (if thereby excluding active tenant use), parked or driven upon (except for emergency access).

Regulating Plan. The implementing site plan for the development of the Center City Form District under this Code. REGULATING PLANS allocate the BUILDING FORM STANDARDS and street types and provide specific information for the disposition of each building site. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall district, and the surrounding neighborhoods.

Required Building Line (RBL). A line or plane indicated on the REGULATING PLAN, defining the STREET FRONTAGE which extends vertically and generally parallel to the street, at which the building FACADE shall be placed. This is a requirement, not a permissive minimum. The minimum length and height of FAÇADE that is required at the RBL is shown on the appropriate BUILDING FORM STANDARD.

Sidewing. The portion of a building extending along a COMMON LOT LINE toward the ALLEY or rear of the lot.

Small Apartment Building. See TOWNHOUSE/SMALL APARTMENT FRONTAGE BUILDING.

Square. See CIVIC GREEN.

Stoop. An entry platform on the façade of a building. (See the BUILDING FORM STANDARDS for specifications.)

Shopfront (Storefront). That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of COMMERCE uses and allowing visibility between the sidewalk and the interior space.

Story (Story Height). That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. STORY HEIGHT parameters are as specified by the appropriate BUILDING FORM STANDARD.

Street Frontage. That portion of the lot or building that is coincident with the REQUIRED BUILDING LINE as required by this Code.

Streetlight. A luminaire installed on both sides of the STREET-SPACE, along the STREET TREE ALIGNMENT LINE or median centerline, unless otherwise designated in this code, with the design criteria in the CC Form District giving equal weight to the lighting of the pedestrian areas and the automobile areas.

Street-Space. All space between fronting REQUIRED BUILDING LINES (streets, SQUARES, PLAZAS, PEDESTRIAN PATHWAYS, CIVIC GREENS, sidewalks, parks)—including any transit service operator passenger platform—but not garage entries or ALLEYS.

Street Tree. A tree required per this code and listed in the Street Tree List located in *Part 5. Urban Space Standards* that is of a proven hardy and drought tolerant species and large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

Street Tree Alignment Line. A line along which STREET TREES shall be planted and STREETLIGHTS and other such infrastructure are to be placed. It is generally parallel with the STREET-SPACE.

Street Wall. A masonry wall set on the REQUIRED BUILDING LINE which assists in the definition of the STREET-SPACE in the absence of a building. See the BUILDING FORM STANDARDS for height and gate specifications.

Townhouse/Small Apartment Frontage Building. Building form and functions resulting from/as determined by the Townhouse/Small Apartment BUILDING FORM STANDARD indicated on the REGULATING PLAN.

Tree Lawn (Tree Trench). A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the CLEAR WALKWAY AREA, and used for planting STREET TREES and configured to foster healthy STREET TREE root systems. TREE LAWN dimensions are specified in the Street Type Specifications.

Urban General Frontage Building. Building form and functions resulting from/as determined by the Urban General BUILDING FORM STANDARD as indicated on the REGULATING PLAN.

Urban Residential Frontage Building. Building form and functions resulting from/as determined by the Urban Residential BUILDING FORM STANDARD as indicated on the REGULATING PLAN.

Urban Storefront frontage Building. Building form and functions resulting from/as determined by the Urban Storefront BUILDING FORM STANDARD as indicated on the REGULATING PLAN.

Use, Civic. For the purpose of the Center City Form District, CIVIC USES include: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open for the public; and, other similar community uses. Public ownership alone does not constitute CIVIC USE.

Use, Commerce. For the purpose of the Center City Form District, COMMERCE USES shall be considered to generally encompass all of the by-right uses included in the C-1, C-2, and C-3 zoning districts of the City of Norman Zoning Ordinance, except for any differences provided in *Section 703.B.* of this CCFBC; the additional uses permitted in the same section; and all of the CIVIC USES defined above, except transit centers.

Use, Professional Services. For the purpose of the Center City Form District, PROFESSIONAL SERVICES are occupations in the tertiary sector of the economy requiring special training in the arts or sciences. Some PROFESSIONAL SERVICES require holding professional licenses such as architects, auditors, engineers, doctors and lawyers. Other professional services involve providing specialist business support to businesses of all sizes and in all sectors; this can include tax advice, supporting a company with accounting, or providing management advice.

Use, Residential. For the purpose of the Center City Form District, RESIDENTIAL USES shall be considered to encompass all of the by-right uses in the residential zoning districts as defined in the City of Norman Zoning Ordinance.

Use, Retail. For the purpose of the Center City Form District, RETAIL USES include the following:

Retail Service. Establishments providing services, as opposed to products, to the general public, including restaurants, hotels and motels, finance, real estate and insurance, travel agencies, health and educational services, and galleries; as well as personal services as defined in the City of Norman Zoning Ordinance.

Retail Sales. Establishments wherein the primary use is the sale of merchandise for use or consumption by the immediate purchaser.

Appendix A

A. Process

Upon adoption, the Center City Form Based Code (CCFBC) will be the Zoning District for all parcels within the identified Center City area except for the commercial area of Campus Corner as marked on the Illustrative Form District Map and Regulating Plan, found in *Part 3. Sections 303 & 304*, respectively. The exclusion of the commercial area of Campus Corner may be reevaluated by City Council, with input from Campus Corner property owners and stakeholders, at such time that an adequately-sized parking structure that is open to the public is completed or an appropriate funding mechanism is approved. A property owner seeking to develop or redevelop a parcel within the CCFBC District can comply with CCFBC regulations or apply for rezoning to Center City Planned Unit Development (CCPUD).

1. A property owner and/or applicant must attend a Pre-Application Conference (as defined in *Part 2. Section 204.A.)* prior to choosing to comply with CCFBC or apply for rezoning to CCPUD.
2. If the CCFBC is chosen, the administrative process established in *Part 2. Administration* of the CCFBC will be used for site plan review, demolition permit and preliminary plat through the Development Review Committee after staff review. Final Plat will require City Council approval. Any parcel formerly designated as C-3 immediately prior to the adoption of the CCFBC shall not be subject to any maximum building height or parking restrictions contained within the CCFBC.
3. If CCPUD is chosen, the property owner and/or development applicant is required to comply with the rezoning process outlined within *Chapter 22, Section 442.1* of the Cit of Norman Code of Ordinances. The primary goal of the new CCPUD category is to provide flexibility (beyond that provided in *Section 206. Administrative Adjustments* and *Section 208. Designed Deviations*) when a property owner seeks to comply with the intent and goals of the FBC but seeks relief regarding specific requirements of the FBC.

B. Incentives

The following incentives will be provided to encourage property owners and/or applicants to use the CCFBC. (These incentives will be in place for a period of five years from the time of FBC adoption and then reevaluated.)

1. Building permit fees reduced
2. Impact fees reduced or waived